

THE LONG & FOSTER MARKET MINUTE™

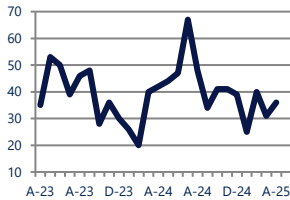
FOCUS ON: **NEWTOWN SQUARE AND GLEN MILLS HOUSING MARKET**

APRIL 2025

Zip Code(s): 19073 and 19342

Units Sold

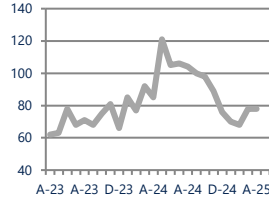
36



Down -14%
Vs. Year Ago

Active Inventory

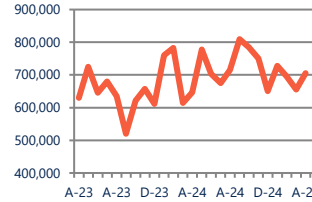
78



Down -8%
Vs. Year Ago

Median Sale Price

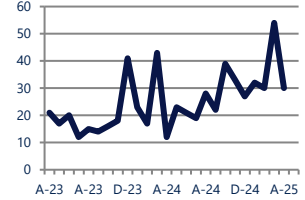
\$705,120



Up 9%
Vs. Year Ago

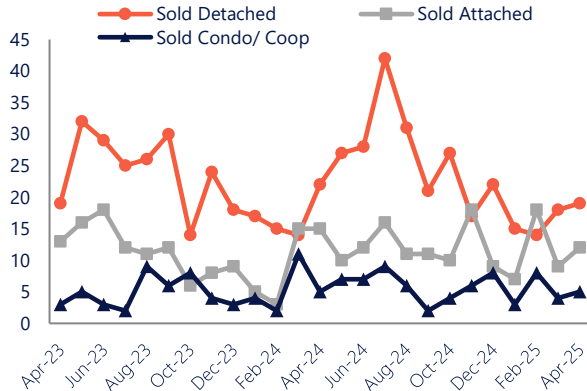
Days On Market

30



Up
Vs. Year Ago

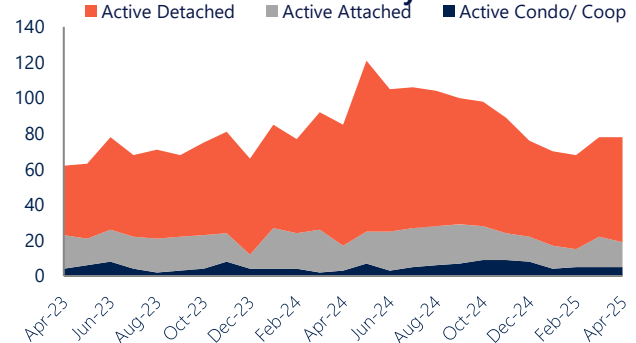
Units Sold*



Units Sold

There was an increase in total units sold in April, with 36 sold this month in Newtown Square and Glen Mills versus 31 last month, an increase of 16%. This month's total units sold was lower than at this time last year, a decrease of 14% versus April 2024.

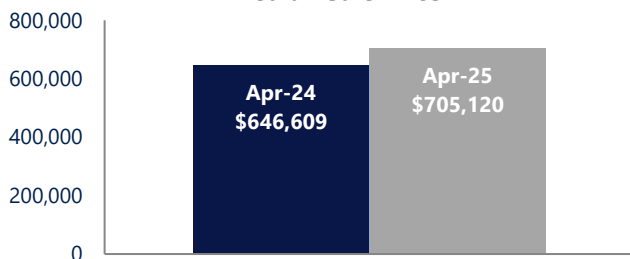
Active Inventory*



Active Inventory

Versus last year, the total number of homes available this month is lower by 7 units or 8%. The total number of active inventory this April was 78 compared to 85 in April 2024. This month's supply remained stable as compared to last month.

Median Sale Price



Median Sale Price

Last April, the median sale price for Newtown Square and Glen Mills Homes was \$646,609. This April, the median sale price was \$705,120, an increase of 9% or \$58,511 compared to last year. The current median sold price is 8% higher than in March.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Newtown Square and Glen Mills are defined as properties listed in zip code/s 19073 and 19342.

*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates.

Information included in this report is based on data supplied by BRIGHTMLS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of BRIGHTMLS or Long & Foster Real Estate, Inc.

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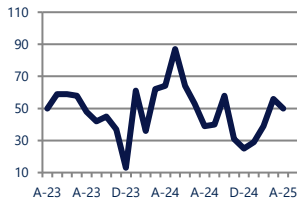
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Zip Code(s): 19073 and 19342

New Listings

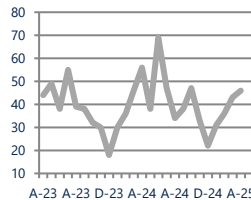
50



Down -22%
Vs. Year Ago

Current Contracts

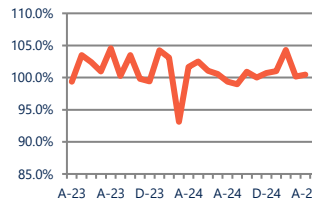
46



Down -18%
Vs. Year Ago

Sold Vs. List Price

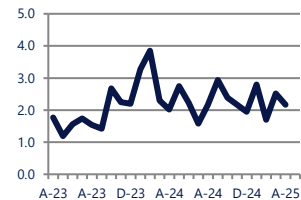
100.5%



Down -1.2%
Vs. Year Ago

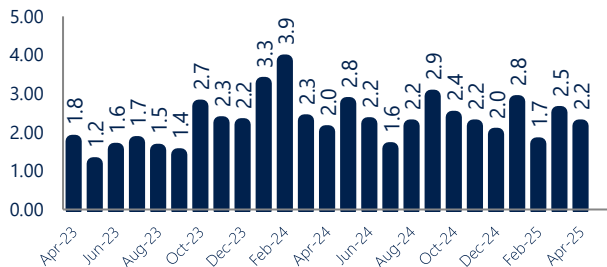
Months of Supply

2.2



Up 7%
Vs. Year Ago

Months Of Supply



Months of Supply

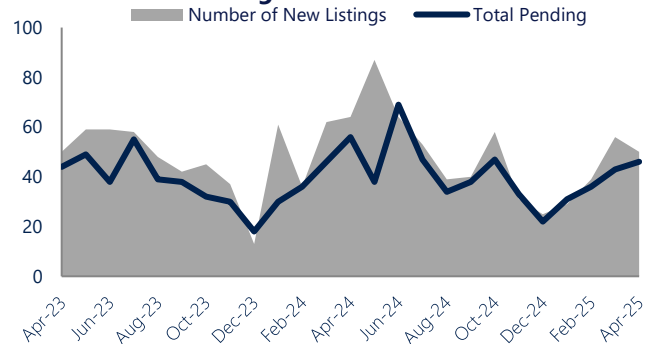
In April, there was 2.2 months of supply available in Newtown Square and Glen Mills, compared to 2.0 in April 2024. That is an increase of 7% versus a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

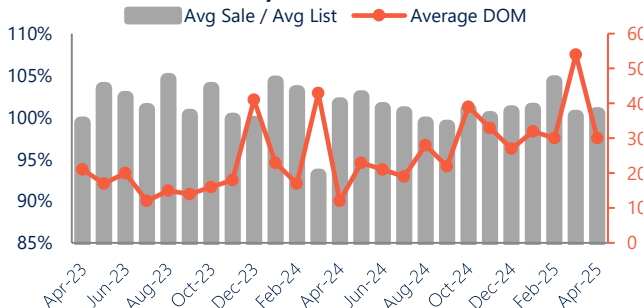
New Listings & Current Contracts

This month there were 50 homes newly listed for sale in Newtown Square and Glen Mills compared to 64 in April 2024, a decrease of 22%. There were 46 current contracts pending sale this April compared to 56 a year ago. The number of current contracts is 18% lower than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Newtown Square and Glen Mills was 100.5% of the average list price, which is 1.2% lower than at this time last year.

Days On Market

This month, the average number of days on market was 30, higher than the average last year, which was 12. This increase was impacted by the limited number of sales.

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