

THE LONG & FOSTER MARKET MINUTE™

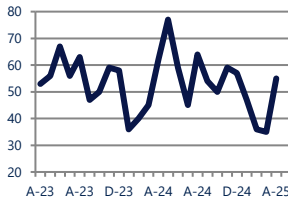
FOCUS ON: **OLNEY, LOGAN, AND FERN ROCK HOUSING MARKET**

APRIL 2025

Zip Code(s): 19141 and 19120

Units Sold

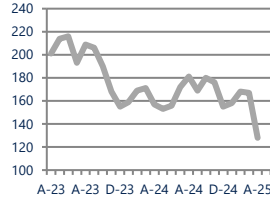
55



Down -11%
Vs. Year Ago

Active Inventory

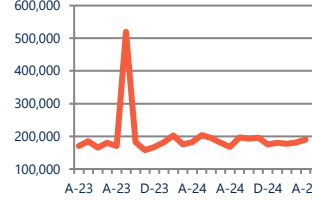
128



Down -18%
Vs. Year Ago

Median Sale Price

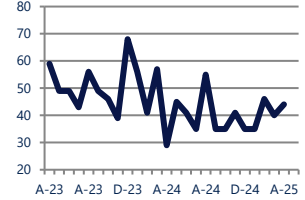
\$190,000



Up 4%
Vs. Year Ago

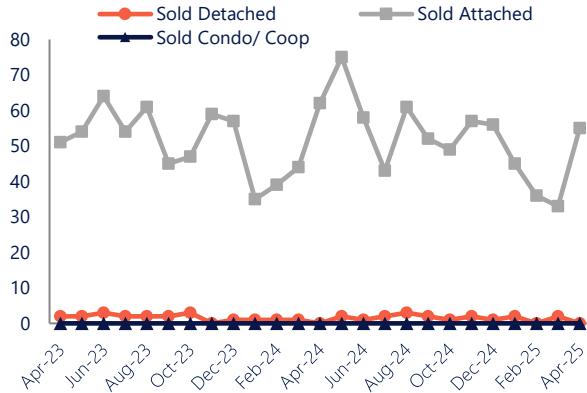
Days On Market

44



Up 52%
Vs. Year Ago

Units Sold*



Units Sold

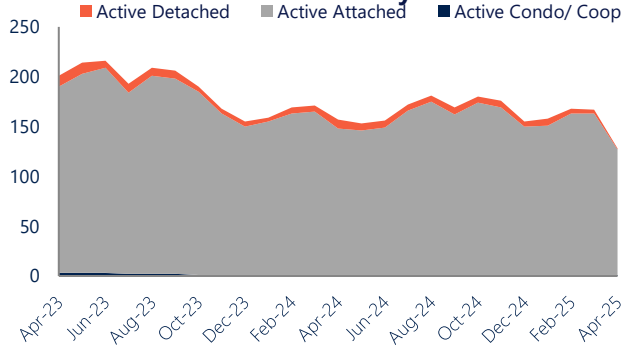
There was an increase in total units sold in April, with 55 sold this month in Olney, Logan, and Fern Rock. This month's total units sold was lower than at this time last year.

Active Inventory

Versus last year, the total number of homes available this month is lower by 29 units or 18%. The total number of active inventory this April was 128 compared to 157 in April 2024.

This month's total of 128 is lower than the previous month's total supply of available inventory of 167, a decrease of 23%.

Active Inventory*

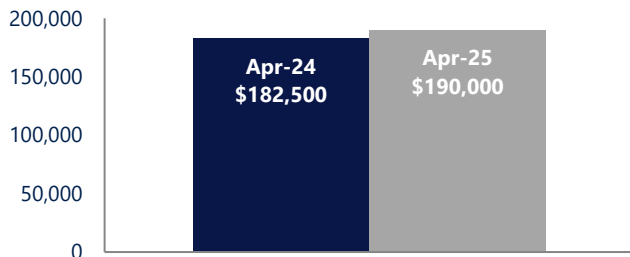


Median Sale Price

Last April, the median sale price for Olney, Logan, and Fern Rock Homes was \$182,500. This April, the median sale price was \$190,000, an increase of 4% or \$7,500 compared to last year. The current median sold price is 5% 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.

Median Sale Price



Olney, Logan, and Fern Rock are defined as properties listed in zip code/s 19141 and 19120.

*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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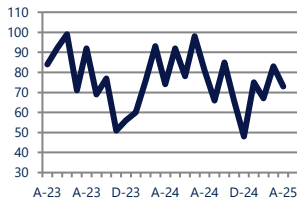
FOCUS ON: **OLNEY, LOGAN, AND FERN ROCK HOUSING MARKET**

APRIL 2025

Zip Code(s): 19141 and 19120

New Listings

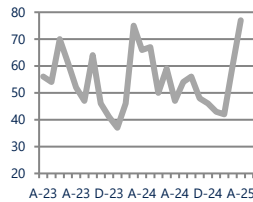
73



Down -1%
Vs. Year Ago

Current Contracts

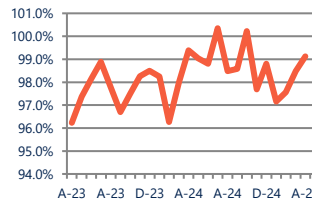
77



Up 17%
Vs. Year Ago

Sold Vs. List Price

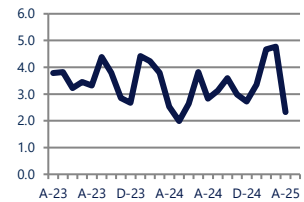
99.1%



No Change
Vs. Year Ago

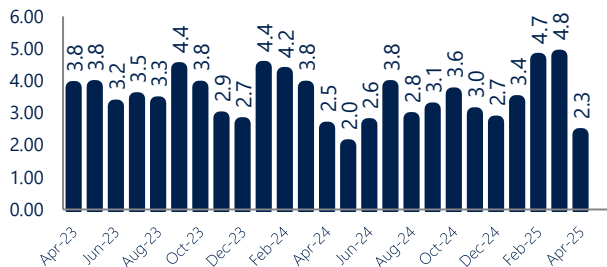
Months of Supply

2.3



Down -8%
Vs. Year Ago

Months Of Supply



Months of Supply

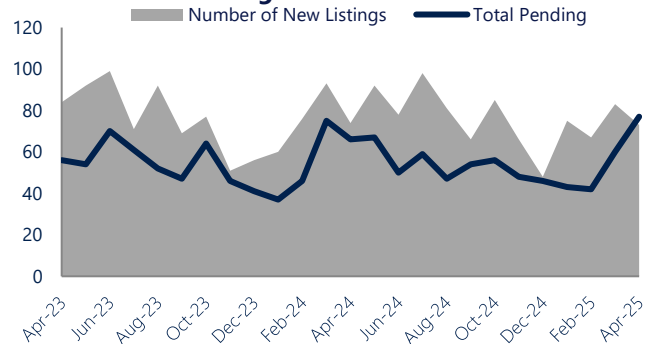
In April, there was 2.3 months of supply available in Olney, Logan, and Fern Rock, compared to 2.5 in April 2024. That is a decrease of 8% versus a year ago.

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.

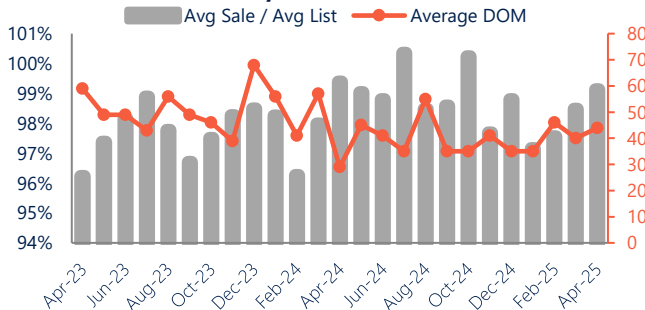
New Listings & Current Contracts

This month there were 73 homes newly listed for sale in Olney, Logan, and Fern Rock compared to 74 in April 2024, a decrease of 1%. There were 77 current contracts pending sale this April compared to 66 a year ago. The number of current contracts is 17% higher 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 Olney, Logan, and Fern Rock was 99.1% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 44, higher than the average last year, which was 29, an increase of 52%.

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