

THE LONG & FOSTER MARKET MINUTE™

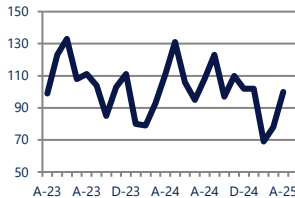
FOCUS ON: **OLNEY AND OAKLANE HOUSING MARKET**

APRIL 2025

Zip Code(s): 19150, 19138, 19126, 19141 and 19120

Units Sold

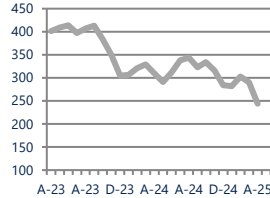
100



Down -10%
Vs. Year Ago

Active Inventory

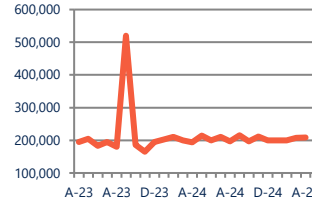
244



Down -21%
Vs. Year Ago

Median Sale Price

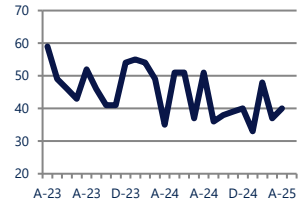
\$208,750



Up 8%
Vs. Year Ago

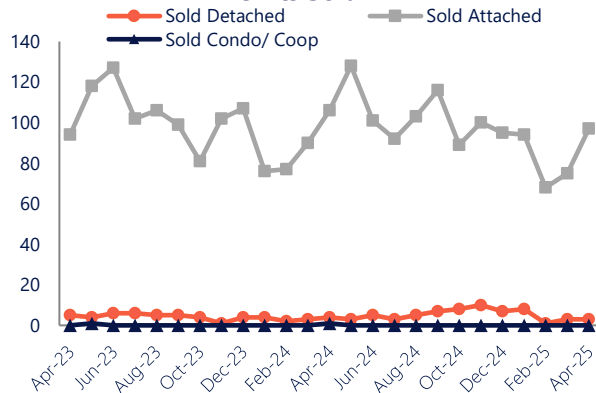
Days On Market

40



Up 14%
Vs. Year Ago

Units Sold*



Units Sold

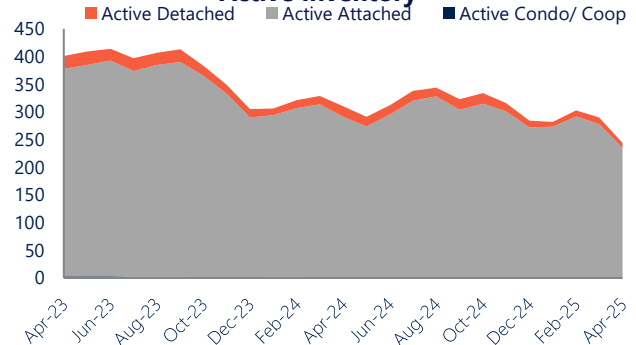
There was an increase in total units sold in April, with 100 sold this month in Olney and Oaklane versus 78 last month, an increase of 28%. This month's total units sold was lower than at this time last year, a decrease of 10% versus April 2024.

Active Inventory

Versus last year, the total number of homes available this month is lower by 66 units or 21%. The total number of active inventory this April was 244 compared to 310 in April 2024.

This month's total of 244 is lower than the previous month's total supply of available inventory of 290, a decrease of 16%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Olney and Oaklane Homes was \$194,000. This April, the median sale price was \$208,750, an increase of 8% or \$14,750 compared to last year. The current median sold price is 1% 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.

Olney and Oaklane are defined as properties listed in zip code/s 19150, 19138, 19126, 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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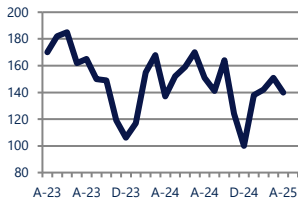
FOCUS ON: **OLNEY AND OAKLANE HOUSING MARKET**

APRIL 2025

Zip Code(s): 19150, 19138, 19126, 19141 and 19120

New Listings

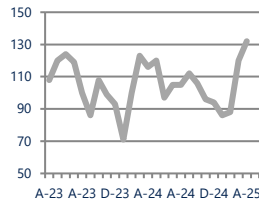
140



Up 2%
Vs. Year Ago

Current Contracts

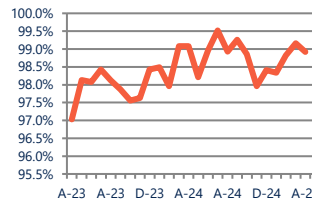
132



Up 14%
Vs. Year Ago

Sold Vs. List Price

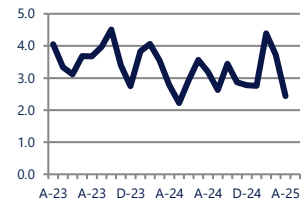
98.9%



No Change
Vs. Year Ago

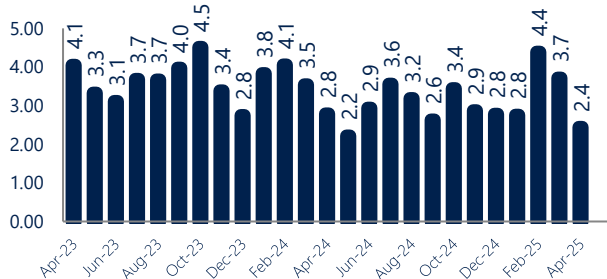
Months of Supply

2.4



Down -13%
Vs. Year Ago

Months Of Supply



Months of Supply

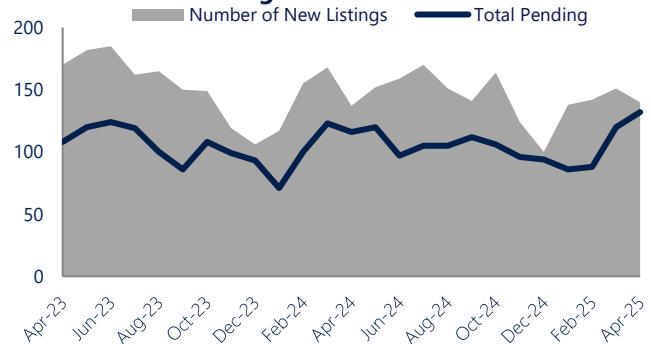
In April, there was 2.4 months of supply available in Olney and Oaklane, compared to 2.8 in April 2024. That is a decrease of 13% versus a year ago.

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.

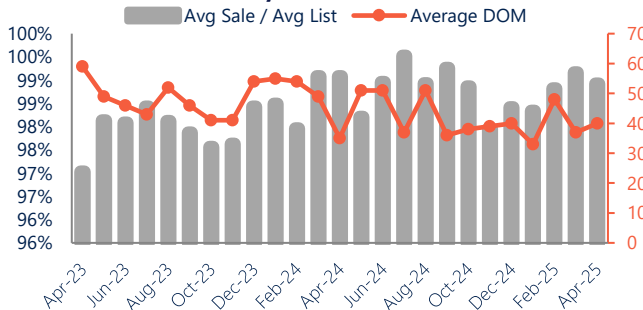
New Listings & Current Contracts

This month there were 140 homes newly listed for sale in Olney and Oaklane compared to 137 in April 2024, an increase of 2%. There were 132 current contracts pending sale this April compared to 116 a year ago. The number of current contracts is 14% 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 and Oaklane was 98.9% 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 40, higher than the average last year, which was 35, an increase of 14%.

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