

# THE LONG & FOSTER MARKET MINUTE™

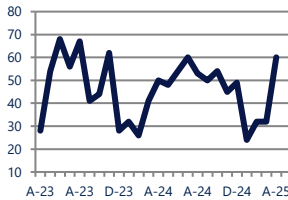
FOCUS ON: **OXFORD, LANDENBERG, AND WEST GROVE HOUSING MARKET**

APRIL 2025

Zip Code(s): 19363, 19390, 19350, 19352, 19330, 19362, 19360, 19351, 19347, 19346 and 19318

## Units Sold

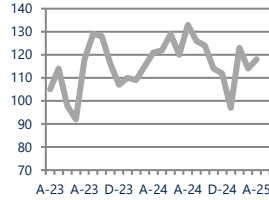
60



Up 20%  
Vs. Year Ago

## Active Inventory

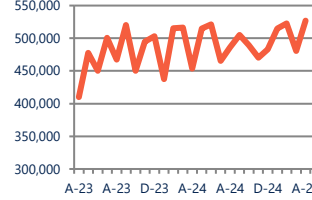
118



Down -2%  
Vs. Year Ago

## Median Sale Price

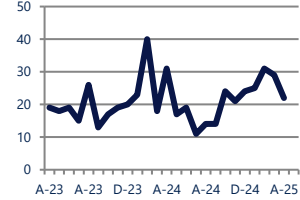
\$526,920



Up 16%  
Vs. Year Ago

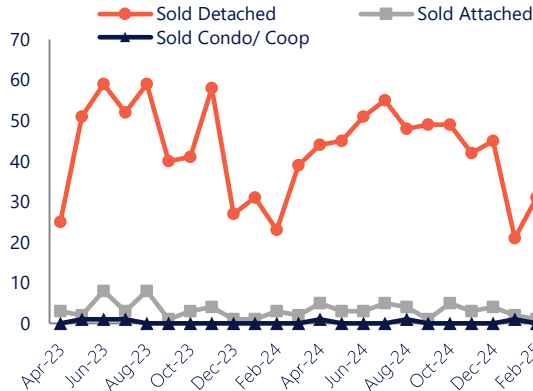
## Days On Market

22



Down -29%  
Vs. Year Ago

## Units Sold\*



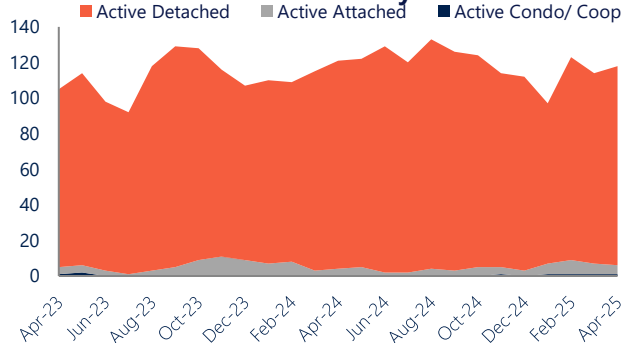
## Units Sold

There was an increase in total units sold in April, with 60 sold this month in Oxford, Landenberg, and West Grove. This month's total units sold was higher than at this time last year.

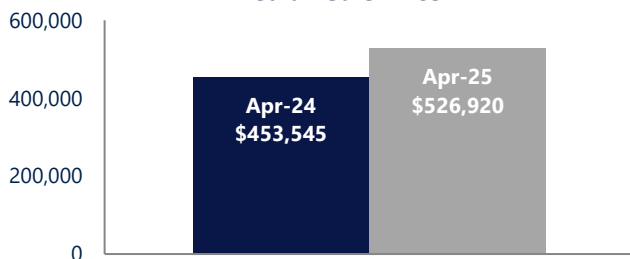
## Active Inventory

Versus last year, the total number of homes available this month is lower by 3 units or 2%. The total number of active inventory this April was 118 compared to 121 in April 2024. This month's total of 118 is higher than the previous month's total supply of available inventory of 114, an increase of 4%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last April, the median sale price for Oxford, Landenberg, and West Grove Homes was \$453,545. This April, the median sale price was \$526,920, an increase of 16% or \$73,375 compared to last year. The current median sold price is 10% 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.

Oxford, Landenberg, and West Grove are defined as properties listed in zip code/s 19363, 19390, 19350, 19352, 19330, 19362, 19360, 19351, 19347, 19346 and 19318.

\*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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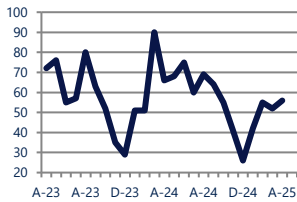
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## New Listings

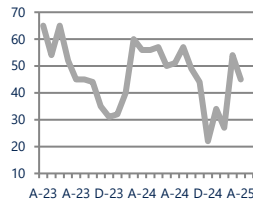
56



**Down -15%**  
Vs. Year Ago

## Current Contracts

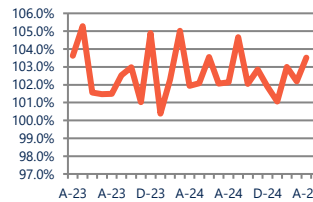
45



**Down -20%**  
Vs. Year Ago

## Sold Vs. List Price

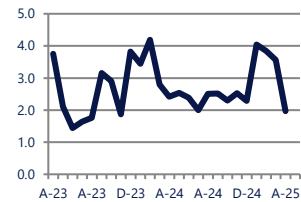
103.5%



**Up 1.6%**  
Vs. Year Ago

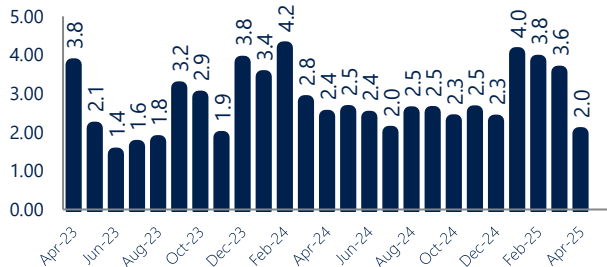
## Months of Supply

2.0



**Down -19%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

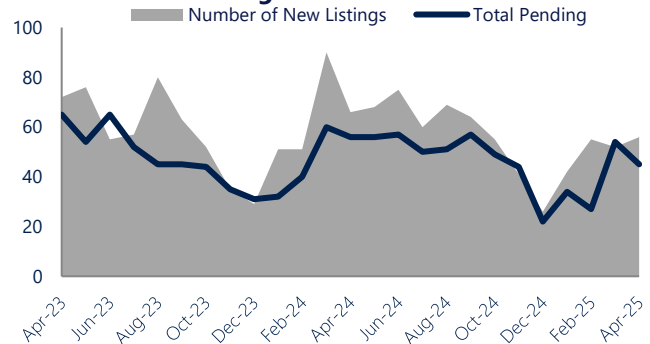
In April, there was 2.0 months of supply available in Oxford, Landenberg, and West Grove, compared to 2.4 in April 2024. That is a decrease of 19% versus a year ago.

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.

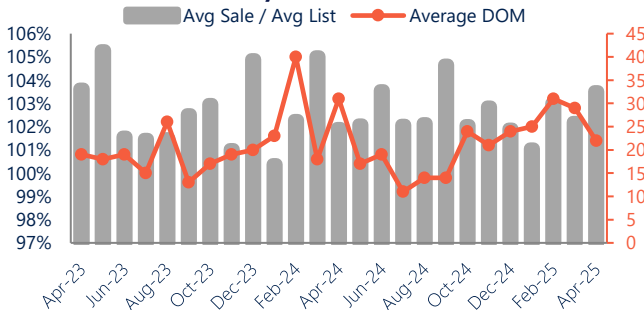
## New Listings & Current Contracts

This month there were 56 homes newly listed for sale in Oxford, Landenberg, and West Grove compared to 66 in April 2024, a decrease of 15%. There were 45 current contracts pending sale this April compared to 56 a year ago. The number of current contracts is 20% 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 Oxford, Landenberg, and West Grove was 103.5% of the average list price, which is 1.6% higher than at this time last year.

## Days On Market

This month, the average number of days on market was 22, lower than the average last year, which was 31, a decrease of 29%.

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