

# THE LONG & FOSTER MARKET MINUTE™

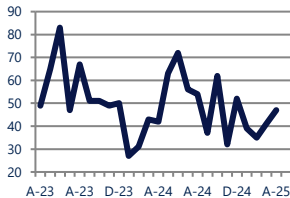
FOCUS ON: **SPRINGFIELD, WALLINGFORD, AND SWARTHMORE HOUSING MARKET**

APRIL 2025

Zip Code(s): 19064, 19081, 19070, 19086 and 19033

## Units Sold

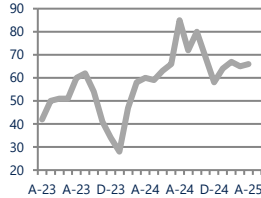
47



Up 12%  
Vs. Year Ago

## Active Inventory

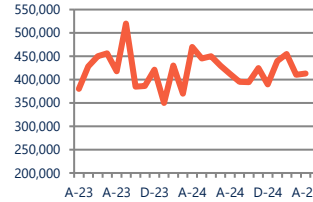
66



Up 10%  
Vs. Year Ago

## Median Sale Price

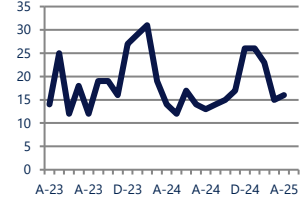
\$413,000



Down -12%  
Vs. Year Ago

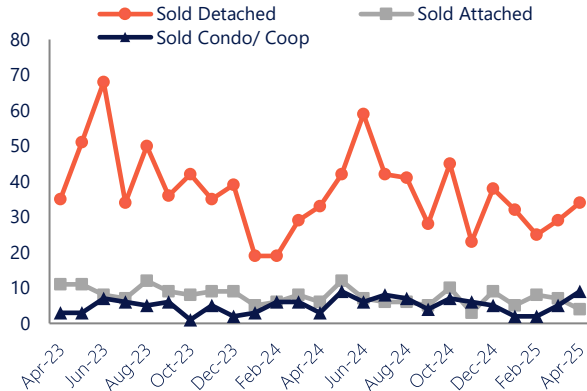
## Days On Market

16



Up 14%  
Vs. Year Ago

## Units Sold\*



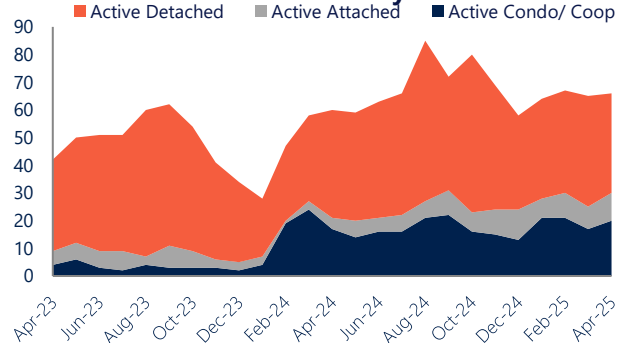
## Units Sold

There was an increase in total units sold in April, with 47 sold this month in Springfield, Wallingford, and Swarthmore versus 41 last month, an increase of 15%. This month's total units sold was higher than at this time last year, an increase of 12% versus April 2024.

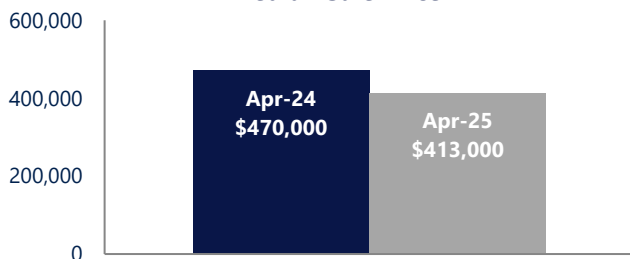
## Active Inventory

Versus last year, the total number of homes available this month is higher by 6 units or 10%. The total number of active inventory this April was 66 compared to 60 in April 2024. This month's total of 66 is higher than the previous month's total supply of available inventory of 65, an increase of 2%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last April, the median sale price for Springfield, Wallingford, and Swarthmore Homes was \$470,000. This April, the median sale price was \$413,000, a decrease of 12% or \$57,000 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.

Springfield, Wallingford, and Swarthmore are defined as properties listed in zip code/s 19064, 19081, 19070, 19086 and 19033.

\*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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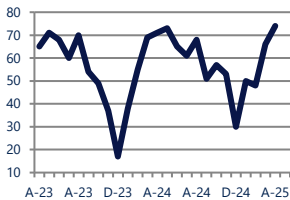
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## New Listings

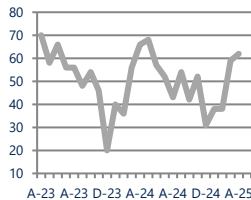
74



**Up 4%**  
Vs. Year Ago

## Current Contracts

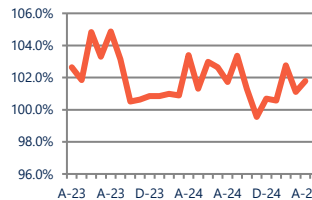
62



**Down -6%**  
Vs. Year Ago

## Sold Vs. List Price

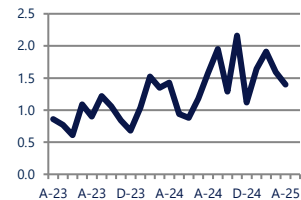
101.8%



**Down -1.5%**  
Vs. Year Ago

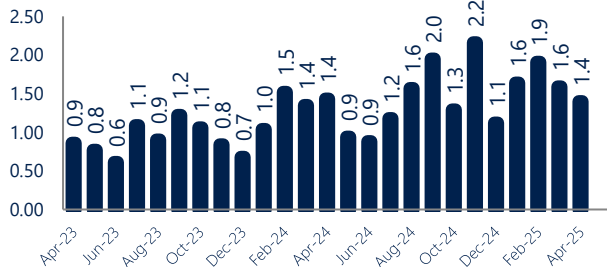
## Months of Supply

1.4



**No Change**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

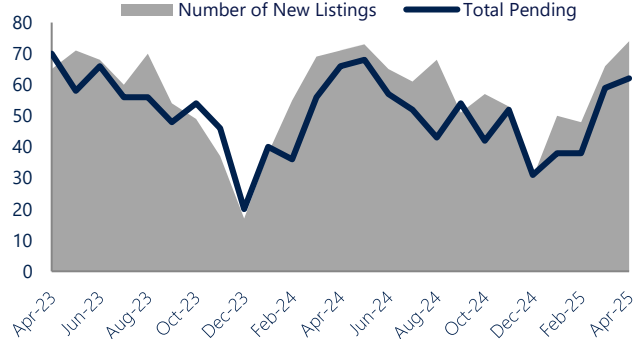
In April, there was 1.4 months of supply available in Springfield, Wallingford, and Swarthmore. The amount of supply is similar compared to a year ago.

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.

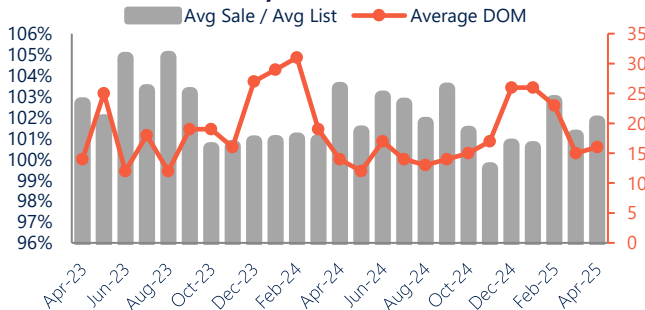
## New Listings & Current Contracts

This month there were 74 homes newly listed for sale in Springfield, Wallingford, and Swarthmore compared to 71 in April 2024, an increase of 4%. There were 62 current contracts pending sale this April compared to 66 a year ago. The number of current contracts is 6% 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 Springfield, Wallingford, and Swarthmore was 101.8% of the average list price, which is 1.6% lower than at this time last year.

## Days On Market

This month, the average number of days on market was 16, higher than the average last year, which was 14, an increase of 14%.

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