

# THE LONG & FOSTER MARKET MINUTE™

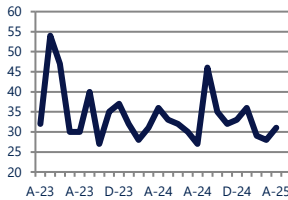
FOCUS ON: **WEST OAK LANE AND EAST OAK LANE HOUSING MARKET**

APRIL 2025

Zip Code(s): 19138 and 19126

## Units Sold

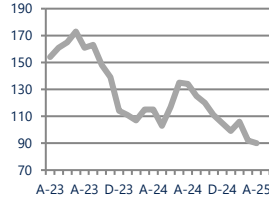
31



**Down -14%**  
Vs. Year Ago

## Active Inventory

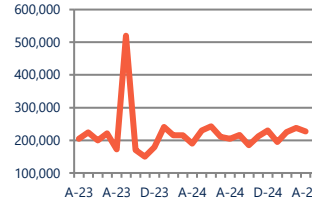
90



**Down -22%**  
Vs. Year Ago

## Median Sale Price

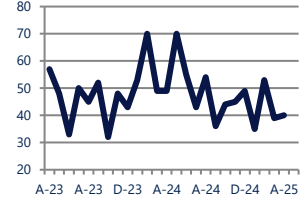
\$227,500



**Up 20%**  
Vs. Year Ago

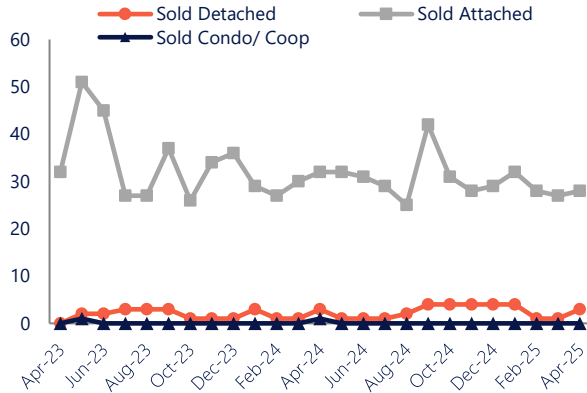
## Days On Market

40



**Down -18%**  
Vs. Year Ago

## Units Sold\*



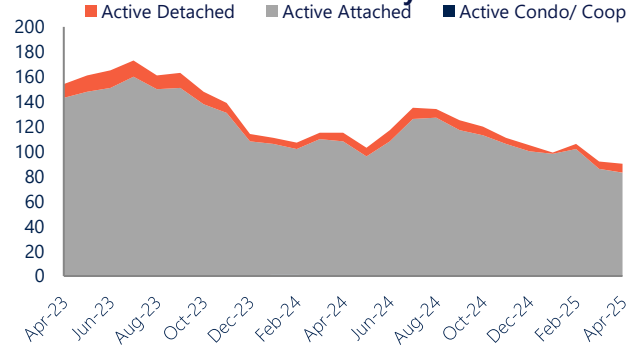
## Units Sold

There was an increase in total units sold in April, with 31 sold this month in West Oak Lane and East Oak Lane versus 28 last month, an increase of 11%. This month's total units sold was lower than at this time last year, a decrease of 14% versus April 2024.

## Active Inventory

Versus last year, the total number of homes available this month is lower by 25 units or 22%. The total number of active inventory this April was 90 compared to 115 in April 2024. This month's total of 90 is lower than the previous month's total supply of available inventory of 92, a decrease of 2%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last April, the median sale price for West Oak Lane and East Oak Lane Homes was \$190,000. This April, the median sale price was \$227,500, an increase of 20% or \$37,500 compared to last year. The current median sold price is 4% lower 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.

West Oak Lane and East Oak Lane are defined as properties listed in zip code/s 19138 and 19126.

\*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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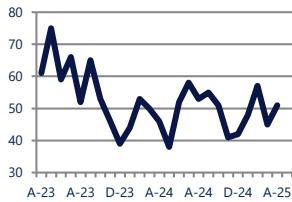
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APRIL 2025

Zip Code(s): 19138 and 19126

## New Listings

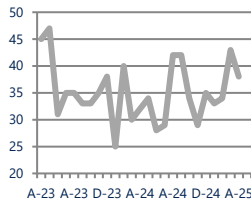
51



Up 11%  
Vs. Year Ago

## Current Contracts

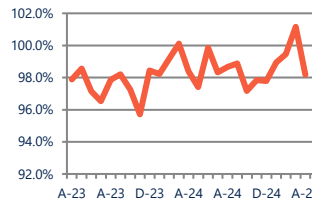
38



Up 19%  
Vs. Year Ago

## Sold Vs. List Price

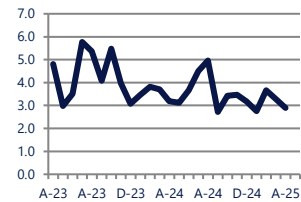
98.2%



No Change  
Vs. Year Ago

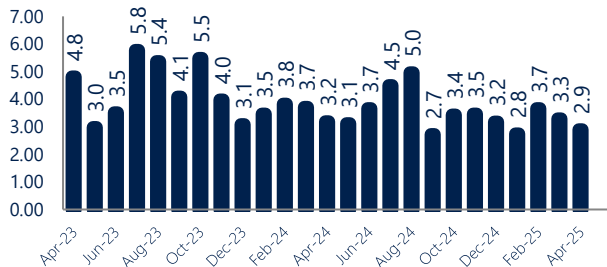
## Months of Supply

2.9



Down -9%  
Vs. Year Ago

## Months Of Supply



## Months of Supply

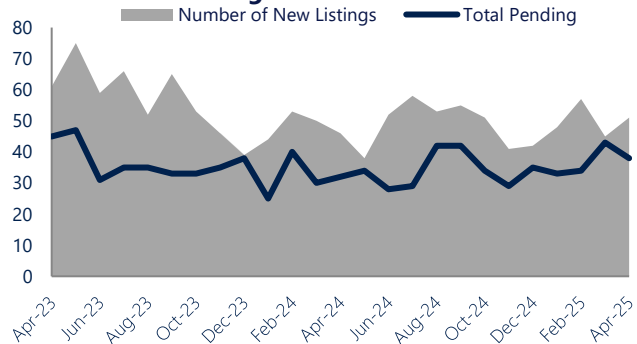
In April, there was 2.9 months of supply available in West Oak Lane and East Oak Lane, compared to 3.2 in April 2024. That is a decrease of 9% versus a year ago.

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.

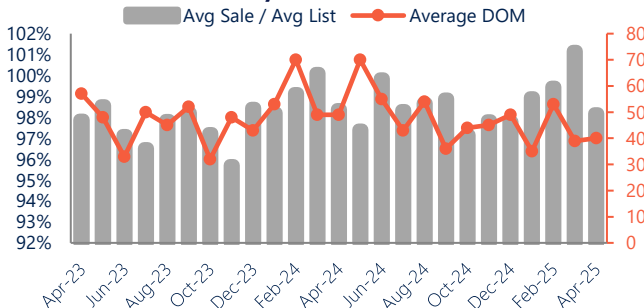
## New Listings & Current Contracts

This month there were 51 homes newly listed for sale in West Oak Lane and East Oak Lane compared to 46 in April 2024, an increase of 11%. There were 38 current contracts pending sale this April compared to 32 a year ago. The number of current contracts is 19% 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 West Oak Lane and East Oak Lane was 98.2% 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, lower than the average last year, which was 49, a decrease of 18%.

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