

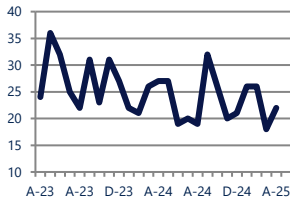
# THE LONG & FOSTER MARKET MINUTE™

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

APRIL 2025

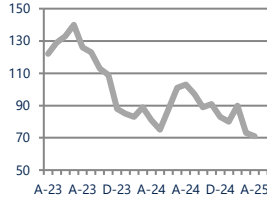
Zip Code(s): 19138

**Units Sold**  
22



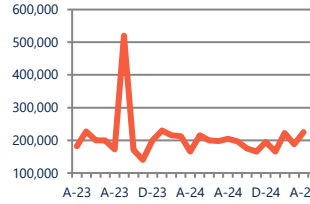
**Down -19%**  
Vs. Year Ago

**Active Inventory**  
71



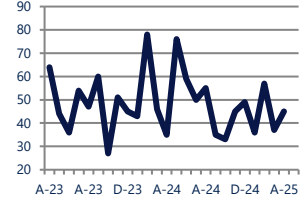
**Down -12%**  
Vs. Year Ago

**Median Sale Price**  
\$225,250



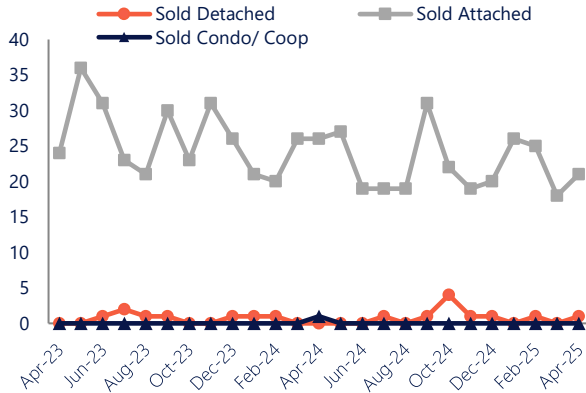
**Up**  
Vs. Year Ago

**Days On Market**  
45



**Up 29%**  
Vs. Year Ago

## Units Sold\*



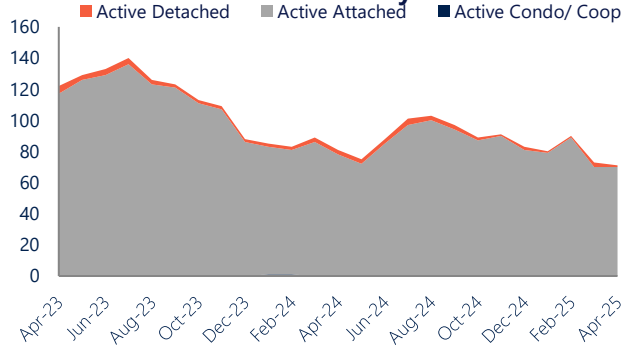
## Units Sold

There was an increase in total units sold in April, with 22 sold this month in West Oak Lane versus 18 last month, an increase of 22%. This month's total units sold was lower than at this time last year, a decrease of 19% versus April 2024.

## Active Inventory

Versus last year, the total number of homes available this month is lower by 10 units or 12%. The total number of active inventory this April was 71 compared to 81 in April 2024. This month's total of 71 is lower than the previous month's total supply of available inventory of 73, a decrease of 3%.

## Active Inventory\*

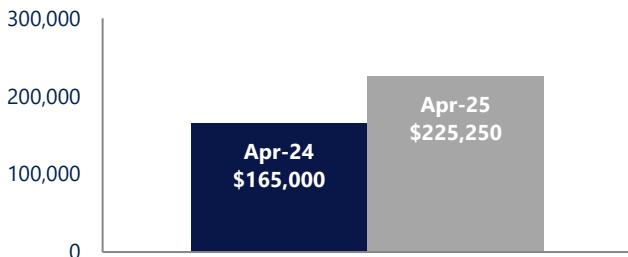


## Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last April, the median sale price for West Oak Lane Homes was \$165,000. This April, the median sale price was \$225,250, an increase of \$60,250 compared to last year. The current median sold price is 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



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

\*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.

# THE LONG & FOSTER MARKET MINUTE™

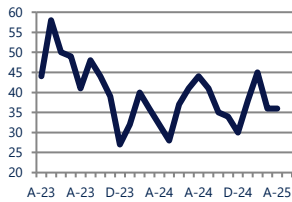
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APRIL 2025

Zip Code(s): 19138

### New Listings

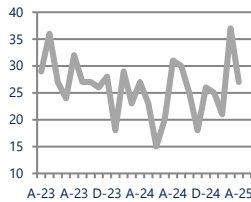
36



**Up 13%**  
Vs. Year Ago

### Current Contracts

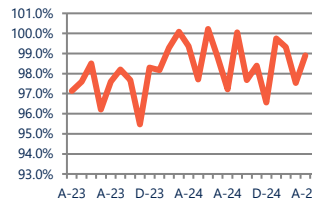
27



**No Change**  
Vs. Year Ago

### Sold Vs. List Price

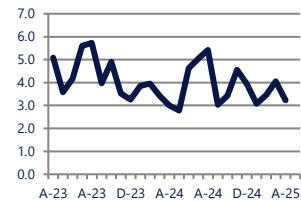
98.9%



**No Change**  
Vs. Year Ago

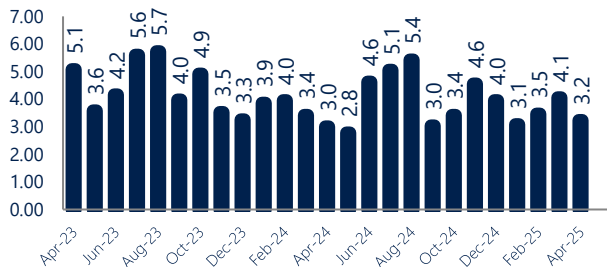
### Months of Supply

3.2



**Up 8%**  
Vs. Year Ago

### Months Of Supply



### Months of Supply

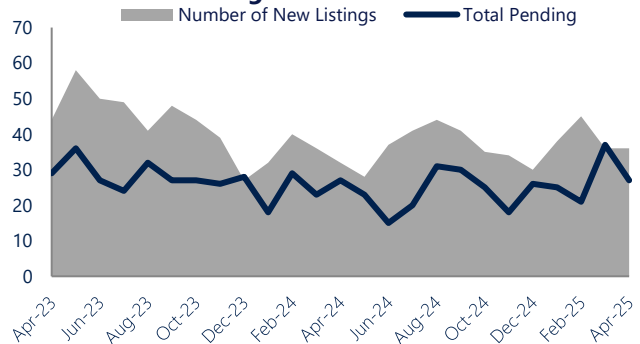
In April, there was 3.2 months of supply available in West Oak Lane, compared to 3.0 in April 2024. That is an increase of 8% versus a year ago.

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.

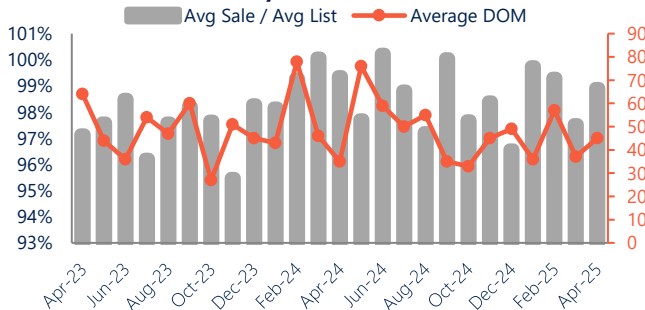
### New Listings & Current Contracts

This month there were 36 homes newly listed for sale in West Oak Lane compared to 32 in April 2024, an increase of 13%. There were 27 current contracts pending sale this April, consistent with the volume a year ago. The number of current contracts is 27% lower than last month.

### 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 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 45, higher than the average last year, which was 35, an increase of 29%.

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