

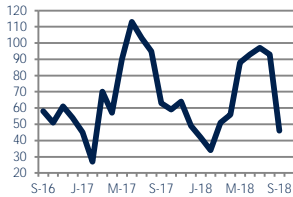
Focus On: Ardmore, Wynnewood, and Narberth Housing Market

September 2018

Zip Code(s): 19003, 19096, 19072, 19004 and 19066

Units Sold

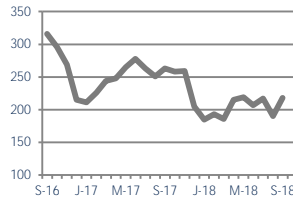
46



Down -27%
Vs. Year Ago

Active Inventory

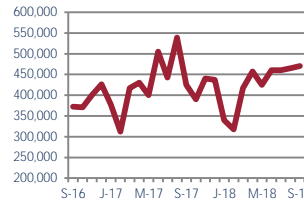
218



Down -17%
Vs. Year Ago

Median Sale Price

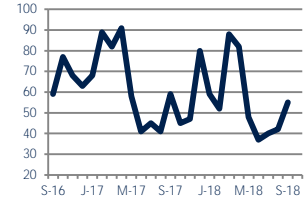
\$470,000



Up 11%
Vs. Year Ago

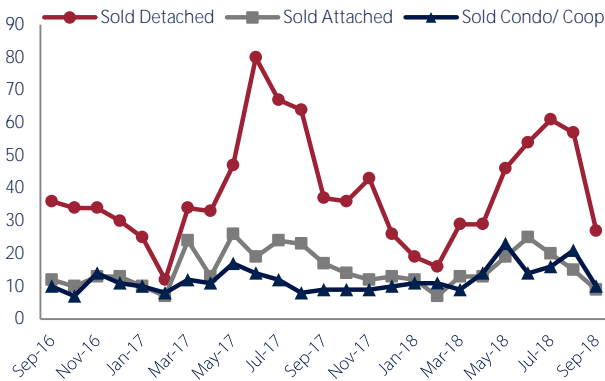
Days On Market

55



Down -7%
Vs. Year Ago

Units Sold*



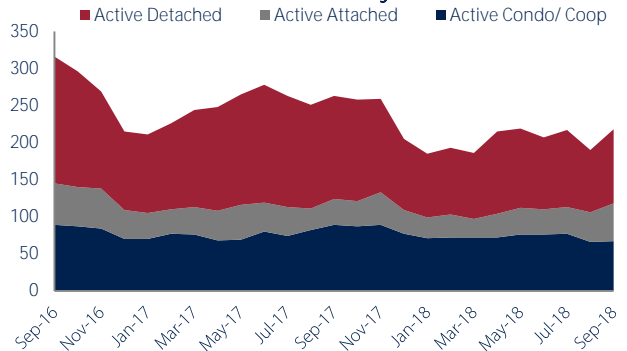
Units Sold

There was a decrease in total units sold in September, with 46 sold this month in Ardmore, Wynnewood, and Narberth. This month's total units sold was lower than at this time last year.

Active Inventory

Versus last year, the total number of homes available this month is lower by 45 units or 17%. The total number of active inventory this September was 218 compared to 263 in September 2017. This month's total of 218 is higher than the previous month's total supply of available inventory of 190, an increase of 15%.

Active Inventory*



Median Sale Price



Median Sale Price

Last September, the median sale price for Ardmore, Wynnewood, and Narberth Homes was \$425,000. This September, the median sale price was \$470,000, an increase of 11% or \$45,000 compared to last year. The current median sold price is 1% higher than in August.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.



Ardmore, Wynnewood, and Narberth are defined as properties listed in zip code/s 19003, 19096, 19072, 19004 and 19066, and includes but is not limited to Ardmore, Wynnewood, Narberth, Merion, and Bala Cynwyd.

*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 TREND 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 TREND or Long & Foster Real Estate, Inc.



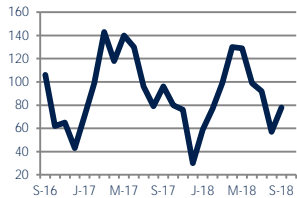
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September 2018

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New Listings

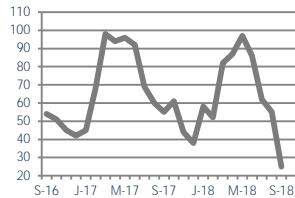
78



Down -19%
Vs. Year Ago

Current Contracts

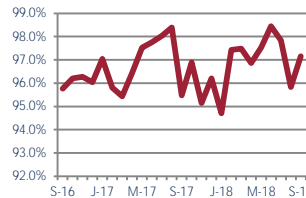
25



Down -55%
Vs. Year Ago

Sold Vs. List Price

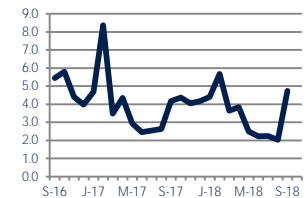
97.2%



Up 1.8%
Vs. Year Ago

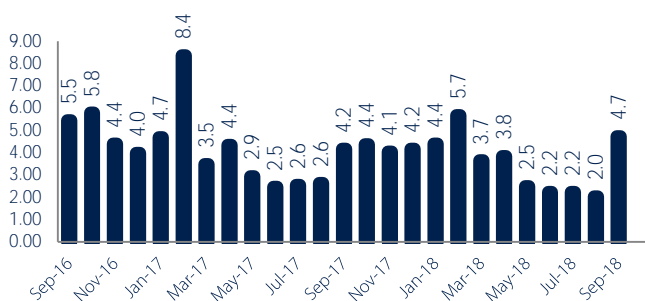
Months of Supply

4.7



Up 14%
Vs. Year Ago

Months Of Supply



Months of Supply

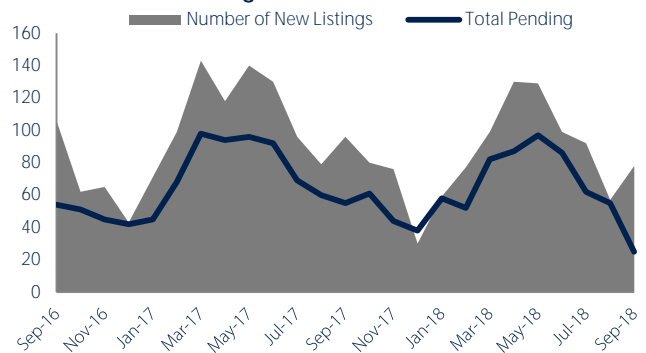
In September, there was 4.7 months of supply available in Ardmore, Wynnewood, and Narberth, compared to 4.2 in September 2017. That is an increase of 14% versus a year ago.

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.

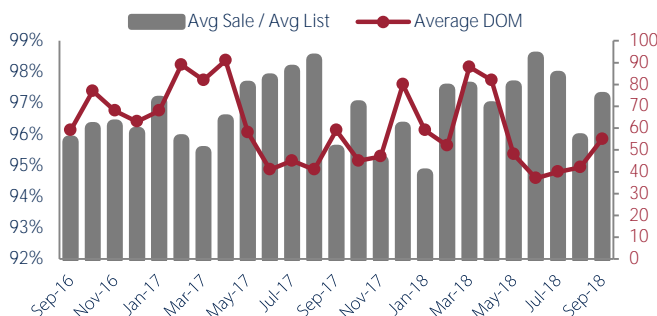
New Listings & Current Contracts

This month there were 78 homes newly listed for sale in Ardmore, Wynnewood, and Narberth compared to 96 in September 2017, a decrease of 19%. There were 25 current contracts pending sale this September compared to 55 a year ago. The number of current contracts is 55% lower than last September.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In September, the average sale price in Ardmore, Wynnewood, and Narberth was 97.2% of the average list price, which is 1.7% higher than at this time last year.

Days On Market

This month, the average number of days on market was 55, lower than the average last year, which was 59, a decrease of 7%.



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