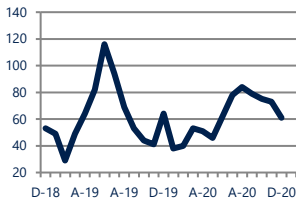




Zip Code(s): 19003, 19096, 19072, 19004 and 19066

Units Sold

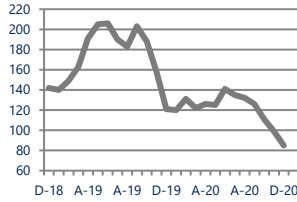
61



Down -5%
Vs. Year Ago

Active Inventory

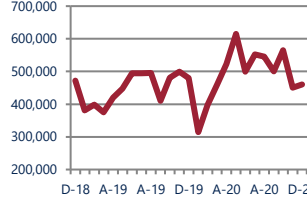
85



Down -30%
Vs. Year Ago

Median Sale Price

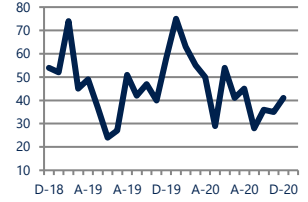
\$460,000



Down -4%
Vs. Year Ago

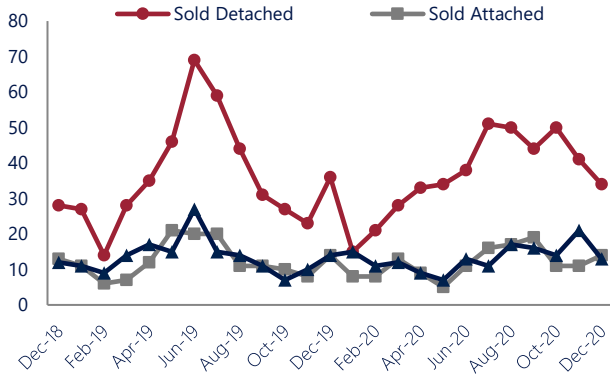
Days On Market

41



Down -29%
Vs. Year Ago

Units Sold*



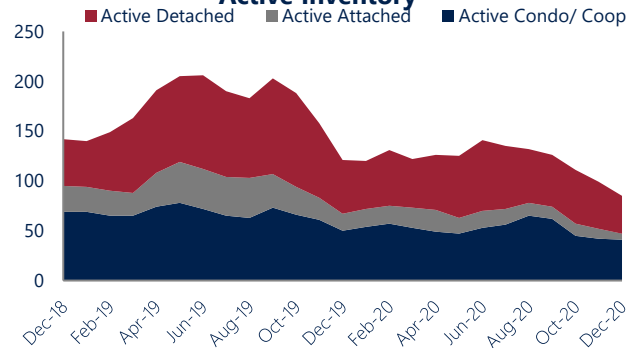
Units Sold

There was a decrease in total units sold in December, with 61 sold this month in Ardmore, Wynnewood, and Narberth versus 73 last month, a decrease of 16%. This month's total units sold was lower than at this time last year, a decrease of 5% versus December 2019.

Active Inventory

Versus last year, the total number of homes available this month is lower by 36 units or 30%. The total number of active inventory this December was 85 compared to 121 in December 2019. This month's total of 85 is lower than the previous month's total supply of available inventory of 99, a decrease of 14%.

Active Inventory*



Median Sale Price



Median Sale Price

Last December, the median sale price for Ardmore, Wynnewood, and Narberth Homes was \$479,500. This December, the median sale price was \$460,000, a decrease of 4% or \$19,500 compared to last year. The current median sold price is 2% higher than in November.

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 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.

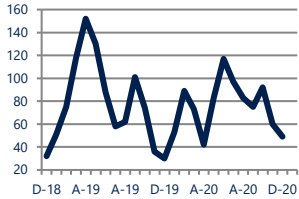




Zip Code(s): 19003, 19096, 19072, 19004 and 19066

New Listings

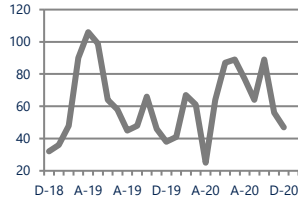
49



Up 63%
Vs. Year Ago

Current Contracts

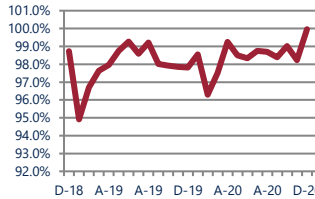
47



Up 24%
Vs. Year Ago

Sold Vs. List Price

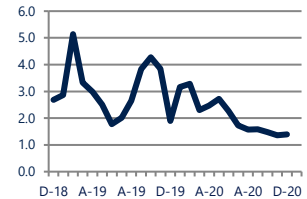
100.0%



Up 2.2%
Vs. Year Ago

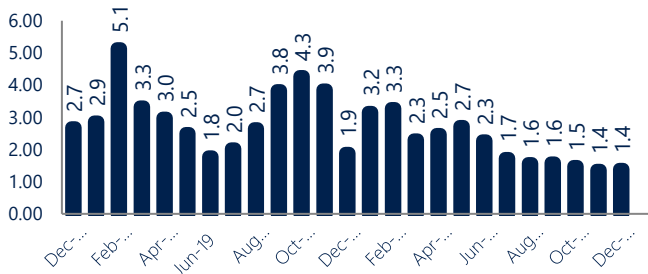
Months of Supply

1.4



Down -26%
Vs. Year Ago

Months Of Supply



Months of Supply

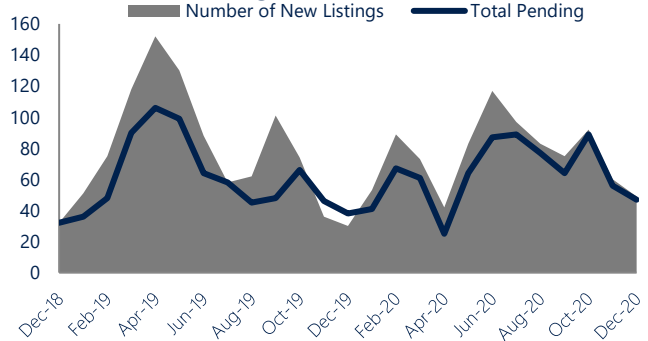
In December, there was 1.4 months of supply available in Ardmore, Wynnewood, and Narberth, compared to 1.9 in December 2019. That is a decrease of 26% versus a year ago.

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.

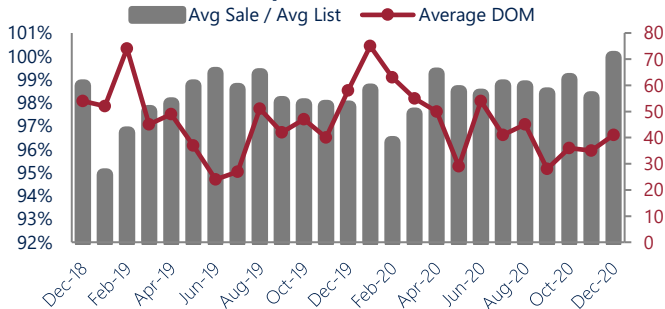
New Listings & Current Contracts

This month there were 49 homes newly listed for sale in Ardmore, Wynnewood, and Narberth compared to 30 in December 2019, an increase of 63%. There were 47 current contracts pending sale this December compared to 38 a year ago. The number of current contracts is 24% higher than last December.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In December, the average sale price in Ardmore, Wynnewood, and Narberth was 100.0% of the average list price, which is 2.1% higher than at this time last year.

Days On Market

This month, the average number of days on market was 41, lower than the average last year, which was 58, a decrease of 29%.



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 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.

