



# The Long & Foster Market Minute™

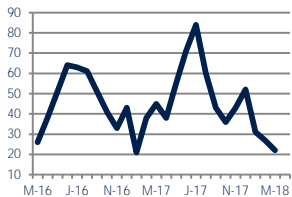
Focus On: Bryn Mawr, Villanova, and Gladwyne Housing Market

March 2018

Zip Code(s): 19010, 19085, 19035 and 19041

## Units Sold

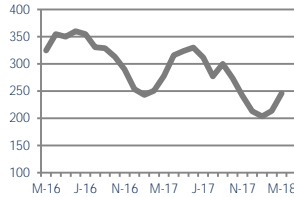
22



Down  
Vs. Year Ago

## Active Inventory

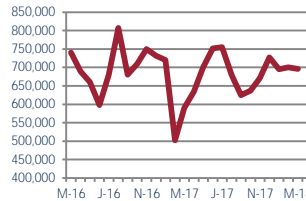
246



Down -12%  
Vs. Year Ago

## Median Sale Price

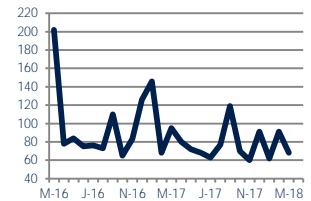
\$696,000



Up 18%  
Vs. Year Ago

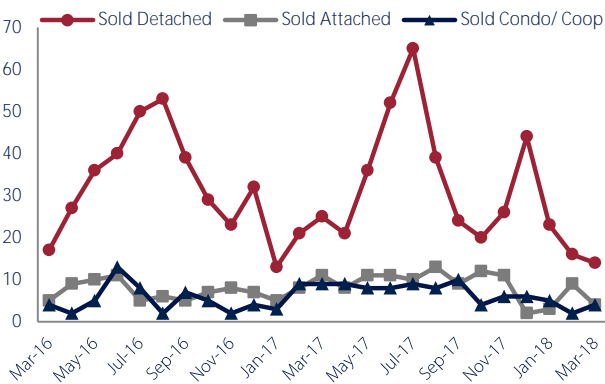
## Days On Market

68



Down -28%  
Vs. Year Ago

### Units Sold\*



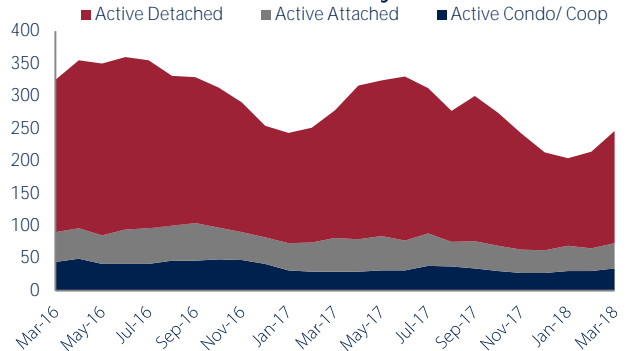
## Units Sold

With relatively few transactions, there was a decrease in total units sold in March, with 22 sold this month in Bryn Mawr, Villanova, and Gladwyne. This month's total units sold was lower than at this time last year, a decrease from March 2017.

## Active Inventory

Versus last year, the total number of homes available this month is lower by 32 units or 12%. The total number of active inventory this March was 246 compared to 278 in March 2017. This month's total of 246 is higher than the previous month's total supply of available inventory of 214, an increase of 15%.

### Active Inventory\*



### Median Sale Price



## Median Sale Price

Last March, the median sale price for Bryn Mawr, Villanova, and Gladwyne Homes was \$589,900. This March, the median sale price was \$696,000, an increase of 18% or \$106,100 compared to last year. The current median sold price is 1% lower than in February.

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



Bryn Mawr, Villanova, and Gladwyne are defined as properties listed in zip code/s 19010, 19085, 19035 and 19041, and includes but is not limited to Bryn Mawr, Villanova, Gladwyne, and Haverford.

\*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.

Foster Real Estate, Inc.



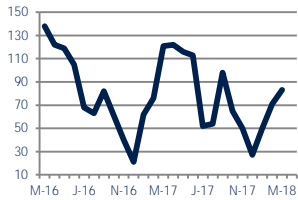
**Focus On:** Bryn Mawr, Villanova, and Gladwyne Housing Market

March 2018

Zip Code(s): 19010, 19085, 19035 and 19041

**New Listings**

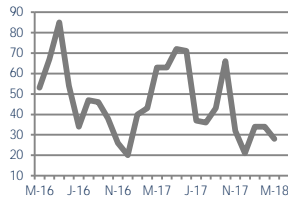
83



**Down -31%**  
Vs. Year Ago

**Current Contracts**

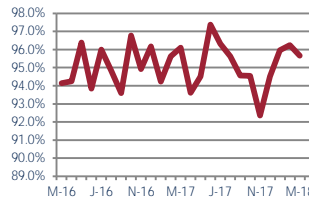
28



**Down -56%**  
Vs. Year Ago

**Sold Vs. List Price**

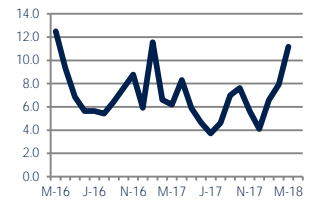
95.7%



**No Change**  
Vs. Year Ago

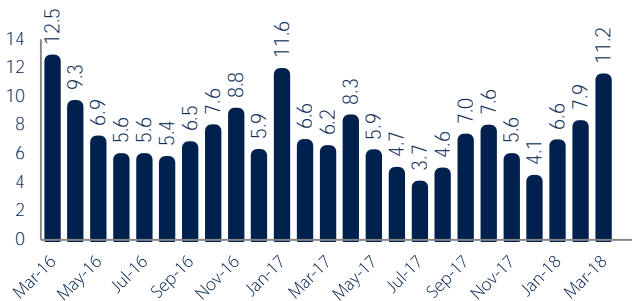
**Months of Supply**

11.2



**Up**  
Vs. Year Ago

**Months Of Supply**



**Months of Supply**

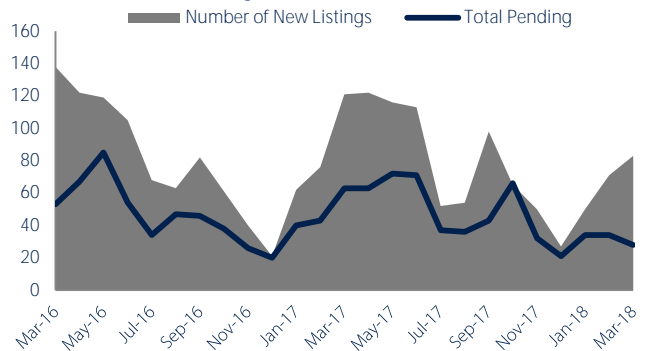
In March, there was 11.2 months of supply available in Bryn Mawr, Villanova, and Gladwyne, compared to 6.2 in March 2017. That is an increase versus a year ago.

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.

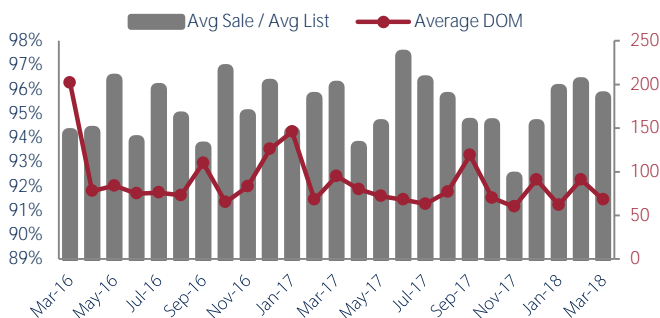
**New Listings & Current Contracts**

This month there were 83 homes newly listed for sale in Bryn Mawr, Villanova, and Gladwyne compared to 121 in March 2017, a decrease of 31%. There were 28 current contracts pending sale this March compared to 63 a year ago. The number of current contracts is 56% lower than last March.

**New Listings & Current Contracts**



**Sale Price/ List Price & DOM**



**Sale Price to List Price Ratio**

In March, the average sale price in Bryn Mawr, Villanova, and Gladwyne was 95.7% 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 68, lower than the average last year, which was 95, a decrease of 28%.



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