



The Long & Foster Market Minute™

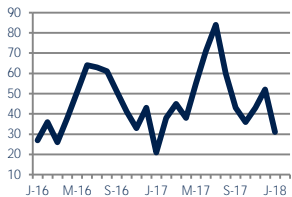
Focus On: Bryn Mawr, Villanova, and Gladwyne Housing Market

January 2018

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

Units Sold

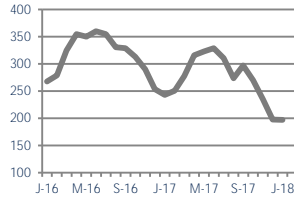
31



Up
Vs. Year Ago

Active Inventory

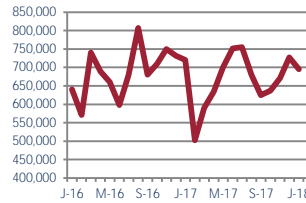
197



Down -19%
Vs. Year Ago

Median Sale Price

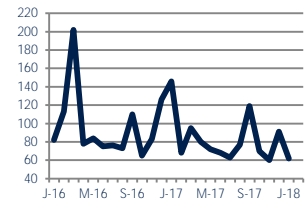
\$695,500



Down -3%
Vs. Year Ago

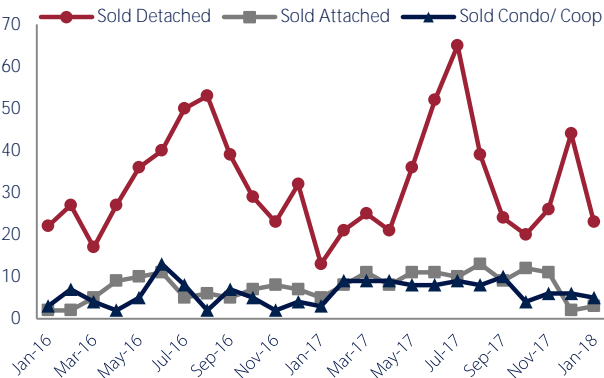
Days On Market

62



Down
Vs. Year Ago

Units Sold*



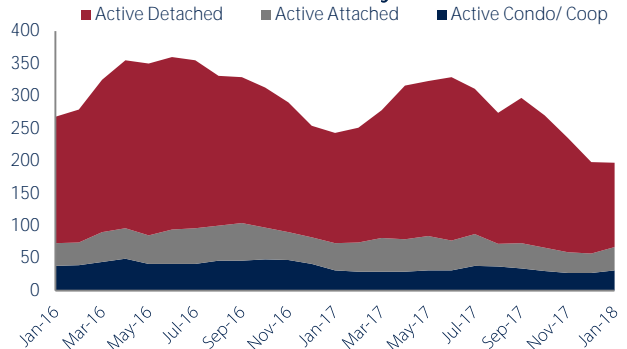
Units Sold

With relatively few transactions, there was a decrease in total units sold in January, with 31 sold this month in Bryn Mawr, Villanova, and Gladwyne. This month's total units sold was higher than at this time last year, an increase from January 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 46 units or 19%. The total number of active inventory this January was 197 compared to 243 in January 2017. This month's total of 197 is lower than the previous month's total supply of available inventory of 198, a decrease of 1%.

Active Inventory*

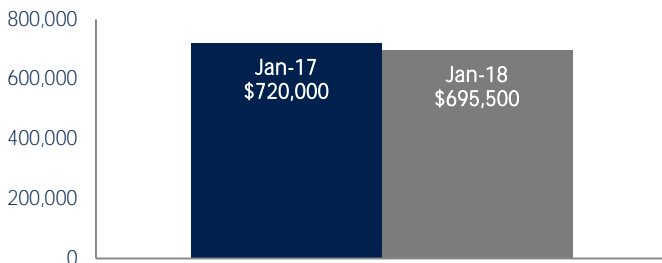


Median Sale Price

Last January, the median sale price for Bryn Mawr, Villanova, and Gladwyne Homes was \$720,000. This January, the median sale price was \$695,500, a decrease of 3% or \$24,500 compared to last year. The current median sold price is 4% lower than in December.

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



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.

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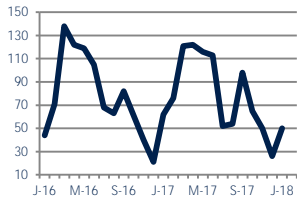
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January 2018

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New Listings

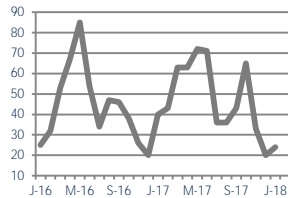
50



Down -19%
Vs. Year Ago

Current Contracts

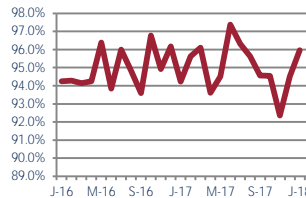
24



Down -40%
Vs. Year Ago

Sold Vs. List Price

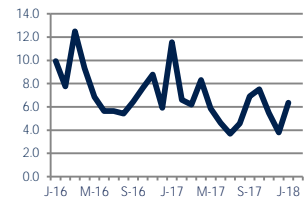
96.0%



Up 1.8%
Vs. Year Ago

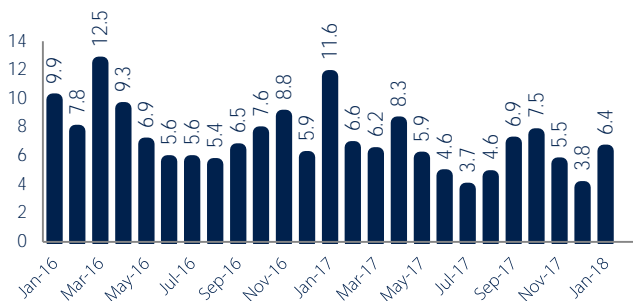
Months of Supply

6.4



Down -45%
Vs. Year Ago

Months Of Supply



Months of Supply

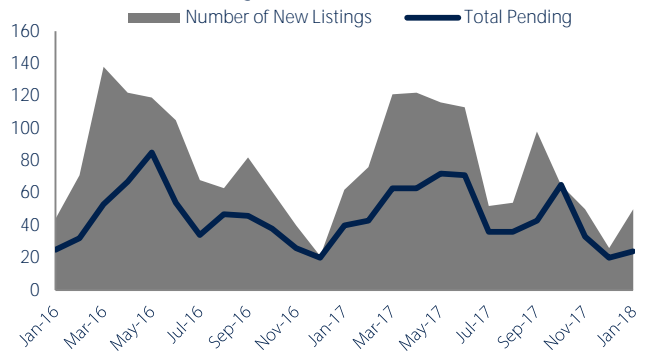
In January, there was 6.4 months of supply available in Bryn Mawr, Villanova, and Gladwyne, compared to 11.6 in January 2017. That is a decrease of 45% versus a year ago.

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.

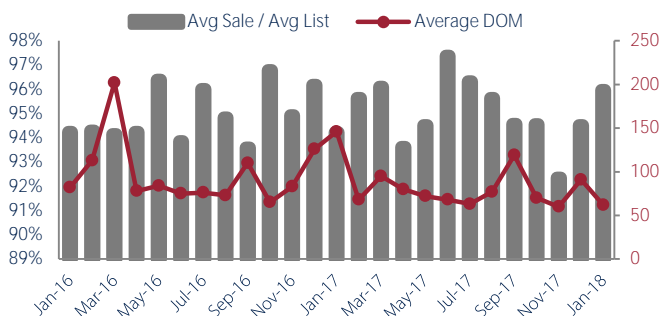
New Listings & Current Contracts

This month there were 50 homes newly listed for sale in Bryn Mawr, Villanova, and Gladwyne compared to 62 in January 2017, a decrease of 19%. There were 24 current contracts pending sale this January compared to 40 a year ago. The number of current contracts is 40% lower than last January.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In January, the average sale price in Bryn Mawr, Villanova, and Gladwyne was 96.0% 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 62, lower than the average last year, which was 146. This decrease was impacted by the limited number of sales.



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