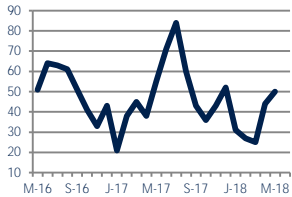


Zip Code(s): 19010, 19085, 19035 and 19041

Units Sold

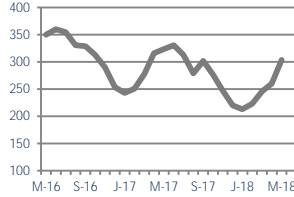
50



Down -9%
Vs. Year Ago

Active Inventory

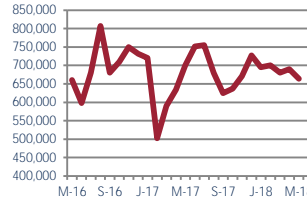
304



Down -6%
Vs. Year Ago

Median Sale Price

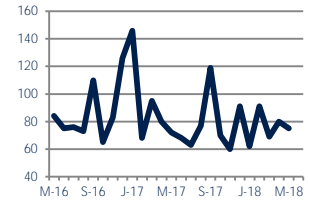
\$663,980



Down -5%
Vs. Year Ago

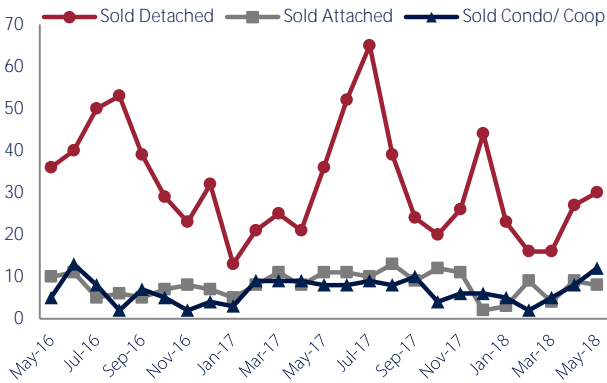
Days On Market

75



Up 4%
Vs. Year Ago

Units Sold*



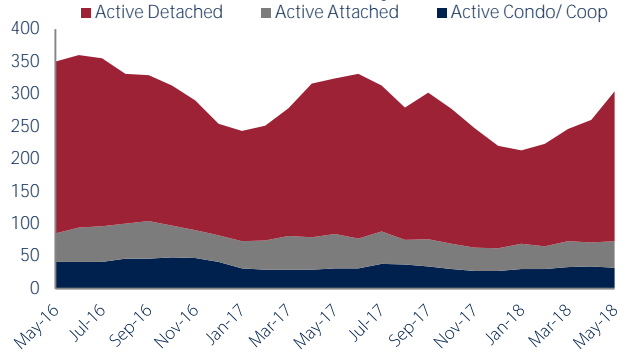
Units Sold

There was an increase in total units sold in May, with 50 sold this month in Bryn Mawr, Villanova, and Gladwyne versus 44 last month, an increase of 14%. This month's total units sold was lower than at this time last year, a decrease of 9% versus May 2017.

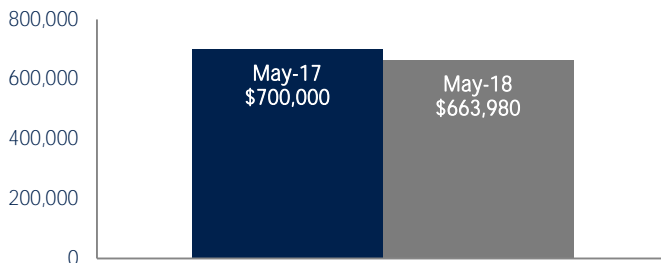
Active Inventory

Versus last year, the total number of homes available this month is lower by 20 units or 6%. The total number of active inventory this May was 304 compared to 324 in May 2017. This month's total of 304 is higher than the previous month's total supply of available inventory of 260, an increase of 17%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for Bryn Mawr, Villanova, and Gladwyne Homes was \$700,000. This May, the median sale price was \$663,980, a decrease of 5% or \$36,020 compared to last year. The current median sold price is 4% lower than in April.

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.

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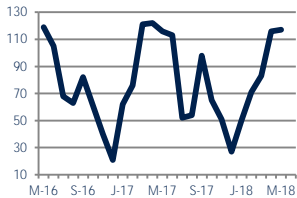
Focus On: Bryn Mawr, Villanova, and Gladwyne Housing Market

May 2018

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

New Listings

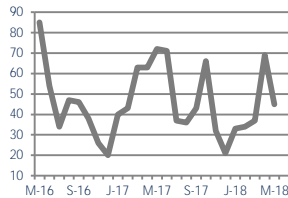
117



Up 1%
Vs. Year Ago

Current Contracts

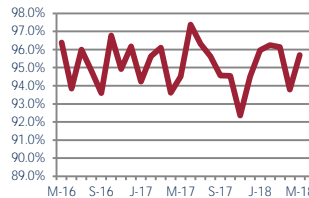
45



Down -38%
Vs. Year Ago

Sold Vs. List Price

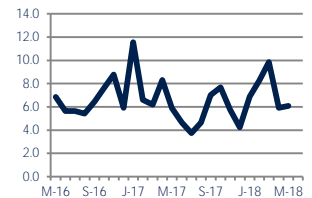
95.7%



Up 1.3%
Vs. Year Ago

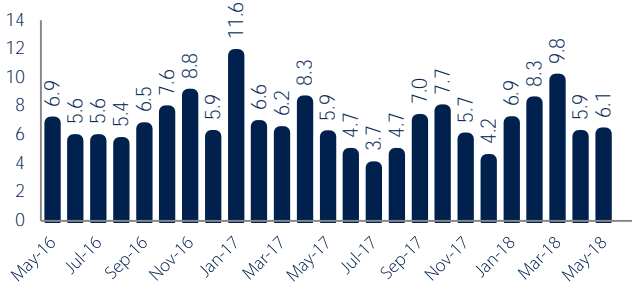
Months of Supply

6.1



Up 3%
Vs. Year Ago

Months Of Supply



Months of Supply

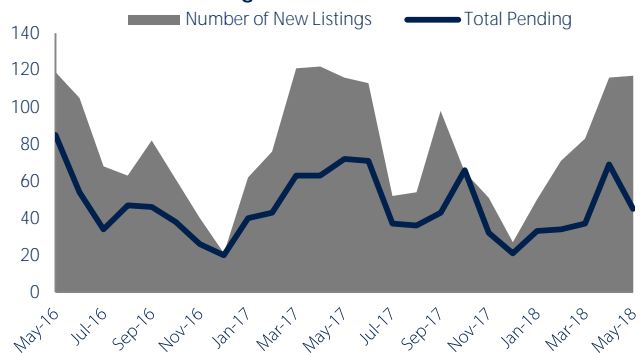
In May, there was 6.1 months of supply available in Bryn Mawr, Villanova, and Gladwyne, compared to 5.9 in May 2017. That is an increase of 3% versus a year ago.

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.

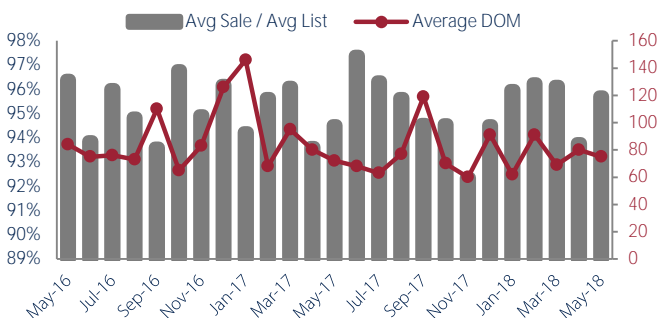
New Listings & Current Contracts

This month there were 117 homes newly listed for sale in Bryn Mawr, Villanova, and Gladwyne compared to 116 in May 2017, an increase of 1%. There were 45 current contracts pending sale this May compared to 72 a year ago. The number of current contracts is 38% lower than last May.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In May, the average sale price in Bryn Mawr, Villanova, and Gladwyne was 95.7% of the average list price, which is 1.2% higher than at this time last year.

Days On Market

This month, the average number of days on market was 75, higher than the average last year, which was 72, an increase of 4%.



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