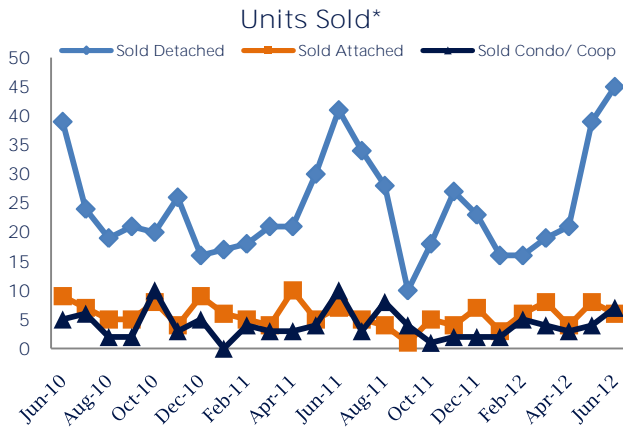
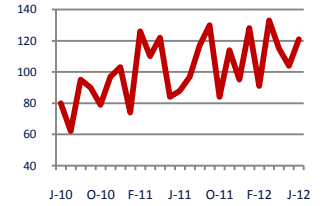
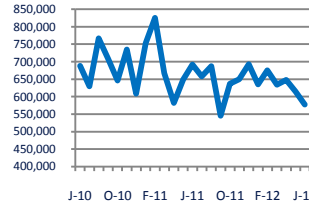
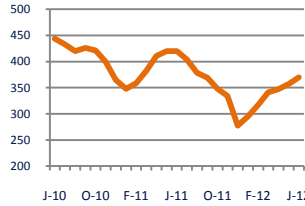
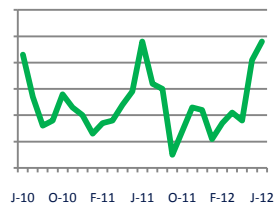
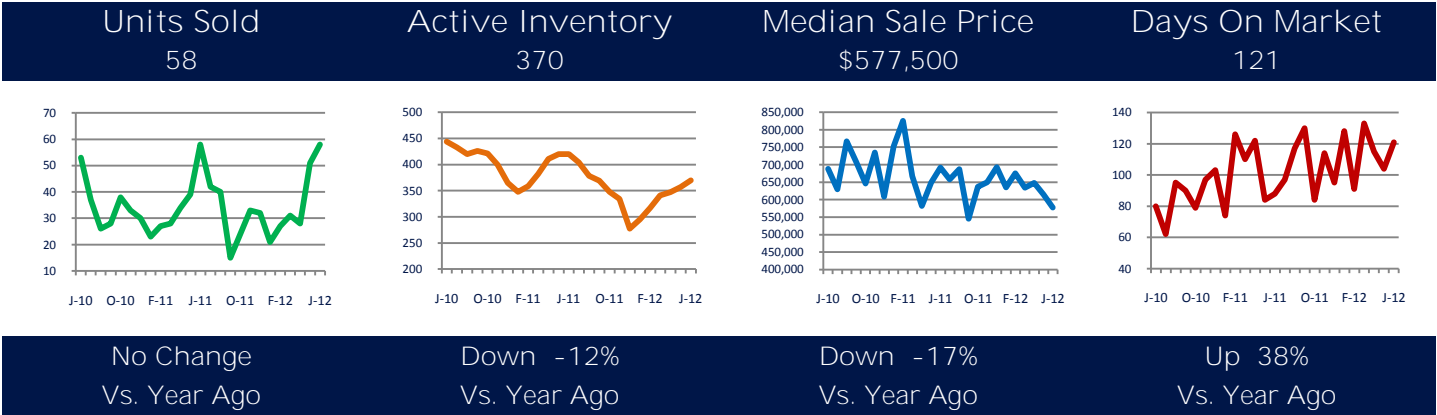




Focus On: Bryn Mawr, Villanova, and Gladwynne Housing Market

June 2012

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

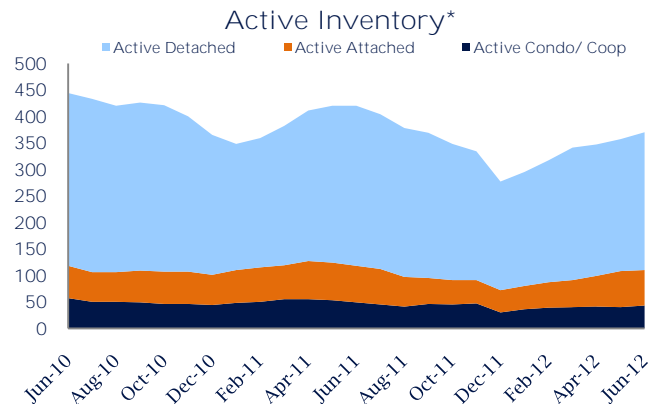


Units Sold

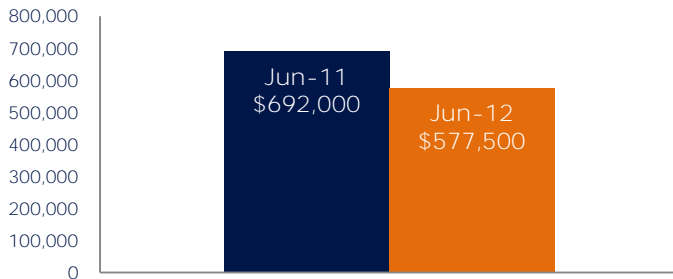
There was an increase in total units sold in June, with 58 sold this month in Bryn Mawr, Villanova, and Gladwynne, an increase of 14%. This month's total units sold is similar compared to a year ago.

Active Inventory

Versus last year, the total number of homes available this month is lower by 50 units or 12%. The total number of active inventory this June was 370 compared to 420 in June 2011. This month's total of 370 is higher than the previous month's total supply of available inventory of 357, an increase of 4%.



Median Sale Price



Median Sale Price

Last June, the median sale price for Bryn Mawr, Villanova, and Gladwynne Homes was \$692,000. This June, the median sale price was \$577,500, a decrease of 17% or \$114,500 compared to last year. The current median sold price is 6% lower than in May.

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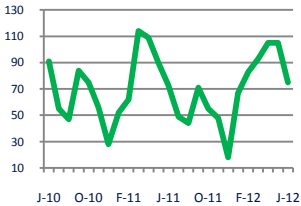


Focus On: Bryn Mawr, Villanova, and Gladwynne Housing Market
Zip Code(s): 19010, 19085, 19035 and 19041

June 2012

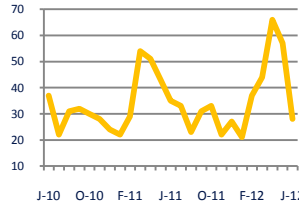
New Listings

75



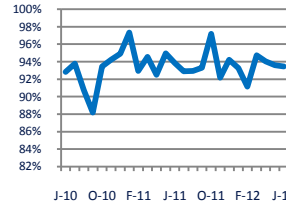
Current Contracts

28



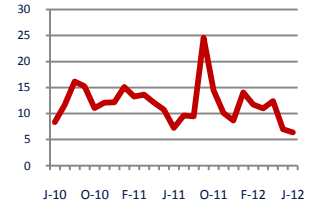
Sold Vs. List Price

93.5%



Months of Supply

6.4



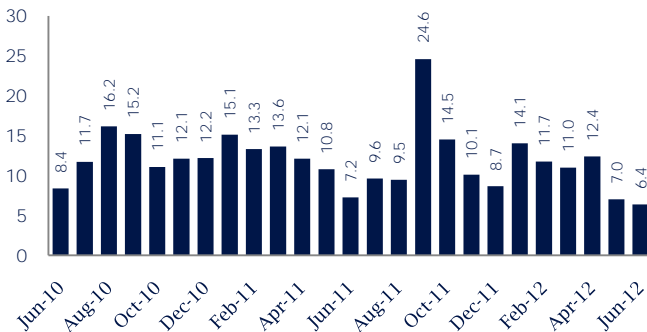
Up 3%
Vs. Year Ago

Down -20%
Vs. Year Ago

No Change
Vs. Year Ago

Down -12%
Vs. Year Ago

Months Of Supply



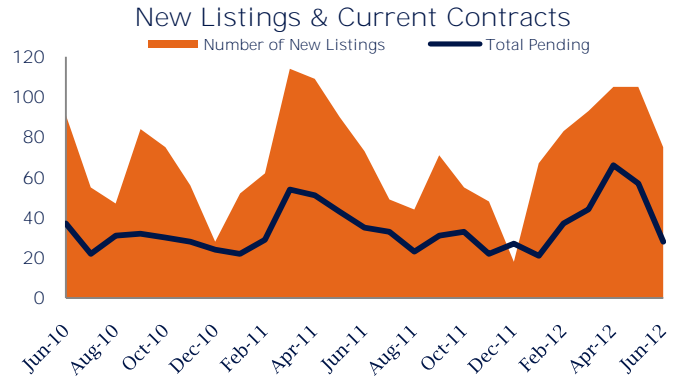
Months of Supply

In June, there was 6.4 months of supply available in Bryn Mawr, Villanova, and Gladwynne, compared to 7.2 in June 2011. That is a decrease of 12% versus a year ago.

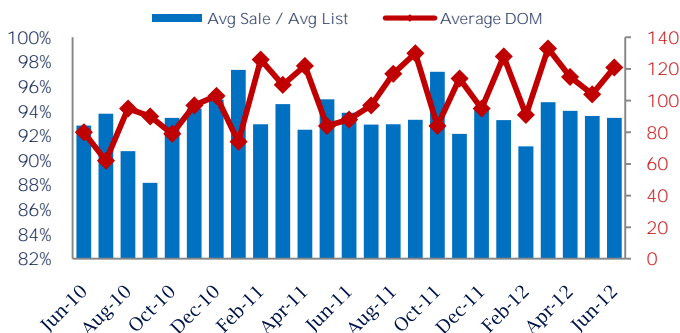
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

This month there were 75 homes newly listed for sale in Bryn Mawr, Villanova, and Gladwynne compared to 73 in June 2011, an increase of 3%. There were 28 current contracts pending sale this June compared to 35 a year ago. The number of current contracts is 20% lower than last June.



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Bryn Mawr, Villanova, and Gladwynne was 93.5% 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 121, higher than the average last year, which was 88, an increase of 38%.

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