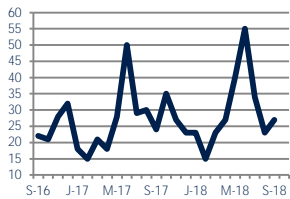


Zip Code(s): 19060 and 19342

Units Sold

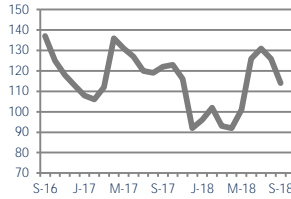
27



Up 13%
Vs. Year Ago

Active Inventory

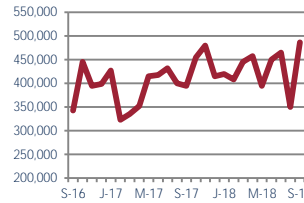
114



Down -7%
Vs. Year Ago

Median Sale Price

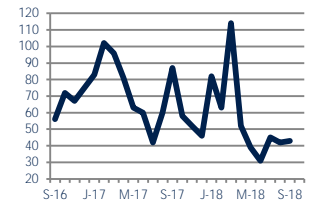
\$486,583



Up
Vs. Year Ago

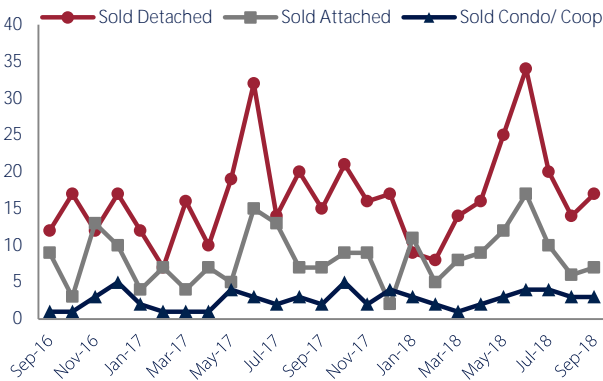
Days On Market

43



Down
Vs. Year Ago

Units Sold*



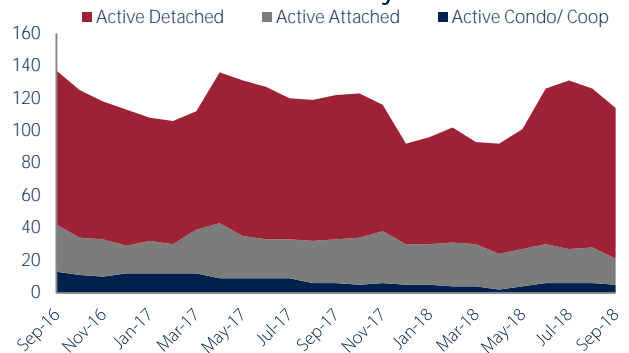
Units Sold

There was an increase in total units sold in September, with 27 sold this month in Garnet Valley and Glen Mills versus 23 last month, an increase of 17%. This month's total units sold was higher than at this time last year, an increase of 13% versus September 2017.

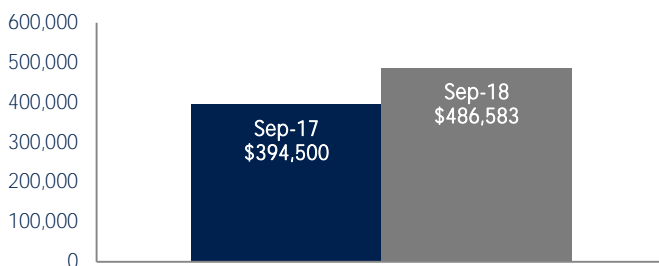
Active Inventory

Versus last year, the total number of homes available this month is lower by 8 units or 7%. The total number of active inventory this September was 114 compared to 122 in September 2017. This month's total of 114 is lower than the previous month's total supply of available inventory of 126, a decrease of 10%.

Active Inventory*



Median Sale Price



Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last September, the median sale price for Garnet Valley and Glen Mills Homes was \$394,500. This September, the median sale price was \$486,583, an increase of \$92,083 compared to last year. The current median sold price is higher than in August.

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



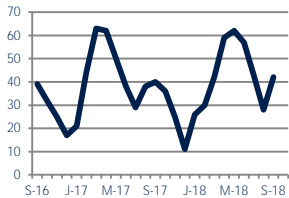
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by TREND and 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.



Zip Code(s): 19060 and 19342

New Listings

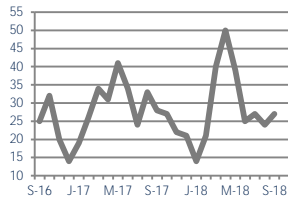
42



Up 5%
Vs. Year Ago

Current Contracts

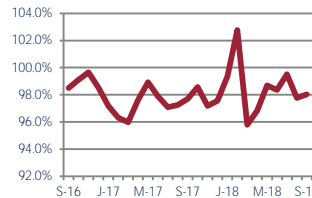
27



Down -4%
Vs. Year Ago

Sold Vs. List Price

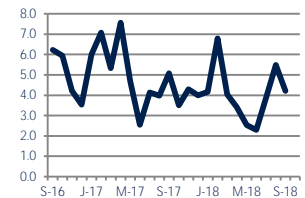
98.0%



No Change
Vs. Year Ago

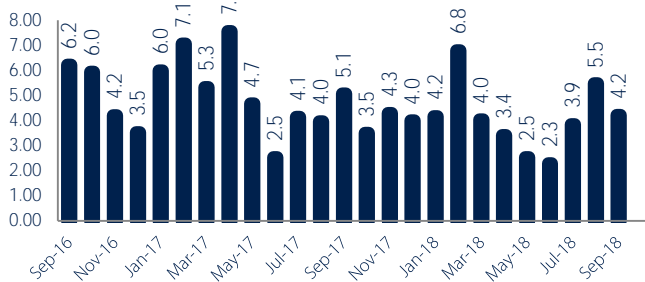
Months of Supply

4.2



Down -17%
Vs. Year Ago

Months Of Supply



Months of Supply

In September, there was 4.2 months of supply available in Garnet Valley and Glen Mills, compared to 5.1 in September 2017. That is a decrease of 17% versus a year ago.

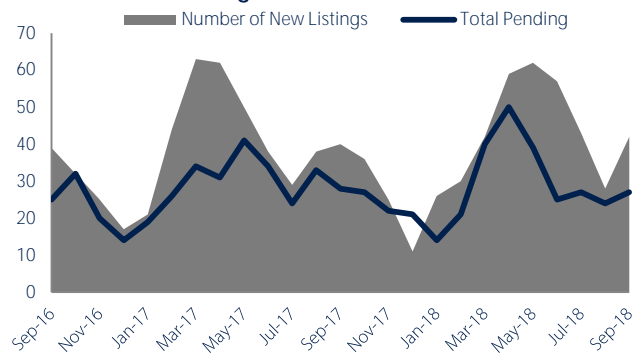
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

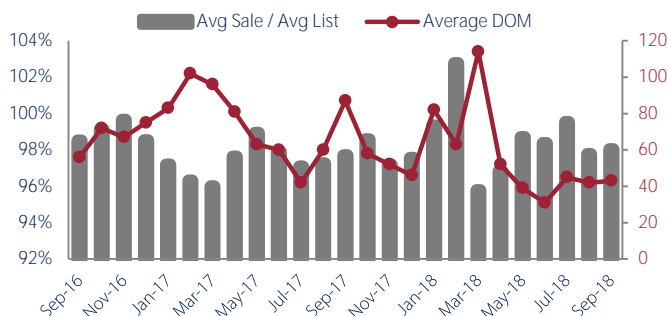
This month there were 42 homes newly listed for sale in Garnet Valley and Glen Mills compared to 40 in September 2017, an increase of 5%.

There were 27 current contracts pending sale this September compared to 28 a year ago. The number of current contracts is 4% lower than last September.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In September, the average sale price in Garnet Valley and Glen Mills was 98.0% 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 43, lower than the average last year, which was 87. This decrease was impacted by the limited number of sales.



*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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