



The Long & Foster Market Minute™

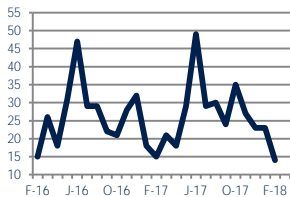
Focus On: Garnet Valley and Glen Mills Housing Market

February 2018

Zip Code(s): 19060 and 19342

Units Sold

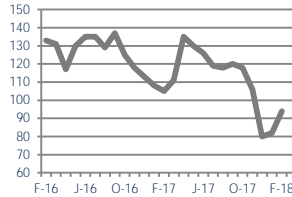
14



Down
Vs. Year Ago

Active Inventory

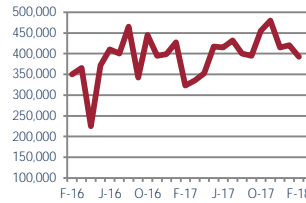
94



Down -10%
Vs. Year Ago

Median Sale Price

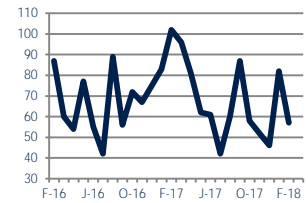
\$392,213



Up 21%
Vs. Year Ago

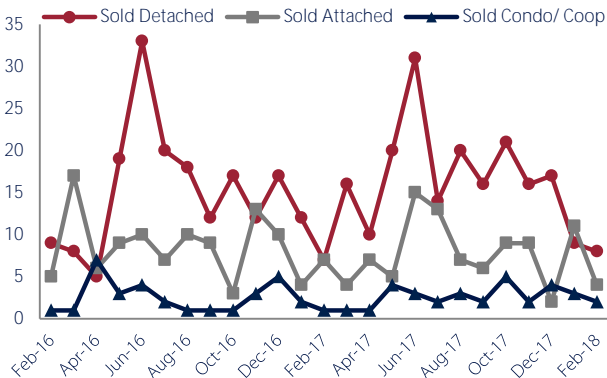
Days On Market

57



Down -44%
Vs. Year Ago

Units Sold*



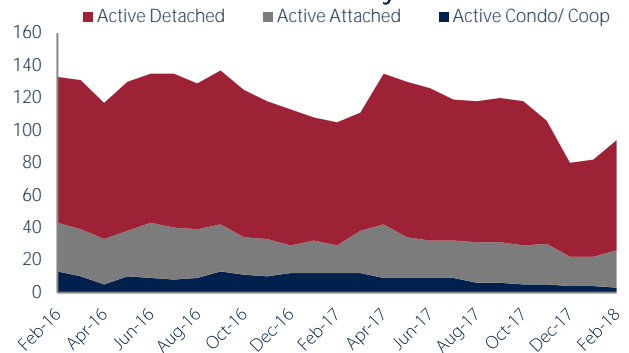
Units Sold

With relatively few transactions, there was a decrease in total units sold in February, with 14 sold this month in Garnet Valley and Glen Mills. This month's total units sold was lower than at this time last year, a decrease from February 2017.

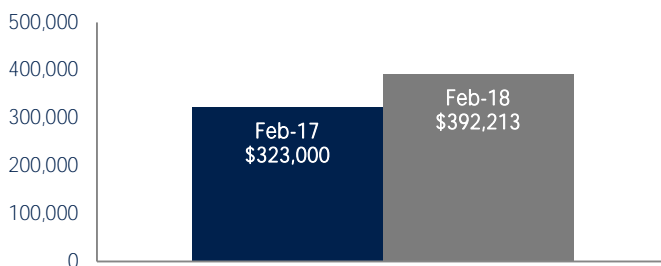
Active Inventory

Versus last year, the total number of homes available this month is lower by 11 units or 10%. The total number of active inventory this February was 94 compared to 105 in February 2017. This month's total of 94 is higher than the previous month's total supply of available inventory of 82, an increase of 15%.

Active Inventory*



Median Sale Price



Median Sale Price

Last February, the median sale price for Garnet Valley and Glen Mills Homes was \$323,000. This February, the median sale price was \$392,213, an increase of 21% or \$69,213 compared to last year. The current median sold price is 7% lower than in January.

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



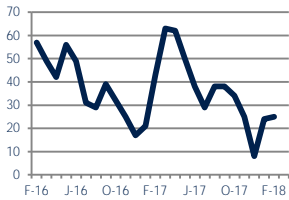
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by TREND and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

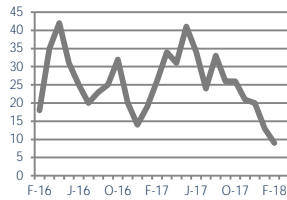
25



Down -42%
Vs. Year Ago

Current Contracts

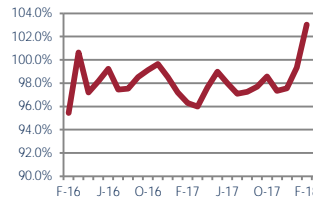
9



Down -65%
Vs. Year Ago

Sold Vs. List Price

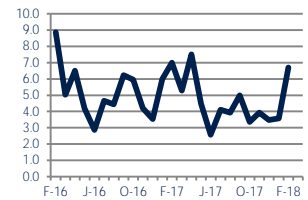
103.0%



Up
Vs. Year Ago

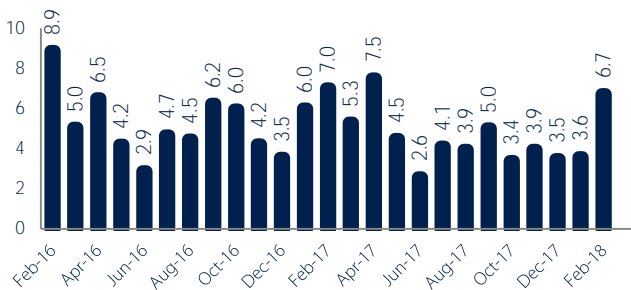
Months of Supply

6.7



Down -4%
Vs. Year Ago

Months Of Supply



Months of Supply

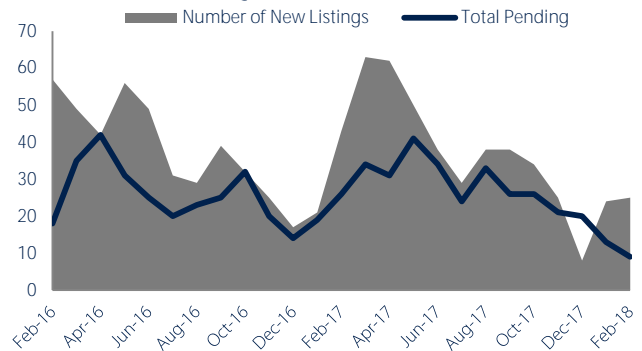
In February, there was 6.7 months of supply available in Garnet Valley and Glen Mills, compared to 7.0 in February 2017. That is a decrease of 4% versus a year ago.

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.

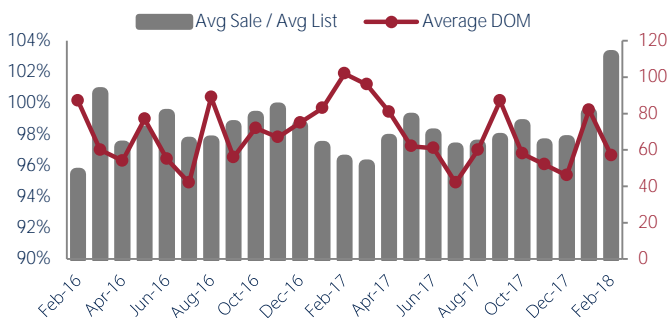
New Listings & Current Contracts

This month there were 25 homes newly listed for sale in Garnet Valley and Glen Mills compared to 43 in February 2017, a decrease of 42%. There were 9 current contracts pending sale this February compared to 26 a year ago. The number of current contracts is 65% lower than last February.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In February, the average sale price in Garnet Valley and Glen Mills was 103.0% of the average list price, which is higher than at this time last year.

Days On Market

This month, the average number of days on market was 57, lower than the average last year, which was 102, a decrease of 44%.



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