



The Long & Foster Market Minute™

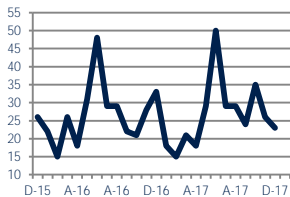
Focus On: Garnet Valley and Glen Mills Housing Market

December 2017

Zip Code(s): 19060 and 19342

Units Sold

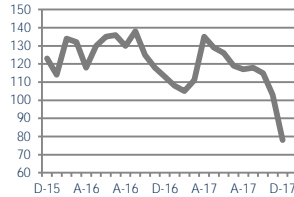
23



Down -30%
Vs. Year Ago

Active Inventory

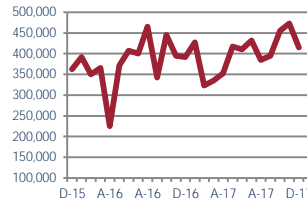
78



Down -31%
Vs. Year Ago

Median Sale Price

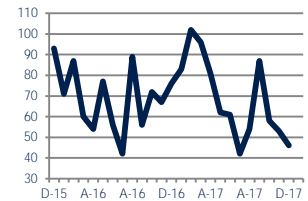
\$415,000



Up 6%
Vs. Year Ago

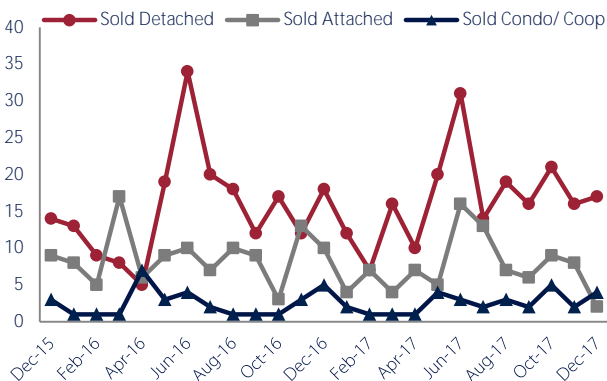
Days On Market

46



Down -39%
Vs. Year Ago

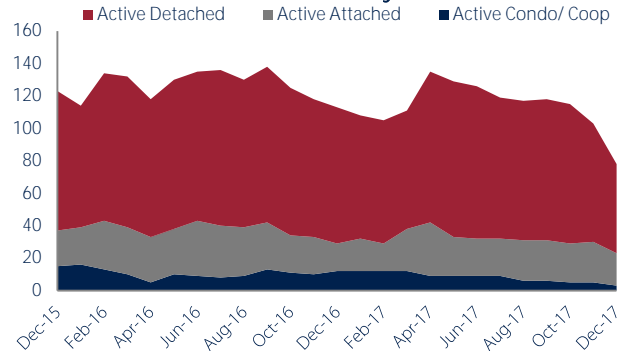
Units Sold*



Units Sold

There was a decrease in total units sold in December, with 23 sold this month in Garnet Valley and Glen Mills versus 26 last month, a decrease of 12%. This month's total units sold was lower than at this time last year, a decrease of 30% versus December 2016.

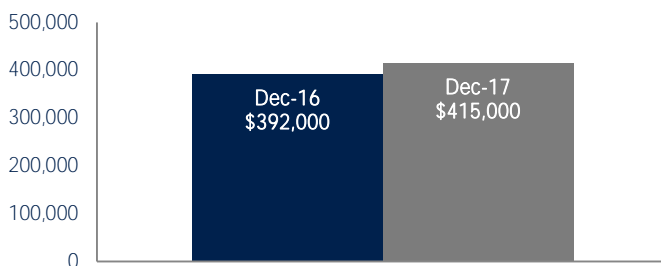
Active Inventory*



Active Inventory

Versus last year, the total number of homes available this month is lower by 35 units or 31%. The total number of active inventory this December was 78 compared to 113 in December 2016. This month's total of 78 is lower than the previous month's total supply of available inventory of 103, a decrease of 24%.

Median Sale Price



Median Sale Price

Last December, the median sale price for Garnet Valley and Glen Mills Homes was \$392,000. This December, the median sale price was \$415,000, an increase of 6% or \$23,000 compared to last year. The current median sold price is 12% lower than in November.

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.



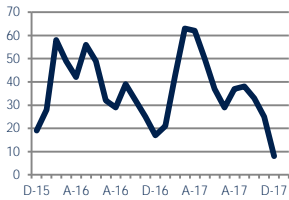
Focus On: Garnet Valley and Glen Mills Housing Market

December 2017

Zip Code(s): 19060 and 19342

New Listings

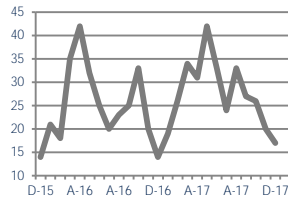
8



Down -53%
Vs. Year Ago

Current Contracts

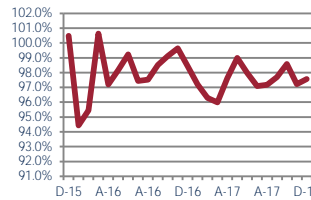
17



Up 21%
Vs. Year Ago

Sold Vs. List Price

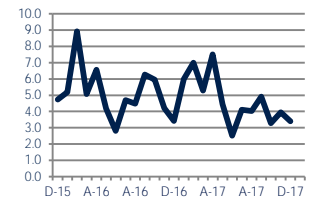
97.6%



Down -0.9%
Vs. Year Ago

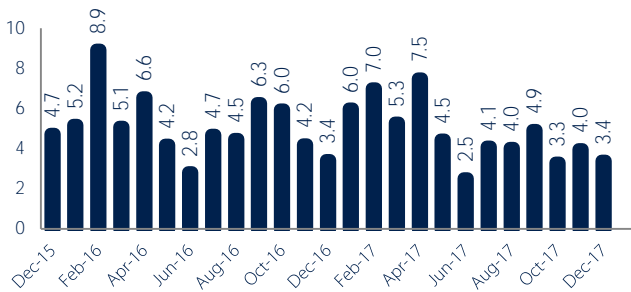
Months of Supply

3.4



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

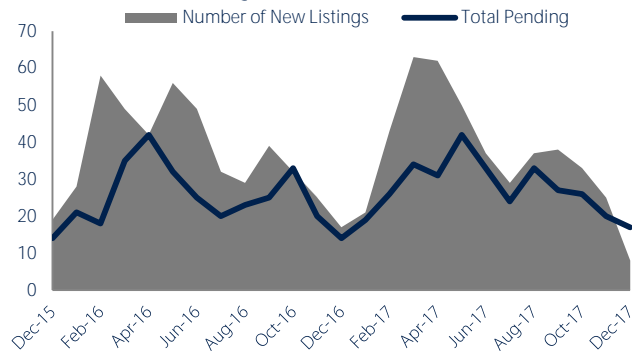
In December, there was 3.4 months of supply available in Garnet Valley and Glen Mills. The amount of supply is similar compared to a year ago.

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.

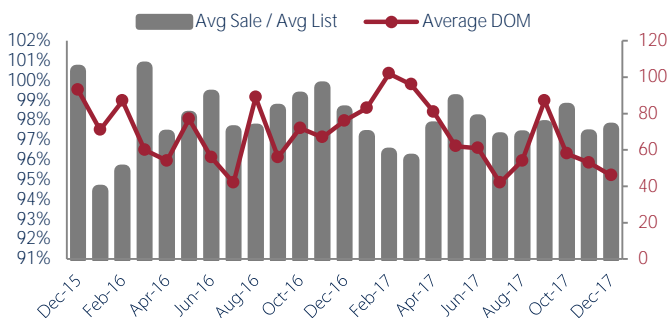
New Listings & Current Contracts

This month there were 8 homes newly listed for sale in Garnet Valley and Glen Mills compared to 17 in December 2016, a decrease of 53%. There were 17 current contracts pending sale this December compared to 14 a year ago. The number of current contracts is 21% higher than last December.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In December, the average sale price in Garnet Valley and Glen Mills was 97.6% of the average list price, which is 0.9% lower than at this time last year.

Days On Market

This month, the average number of days on market was 46, lower than the average last year, which was 76, a decrease of 39%.



*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.

