



The Long & Foster Market Minute™

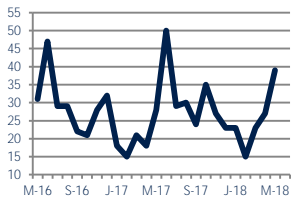
Focus On: Garnet Valley and Glen Mills Housing Market

May 2018

Zip Code(s): 19060 and 19342

Units Sold

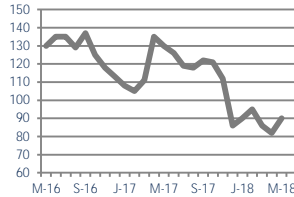
39



Up
Vs. Year Ago

Active Inventory

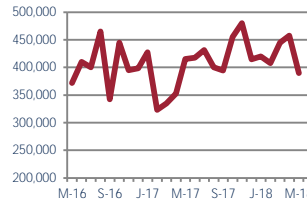
90



Down -31%
Vs. Year Ago

Median Sale Price

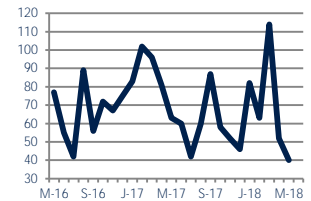
\$389,900



Down -6%
Vs. Year Ago

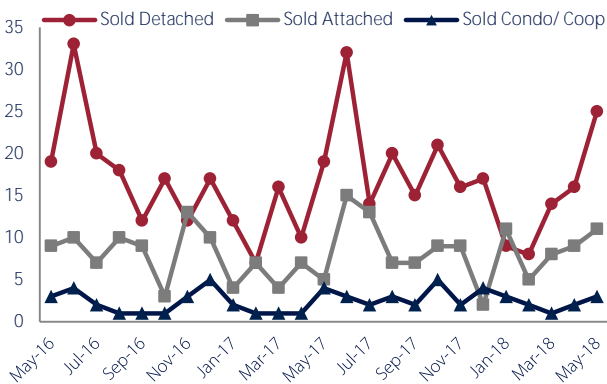
Days On Market

40



Down -37%
Vs. Year Ago

Units Sold*



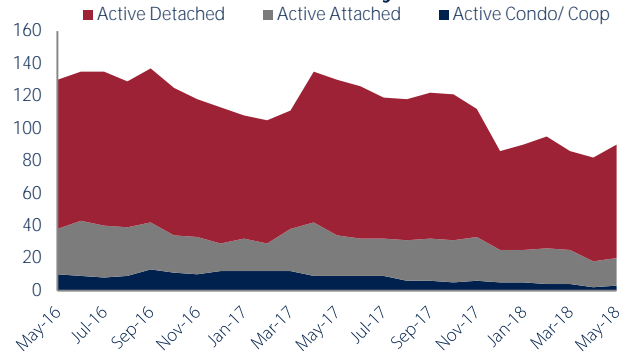
Units Sold

With relatively few transactions, there was an increase in total units sold in May, with 39 sold this month in Garnet Valley and Glen Mills. This month's total units sold was higher than at this time last year, an increase from May 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 40 units or 31%. The total number of active inventory this May was 90 compared to 130 in May 2017. This month's total of 90 is higher than the previous month's total supply of available inventory of 82, an increase of 10%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for Garnet Valley and Glen Mills Homes was \$415,250. This May, the median sale price was \$389,900, a decrease of 6% or \$25,350 compared to last year. The current median sold price is 15% 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.



*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.





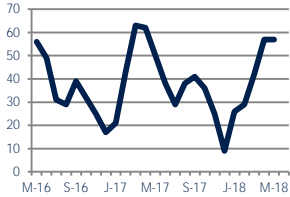
Focus On: Garnet Valley and Glen Mills Housing Market

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New Listings

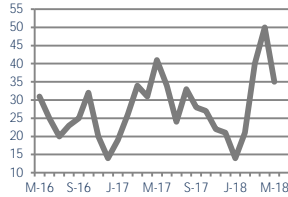
57



Up 14%
Vs. Year Ago

Current Contracts

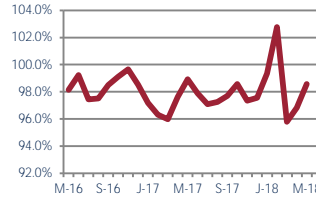
35



Down -15%
Vs. Year Ago

Sold Vs. List Price

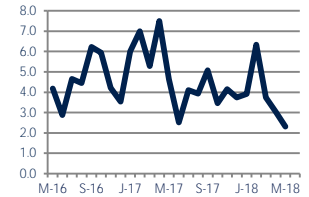
98.6%



No Change
Vs. Year Ago

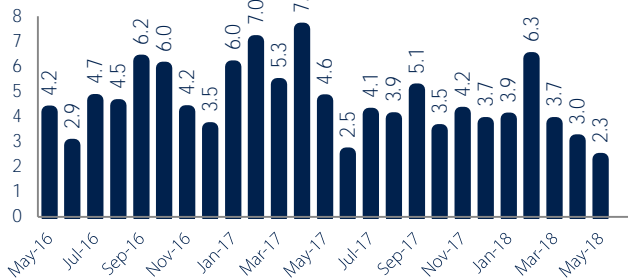
Months of Supply

2.3



Down -50%
Vs. Year Ago

Months Of Supply



Months of Supply

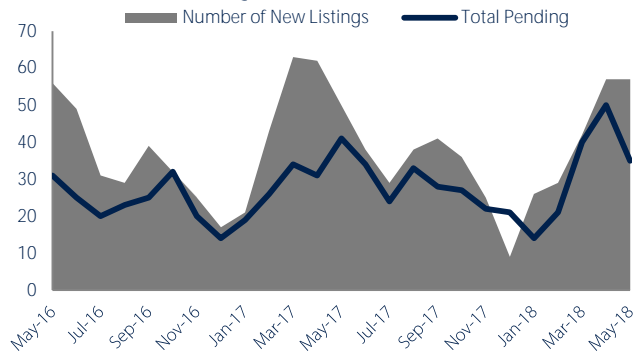
In May, there was 2.3 months of supply available in Garnet Valley and Glen Mills, compared to 4.6 in May 2017. That is a decrease of 50% versus a year ago.

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.

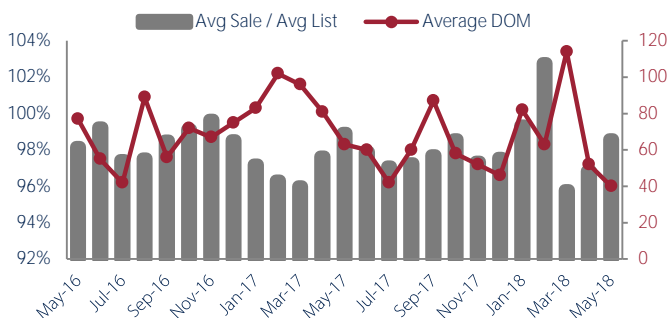
New Listings & Current Contracts

This month there were 57 homes newly listed for sale in Garnet Valley and Glen Mills compared to 50 in May 2017, an increase of 14%. There were 35 current contracts pending sale this May compared to 41 a year ago. The number of current contracts is 15% 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 Garnet Valley and Glen Mills was 98.6% 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 40, lower than the average last year, which was 63, a decrease of 37%.



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