



The Long & Foster Market Minute™

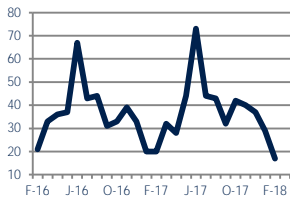
Focus On: Glen Mills, Chadds Ford, and Thornton Housing Market

February 2018

Zip Code(s): 19342, 19317, 19373 and 19319

Units Sold

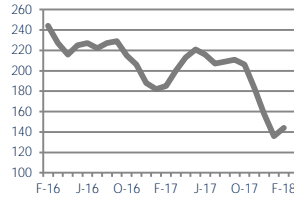
17



Down
Vs. Year Ago

Active Inventory

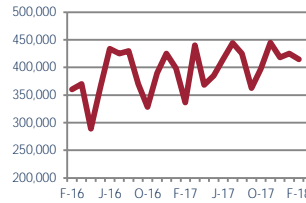
144



Down -22%
Vs. Year Ago

Median Sale Price

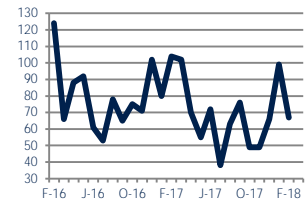
\$415,000



Up 23%
Vs. Year Ago

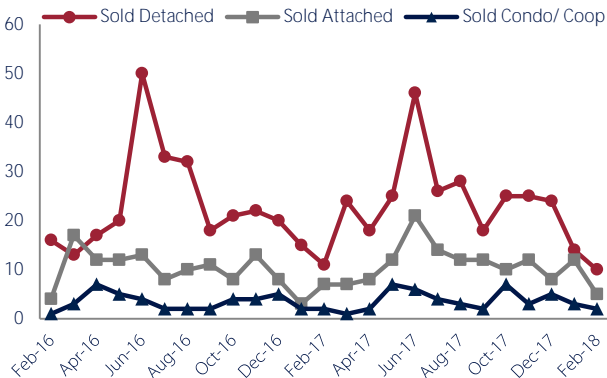
Days On Market

67



Down -36%
Vs. Year Ago

Units Sold*



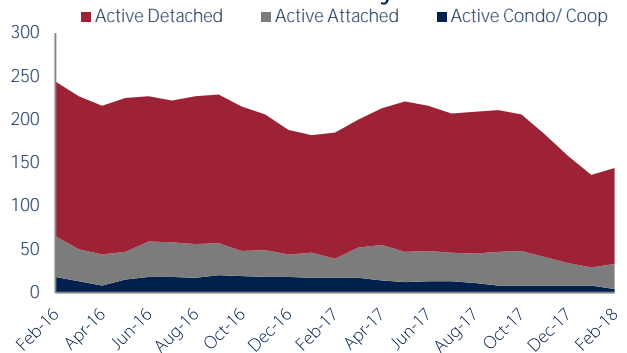
Units Sold

With relatively few transactions, there was a decrease in total units sold in February, with 17 sold this month in Glen Mills, Chadds Ford, and Thornton. This month's total units sold was lower than at this time last year, a decrease from February 2017.

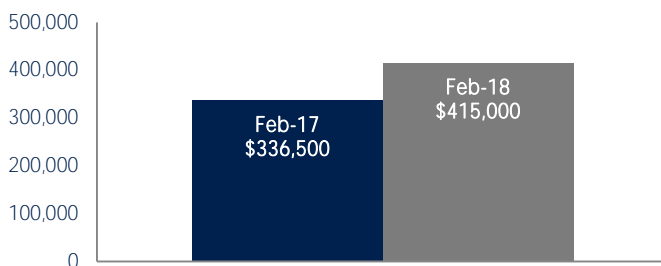
Active Inventory

Versus last year, the total number of homes available this month is lower by 41 units or 22%. The total number of active inventory this February was 144 compared to 185 in February 2017. This month's total of 144 is higher than the previous month's total supply of available inventory of 136, an increase of 6%.

Active Inventory*



Median Sale Price



Median Sale Price

Last February, the median sale price for Glen Mills, Chadds Ford, and Thornton Homes was \$336,500. This February, the median sale price was \$415,000, an increase of 23% or \$78,500 compared to last year. The current median sold price is 2% 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.



Glen Mills, Chadds Ford, and Thornton are defined as properties listed in zip code/s 19342, 19317, 19373 and 19319.

*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.

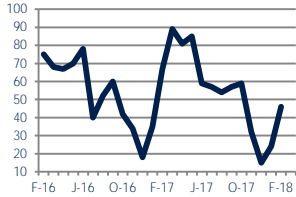




Zip Code(s): 19342, 19317, 19373 and 19319

New Listings

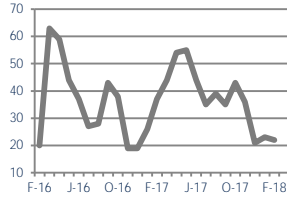
46



Down -31%
Vs. Year Ago

Current Contracts

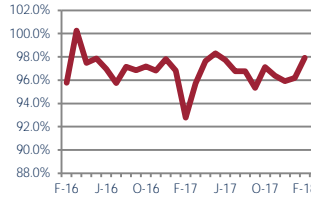
22



Down -41%
Vs. Year Ago

Sold Vs. List Price

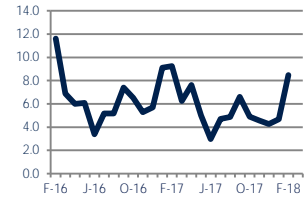
97.9%



Up
Vs. Year Ago

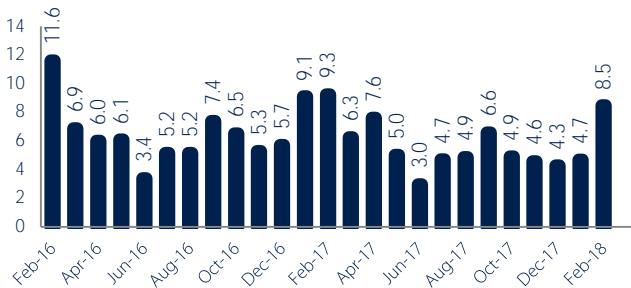
Months of Supply

8.5



Down -8%
Vs. Year Ago

Months Of Supply



Months of Supply

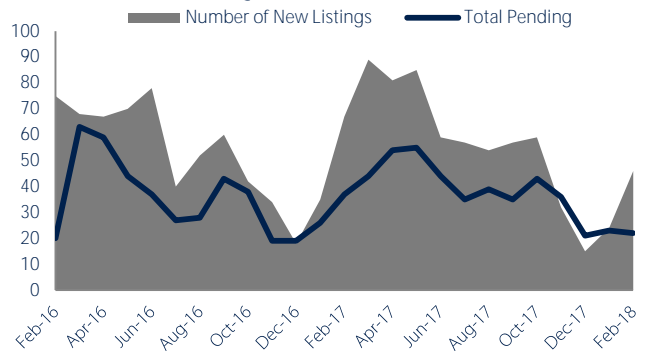
In February, there was 8.5 months of supply available in Glen Mills, Chadds Ford, and Thornton, compared to 9.3 in February 2017. That is a decrease of 8% versus a year ago.

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.

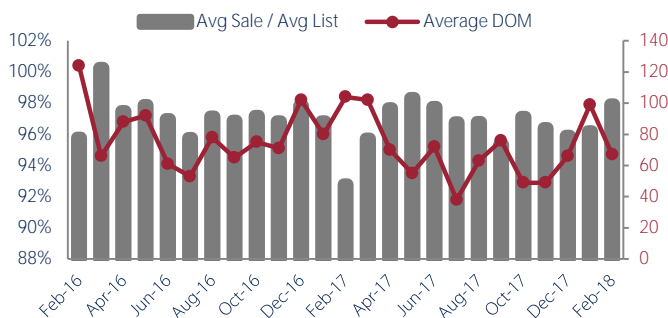
New Listings & Current Contracts

This month there were 46 homes newly listed for sale in Glen Mills, Chadds Ford, and Thornton compared to 67 in February 2017, a decrease of 31%. There were 22 current contracts pending sale this February compared to 37 a year ago. The number of current contracts is 41% 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 Glen Mills, Chadds Ford, and Thornton was 97.9% 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 67, lower than the average last year, which was 104, a decrease of 36%.



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