



# The Long & Foster Market Minute™

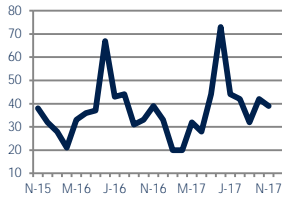
**Focus On:** Glen Mills, Chadds Ford, and Thornton Housing Market

November 2017

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

## Units Sold

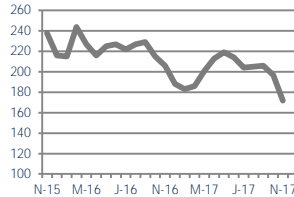
39



No Change  
Vs. Year Ago

## Active Inventory

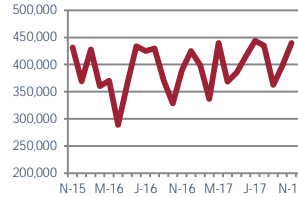
172



Down -17%  
Vs. Year Ago

## Median Sale Price

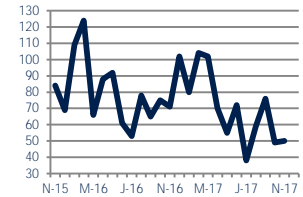
\$440,000



Up 13%  
Vs. Year Ago

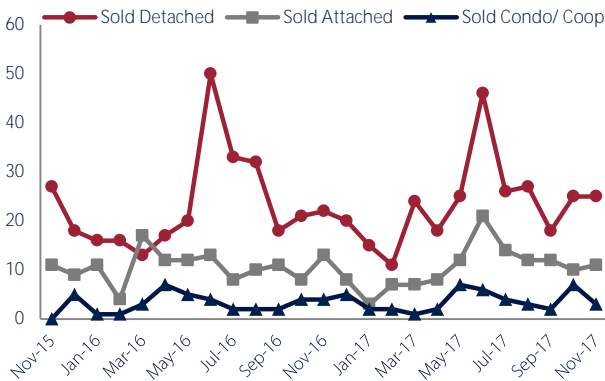
## Days On Market

50



Down -30%  
Vs. Year Ago

## Units Sold\*



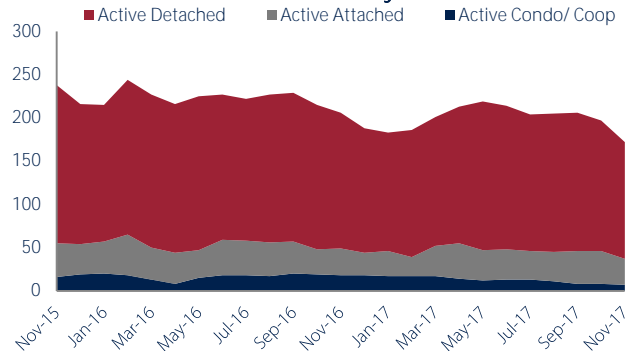
## Units Sold

There was a decrease in total units sold in November, with 39 sold this month in Glen Mills, Chadds Ford, and Thornton, a decrease of 7%. This month's total units sold is similar compared to a year ago.

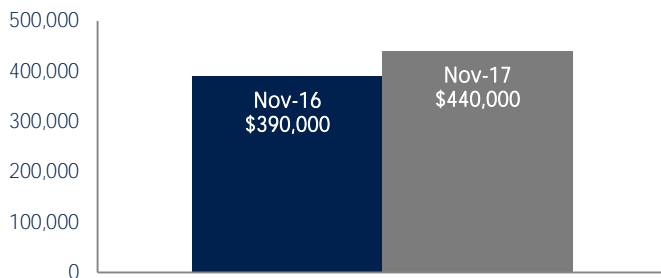
## Active Inventory

Versus last year, the total number of homes available this month is lower by 34 units or 17%. The total number of active inventory this November was 172 compared to 206 in November 2016. This month's total of 172 is lower than the previous month's total supply of available inventory of 197, a decrease of 13%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last November, the median sale price for Glen Mills, Chadds Ford, and Thornton Homes was \$390,000. This November, the median sale price was \$440,000, an increase of 13% or \$50,000 compared to last year. The current median sold price is 11% higher than in October.

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

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REAL ESTATE

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

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.





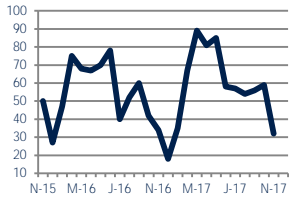
## Focus On: Glen Mills, Chadds Ford, and Thornton Housing Market

November 2017

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### New Listings

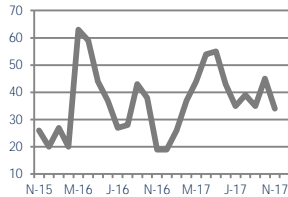
32



Down -6%  
Vs. Year Ago

### Current Contracts

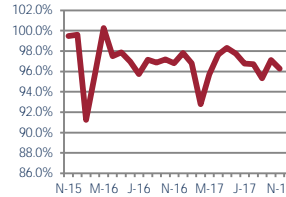
34



Up 79%  
Vs. Year Ago

### Sold Vs. List Price

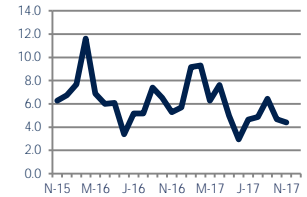
96.3%



Down -0.6%  
Vs. Year Ago

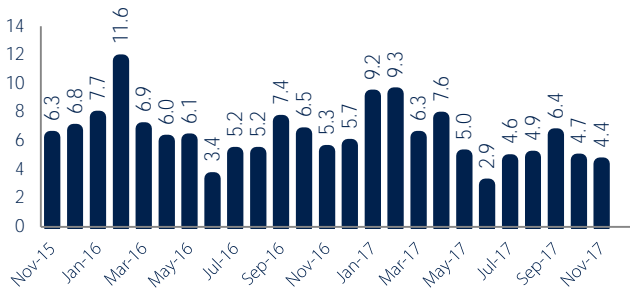
### Months of Supply

4.4



Down -16%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

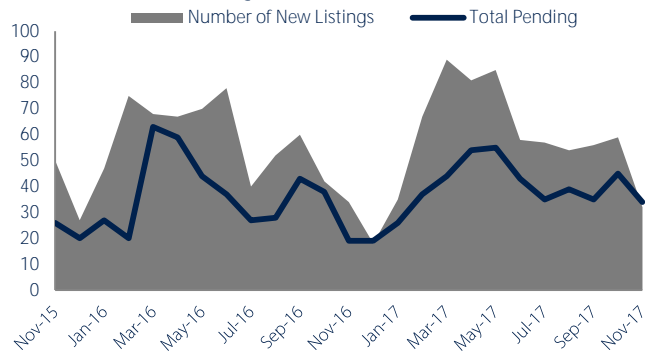
In November, there was 4.4 months of supply available in Glen Mills, Chadds Ford, and Thornton, compared to 5.3 in November 2016. That is a decrease of 17% versus a year ago.

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.

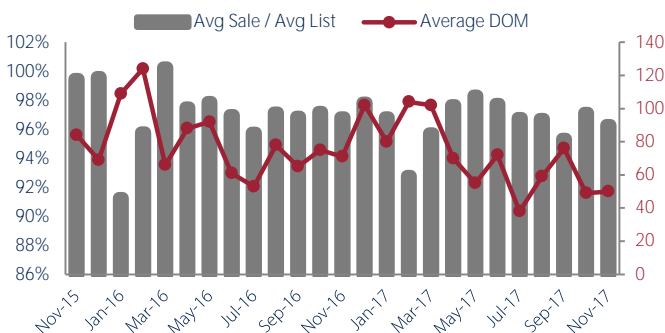
### New Listings & Current Contracts

This month there were 32 homes newly listed for sale in Glen Mills, Chadds Ford, and Thornton compared to 34 in November 2016, a decrease of 6%. There were 34 current contracts pending sale this November compared to 19 a year ago. The number of current contracts is 79% higher than last November.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In November, the average sale price in Glen Mills, Chadds Ford, and Thornton was 96.3% of the average list price, which is 0.5% lower than at this time last year.

### Days On Market

This month, the average number of days on market was 50, lower than the average last year, which was 71, a decrease of 30%.