



The Long & Foster Market Minute™

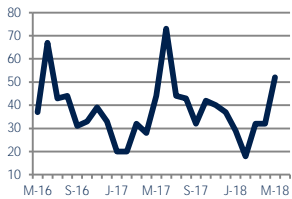
Focus On: Glen Mills, Chadds Ford, and Thornton Housing Market

May 2018

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

Units Sold

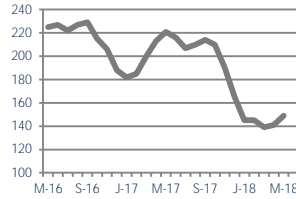
52



Up 18%
Vs. Year Ago

Active Inventory

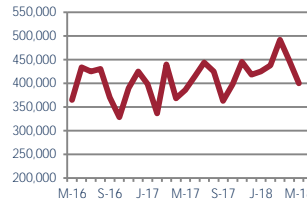
149



Down -33%
Vs. Year Ago

Median Sale Price

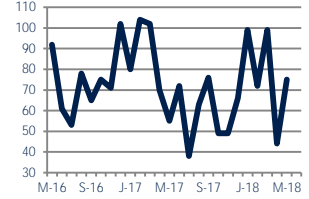
\$399,950



Up 4%
Vs. Year Ago

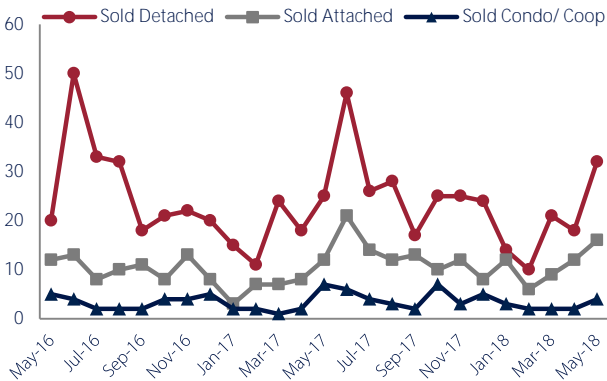
Days On Market

75



Up 36%
Vs. Year Ago

Units Sold*



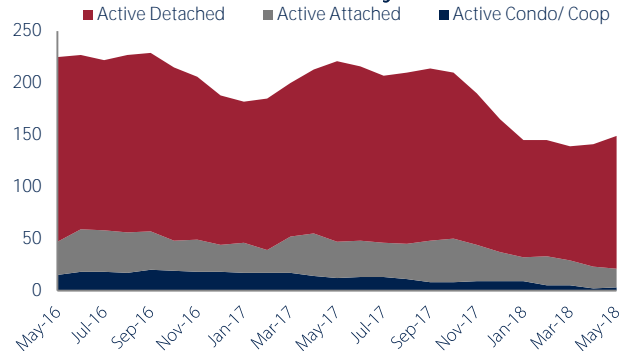
Units Sold

There was an increase in total units sold in May, with 52 sold this month in Glen Mills, Chadds Ford, and Thornton. This month's total units sold was higher than at this time last year.

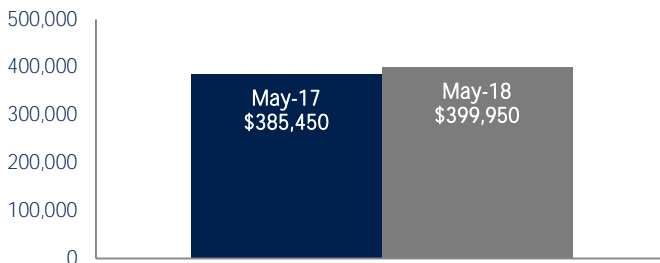
Active Inventory

Versus last year, the total number of homes available this month is lower by 72 units or 33%. The total number of active inventory this May was 149 compared to 221 in May 2017. This month's total of 149 is higher than the previous month's total supply of available inventory of 141, an increase of 6%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for Glen Mills, Chadds Ford, and Thornton Homes was \$385,450. This May, the median sale price was \$399,950, an increase of 4% or \$14,500 compared to last year. The current median sold price is 11% 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.

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.



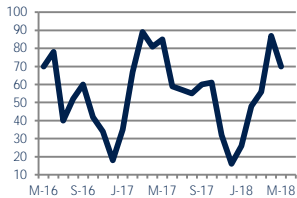
CHRISTIE'S
INTERNATIONAL REAL ESTATE



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

New Listings

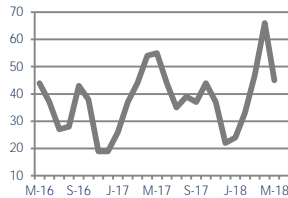
70



Down -18%
Vs. Year Ago

Current Contracts

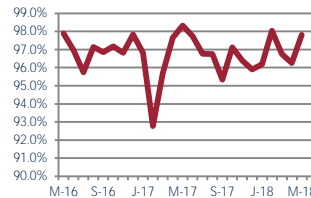
45



Down -18%
Vs. Year Ago

Sold Vs. List Price

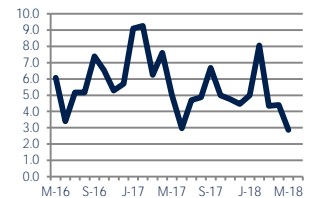
97.8%



Down -0.5%
Vs. Year Ago

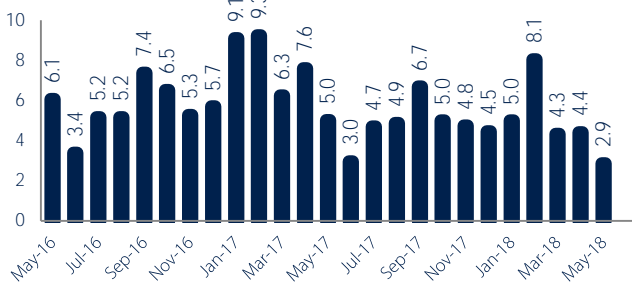
Months of Supply

2.9



Down -43%
Vs. Year Ago

Months Of Supply



Months of Supply

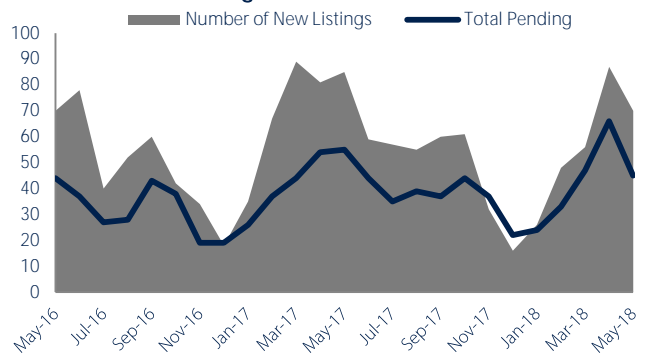
In May, there was 2.9 months of supply available in Glen Mills, Chadds Ford, and Thornton, compared to 5.0 in May 2017. That is a decrease of 43% versus a year ago.

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.

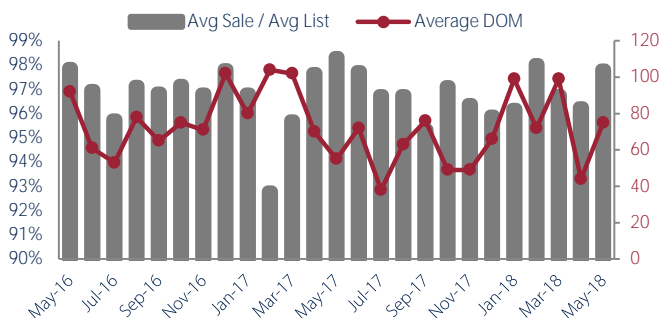
New Listings & Current Contracts

This month there were 70 homes newly listed for sale in Glen Mills, Chadds Ford, and Thornton compared to 85 in May 2017, a decrease of 18%. There were 45 current contracts pending sale this May compared to 55 a year ago. The number of current contracts is 18% 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 Glen Mills, Chadds Ford, and Thornton was 97.8% 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 75, higher than the average last year, which was 55, an increase of 36%.



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