

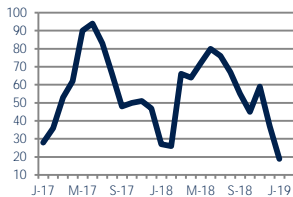
Focus On: Havertown and Broomall Housing Market

January 2019

Zip Code(s): 19008 and 19083

Units Sold

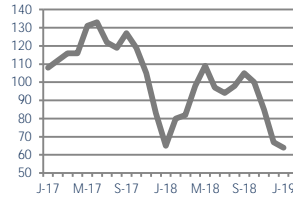
19



Down
Vs. Year Ago

Active Inventory

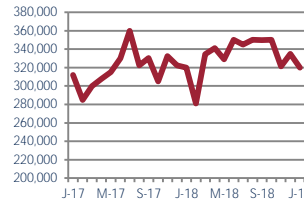
64



Down -2%
Vs. Year Ago

Median Sale Price

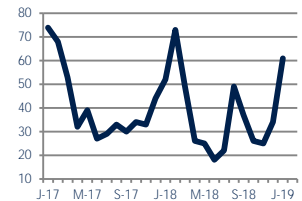
\$320,000



No Change
Vs. Year Ago

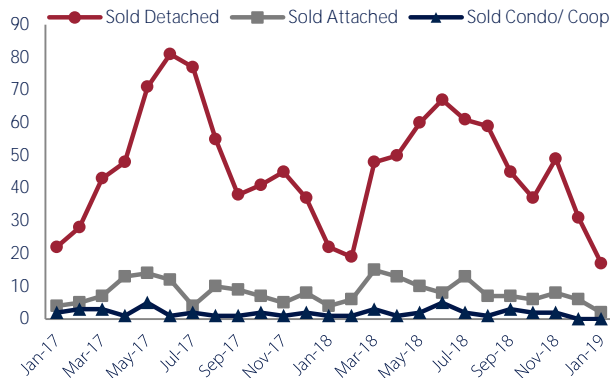
Days On Market

61



Up 17%
Vs. Year Ago

Units Sold*



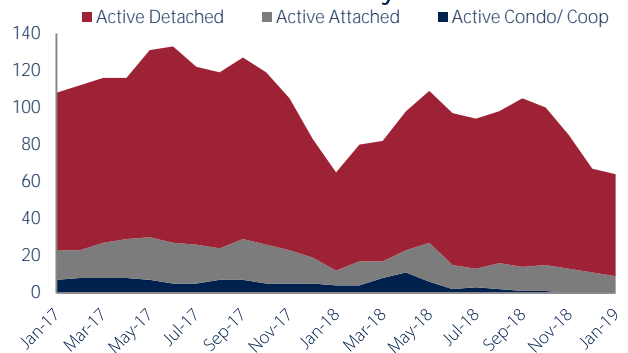
Units Sold

With relatively few transactions, there was a decrease in total units sold in January, with 19 sold this month in Havertown and Broomall. This month's total units sold was lower than at this time last year, a decrease from January 2018.

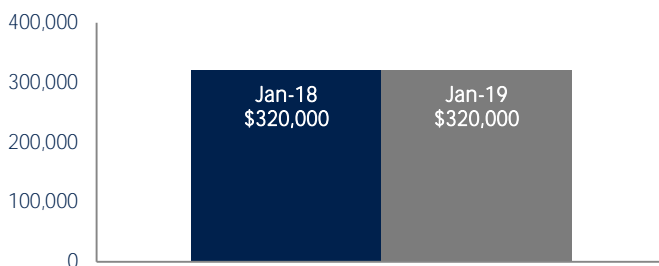
Active Inventory

Versus last year, the total number of homes available this month is lower by 1 units or 2%. The total number of active inventory this January was 64 compared to 65 in January 2018. This month's total of 64 is lower than the previous month's total supply of available inventory of 67, a decrease of 4%.

Active Inventory*



Median Sale Price



Median Sale Price

Last January, the median sale price for Havertown and Broomall Homes was \$320,000. This January, the median sale price was \$320,000, which is similar compared to a year ago. The current median sold price is 4% higher than in December.

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

Havertown and Broomall are defined as properties listed in zip code/s 19008 and 19083.

*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 BRIGHTMLS 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 BRIGHTMLS or Long & Foster Real Estate, Inc.



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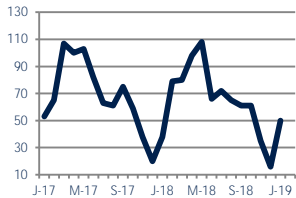
Focus On: Havertown and Broomall Housing Market

January 2019

Zip Code(s): 19008 and 19083

New Listings

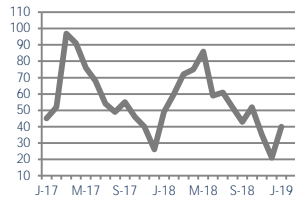
50



Up 32%
Vs. Year Ago

Current Contracts

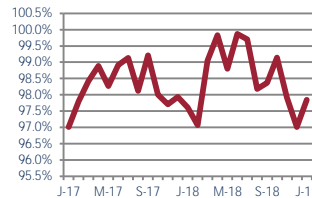
40



Down -18%
Vs. Year Ago

Sold Vs. List Price

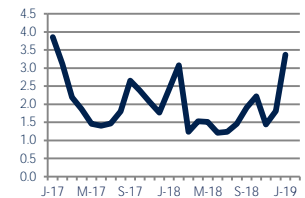
97.9%



No Change
Vs. Year Ago

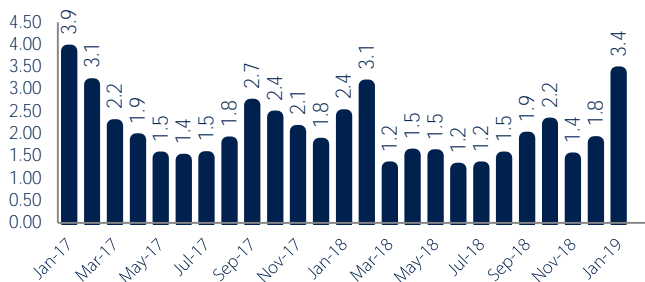
Months of Supply

3.4



Up 40%
Vs. Year Ago

Months Of Supply



Months of Supply

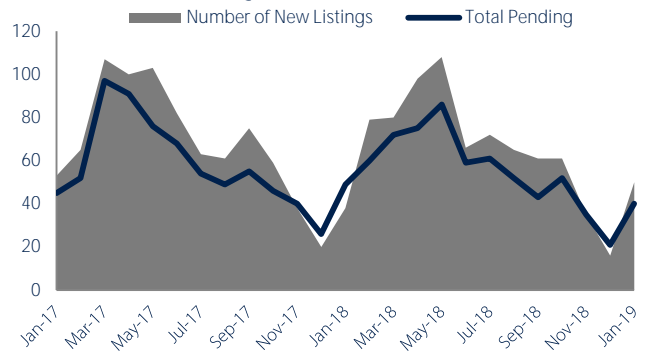
In January, there was 3.4 months of supply available in Havertown and Broomall, compared to 2.4 in January 2018. That is an increase of 40% versus a year ago.

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.

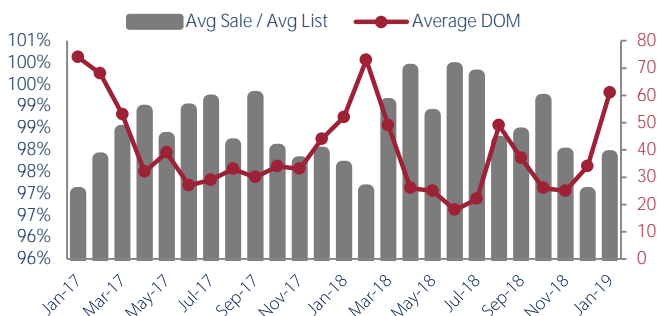
New Listings & Current Contracts

This month there were 50 homes newly listed for sale in Havertown and Broomall compared to 38 in January 2018, an increase of 32%. There were 40 current contracts pending sale this January compared to 49 a year ago. The number of current contracts is 18% lower than last January.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In January, the average sale price in Havertown and Broomall was 97.9% 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 61, higher than the average last year, which was 52, an increase of 17%.



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