



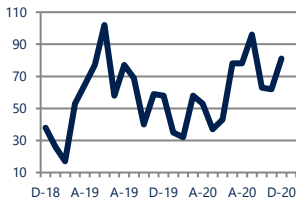
**Focus On: Havertown and Broomall Housing Market**

December 2020

Zip Code(s): 19008 and 19083

**Units Sold**

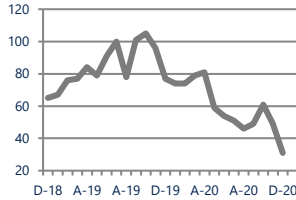
81



**Up**  
Vs. Year Ago

**Active Inventory**

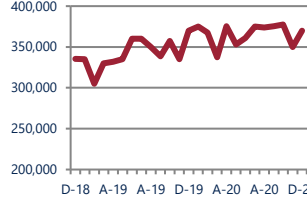
31



**Down -60%**  
Vs. Year Ago

**Median Sale Price**

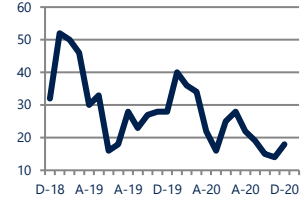
\$370,000



**No Change**  
Vs. Year Ago

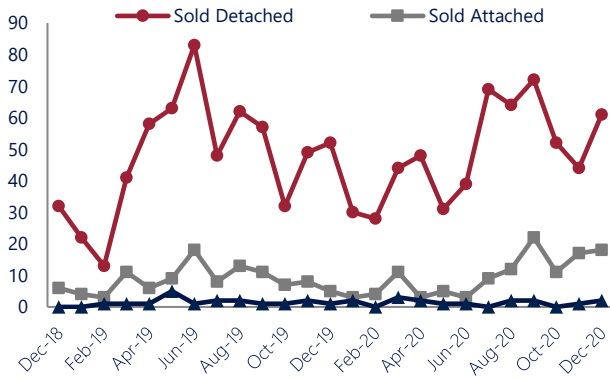
**Days On Market**

18



**Down -36%**  
Vs. Year Ago

**Units Sold\***



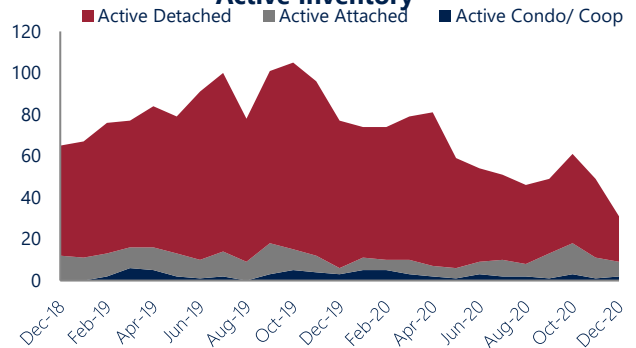
**Units Sold**

There was an increase in total units sold in December, with 81 sold this month in Havertown and Broomall. This month's total units sold was higher than at this time last year.

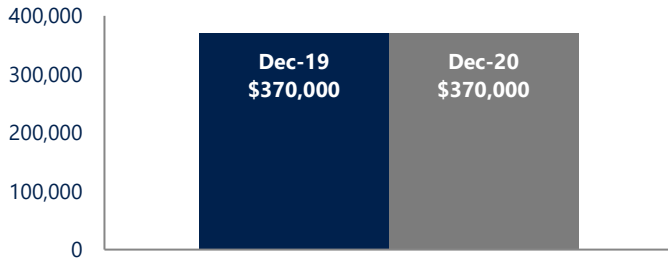
**Active Inventory**

Versus last year, the total number of homes available this month is lower by 46 units or 60%. The total number of active inventory this December was 31 compared to 77 in December 2019. This month's total of 31 is lower than the previous month's total supply of available inventory of 49, a decrease of 37%.

**Active Inventory\***



**Median Sale Price**



**Median Sale Price**

Last December, the median sale price for Havertown and Broomall Homes was \$370,000. This December, the median sale price was \$370,000, which is similar compared to a year ago. The current median sold price is 6% higher than in November.

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.





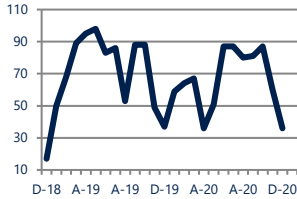
## Focus On: Havertown and Broomall Housing Market

December 2020

Zip Code(s): 19008 and 19083

### New Listings

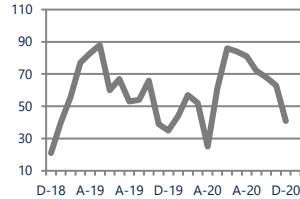
36



Down -3%  
Vs. Year Ago

### Current Contracts

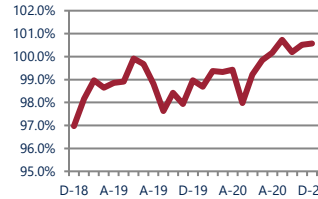
41



Up 17%  
Vs. Year Ago

### Sold Vs. List Price

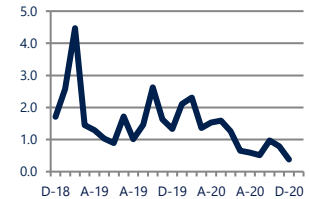
100.6%



Up 1.6%  
Vs. Year Ago

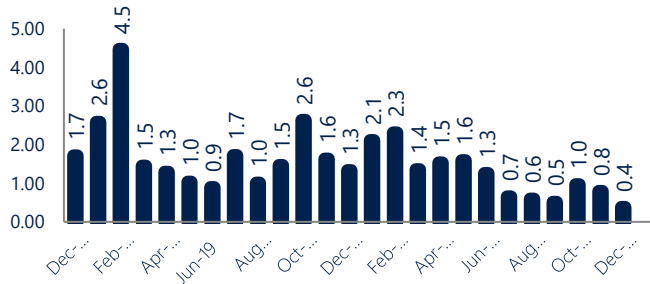
### Months of Supply

0.4



Down -71%  
Vs. Year Ago

### Months of Supply



### Months of Supply

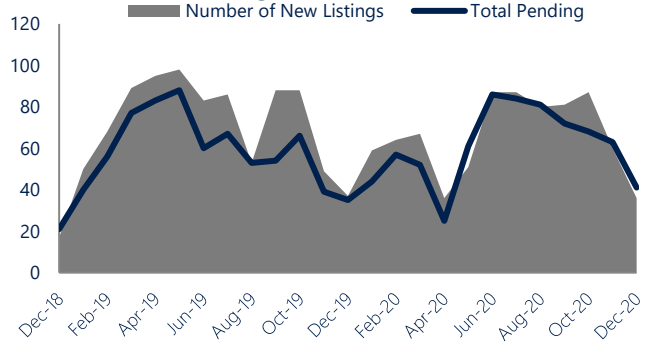
In December, there was 0.4 months of supply available in Havertown and Broomall, compared to 1.3 in December 2019. That is a decrease of 71% versus a year ago.

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.

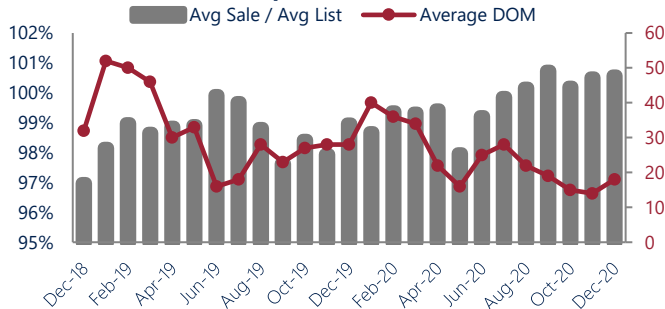
### New Listings & Current Contracts

This month there were 36 homes newly listed for sale in Havertown and Broomall compared to 37 in December 2019, a decrease of 3%. There were 41 current contracts pending sale this December compared to 35 a year ago. The number of current contracts is 17% higher than last December.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In December, the average sale price in Havertown and Broomall was 100.6% of the average list price, which is 1.6% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 18, lower than the average last year, which was 28, a decrease of 36%.

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