



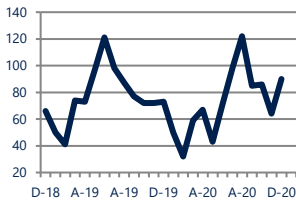
Focus On: Malvern, Paoli, and Berwyn Housing Market

December 2020

Zip Code(s): 19355, 19301, 19312 and 19333

Units Sold

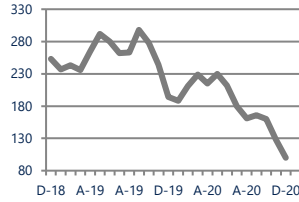
90



Up 23%
Vs. Year Ago

Active Inventory

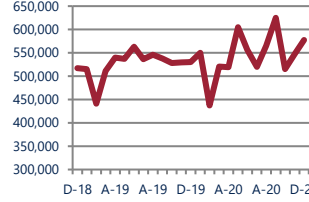
100



Down -48%
Vs. Year Ago

Median Sale Price

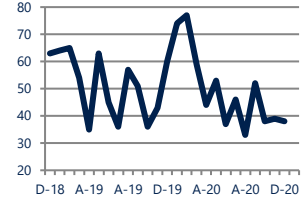
\$577,450



Up 9%
Vs. Year Ago

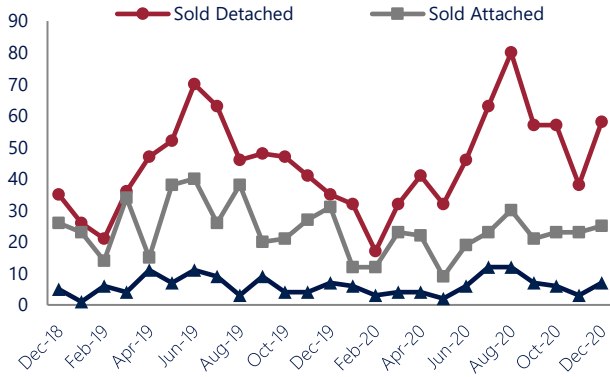
Days On Market

38



Down -37%
Vs. Year Ago

Units Sold*



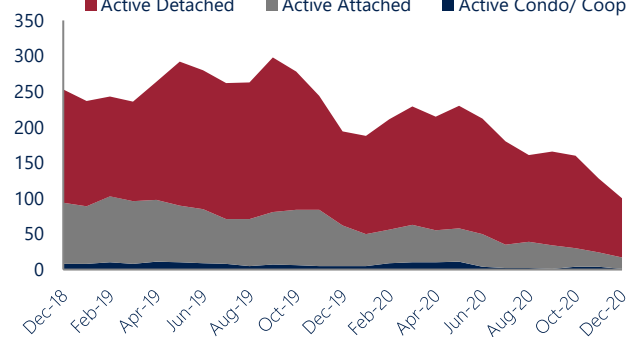
Units Sold

There was an increase in total units sold in December, with 90 sold this month in Malvern, Paoli, and Berwyn. This month's total units sold was higher than at this time last year.

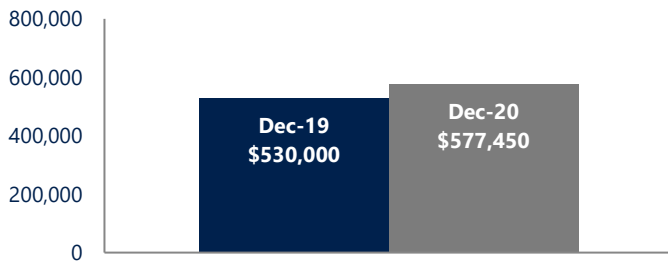
Active Inventory

Versus last year, the total number of homes available this month is lower by 94 units or 48%. The total number of active inventory this December was 100 compared to 194 in December 2019. This month's total of 100 is lower than the previous month's total supply of available inventory of 128, a decrease of 22%.

Active Inventory*



Median Sale Price



Median Sale Price

Last December, the median sale price for Malvern, Paoli, and Berwyn Homes was \$530,000. This December, the median sale price was \$577,450, an increase of 9% or \$47,450 compared to last year. 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.

Malvern, Paoli, and Berwyn are defined as properties listed in zip code/s 19355, 19301, 19312 and 19333.

*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.

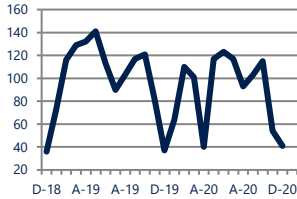




Zip Code(s): 19355, 19301, 19312 and 19333

New Listings

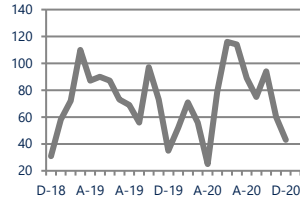
41



Up 11%
Vs. Year Ago

Current Contracts

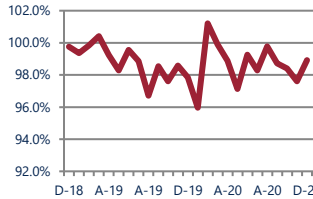
43



Up 23%
Vs. Year Ago

Sold Vs. List Price

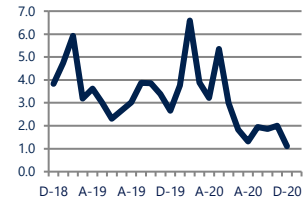
98.9%



Up 1.1%
Vs. Year Ago

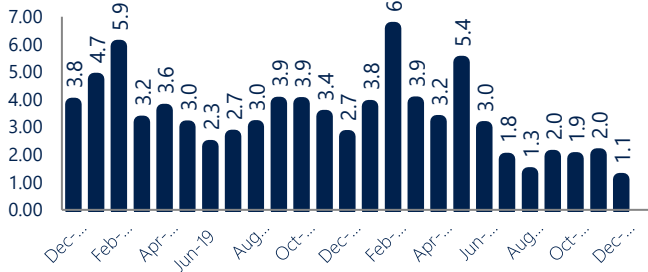
Months of Supply

1.1



Down -58%
Vs. Year Ago

Months Of Supply



Months of Supply

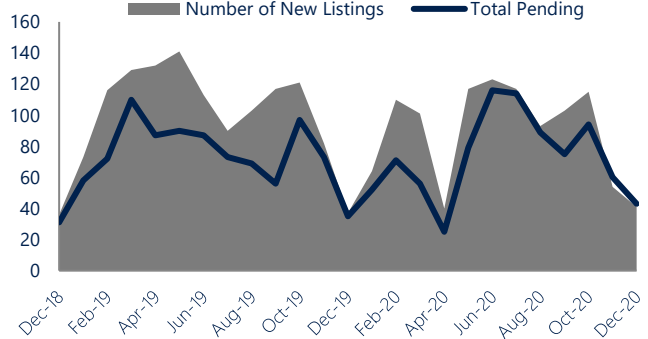
In December, there was 1.1 months of supply available in Malvern, Paoli, and Berwyn, compared to 2.7 in December 2019. That is a decrease of 58% versus a year ago.

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.

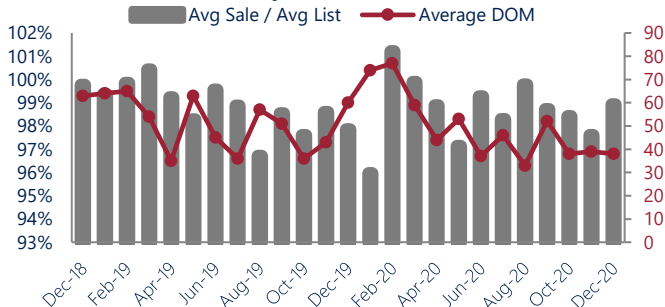
New Listings & Current Contracts

This month there were 41 homes newly listed for sale in Malvern, Paoli, and Berwyn compared to 37 in December 2019, an increase of 11%. There were 43 current contracts pending sale this December compared to 35 a year ago. The number of current contracts is 23% 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 Malvern, Paoli, and Berwyn was 98.9% of the average list price, which is 1.1% higher than at this time last year.

Days On Market

This month, the average number of days on market was 38, lower than the average last year, which was 60, a decrease of 37%.



Malvern, Paoli, and Berwyn are defined as properties listed in zip code/s 19355, 19301, 19312 and 19333.

*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.

