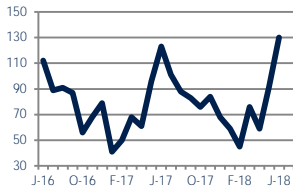


Focus On: Malvern, Paoli, and Berwyn Housing Market

June 2018

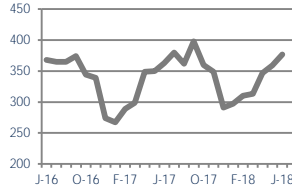
Zip Code(s): 19355, 19301, 19312 and 19333

Units Sold
130



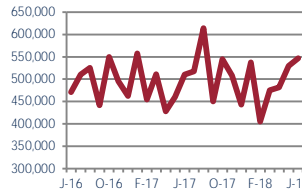
Up 6%
Vs. Year Ago

Active Inventory
377



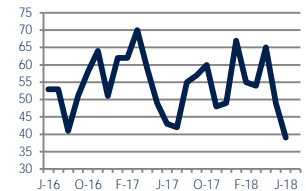
Up 4%
Vs. Year Ago

Median Sale Price
\$546,596



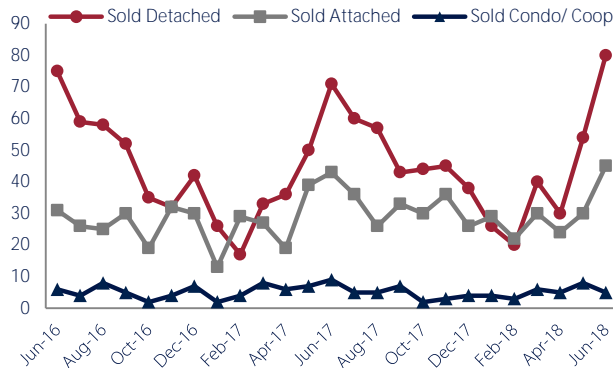
Up 7%
Vs. Year Ago

Days On Market
39



Down -9%
Vs. Year Ago

Units Sold*



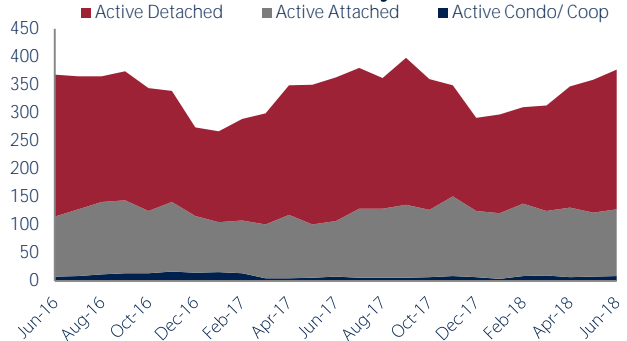
Units Sold

There was an increase in total units sold in June, with 130 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 higher by 14 units or 4%. The total number of active inventory this June was 377 compared to 363 in June 2017. This month's total of 377 is higher than the previous month's total supply of available inventory of 359, an increase of 5%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Malvern, Paoli, and Berwyn Homes was \$510,000. This June, the median sale price was \$546,596, an increase of 7% or \$36,596 compared to last year. The current median sold price is 3% higher than in May.

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 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.



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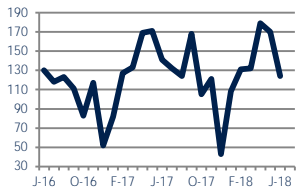
Focus On: Malvern, Paoli, and Berwyn Housing Market

June 2018

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

New Listings

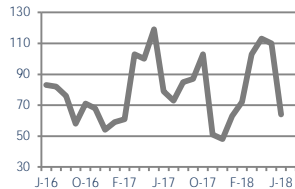
124



Down -12%
Vs. Year Ago

Current Contracts

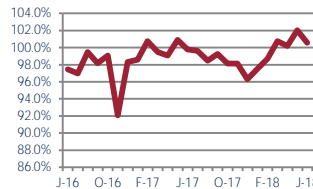
64



Down -19%
Vs. Year Ago

Sold Vs. List Price

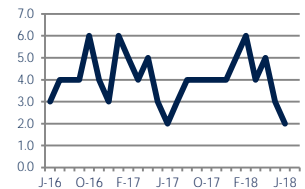
100.6%



Up 0.8%
Vs. Year Ago

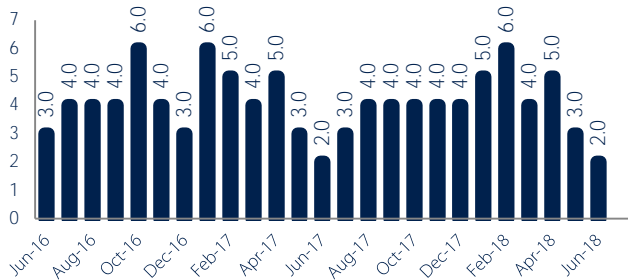
Months of Supply

2.0



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

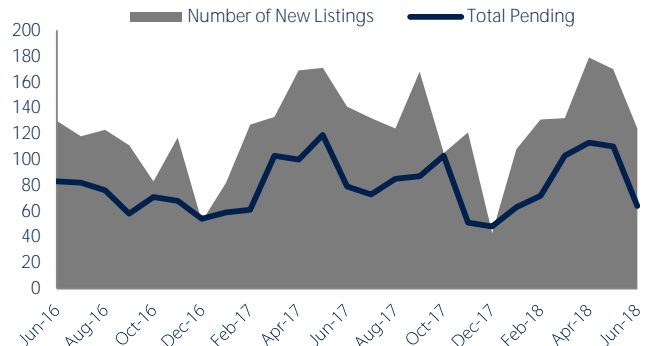
In June, there was 2.9 months of supply available in Malvern, Paoli, and Berwyn. The amount of supply is similar compared to a year ago.

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.

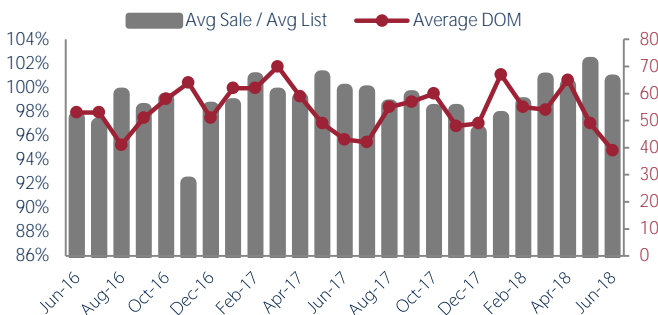
New Listings & Current Contracts

This month there were 124 homes newly listed for sale in Malvern, Paoli, and Berwyn compared to 141 in June 2017, a decrease of 12%. There were 64 current contracts pending sale this June compared to 79 a year ago. The number of current contracts is 19% lower than last June.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Malvern, Paoli, and Berwyn was 100.6% of the average list price, which is 0.8% higher than at this time last year.

Days On Market

This month, the average number of days on market was 39, lower than the average last year, which was 43, a decrease of 9%.



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