



# The Long & Foster Market Minute™

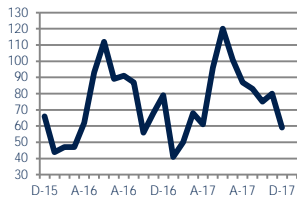
Focus On: Malvern, Paoli, and Berwyn Housing Market

December 2017

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

## Units Sold

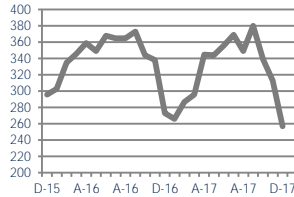
59



Down -25%  
Vs. Year Ago

## Active Inventory

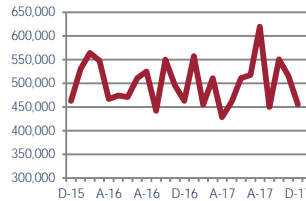
257



Down -6%  
Vs. Year Ago

## Median Sale Price

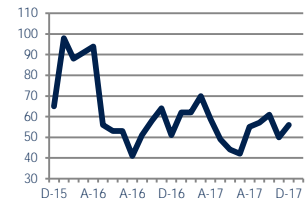
\$455,000



Down -2%  
Vs. Year Ago

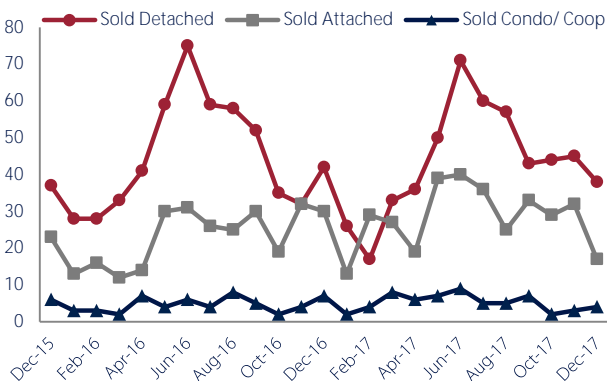
## Days On Market

56



Up 10%  
Vs. Year Ago

## Units Sold\*



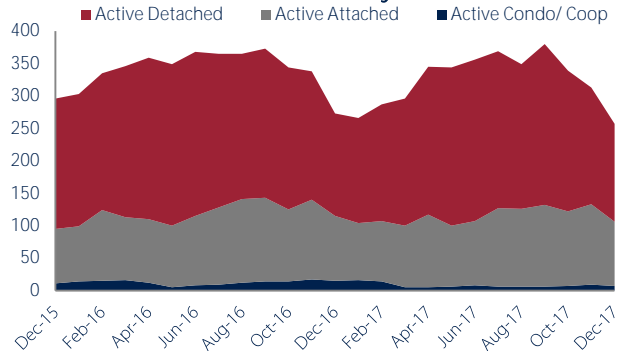
## Units Sold

There was a decrease in total units sold in December, with 59 sold this month in Malvern, Paoli, and Berwyn versus 80 last month, a decrease of 26%. This month's total units sold was lower than at this time last year, a decrease of 25% versus December 2016.

## Active Inventory

Versus last year, the total number of homes available this month is lower by 16 units or 6%. The total number of active inventory this December was 257 compared to 273 in December 2016. This month's total of 257 is lower than the previous month's total supply of available inventory of 313, a decrease of 18%.

## Active Inventory\*



## Median Sale Price

Last December, the median sale price for Malvern, Paoli, and Berwyn Homes was \$462,720. This December, the median sale price was \$455,000, a decrease of 2% or \$7,720 compared to last year. The current median sold price is 12% lower 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.

## Median Sale Price



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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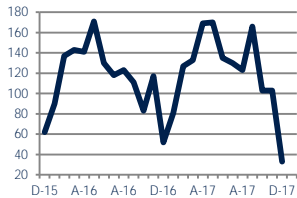
## Focus On: Malvern, Paoli, and Berwyn Housing Market

December 2017

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

### New Listings

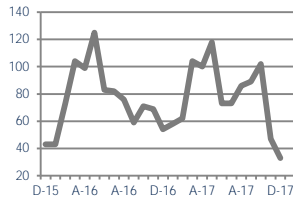
33



Down -37%  
Vs. Year Ago

### Current Contracts

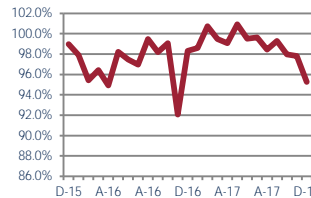
33



Down -39%  
Vs. Year Ago

### Sold Vs. List Price

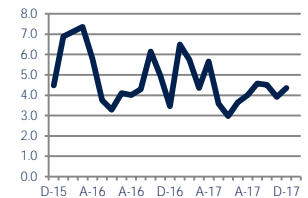
95.3%



Down -3.1%  
Vs. Year Ago

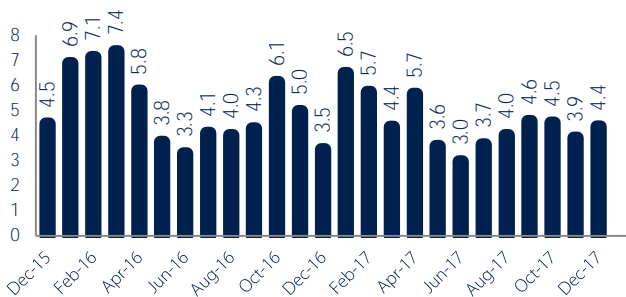
### Months of Supply

4.4



Up 26%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

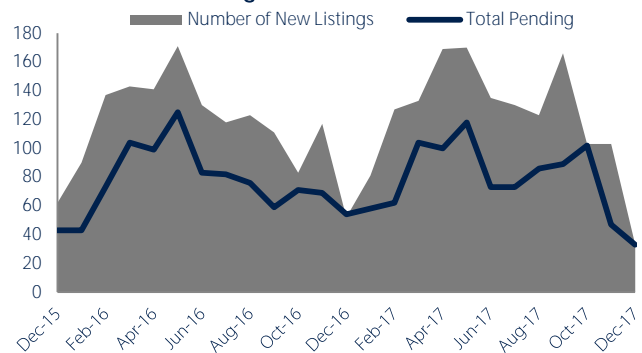
In December, there was 4.4 months of supply available in Malvern, Paoli, and Berwyn, compared to 3.5 in December 2016. That is an increase of 26% versus a year ago.

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.

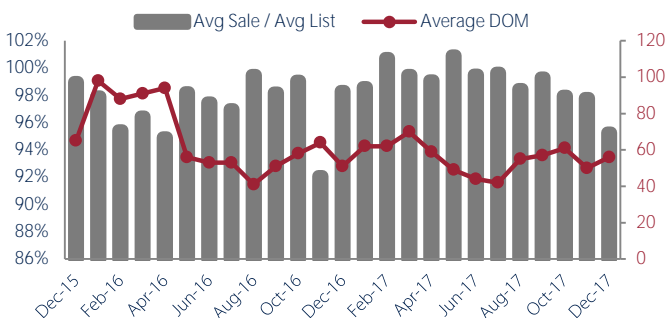
### New Listings & Current Contracts

This month there were 33 homes newly listed for sale in Malvern, Paoli, and Berwyn compared to 52 in December 2016, a decrease of 37%. There were 33 current contracts pending sale this December compared to 54 a year ago. The number of current contracts is 39% lower 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 95.3% of the average list price, which is 3.0% lower than at this time last year.

### Days On Market

This month, the average number of days on market was 56, higher than the average last year, which was 51, an increase of 10%.



Malvern, Paoli, and Berwyn are defined as properties listed in zip code/s 19335, 19301, 19312 and 19333.

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