



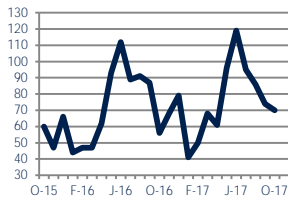
Focus On: Malvern, Paoli, and Berwyn Housing Market

October 2017

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

Units Sold

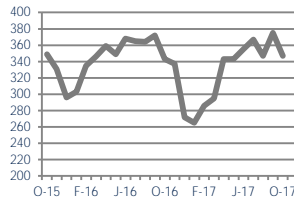
70



Up 25%
Vs. Year Ago

Active Inventory

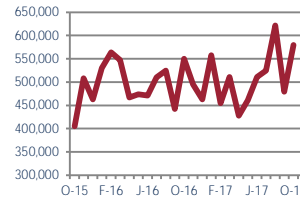
347



Up 1%
Vs. Year Ago

Median Sale Price

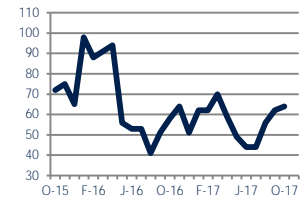
\$580,000



Up 5%
Vs. Year Ago

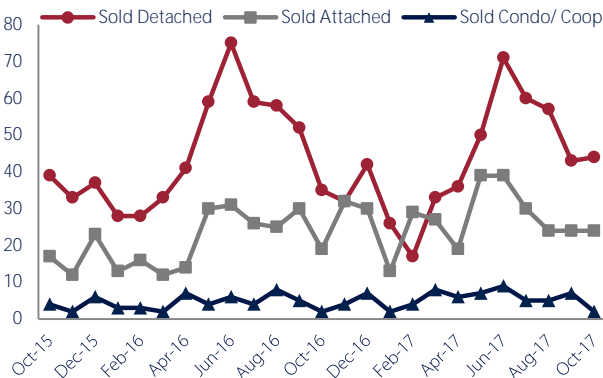
Days On Market

64



Up 10%
Vs. Year Ago

Units Sold*



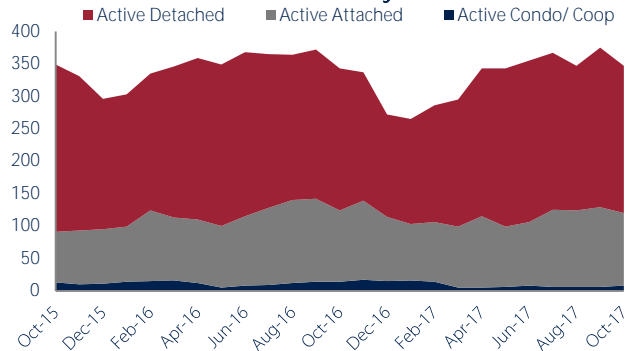
Units Sold

There was a decrease in total units sold in October, with 70 sold this month in Malvern, Paoli, and Berwyn versus 74 last month, a decrease of 5%. This month's total units sold was higher than at this time last year, an increase of 25% versus October 2016.

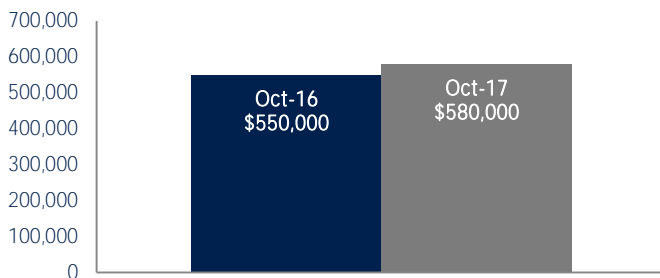
Active Inventory

Versus last year, the total number of homes available this month is higher by 4 units or 1%. The total number of active inventory this October was 347 compared to 343 in October 2016. This month's total of 347 is lower than the previous month's total supply of available inventory of 375, a decrease of 7%.

Active Inventory*



Median Sale Price



Median Sale Price

Last October, the median sale price for Malvern, Paoli, and Berwyn Homes was \$550,000. This October, the median sale price was \$580,000, an increase of 5% or \$30,000 compared to last year. The current median sold price is 21% higher than in September.

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

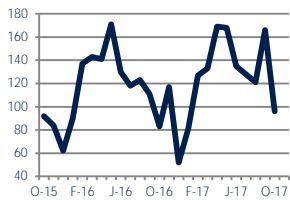
Focus On: Malvern, Paoli, and Berwyn Housing Market

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New Listings

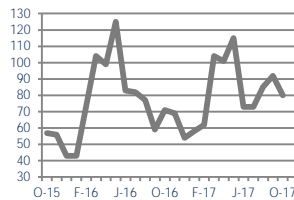
96



Up 16%
Vs. Year Ago

Current Contracts

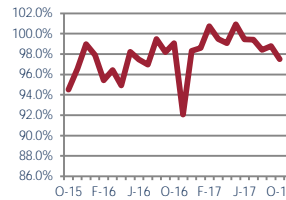
80



Up 13%
Vs. Year Ago

Sold Vs. List Price

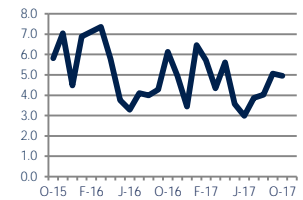
97.5%



Down -1.6%
Vs. Year Ago

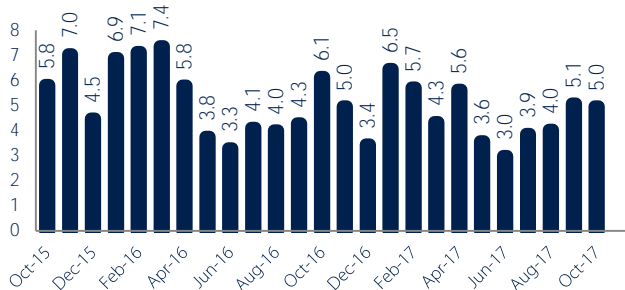
Months of Supply

5.0



Down -19%
Vs. Year Ago

Months Of Supply



Months of Supply

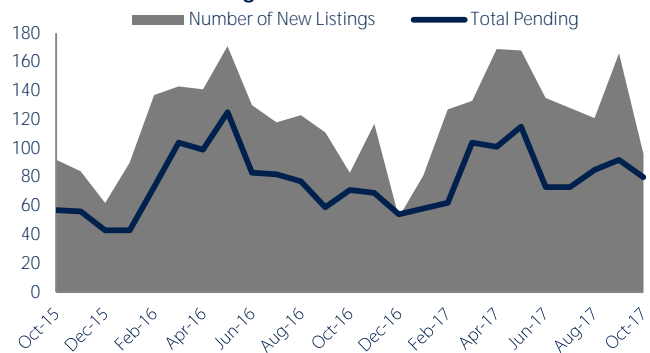
In October, there was 5.0 months of supply available in Malvern, Paoli, and Berwyn, compared to 6.1 in October 2016. That is a decrease of 19% versus a year ago.

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.

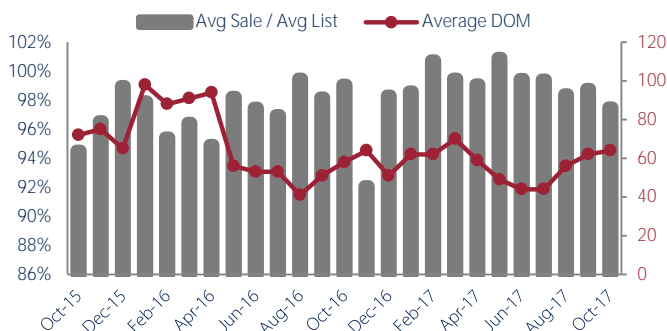
New Listings & Current Contracts

This month there were 96 homes newly listed for sale in Malvern, Paoli, and Berwyn compared to 83 in October 2016, an increase of 16%. There were 80 current contracts pending sale this October compared to 71 a year ago. The number of current contracts is 13% higher than last October.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In October, the average sale price in Malvern, Paoli, and Berwyn was 97.5% of the average list price, which is 1.6% lower than at this time last year.

Days On Market

This month, the average number of days on market was 64, higher than the average last year, which was 58, an increase of 10%.