

THE LONG & FOSTER MARKET MINUTE™

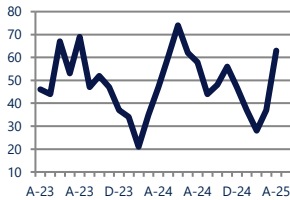
FOCUS ON: **MALVERN, PAOLI, AND BERWYN HOUSING MARKET**

APRIL 2025

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

Units Sold

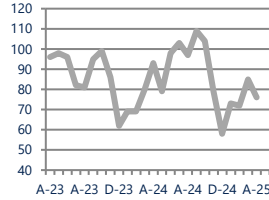
63



Up 34%
Vs. Year Ago

Active Inventory

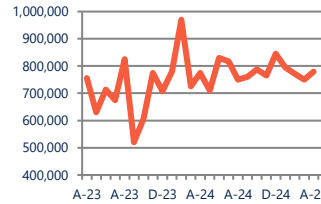
76



Down -18%
Vs. Year Ago

Median Sale Price

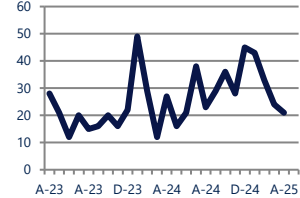
\$779,000



Up 1%
Vs. Year Ago

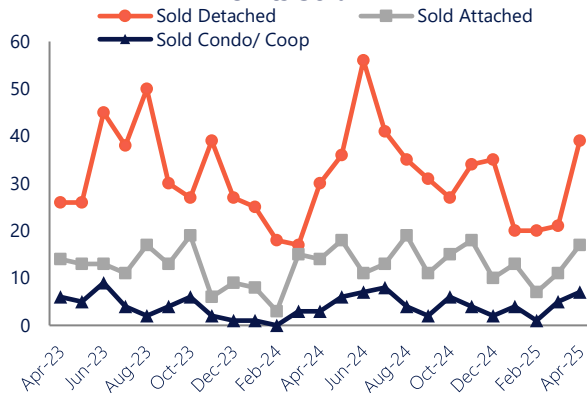
Days On Market

21



Down -22%
Vs. Year Ago

Units Sold*



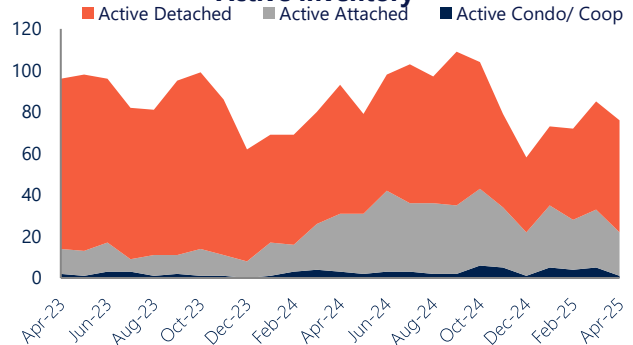
Units Sold

There was an increase in total units sold in April, with 63 sold this month in Malvern, Paoli, and Berwyn. This month's total units sold was higher than at this time last year.

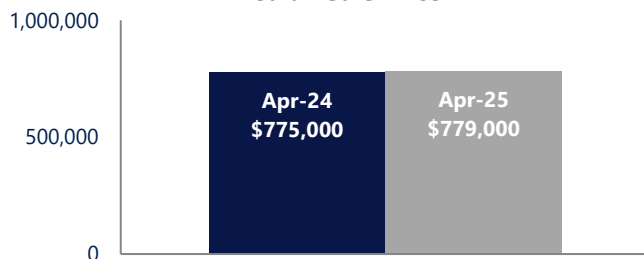
Active Inventory

Versus last year, the total number of homes available this month is lower by 17 units or 18%. The total number of active inventory this April was 76 compared to 93 in April 2024. This month's total of 76 is lower than the previous month's total supply of available inventory of 85, a decrease of 11%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Malvern, Paoli, and Berwyn Homes was \$775,000. This April, the median sale price was \$779,000, an increase of 1% or \$4,000 compared to last year. The current median sold price is 4% higher than in March.

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.

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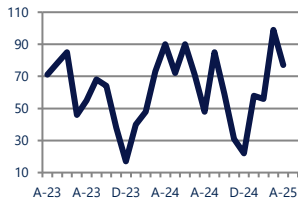
FOCUS ON: **MALVERN, PAOLI, AND BERWYN HOUSING MARKET**

APRIL 2025

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

New Listings

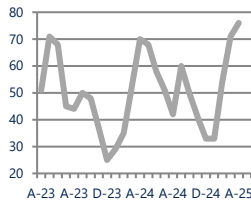
77



Down -14%
Vs. Year Ago

Current Contracts

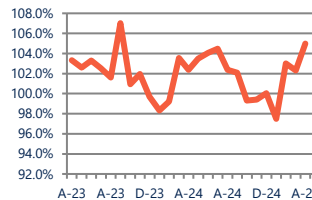
76



Up 9%
Vs. Year Ago

Sold Vs. List Price

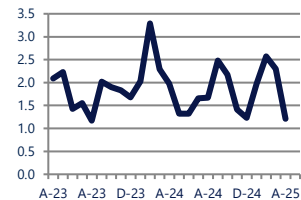
105.0%



Up 2.6%
Vs. Year Ago

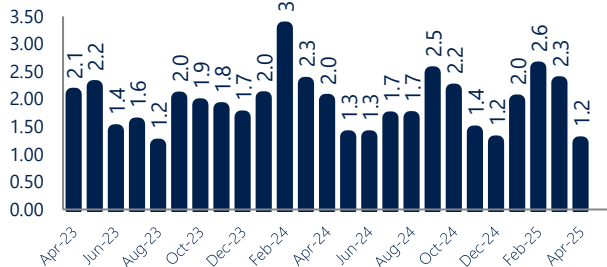
Months of Supply

1.2



Down -39%
Vs. Year Ago

Months Of Supply



Months of Supply

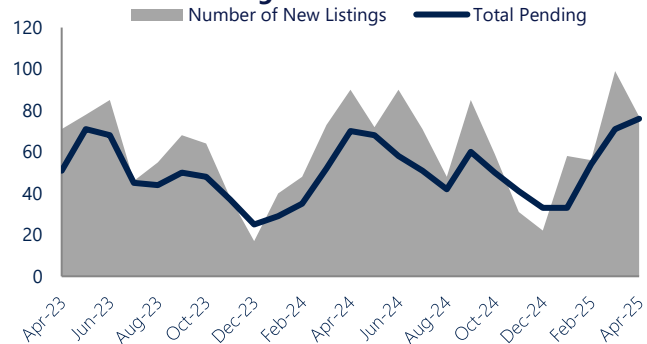
In April, there was 1.2 months of supply available in Malvern, Paoli, and Berwyn, compared to 2.0 in April 2024. That is a decrease of 39% versus a year ago.

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.

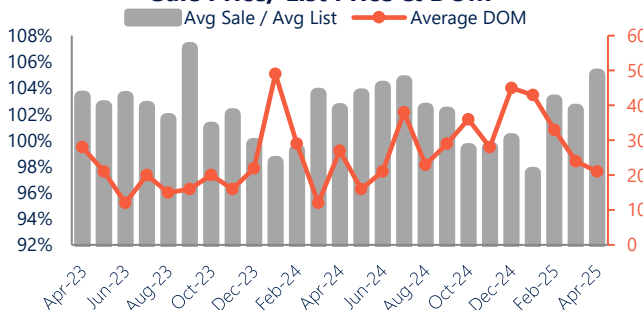
New Listings & Current Contracts

This month there were 77 homes newly listed for sale in Malvern, Paoli, and Berwyn compared to 90 in April 2024, a decrease of 14%. There were 76 current contracts pending sale this April compared to 70 a year ago. The number of current contracts is 9% higher than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Malvern, Paoli, and Berwyn was 105.0% of the average list price, which is 2.6% higher than at this time last year.

Days On Market

This month, the average number of days on market was 21, lower than the average last year, which was 27, a decrease of 22%.

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