



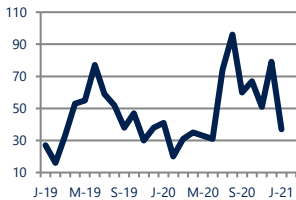
Focus On: Newtown Square and Glen Mills Housing Market

January 2021

Zip Code(s): 19073 and 19342

Units Sold

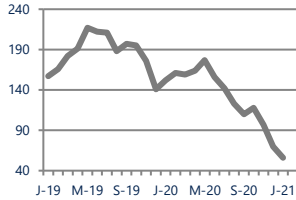
37



Down
Vs. Year Ago

Active Inventory

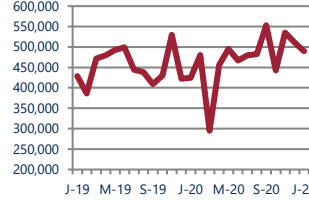
56



Down -63%
Vs. Year Ago

Median Sale Price

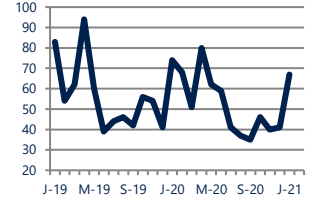
\$490,000



Up 15%
Vs. Year Ago

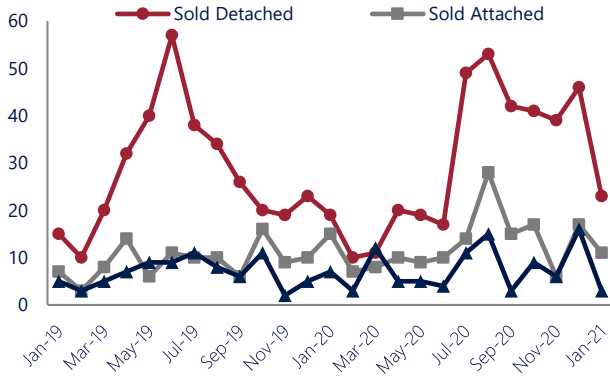
Days On Market

67



Down -9%
Vs. Year Ago

Units Sold*



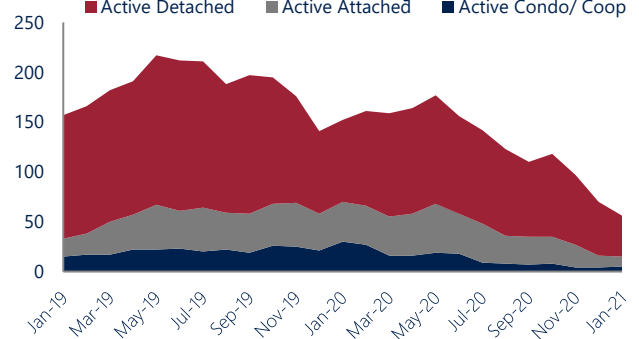
Units Sold

With relatively few transactions, there was a decrease in total units sold in January, with 37 sold this month in Newtown Square and Glen Mills. This month's total units sold was lower than at this time last year, a decrease from January 2020.

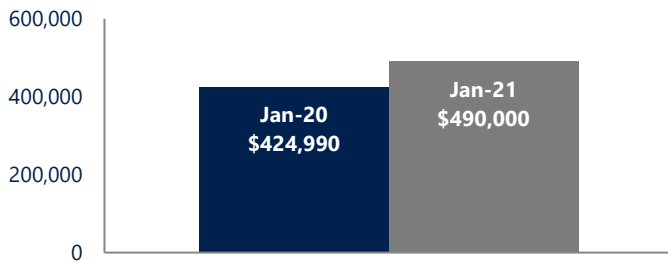
Active Inventory

Versus last year, the total number of homes available this month is lower by 96 units or 63%. The total number of active inventory this January was 56 compared to 152 in January 2020. This month's total of 56 is lower than the previous month's total supply of available inventory of 70, a decrease of 20%.

Active Inventory*



Median Sale Price



Median Sale Price

Last January, the median sale price for Newtown Square and Glen Mills Homes was \$424,990. This January, the median sale price was \$490,000, an increase of 15% or \$65,010 compared to last year. The current median sold price is 4% lower than in December.

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

Newtown Square and Glen Mills are defined as properties listed in zip code/s 19073 and 19342.

*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.





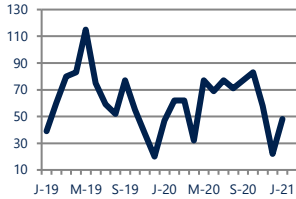
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New Listings

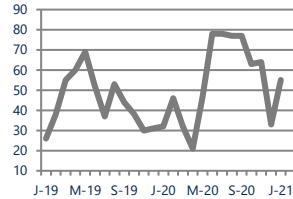
48



Up 2%
Vs. Year Ago

Current Contracts

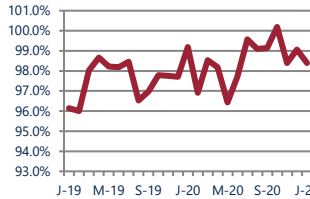
55



Up 72%
Vs. Year Ago

Sold Vs. List Price

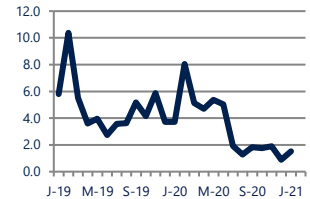
98.4%



Down -0.8%
Vs. Year Ago

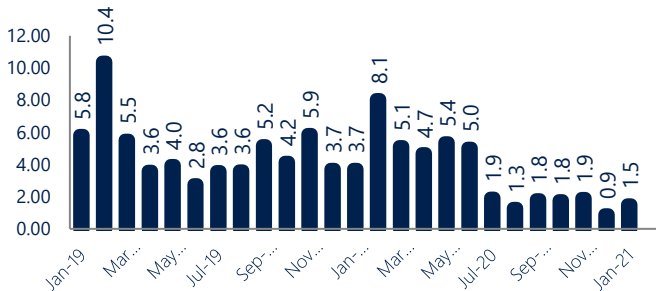
Months of Supply

1.5



Down -59%
Vs. Year Ago

Months Of Supply



Months of Supply

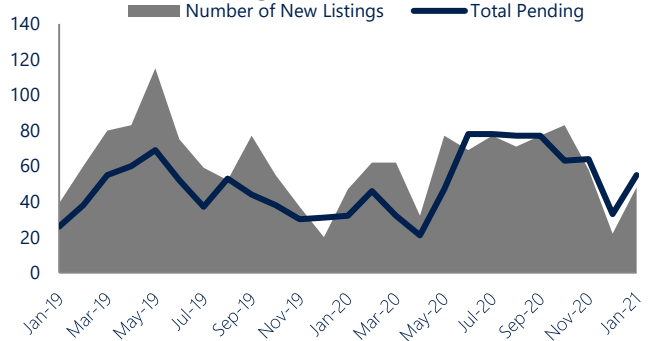
In January, there was 1.5 months of supply available in Newtown Square and Glen Mills, compared to 3.7 in January 2020. That is a decrease of 59% versus a year ago.

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.

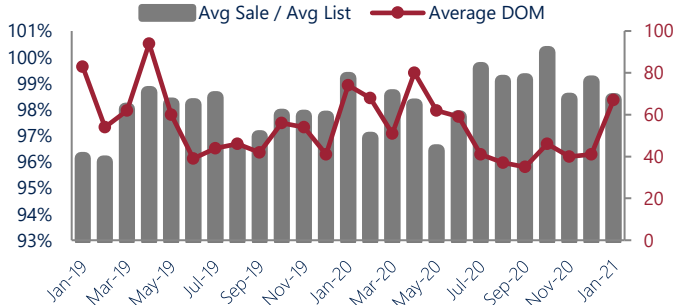
New Listings & Current Contracts

This month there were 48 homes newly listed for sale in Newtown Square and Glen Mills compared to 47 in January 2020, an increase of 2%. There were 55 current contracts pending sale this January compared to 32 a year ago. The number of current contracts is 72% higher than last January.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In January, the average sale price in Newtown Square and Glen Mills was 98.4% of the average list price, which is 0.8% lower than at this time last year.

Days On Market

This month, the average number of days on market was 67, lower than the average last year, which was 74, a decrease of 9%.

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