



The Long & Foster Market Minute™

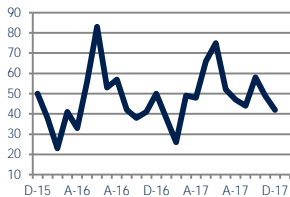
Focus On: Newtown Square and Glen Mills Housing Market

December 2017

Zip Code(s): 19073 and 19342

Units Sold

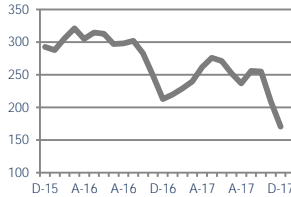
42



Down -16%
Vs. Year Ago

Active Inventory

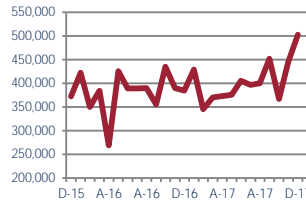
171



Down -20%
Vs. Year Ago

Median Sale Price

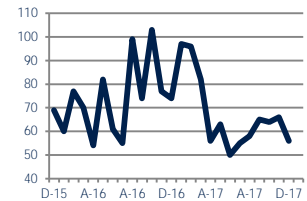
\$502,500



Up 31%
Vs. Year Ago

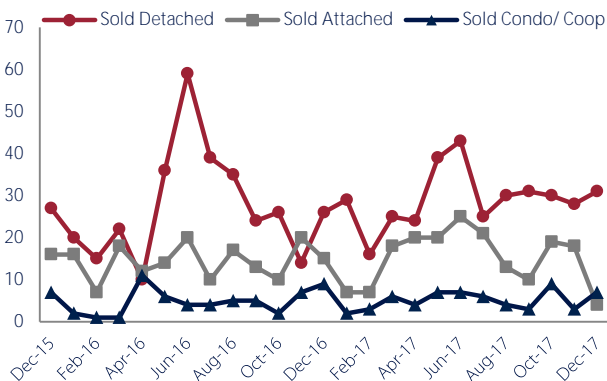
Days On Market

56



Down -24%
Vs. Year Ago

Units Sold*



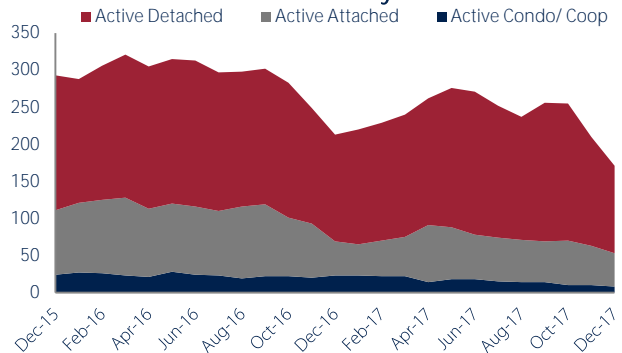
Units Sold

There was a decrease in total units sold in December, with 42 sold this month in Newtown Square and Glen Mills versus 49 last month, a decrease of 14%. This month's total units sold was lower than at this time last year, a decrease of 16% versus December 2016.

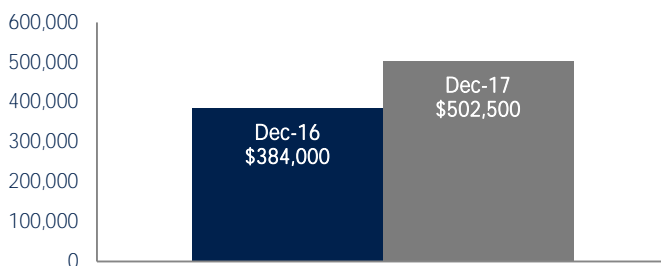
Active Inventory

Versus last year, the total number of homes available this month is lower by 42 units or 20%. The total number of active inventory this December was 171 compared to 213 in December 2016. This month's total of 171 is lower than the previous month's total supply of available inventory of 210, a decrease of 19%.

Active Inventory*



Median Sale Price



Median Sale Price

Last December, the median sale price for Newtown Square and Glen Mills Homes was \$384,000. This December, the median sale price was \$502,500, an increase of \$118,500 compared to last year. The current median sold price is higher 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.

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 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.



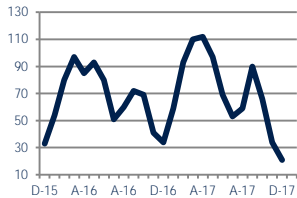
CHRISTIE'S
INTERNATIONAL REAL ESTATE



Zip Code(s): 19073 and 19342

New Listings

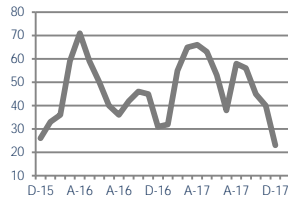
21



Down -38%
Vs. Year Ago

Current Contracts

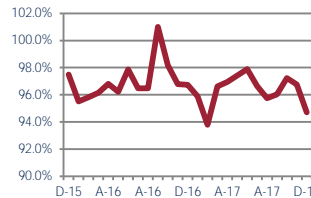
23



Down -26%
Vs. Year Ago

Sold Vs. List Price

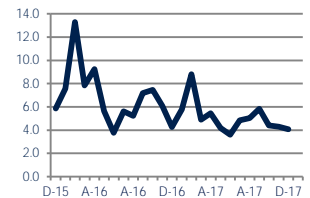
94.7%



Down -2.1%
Vs. Year Ago

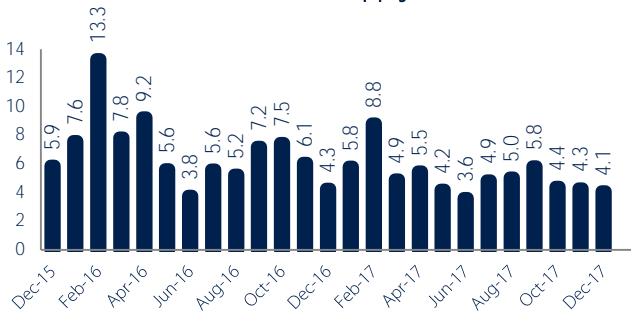
Months of Supply

4.1



Down -4%
Vs. Year Ago

Months Of Supply



Months of Supply

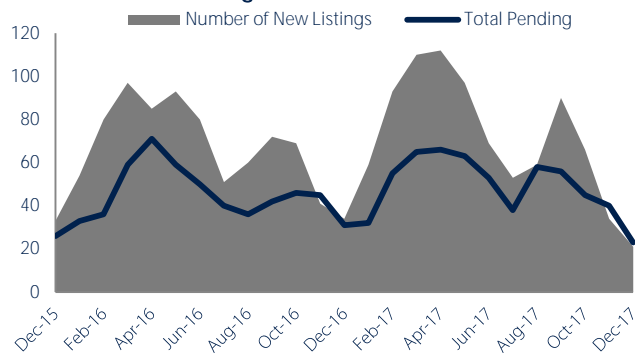
In December, there was 4.1 months of supply available in Newtown Square and Glen Mills, compared to 4.3 in December 2016. That is a decrease of 4% versus a year ago.

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.

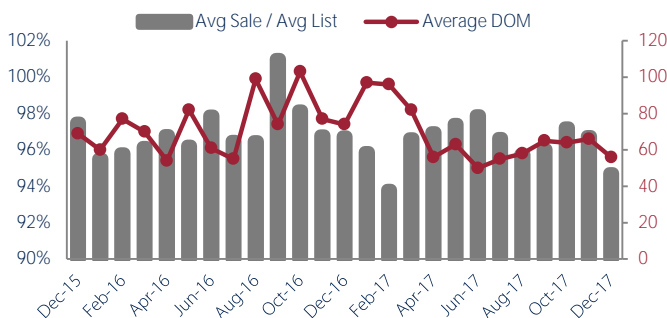
New Listings & Current Contracts

This month there were 21 homes newly listed for sale in Newtown Square and Glen Mills compared to 34 in December 2016, a decrease of 38%. There were 23 current contracts pending sale this December compared to 31 a year ago. The number of current contracts is 26% 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 Newtown Square and Glen Mills was 94.7% of the average list price, which is 2.0% lower than at this time last year.

Days On Market

This month, the average number of days on market was 56, lower than the average last year, which was 74, a decrease of 24%.



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