



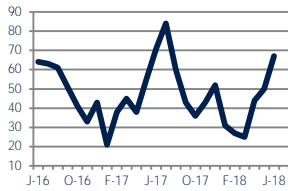
The Long & Foster Market Minute™

Focus On: Bryn Mawr, Villanova, and Gladwyne Housing Market

June 2018

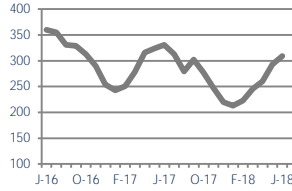
Zip Code(s): 19010, 19085, 19035 and 19041

Units Sold
67



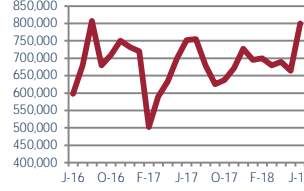
Down -6%
Vs. Year Ago

Active Inventory
309



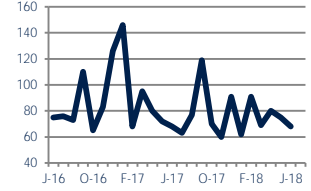
Down -7%
Vs. Year Ago

Median Sale Price
\$800,000



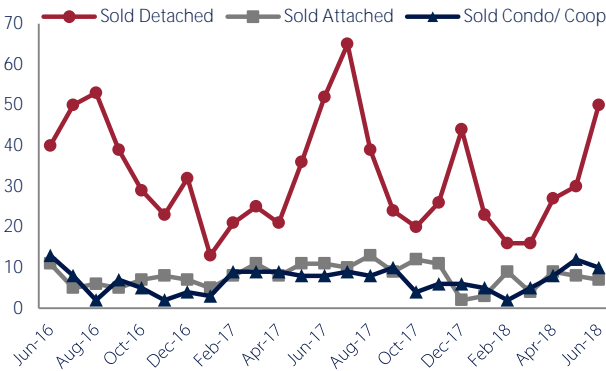
Up 6%
Vs. Year Ago

Days On Market
68



No Change
Vs. Year Ago

Units Sold*



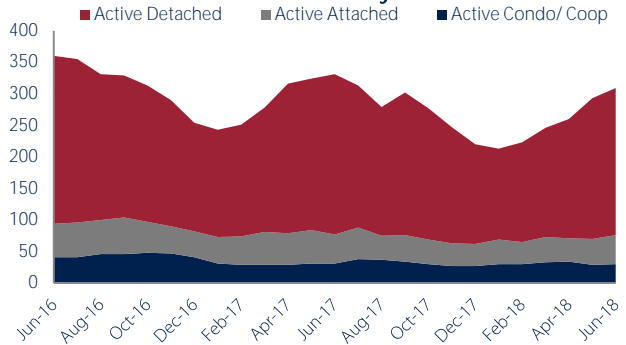
Units Sold

There was an increase in total units sold in June, with 67 sold this month in Bryn Mawr, Villanova, and Gladwyne versus 50 last month, an increase of 34%. This month's total units sold was lower than at this time last year, a decrease of 6% versus June 2017.

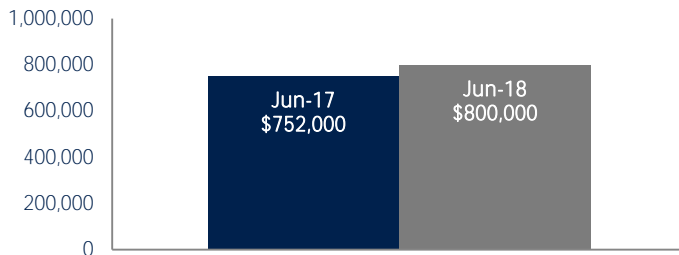
Active Inventory

Versus last year, the total number of homes available this month is lower by 22 units or 7%. The total number of active inventory this June was 309 compared to 331 in June 2017. This month's total of 309 is higher than the previous month's total supply of available inventory of 293, an increase of 5%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Bryn Mawr, Villanova, and Gladwyne Homes was \$752,000. This June, the median sale price was \$800,000, an increase of 6% or \$48,000 compared to last year. The current median sold price is 20% higher than in May.

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



Bryn Mawr, Villanova, and Gladwyne are defined as properties listed in zip code/s 19010, 19085, 19035 and 19041, and includes but is not limited to Bryn Mawr, Villanova, Gladwyne, and Haverford.

*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.

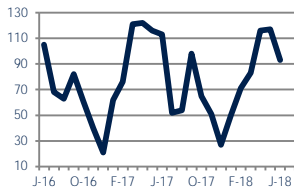
Foster Real Estate, Inc.



Zip Code(s): 19010, 19085, 19035 and 19041

New Listings

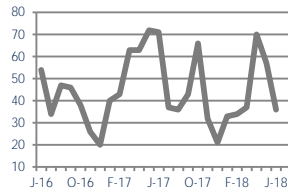
93



Down -18%
Vs. Year Ago

Current Contracts

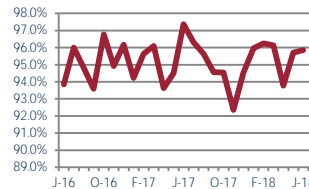
36



Down -49%
Vs. Year Ago

Sold Vs. List Price

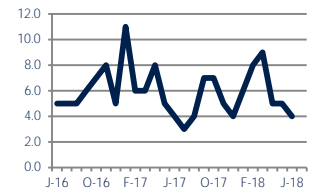
95.9%



Down -1.6%
Vs. Year Ago

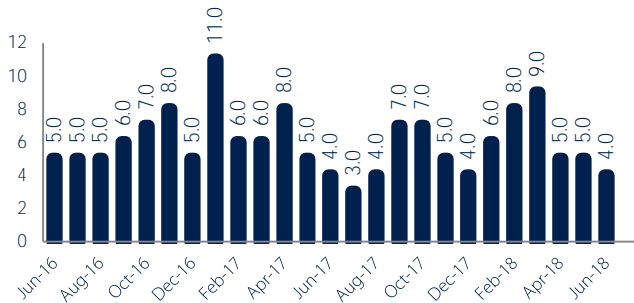
Months of Supply

4.0



No Change
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

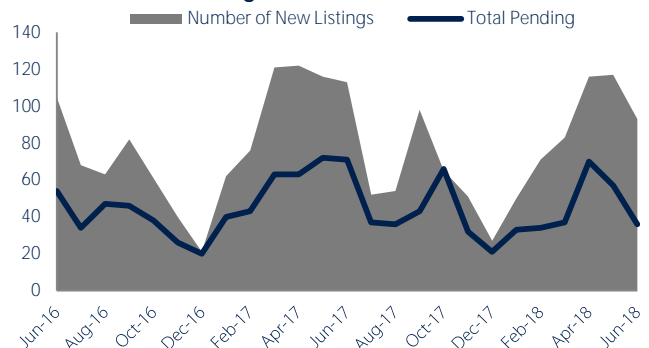
This month there were 93 homes newly listed for sale in Bryn Mawr, Villanova, and Gladwyne compared to 113 in June 2017, a decrease of 18%. There were 36 current contracts pending sale this June compared to 71 a year ago. The number of current contracts is 49% lower than last June.

Months of Supply

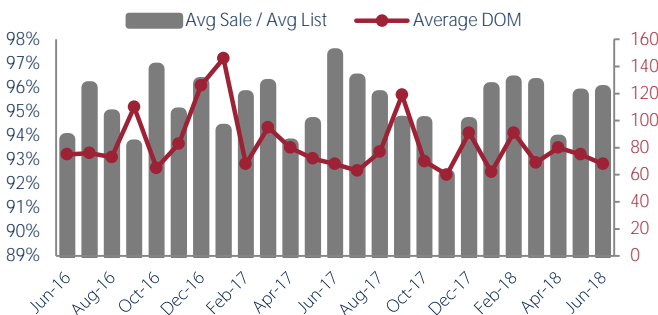
In June, there was 4.6 months of supply available in Bryn Mawr, Villanova, and Gladwyne. The amount of supply is similar compared to a year ago.

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



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Bryn Mawr, Villanova, and Gladwyne was 95.9% of the average list price, which is 1.5% lower than at this time last year.

Days On Market

This month, the average number of days on market was 68, which is similar compared to a year ago.



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