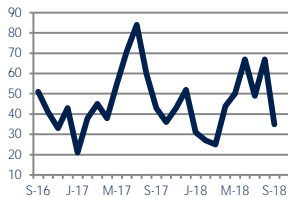


Zip Code(s): 19010, 19085, 19035 and 19041

Units Sold

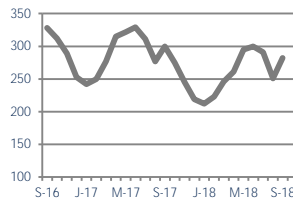
35



Down
Vs. Year Ago

Active Inventory

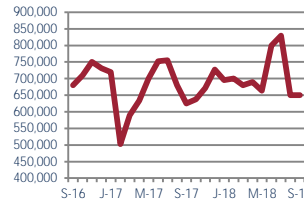
282



Down -6%
Vs. Year Ago

Median Sale Price

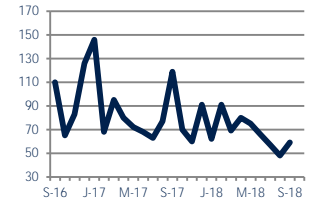
\$650,000



Up 4%
Vs. Year Ago

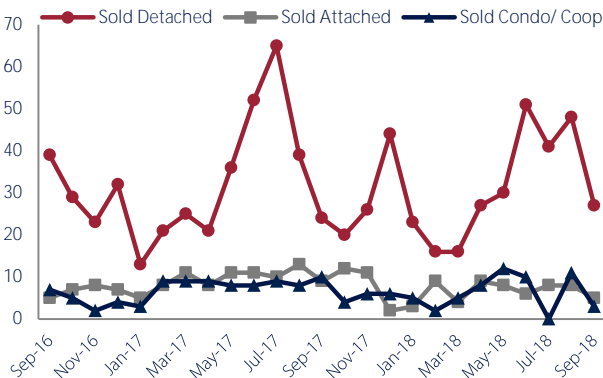
Days On Market

59



Down
Vs. Year Ago

Units Sold*



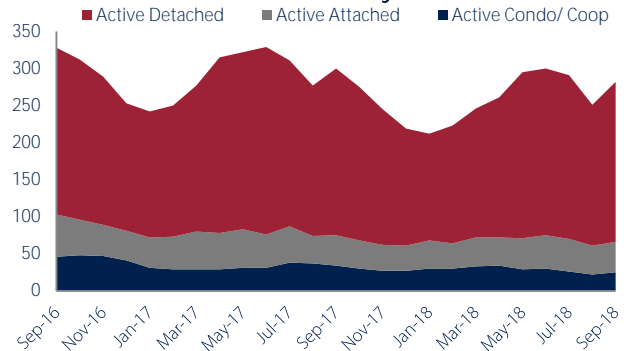
Units Sold

With relatively few transactions, there was a decrease in total units sold in September, with 35 sold this month in Bryn Mawr, Villanova, and Gladwyne. This month's total units sold was lower than at this time last year, a decrease from September 2017.

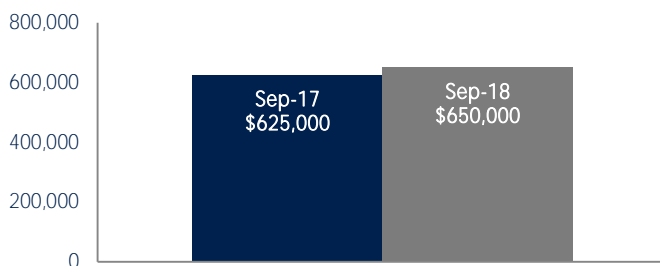
Active Inventory

Versus last year, the total number of homes available this month is lower by 18 units or 6%. The total number of active inventory this September was 282 compared to 300 in September 2017. This month's total of 282 is higher than the previous month's total supply of available inventory of 251, an increase of 12%.

Active Inventory*



Median Sale Price



Median Sale Price

Last September, the median sale price for Bryn Mawr, Villanova, and Gladwyne Homes was \$625,000. This September, the median sale price was \$650,000, an increase of 4% or \$25,000 compared to last year. The current median sold price is approximately the same as the median price in August.

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.

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The Long & Foster Market Minute™

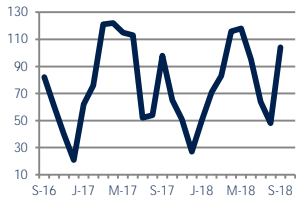
Focus On: Bryn Mawr, Villanova, and Gladwyne Housing Market

September 2018

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

New Listings

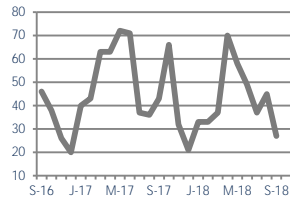
104



Up 6%
Vs. Year Ago

Current Contracts

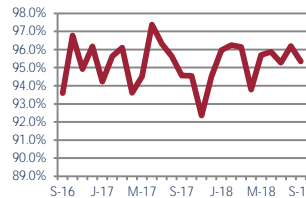
27



Down -37%
Vs. Year Ago

Sold Vs. List Price

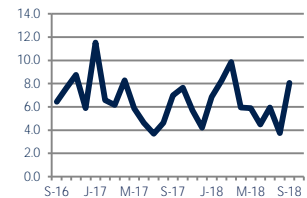
95.4%



Up 0.8%
Vs. Year Ago

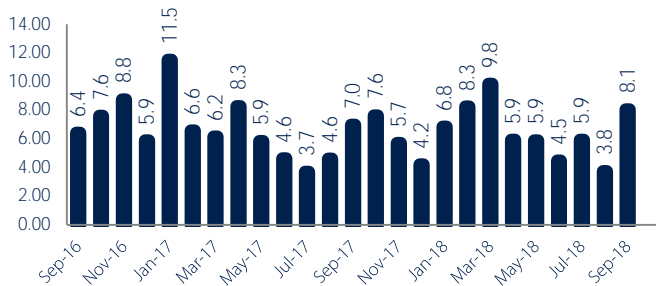
Months of Supply

8.1



Up 15%
Vs. Year Ago

Months Of Supply



Months of Supply

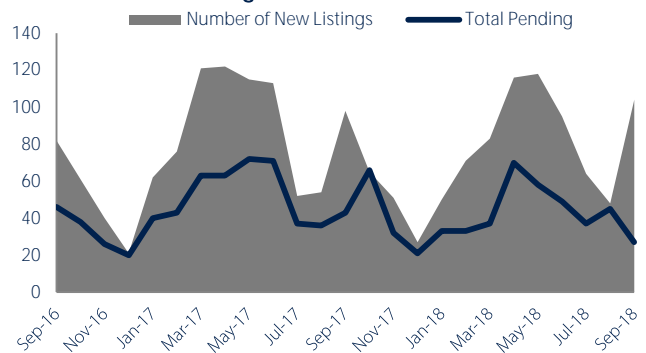
In September, there was 8.1 months of supply available in Bryn Mawr, Villanova, and Gladwyne, compared to 7.0 in September 2017. That is an increase of 15% versus a year ago.

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.

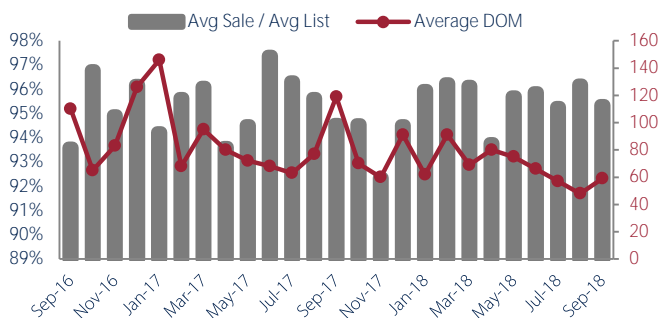
New Listings & Current Contracts

This month there were 104 homes newly listed for sale in Bryn Mawr, Villanova, and Gladwyne compared to 98 in September 2017, an increase of 6%. There were 27 current contracts pending sale this September compared to 43 a year ago. The number of current contracts is 37% lower than last September.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In September, the average sale price in Bryn Mawr, Villanova, and Gladwyne was 95.4% of the average list price, which is 0.8% higher than at this time last year.

Days On Market

This month, the average number of days on market was 59, lower than the average last year, which was 119. This decrease was impacted by the limited number of sales.



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