

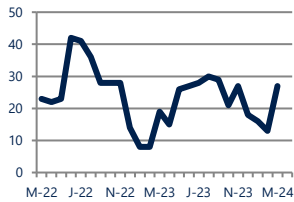


**Focus On: Garnet Valley and Glen Mills Housing Market**

March 2024

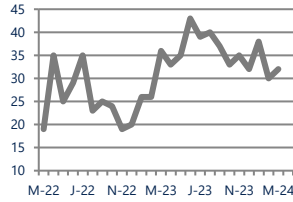
Zip Code(s): 19060 and 19342

**Units Sold**  
27



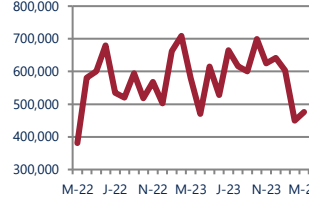
**Up**  
Vs. Year Ago

**Active Inventory**  
32



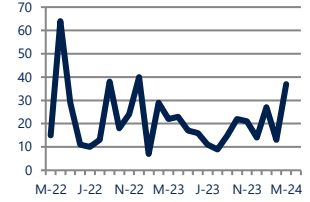
**Down -11%**  
Vs. Year Ago

**Median Sale Price**  
\$476,000



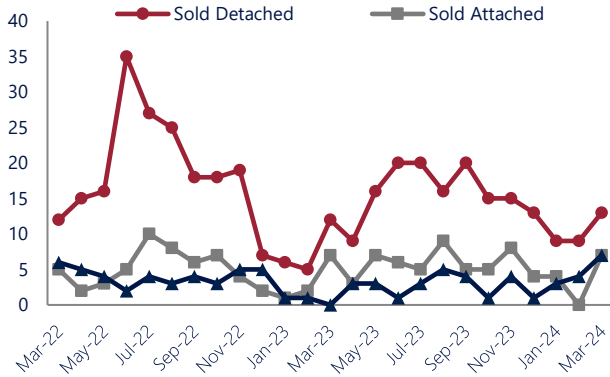
**Down -18%**  
Vs. Year Ago

**Days On Market**  
37



**Up**  
Vs. Year Ago

**Units Sold\***



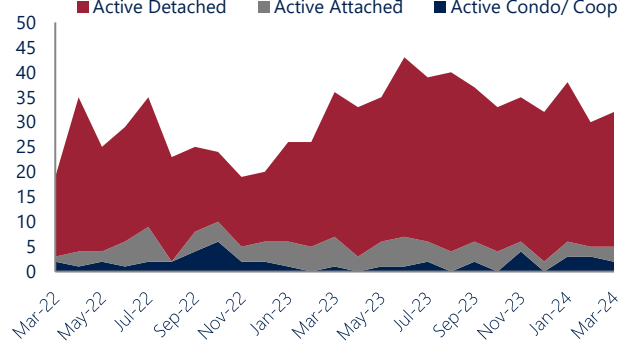
**Units Sold**

With relatively few transactions, there was an increase in total units sold in March, with 27 sold this month in Garnet Valley and Glen Mills. This month's total units sold was higher than at this time last year, an increase from March 2023.

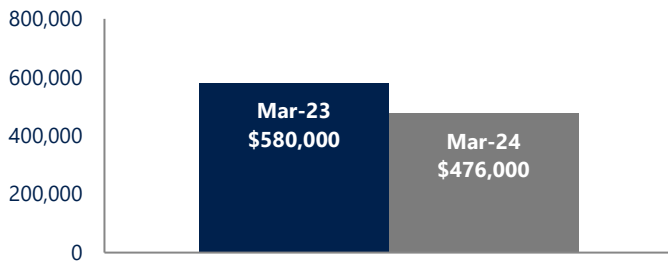
**Active Inventory**

Versus last year, the total number of homes available this month is lower by 4 units or 11%. The total number of active inventory this March was 32 compared to 36 in March 2023. This month's total of 32 is higher than the previous month's total supply of available inventory of 30, an increase of 7%.

**Active Inventory\***



**Median Sale Price**



**Median Sale Price**

Last March, the median sale price for Garnet Valley and Glen Mills Homes was \$580,000. This March, the median sale price was \$476,000, a decrease of 18% or \$104,000 compared to last year. The current median sold price is 6% higher than in February.

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

\*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.



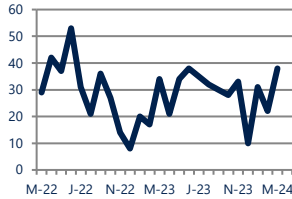
## Focus On: Garnet Valley and Glen Mills Housing Market

March 2024

Zip Code(s): 19060 and 19342

### New Listings

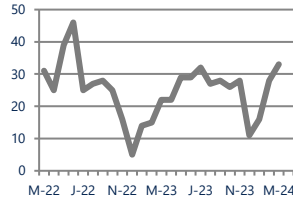
38



Up 12%  
Vs. Year Ago

### Current Contracts

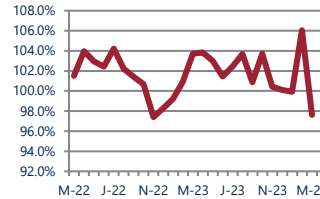
33



Up 50%  
Vs. Year Ago

### Sold Vs. List Price

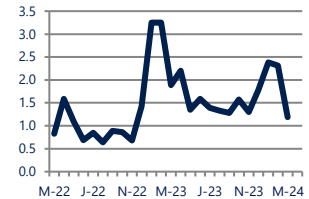
97.6%



Down  
Vs. Year Ago

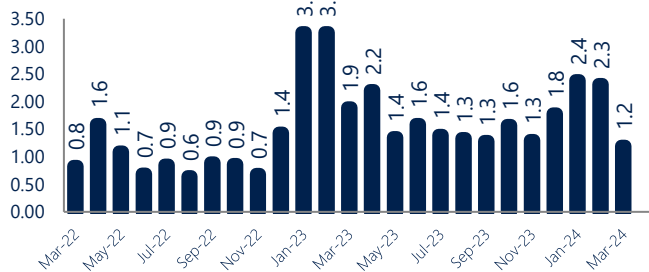
### Months of Supply

1.2



Down -37%  
Vs. Year Ago

### Months Of Supply



### New Listings & Current Contracts

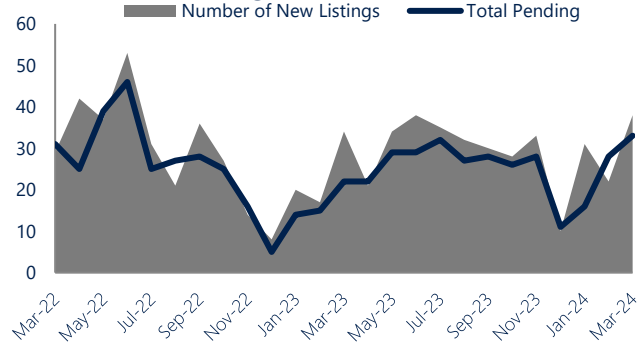
This month there were 38 homes newly listed for sale in Garnet Valley and Glen Mills compared to 34 in March 2023, an increase of 12%. There were 33 current contracts pending sale this March compared to 22 a year ago. The number of current contracts is 50% higher than last March.

### Months of Supply

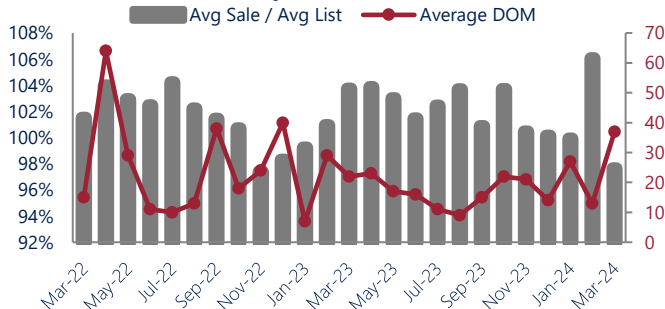
In March, there was 1.2 months of supply available in Garnet Valley and Glen Mills, compared to 1.9 in March 2023. That is a decrease of 37% versus a year ago.

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



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In March, the average sale price in Garnet Valley and Glen Mills was 97.6% of the average list price, which is lower than at this time last year.

### Days On Market

This month, the average number of days on market was 37, higher than the average last year, which was 22. This increase was impacted by the limited number of sales.