



The Long & Foster Market Minute™

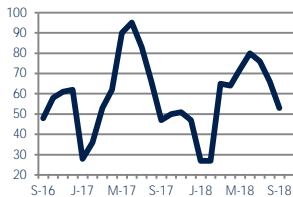
Focus On: Havertown and Broomall Housing Market

September 2018

Zip Code(s): 19008 and 19083

Units Sold

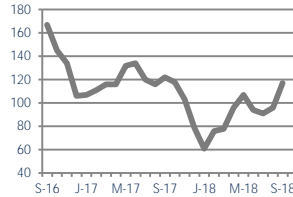
53



Up 13%
Vs. Year Ago

Active Inventory

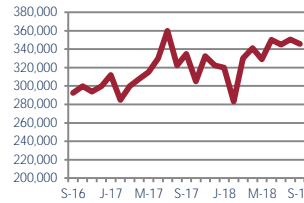
117



Down -4%
Vs. Year Ago

Median Sale Price

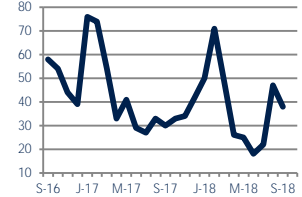
\$345,500



Up 3%
Vs. Year Ago

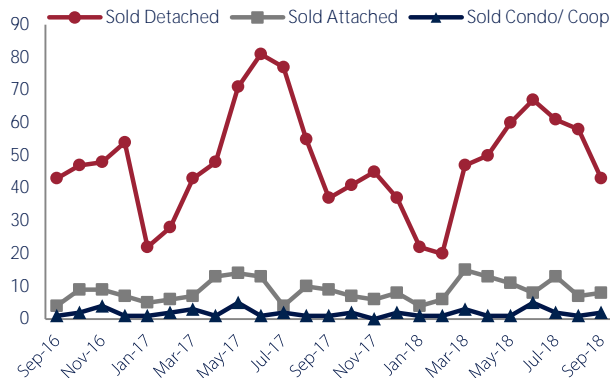
Days On Market

38



Up 27%
Vs. Year Ago

Units Sold*



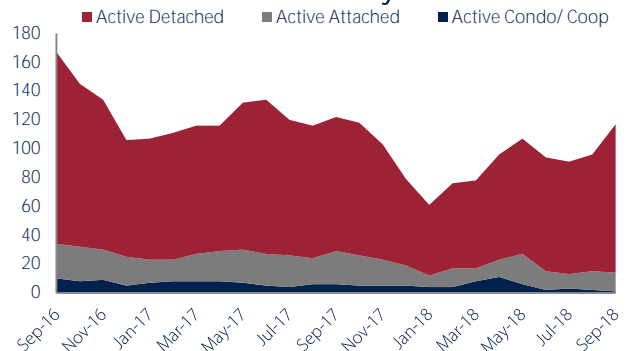
Units Sold

There was a decrease in total units sold in September, with 53 sold this month in Havertown and Broomall versus 66 last month, a decrease of 20%. This month's total units sold was higher than at this time last year, an increase of 13% versus September 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 5 units or 4%. The total number of active inventory this September was 117 compared to 122 in September 2017. This month's total of 117 is higher than the previous month's total supply of available inventory of 96, an increase of 22%.

Active Inventory*



Median Sale Price



Median Sale Price

Last September, the median sale price for Havertown and Broomall Homes was \$335,000. This September, the median sale price was \$345,500, an increase of 3% or \$10,500 compared to last year. The current median sold price is 1% lower than in August.

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

Havertown and Broomall are defined as properties listed in zip code/s 19008 and 19083.

*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

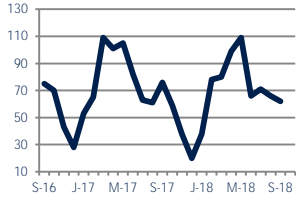




Zip Code(s): 19008 and 19083

New Listings

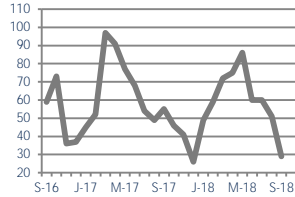
62



Down -18%
Vs. Year Ago

Current Contracts

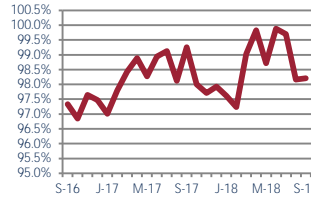
29



Down -47%
Vs. Year Ago

Sold Vs. List Price

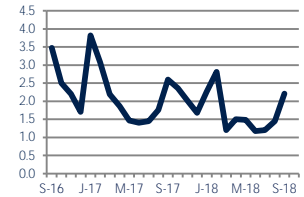
98.2%



Down -1%
Vs. Year Ago

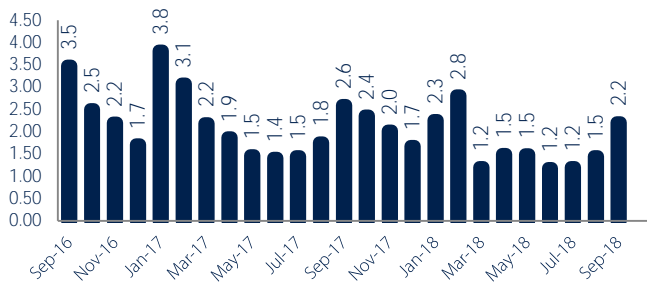
Months of Supply

2.2



Down -15%
Vs. Year Ago

Months Of Supply



Months of Supply

In September, there was 2.2 months of supply available in Havertown and Broomall, compared to 2.6 in September 2017. That is a decrease of 15% versus a year ago.

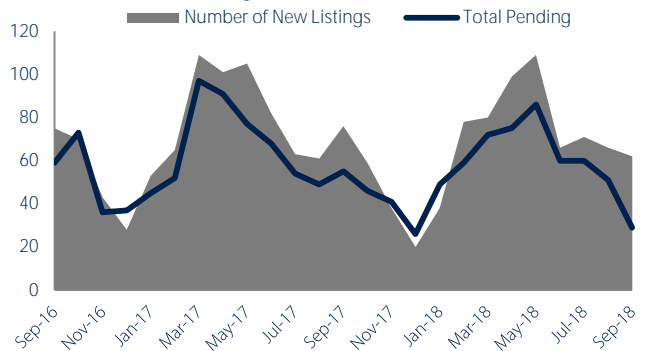
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

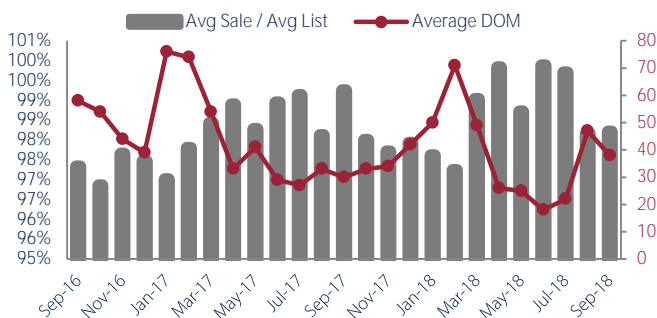
This month there were 62 homes newly listed for sale in Havertown and Broomall compared to 76 in September 2017, a decrease of 18%.

There were 29 current contracts pending sale this September compared to 55 a year ago. The number of current contracts is 47% 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 Havertown and Broomall was 98.2% of the average list price, which is 1.0% lower than at this time last year.

Days On Market

This month, the average number of days on market was 38, higher than the average last year, which was 30, an increase of 27%.



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