

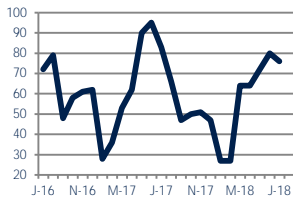
Focus On: Havertown and Broomall Housing Market

July 2018

Zip Code(s): 19008 and 19083

Units Sold

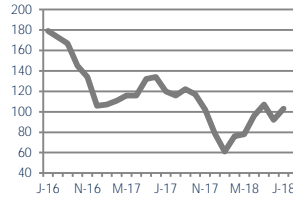
76



Down -8%
Vs. Year Ago

Active Inventory

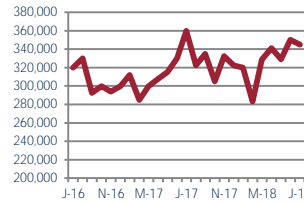
103



Down -14%
Vs. Year Ago

Median Sale Price

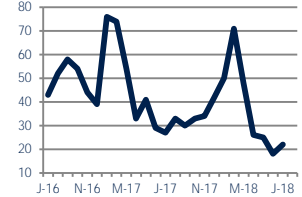
\$345,000



Down -4%
Vs. Year Ago

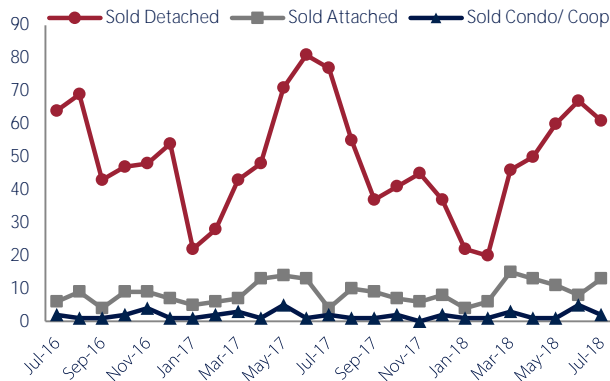
Days On Market

22



Down -19%
Vs. Year Ago

Units Sold*



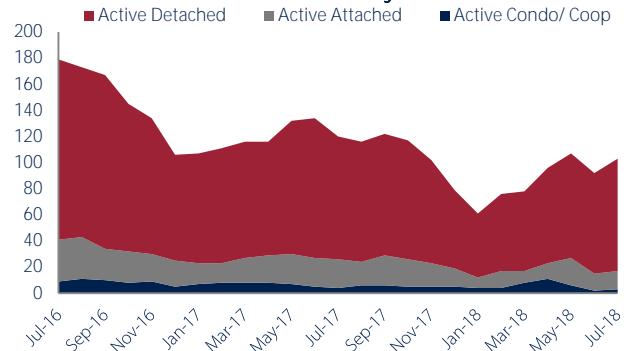
Units Sold

There was a decrease in total units sold in July, with 76 sold this month in Havertown and Broomall versus 80 last month, a decrease of 5%. This month's total units sold was lower than at this time last year, a decrease of 8% versus July 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 17 units or 14%. The total number of active inventory this July was 103 compared to 120 in July 2017. This month's total of 103 is higher than the previous month's total supply of available inventory of 92, an increase of 12%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Havertown and Broomall Homes was \$360,000. This July, the median sale price was \$345,000, a decrease of 4% or \$15,000 compared to last year. The current median sold price is 1% lower than in June.

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.



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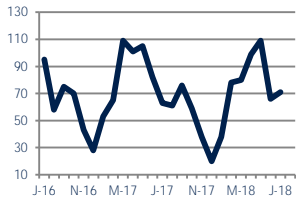
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July 2018

Zip Code(s): 19008 and 19083

New Listings

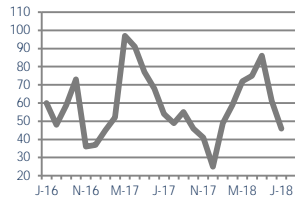
71



Up 13%
Vs. Year Ago

Current Contracts

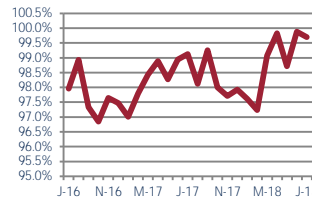
46



Down -15%
Vs. Year Ago

Sold Vs. List Price

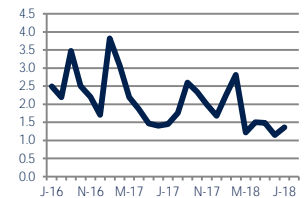
99.7%



Up 0.6%
Vs. Year Ago

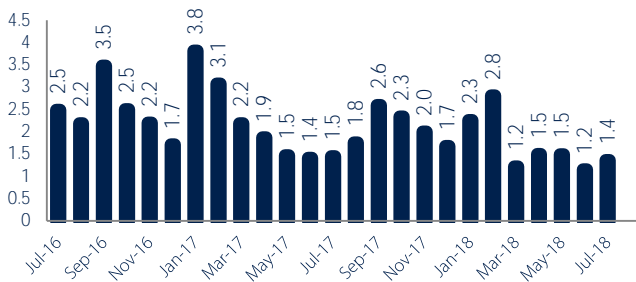
Months of Supply

1.4



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

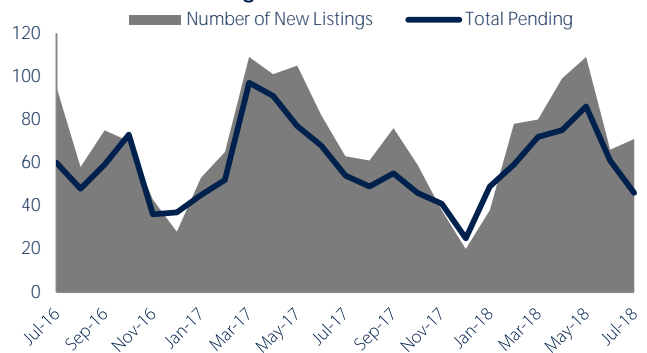
In July, there was 1.4 months of supply available in Havertown and Broomall. The amount of supply is similar compared to a year ago.

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.

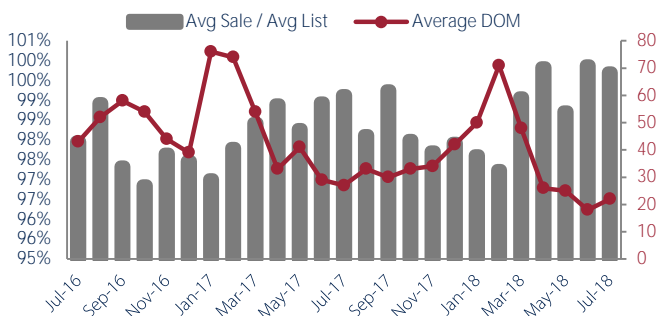
New Listings & Current Contracts

This month there were 71 homes newly listed for sale in Havertown and Broomall compared to 63 in July 2017, an increase of 13%. There were 46 current contracts pending sale this July compared to 54 a year ago. The number of current contracts is 15% lower than last July.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Havertown and Broomall was 99.7% of the average list price, which is 0.6% higher than at this time last year.

Days On Market

This month, the average number of days on market was 22, lower than the average last year, which was 27, a decrease of 19%.



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