



The Long & Foster Market Minute™

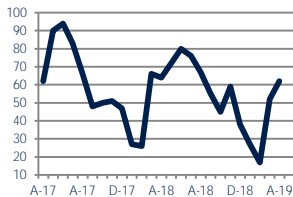
Focus On: Havertown and Broomall Housing Market

April 2019

Zip Code(s): 19008 and 19083

Units Sold

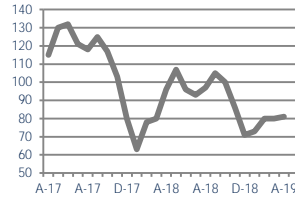
62



Down -3%
Vs. Year Ago

Active Inventory

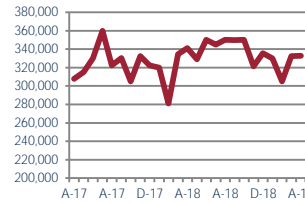
81



Down -16%
Vs. Year Ago

Median Sale Price

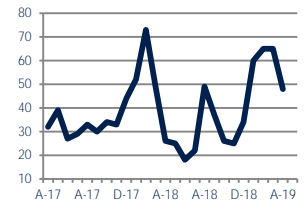
\$332,700



Down -2%
Vs. Year Ago

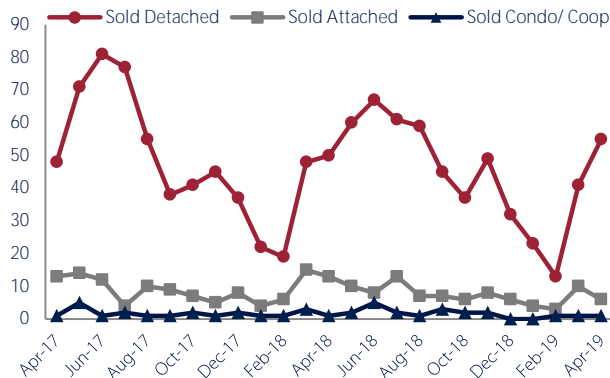
Days On Market

48



Up 85%
Vs. Year Ago

Units Sold*



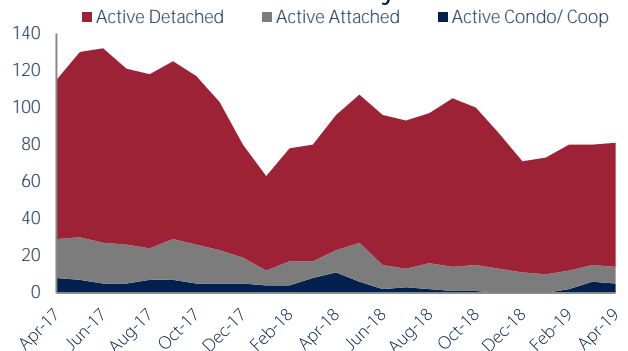
Units Sold

There was an increase in total units sold in April, with 62 sold this month in Havertown and Broomall versus 52 last month, an increase of 19%. This month's total units sold was lower than at this time last year, a decrease of 3% versus April 2018.

Active Inventory

Versus last year, the total number of homes available this month is lower by 15 units or 16%. The total number of active inventory this April was 81 compared to 96 in April 2018. This month's total of 81 is higher than the previous month's total supply of available inventory of 80, an increase of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Havertown and Broomall Homes was \$341,000. This April, the median sale price was \$332,700, a decrease of 2% or \$8,300 compared to last year. The current median sold price is approximately the same as the median price in March.

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 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.



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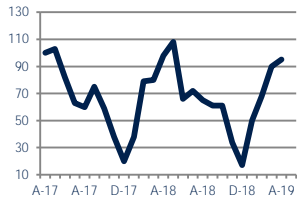
Focus On: Havertown and Broomall Housing Market

April 2019

Zip Code(s): 19008 and 19083

New Listings

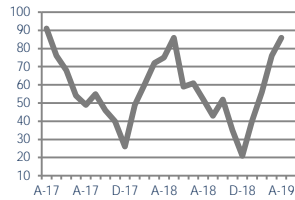
95



Down -3%
Vs. Year Ago

Current Contracts

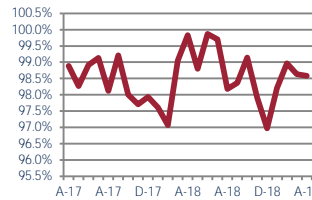
86



Up 15%
Vs. Year Ago

Sold Vs. List Price

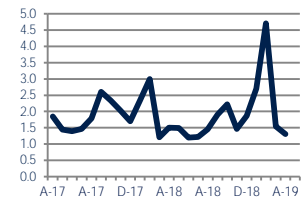
98.6%



Down -1.3%
Vs. Year Ago

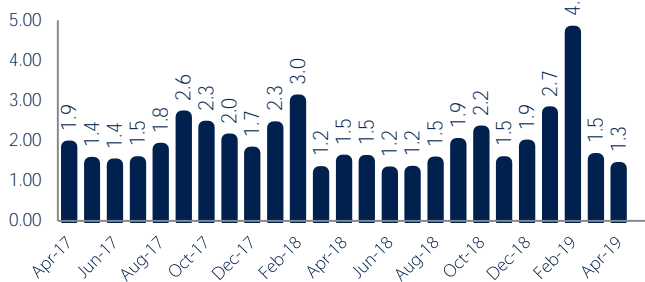
Months of Supply

1.3



Down -13%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

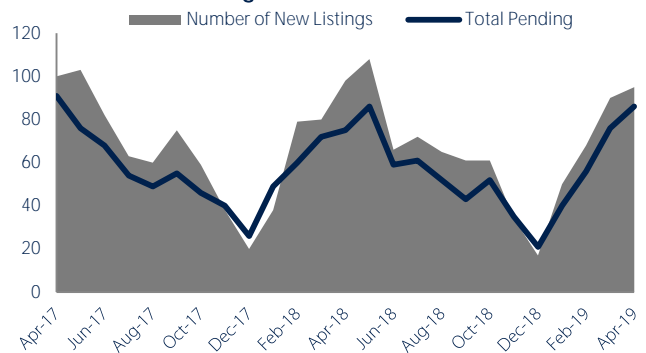
This month there were 95 homes newly listed for sale in Havertown and Broomall compared to 98 in April 2018, a decrease of 3%. There were 86 current contracts pending sale this April compared to 75 a year ago. The number of current contracts is 15% higher than last April.

Months of Supply

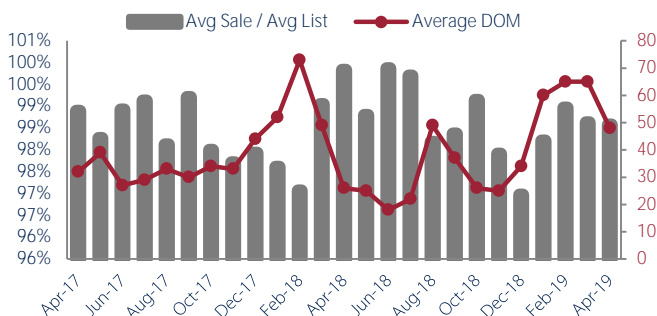
In April, there was 1.3 months of supply available in Havertown and Broomall, compared to 1.5 in April 2018. That is a decrease of 13% versus a year ago.

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 April, the average sale price in Havertown and Broomall was 98.6% of the average list price, which is 1.3% lower than at this time last year.

Days On Market

This month, the average number of days on market was 48, higher than the average last year, which was 26, an increase of 85%.



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