



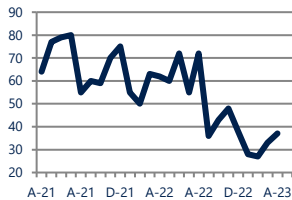
Focus On: Havertown and Broomall Housing Market

April 2023

Zip Code(s): 19008 and 19083

Units Sold

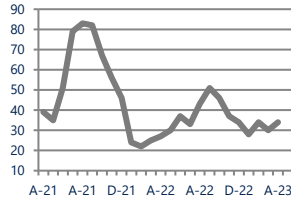
37



Down
Vs. Year Ago

Active Inventory

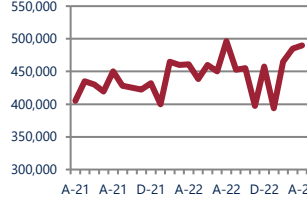
34



Up 26%
Vs. Year Ago

Median Sale Price

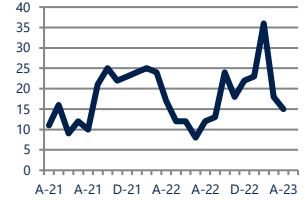
\$490,000



Up 6%
Vs. Year Ago

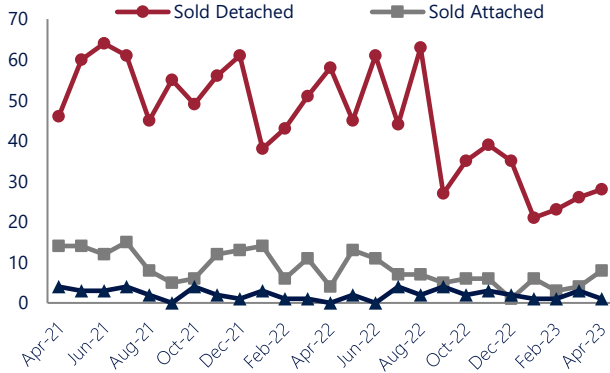
Days On Market

15



Down -12%
Vs. Year Ago

Units Sold*



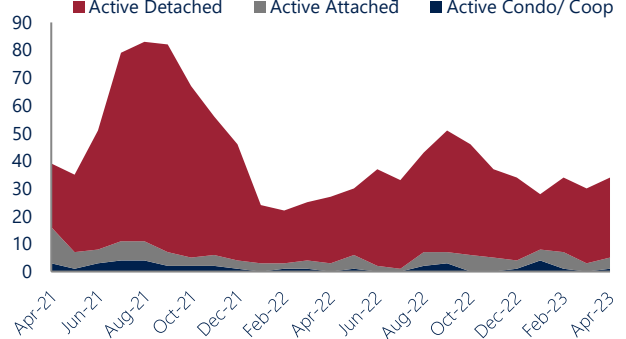
Units Sold

With relatively few transactions, there was an increase in total units sold in April, with 37 sold this month in Havertown and Broomall. This month's total units sold was lower than at this time last year, a decrease from April 2022.

Active Inventory

Versus last year, the total number of homes available this month is higher by 7 units or 26%. The total number of active inventory this April was 34 compared to 27 in April 2022. This month's total of 34 is higher than the previous month's total supply of available inventory of 30, an increase of 13%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Havertown and Broomall Homes was \$461,000. This April, the median sale price was \$490,000, an increase of 6% or \$29,000 compared to last year. The current median sold price is 1% higher than 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.





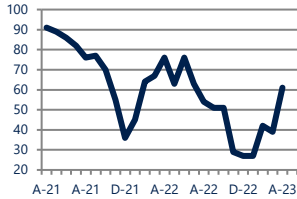
Focus On: Havertown and Broomall Housing Market

April 2023

Zip Code(s): 19008 and 19083

New Listings

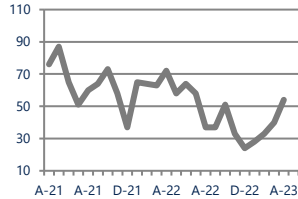
61



Down -20%
Vs. Year Ago

Current Contracts

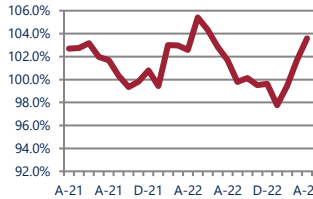
54



Down -25%
Vs. Year Ago

Sold Vs. List Price

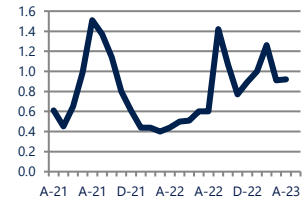
103.6%



Up 1%
Vs. Year Ago

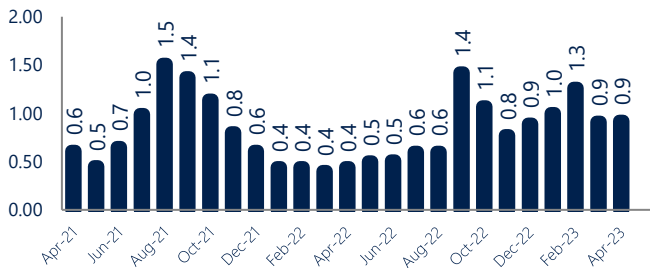
Months of Supply

0.9



Up 109%
Vs. Year Ago

Months Of Supply



Months of Supply

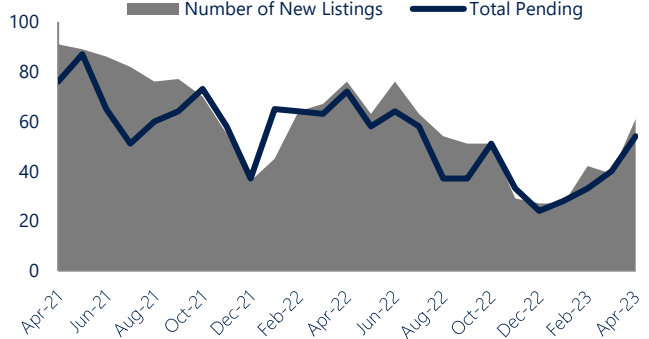
In April, there was 0.9 months of supply available in Havertown and Broomall, compared to 0.4 in April 2022. That is an increase of 111% versus a year ago.

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.

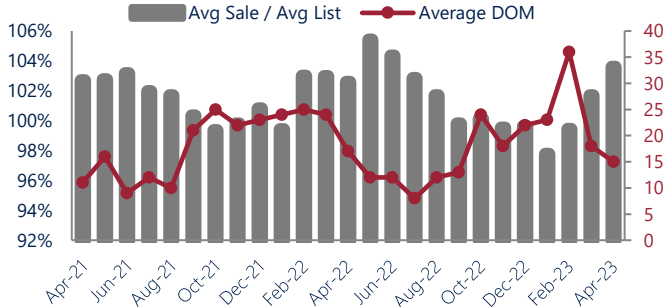
New Listings & Current Contracts

This month there were 61 homes newly listed for sale in Havertown and Broomall compared to 76 in April 2022, a decrease of 20%. There were 54 current contracts pending sale this April compared to 72 a year ago. The number of current contracts is 25% lower than last April.

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 103.6% of the average list price, which is 1.0% higher than at this time last year.

Days On Market

This month, the average number of days on market was 15, lower than the average last year, which was 17, a decrease of 12%.



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