

THE LONG & FOSTER MARKET MINUTE™

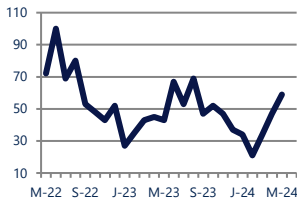
FOCUS ON: **MALVERN, PAOLI, AND BERWYN HOUSING MARKET**

MAY 2024

Zip Code(s): 19355, 19301, 19312 and 19333

Units Sold

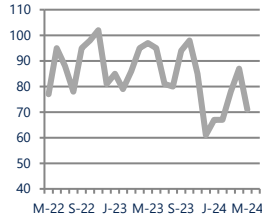
59



Up
Vs. Year Ago

Active Inventory

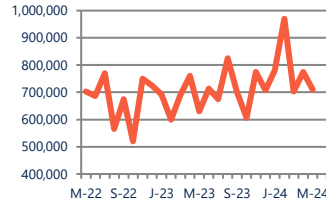
71



Down -27%
Vs. Year Ago

Median Sale Price

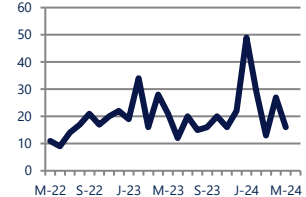
\$710,000



Up 13%
Vs. Year Ago

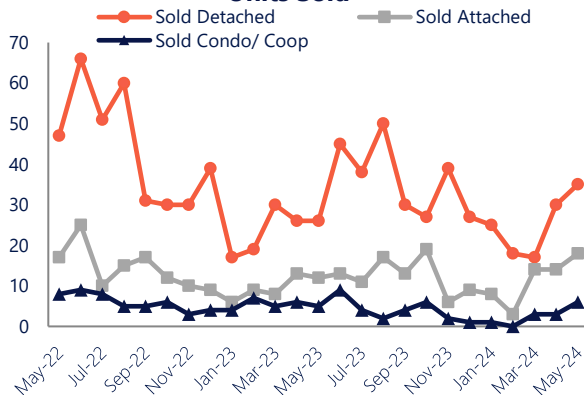
Days On Market

16



Down -24%
Vs. Year Ago

Units Sold*



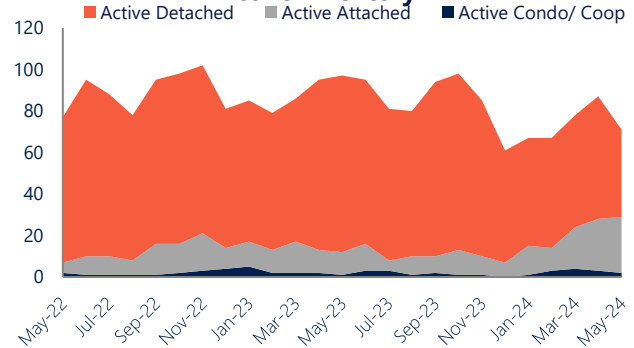
Units Sold

There was an increase in total units sold in May, with 59 sold this month in Malvern, Paoli, and Berwyn. This month's total units sold was higher than at this time last year.

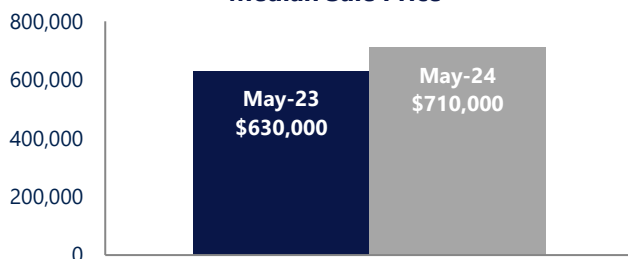
Active Inventory

Versus last year, the total number of homes available this month is lower by 26 units or 27%. The total number of active inventory this May was 71 compared to 97 in May 2023. This month's total of 71 is lower than the previous month's total supply of available inventory of 87, a decrease of 18%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for Malvern, Paoli, and Berwyn Homes was \$630,000. This May, the median sale price was \$710,000, an increase of 13% or \$80,000 compared to last year. The current median sold price is 8% lower than in April.

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

Malvern, Paoli, and Berwyn are defined as properties listed in zip code/s 19335, 19301, 19312 and 19333.

*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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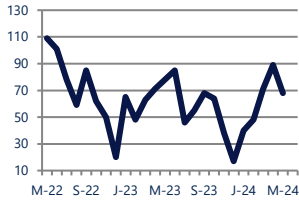
FOCUS ON: **MALVERN, PAOLI, AND BERWYN HOUSING MARKET**

MAY 2024

Zip Code(s): 19355, 19301, 19312 and 19333

New Listings

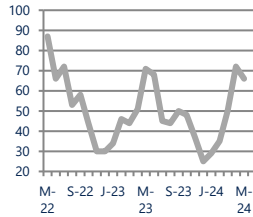
68



Down -13%
Vs. Year Ago

Current Contracts

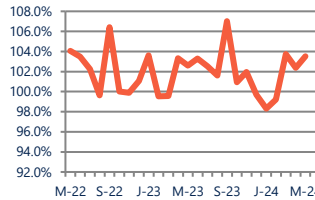
66



Down -7%
Vs. Year Ago

Sold Vs. List Price

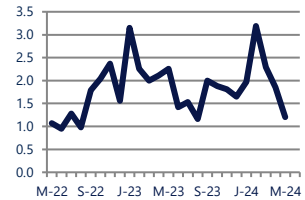
103.5%



Up 0.9%
Vs. Year Ago

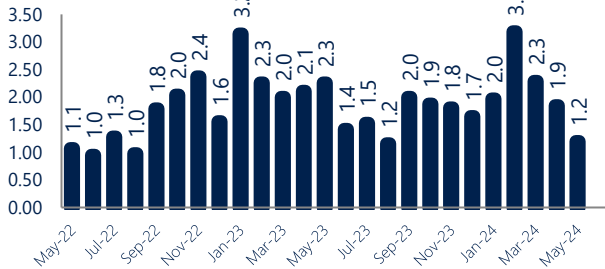
Months of Supply

1.2



Down -47%
Vs. Year Ago

Months Of Supply



Months of Supply

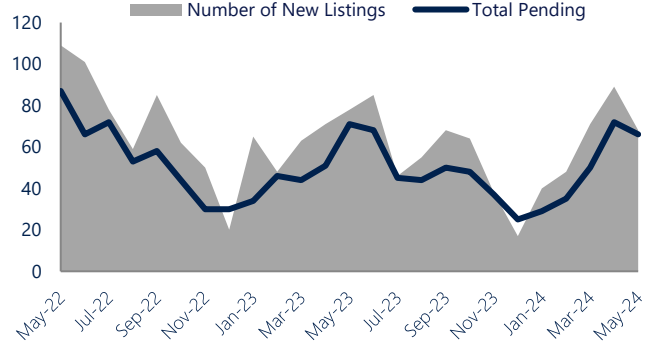
In May, there was 1.2 months of supply available in Malvern, Paoli, and Berwyn, compared to 2.3 in May 2023. That is a decrease of 47% versus a year ago.

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.

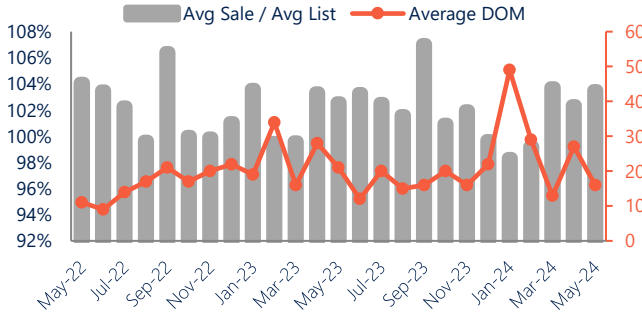
New Listings & Current Contracts

This month there were 68 homes newly listed for sale in Malvern, Paoli, and Berwyn compared to 78 in May 2023, a decrease of 13%. There were 66 current contracts pending sale this May compared to 71 a year ago. The number of current contracts is 7% lower than last May.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In May, the average sale price in Malvern, Paoli, and Berwyn was 103.5% of the average list price, which is 0.9% higher than at this time last year.

Days On Market

This month, the average number of days on market was 16, lower than the average last year, which was 21, a decrease of 24%.

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