

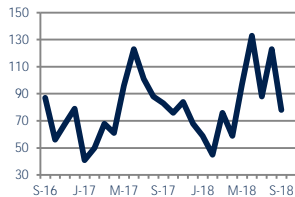
Focus On: Malvern, Paoli, and Berwyn Housing Market

September 2018

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

Units Sold

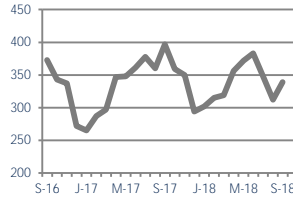
78



Down -6%
Vs. Year Ago

Active Inventory

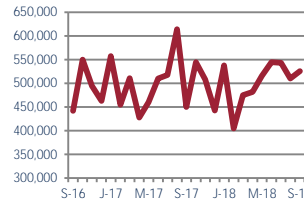
339



Down -15%
Vs. Year Ago

Median Sale Price

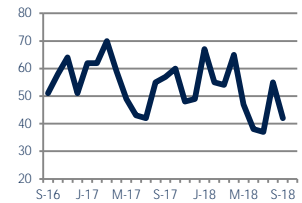
\$525,618



Up 17%
Vs. Year Ago

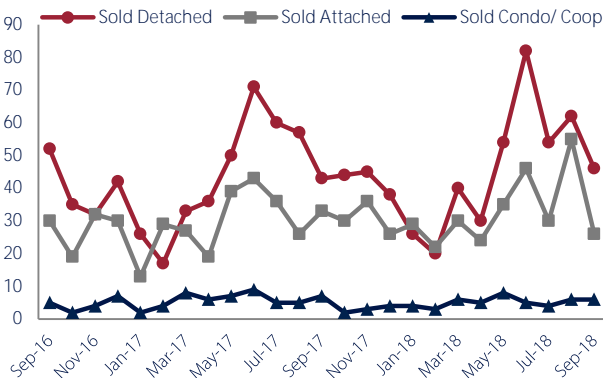
Days On Market

42



Down -26%
Vs. Year Ago

Units Sold*



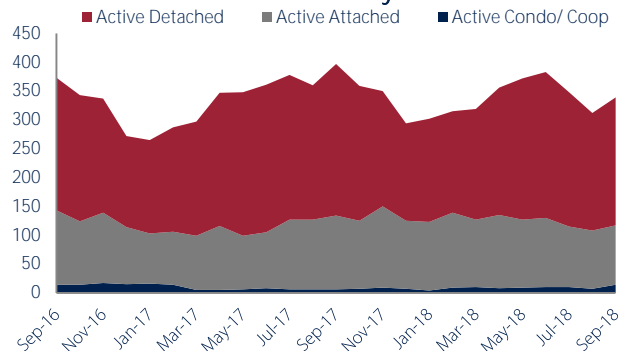
Units Sold

There was a decrease in total units sold in September, with 78 sold this month in Malvern, Paoli, and Berwyn. This month's total units sold was lower than at this time last year.

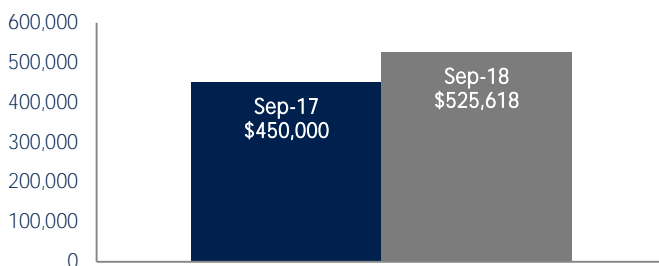
Active Inventory

Versus last year, the total number of homes available this month is lower by 58 units or 15%. The total number of active inventory this September was 339 compared to 397 in September 2017. This month's total of 339 is higher than the previous month's total supply of available inventory of 312, an increase of 9%.

Active Inventory*



Median Sale Price



Median Sale Price

Last September, the median sale price for Malvern, Paoli, and Berwyn Homes was \$450,000. This September, the median sale price was \$525,618, an increase of 17% or \$75,618 compared to last year. The current median sold price is 3% higher 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.

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 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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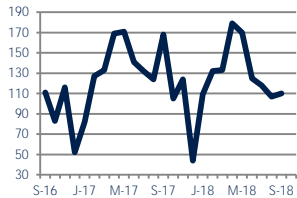
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September 2018

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

New Listings

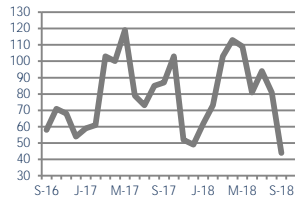
110



Down -35%
Vs. Year Ago

Current Contracts

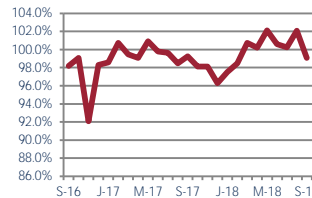
44



Down -49%
Vs. Year Ago

Sold Vs. List Price

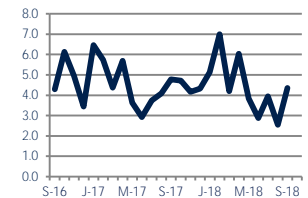
99.1%



No Change
Vs. Year Ago

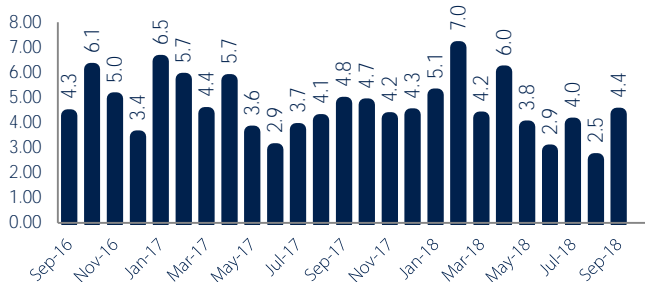
Months of Supply

4.4



Down -9%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

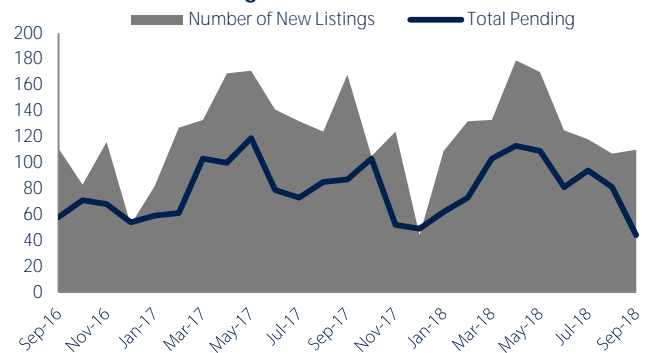
This month there were 110 homes newly listed for sale in Malvern, Paoli, and Berwyn compared to 168 in September 2017, a decrease of 35%. There were 44 current contracts pending sale this September compared to 87 a year ago. The number of current contracts is 49% lower than last September.

Months of Supply

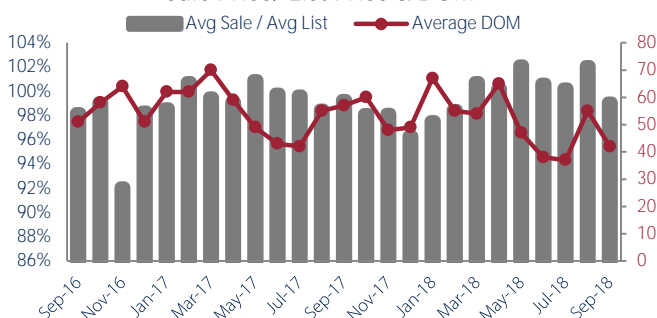
In September, there was 4.3 months of supply available in Malvern, Paoli, and Berwyn, compared to 4.8 in September 2017. That is a decrease of 9% versus a year ago.

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 September, the average sale price in Malvern, Paoli, and Berwyn was 99.1% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 42, lower than the average last year, which was 57, a decrease of 26%.



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