

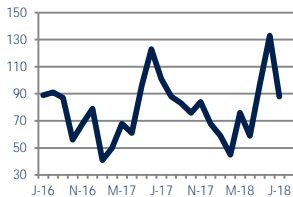
Focus On: Malvern, Paoli, and Berwyn Housing Market

July 2018

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

Units Sold

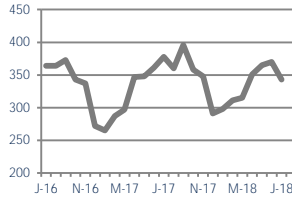
88



Down -13%
Vs. Year Ago

Active Inventory

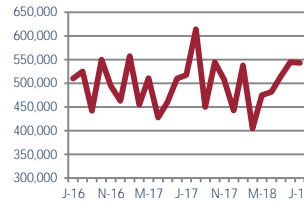
343



Down -9%
Vs. Year Ago

Median Sale Price

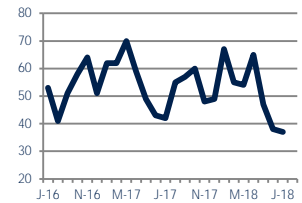
\$543,265



Up 5%
Vs. Year Ago

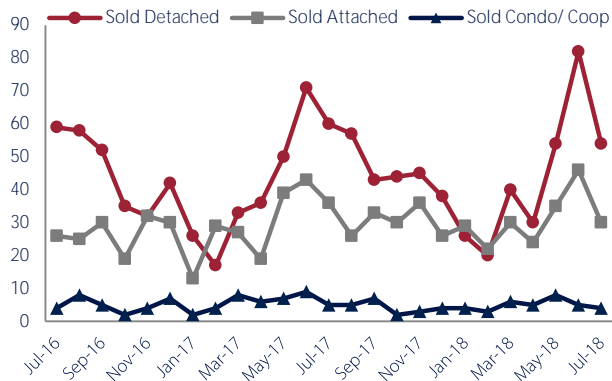
Days On Market

37



Down -12%
Vs. Year Ago

Units Sold*



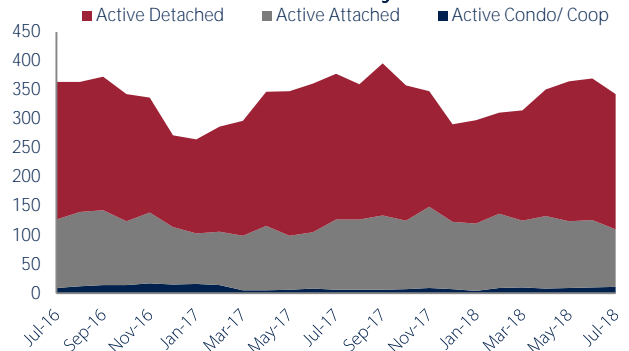
Units Sold

There was a decrease in total units sold in July, with 88 sold this month in Malvern, Paoli, and Berwyn versus 133 last month, a decrease of 34%. This month's total units sold was lower than at this time last year, a decrease of 13% versus July 2017.

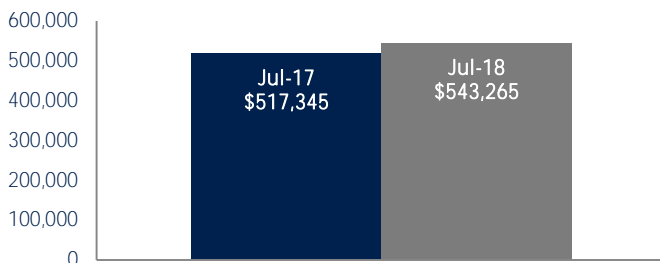
Active Inventory

Versus last year, the total number of homes available this month is lower by 35 units or 9%. The total number of active inventory this July was 343 compared to 378 in July 2017. This month's total of 343 is lower than the previous month's total supply of available inventory of 370, a decrease of 7%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Malvern, Paoli, and Berwyn Homes was \$517,345. This July, the median sale price was \$543,265, an increase of 5% or \$25,920 compared to last year. The current median sold price is approximately the same as the median price in June.

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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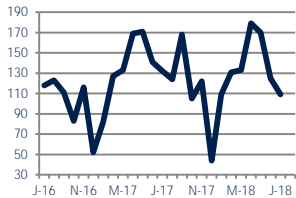
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July 2018

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

New Listings

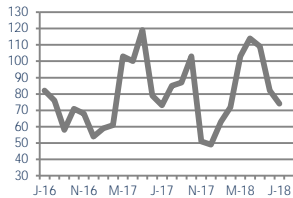
109



Down -17%
Vs. Year Ago

Current Contracts

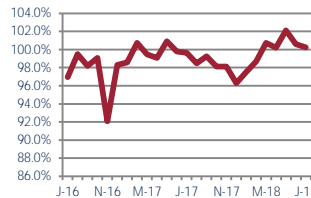
74



Up 1%
Vs. Year Ago

Sold Vs. List Price

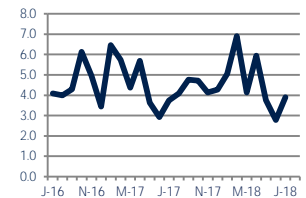
100.2%



Up 0.6%
Vs. Year Ago

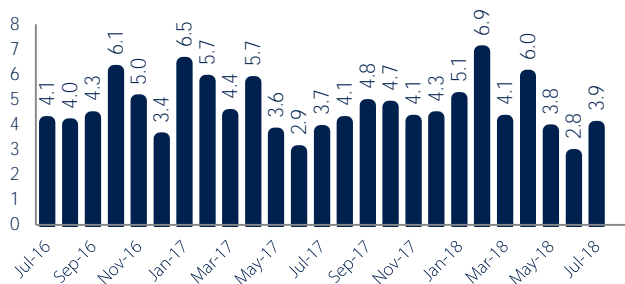
Months of Supply

3.9



Up 4%
Vs. Year Ago

Months Of Supply



Months of Supply

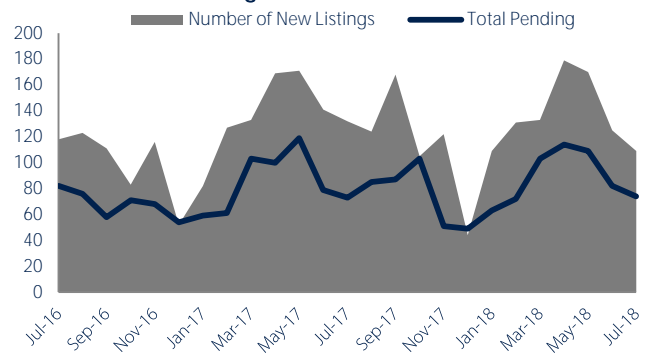
In July, there was 3.9 months of supply available in Malvern, Paoli, and Berwyn, compared to 3.7 in July 2017. That is an increase of 4% versus a year ago.

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.

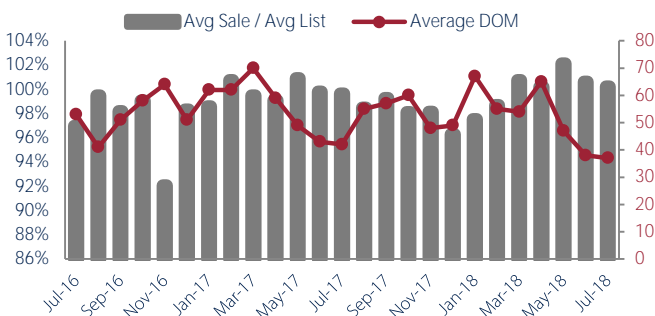
New Listings & Current Contracts

This month there were 109 homes newly listed for sale in Malvern, Paoli, and Berwyn compared to 132 in July 2017, a decrease of 17%. There were 74 current contracts pending sale this July compared to 73 a year ago. The number of current contracts is 1% higher 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 Malvern, Paoli, and Berwyn was 100.2% 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 37, lower than the average last year, which was 42, a decrease of 12%.



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