

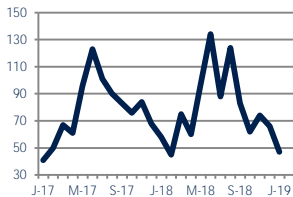
Focus On: Malvern, Paoli, and Berwyn Housing Market

January 2019

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

Units Sold

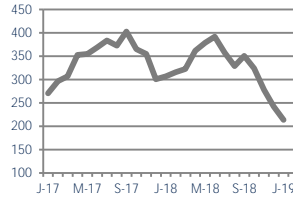
47



Down -19%
Vs. Year Ago

Active Inventory

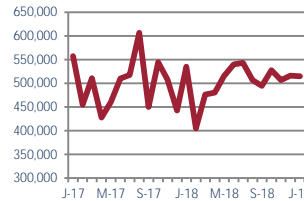
214



Down -30%
Vs. Year Ago

Median Sale Price

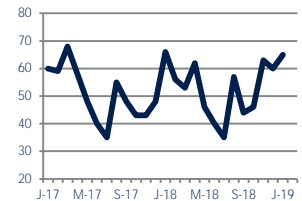
\$515,000



Down -4%
Vs. Year Ago

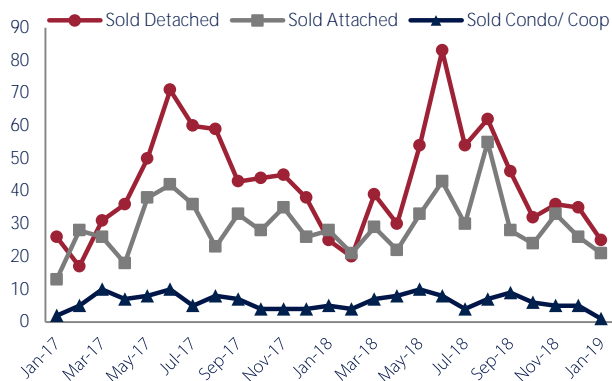
Days On Market

65



Down -2%
Vs. Year Ago

Units Sold*



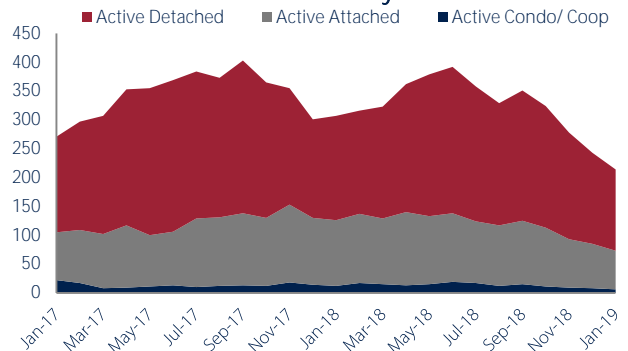
Units Sold

There was a decrease in total units sold in January, with 47 sold this month in Malvern, Paoli, and Berwyn versus 66 last month, a decrease of 29%. This month's total units sold was lower than at this time last year, a decrease of 19% versus January 2018.

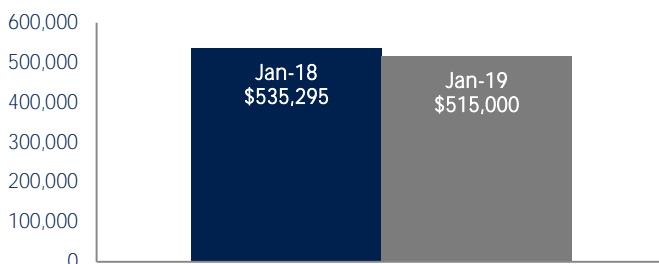
Active Inventory

Versus last year, the total number of homes available this month is lower by 93 units or 30%. The total number of active inventory this January was 214 compared to 307 in January 2018. This month's total of 214 is lower than the previous month's total supply of available inventory of 243, a decrease of 12%.

Active Inventory*



Median Sale Price



Median Sale Price

Last January, the median sale price for Malvern, Paoli, and Berwyn Homes was \$535,295. This January, the median sale price was \$515,000, a decrease of 4% or \$20,295 compared to last year. The current median sold price is approximately the same as the median price in December.

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 19355, 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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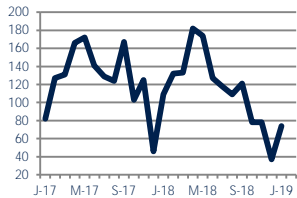
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January 2019

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

New Listings

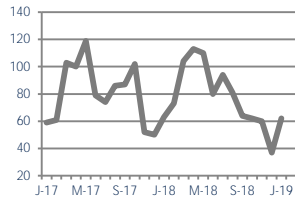
74



Down -32%
Vs. Year Ago

Current Contracts

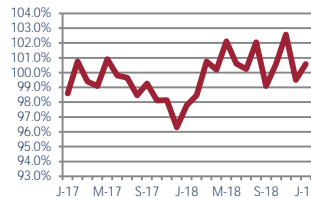
62



Down -2%
Vs. Year Ago

Sold Vs. List Price

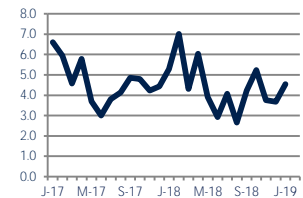
100.6%



Up 2.9%
Vs. Year Ago

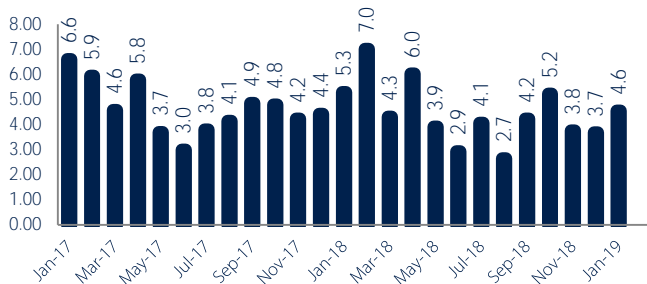
Months of Supply

4.6



Down -14%
Vs. Year Ago

Months Of Supply



Months of Supply

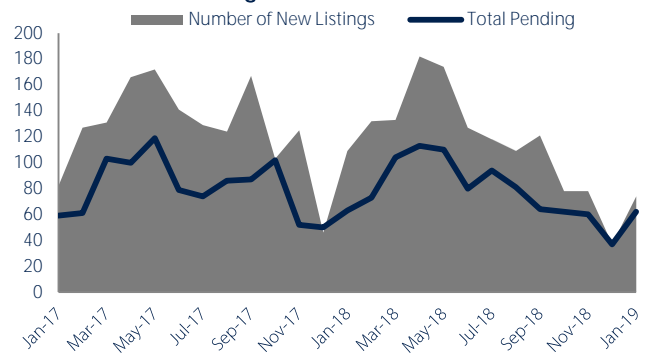
In January, there was 4.6 months of supply available in Malvern, Paoli, and Berwyn, compared to 5.3 in January 2018. That is a decrease of 14% versus a year ago.

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.

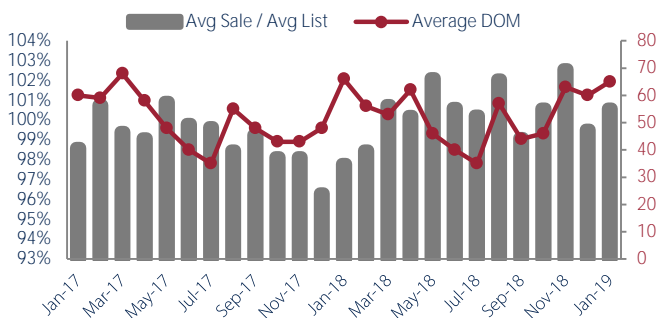
New Listings & Current Contracts

This month there were 74 homes newly listed for sale in Malvern, Paoli, and Berwyn compared to 109 in January 2018, a decrease of 32%. There were 62 current contracts pending sale this January compared to 63 a year ago. The number of current contracts is 2% lower than last January.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In January, the average sale price in Malvern, Paoli, and Berwyn was 100.6% of the average list price, which is 2.8% higher than at this time last year.

Days On Market

This month, the average number of days on market was 65, lower than the average last year, which was 66, a decrease of 2%.



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