



The Long & Foster Market Minute™

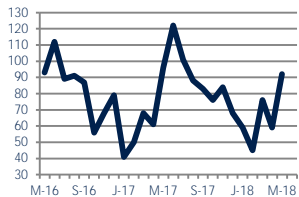
Focus On: Malvern, Paoli, and Berwyn Housing Market

May 2018

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

Units Sold

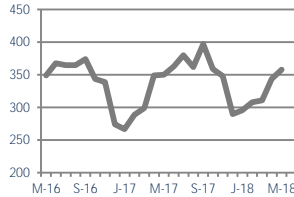
92



Down -4%
Vs. Year Ago

Active Inventory

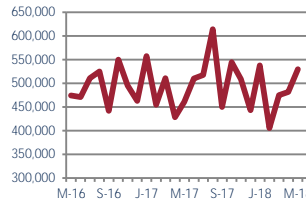
358



Up 2%
Vs. Year Ago

Median Sale Price

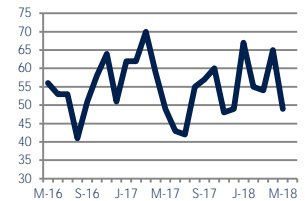
\$529,668



Up 15%
Vs. Year Ago

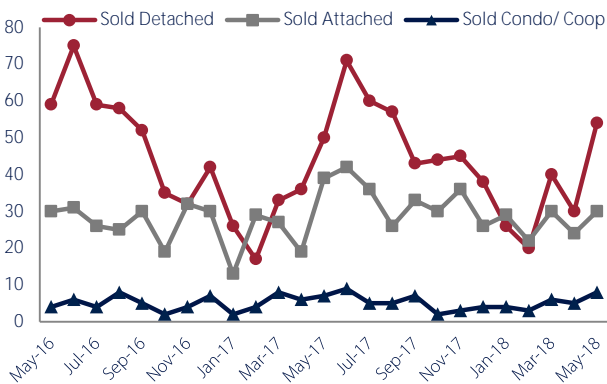
Days On Market

49



No Change
Vs. Year Ago

Units Sold*



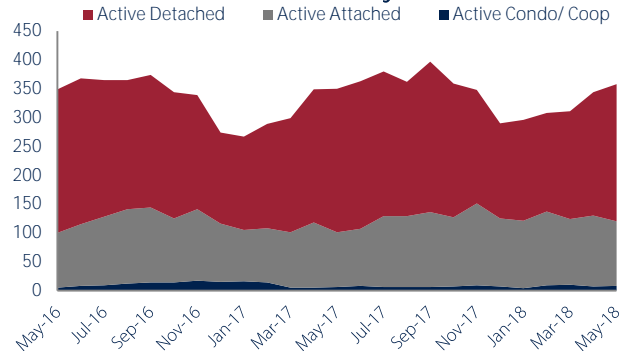
Units Sold

There was an increase in total units sold in May, with 92 sold this month in Malvern, Paoli, and Berwyn. This month's total units sold was lower than at this time last year.

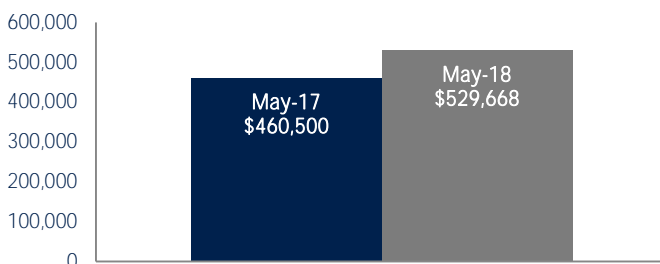
Active Inventory

Versus last year, the total number of homes available this month is higher by 8 units or 2%. The total number of active inventory this May was 358 compared to 350 in May 2017. This month's total of 358 is higher than the previous month's total supply of available inventory of 344, an increase of 4%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for Malvern, Paoli, and Berwyn Homes was \$460,500. This May, the median sale price was \$529,668, an increase of 15% or \$69,168 compared to last year. The current median sold price is 10% higher 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 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 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.



CHRISTIE'S
INTERNATIONAL REAL ESTATE



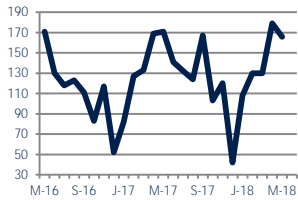
Focus On: Malvern, Paoli, and Berwyn Housing Market

May 2018

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

New Listings

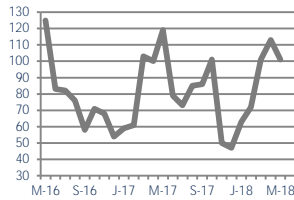
166



Down -3%
Vs. Year Ago

Current Contracts

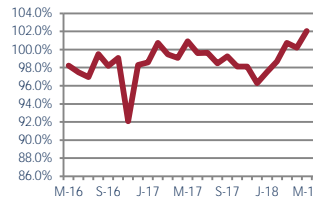
101



Down -15%
Vs. Year Ago

Sold Vs. List Price

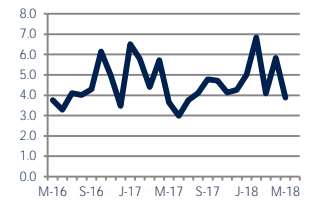
102.0%



Up 1.1%
Vs. Year Ago

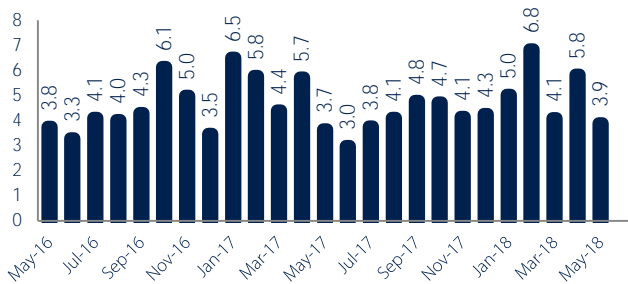
Months of Supply

3.9



Up 7%
Vs. Year Ago

Months Of Supply



Months of Supply

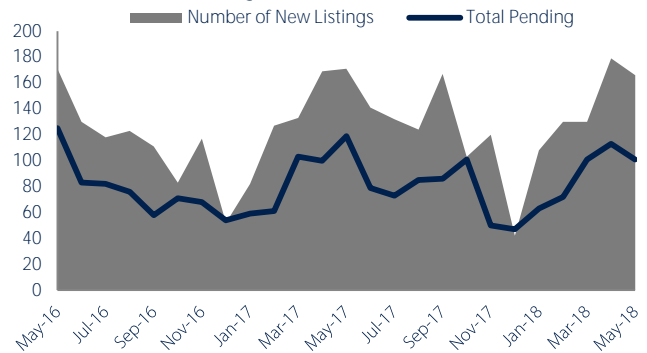
In May, there was 3.9 months of supply available in Malvern, Paoli, and Berwyn, compared to 3.6 in May 2017. That is an increase of 7% versus a year ago.

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.

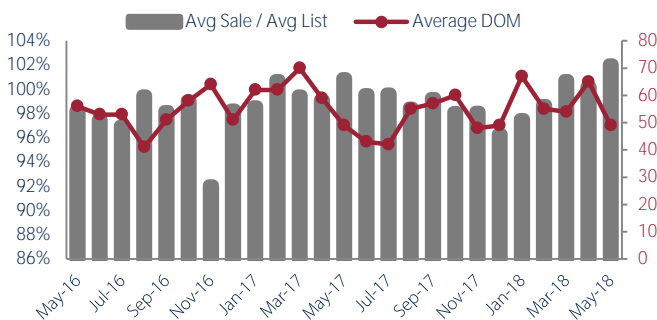
New Listings & Current Contracts

This month there were 166 homes newly listed for sale in Malvern, Paoli, and Berwyn compared to 171 in May 2017, a decrease of 3%. There were 101 current contracts pending sale this May compared to 119 a year ago. The number of current contracts is 15% 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 102.0% of the average list price, which is 1.1% higher than at this time last year.

Days On Market

This month, the average number of days on market was 49, which is similar compared to a year ago.



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

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