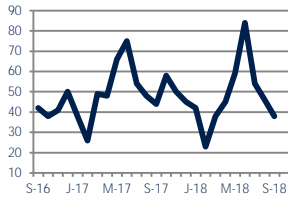


Focus On: Newtown Square and Glen Mills Housing Market

September 2018

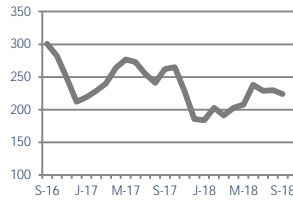
Zip Code(s): 19073 and 19342

Units Sold
38



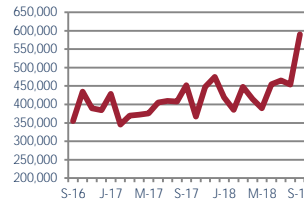
Down -14%
Vs. Year Ago

Active Inventory
224



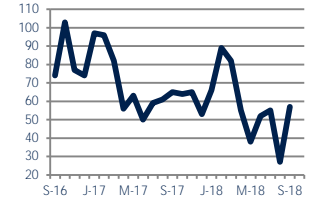
Down -15%
Vs. Year Ago

Median Sale Price
\$590,000



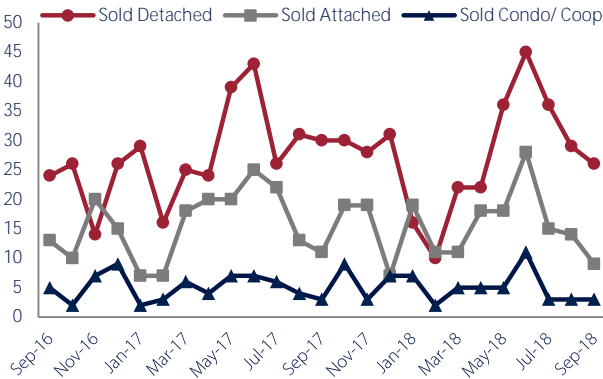
Up
Vs. Year Ago

Days On Market
57



Down -12%
Vs. Year Ago

Units Sold*



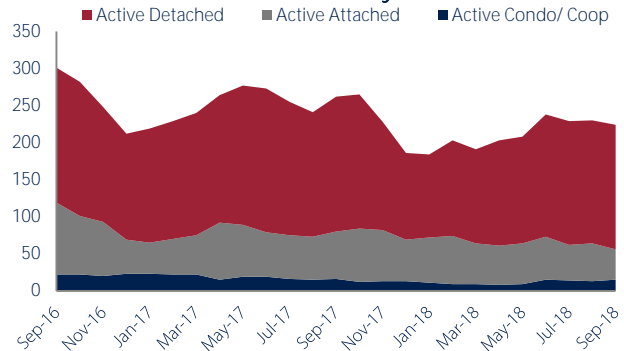
Units Sold

There was a decrease in total units sold in September, with 38 sold this month in Newtown Square and Glen Mills versus 46 last month, a decrease of 17%. This month's total units sold was lower than at this time last year, a decrease of 14% versus September 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 38 units or 15%. The total number of active inventory this September was 224 compared to 262 in September 2017. This month's total of 224 is lower than the previous month's total supply of available inventory of 230, a decrease of 3%.

Active Inventory*



Median Sale Price



Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last September, the median sale price for Newtown Square and Glen Mills Homes was \$452,000. This September, the median sale price was \$590,000, an increase of \$138,000 compared to last year. The current median sold price is 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.



Newtown Square and Glen Mills are defined as properties listed in zip code/s 19073 and 19342.

*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.

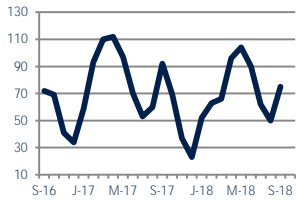




Zip Code(s): 19073 and 19342

New Listings

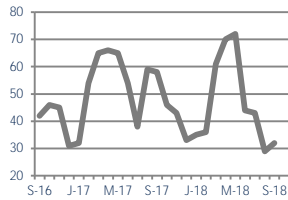
75



Down -18%
Vs. Year Ago

Current Contracts

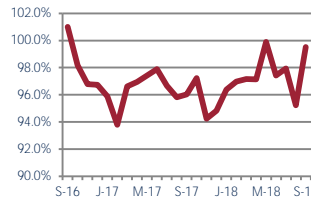
32



Down -45%
Vs. Year Ago

Sold Vs. List Price

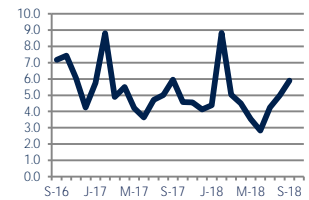
99.5%



Up 3.6%
Vs. Year Ago

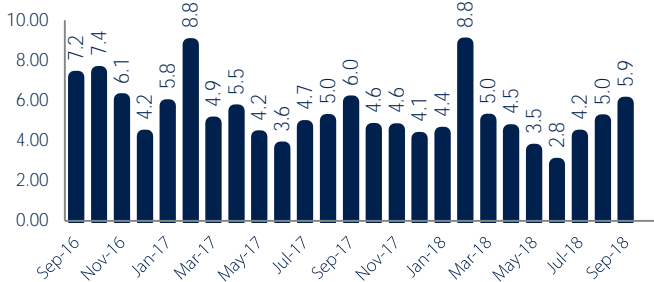
Months of Supply

5.9



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

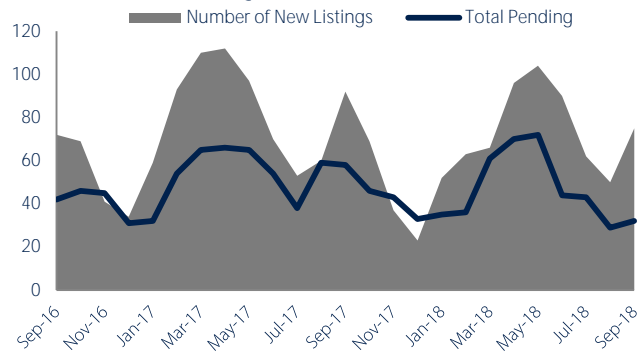
In September, there was 5.9 months of supply available in Newtown Square and Glen Mills. The amount of supply is similar compared to a year ago.

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.

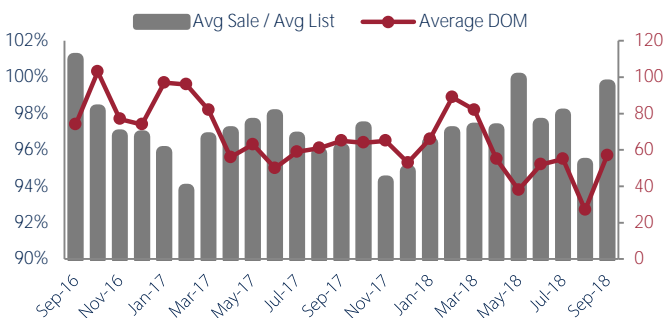
New Listings & Current Contracts

This month there were 75 homes newly listed for sale in Newtown Square and Glen Mills compared to 92 in September 2017, a decrease of 18%. There were 32 current contracts pending sale this September compared to 58 a year ago. The number of current contracts is 45% lower than last September.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In September, the average sale price in Newtown Square and Glen Mills was 99.5% of the average list price, which is 3.5% higher than at this time last year.

Days On Market

This month, the average number of days on market was 57, lower than the average last year, which was 65, a decrease of 12%.



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