



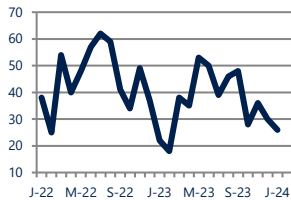
Focus On: Newtown Square and Glen Mills Housing Market

January 2024

Zip Code(s): 19073 and 19342

Units Sold

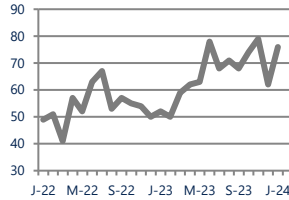
26



Up 18%
Vs. Year Ago

Active Inventory

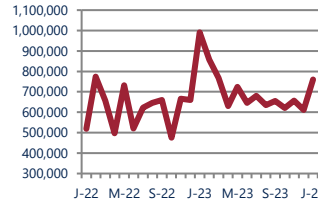
76



Up 46%
Vs. Year Ago

Median Sale Price

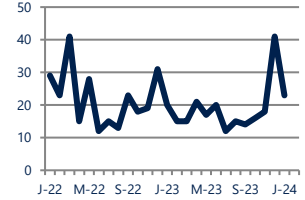
\$760,275



Down -23%
Vs. Year Ago

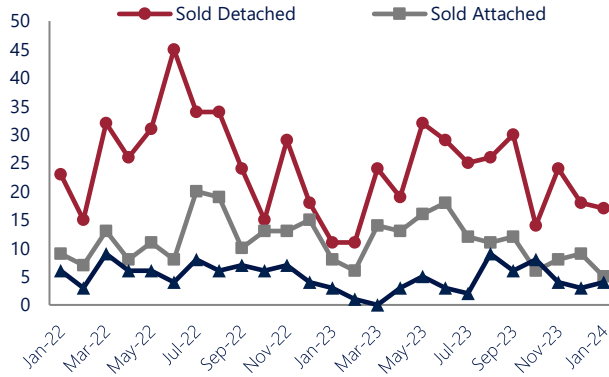
Days On Market

23



Up 15%
Vs. Year Ago

Units Sold*



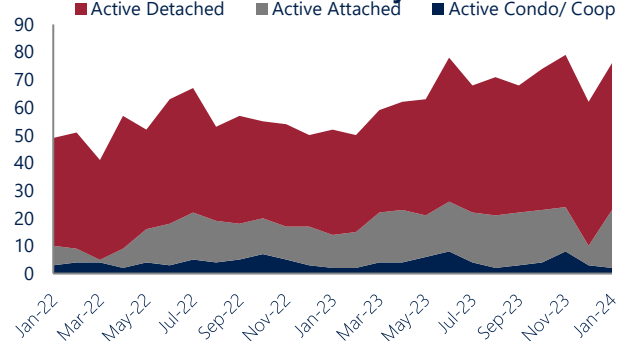
Units Sold

There was a decrease in total units sold in January, with 26 sold this month in Newtown Square and Glen Mills versus 30 last month, a decrease of 13%. This month's total units sold was higher than at this time last year, an increase of 18% versus January 2023.

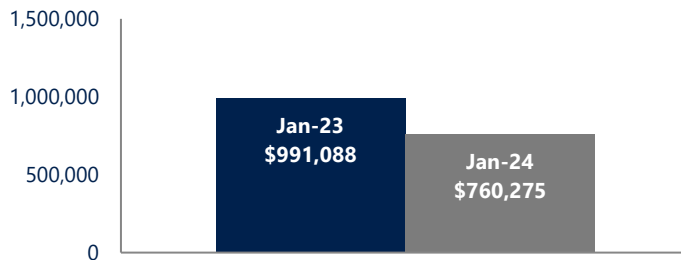
Active Inventory

Versus last year, the total number of homes available this month is higher by 24 units or 46%. The total number of active inventory this January was 76 compared to 52 in January 2023. This month's total of 76 is higher than the previous month's total supply of available inventory of 62, an increase of 23%.

Active Inventory*



Median Sale Price



Median Sale Price

Last January, the median sale price for Newtown Square and Glen Mills Homes was \$991,088. This January, the median sale price was \$760,275, a decrease of 23% or \$230,813 compared to last year. The current median sold price is 24% higher than in December.

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 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.



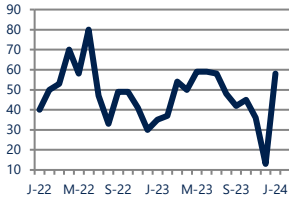
Focus On: Newtown Square and Glen Mills Housing Market

January 2024

Zip Code(s): 19073 and 19342

New Listings

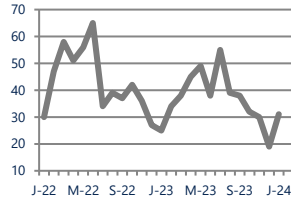
58



Up 66%
Vs. Year Ago

Current Contracts

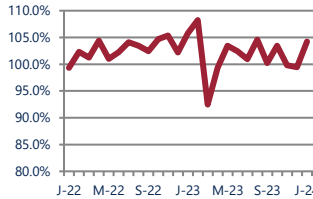
31



Up 24%
Vs. Year Ago

Sold Vs. List Price

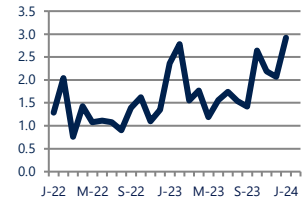
104.2%



Down -1.5%
Vs. Year Ago

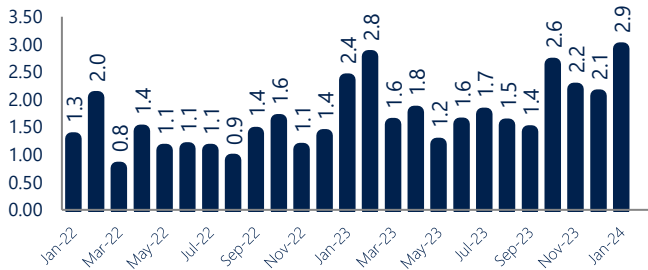
Months of Supply

2.9



Up 24%
Vs. Year Ago

Months Of Supply



Months of Supply

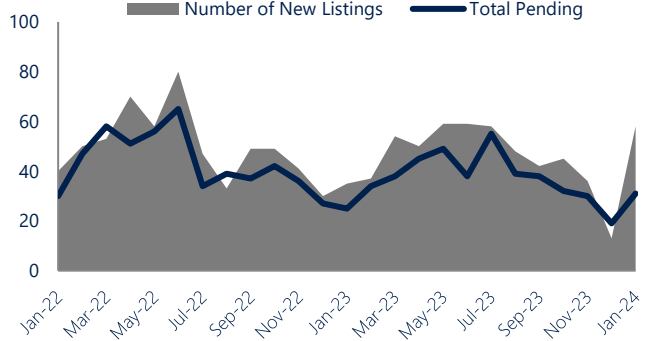
In January, there was 2.9 months of supply available in Newtown Square and Glen Mills, compared to 2.4 in January 2023. That is an increase of 24% versus a year ago.

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.

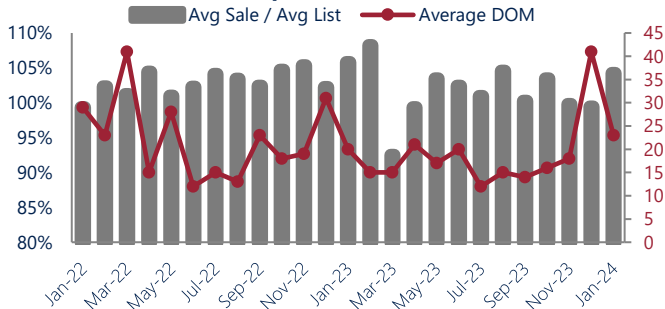
New Listings & Current Contracts

This month there were 58 homes newly listed for sale in Newtown Square and Glen Mills compared to 35 in January 2023, an increase of 66%. There were 31 current contracts pending sale this January compared to 25 a year ago. The number of current contracts is 24% higher 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 Newtown Square and Glen Mills was 104.2% of the average list price, which is 1.6% lower than at this time last year.

Days On Market

This month, the average number of days on market was 23, higher than the average last year, which was 20, an increase of 15%.

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 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.