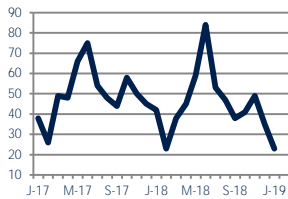


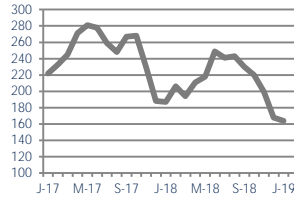
Zip Code(s): 19073 and 19342

Units Sold
23



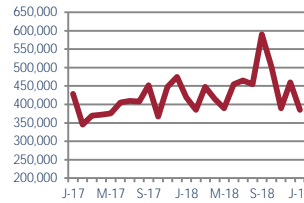
Down
Vs. Year Ago

Active Inventory
164



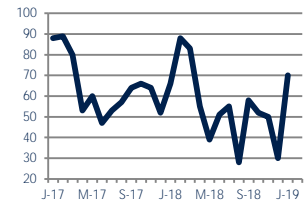
Down -12%
Vs. Year Ago

Median Sale Price
\$385,000



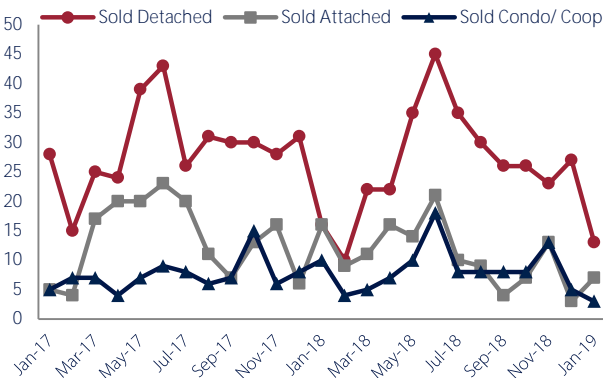
Down -8%
Vs. Year Ago

Days On Market
70



Up 6%
Vs. Year Ago

Units Sold*



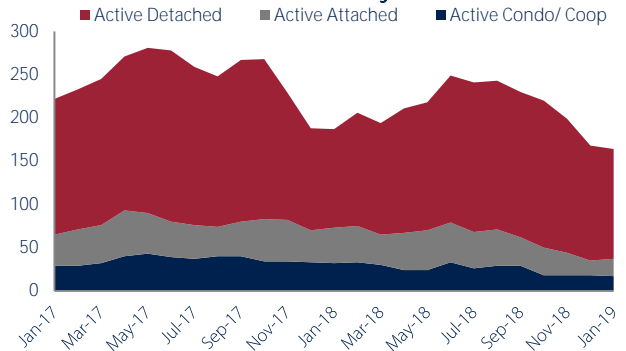
Units Sold

With relatively few transactions, there was a decrease in total units sold in January, with 23 sold this month in Newtown Square and Glen Mills. This month's total units sold was lower than at this time last year, a decrease from January 2018.

Active Inventory

Versus last year, the total number of homes available this month is lower by 23 units or 12%. The total number of active inventory this January was 164 compared to 187 in January 2018. This month's total of 164 is lower than the previous month's total supply of available inventory of 168, a decrease of 2%.

Active Inventory*



Median Sale Price



Median Sale Price

Last January, the median sale price for Newtown Square and Glen Mills Homes was \$419,000. This January, the median sale price was \$385,000, a decrease of 8% or \$34,000 compared to last year. The current median sold price is 16% lower 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.



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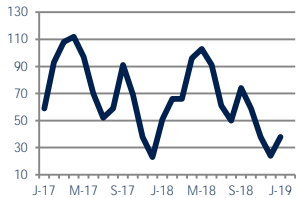
Focus On: Newtown Square and Glen Mills Housing Market

January 2019

Zip Code(s): 19073 and 19342

New Listings

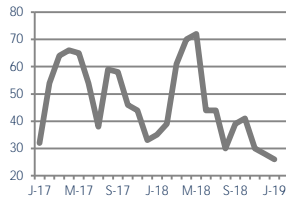
38



Down -25%
Vs. Year Ago

Current Contracts

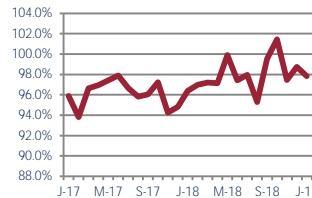
26



Down -26%
Vs. Year Ago

Sold Vs. List Price

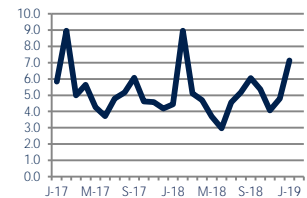
97.8%



Up 1.5%
Vs. Year Ago

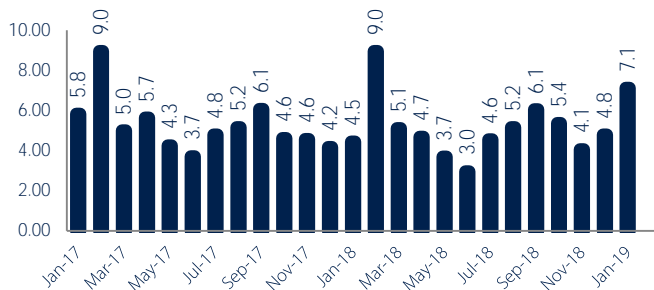
Months of Supply

7.1



Up 60%
Vs. Year Ago

Months Of Supply



Months of Supply

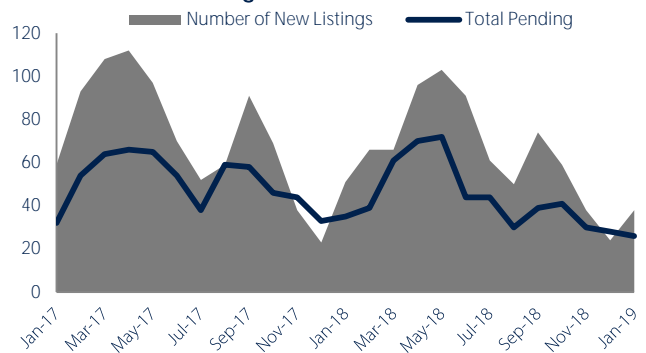
In January, there was 7.1 months of supply available in Newtown Square and Glen Mills, compared to 4.5 in January 2018. That is an increase of 60% versus a year ago.

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.

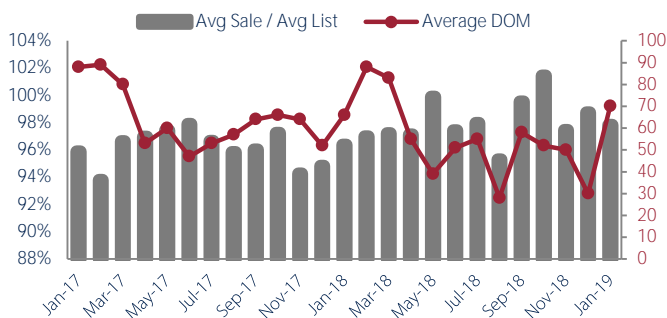
New Listings & Current Contracts

This month there were 38 homes newly listed for sale in Newtown Square and Glen Mills compared to 51 in January 2018, a decrease of 25%. There were 26 current contracts pending sale this January compared to 35 a year ago. The number of current contracts is 26% 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 Newtown Square and Glen Mills was 97.8% of the average list price, which is 1.5% higher than at this time last year.

Days On Market

This month, the average number of days on market was 70, higher than the average last year, which was 66, an increase of 6%.



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