



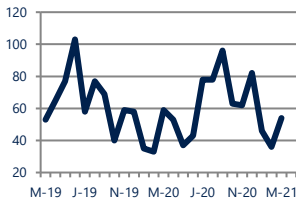
Focus On: Havertown and Broomall Housing Market

March 2021

Zip Code(s): 19008 and 19083

Units Sold

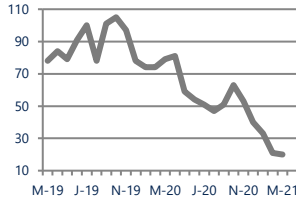
54



Down -8%
Vs. Year Ago

Active Inventory

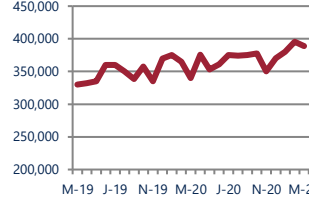
20



Down -75%
Vs. Year Ago

Median Sale Price

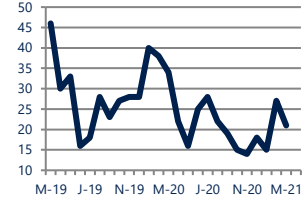
\$388,750



Up 14%
Vs. Year Ago

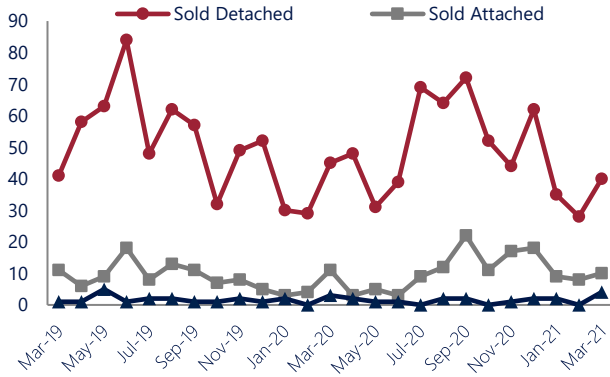
Days On Market

21



Down -38%
Vs. Year Ago

Units Sold*



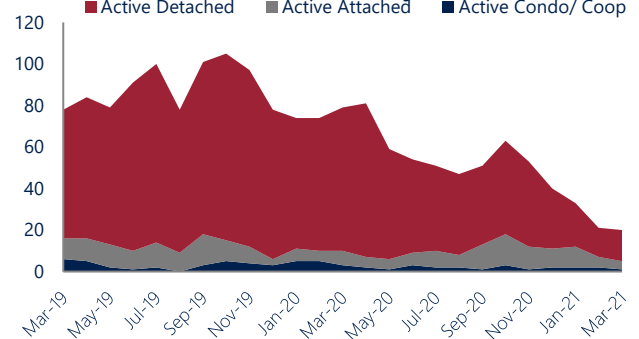
Units Sold

There was an increase in total units sold in March, with 54 sold this month in Havertown and Broomall. This month's total units sold was lower than at this time last year.

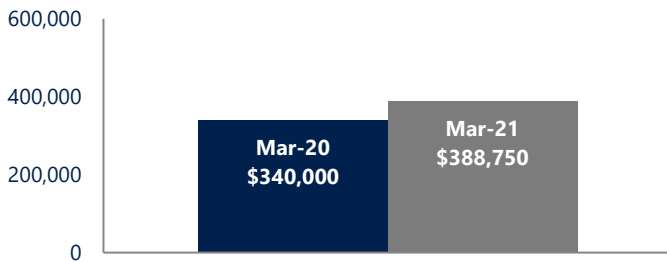
Active Inventory

Versus last year, the total number of homes available this month is lower by 59 units or 75%. The total number of active inventory this March was 20 compared to 79 in March 2020. This month's total of 20 is lower than the previous month's total supply of available inventory of 21, a decrease of 5%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Havertown and Broomall Homes was \$340,000. This March, the median sale price was \$388,750, an increase of 14% or \$48,750 compared to last year. The current median sold price is 2% lower than in February.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Havertown and Broomall are defined as properties listed in zip code/s 19008 and 19083.

*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.





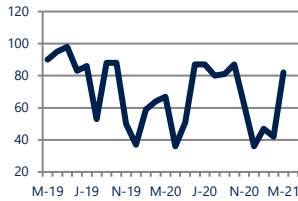
Focus On: Havertown and Broomall Housing Market

March 2021

Zip Code(s): 19008 and 19083

New Listings

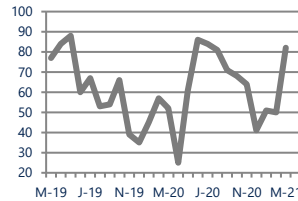
82



Up 22%
Vs. Year Ago

Current Contracts

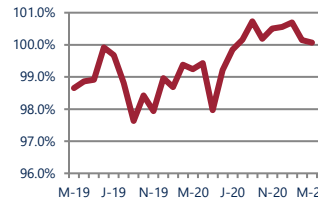
82



Up 58%
Vs. Year Ago

Sold Vs. List Price

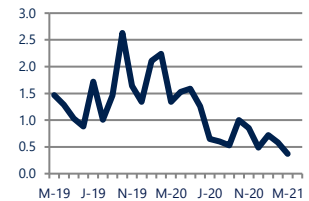
100.1%



Up 0.8%
Vs. Year Ago

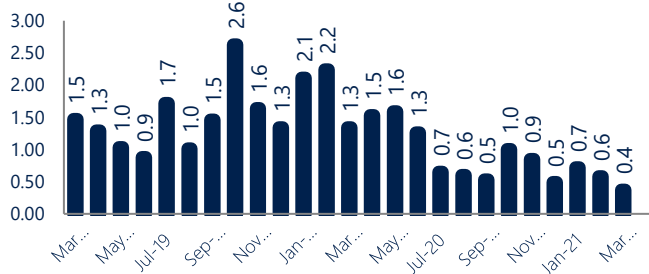
Months of Supply

0.4



Down -72%
Vs. Year Ago

Months Of Supply



Months of Supply

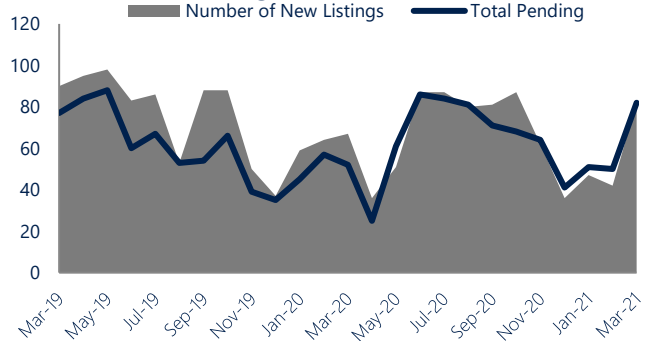
In March, there was 0.4 months of supply available in Havertown and Broomall, compared to 1.3 in March 2020. That is a decrease of 72% versus a year ago.

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.

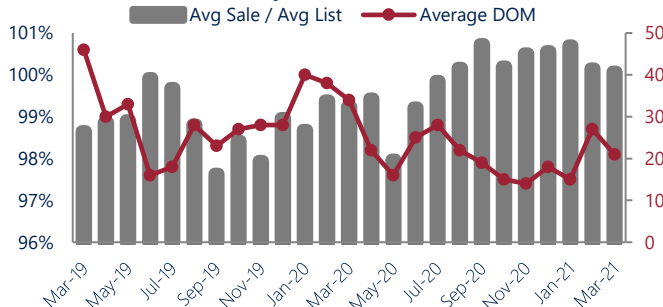
New Listings & Current Contracts

This month there were 82 homes newly listed for sale in Havertown and Broomall compared to 67 in March 2020, an increase of 22%. There were 82 current contracts pending sale this March compared to 52 a year ago. The number of current contracts is 58% higher than last March.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In March, the average sale price in Havertown and Broomall was 100.1% of the average list price, which is 0.8% higher than at this time last year.

Days On Market

This month, the average number of days on market was 21, lower than the average last year, which was 34, a decrease of 38%.

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