



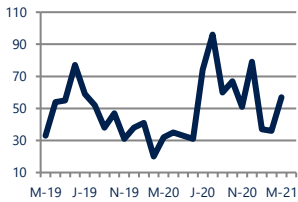
Focus On: Newtown Square and Glen Mills Housing Market

March 2021

Zip Code(s): 19073 and 19342

Units Sold

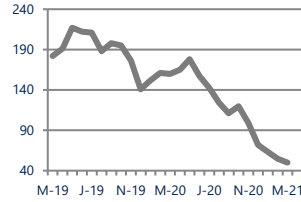
57



Up
Vs. Year Ago

Active Inventory

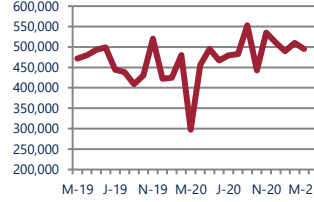
50



Down -69%
Vs. Year Ago

Median Sale Price

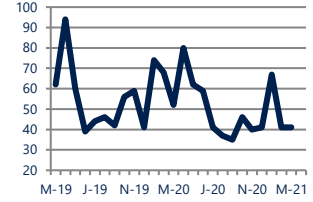
\$495,000



Up
Vs. Year Ago

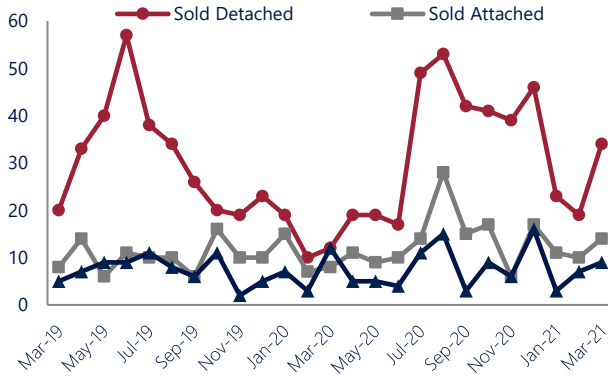
Days On Market

41



Down -21%
Vs. Year Ago

Units Sold*



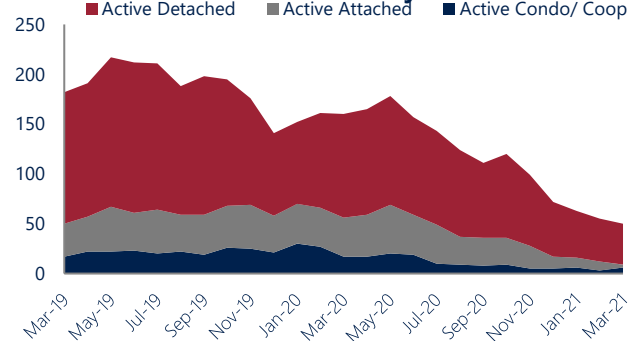
Units Sold

There was an increase in total units sold in March, with 57 sold this month in Newtown Square and Glen Mills. This month's total units sold was higher than at this time last year.

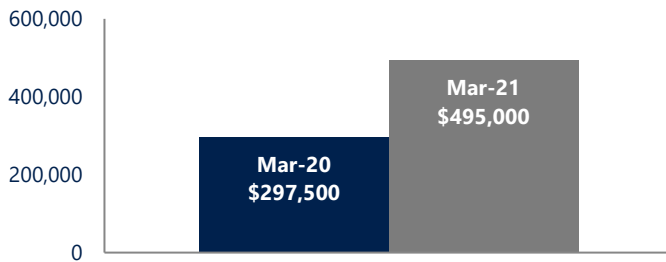
Active Inventory

Versus last year, the total number of homes available this month is lower by 110 units or 69%. The total number of active inventory this March was 50 compared to 160 in March 2020. This month's total of 50 is lower than the previous month's total supply of available inventory of 55, a decrease of 9%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Newtown Square and Glen Mills Homes was \$297,500. This March, the median sale price was \$495,000, an increase of \$197,500 compared to last year. The current median sold price is 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.

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.





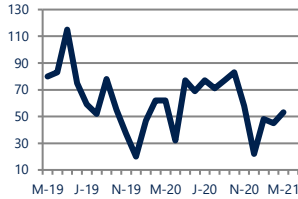
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March 2021

Zip Code(s): 19073 and 19342

New Listings

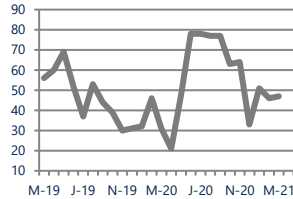
53



Down -15%
Vs. Year Ago

Current Contracts

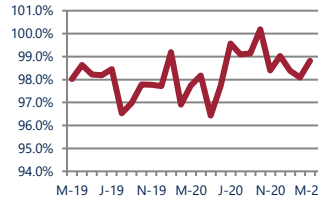
47



Up 52%
Vs. Year Ago

Sold Vs. List Price

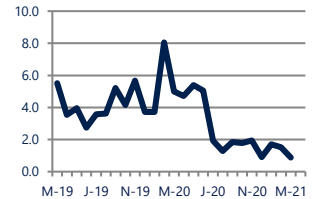
98.8%



Up 1.1%
Vs. Year Ago

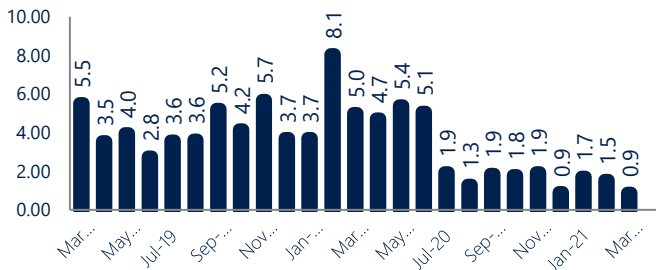
Months of Supply

0.9



Down -82%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

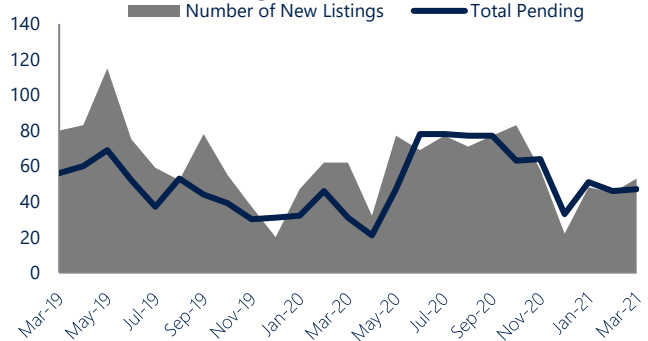
This month there were 53 homes newly listed for sale in Newtown Square and Glen Mills compared to 62 in March 2020, a decrease of 15%. There were 47 current contracts pending sale this March compared to 31 a year ago. The number of current contracts is 52% higher than last March.

Months of Supply

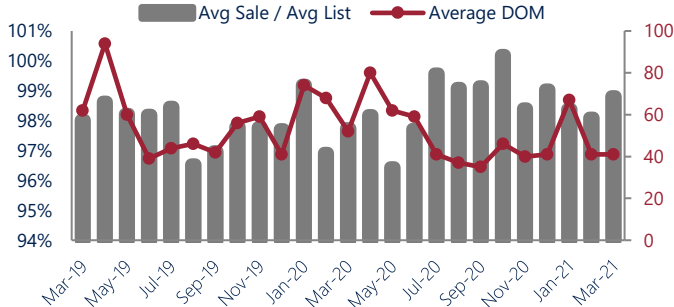
In March, there was 0.9 months of supply available in Newtown Square and Glen Mills, compared to 5.0 in March 2020. That is a decrease of 82% versus a year ago.

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



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In March, the average sale price in Newtown Square and Glen Mills was 98.8% 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 41, lower than the average last year, which was 52, a decrease of 21%.



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