



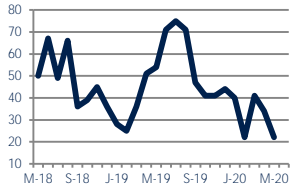
# The Long & Foster Market Minute™

Focus On: Bryn Mawr, Villanova, and Gladwyne Housing Market

May 2020

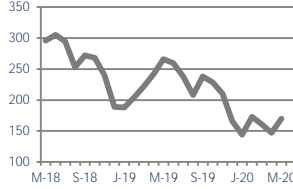
Zip Code(s): 19010, 19085, 19035 and 19041

Units Sold  
22



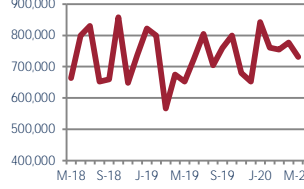
Down  
Vs. Year Ago

Active Inventory  
170



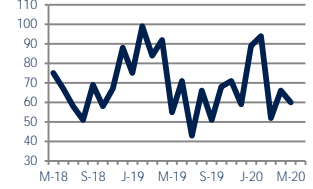
Down -36%  
Vs. Year Ago

Median Sale Price  
\$731,000



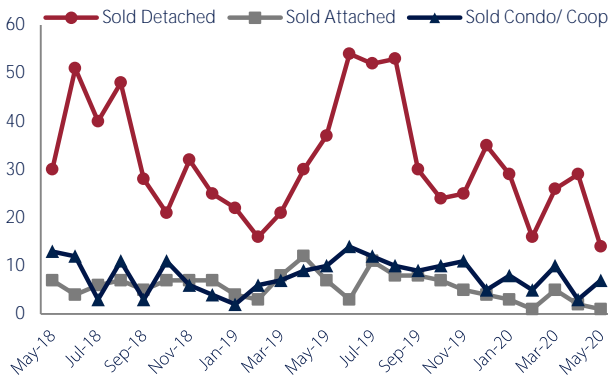
Up 12%  
Vs. Year Ago

Days On Market  
60



Up 9%  
Vs. Year Ago

### Units Sold\*



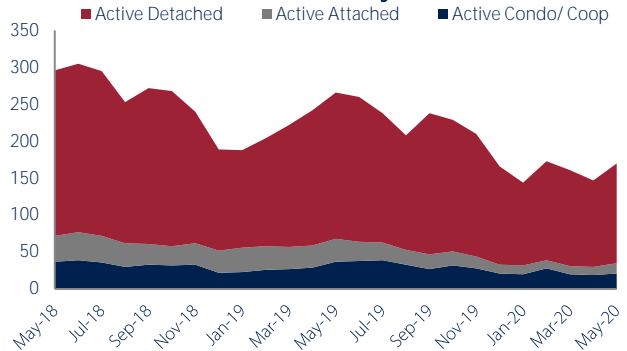
### Units Sold

With relatively few transactions, there was a decrease in total units sold in May, with 22 sold this month in Bryn Mawr, Villanova, and Gladwyne. This month's total units sold was lower than at this time last year, a decrease from May 2019.

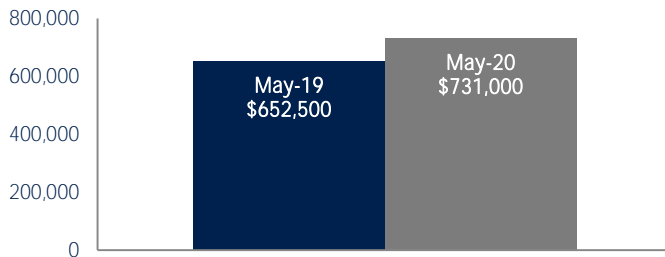
### Active Inventory

Versus last year, the total number of homes available this month is lower by 96 units or 36%. The total number of active inventory this May was 170 compared to 266 in May 2019. This month's total of 170 is higher than the previous month's total supply of available inventory of 147, an increase of 16%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last May, the median sale price for Bryn Mawr, Villanova, and Gladwyne Homes was \$652,500. This May, the median sale price was \$731,000, an increase of 12% or \$78,500 compared to last year. The current median sold price is 6% lower than in April.

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



Bryn Mawr, Villanova, and Gladwyne are defined as properties listed in zip code/s 19010, 19085, 19035 and 19041, and includes but is not limited to Bryn Mawr, Villanova, Gladwyne, and Haverford.

\*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.





# The Long & Foster Market Minute™

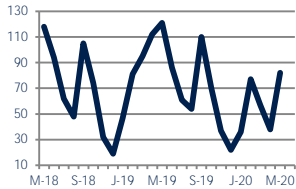
## Focus On: Bryn Mawr, Villanova, and Gladwyne Housing Market

May 2020

Zip Code(s): 19010, 19085, 19035 and 19041

### New Listings

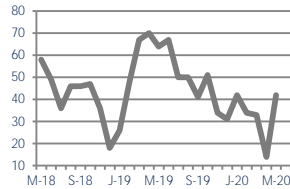
82



Down -32%  
Vs. Year Ago

### Current Contracts

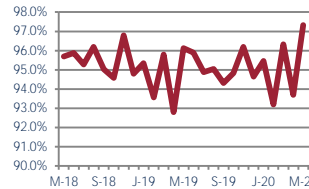
42



Down -34%  
Vs. Year Ago

### Sold Vs. List Price

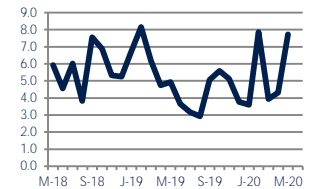
97.3%



Up 1.2%  
Vs. Year Ago

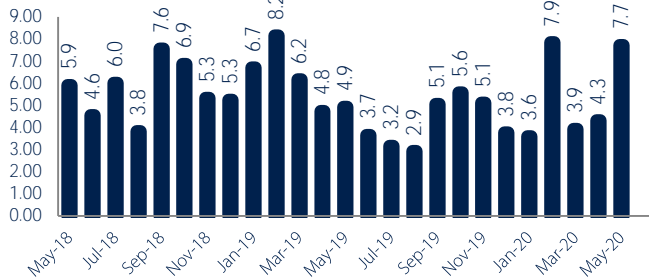
### Months of Supply

7.7



Up 57%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

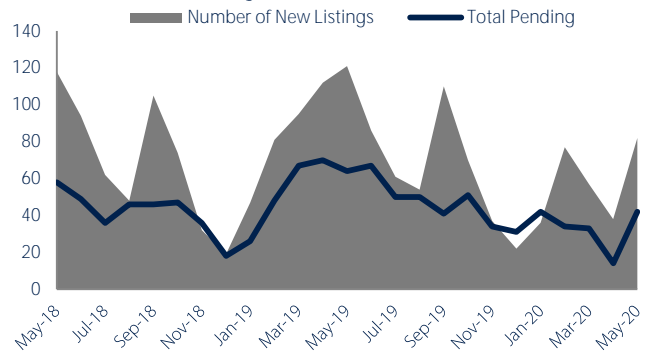
In May, there was 7.7 months of supply available in Bryn Mawr, Villanova, and Gladwyne, compared to 4.9 in May 2019. That is an increase of 57% versus a year ago.

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.

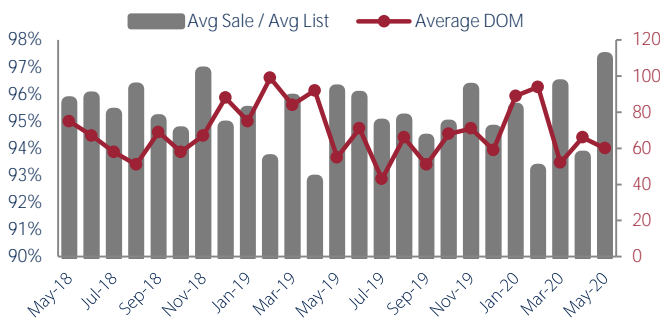
### New Listings & Current Contracts

This month there were 82 homes newly listed for sale in Bryn Mawr, Villanova, and Gladwyne compared to 121 in May 2019, a decrease of 32%. There were 42 current contracts pending sale this May compared to 64 a year ago. The number of current contracts is 34% lower than last May.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In May, the average sale price in Bryn Mawr, Villanova, and Gladwyne was 97.3% of the average list price, which is 1.2% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 60, higher than the average last year, which was 55, an increase of 9%.



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