



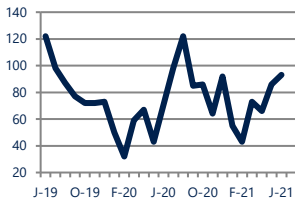
**Focus On: Malvern, Paoli, and Berwyn Housing Market**

June 2021

Zip Code(s): 19355, 19301, 19312 and 19333

**Units Sold**

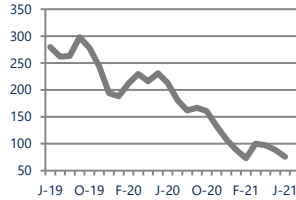
93



**Up 31%**  
Vs. Year Ago

**Active Inventory**

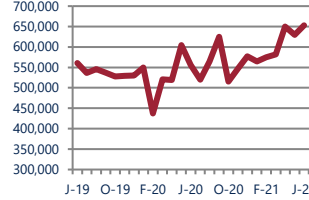
76



**Down -64%**  
Vs. Year Ago

**Median Sale Price**

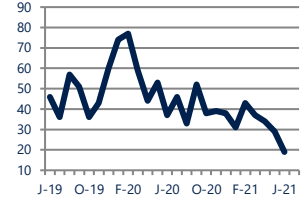
\$653,000



**Up 17%**  
Vs. Year Ago

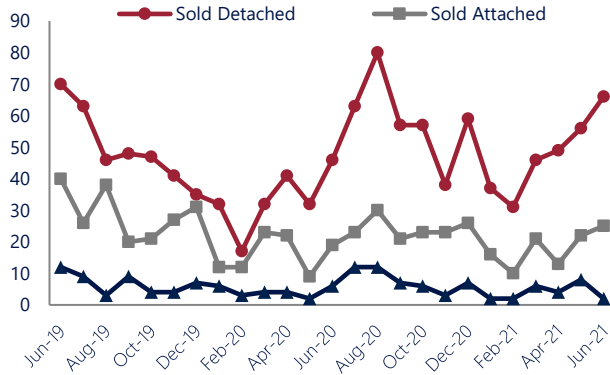
**Days On Market**

19



**Down -49%**  
Vs. Year Ago

**Units Sold\***



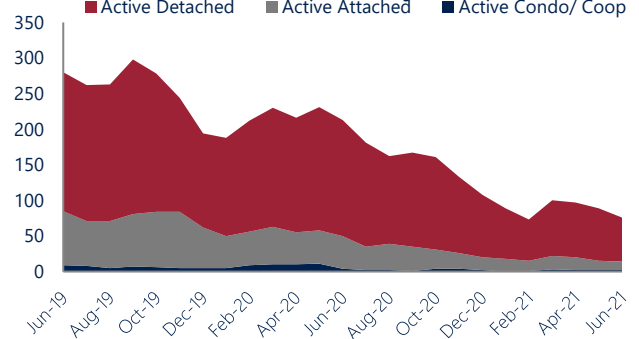
**Units Sold**

There was an increase in total units sold in June, with 93 sold this month in Malvern, Paoli, and Berwyn versus 86 last month, an increase of 8%. This month's total units sold was higher than at this time last year, an increase of 31% versus June 2020.

**Active Inventory**

Versus last year, the total number of homes available this month is lower by 137 units or 64%. The total number of active inventory this June was 76 compared to 213 in June 2020. This month's total of 76 is lower than the previous month's total supply of available inventory of 89, a decrease of 15%.

**Active Inventory\***



**Median Sale Price**



**Median Sale Price**

Last June, the median sale price for Malvern, Paoli, and Berwyn Homes was \$556,250. This June, the median sale price was \$653,000, an increase of 17% or \$96,750 compared to last year. The current median sold price is 4% higher than in May.

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

Malvern, Paoli, and Berwyn are defined as properties listed in zip code/s 19335, 19301, 19312 and 19333.

\*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.





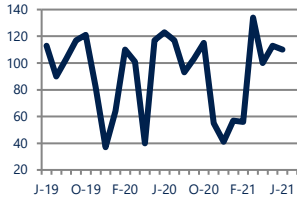
**Focus On: Malvern, Paoli, and Berwyn Housing Market**

June 2021

Zip Code(s): 19355, 19301, 19312 and 19333

**New Listings**

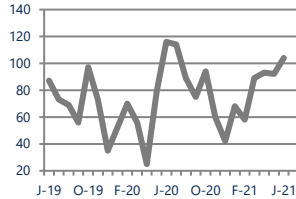
110



**Down -11%**  
Vs. Year Ago

**Current Contracts**

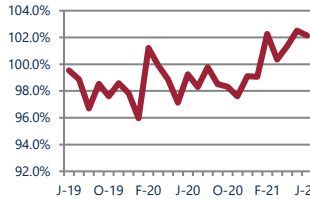
104



**Down -10%**  
Vs. Year Ago

**Sold Vs. List Price**

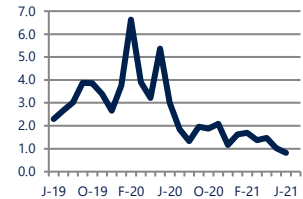
102.1%



**Up 2.9%**  
Vs. Year Ago

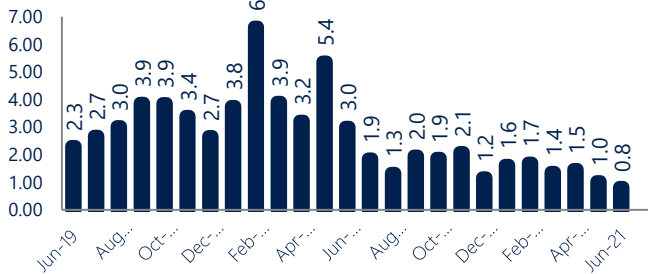
**Months of Supply**

0.8



**Down -73%**  
Vs. Year Ago

**Months Of Supply**



**Months of Supply**

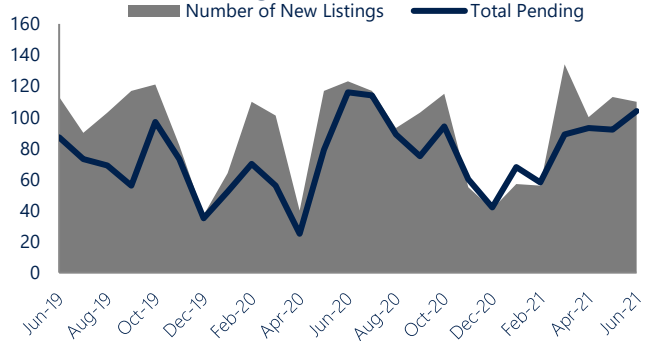
In June, there was 0.8 months of supply available in Malvern, Paoli, and Berwyn, compared to 3.0 in June 2020. That is a decrease of 73% versus a year ago.

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.

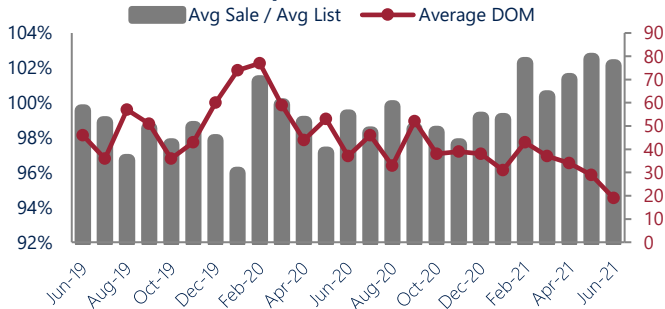
**New Listings & Current Contracts**

This month there were 110 homes newly listed for sale in Malvern, Paoli, and Berwyn compared to 123 in June 2020, a decrease of 11%. There were 104 current contracts pending sale this June compared to 116 a year ago. The number of current contracts is 10% lower than last June.

**New Listings & Current Contracts**



**Sale Price/ List Price & DOM**



**Sale Price to List Price Ratio**

In June, the average sale price in Malvern, Paoli, and Berwyn was 102.1% of the average list price, which is 2.9% higher than at this time last year.

**Days On Market**

This month, the average number of days on market was 19, lower than the average last year, which was 37, a decrease of 49%.



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