



# The Long & Foster® Market Minute™



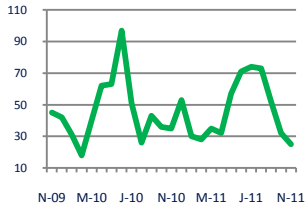
**Focus On: Ardmore, Wynnewood, and Narberth Housing Market**

**November 2011**

**Zip Code(s): 19003, 19096, 19072, 19004 and 19066**

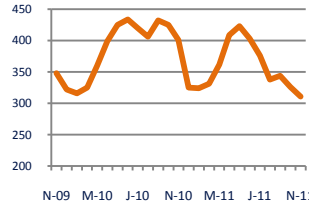
## Units Sold

**25**



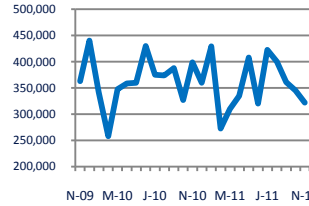
## Active Inventory

**311**



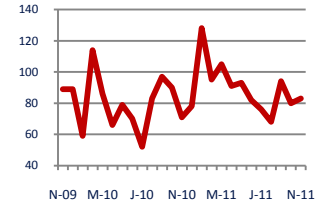
## Median Sale Price

**\$322,000**



## Days On Market

**83**



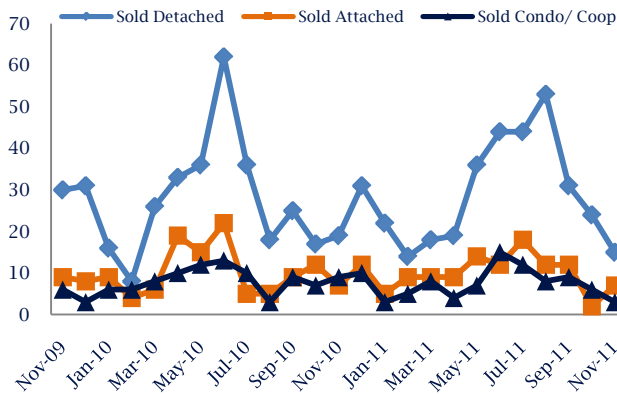
**Down -29%**  
Vs. Year Ago

**Down -22%**  
Vs. Year Ago

**Down -19%**  
Vs. Year Ago

**Up 17%**  
Vs. Year Ago

### Units Sold\*



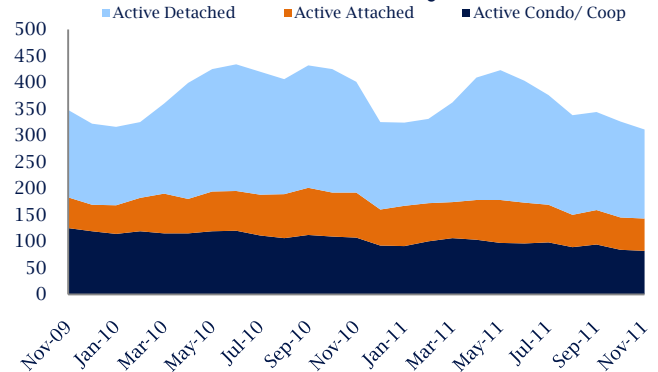
### Units Sold

There was a decrease in total units sold in November, with 25 sold this month in Ardmore, Wynnewood, and Narberth versus 32 last month, a decrease of 22%. This month's total units sold was lower than at this time last year, a decrease of 29% versus November 2010.

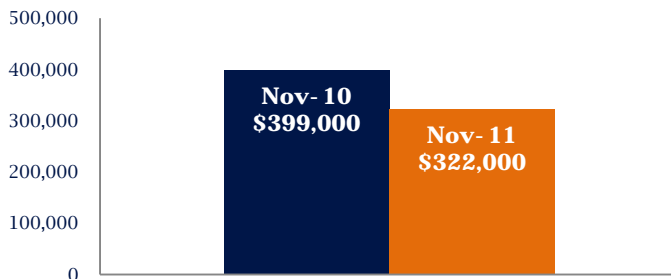
### Active Inventory

Versus last year, the total number of homes available this month is lower by 90 units or 22%. The total number of active inventory this November was 311 compared to 401 in November 2010. This month's total of 311 is lower than the previous month's total supply of available inventory of 326, a decrease of 5%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last November, the median sale price for Ardmore, Wynnewood, and Narberth Homes was \$399,000. This November, the median sale price was \$322,000, a decrease of 19% or \$77,000 compared to last year. The current median sold price is 7% lower than in October.

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

Ardmore, Wynnewood, and Narberth are defined as properties listed in zip code/s 19003, 19096, 19072, 19004 and 19066, and includes but is not limited to Ardmore, Wynnewood, Narberth, Merion, and Bala Cynwyd. \*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 TREND 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 TREND or Long & Foster Real Estate, Inc.





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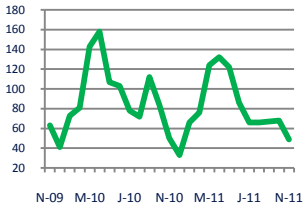
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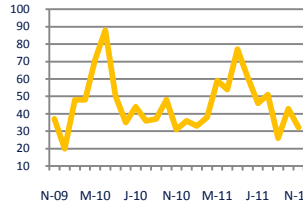
## New Listings

**49**



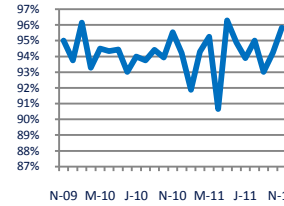
## Current Contracts

**32**



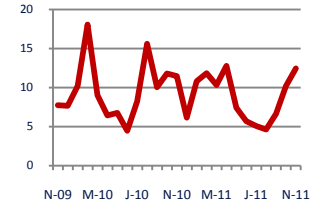
## Sold Vs. List Price

**95.8%**



## Months of Supply

**12.4**



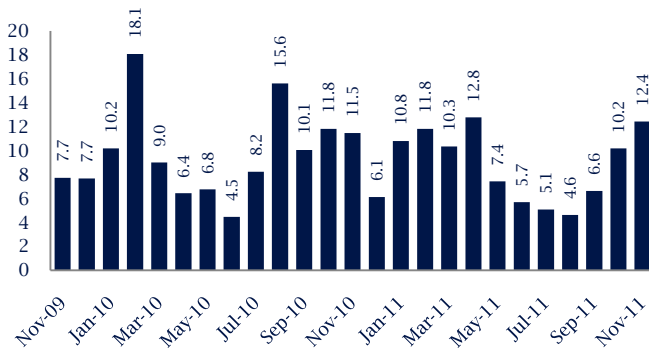
**Down - 2%**  
Vs. Year Ago

**Up 3%**  
Vs. Year Ago

**No Change**  
Vs. Year Ago

**Up 9%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

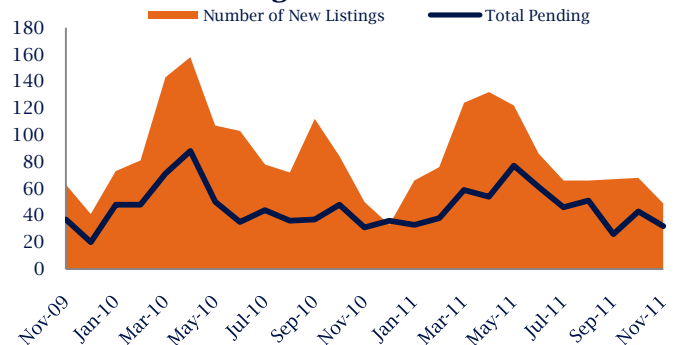
In November, there was 12.4 months of supply available in Ardmore, Wynnewood, and Narberth, compared to 11.5 in November 2010. That is an increase of 9% versus a year ago.

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 49 homes newly listed for sale in Ardmore, Wynnewood, and Narberth compared to 50 in November 2010, a decrease of 2%. There were 32 current contracts pending sale this November compared to 31 a year ago. The number of current contracts is 3% higher than last month.

## New Listings & Current Contracts



## Sale Price/ List Price & DOM



## Sale Price to List Price Ratio

In November, the average sale price in Ardmore, Wynnewood, and Narberth was 95.8% of the average list price, which is similar compared to a year ago.

## Days On Market

This month, the average number of days on market was 83, higher than the average last year, which was 71, an increase of 17%.

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