

LONG & FOSTER  
REAL ESTATE

CHRISTIE'S  
INTERNATIONAL REAL ESTATE

# LuxInsight

**Delaware County**

Pennsylvania

Luxury Housing Market Update

July 2017



Long & Foster Real Estate Family of Companies  
Long & Foster | Christie's · W.C. & A.N. Miller · Virginia Properties · Fonville Morisey · Urban Pace

Global Partnerships

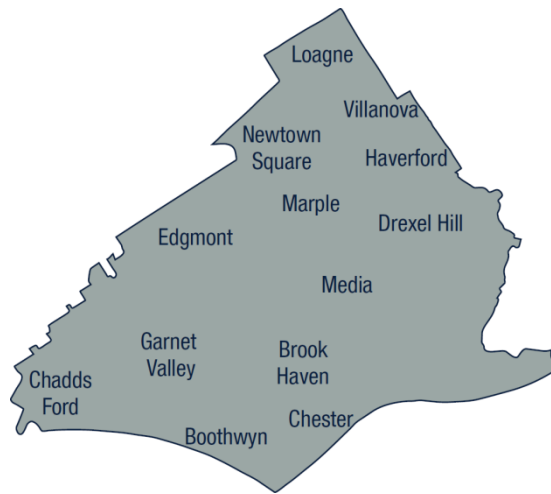
Christie's International Real Estate · Leading Real Estate Companies of the World® · Luxury Portfolio International · Who's Who in Luxury Real Estate

## Delaware County, Pennsylvania - July 2017

At Long & Foster, our dedication through the years to luxury properties is evidenced by the power of our Extraordinary Properties® brand. With highly-trained, professional sales associates and a powerful reach, Long & Foster sells more luxury homes throughout the Mid-Atlantic region than our nearest competitors, by far.

Long & Foster is proud to offer our exclusive Long & Foster® LuxInsight report, designed solely to keep our clients informed on the latest luxury market statistics in their local area. Published monthly, LuxInsight provides a broad overview of real estate market trends for luxury properties, including statistics on sale prices, inventory, housing demand, new listings and more.

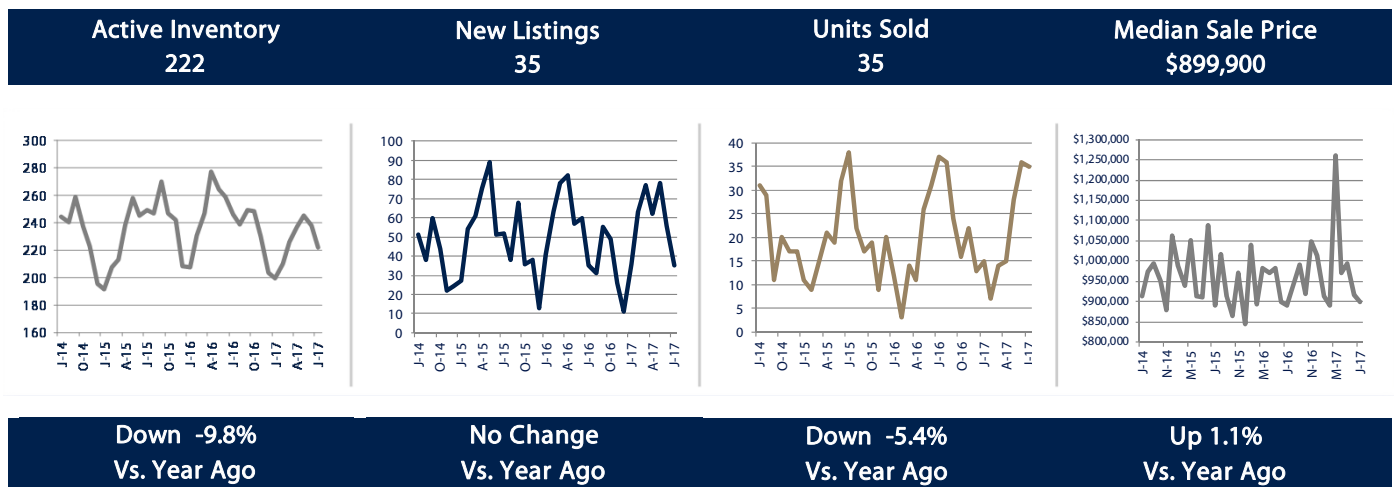
Building on our decades-long reputation for unsurpassed service and industry expertise, Long & Foster is poised to cater to the distinctive market of luxury properties. Enhanced through our exclusive affiliation with Christie's International Real Estate, and our affiliations with Luxury Portfolio International™, and Who's Who in Luxury Real Estate, our unique luxury marketing programs deliver exceptional value whether you're looking to buy or sell a luxury home. No other sales associates are better trained or better equipped to help you take advantage of opportunities in today's market.



If you're in the market to buy or sell an extraordinary home, work with the real estate professionals who know the market best: Long & Foster!

### AT A GLANCE

Homes \$750,000+



Long & Foster Real Estate Family of Companies

Long & Foster | Christie's · W.C. & A.N. Miller · Virginia Properties · Fonville Morisey · Urban Pace

Global Partnerships

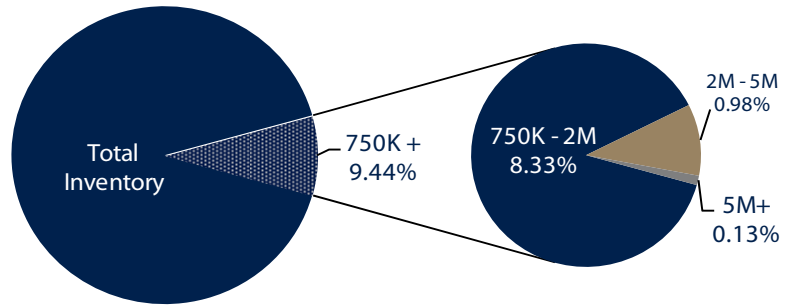
Christie's International Real Estate · Leading Real Estate Companies of the World® · Luxury Portfolio International · Who's Who in Luxury Real Estate

## Delaware County, Pennsylvania - July 2017

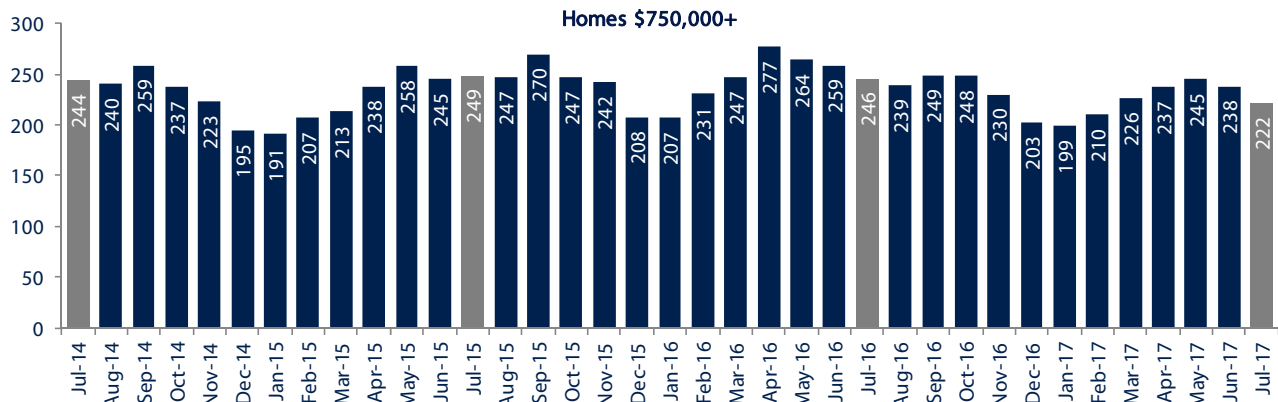
Compared to last July, the total number of homes more than \$750,000 available this month was lower by 9.8% and lower by 10.8% compared to July 2015.

Active inventory this July was 6.7% lower than the previous month's supply of available inventory.

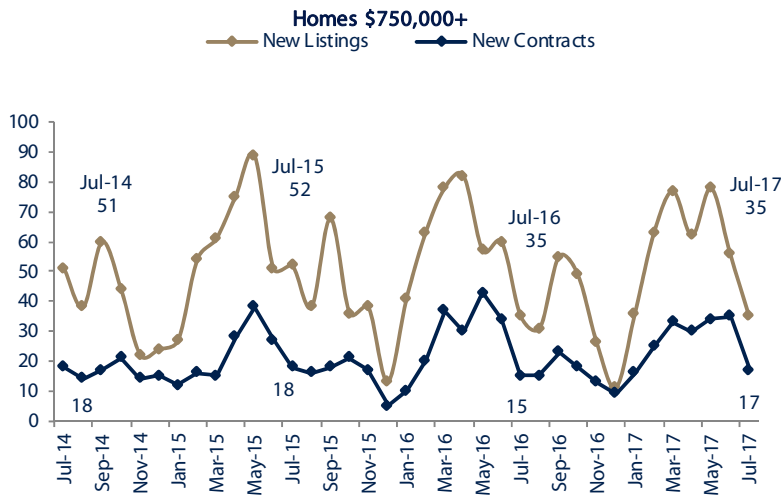
### INVENTORY PRICE RANGES



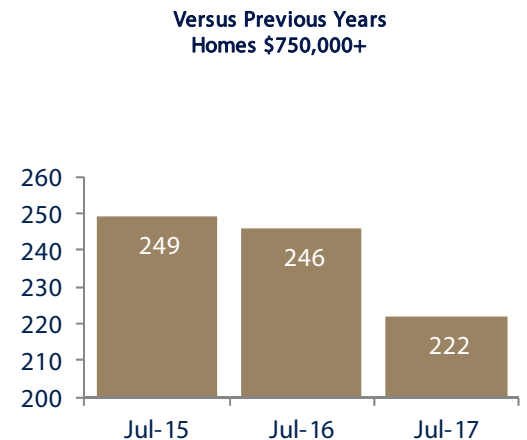
### ACTIVE INVENTORY



### NEW LISTINGS & NEW CONTRACTS



### ACTIVE INVENTORY

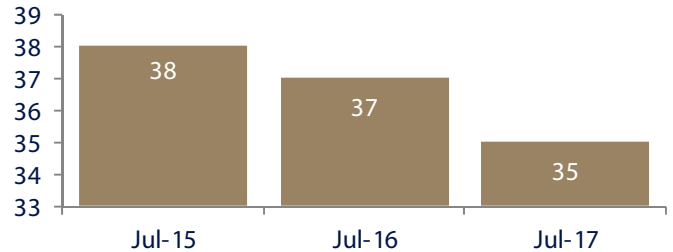


## Delaware County, Pennsylvania - July 2017

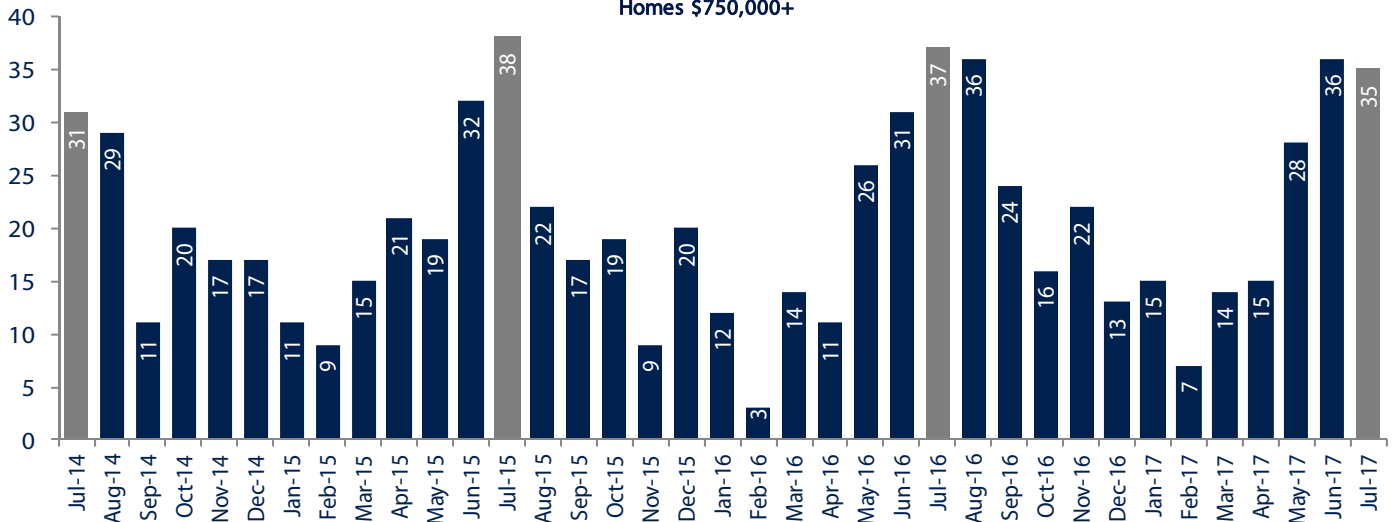
This month's units sold for homes more than \$750,000 was lower than at this time last year, a decrease of 5.4% versus last July and a decrease of 7.9% versus July of 2015.

There was a decrease of 2.8% in luxury units sold in July compared to June of this year.

**UNITS SOLD**  
Versus Previous Years  
Homes \$750,000+



**UNITS SOLD**  
Homes \$750,000+



### RECENT SELECTED LUXURY SALES

Homes \$750,000+

Sold Date	City	Zip Code	Final List Price	Final Sale Price	Sale Price as % of List Price	DOM	Long & Foster Represented	
							Buyer	Seller
July 25, 2017	Media	19063	\$935,000	\$900,000	96.3%	151		✓
July 27, 2017	Haverford	19041	\$799,000	\$799,000	100.0%	72		✓
June 1, 2017	Glen Mills	19342	\$890,000	\$770,000	86.5%	434		✓
February 10, 2017	Newtown Square	19073	\$1,125,000	\$1,000,000	88.9%	5		✓
February 28, 2017	Newtown Square	19073	\$775,000	\$759,500	98.0%	33	✓	

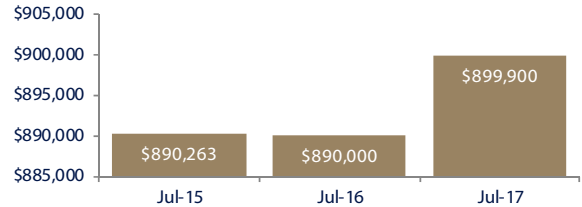
## Delaware County, Pennsylvania - July 2017

In July, the median sales price for homes more than \$750,000 was \$899,900, an increase of 1.1% compared to last year.

The current median sales price was lower by 1.9% than in June.

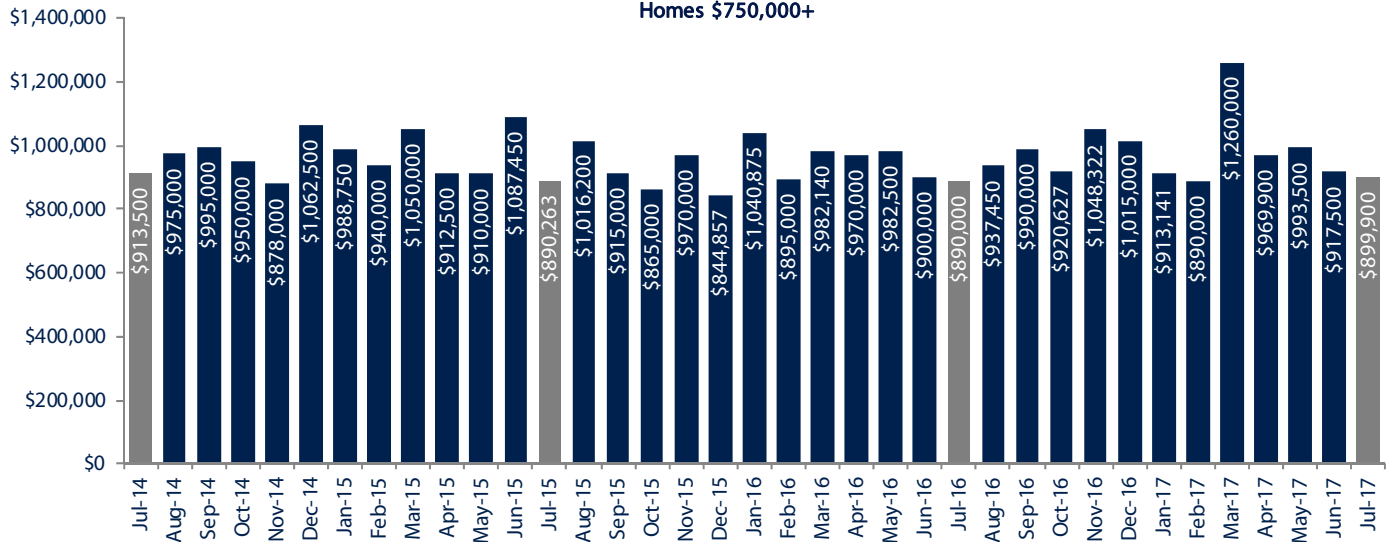
### MEDIAN SALES PRICE

Versus Previous Years  
Homes \$750,000+



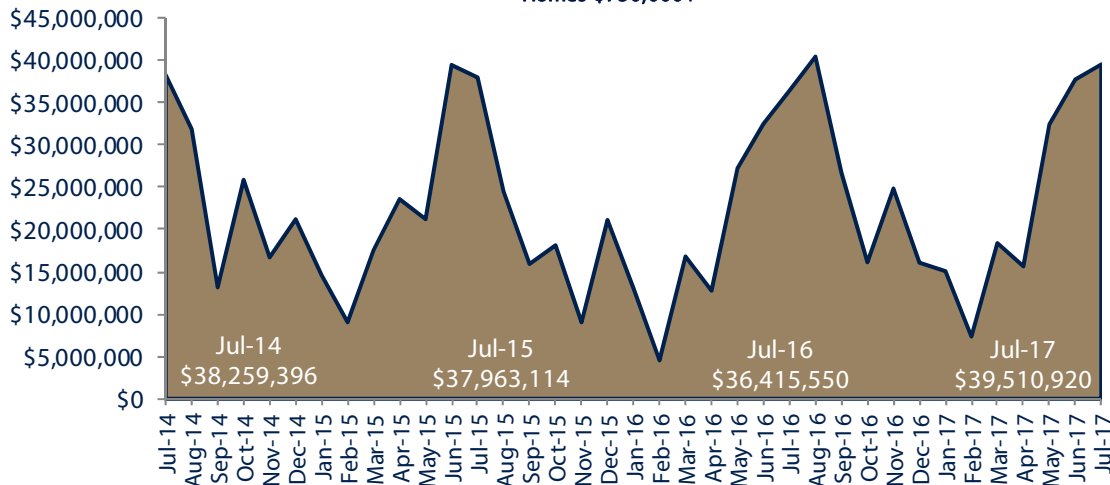
### MEDIAN SALES PRICE

Homes \$750,000+



### TOTAL DOLLAR VOLUME SOLD

Homes \$750,000+



Total volume sold this July was 8.5% higher than the same month one year ago.

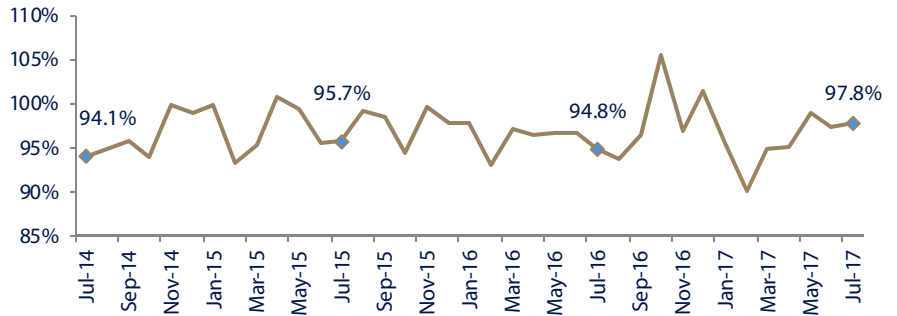
## Delaware County, Pennsylvania - July 2017

In July, the average sale price for homes more than \$750,000 was 97.8% of the average list price, which is 3.0% higher than at this time last year.

This month, the average number of days on market was 77, lower than the average last year, which was 87, a decrease of 11.5%.

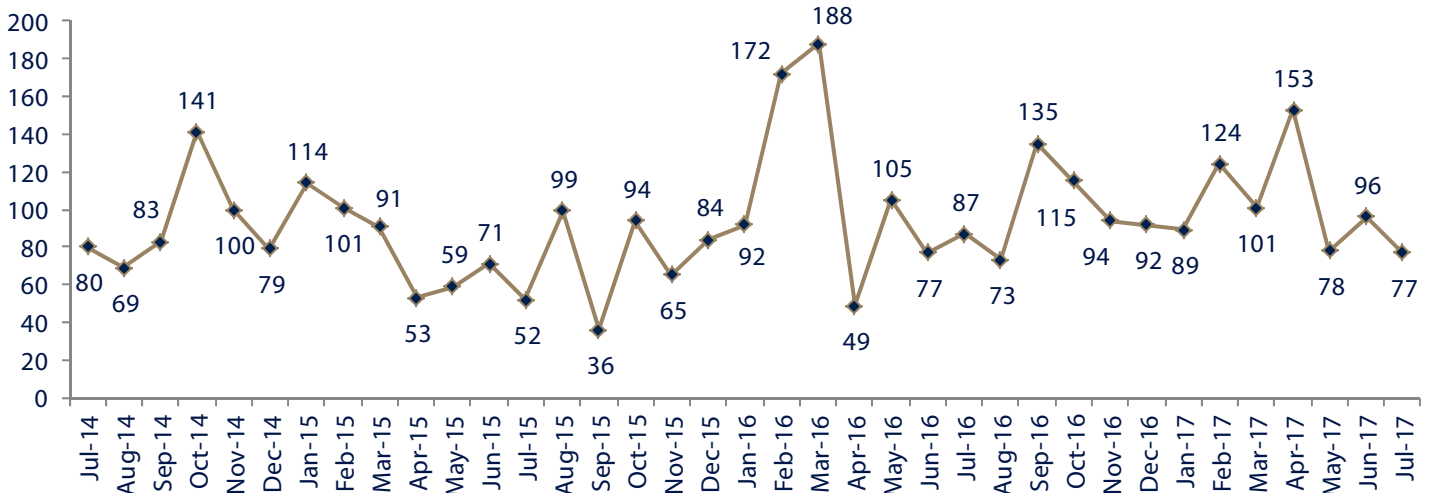
### SALE PRICE AS % OF LIST PRICE

Homes \$750,000+



### DAYS ON MARKET

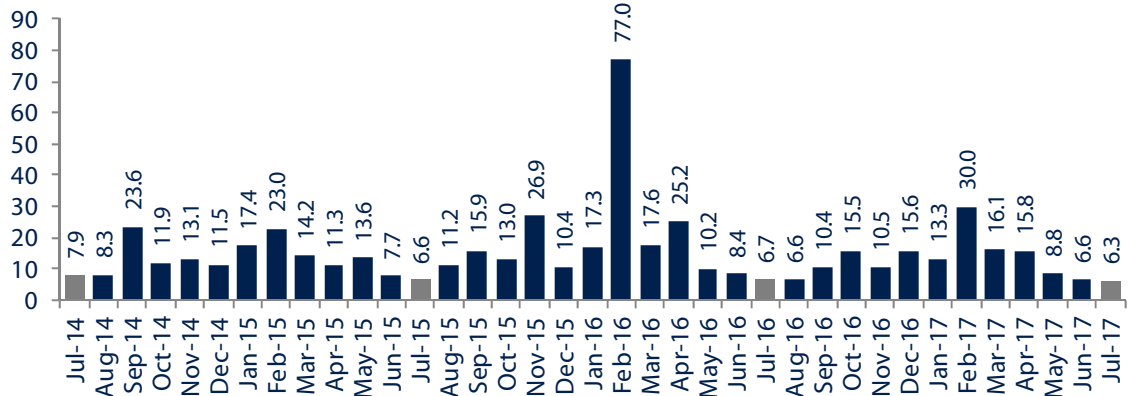
Homes \$750,000+



### MONTHS OF SUPPLY

Homes \$750,000+

In July, there were 6.3 months of supply available, compared to 6.7 in July of 2016. That is a decrease of 6.0% versus a year ago.



## Delaware County, Pennsylvania - July 2017

### References & Definitions

#### DELAWARE, PA: LISTING SOURCE, REPORTING AREA, & DEFINITION

Based on data supplied by the TREND MLS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace.

This report includes coverage for the county of Delaware, Pennsylvania only.

Analysis dates for all regions are July 1, 2014 through July 31, 2017.

### Contacts & Disclaimers

#### MEDIA CONTACT

Vicki Bendure, Bendure Communications

Email: Vicki@bendurepr.com

Phone: (540) 687-3360

#### CREATED BY

Michael Bystry, Long & Foster Real Estate, Inc.

Senior Market Research Analyst

#### DISCLAIMER

"Information contained in this report is based on data provided by the local area Multiple Listing Service and its member Association(s) of REALTORS®. No representation, expressed or implied, should be taken from information herein. Neither these organizations nor Long & Foster Real Estate, Inc. guarantee or are in any way responsible for the accuracy of these results, which do not reflect all activity in the marketplace. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Analysis dates are July 1, 2014 through July 31, 2017. Information contained in this report is not limited to transactions done by Long & Foster Real Estate, Inc. The data reported is solely for residential real estate transactions."

"Information contained in this report is deemed reliable but not guaranteed, should be independently verified and does not constitute an opinion of Long & Foster Real Estate, Inc."

"# 1 Seller of Luxury Homes in Mid-Atlantic" based on data provided by local area Multiple Listing Services and their member Associations of REALTORS®. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Analysis dates are July 1, 2014 through July 31, 2017".

Material appearing in this report may be reproduced or copied without permission. Please use the following acknowledgement for citation:

Source: Long & Foster Real Estate, Inc. and also cite the appropriate MLS.