

# LOWER MERION SCHOOL DISTRICT

MARKET REPORT

November 2020

**LOWER MERION TOWNSHIP,  
PENNSYLVANIA**

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# HIGHLIGHTS

NOVEMBER 2020

LOWER MERION SCHOOL DISTRICT

MARKET REPORT

## HOMES SOLD

LAST MONTH

**89**

Oct 2020: 95

Dec 2019: 67

## AVERAGE PRICE

LAST 6 MONTHS

**\$735,805**

\$753,259 in Oct 2020

\$658,626 in Dec 2019

## EXPECT TO PAY

LAST 6 MONTHS

**97%**

## SALES

89 homes were sold in November. On average the sales price was 3% above the listing price.

## PRICES

Average sales price in November was \$718,520. November was down from \$753,259 in October, and up from \$658,626 in December of 2019.

## MARKET TIME

Average days on market for the Lower Merion School District neighborhood in November was 53, down from 56 in October.

## MARKET HOTNESS

**SLOW MARKET:** Homes are selling significantly slower than the county average, sometimes by months.



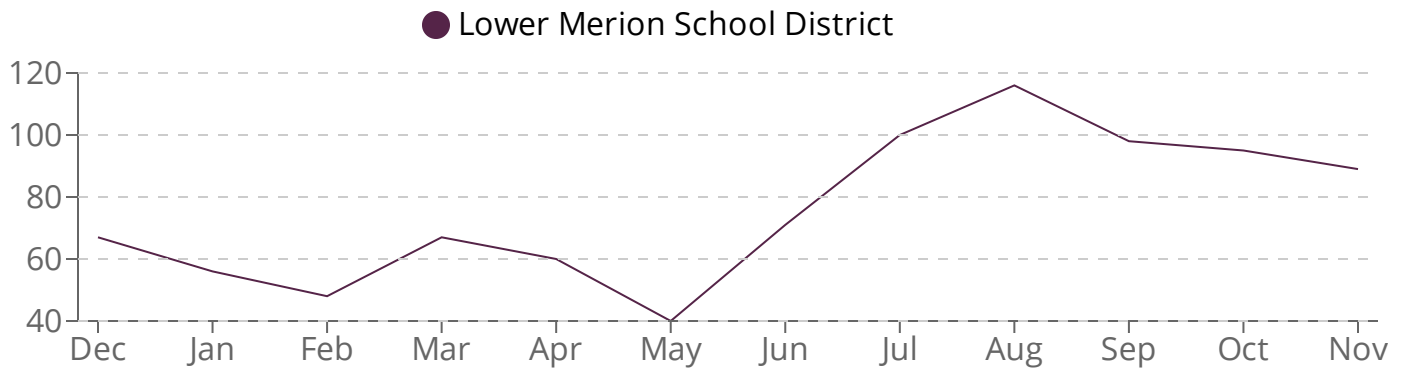
MONTGOMERY, PENNSYLVANIA

**LOWER MERION SCHOOL DISTRICT**

*Based on six-month median days on market.*

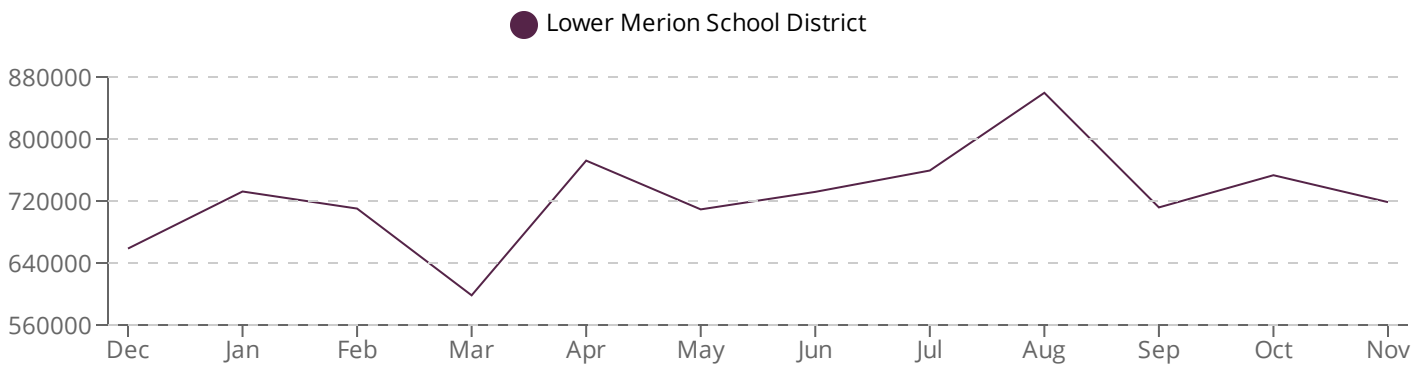


## NUMBER OF HOMES SOLD

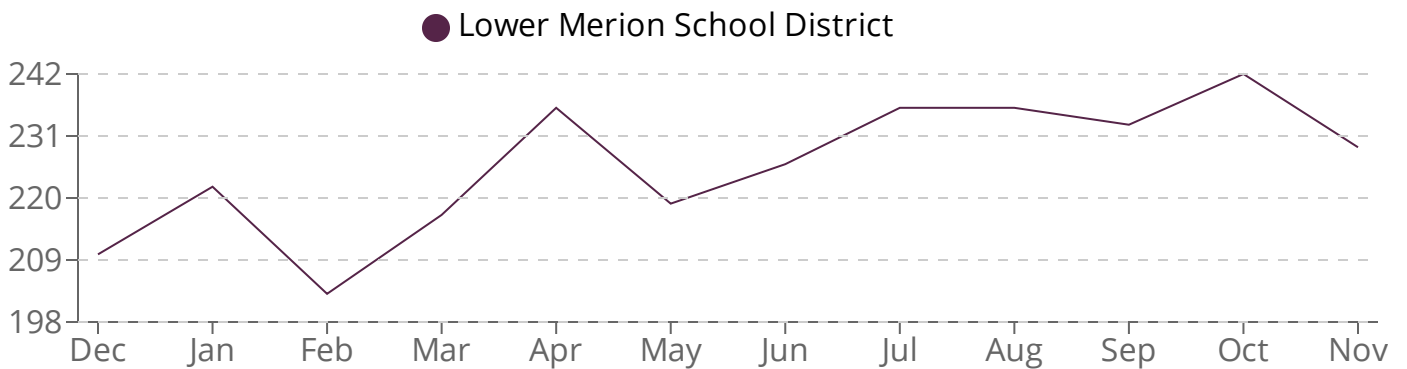


## MEDIAN SALE PRICE

BASED ON TOTAL UNITS SOLD



## AVERAGE PRICE PER SQUARE FOOT



# MARKET ACTIVITY

NOVEMBER 2020

LOWER MERION SCHOOL DISTRICT

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## RECENTLY SOLD

ADDRESS	SOLD DATE	BED	BATH	SQFT	SOLD PRICE
70 ACADEMY RD	Dec 02 2020	3	3	1,692	\$435,000
219 SHEAS TER	Dec 02 2020	3	1	1,008	\$199,900
237 W MONTGOMERY AVE #1L	Dec 02 2020	1	2	990	\$185,000
160 STONEWAY LN	Dec 01 2020	3	1	1,520	\$309,800
127 E SPRING AVE	Dec 01 2020	3	1	1,056	\$199,900
601 CEDAR LN	Dec 01 2020	4	3	2,762	\$790,000
529 ROCK GLEN DR	Dec 01 2020	4	2	2,261	\$515,000
1001 NORTH LN	Dec 01 2020	5	7	6,717	\$2,585,000
1001 CITY AVE #EC411	Nov 30 2020	1	1	910	\$109,000
1750 OAKWOOD TER #17D	Nov 30 2020	2	2	1,241	\$249,900
16 RADCLIFF RD	Nov 30 2020	5	3	3,248	\$729,000
45 E DARTMOUTH RD	Nov 30 2020	3	2	1,618	\$500,000

## RECENTLY LISTED

ADDRESS	LIST DATE	BED	BATH	SQFT	LIST PRICE
60 ACADEMY RD	Dec 03 2020	4	4	2,359	\$699,000
330 HAMILTON RD	Dec 03 2020	4	4	3,265	\$849,000
122 SPRINGFIELD AVE	Dec 02 2020	1	1	726	\$275,000
104 W MONTGOMERY AVE #A	Dec 02 2020	1	1	578	\$172,000
18 BALA AVE	Dec 02 2020	7	5	3,500	\$699,000
840 BRYN MAWR AVE	Dec 02 2020	6	4	5,356	\$1,475,000
930 W MONTGOMERY AVE #105	Dec 01 2020	2	2	1,348	\$259,500
226 HAMPDEN AVE	Dec 01 2020	5	4	2,194	\$859,900
1923 FIRETHORN LN	Dec 01 2020	5	3	3,212	\$675,000
1224 GREENTREE LN	Nov 30 2020	4	4	3,100	\$640,000
613 SAN MARINO AVE	Nov 30 2020	6	3	2,279	\$574,900
24 S WARNER AVE	Nov 30 2020	4	2	1,654	\$300,000

