



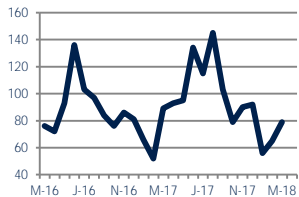
Focus On: Brandywine Housing Market

March 2018

Zip Code(s): 19803,19809,19810,19703 and 19732

Units Sold

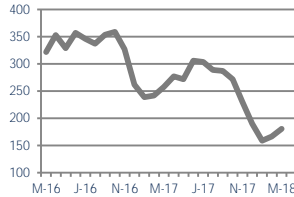
79



Down -11%  
Vs. Year Ago

Active Inventory

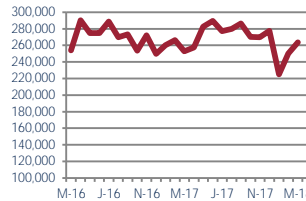
181



Down -30%  
Vs. Year Ago

Median Sale Price

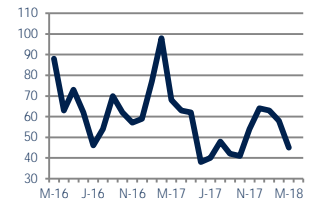
\$263,500



Up 4%  
Vs. Year Ago

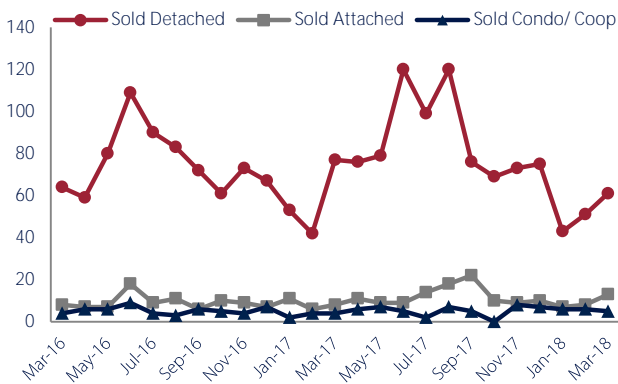
Days On Market

45



Down -34%  
Vs. Year Ago

Units Sold\*



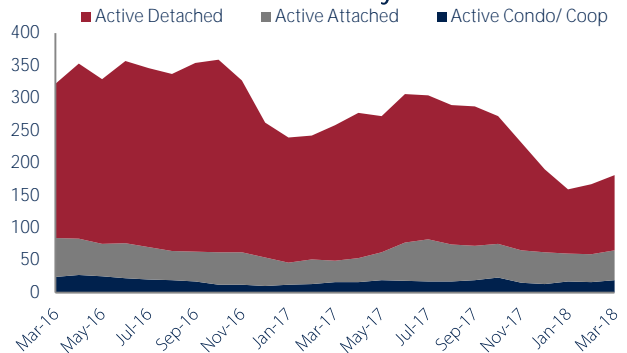
Units Sold

There was an increase in total units sold in March, with 79 sold this month in Brandywine versus 65 last month, an increase of 22%. This month's total units sold was lower than at this time last year, a decrease of 11% versus March 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 77 units or 30%. The total number of active inventory this March was 181 compared to 258 in March 2017. This month's total of 181 is higher than the previous month's total supply of available inventory of 167, an increase of 8%.

Active Inventory\*



Median Sale Price



Median Sale Price

Last March, the median sale price for Brandywine Homes was \$253,000. This March, the median sale price was \$263,500, an increase of 4% or \$10,500 compared to last year. The current median sold price is 5% higher than in February.

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

Brandywine are defined as properties listed in zip code/s 19803,19809,19810,19703 and 19732.

\*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.



CHRISTIE'S  
INTERNATIONAL REAL ESTATE





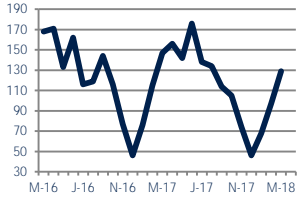
## Focus On: Brandywine Housing Market

March 2018

Zip Code(s): 19803,19809,19810,19703 and 19732

### New Listings

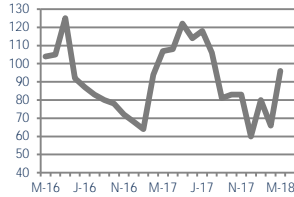
129



Down -12%  
Vs. Year Ago

### Current Contracts

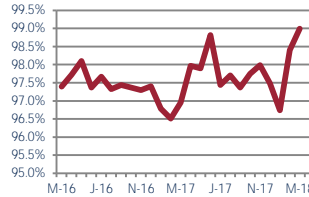
96



Down -10%  
Vs. Year Ago

### Sold Vs. List Price

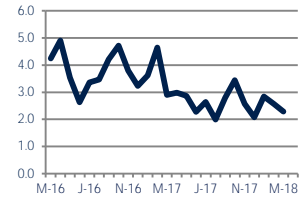
99.0%



Up 2.1%  
Vs. Year Ago

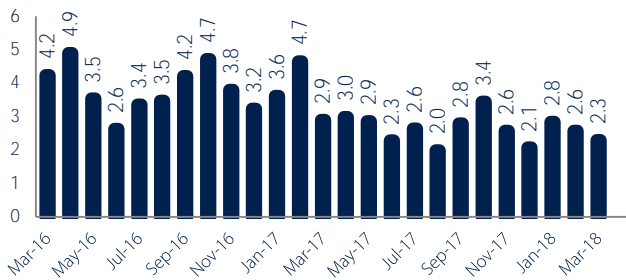
### Months of Supply

2.3



Down -21%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

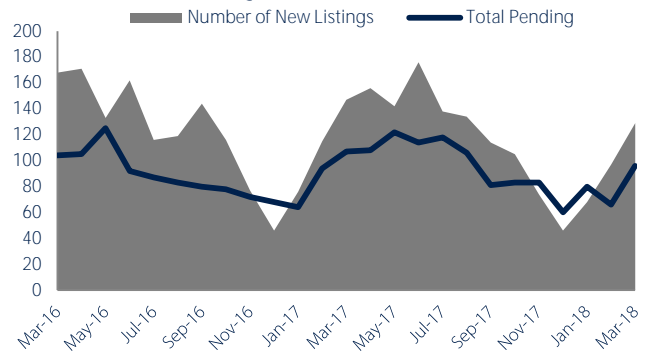
In March, there was 2.3 months of supply available in Brandywine, compared to 2.9 in March 2017. That is a decrease of 21% versus a year ago.

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.

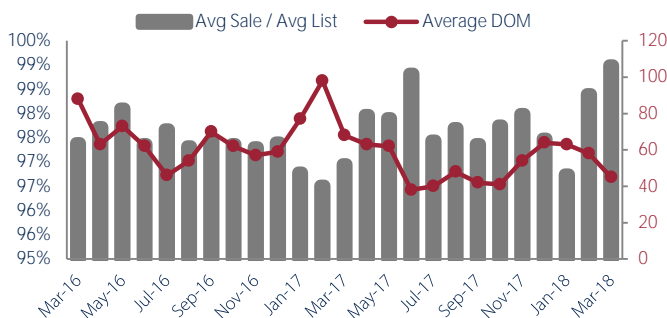
### New Listings & Current Contracts

This month there were 129 homes newly listed for sale in Brandywine compared to 147 in March 2017, a decrease of 12%. There were 96 current contracts pending sale this March compared to 107 a year ago. The number of current contracts is 10% lower than last March.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In March, the average sale price in Brandywine was 99.0% of the average list price, which is 2.0% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 45, lower than the average last year, which was 68, a decrease of 34%.



Brandywine are defined as properties listed in zip code/s 19803,19809,19810,19703 and 19732.

\*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.

