

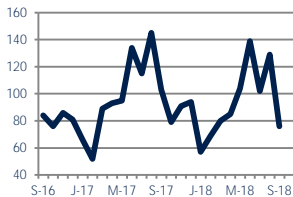
Focus On: Brandywine Housing Market

September 2018

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

Units Sold

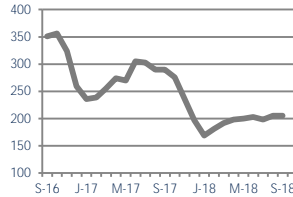
76



Down -26%
Vs. Year Ago

Active Inventory

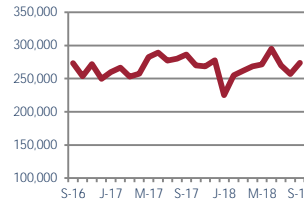
205



Down -29%
Vs. Year Ago

Median Sale Price

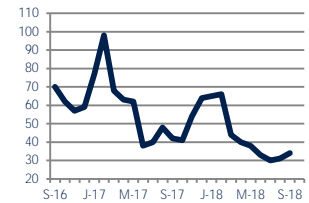
\$274,000



Down -4%
Vs. Year Ago

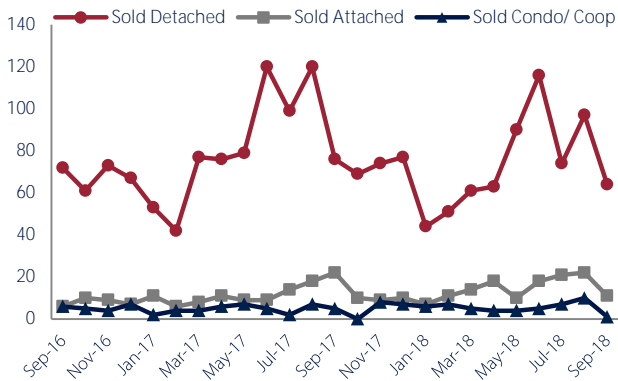
Days On Market

34



Down -19%
Vs. Year Ago

Units Sold*



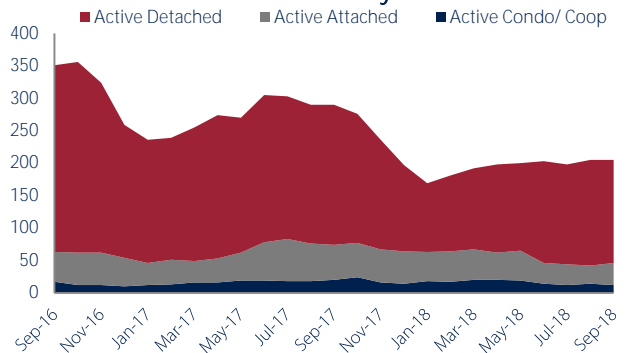
Units Sold

There was a decrease in total units sold in September, with 76 sold this month in Brandywine. This month's total units sold was lower than at this time last year.

Active Inventory

Versus last year, the total number of homes available this month is lower by 85 units or 29%. The total number of active inventory this September was 205 compared to 290 in September 2017. This month's supply remained stable as compared to last month.

Active Inventory*



Median Sale Price



Median Sale Price

Last September, the median sale price for Brandywine Homes was \$286,500. This September, the median sale price was \$274,000, a decrease of 4% or \$12,500 compared to last year. The current median sold price is 7% higher than in August.

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 TRiND 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 TRiND or Long & Foster Real Estate, Inc.



CHRISTIE'S
INTERNATIONAL REAL ESTATE



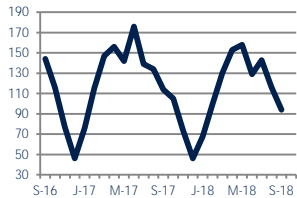
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September 2018

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

New Listings

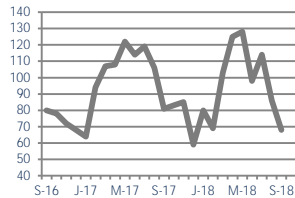
94



Down -18%
Vs. Year Ago

Current Contracts

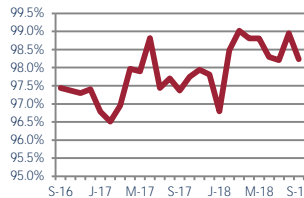
68



Down -16%
Vs. Year Ago

Sold Vs. List Price

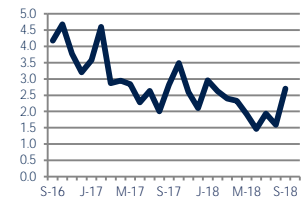
98.2%



Up 0.9%
Vs. Year Ago

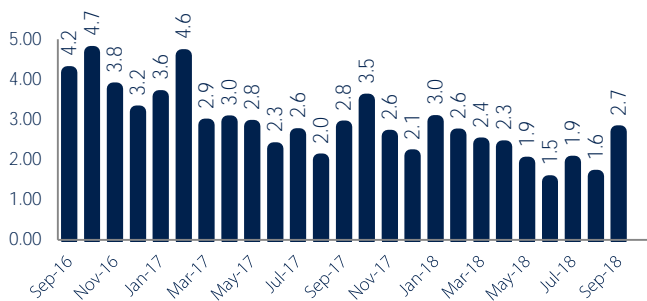
Months of Supply

2.7



Down -4%
Vs. Year Ago

Months Of Supply



Months of Supply

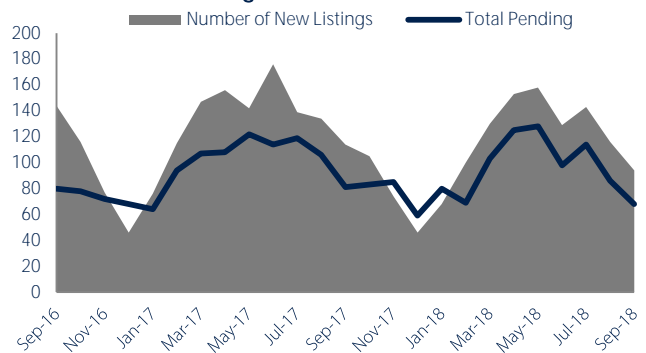
In September, there was 2.7 months of supply available in Brandywine, compared to 2.8 in September 2017. That is a decrease of 4% versus a year ago.

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.

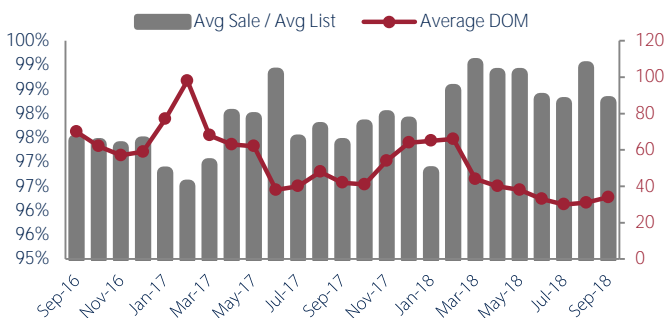
New Listings & Current Contracts

This month there were 94 homes newly listed for sale in Brandywine compared to 114 in September 2017, a decrease of 18%. There were 68 current contracts pending sale this September compared to 81 a year ago. The number of current contracts is 16% lower than last September.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In September, the average sale price in Brandywine was 98.2% of the average list price, which is 0.9% higher than at this time last year.

Days On Market

This month, the average number of days on market was 34, lower than the average last year, which was 42, a decrease of 19%.



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