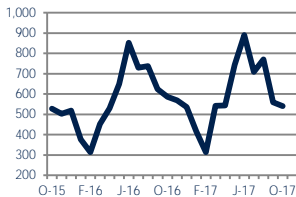




Units Sold

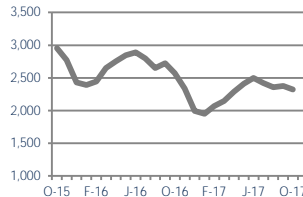
541



Down -8%
Vs. Year Ago

Active Inventory

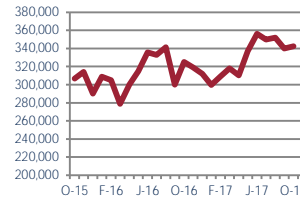
2,324



Down -10%
Vs. Year Ago

Median Sale Price

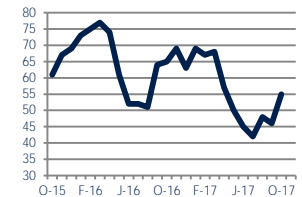
\$342,500



Up 5%
Vs. Year Ago

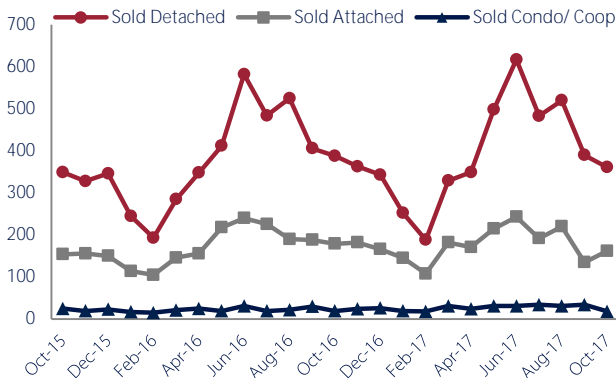
Days On Market

55



Down -15%
Vs. Year Ago

Units Sold*



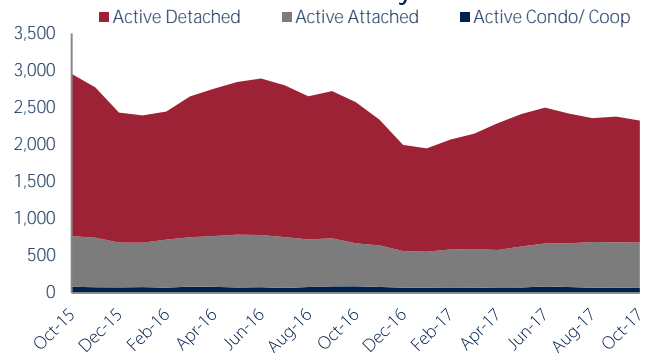
Units Sold

There was a decrease in total units sold in October, with 541 sold this month in Chester County versus 559 last month, a decrease of 3%. This month's total units sold was lower than at this time last year, a decrease of 8% versus October 2016.

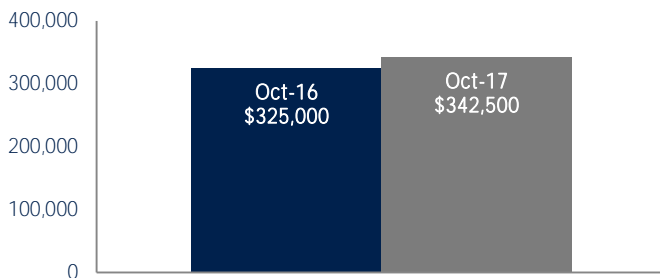
Active Inventory

Versus last year, the total number of homes available this month is lower by 249 units or 10%. The total number of active inventory this October was 2,324 compared to 2,573 in October 2016. This month's total of 2,324 is lower than the previous month's total supply of available inventory of 2,378, a decrease of 2%.

Active Inventory*



Median Sale Price



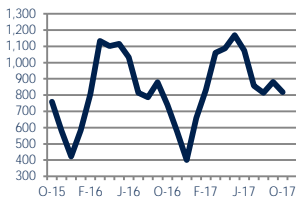
Median Sale Price

Last October, the median sale price for Chester County Homes was \$325,000. This October, the median sale price was \$342,500, an increase of 5% or \$17,500 compared to last year. The current median sold price is 1% higher than in September.

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

New Listings

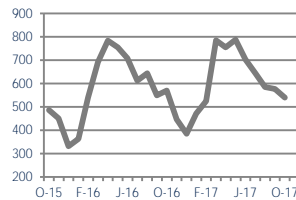
818



Up 11%
Vs. Year Ago

Current Contracts

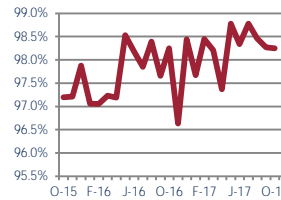
541



Down -5%
Vs. Year Ago

Sold Vs. List Price

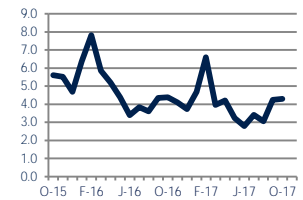
98.3%



No Change
Vs. Year Ago

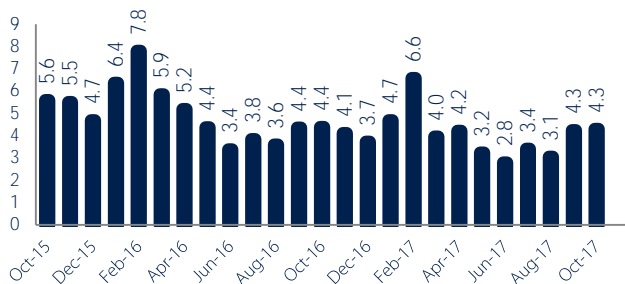
Months of Supply

4.3



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

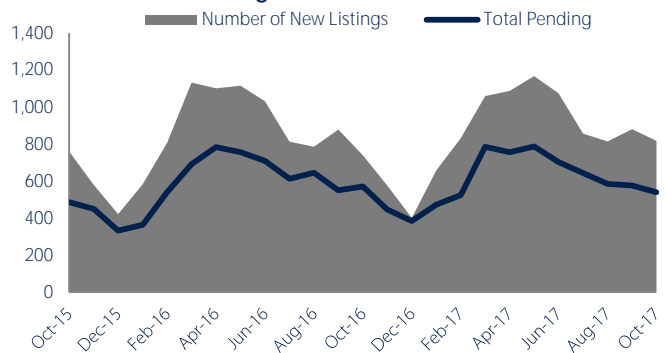
In October, there was 4.3 months of supply available in Chester County. The amount of supply is similar compared to a year ago.

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.

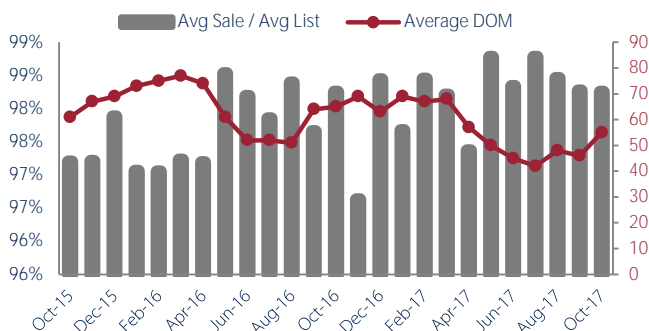
New Listings & Current Contracts

This month there were 818 homes newly listed for sale in Chester County compared to 740 in October 2016, an increase of 11%. There were 541 current contracts pending sale this October compared to 571 a year ago. The number of current contracts is 5% lower than last October.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In October, the average sale price in Chester County was 98.3% 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 55, lower than the average last year, which was 65, a decrease of 15%.