

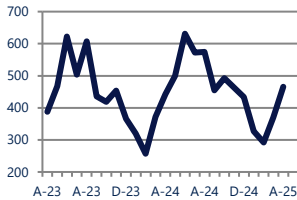
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **CHESTER COUNTY HOUSING MARKET**

APRIL 2025

Units Sold

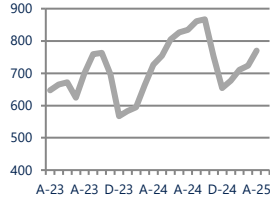
466



Up 5%
Vs. Year Ago

Active Inventory

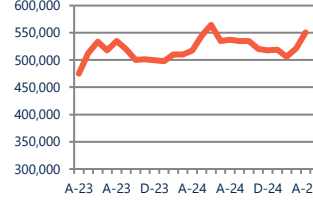
770



Up 6%
Vs. Year Ago

Median Sale Price

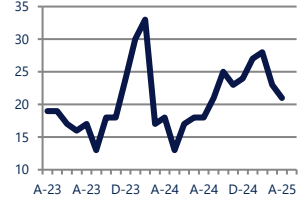
\$550,758



Up 6%
Vs. Year Ago

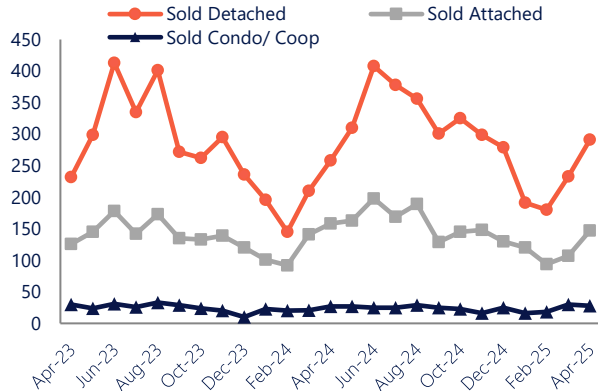
Days On Market

21



Up 17%
Vs. Year Ago

Units Sold*



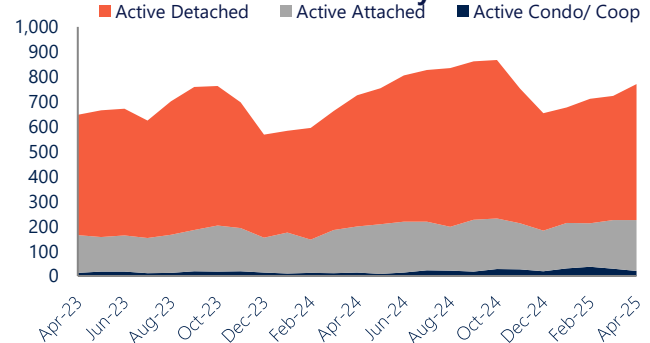
Units Sold

There was an increase in total units sold in April, with 466 sold this month in Chester County versus 370 last month, an increase of 26%. This month's total units sold was higher than at this time last year, an increase of 5% versus April 2024.

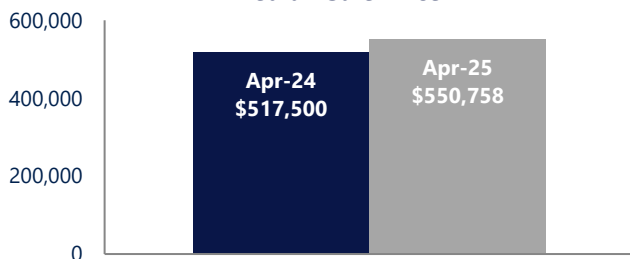
Active Inventory

Versus last year, the total number of homes available this month is higher by 44 units or 6%. The total number of active inventory this April was 770 compared to 726 in April 2024. This month's total of 770 is higher than the previous month's total supply of available inventory of 723, an increase of 7%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Chester County Homes was \$517,500. This April, the median sale price was \$550,758, an increase of 6% or \$33,258 compared to last year. The current median sold price is 6% higher than in March.

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

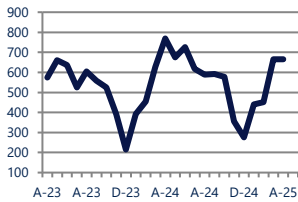
THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **CHESTER COUNTY HOUSING MARKET**

APRIL 2025

New Listings

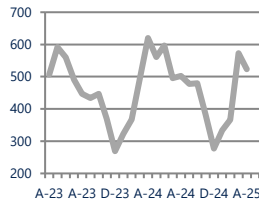
666



Down -13%
Vs. Year Ago

Current Contracts

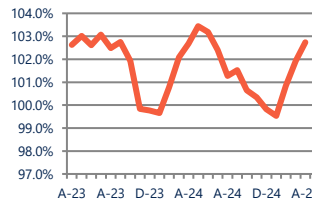
523



Down -16%
Vs. Year Ago

Sold Vs. List Price

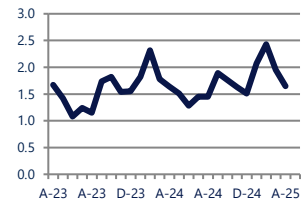
102.7%



No Change
Vs. Year Ago

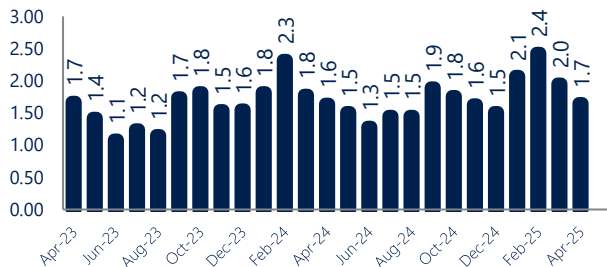
Months of Supply

1.7



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

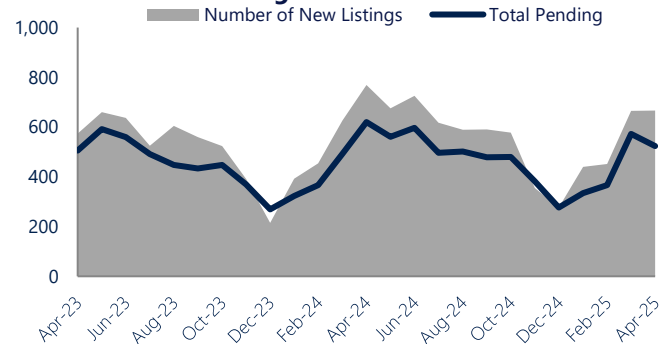
In April, there was 1.7 months of supply available in Chester County. The amount of supply is similar compared to a year ago.

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.

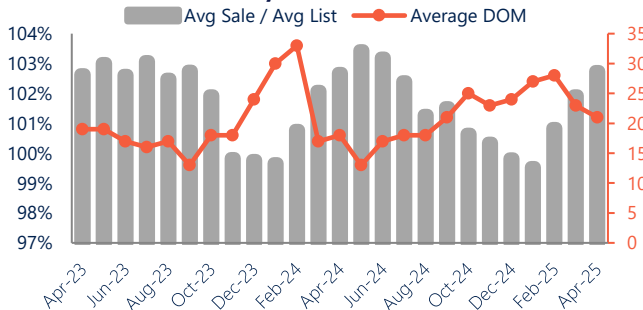
New Listings & Current Contracts

This month there were 666 homes newly listed for sale in Chester County compared to 769 in April 2024, a decrease of 13%. There were 523 current contracts pending sale this April compared to 620 a year ago. The number of current contracts is 16% lower than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Chester County was 102.7% 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 21, higher than the average last year, which was 18, an increase of 17%.