



# The Long & Foster Market Minute™

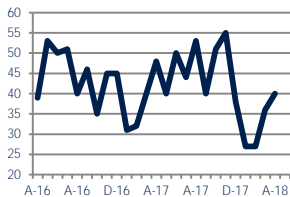
**Focus On:** Chester, Ridley Park, Woodlyn Housing Market

April 2018

Zip Code(s): 19013, 19078, 19094, 19022, 19029 and 19076

## Units Sold

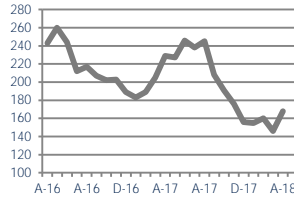
40



Down -17%  
Vs. Year Ago

## Active Inventory

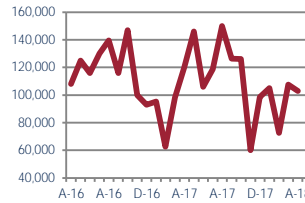
168



Down -27%  
Vs. Year Ago

## Median Sale Price

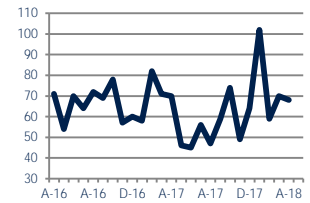
\$103,000



Down -14%  
Vs. Year Ago

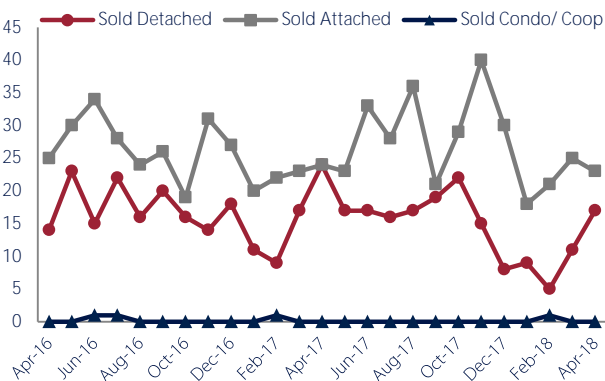
## Days On Market

68



Down -3%  
Vs. Year Ago

## Units Sold\*



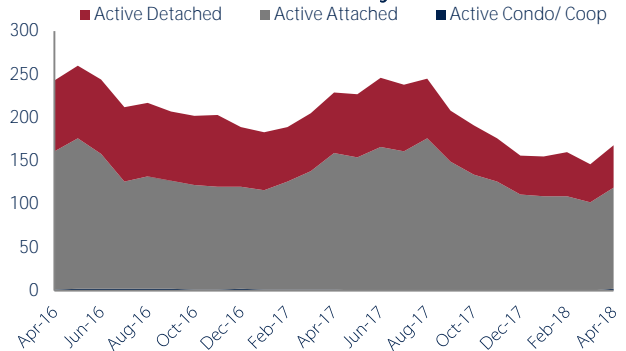
## Units Sold

There was an increase in total units sold in April, with 40 sold this month in Chester, Ridley Park, Woodlyn versus 36 last month, an increase of 11%. This month's total units sold was lower than at this time last year, a decrease of 17% versus April 2017.

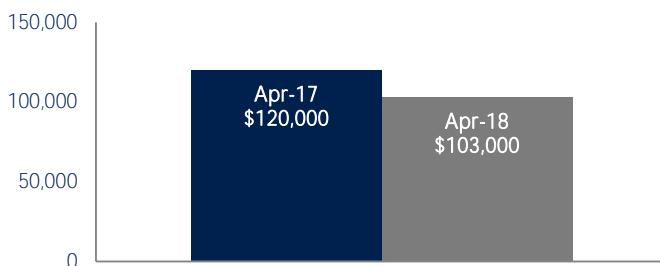
## Active Inventory

Versus last year, the total number of homes available this month is lower by 61 units or 27%. The total number of active inventory this April was 168 compared to 229 in April 2017. This month's total of 168 is higher than the previous month's total supply of available inventory of 146, an increase of 15%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last April, the median sale price for Chester, Ridley Park, Woodlyn Homes was \$120,000. This April, the median sale price was \$103,000, a decrease of 14% or \$17,000 compared to last year. The current median sold price is 4% lower 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.

Chester, Ridley Park, Woodlyn are defined as properties listed in zip code/s 19013, 19078, 19094, 19022, 19029 and 19076.

\*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



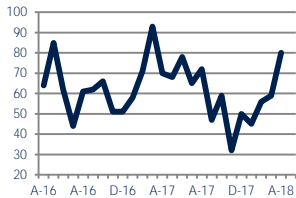
## Focus On: Chester, Ridley Park, Woodlyn Housing Market

April 2018

Zip Code(s): 19013, 19078, 19094, 19022, 19029 and 19076

### New Listings

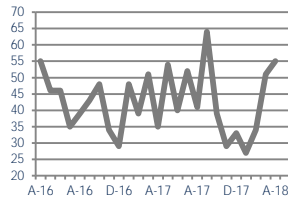
80



Up 14%  
Vs. Year Ago

### Current Contracts

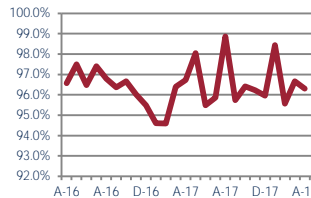
55



Up 57%  
Vs. Year Ago

### Sold Vs. List Price

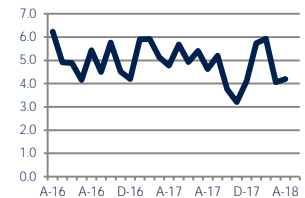
96.3%



No Change  
Vs. Year Ago

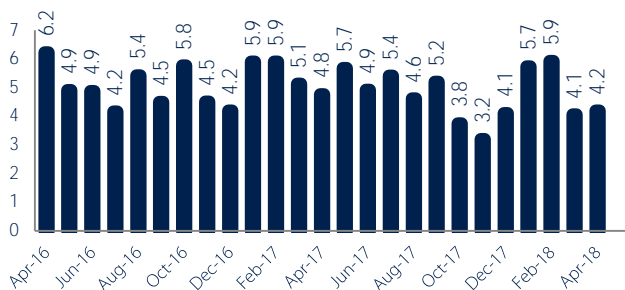
### Months of Supply

4.2



Down -12%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

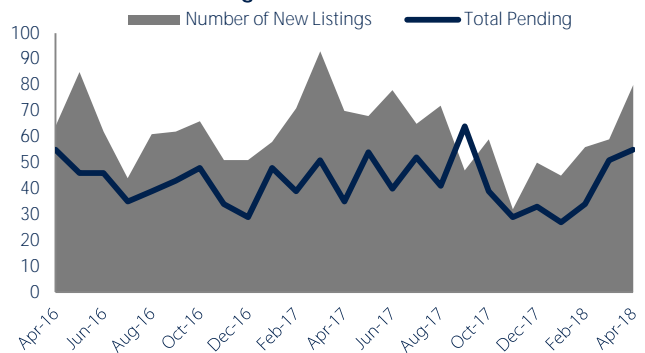
In April, there was 4.2 months of supply available in Chester, Ridley Park, Woodlyn, compared to 4.8 in April 2017. That is a decrease of 12% versus a year ago.

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.

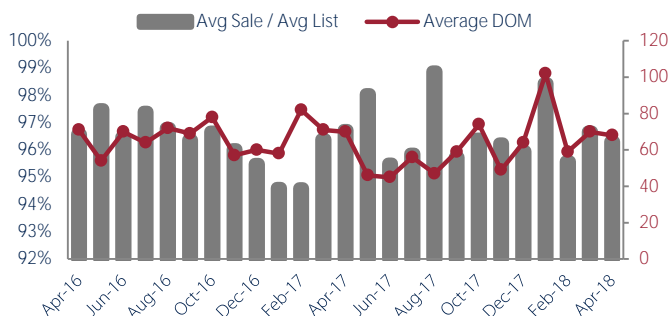
### New Listings & Current Contracts

This month there were 80 homes newly listed for sale in Chester, Ridley Park, Woodlyn compared to 70 in April 2017, an increase of 14%. There were 55 current contracts pending sale this April compared to 35 a year ago. The number of current contracts is 57% higher 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, Ridley Park, Woodlyn was 96.3% 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 68, lower than the average last year, which was 70, a decrease of 3%.



Chester, Ridley Park, Woodlyn are defined as properties listed in zip code/s 19013, 19078, 19094, 19022, 19029 and 19076.

\*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.

