



The Long & Foster Market Minute™

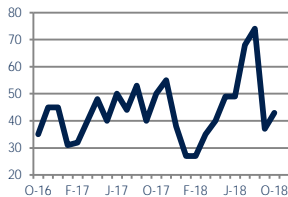
Focus On: Chester, Ridley Park, Woodlyn Housing Market

October 2018

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

Units Sold

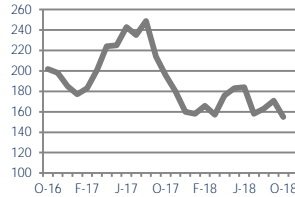
43



Down -14%
Vs. Year Ago

Active Inventory

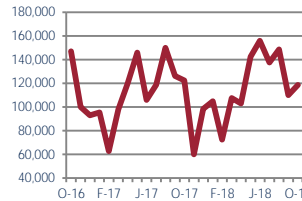
155



Down -21%
Vs. Year Ago

Median Sale Price

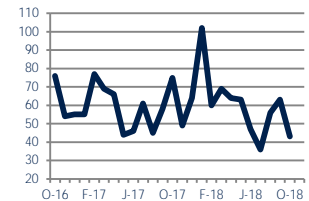
\$118,750



Down -3%
Vs. Year Ago

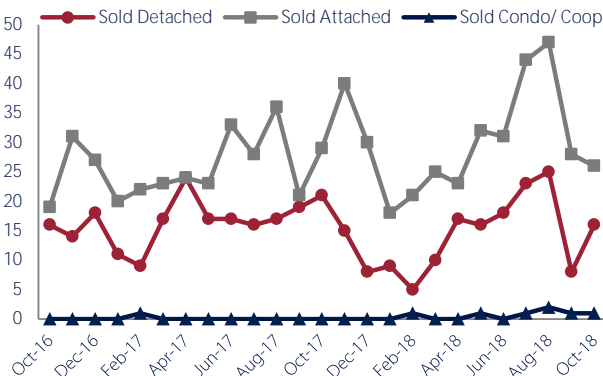
Days On Market

43



Down -43%
Vs. Year Ago

Units Sold*



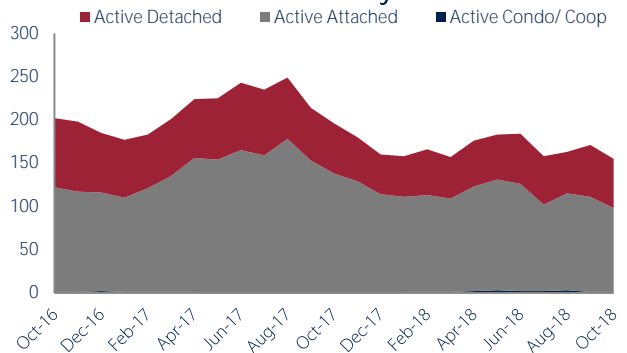
Units Sold

There was an increase in total units sold in October, with 43 sold this month in Chester, Ridley Park, Woodlyn versus 37 last month, an increase of 16%. This month's total units sold was lower than at this time last year, a decrease of 14% versus October 2017.

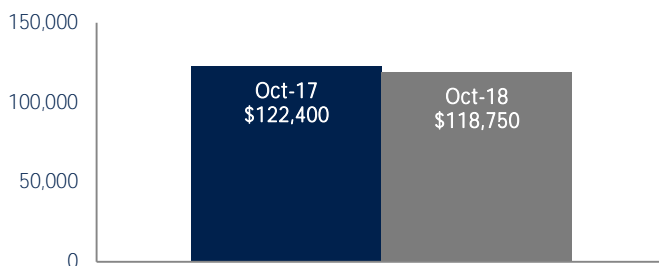
Active Inventory

Versus last year, the total number of homes available this month is lower by 41 units or 21%. The total number of active inventory this October was 155 compared to 196 in October 2017. This month's total of 155 is lower than the previous month's total supply of available inventory of 171, a decrease of 9%.

Active Inventory*



Median Sale Price



Median Sale Price

Last October, the median sale price for Chester, Ridley Park, Woodlyn Homes was \$122,400. This October, the median sale price was \$118,750, a decrease of 3% or \$3,650 compared to last year. The current median sold price is 8% 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.

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 BRIGHTMLS 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 BRIGHTMLS or Long & Foster Real Estate, Inc.



CHRISTIE'S INTERNATIONAL REAL ESTATE



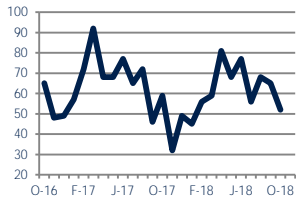
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October 2018

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

New Listings

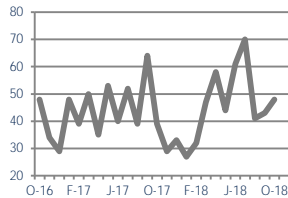
52



Down -12%
Vs. Year Ago

Current Contracts

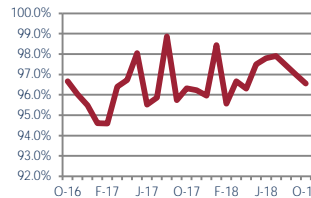
48



Up 23%
Vs. Year Ago

Sold Vs. List Price

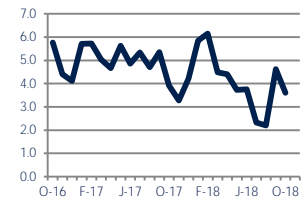
96.6%



No Change
Vs. Year Ago

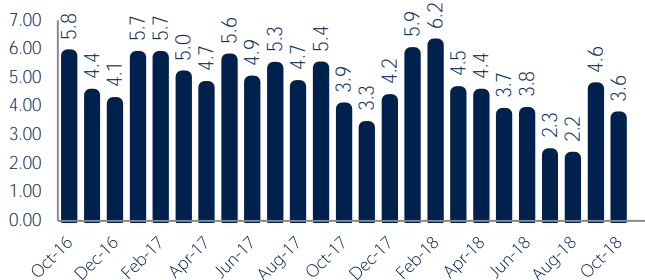
Months of Supply

3.6



Down -8%
Vs. Year Ago

Months Of Supply



Months of Supply

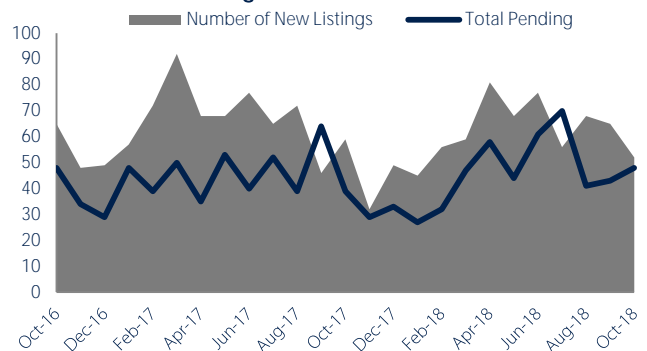
In October, there was 3.6 months of supply available in Chester, Ridley Park, Woodlyn, compared to 3.9 in October 2017. That is a decrease of 8% versus a year ago.

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.

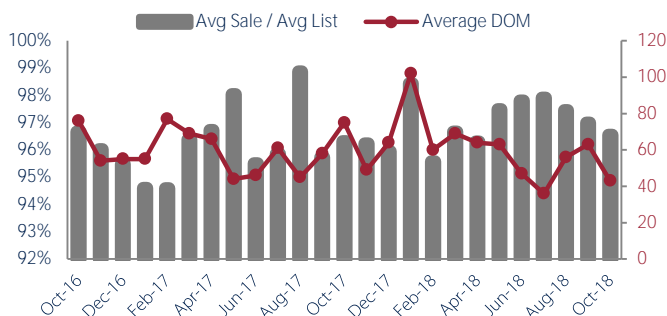
New Listings & Current Contracts

This month there were 52 homes newly listed for sale in Chester, Ridley Park, Woodlyn compared to 59 in October 2017, a decrease of 12%. There were 48 current contracts pending sale this October compared to 39 a year ago. The number of current contracts is 23% higher 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, Ridley Park, Woodlyn was 96.6% 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 43, lower than the average last year, which was 75, a decrease of 43%.



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