



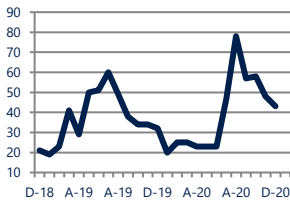
Focus On: Chester Springs and Exton Housing Market

December 2020

Zip Code(s): 19425, 19341, 19421 and 19480

Units Sold

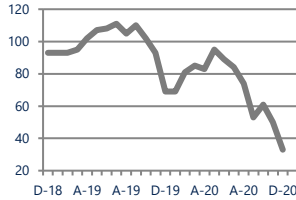
43



Up 34%
Vs. Year Ago

Active Inventory

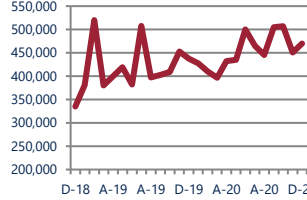
33



Down -52%
Vs. Year Ago

Median Sale Price

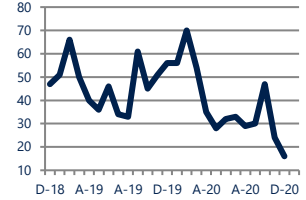
\$470,000



Up 7%
Vs. Year Ago

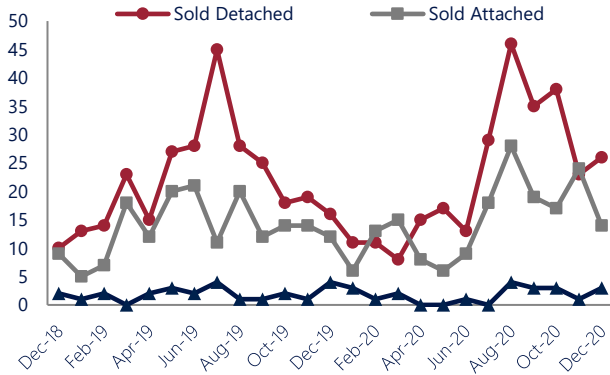
Days On Market

16



Down -71%
Vs. Year Ago

Units Sold*



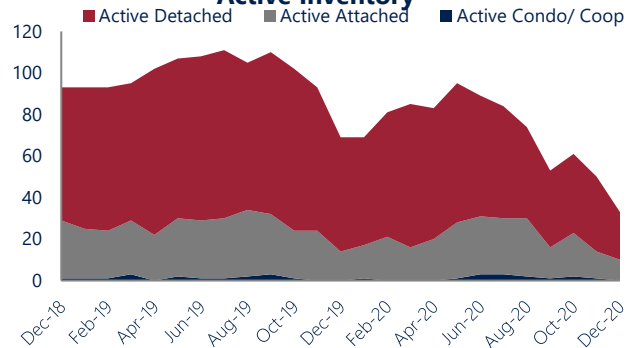
Units Sold

There was a decrease in total units sold in December, with 43 sold this month in Chester Springs and Exton versus 48 last month, a decrease of 10%. This month's total units sold was higher than at this time last year, an increase of 34% versus December 2019.

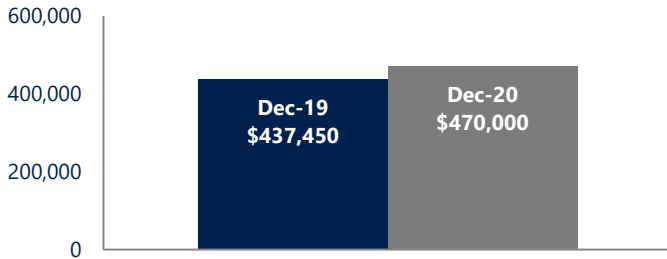
Active Inventory

Versus last year, the total number of homes available this month is lower by 36 units or 52%. The total number of active inventory this December was 33 compared to 69 in December 2019. This month's total of 33 is lower than the previous month's total supply of available inventory of 50, a decrease of 34%.

Active Inventory*



Median Sale Price



Median Sale Price

Last December, the median sale price for Chester Springs and Exton Homes was \$437,450. This December, the median sale price was \$470,000, an increase of 7% or \$32,550 compared to last year. The current median sold price is 4% higher than in November.

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

Chester Springs and Exton are defined as properties listed in zip code/s 19425, 19341, 19421 and 19480.

*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.





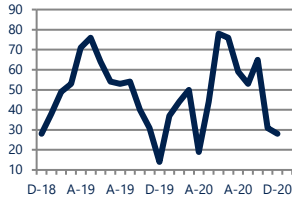
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New Listings

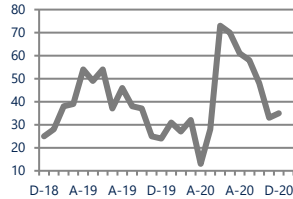
28



Up 100%
Vs. Year Ago

Current Contracts

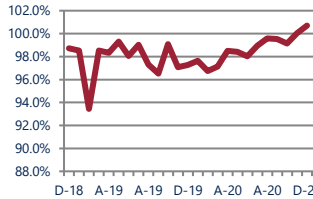
35



Up 46%
Vs. Year Ago

Sold Vs. List Price

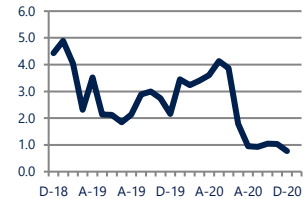
100.7%



Up 3.5%
Vs. Year Ago

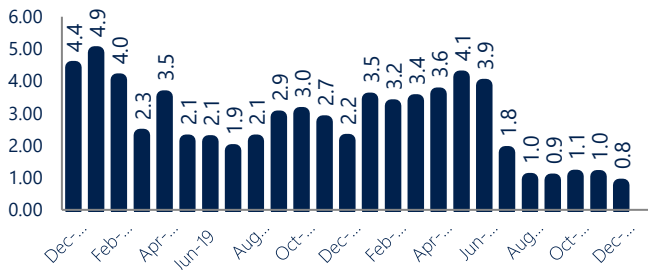
Months of Supply

0.8



Down -64%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

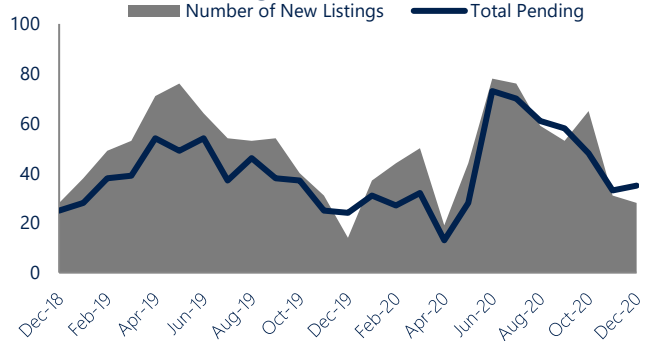
This month there were 28 homes newly listed for sale in Chester Springs and Exton compared to 14 in December 2019, an increase of 100%. There were 35 current contracts pending sale this December compared to 24 a year ago. The number of current contracts is 46% higher than last December.

Months of Supply

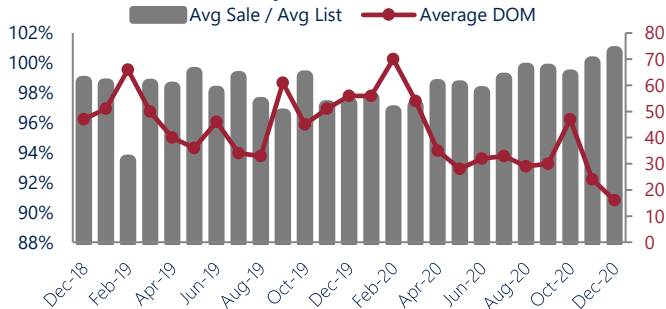
In December, there was 0.8 months of supply available in Chester Springs and Exton, compared to 2.2 in December 2019. That is a decrease of 64% versus a year ago.

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



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In December, the average sale price in Chester Springs and Exton was 100.7% of the average list price, which is 3.4% higher than at this time last year.

Days On Market

This month, the average number of days on market was 16, lower than the average last year, which was 56, a decrease of 71%.

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