



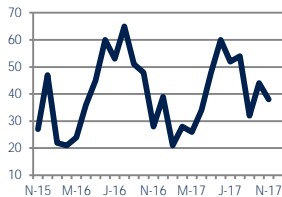
**Focus On:** Chester Springs and Exton Housing Market

November 2017

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

**Units Sold**

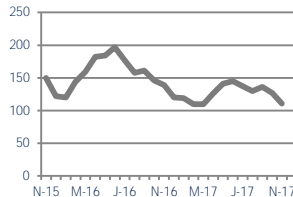
38



**Up**  
Vs. Year Ago

**Active Inventory**

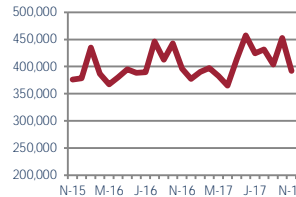
111



**Down -20%**  
Vs. Year Ago

**Median Sale Price**

\$392,000



**Down -1%**  
Vs. Year Ago

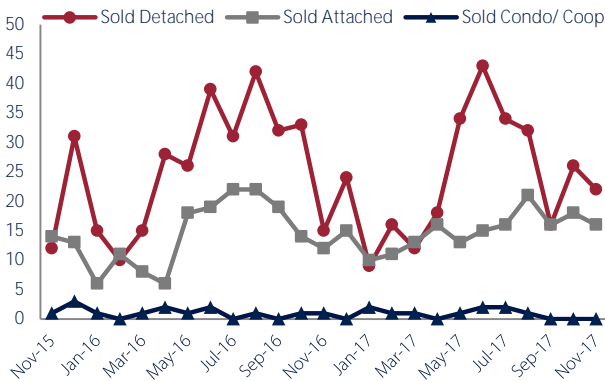
**Days On Market**

44



**Down -6%**  
Vs. Year Ago

**Units Sold\***



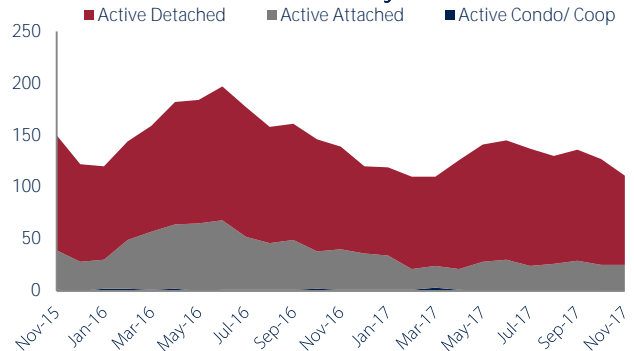
**Units Sold**

With relatively few transactions, there was a decrease in total units sold in November, with 38 sold this month in Chester Springs and Exton. This month's total units sold was higher than at this time last year, an increase from November 2016.

**Active Inventory**

Versus last year, the total number of homes available this month is lower by 28 units or 20%. The total number of active inventory this November was 111 compared to 139 in November 2016. This month's total of 111 is lower than the previous month's total supply of available inventory of 127, a decrease of 13%.

**Active Inventory\***



**Median Sale Price**



**Median Sale Price**

Last November, the median sale price for Chester Springs and Exton Homes was \$396,000. This November, the median sale price was \$392,000, a decrease of 1% or \$4,000 compared to last year. The current median sold price is 13% lower than in October.

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

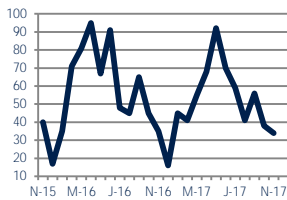
## Focus On: Chester Springs and Exton Housing Market

November 2017

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

### New Listings

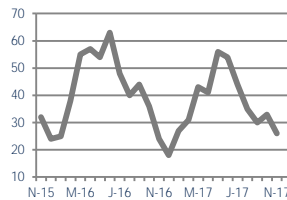
34



Down -3%  
Vs. Year Ago

### Current Contracts

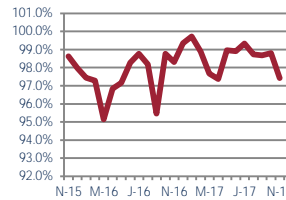
26



Up 8%  
Vs. Year Ago

### Sold Vs. List Price

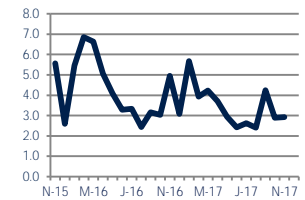
97.4%



Down -0.9%  
Vs. Year Ago

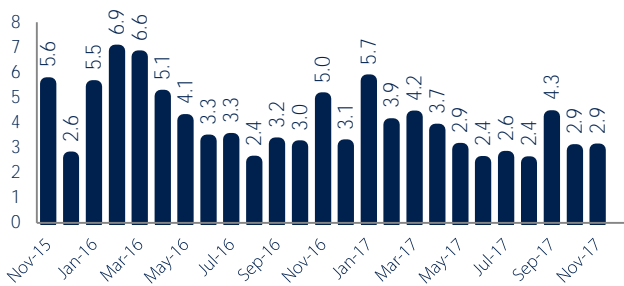
### Months of Supply

2.9



Down -41%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

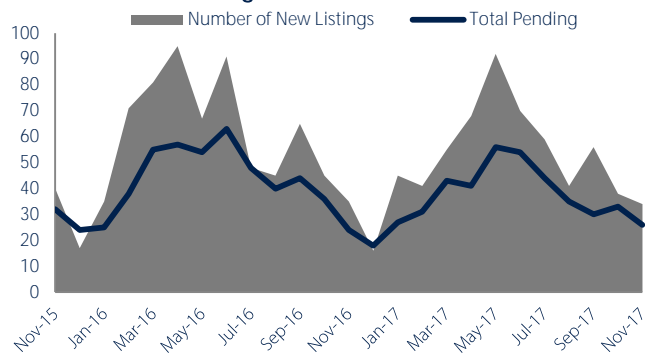
In November, there was 2.9 months of supply available in Chester Springs and Exton, compared to 5.0 in November 2016. That is a decrease of 41% versus a year ago.

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.

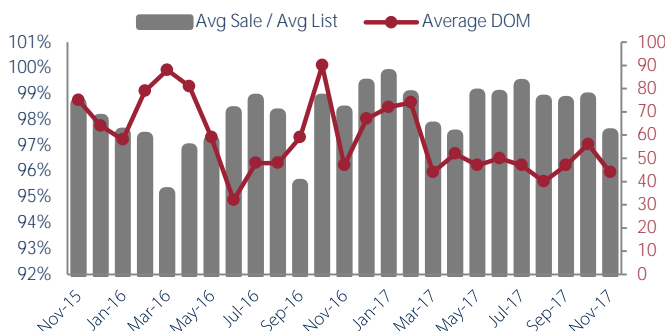
### New Listings & Current Contracts

This month there were 34 homes newly listed for sale in Chester Springs and Exton compared to 35 in November 2016, a decrease of 3%. There were 26 current contracts pending sale this November compared to 24 a year ago. The number of current contracts is 8% higher than last November.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In November, the average sale price in Chester Springs and Exton was 97.4% of the average list price, which is 0.9% lower than at this time last year.

### Days On Market

This month, the average number of days on market was 44, lower than the average last year, which was 47, a decrease of 6%.