

THE LONG & FOSTER MARKET MINUTE™

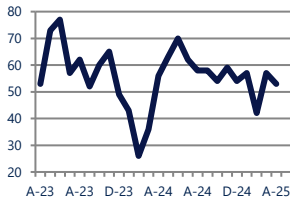
FOCUS ON: **COATESVILLE, PARKESBURG, AND ATGLEN HOUSING MARKET**

APRIL 2025

Zip Code(s): 19320, 19358, 19376, 19365, 19310, 19369 and 13967

Units Sold

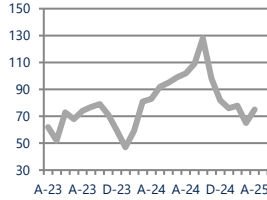
53



Down -5%
Vs. Year Ago

Active Inventory

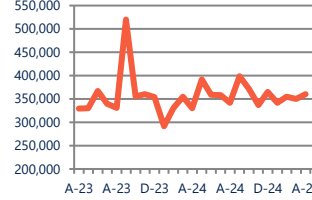
75



Down -10%
Vs. Year Ago

Median Sale Price

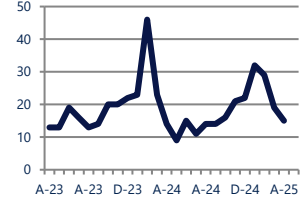
\$360,000



Up 9%
Vs. Year Ago

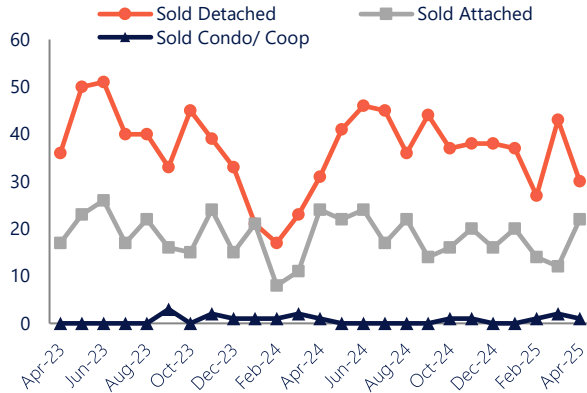
Days On Market

15



Up 7%
Vs. Year Ago

Units Sold*



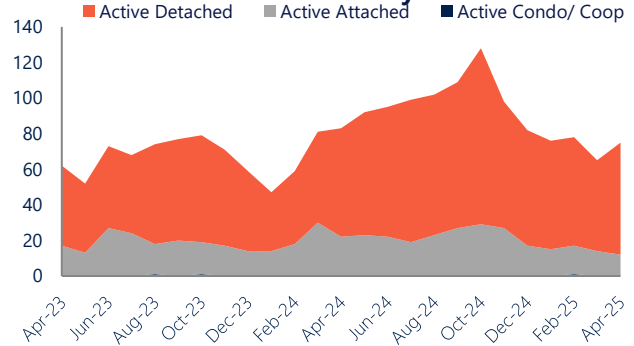
Units Sold

There was a decrease in total units sold in April, with 53 sold this month in Coatesville, Parkesburg, and Atglen versus 57 last month, a decrease of 7%. This month's total units sold was lower than at this time last year, a decrease of 5% versus April 2024.

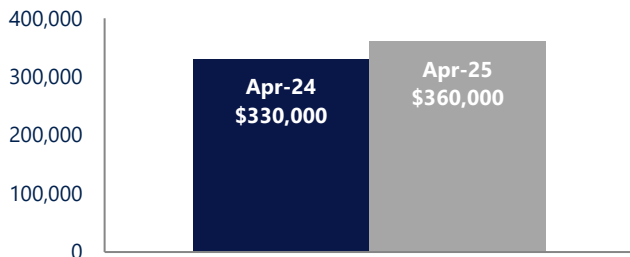
Active Inventory

Versus last year, the total number of homes available this month is lower by 8 units or 10%. The total number of active inventory this April was 75 compared to 83 in April 2024. This month's total of 75 is higher than the previous month's total supply of available inventory of 65, an increase of 15%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Coatesville, Parkesburg, and Atglen Homes was \$330,000. This April, the median sale price was \$360,000, an increase of 9% or \$30,000 compared to last year. The current median sold price is 3% 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.

Coatesville, Parkesburg, and Atglen are defined as properties listed in zip code/s 19320, 19358, 19376, 19365, 19310, 19369 and 13967.

*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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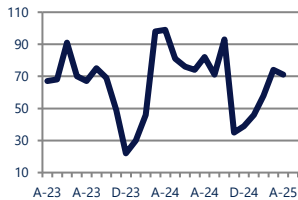
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New Listings

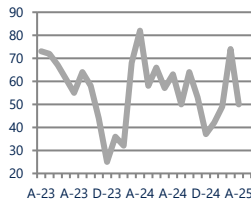
71



Down -28%
Vs. Year Ago

Current Contracts

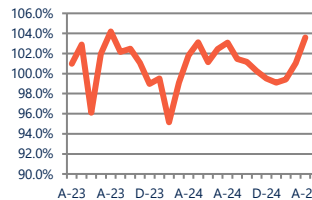
50



Down -39%
Vs. Year Ago

Sold Vs. List Price

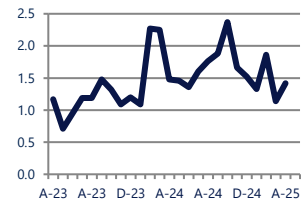
103.6%



Up 1.7%
Vs. Year Ago

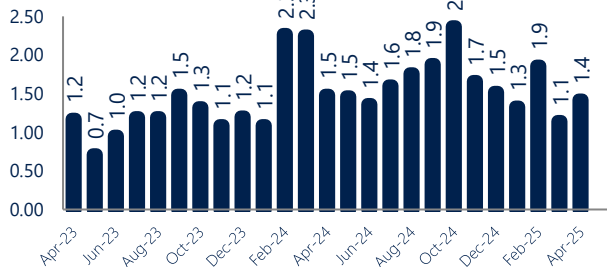
Months of Supply

1.4



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

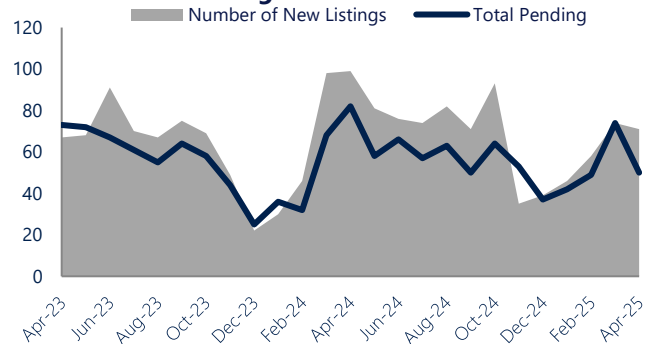
In April, there was 1.4 months of supply available in Coatesville, Parkesburg, and Atglen. The amount of supply is similar compared to a year ago.

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.

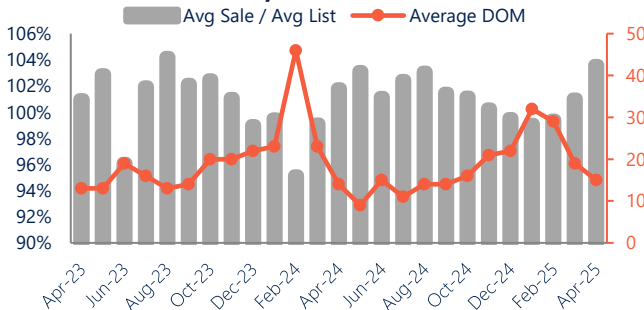
New Listings & Current Contracts

This month there were 71 homes newly listed for sale in Coatesville, Parkesburg, and Atglen compared to 99 in April 2024, a decrease of 28%. There were 50 current contracts pending sale this April compared to 82 a year ago. The number of current contracts is 39% 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 Coatesville, Parkesburg, and Atglen was 103.6% of the average list price, which is 1.8% higher than at this time last year.

Days On Market

This month, the average number of days on market was 15, higher than the average last year, which was 14, an increase of 7%.

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