



The Long & Foster Market Minute™

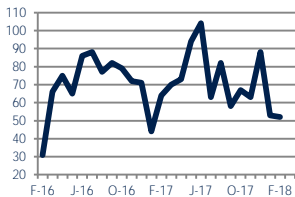
Focus On: Coatesville, Parkesburg, and Atglen Housing Market

February 2018

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

Units Sold

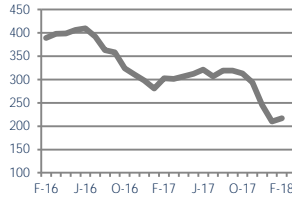
52



Down -19%
Vs. Year Ago

Active Inventory

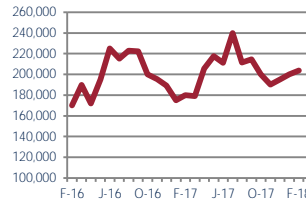
217



Down -28%
Vs. Year Ago

Median Sale Price

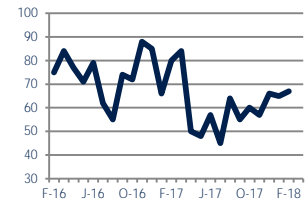
\$203,700



Up 13%
Vs. Year Ago

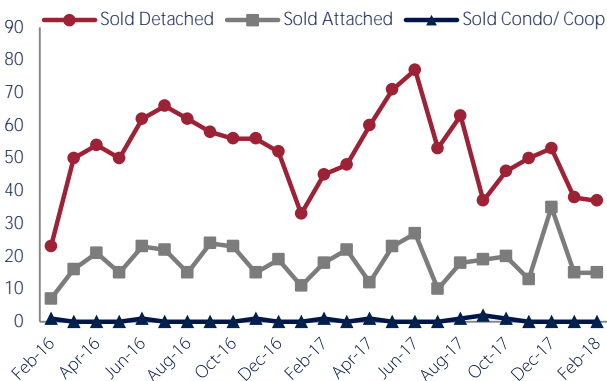
Days On Market

67



Down -16%
Vs. Year Ago

Units Sold*



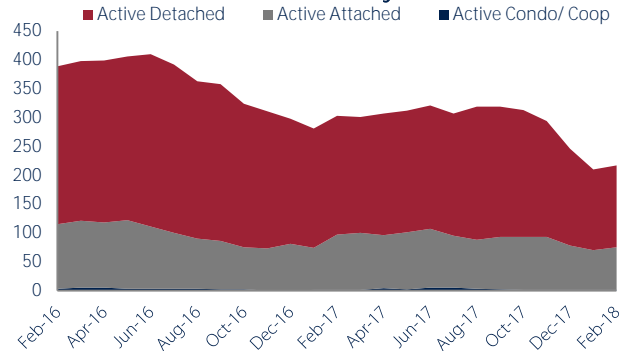
Units Sold

There was a decrease in total units sold in February, with 52 sold this month in Coatesville, Parkesburg, and Atglen versus 53 last month, a decrease of 2%. This month's total units sold was lower than at this time last year, a decrease of 19% versus February 2017.

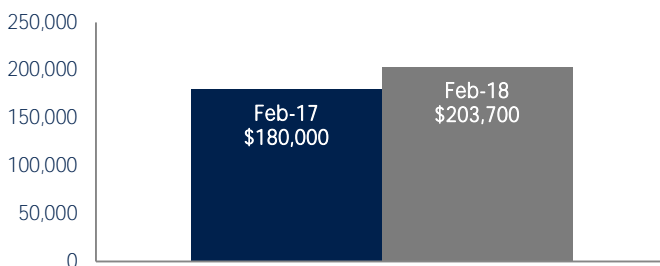
Active Inventory

Versus last year, the total number of homes available this month is lower by 86 units or 28%. The total number of active inventory this February was 217 compared to 303 in February 2017. This month's total of 217 is higher than the previous month's total supply of available inventory of 210, an increase of 3%.

Active Inventory*



Median Sale Price



Median Sale Price

Last February, the median sale price for Coatesville, Parkesburg, and Atglen Homes was \$180,000. This February, the median sale price was \$203,700, an increase of 13% or \$23,700 compared to last year. The current median sold price is 2% higher than in January.

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.

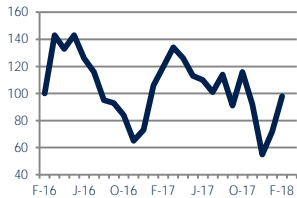
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Zip Code(s): 19320, 19358, 19376, 19365, 19310, 19369 and 13967

New Listings

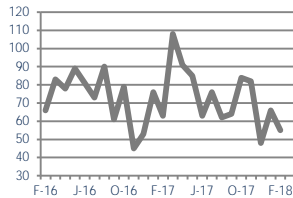
98



Down -18%
Vs. Year Ago

Current Contracts

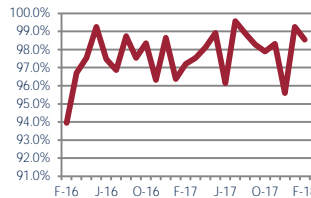
55



Down -13%
Vs. Year Ago

Sold Vs. List Price

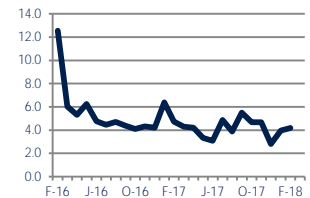
98.5%



Up 1.4%
Vs. Year Ago

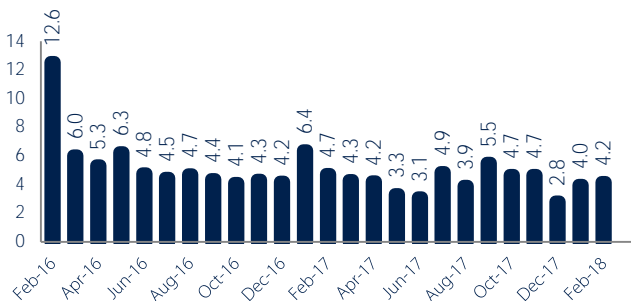
Months of Supply

4.2



Down -12%
Vs. Year Ago

Months Of Supply



Months of Supply

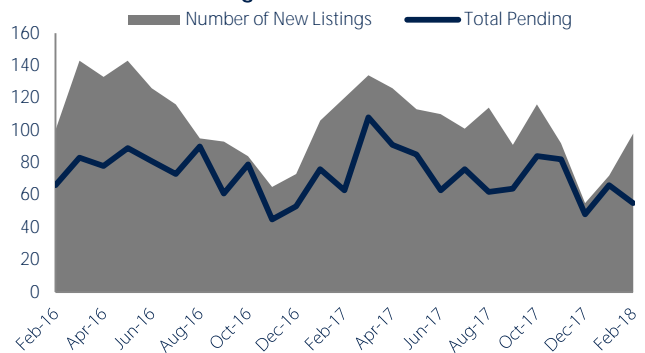
In February, there was 4.2 months of supply available in Coatesville, Parkesburg, and Atglen, compared to 4.7 in February 2017. That is a decrease of 12% versus a year ago.

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.

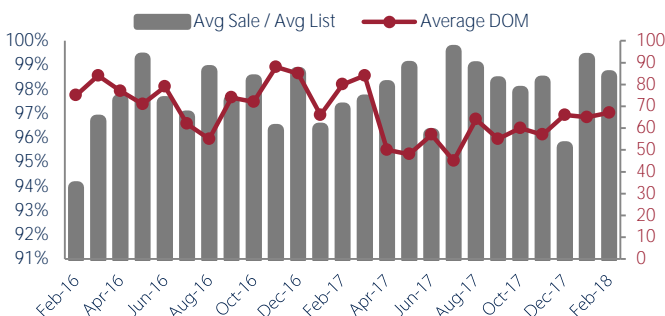
New Listings & Current Contracts

This month there were 98 homes newly listed for sale in Coatesville, Parkesburg, and Atglen compared to 120 in February 2017, a decrease of 18%. There were 55 current contracts pending sale this February compared to 63 a year ago. The number of current contracts is 13% lower than last February.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In February, the average sale price in Coatesville, Parkesburg, and Atglen was 98.5% of the average list price, which is 1.3% higher than at this time last year.

Days On Market

This month, the average number of days on market was 67, lower than the average last year, which was 80, a decrease of 16%.



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