



The Long & Foster Market Minute™

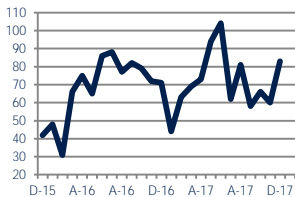
Focus On: Coatesville, Parkesburg, and Atglen Housing Market

December 2017

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

Units Sold

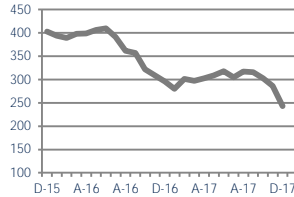
83



Up 17%
Vs. Year Ago

Active Inventory

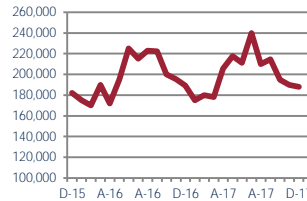
243



Down -18%
Vs. Year Ago

Median Sale Price

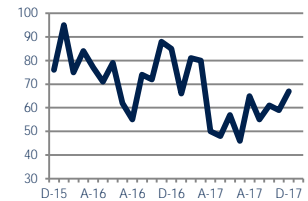
\$188,000



Down -1%
Vs. Year Ago

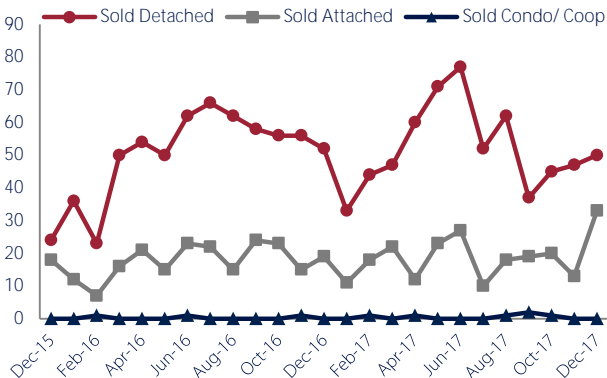
Days On Market

67



Down -21%
Vs. Year Ago

Units Sold*



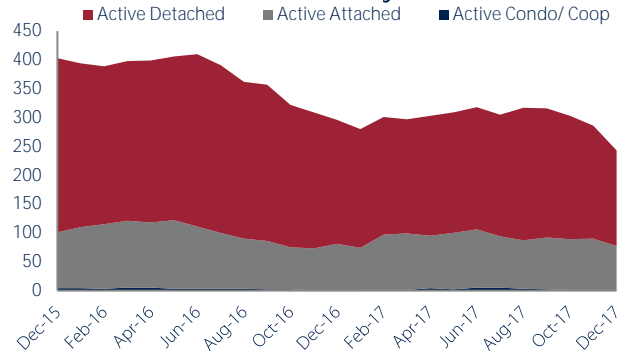
Units Sold

There was an increase in total units sold in December, with 83 sold this month in Coatesville, Parkesburg, and Atglen. This month's total units sold was higher than at this time last year.

Active Inventory

Versus last year, the total number of homes available this month is lower by 53 units or 18%. The total number of active inventory this December was 243 compared to 296 in December 2016. This month's total of 243 is lower than the previous month's total supply of available inventory of 286, a decrease of 15%.

Active Inventory*



Median Sale Price



Median Sale Price

Last December, the median sale price for Coatesville, Parkesburg, and Atglen Homes was \$189,120. This December, the median sale price was \$188,000, a decrease of 1% or \$1,120 compared to last year. The current median sold price is 1% lower 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.



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 TREND 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 TREND or Long & Foster Real Estate, Inc.

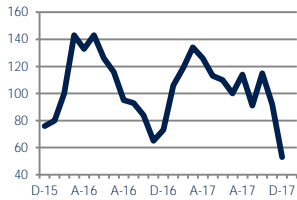




Zip Code(s): 19320, 19358, 19376, 19365, 19310, 19369 and 13967

New Listings

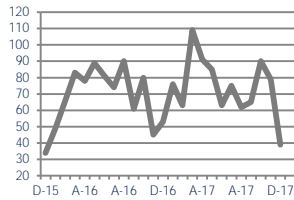
53



Down -27%
Vs. Year Ago

Current Contracts

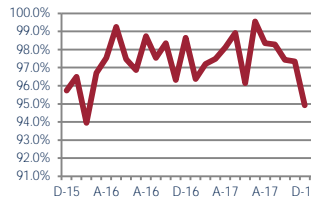
39



Down -26%
Vs. Year Ago

Sold Vs. List Price

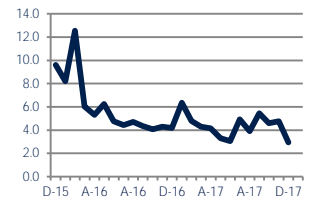
94.9%



Down -3.8%
Vs. Year Ago

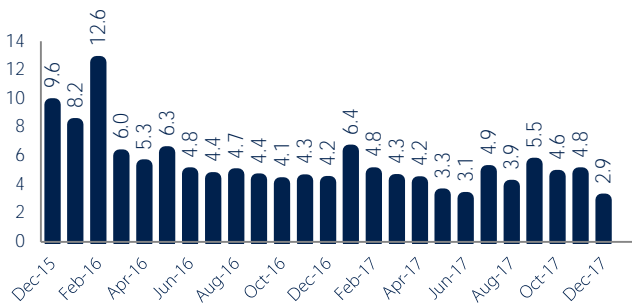
Months of Supply

2.9



Down -30%
Vs. Year Ago

Months Of Supply



Months of Supply

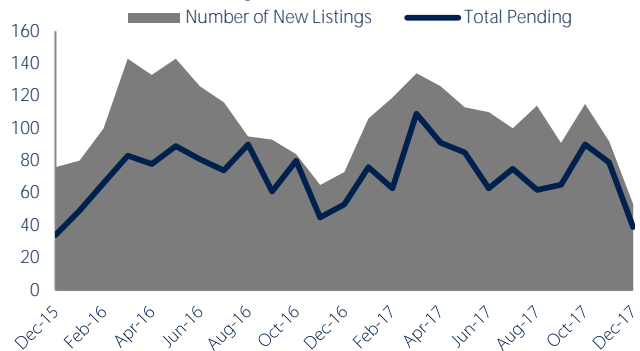
In December, there was 2.9 months of supply available in Coatesville, Parkesburg, and Atglen, compared to 4.2 in December 2016. That is a decrease of 30% versus a year ago.

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.

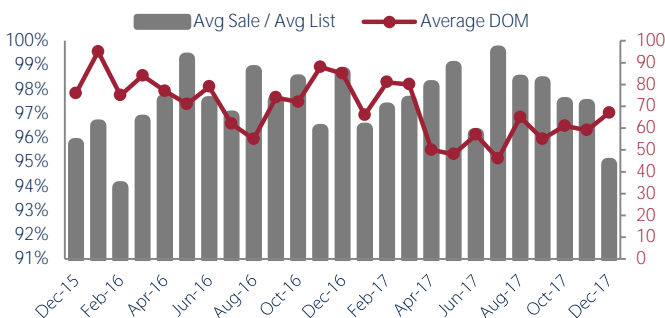
New Listings & Current Contracts

This month there were 53 homes newly listed for sale in Coatesville, Parkesburg, and Atglen compared to 73 in December 2016, a decrease of 27%. There were 39 current contracts pending sale this December compared to 53 a year ago. The number of current contracts is 26% lower than last December.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In December, the average sale price in Coatesville, Parkesburg, and Atglen was 94.9% of the average list price, which is 3.7% lower 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 85, a decrease of 21%.



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