



# The Long & Foster Market Minute™

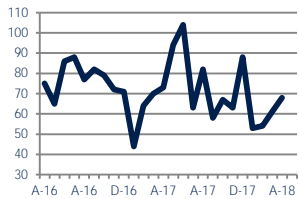
**Focus On:** Coatesville, Parkesburg, and Atglen Housing Market

April 2018

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

## Units Sold

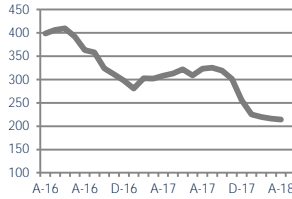
68



Down -7%  
Vs. Year Ago

## Active Inventory

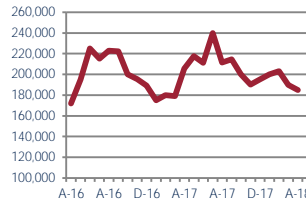
214



Down -31%  
Vs. Year Ago

## Median Sale Price

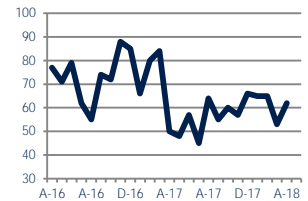
\$185,000



Down -10%  
Vs. Year Ago

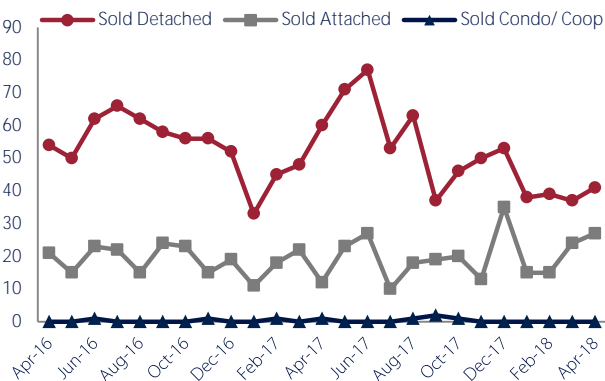
## Days On Market

62



Up 24%  
Vs. Year Ago

## Units Sold\*



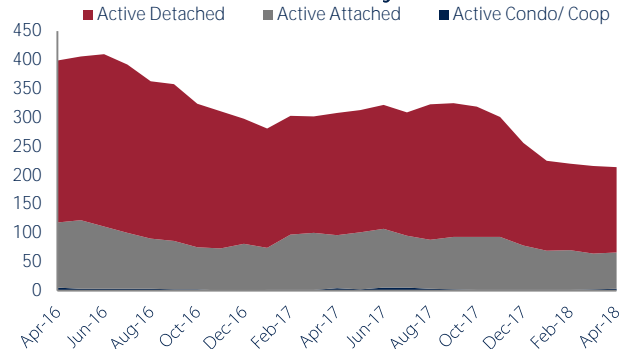
## Units Sold

There was an increase in total units sold in April, with 68 sold this month in Coatesville, Parkesburg, and Atglen versus 61 last month, an increase of 11%. This month's total units sold was lower than at this time last year, a decrease of 7% versus April 2017.

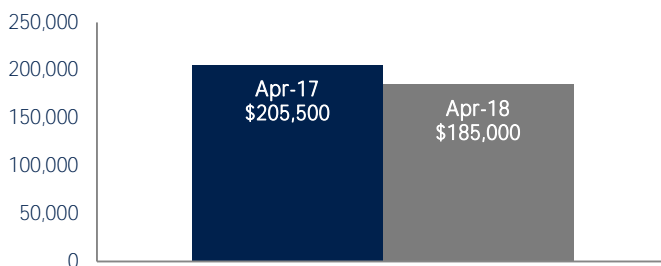
## Active Inventory

Versus last year, the total number of homes available this month is lower by 94 units or 31%. The total number of active inventory this April was 214 compared to 308 in April 2017. This month's total of 214 is lower than the previous month's total supply of available inventory of 216, a decrease of 1%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last April, the median sale price for Coatesville, Parkesburg, and Atglen Homes was \$205,500. This April, the median sale price was \$185,000, a decrease of 10% or \$20,500 compared to last year. The current median sold price is 3% lower 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 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.



CHRISTIE'S  
INTERNATIONAL REAL ESTATE





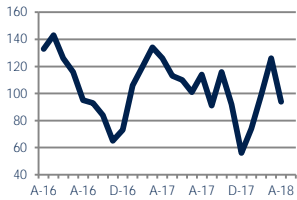
## Focus On: Coatesville, Parkesburg, and Atglen Housing Market

April 2018

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

### New Listings

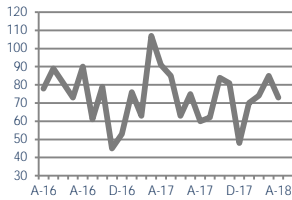
94



Down -25%  
Vs. Year Ago

### Current Contracts

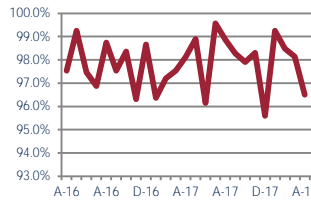
73



Down -20%  
Vs. Year Ago

### Sold Vs. List Price

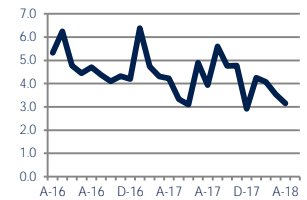
96.5%



Down -1.7%  
Vs. Year Ago

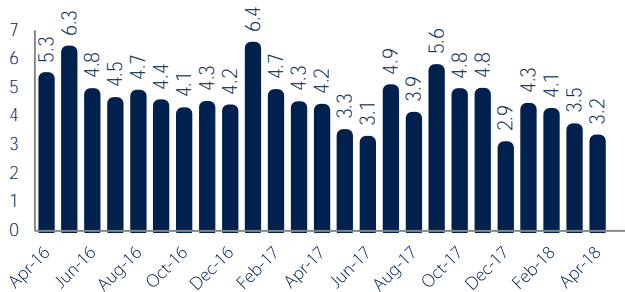
### Months of Supply

3.2



Down -25%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

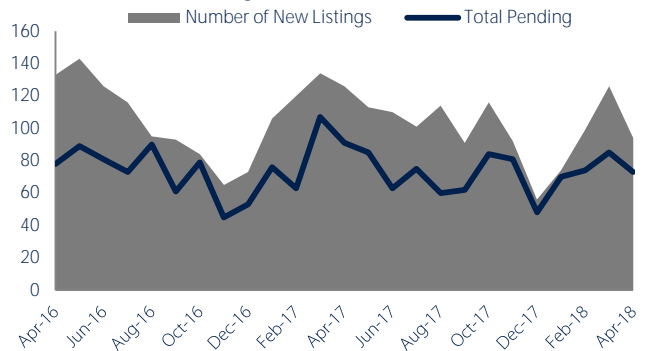
In April, there was 3.1 months of supply available in Coatesville, Parkesburg, and Atglen, compared to 4.2 in April 2017. That is a decrease of 25% versus a year ago.

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.

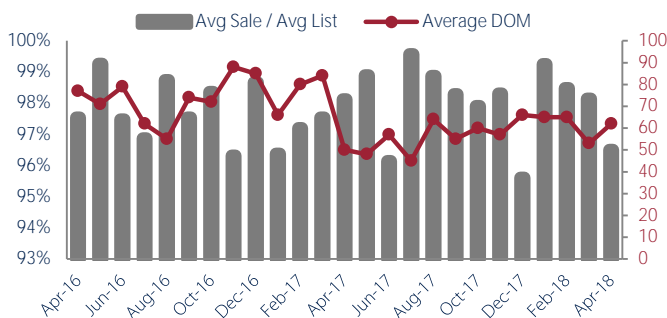
### New Listings & Current Contracts

This month there were 94 homes newly listed for sale in Coatesville, Parkesburg, and Atglen compared to 126 in April 2017, a decrease of 25%. There were 73 current contracts pending sale this April compared to 91 a year ago. The number of current contracts is 20% 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 96.5% of the average list price, which is 1.6% lower than at this time last year.

### Days On Market

This month, the average number of days on market was 62, higher than the average last year, which was 50, an increase of 24%.



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.

