

# THE LONG & FOSTER MARKET MINUTE™

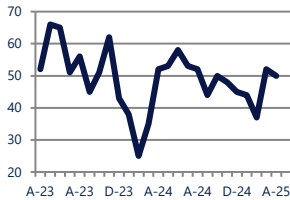
FOCUS ON: **COATESVILLE HOUSING MARKET**

APRIL 2025

Zip Code(s): 19320, 19358, 19376,

## Units Sold

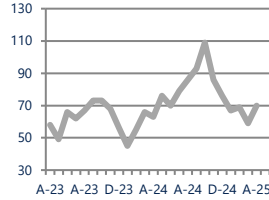
50



**Down -4%**  
Vs. Year Ago

## Active Inventory

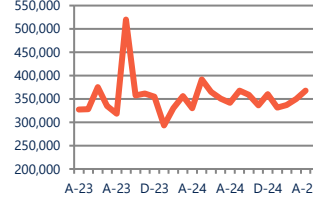
70



**Up 11%**  
Vs. Year Ago

## Median Sale Price

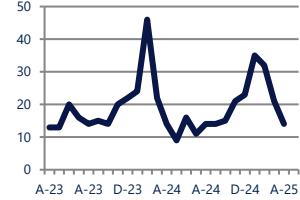
\$367,500



**Up 11%**  
Vs. Year Ago

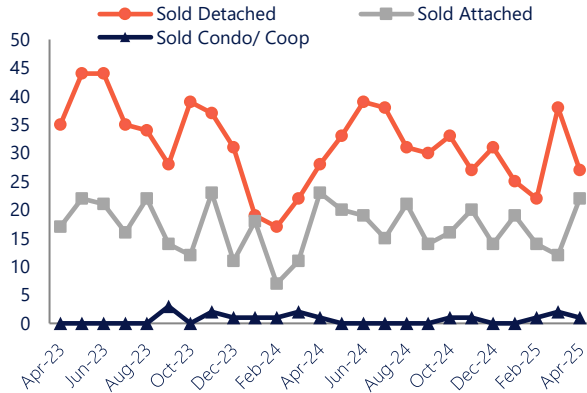
## Days On Market

14



**No Change**  
Vs. Year Ago

## Units Sold\*



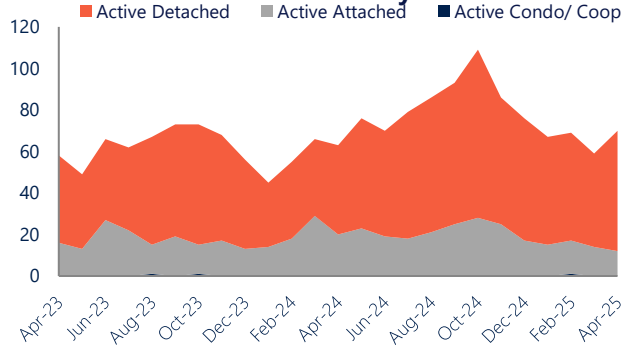
## Units Sold

There was a decrease in total units sold in April, with 50 sold this month in Coatesville versus 52 last month, a decrease of 4%. This month's total units sold was lower than at this time last year, a decrease of 4% versus April 2024.

## Active Inventory

Versus last year, the total number of homes available this month is higher by 7 units or 11%. The total number of active inventory this April was 70 compared to 63 in April 2024. This month's total of 70 is higher than the previous month's total supply of available inventory of 59, an increase of 19%.

## Active Inventory\*

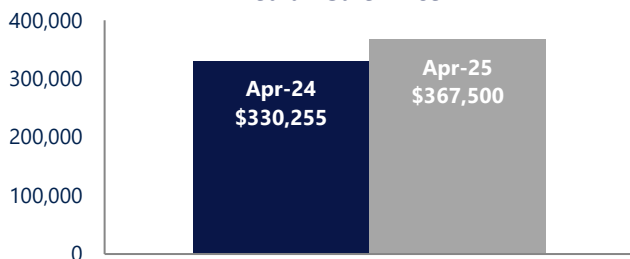


## Median Sale Price

Last April, the median sale price for Coatesville Homes was \$330,255. This April, the median sale price was \$367,500, an increase of 11% or \$37,245 compared to last year. The current median sold price is 5% 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.

## Median Sale Price



Coatesville are defined as properties listed in zip code/s 19320, 19358, 19376, .

\*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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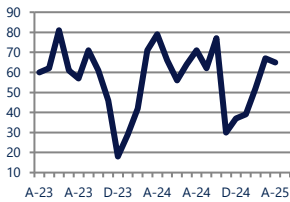
FOCUS ON: **COATESVILLE HOUSING MARKET**

APRIL 2025

Zip Code(s): 19320, 19358, 19376,

### New Listings

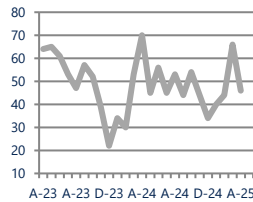
65



**Down -18%**  
Vs. Year Ago

### Current Contracts

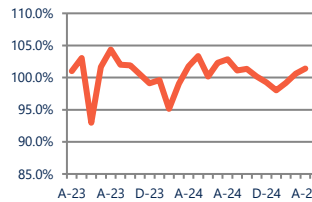
46



**Down -34%**  
Vs. Year Ago

### Sold Vs. List Price

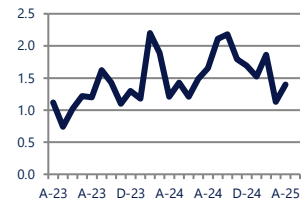
101.4%



**No Change**  
Vs. Year Ago

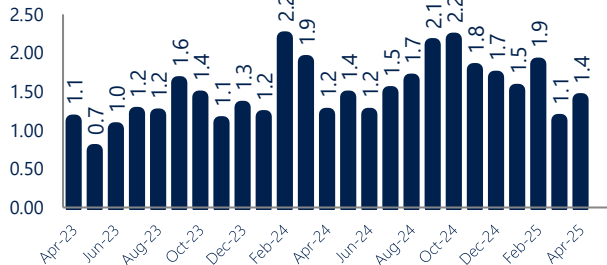
### Months of Supply

1.4



**Up 16%**  
Vs. Year Ago

### Months Of Supply



### Months of Supply

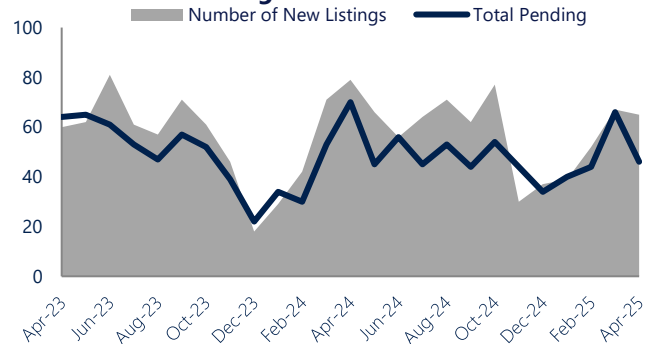
In April, there was 1.4 months of supply available in Coatesville, compared to 1.2 in April 2024. That is an increase of 16% versus a year ago.

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.

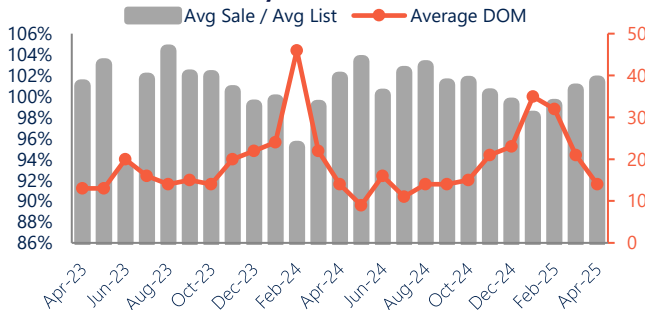
### New Listings & Current Contracts

This month there were 65 homes newly listed for sale in Coatesville compared to 79 in April 2024, a decrease of 18%. There were 46 current contracts pending sale this April compared to 70 a year ago. The number of current contracts is 34% 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 was 101.4% of the average list price, which is similar compared to a year ago.

### Days On Market

This month, the average number of days on market was 14, which is similar compared to a year ago.

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