



The Long & Foster Market Minute™

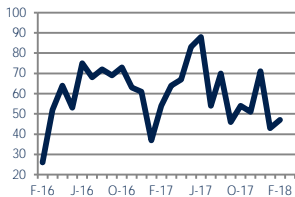
Focus On: Coatesville Housing Market

February 2018

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

Units Sold

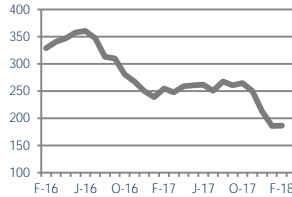
47



Down -13%
Vs. Year Ago

Active Inventory

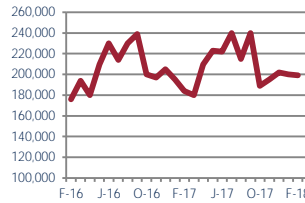
187



Down -27%
Vs. Year Ago

Median Sale Price

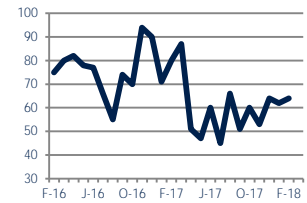
\$199,000



Up 8%
Vs. Year Ago

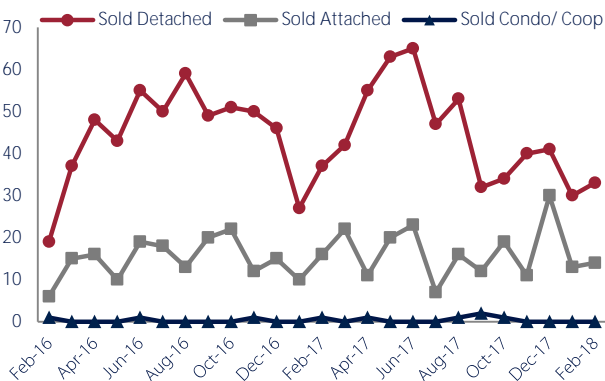
Days On Market

64



Down -20%
Vs. Year Ago

Units Sold*



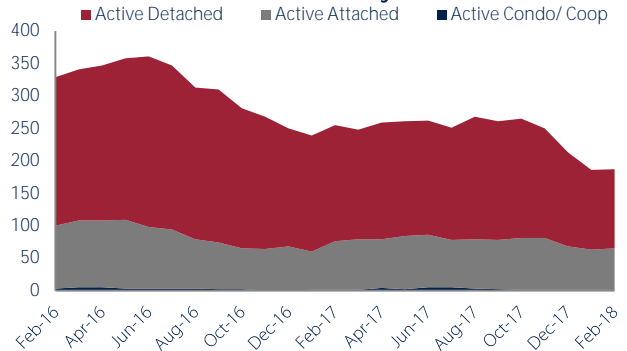
Units Sold

There was an increase in total units sold in February, with 47 sold this month in Coatesville versus 43 last month, an increase of 9%. This month's total units sold was lower than at this time last year, a decrease of 13% versus February 2017.

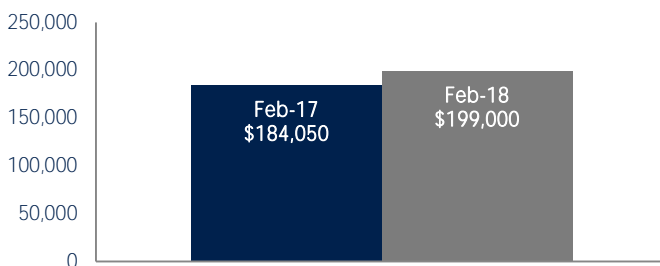
Active Inventory

Versus last year, the total number of homes available this month is lower by 68 units or 27%. The total number of active inventory this February was 187 compared to 255 in February 2017. This month's total of 187 is higher than the previous month's total supply of available inventory of 186, an increase of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Last February, the median sale price for Coatesville Homes was \$184,050. This February, the median sale price was \$199,000, an increase of 8% or \$14,950 compared to last year. The current median sold price is approximately the same as the median price 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 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 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



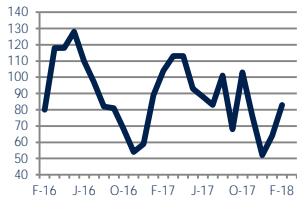
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Zip Code(s): 19320, 19358, 19376,

New Listings

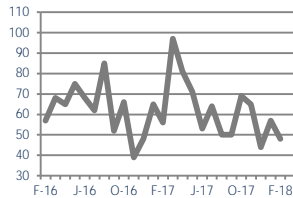
83



Down -20%
Vs. Year Ago

Current Contracts

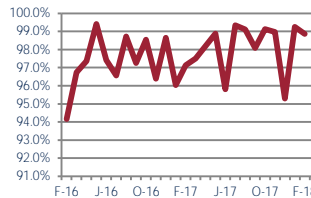
48



Down -14%
Vs. Year Ago

Sold Vs. List Price

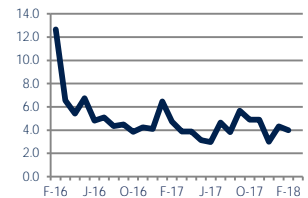
98.9%



Up 1.8%
Vs. Year Ago

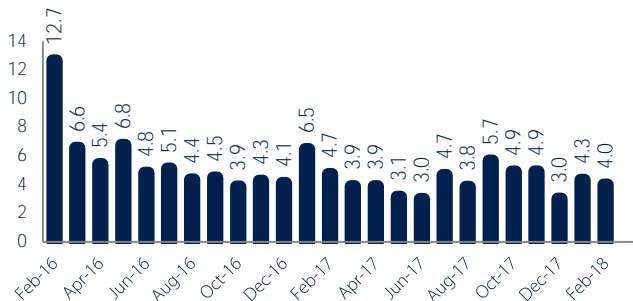
Months of Supply

4.0



Down -16%
Vs. Year Ago

Months Of Supply



Months of Supply

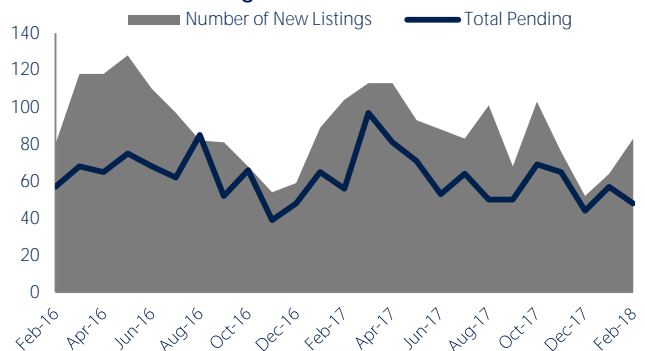
In February, there was 4.0 months of supply available in Coatesville, compared to 4.7 in February 2017. That is a decrease of 16% versus a year ago.

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.

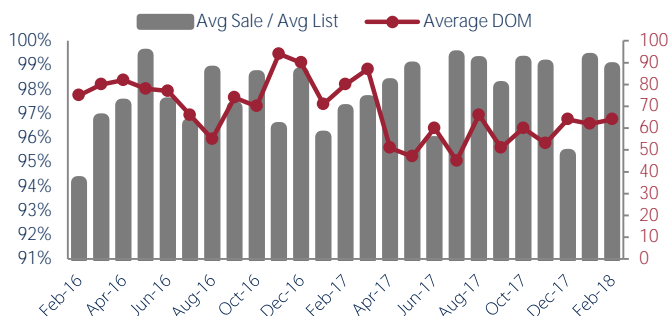
New Listings & Current Contracts

This month there were 83 homes newly listed for sale in Coatesville compared to 104 in February 2017, a decrease of 20%. There were 48 current contracts pending sale this February compared to 56 a year ago. The number of current contracts is 14% 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 was 98.9% of the average list price, which is 1.7% higher than at this time last year.

Days On Market

This month, the average number of days on market was 64, lower than the average last year, which was 80, a decrease of 20%.



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