



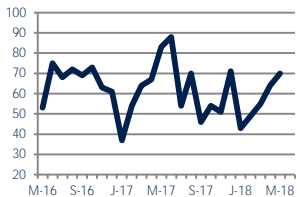
Focus On: Coatesville Housing Market

May 2018

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

Units Sold

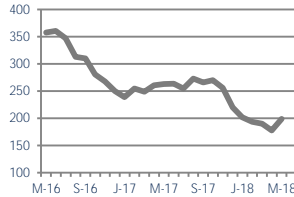
70



Down -16%
Vs. Year Ago

Active Inventory

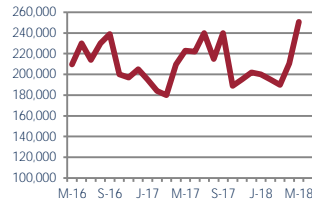
199



Down -24%
Vs. Year Ago

Median Sale Price

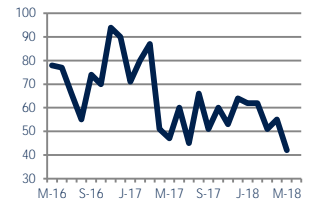
\$250,682



Up 12%
Vs. Year Ago

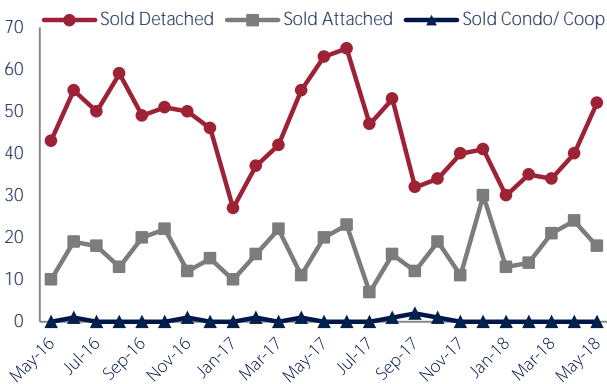
Days On Market

42



Down -11%
Vs. Year Ago

Units Sold*



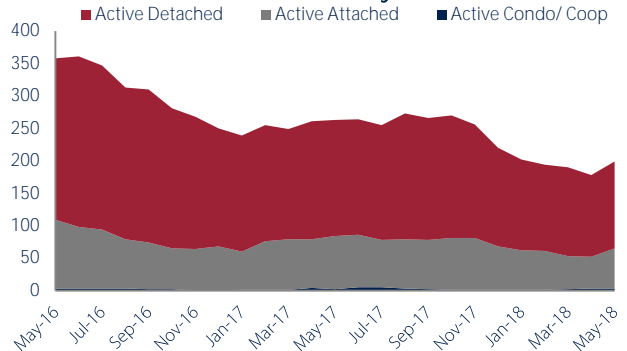
Units Sold

There was an increase in total units sold in May, with 70 sold this month in Coatesville versus 64 last month, an increase of 9%. This month's total units sold was lower than at this time last year, a decrease of 16% versus May 2017.

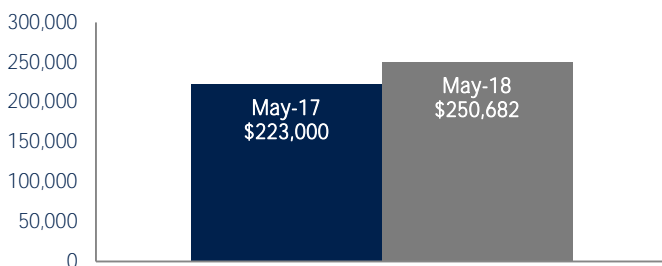
Active Inventory

Versus last year, the total number of homes available this month is lower by 64 units or 24%. The total number of active inventory this May was 199 compared to 263 in May 2017. This month's total of 199 is higher than the previous month's total supply of available inventory of 178, an increase of 12%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for Coatesville Homes was \$223,000. This May, the median sale price was \$250,682, an increase of 12% or \$27,682 compared to last year. The current median sold price is 19% higher than in April.

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.





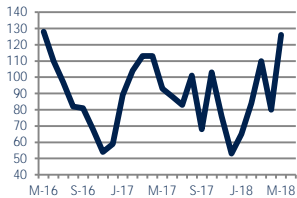
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May 2018

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

New Listings

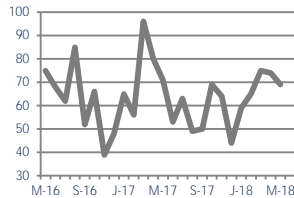
126



Up 35%
Vs. Year Ago

Current Contracts

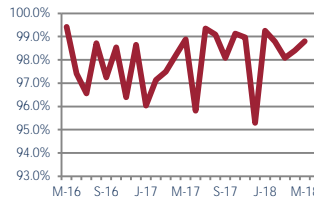
69



Down -3%
Vs. Year Ago

Sold Vs. List Price

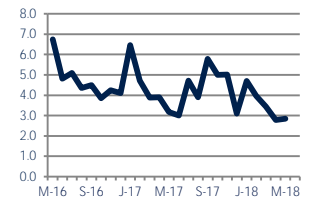
98.8%



No Change
Vs. Year Ago

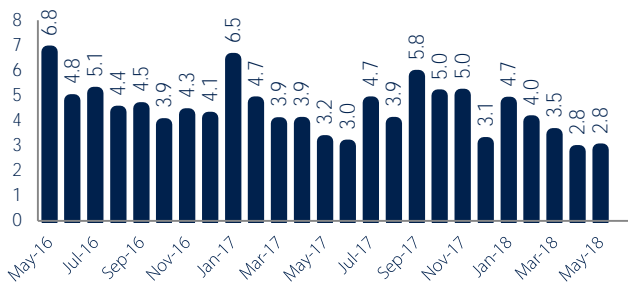
Months of Supply

2.8



Down -10%
Vs. Year Ago

Months Of Supply



Months of Supply

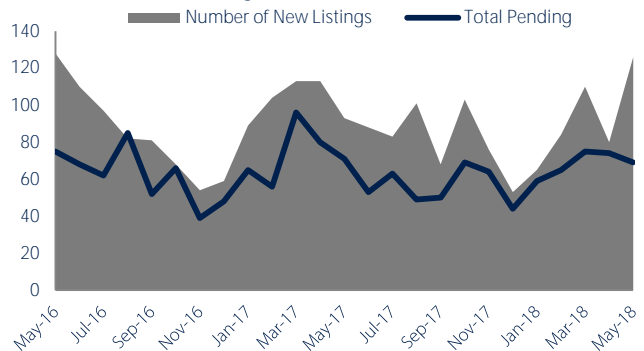
In May, there was 2.8 months of supply available in Coatesville, compared to 3.2 in May 2017. That is a decrease of 10% versus a year ago.

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.

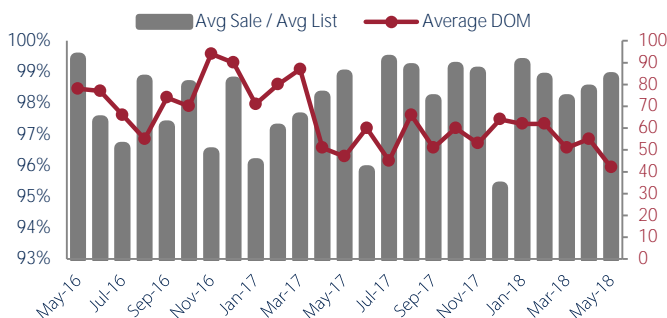
New Listings & Current Contracts

This month there were 126 homes newly listed for sale in Coatesville compared to 93 in May 2017, an increase of 35%. There were 69 current contracts pending sale this May compared to 71 a year ago. The number of current contracts is 3% lower than last May.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In May, the average sale price in Coatesville was 98.8% 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 42, lower than the average last year, which was 47, a decrease of 11%.



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