



The Long & Foster Market Minute™

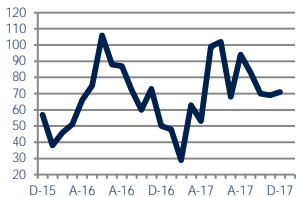
Focus On: **Downingtown Housing Market**

December 2017

Zip Code(s): 19335 and 19372

Units Sold

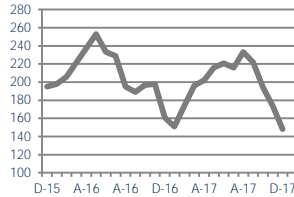
71



Up
Vs. Year Ago

Active Inventory

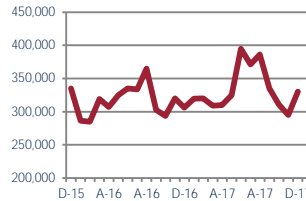
148



Down -8%
Vs. Year Ago

Median Sale Price

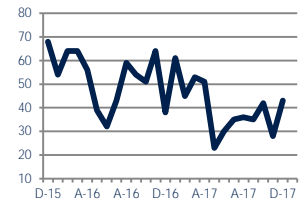
\$330,000



Up 8%
Vs. Year Ago

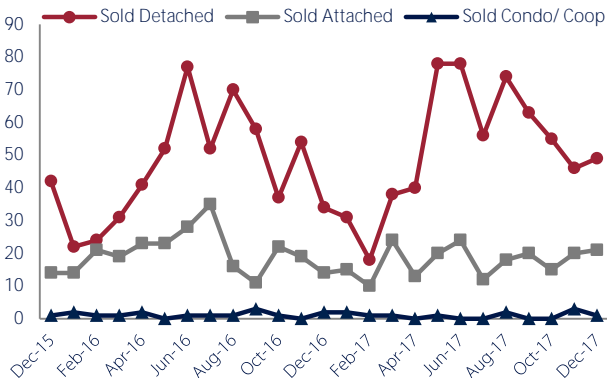
Days On Market

43



Up 13%
Vs. Year Ago

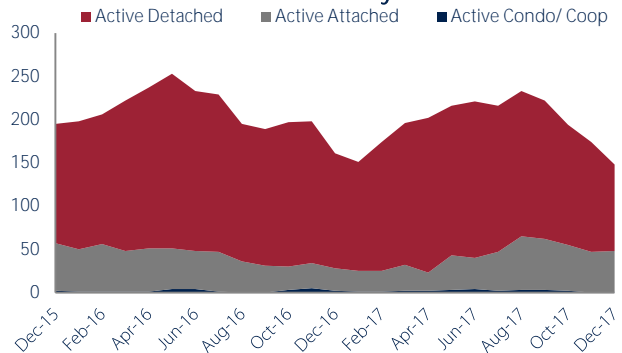
Units Sold*



Units Sold

There was an increase in total units sold in December, with 71 sold this month in Downingtown. This month's total units sold was higher than at this time last year.

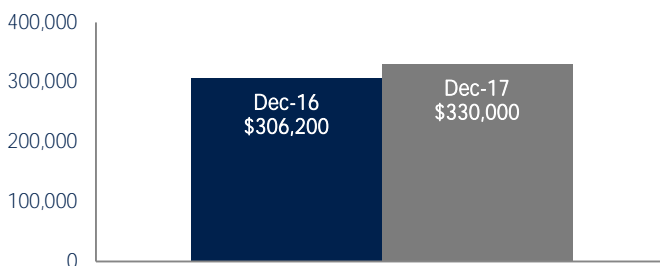
Active Inventory*



Active Inventory

Versus last year, the total number of homes available this month is lower by 13 units or 8%. The total number of active inventory this December was 148 compared to 161 in December 2016. This month's total of 148 is lower than the previous month's total supply of available inventory of 174, a decrease of 15%.

Median Sale Price



Median Sale Price

Last December, the median sale price for Downingtown Homes was \$306,200. This December, the median sale price was \$330,000, an increase of 8% or \$23,800 compared to last year. The current median sold price is 12% higher 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.



Downingtown are defined as properties listed in zip code/s 19335 and 19372.

*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



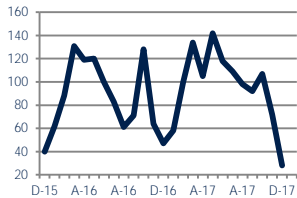
Focus On: Downtown Housing Market

December 2017

Zip Code(s): 19335 and 19372

New Listings

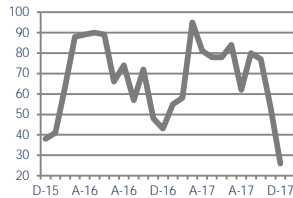
28



Down -40%
Vs. Year Ago

Current Contracts

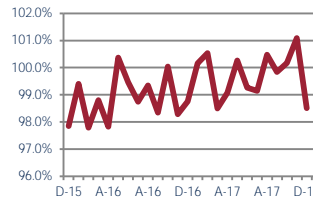
26



Down -40%
Vs. Year Ago

Sold Vs. List Price

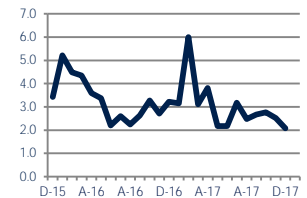
98.5%



No Change
Vs. Year Ago

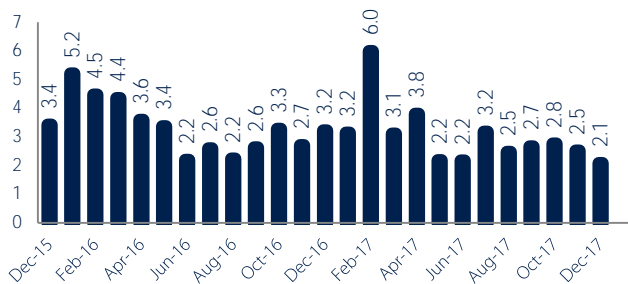
Months of Supply

2.1



Down -35%
Vs. Year Ago

Months Of Supply



Months of Supply

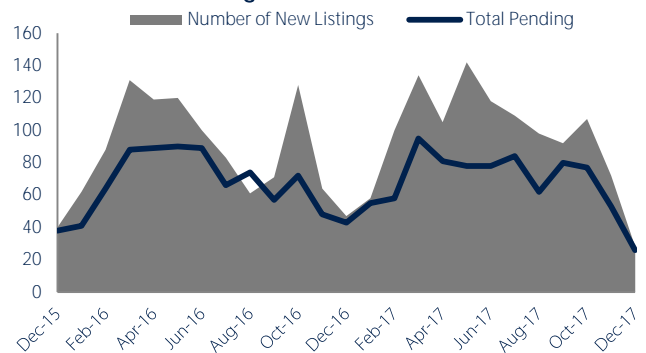
In December, there was 2.1 months of supply available in Downtown, compared to 3.2 in December 2016. That is a decrease of 35% versus a year ago.

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.

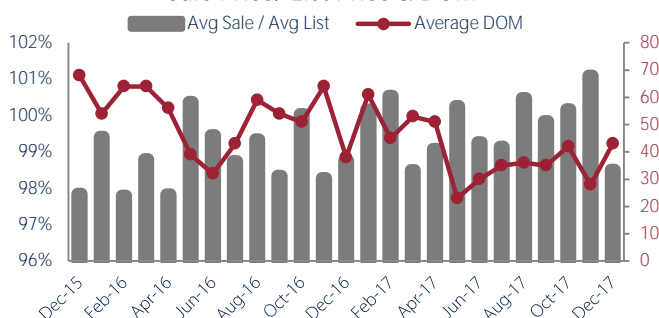
New Listings & Current Contracts

This month there were 28 homes newly listed for sale in Downtown compared to 47 in December 2016, a decrease of 40%. There were 26 current contracts pending sale this December compared to 43 a year ago. The number of current contracts is 40% 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 Downtown was 98.5% 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 43, higher than the average last year, which was 38, an increase of 13%.



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