

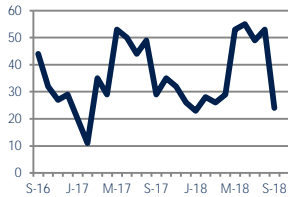
## Focus On: Kennett Square and Avondale Housing Market

September 2018

Zip Code(s): 19348, 19311, 19375 and 19374

### Units Sold

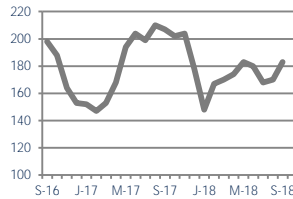
24



**Down**  
Vs. Year Ago

### Active Inventory

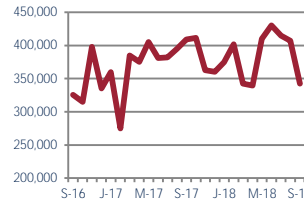
183



**Down -12%**  
Vs. Year Ago

### Median Sale Price

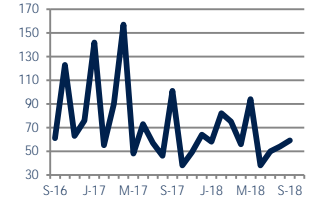
\$342,500



**Down -16%**  
Vs. Year Ago

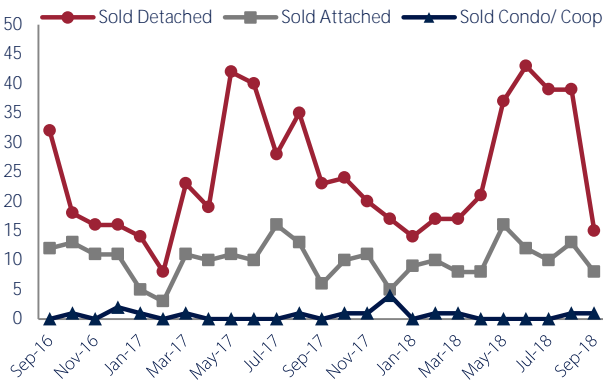
### Days On Market

59



**Down -42%**  
Vs. Year Ago

### Units Sold\*



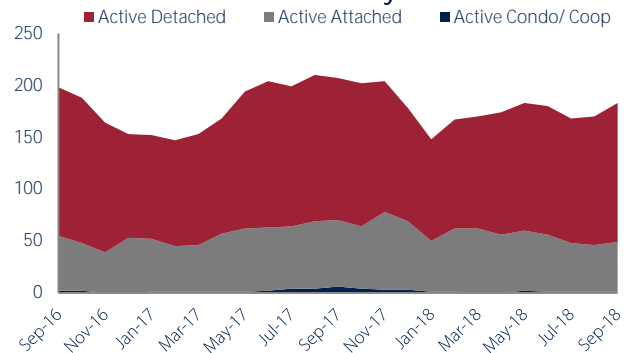
### Units Sold

With relatively few transactions, there was a decrease in total units sold in September, with 24 sold this month in Kennett Square and Avondale. This month's total units sold was lower than at this time last year, a decrease from September 2017.

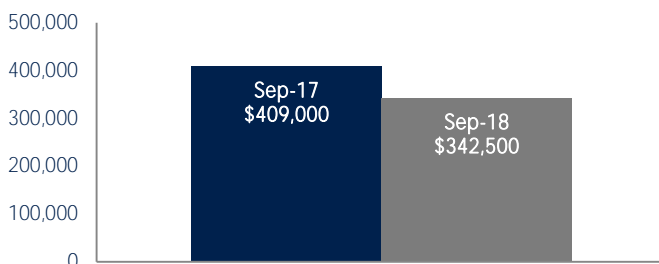
### Active Inventory

Versus last year, the total number of homes available this month is lower by 24 units or 12%. The total number of active inventory this September was 183 compared to 207 in September 2017. This month's total of 183 is higher than the previous month's total supply of available inventory of 170, an increase of 8%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last September, the median sale price for Kennett Square and Avondale Homes was \$409,000. This September, the median sale price was \$342,500, a decrease of 16% or \$66,500 compared to last year. The current median sold price is 16% lower than in August.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Kennett Square and Avondale are defined as properties listed in zip code/s 19348, 19311, 19375 and 19374.

\*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



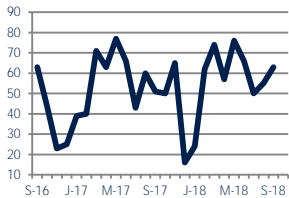
## Focus On: Kennett Square and Avondale Housing Market

September 2018

Zip Code(s): 19348, 19311, 19375 and 19374

### New Listings

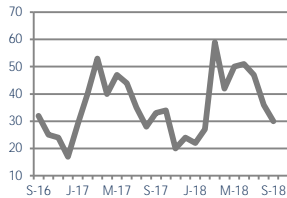
63



Up 24%  
Vs. Year Ago

### Current Contracts

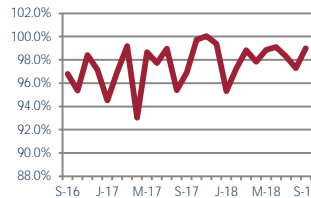
30



Down -9%  
Vs. Year Ago

### Sold Vs. List Price

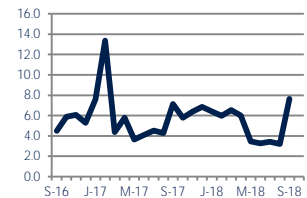
99.0%



Up 2.1%  
Vs. Year Ago

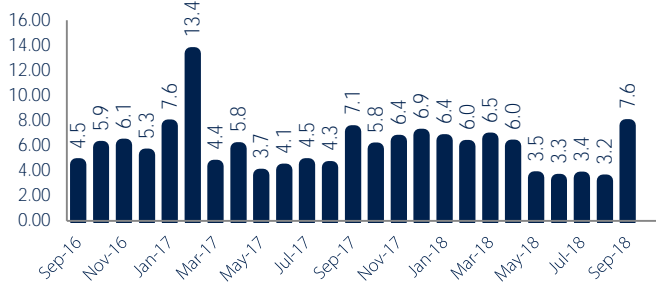
### Months of Supply

7.6



Up 7%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

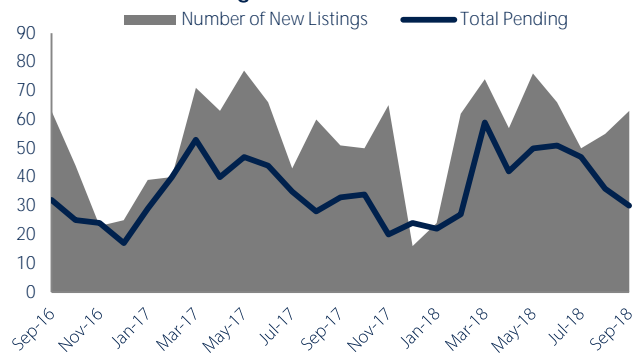
In September, there was 7.6 months of supply available in Kennett Square and Avondale, compared to 7.1 in September 2017. That is an increase of 7% versus a year ago.

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.

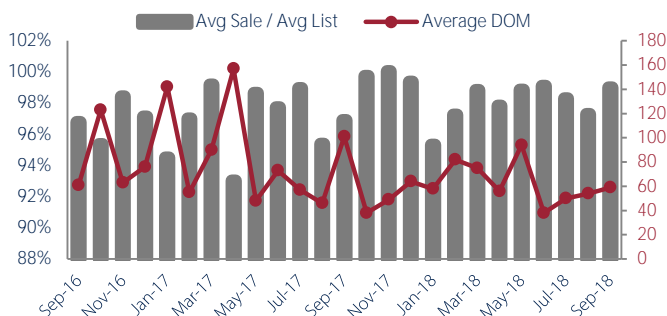
### New Listings & Current Contracts

This month there were 63 homes newly listed for sale in Kennett Square and Avondale compared to 51 in September 2017, an increase of 24%. There were 30 current contracts pending sale this September compared to 33 a year ago. The number of current contracts is 9% lower than last September.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In September, the average sale price in Kennett Square and Avondale was 99.0% of the average list price, which is 2.1% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 59, lower than the average last year, which was 101, a decrease of 42%.



Kennett Square and Avondale are defined as properties listed in zip code/s 19348, 19311, 19375 and 19374.

\*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.

