

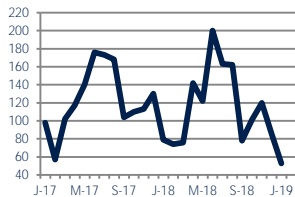
## Focus On: West Chester Housing Market

January 2019

Zip Code(s): 19382, 19380 and 19395

### Units Sold

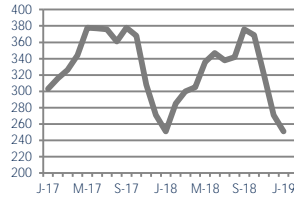
53



Down -33%  
Vs. Year Ago

### Active Inventory

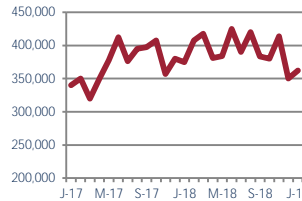
251



No Change  
Vs. Year Ago

### Median Sale Price

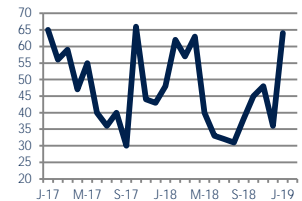
\$362,000



Down -3%  
Vs. Year Ago

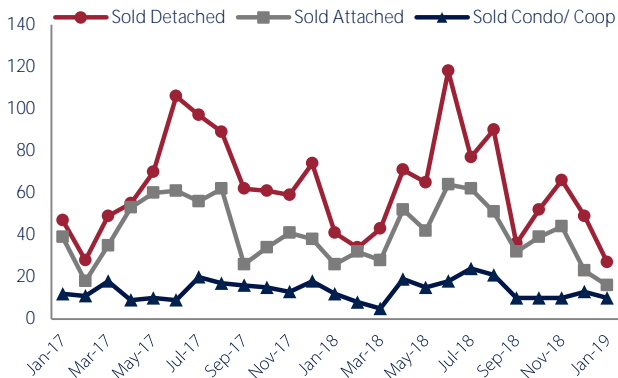
### Days On Market

64



Up 33%  
Vs. Year Ago

### Units Sold\*



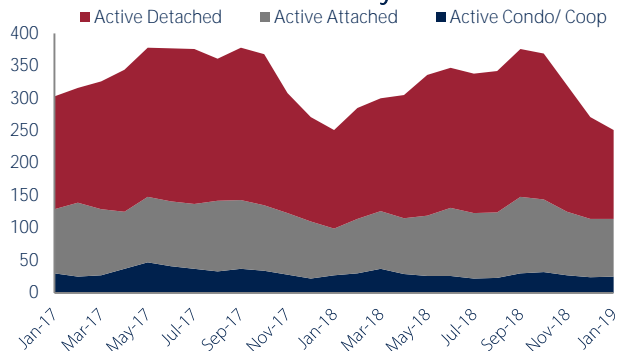
### Units Sold

There was a decrease in total units sold in January, with 53 sold this month in West Chester. This month's total units sold was lower than at this time last year.

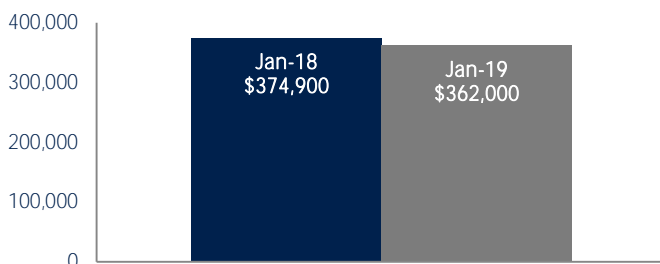
### Active Inventory

The total number of homes available this month is 251 units, which is similar compared to a year ago. This month's total of 251 is lower than the previous month's total supply of available inventory of 271, a decrease of 7%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last January, the median sale price for West Chester Homes was \$374,900. This January, the median sale price was \$362,000, a decrease of 3% or \$12,900 compared to last year. The current median sold price is 3% higher than in December.

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

West Chester are defined as properties listed in zip code/s 19382, 19380 and 19395.

\*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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INTERNATIONAL REAL ESTATE





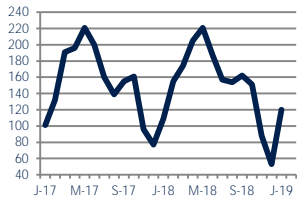
## Focus On: West Chester Housing Market

January 2019

Zip Code(s): 19382, 19380 and 19395

### New Listings

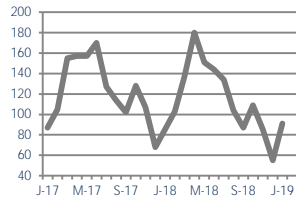
120



Up 10%  
Vs. Year Ago

### Current Contracts

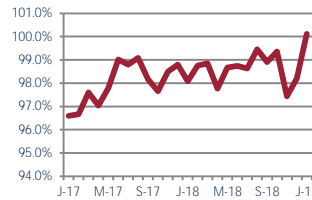
91



Up 7%  
Vs. Year Ago

### Sold Vs. List Price

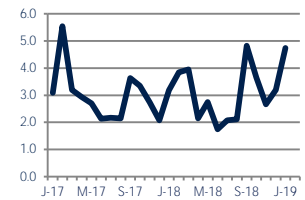
100.1%



Up 2.1%  
Vs. Year Ago

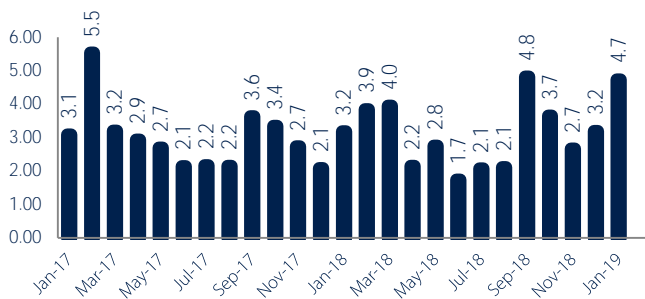
### Months of Supply

4.7



Up 49%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

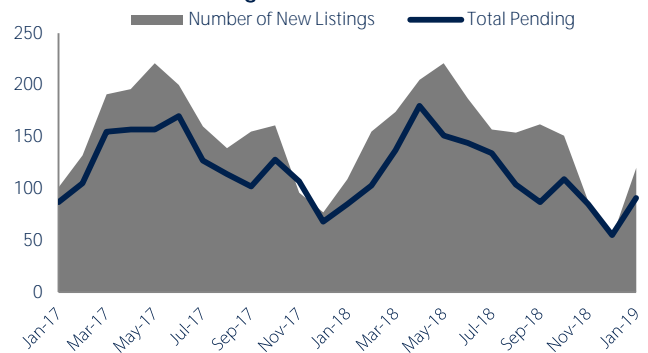
In January, there was 4.7 months of supply available in West Chester, compared to 3.2 in January 2018. That is an increase of 49% versus a year ago.

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.

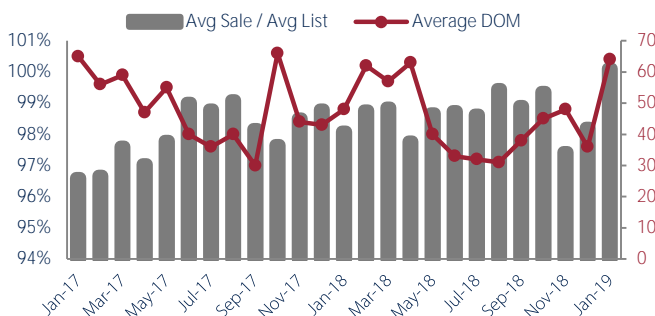
### New Listings & Current Contracts

This month there were 120 homes newly listed for sale in West Chester compared to 109 in January 2018, an increase of 10%. There were 91 current contracts pending sale this January compared to 85 a year ago. The number of current contracts is 7% higher than last January.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In January, the average sale price in West Chester was 100.1% of the average list price, which is 2.0% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 64, higher than the average last year, which was 48, an increase of 33%.



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