

THE LONG & FOSTER MARKET MINUTE™

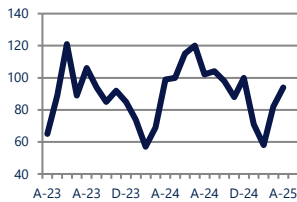
FOCUS ON: **WEST CHESTER HOUSING MARKET**

APRIL 2025

Zip Code(s): 19382, 19380 and 19395

Units Sold

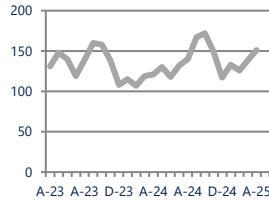
94



Down -5%
Vs. Year Ago

Active Inventory

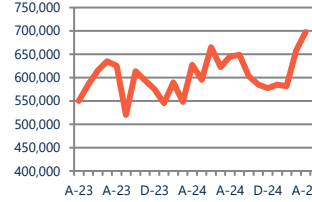
151



Up 25%
Vs. Year Ago

Median Sale Price

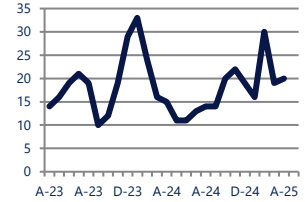
\$697,500



Up 11%
Vs. Year Ago

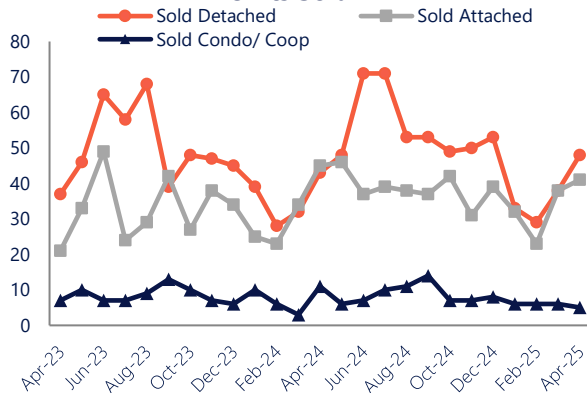
Days On Market

20



Up 33%
Vs. Year Ago

Units Sold*



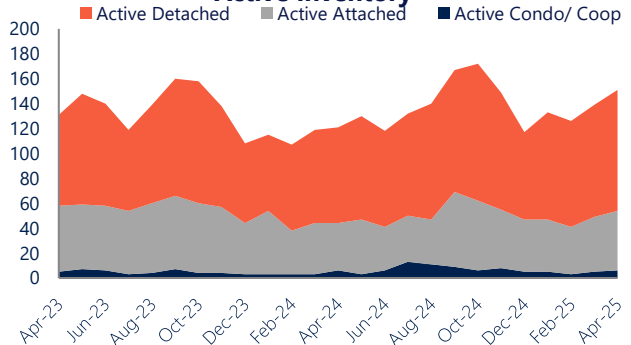
Units Sold

There was an increase in total units sold in April, with 94 sold this month in West Chester versus 82 last month, an increase of 15%. This month's total units sold was lower than at this time last year, a decrease of 5% versus April 2024.

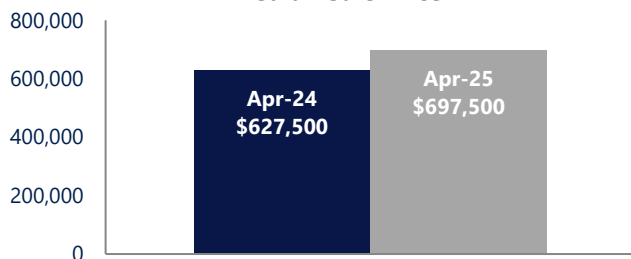
Active Inventory

Versus last year, the total number of homes available this month is higher by 30 units or 25%. The total number of active inventory this April was 151 compared to 121 in April 2024. This month's total of 151 is higher than the previous month's total supply of available inventory of 139, an increase of 9%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for West Chester Homes was \$627,500. This April, the median sale price was \$697,500, an increase of 11% or \$70,000 compared to last year. The current median sold price is 6% higher than in March.

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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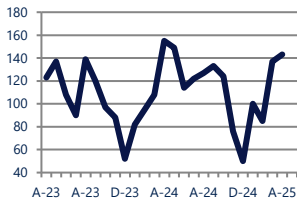
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APRIL 2025

Zip Code(s): 19382, 19380 and 19395

New Listings

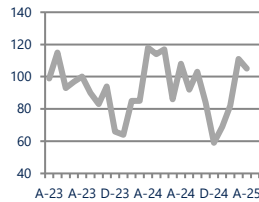
143



Down -8%
Vs. Year Ago

Current Contracts

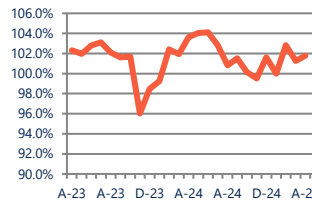
105



Down -11%
Vs. Year Ago

Sold Vs. List Price

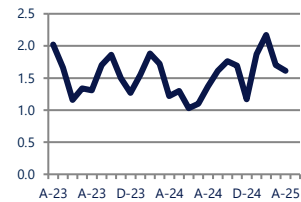
101.8%



Down -1.8%
Vs. Year Ago

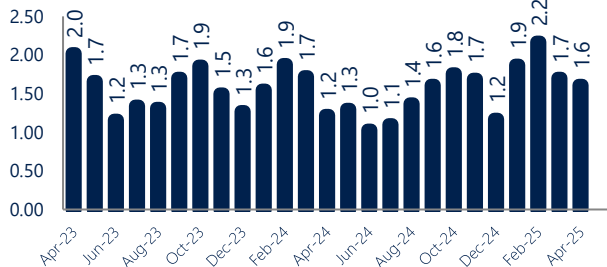
Months of Supply

1.6



Up 32%
Vs. Year Ago

Months Of Supply



Months of Supply

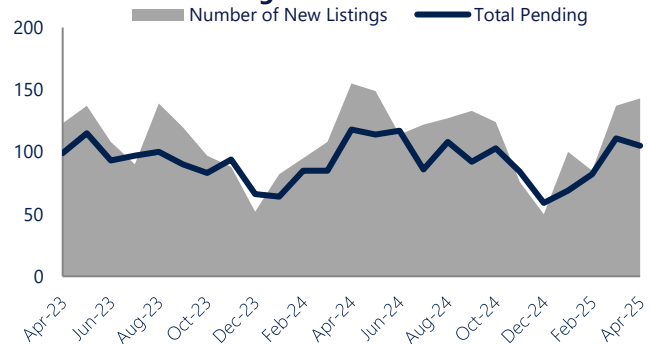
In April, there was 1.6 months of supply available in West Chester, compared to 1.2 in April 2024. That is an increase of 31% versus a year ago.

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.

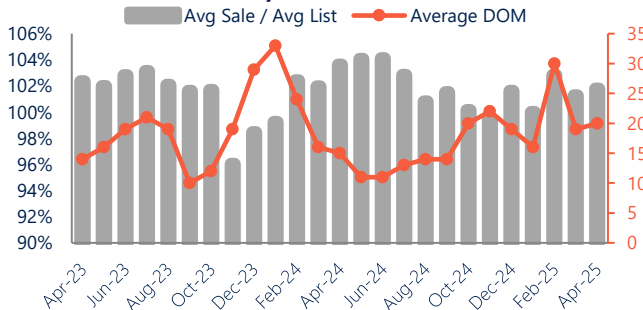
New Listings & Current Contracts

This month there were 143 homes newly listed for sale in West Chester compared to 155 in April 2024, a decrease of 8%. There were 105 current contracts pending sale this April compared to 118 a year ago. The number of current contracts is 11% lower than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in West Chester was 101.8% of the average list price, which is 1.8% lower than at this time last year.

Days On Market

This month, the average number of days on market was 20, higher than the average last year, which was 15, an increase of 33%.

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