



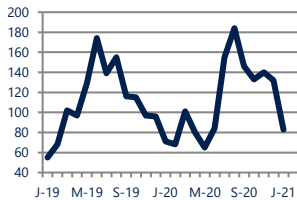
Focus On: West Chester Housing Market

January 2021

Zip Code(s): 19382, 19380 and 19395

Units Sold

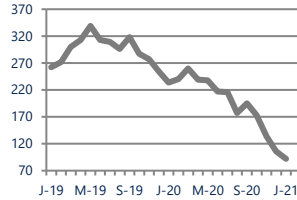
83



Up 17%
Vs. Year Ago

Active Inventory

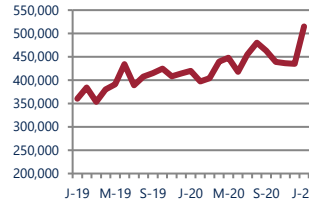
92



Down -61%
Vs. Year Ago

Median Sale Price

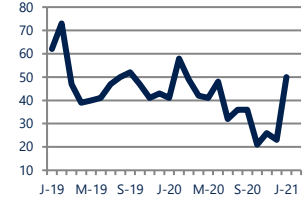
\$515,000



Up 23%
Vs. Year Ago

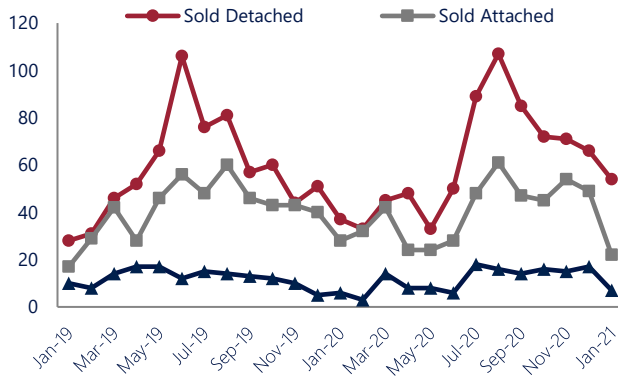
Days On Market

50



Up 22%
Vs. Year Ago

Units Sold*



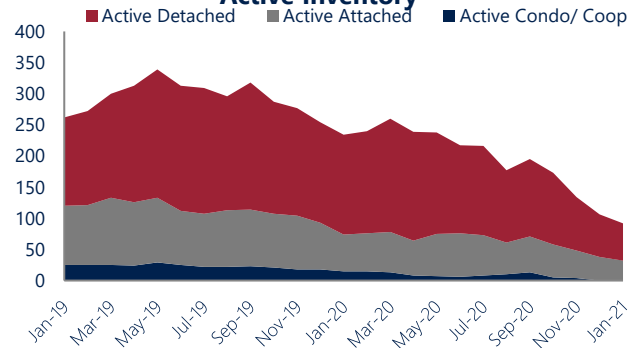
Units Sold

There was a decrease in total units sold in January, with 83 sold this month in West Chester. This month's total units sold was higher than at this time last year.

Active Inventory

Versus last year, the total number of homes available this month is lower by 142 units or 61%. The total number of active inventory this January was 92 compared to 234 in January 2020. This month's total of 92 is lower than the previous month's total supply of available inventory of 106, a decrease of 13%.

Active Inventory*



Median Sale Price



Median Sale Price

Last January, the median sale price for West Chester Homes was \$420,000. This January, the median sale price was \$515,000, an increase of 23% or \$95,000 compared to last year. The current median sold price is 18% 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.

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*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.





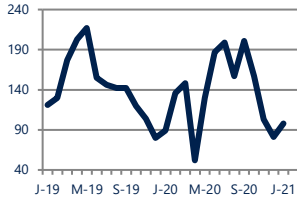
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January 2021

Zip Code(s): 19382, 19380 and 19395

New Listings

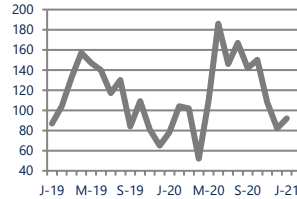
98



Up 10%
Vs. Year Ago

Current Contracts

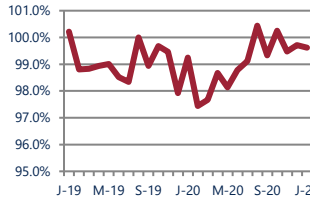
92



Up 18%
Vs. Year Ago

Sold Vs. List Price

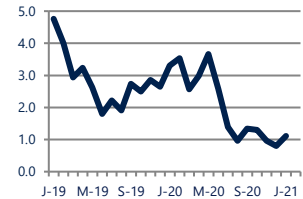
99.6%



No Change
Vs. Year Ago

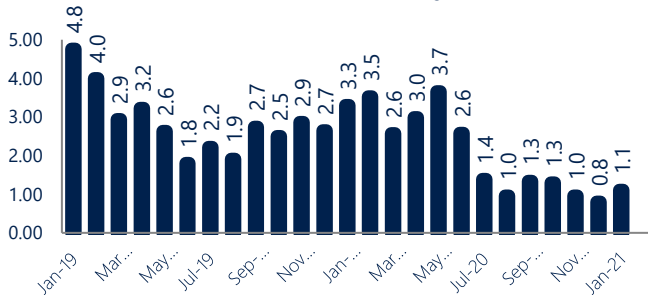
Months of Supply

1.1



Down -66%
Vs. Year Ago

Months Of Supply



Months of Supply

In January, there was 1.1 months of supply available in West Chester, compared to 3.3 in January 2020. That is a decrease of 66% versus a year ago.

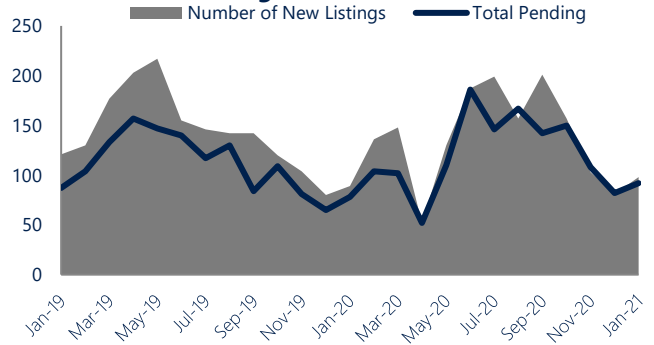
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

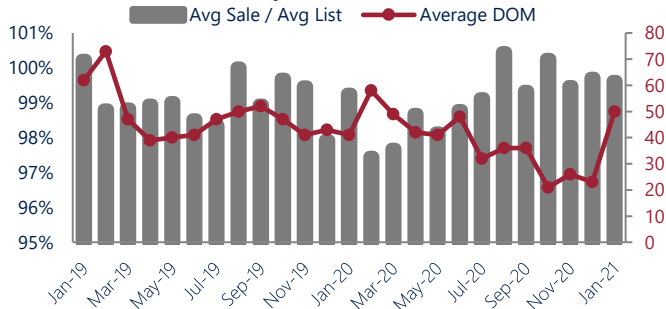
This month there were 98 homes newly listed for sale in West Chester compared to 89 in January 2020, an increase of 10%.

There were 92 current contracts pending sale this January compared to 78 a year ago. The number of current contracts is 18% 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 99.6% 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 50, higher than the average last year, which was 41, an increase of 22%.



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