

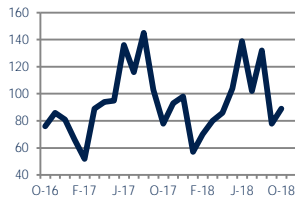
## Focus On: Brandywine Housing Market

October 2018

Zip Code(s): 19803,19809,19810,19703 and 19732

### Units Sold

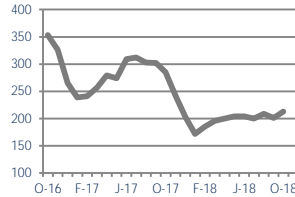
89



Up 14%  
Vs. Year Ago

### Active Inventory

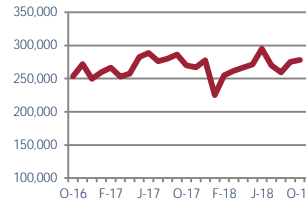
213



Down -25%  
Vs. Year Ago

### Median Sale Price

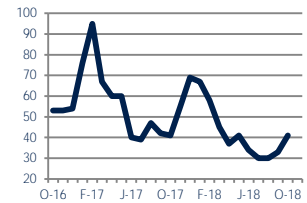
\$278,000



Up 3%  
Vs. Year Ago

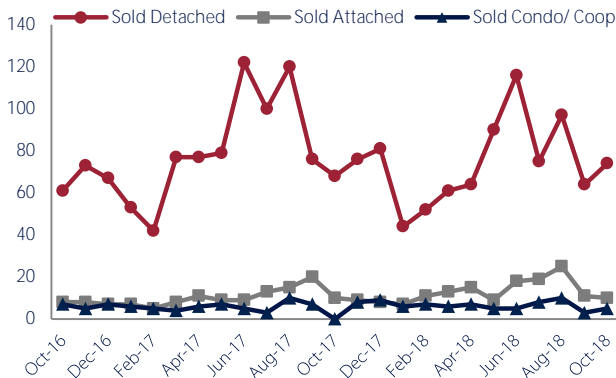
### Days On Market

41



No Change  
Vs. Year Ago

### Units Sold\*



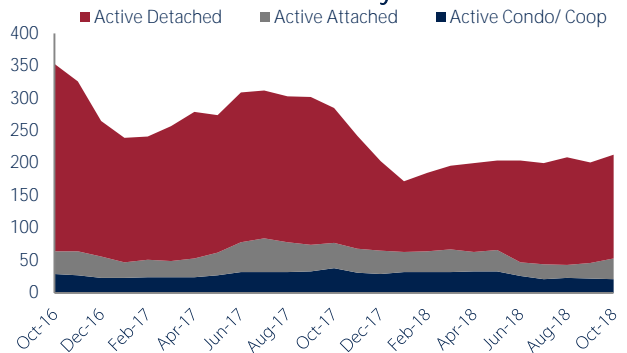
### Units Sold

There was an increase in total units sold in October, with 89 sold this month in Brandywine versus 78 last month, an increase of 14%. This month's total units sold was higher than at this time last year, an increase of 14% versus October 2017.

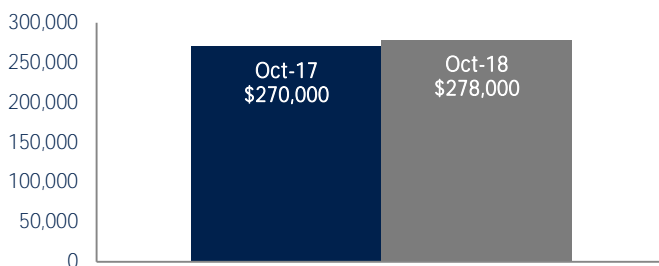
### Active Inventory

Versus last year, the total number of homes available this month is lower by 72 units or 25%. The total number of active inventory this October was 213 compared to 285 in October 2017. This month's total of 213 is higher than the previous month's total supply of available inventory of 201, an increase of 6%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last October, the median sale price for Brandywine Homes was \$270,000. This October, the median sale price was \$278,000, an increase of 3% or \$8,000 compared to last year. The current median sold price is 1% higher than in September.

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.



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



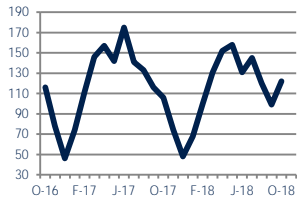
## Focus On: Brandywine Housing Market

October 2018

Zip Code(s): 19803,19809,19810,19703 and 19732

### New Listings

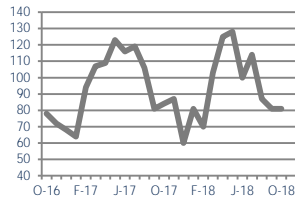
122



Up 15%  
Vs. Year Ago

### Current Contracts

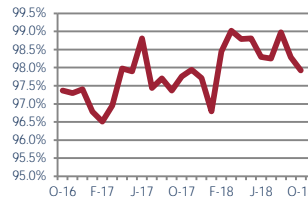
81



Down -4%  
Vs. Year Ago

### Sold Vs. List Price

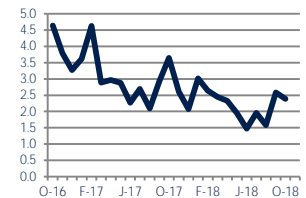
97.9%



No Change  
Vs. Year Ago

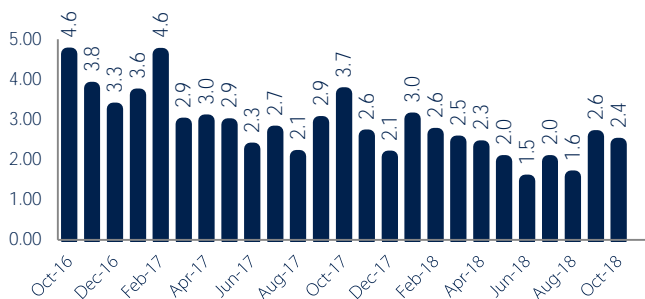
### Months of Supply

2.4



Down -35%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

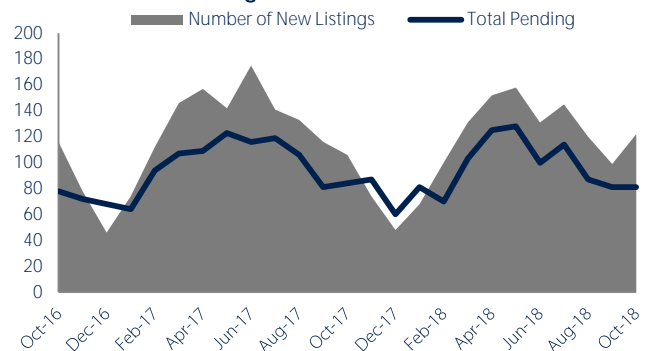
In October, there was 2.4 months of supply available in Brandywine, compared to 3.7 in October 2017. That is a decrease of 35% versus a year ago.

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.

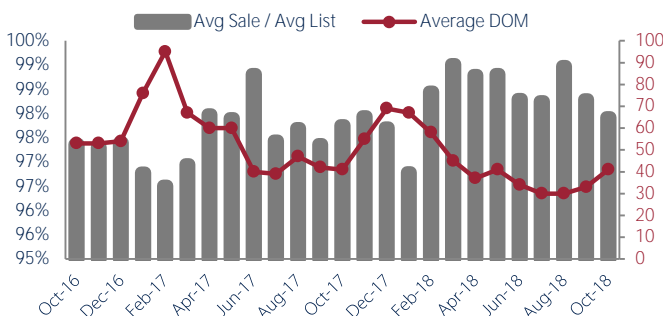
### New Listings & Current Contracts

This month there were 122 homes newly listed for sale in Brandywine compared to 106 in October 2017, an increase of 15%. There were 81 current contracts pending sale this October compared to 84 a year ago. The number of current contracts remained stable as compared to last October.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In October, the average sale price in Brandywine was 97.9% 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 41, which is similar compared to a year ago.



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