



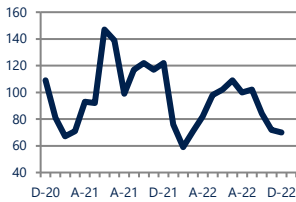
Focus On: Brandywine Housing Market

December 2022

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

Units Sold

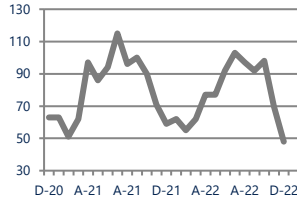
70



Down
Vs. Year Ago

Active Inventory

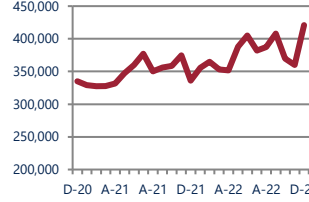
48



Down -19%
Vs. Year Ago

Median Sale Price

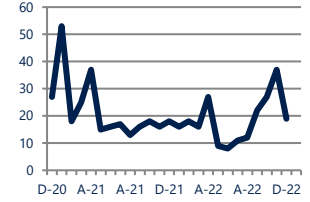
\$420,950



Up 25%
Vs. Year Ago

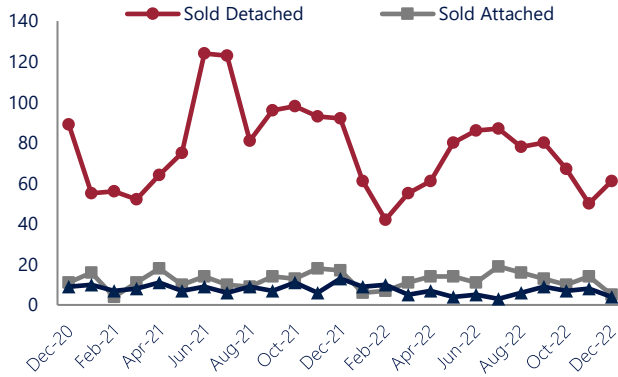
Days On Market

19



Up 6%
Vs. Year Ago

Units Sold*



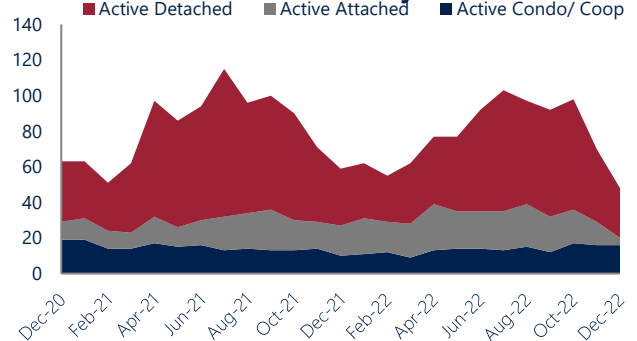
Units Sold

There was a decrease in total units sold in December, with 70 sold this month in Brandywine. This month's total units sold was lower than at this time last year.

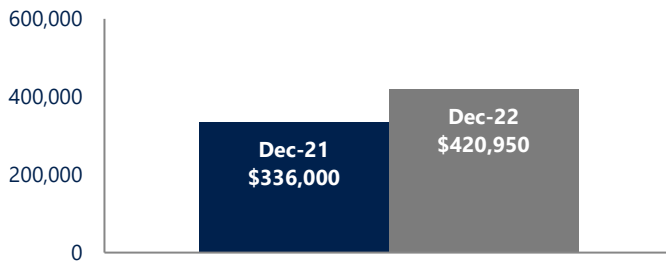
Active Inventory

Versus last year, the total number of homes available this month is lower by 11 units or 19%. The total number of active inventory this December was 48 compared to 59 in December 2021. This month's total of 48 is lower than the previous month's total supply of available inventory of 70, a decrease of 31%.

Active Inventory*



Median Sale Price



Median Sale Price

Last December, the median sale price for Brandywine Homes was \$336,000. This December, the median sale price was \$420,950, an increase of \$84,950 compared to last year. The current median sold price is higher than in November.

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

Brandywine are defined as properties listed in zip code/s 19803,19809,19810,19703 and 19732.

*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.





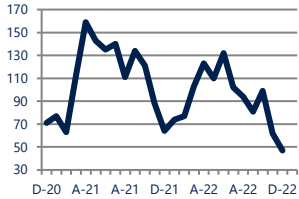
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December 2022

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

New Listings

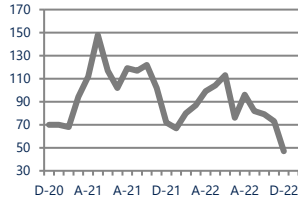
47



Down -27%
Vs. Year Ago

Current Contracts

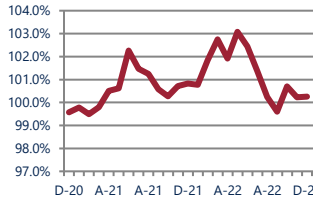
47



Down -35%
Vs. Year Ago

Sold Vs. List Price

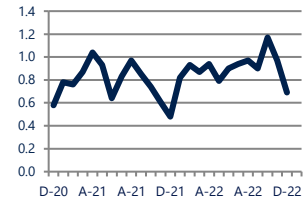
100.3%



Down -0.6%
Vs. Year Ago

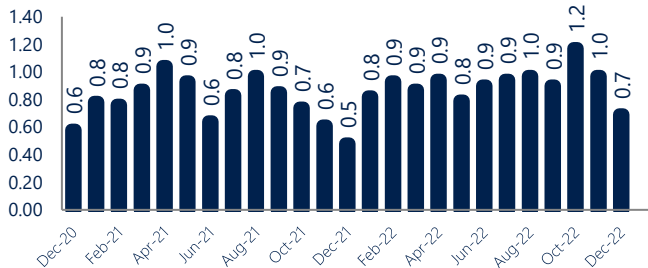
Months of Supply

0.7



Up 44%
Vs. Year Ago

Months Of Supply



Months of Supply

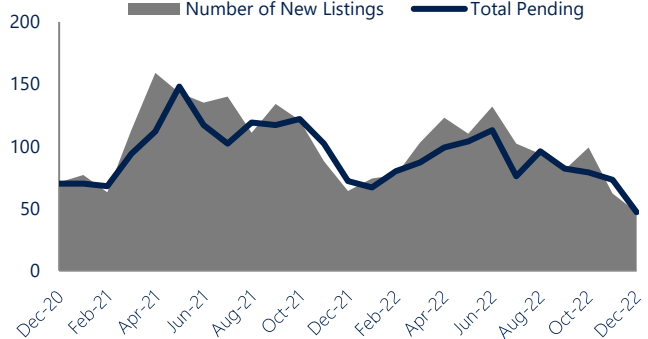
In December, there was 0.7 months of supply available in Brandywine, compared to 0.5 in December 2021. That is an increase of 42% versus a year ago.

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.

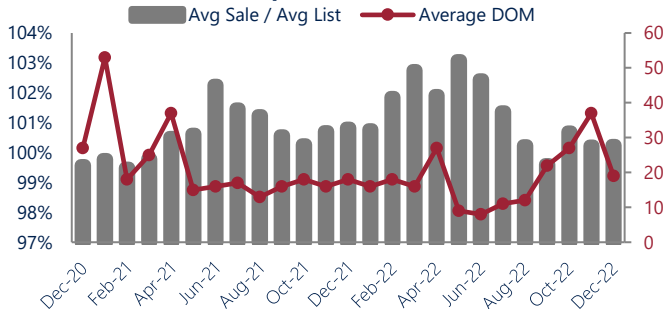
New Listings & Current Contracts

This month there were 47 homes newly listed for sale in Brandywine compared to 64 in December 2021, a decrease of 27%. There were 47 current contracts pending sale this December compared to 72 a year ago. The number of current contracts is 35% lower than last December.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In December, the average sale price in Brandywine was 100.3% of the average list price, which is 0.6% lower than at this time last year.

Days On Market

This month, the average number of days on market was 19, higher than the average last year, which was 18, an increase of 6%.

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