

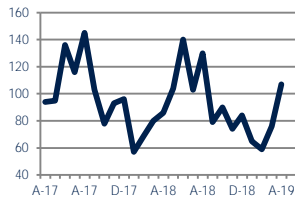
Focus On: Brandywine Housing Market

April 2019

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

Units Sold

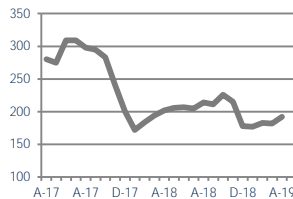
107



Up 24%
Vs. Year Ago

Active Inventory

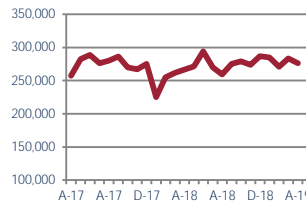
192



Down -5%
Vs. Year Ago

Median Sale Price

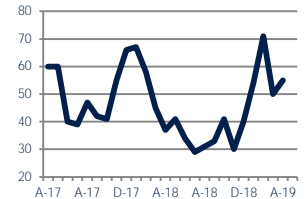
\$276,000



Up 3%
Vs. Year Ago

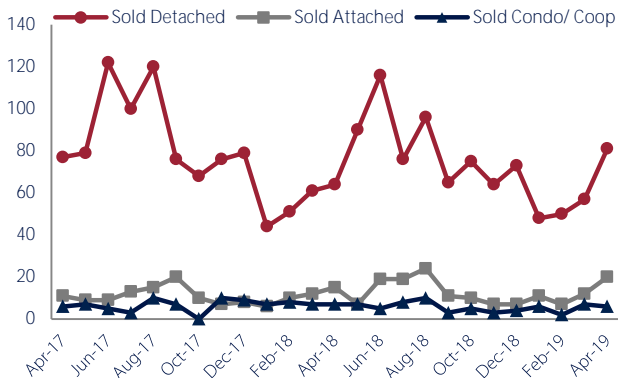
Days On Market

55



Up 49%
Vs. Year Ago

Units Sold*



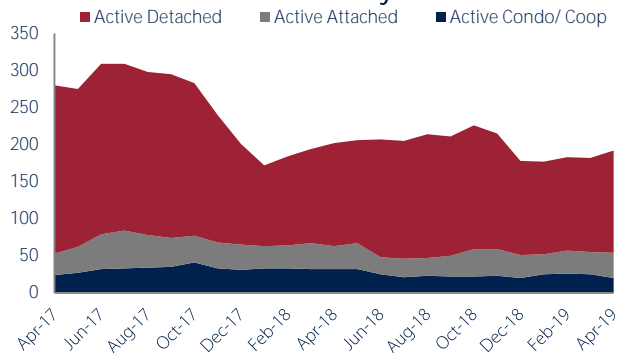
Units Sold

There was an increase in total units sold in April, with 107 sold this month in Brandywine. This month's total units sold was higher than at this time last year.

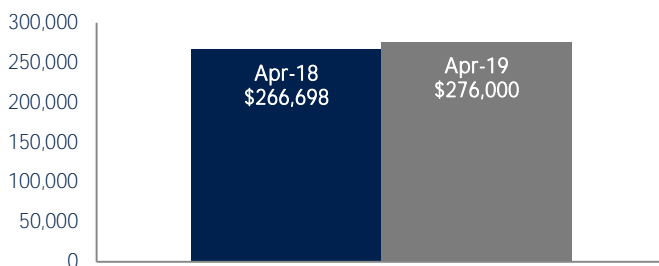
Active Inventory

Versus last year, the total number of homes available this month is lower by 10 units or 5%. The total number of active inventory this April was 192 compared to 202 in April 2018. This month's total of 192 is higher than the previous month's total supply of available inventory of 182, an increase of 5%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Brandywine Homes was \$266,698. This April, the median sale price was \$276,000, an increase of 3% or \$9,302 compared to last year. The current median sold price is 3% lower 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.

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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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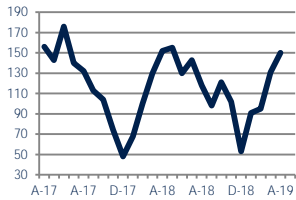
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April 2019

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

New Listings

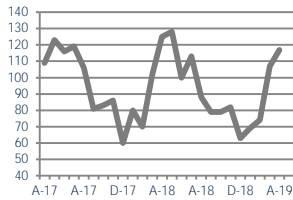
150



Down -1%
Vs. Year Ago

Current Contracts

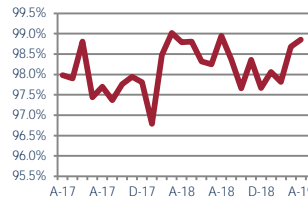
117



Down -6%
Vs. Year Ago

Sold Vs. List Price

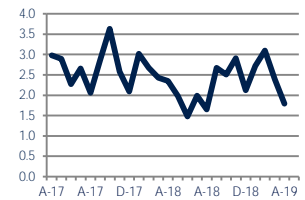
98.9%



No Change
Vs. Year Ago

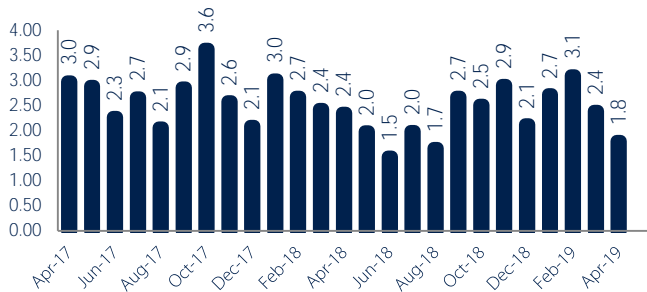
Months of Supply

1.8



Down -24%
Vs. Year Ago

Months Of Supply



Months of Supply

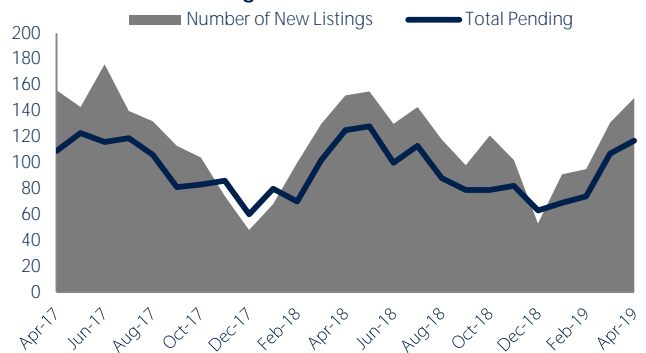
In April, there was 1.8 months of supply available in Brandywine, compared to 2.3 in April 2018. That is a decrease of 24% versus a year ago.

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.

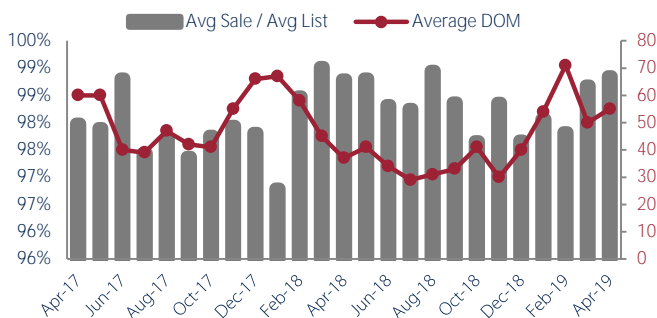
New Listings & Current Contracts

This month there were 150 homes newly listed for sale in Brandywine compared to 152 in April 2018, a decrease of 1%. There were 117 current contracts pending sale this April compared to 125 a year ago. The number of current contracts is 6% 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 Brandywine was 98.9% 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 55, higher than the average last year, which was 37, an increase of 49%.



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