



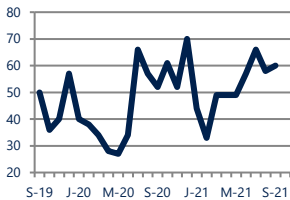
Focus On: Chester, Ridley Park, Woodlyn Housing Market

September 2021

Zip Code(s): 19013, 19078, 19094, 19022, 19029 and 19076

Units Sold

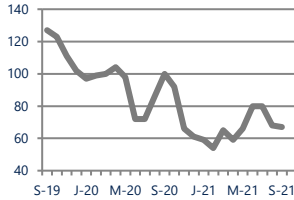
60



Up 15%
Vs. Year Ago

Active Inventory

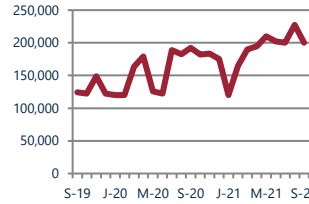
67



Down -33%
Vs. Year Ago

Median Sale Price

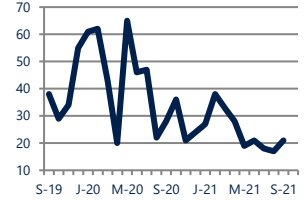
\$200,000



Up 4%
Vs. Year Ago

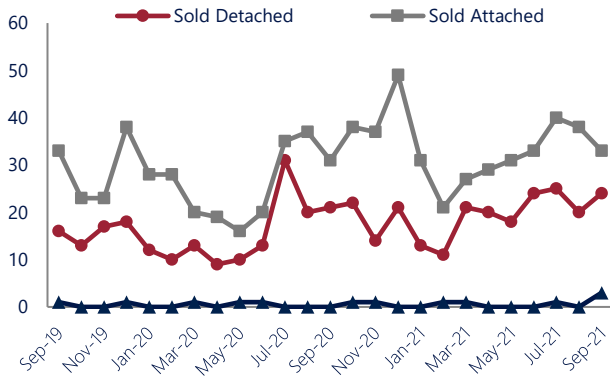
Days On Market

21



Down -25%
Vs. Year Ago

Units Sold*



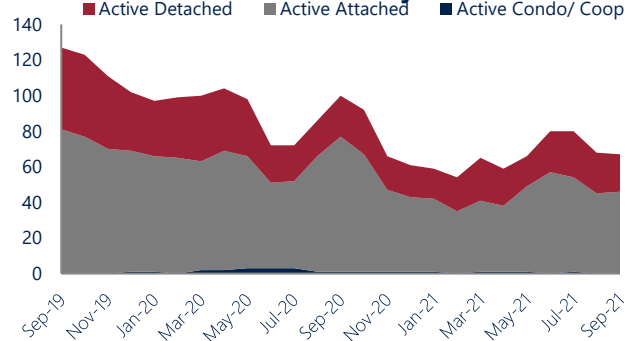
Units Sold

There was an increase in total units sold in September, with 60 sold this month in Chester, Ridley Park, Woodlyn versus 58 last month, an increase of 3%. This month's total units sold was higher than at this time last year, an increase of 15% versus September 2020.

Active Inventory

Versus last year, the total number of homes available this month is lower by 33 units or 33%. The total number of active inventory this September was 67 compared to 100 in September 2020. This month's total of 67 is lower than the previous month's total supply of available inventory of 68, a decrease of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Last September, the median sale price for Chester, Ridley Park, Woodlyn Homes was \$192,500. This September, the median sale price was \$200,000, an increase of 4% or \$7,500 compared to last year. The current median sold price is 12% lower than in August.

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

Chester, Ridley Park, Woodlyn are defined as properties listed in zip code/s 19013, 19078, 19094, 19022, 19029 and 19076.

*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.





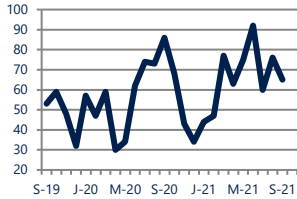
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New Listings

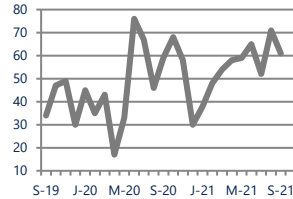
65



Down -24%
Vs. Year Ago

Current Contracts

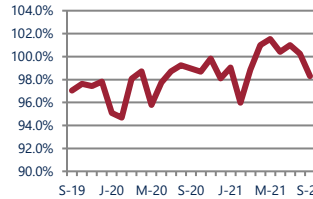
61



Up 3%
Vs. Year Ago

Sold Vs. List Price

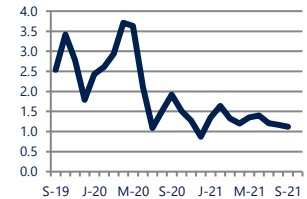
98.3%



Down -0.7%
Vs. Year Ago

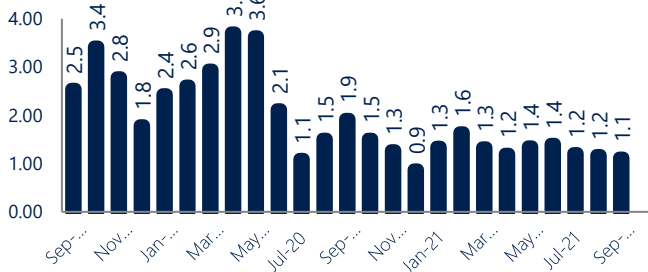
Months of Supply

1.1



Down -42%
Vs. Year Ago

Months of Supply



Months of Supply

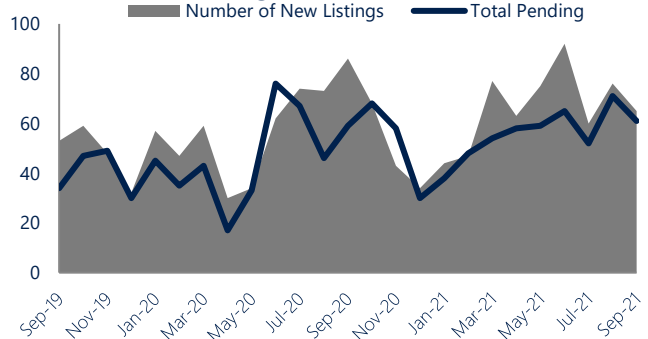
In September, there was 1.1 months of supply available in Chester, Ridley Park, Woodlyn, compared to 1.9 in September 2020. That is a decrease of 42% versus a year ago.

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.

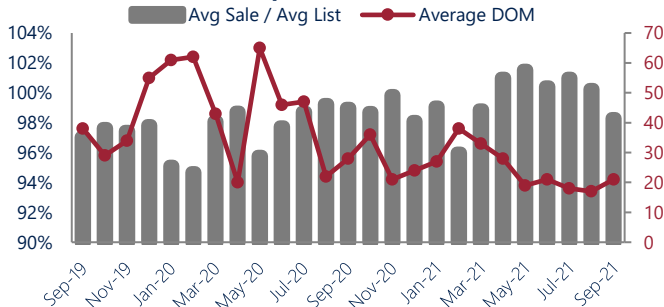
New Listings & Current Contracts

This month there were 65 homes newly listed for sale in Chester, Ridley Park, Woodlyn compared to 86 in September 2020, a decrease of 24%. There were 61 current contracts pending sale this September compared to 59 a year ago. The number of current contracts is 3% higher than last September.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In September, the average sale price in Chester, Ridley Park, Woodlyn was 98.3% of the average list price, which is 0.7% lower than at this time last year.

Days On Market

This month, the average number of days on market was 21, lower than the average last year, which was 28, a decrease of 25%.

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