



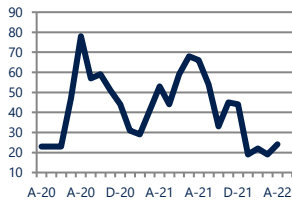
Focus On: Chester Springs and Exton Housing Market

April 2022

Zip Code(s): 19425, 19341, 19421 and 19480

Units Sold

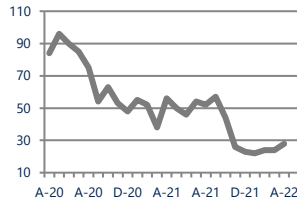
24



Down
Vs. Year Ago

Active Inventory

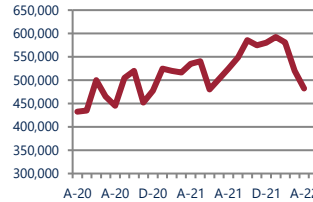
28



Down -50%
Vs. Year Ago

Median Sale Price

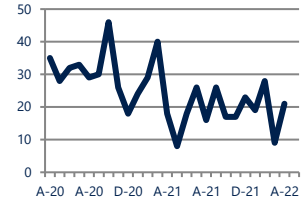
\$482,450



Down -10%
Vs. Year Ago

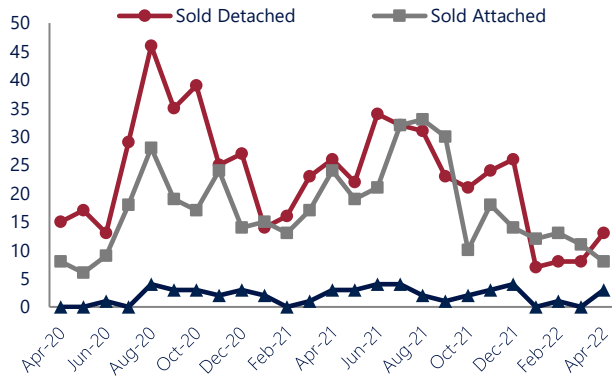
Days On Market

21



Up 17%
Vs. Year Ago

Units Sold*



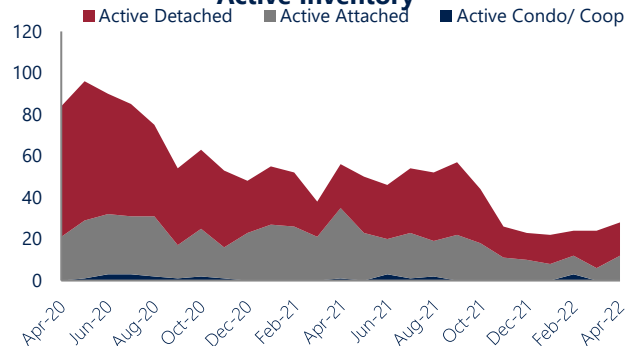
Units Sold

With relatively few transactions, there was an increase in total units sold in April, with 24 sold this month in Chester Springs and Exton. This month's total units sold was lower than at this time last year, a decrease from April 2021.

Active Inventory

Versus last year, the total number of homes available this month is lower by 28 units or 50%. The total number of active inventory this April was 28 compared to 56 in April 2021. This month's total of 28 is higher than the previous month's total supply of available inventory of 24, an increase of 17%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Chester Springs and Exton Homes was \$535,000. This April, the median sale price was \$482,450, a decrease of 10% or \$52,550 compared to last year. The current median sold price is 7% 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.

Chester Springs and Exton are defined as properties listed in zip code/s 19425, 19341, 19421 and 19480.

*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.





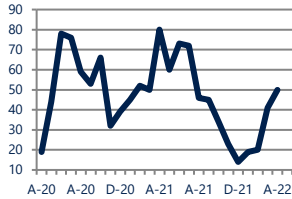
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April 2022

Zip Code(s): 19425, 19341, 19421 and 19480

New Listings

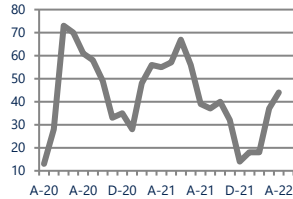
50



Down -38%
Vs. Year Ago

Current Contracts

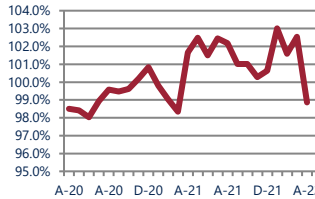
44



Down -20%
Vs. Year Ago

Sold Vs. List Price

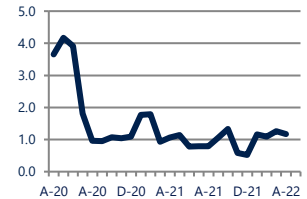
98.9%



Down -2.8%
Vs. Year Ago

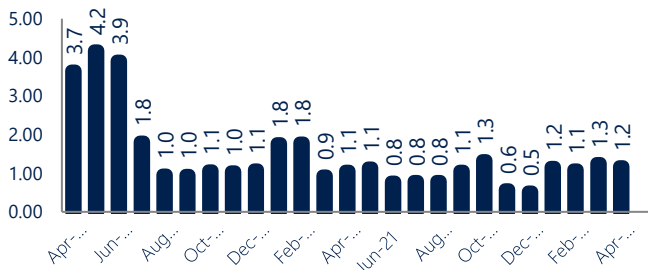
Months of Supply

1.2



Up 10%
Vs. Year Ago

Months Of Supply



Months of Supply

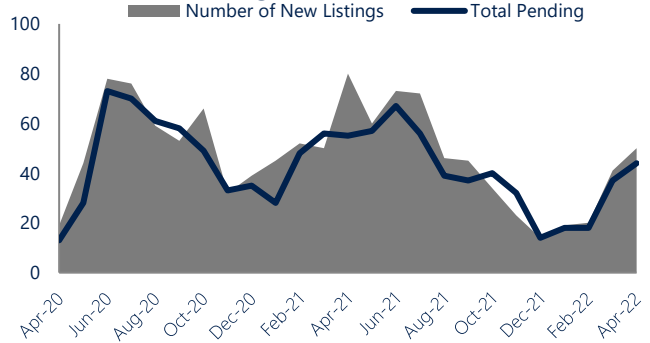
In April, there was 1.2 months of supply available in Chester Springs and Exton, compared to 1.1 in April 2021. That is an increase of 10% versus a year ago.

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.

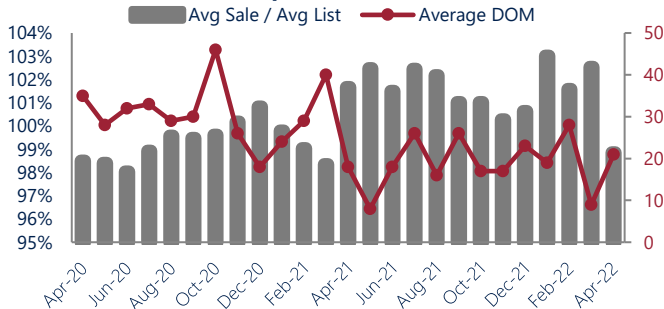
New Listings & Current Contracts

This month there were 50 homes newly listed for sale in Chester Springs and Exton compared to 80 in April 2021, a decrease of 38%. There were 44 current contracts pending sale this April compared to 55 a year ago. The number of current contracts is 20% 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 Chester Springs and Exton was 98.9% of the average list price, which is 2.8% lower than at this time last year.

Days On Market

This month, the average number of days on market was 21, higher than the average last year, which was 18, an increase of 17%.



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