

THE LONG & FOSTER MARKET MINUTE™

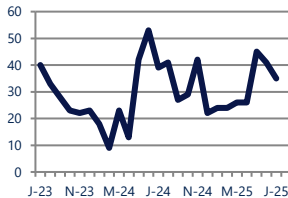
FOCUS ON: **CHESTER SPRINGS AND EXTON HOUSING MARKET**

JULY 2025

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

Units Sold

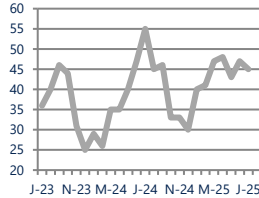
35



Down -10%
Vs. Year Ago

Active Inventory

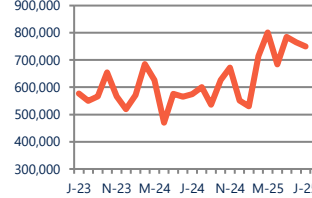
45



Down -18%
Vs. Year Ago

Median Sale Price

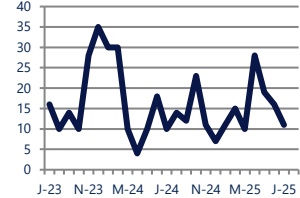
\$750,000



Up
Vs. Year Ago

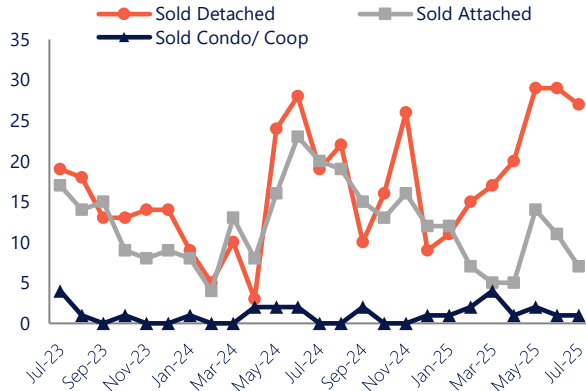
Days On Market

11



Up 10%
Vs. Year Ago

Units Sold*



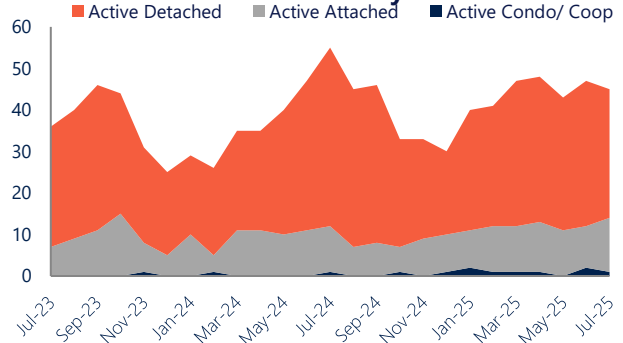
Units Sold

There was a decrease in total units sold in July, with 35 sold this month in Chester Springs and Exton versus 41 last month, a decrease of 15%. This month's total units sold was lower than at this time last year, a decrease of 10% versus July 2024.

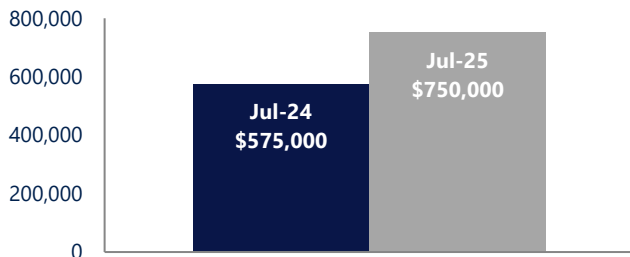
Active Inventory

Versus last year, the total number of homes available this month is lower by 10 units or 18%. The total number of active inventory this July was 45 compared to 55 in July 2024. This month's total of 45 is lower than the previous month's total supply of available inventory of 47, a decrease of 4%.

Active Inventory*



Median Sale Price



Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last July, the median sale price for Chester Springs and Exton Homes was \$575,000. This July, the median sale price was \$750,000, an increase of \$175,000 compared to last year. The current median sold price is lower than in June.

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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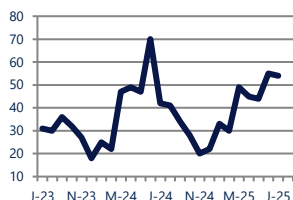
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JULY 2025

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

New Listings

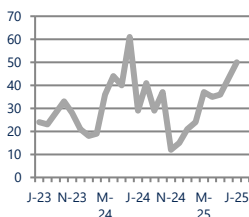
54



Up 29%
Vs. Year Ago

Current Contracts

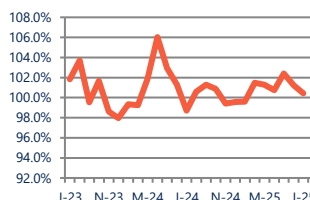
50



Up 72%
Vs. Year Ago

Sold Vs. List Price

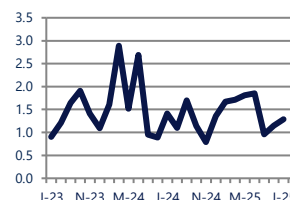
100.4%



Up 1.8%
Vs. Year Ago

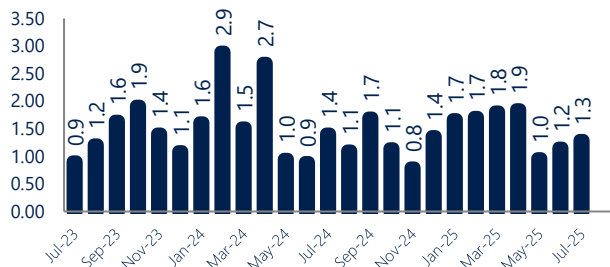
Months of Supply

1.3



Down -9%
Vs. Year Ago

Months Of Supply



Months of Supply

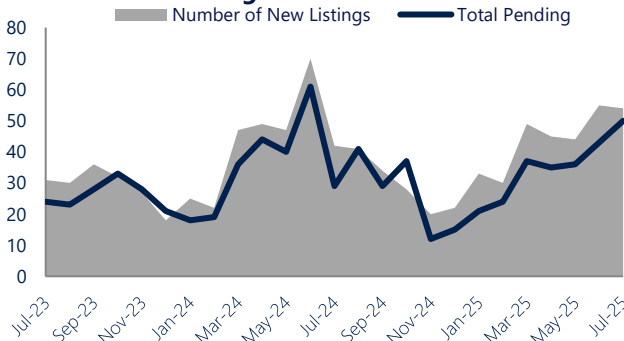
In July, there was 1.3 months of supply available in Chester Springs and Exton, compared to 1.4 in July 2024. That is a decrease of 9% versus a year ago.

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.

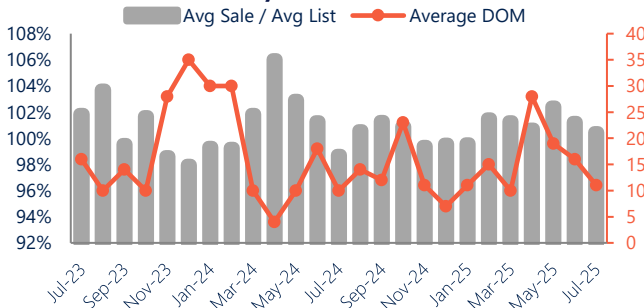
New Listings & Current Contracts

This month there were 54 homes newly listed for sale in Chester Springs and Exton compared to 42 in July 2024, an increase of 29%. There were 50 current contracts pending sale this July compared to 29 a year ago. The number of current contracts is 72% higher than last July.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Chester Springs and Exton was 100.4% of the average list price, which is 1.7% higher than at this time last year.

Days On Market

This month, the average number of days on market was 11, higher than the average last year, which was 10, an increase of 10%.

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