

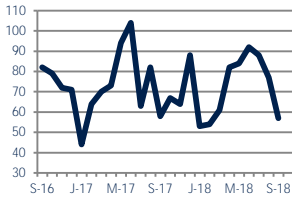
## Focus On: Coatesville, Parkesburg, and Atglen Housing Market

September 2018

Zip Code(s): 19320, 19358, 19376, 19365, 19310, 19369 and 13967

### Units Sold

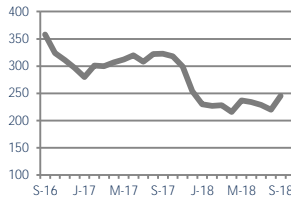
57



Down -2%  
Vs. Year Ago

### Active Inventory

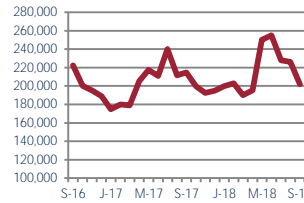
245



Down -24%  
Vs. Year Ago

### Median Sale Price

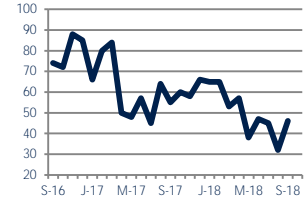
\$202,000



Down -6%  
Vs. Year Ago

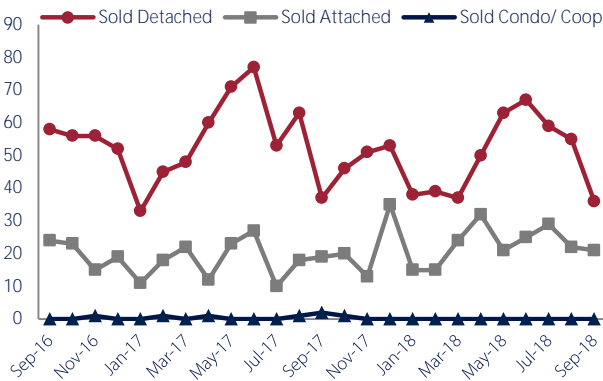
### Days On Market

46



Down -16%  
Vs. Year Ago

### Units Sold\*



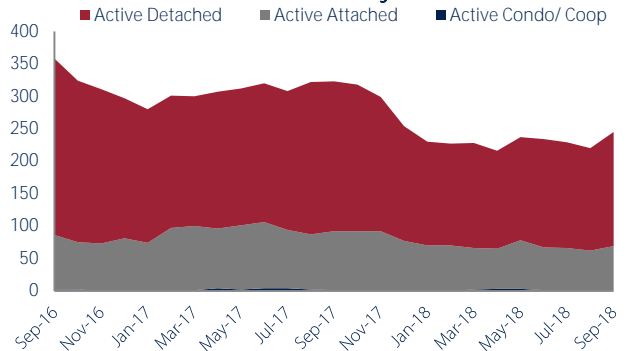
### Units Sold

There was a decrease in total units sold in September, with 57 sold this month in Coatesville, Parkesburg, and Atglen versus 77 last month, a decrease of 26%. This month's total units sold was lower than at this time last year, a decrease of 2% versus September 2017.

### Active Inventory

Versus last year, the total number of homes available this month is lower by 78 units or 24%. The total number of active inventory this September was 245 compared to 323 in September 2017. This month's total of 245 is higher than the previous month's total supply of available inventory of 220, an increase of 11%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last September, the median sale price for Coatesville, Parkesburg, and Atglen Homes was \$214,680. This September, the median sale price was \$202,000, a decrease of 6% or \$12,680 compared to last year. The current median sold price is 11% 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.



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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 TREND 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 TREND or Long & Foster Real Estate, Inc.



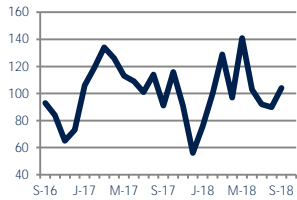
## Focus On: Coatesville, Parkesburg, and Atglen Housing Market

September 2018

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### New Listings

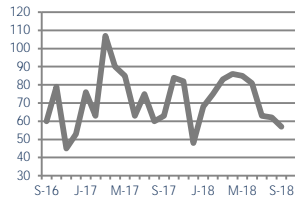
104



Up 14%  
Vs. Year Ago

### Current Contracts

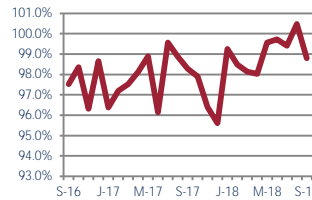
57



Down -10%  
Vs. Year Ago

### Sold Vs. List Price

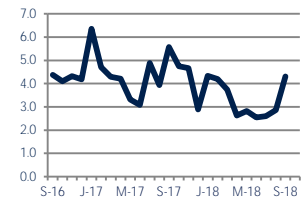
98.8%



Up 0.5%  
Vs. Year Ago

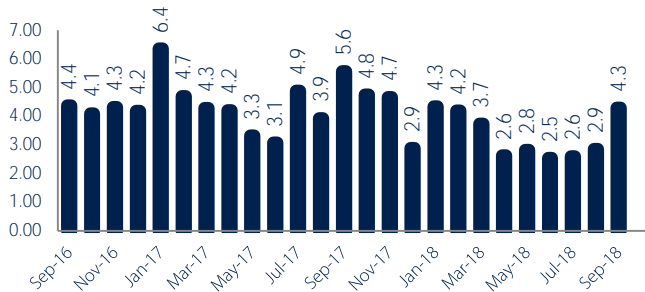
### Months of Supply

4.3



Down -23%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

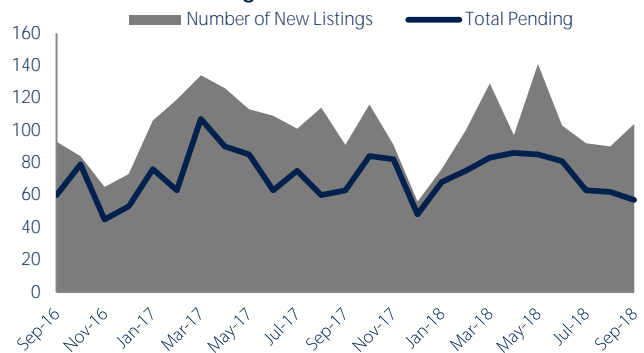
In September, there was 4.3 months of supply available in Coatesville, Parkesburg, and Atglen, compared to 5.6 in September 2017. That is a decrease of 23% versus a year ago.

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.

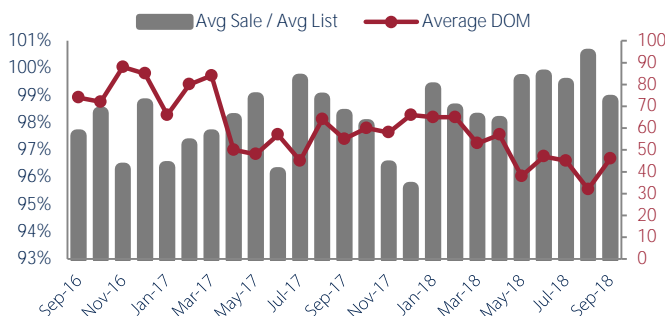
### New Listings & Current Contracts

This month there were 104 homes newly listed for sale in Coatesville, Parkesburg, and Atglen compared to 91 in September 2017, an increase of 14%. There were 57 current contracts pending sale this September compared to 63 a year ago. The number of current contracts is 10% lower 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 Coatesville, Parkesburg, and Atglen was 98.8% of the average list price, which is 0.5% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 46, lower than the average last year, which was 55, a decrease of 16%.



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