

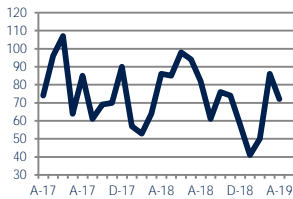
## Focus On: Coatesville, Parkesburg, and Atglen Housing Market

April 2019

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

### Units Sold

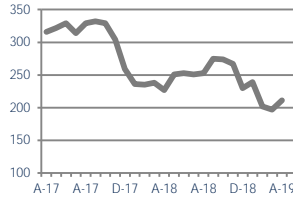
72



Down -16%  
Vs. Year Ago

### Active Inventory

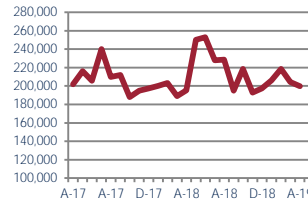
211



Down -7%  
Vs. Year Ago

### Median Sale Price

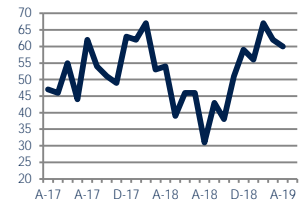
\$199,950



Up 2%  
Vs. Year Ago

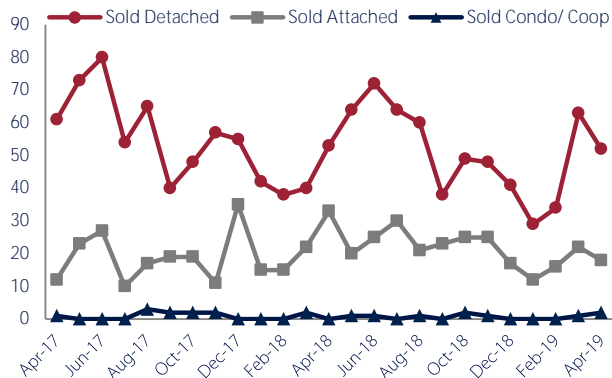
### Days On Market

60



Up 11%  
Vs. Year Ago

### Units Sold\*



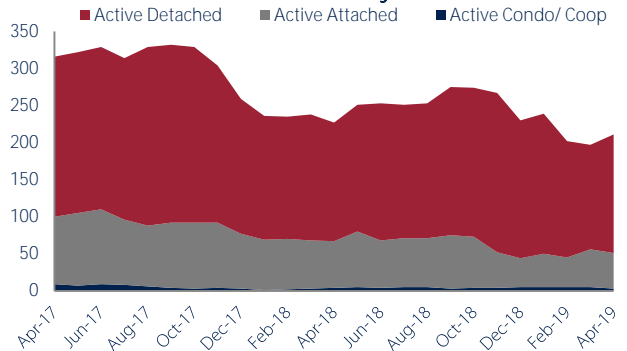
### Units Sold

There was a decrease in total units sold in April, with 72 sold this month in Coatesville, Parkesburg, and Atglen versus 86 last month, a decrease of 16%. This month's total units sold was lower than at this time last year, a decrease of 16% versus April 2018.

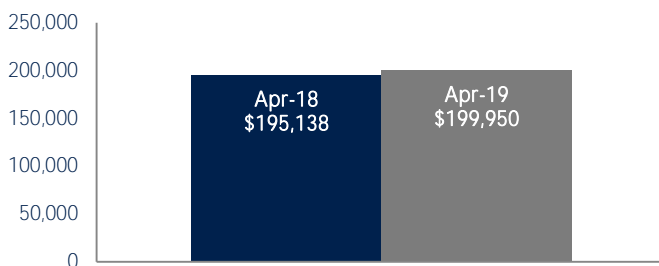
### Active Inventory

Versus last year, the total number of homes available this month is lower by 16 units or 7%. The total number of active inventory this April was 211 compared to 227 in April 2018. This month's total of 211 is higher than the previous month's total supply of available inventory of 197, an increase of 7%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last April, the median sale price for Coatesville, Parkesburg, and Atglen Homes was \$195,138. This April, the median sale price was \$199,950, an increase of 2% or \$4,812 compared to last year. The current median sold price is 2% 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.

Coatesville, Parkesburg, and Atglen are defined as properties listed in zip code/s 19320, 19358, 19376, 19365, 19310, 19369 and 13967.

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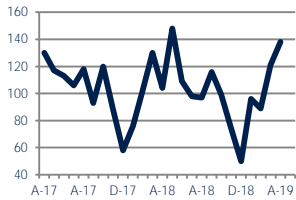
## Focus On: Coatesville, Parkesburg, and Atglen Housing Market

April 2019

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

### New Listings

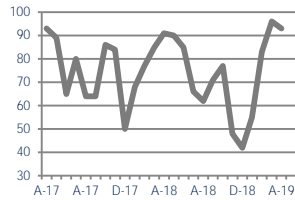
138



Up 33%  
Vs. Year Ago

### Current Contracts

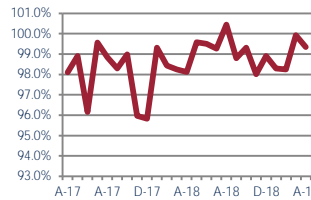
93



Up 2%  
Vs. Year Ago

### Sold Vs. List Price

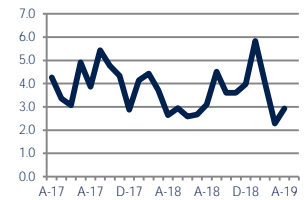
99.3%



Up 1.2%  
Vs. Year Ago

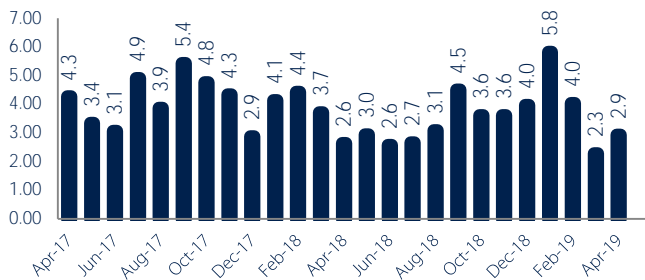
### Months of Supply

2.9



Up 11%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

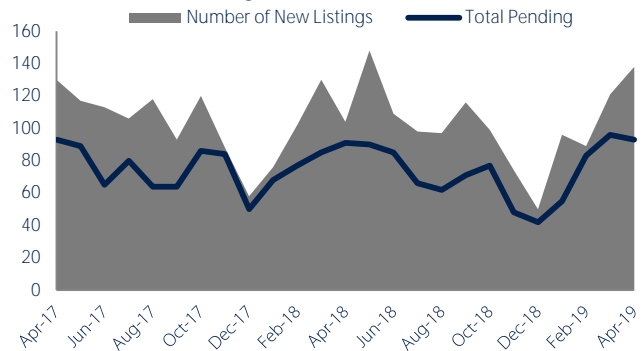
In April, there was 2.9 months of supply available in Coatesville, Parkesburg, and Atglen, compared to 2.6 in April 2018. That is an increase of 11% versus a year ago.

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.

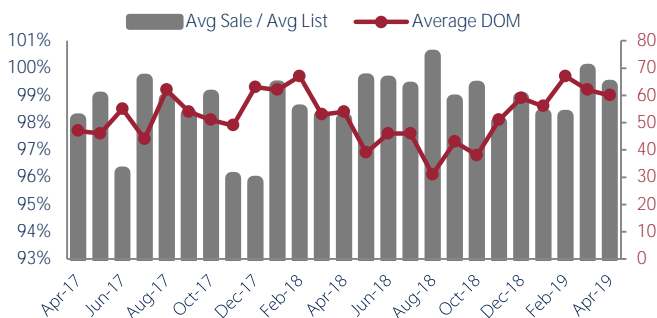
### New Listings & Current Contracts

This month there were 138 homes newly listed for sale in Coatesville, Parkesburg, and Atglen compared to 104 in April 2018, an increase of 33%. There were 93 current contracts pending sale this April compared to 91 a year ago. The number of current contracts is 2% higher 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 Coatesville, Parkesburg, and Atglen was 99.3% of the average list price, which is 1.2% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 60, higher than the average last year, which was 54, an increase of 11%.



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