



The Long & Foster Market Minute™

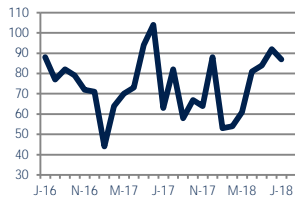
Focus On: Coatesville, Parkesburg, and Atglen Housing Market

July 2018

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

Units Sold

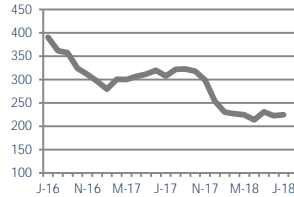
87



Up
Vs. Year Ago

Active Inventory

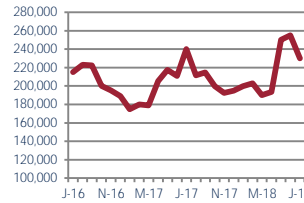
225



Down -27%
Vs. Year Ago

Median Sale Price

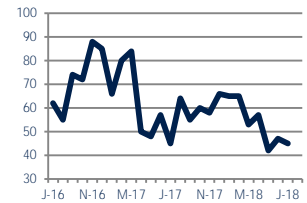
\$229,900



Down -4%
Vs. Year Ago

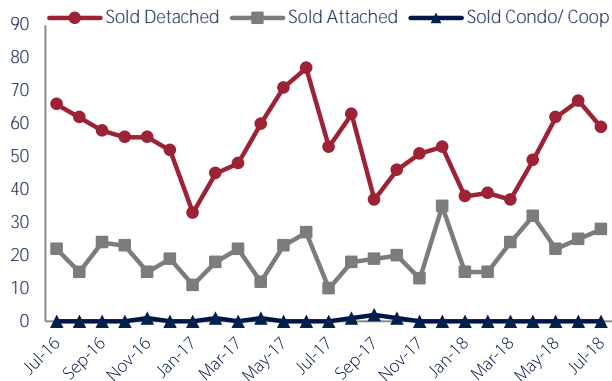
Days On Market

45



No Change
Vs. Year Ago

Units Sold*



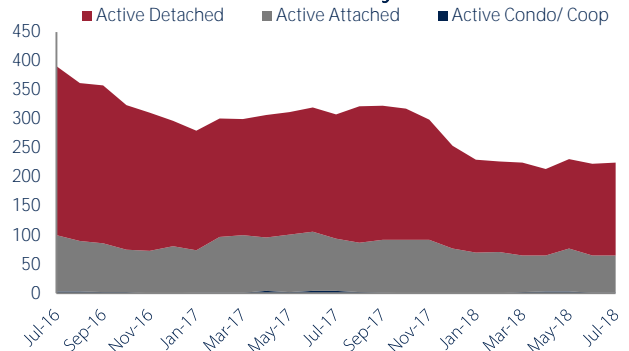
Units Sold

There was a decrease in total units sold in July, with 87 sold this month in Coatesville, Parkesburg, and Atglen. This month's total units sold was higher than at this time last year.

Active Inventory

Versus last year, the total number of homes available this month is lower by 83 units or 27%. The total number of active inventory this July was 225 compared to 308 in July 2017. This month's total of 225 is higher than the previous month's total supply of available inventory of 223, an increase of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Coatesville, Parkesburg, and Atglen Homes was \$240,000. This July, the median sale price was \$229,900, a decrease of 4% or \$10,100 compared to last year. The current median sold price is 10% 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.

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 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.



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INTERNATIONAL REAL ESTATE





The Long & Foster Market Minute™

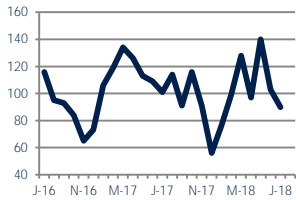
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New Listings

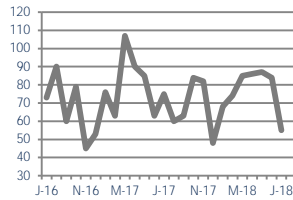
90



Down -11%
Vs. Year Ago

Current Contracts

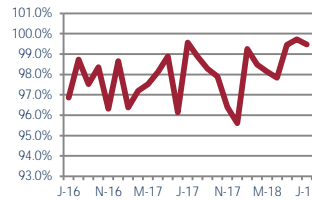
55



Down -27%
Vs. Year Ago

Sold Vs. List Price

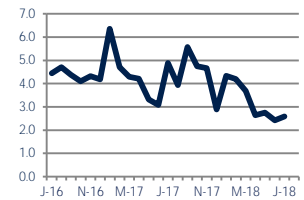
99.5%



No Change
Vs. Year Ago

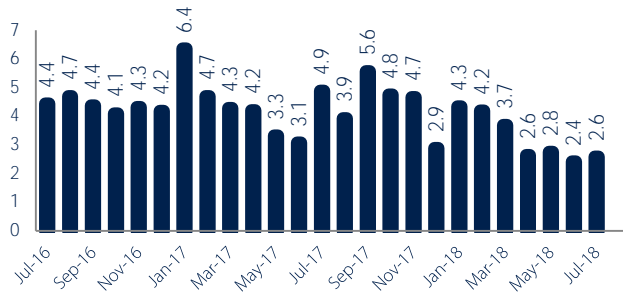
Months of Supply

2.6



Down -47%
Vs. Year Ago

Months Of Supply



Months of Supply

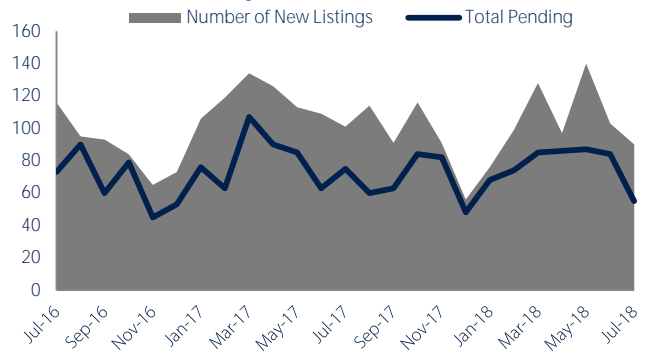
In July, there was 2.6 months of supply available in Coatesville, Parkesburg, and Atglen, compared to 4.9 in July 2017. That is a decrease of 47% versus a year ago.

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.

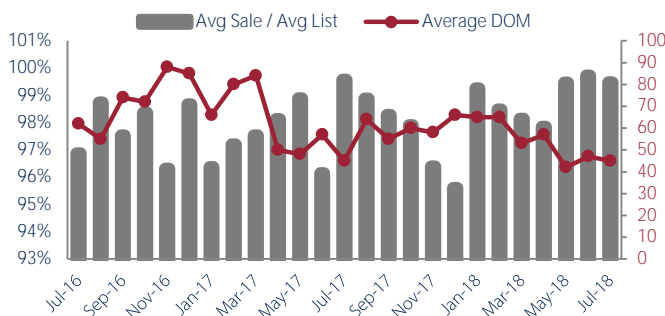
New Listings & Current Contracts

This month there were 90 homes newly listed for sale in Coatesville, Parkesburg, and Atglen compared to 101 in July 2017, a decrease of 11%. There were 55 current contracts pending sale this July compared to 75 a year ago. The number of current contracts is 27% lower 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 Coatesville, Parkesburg, and Atglen was 99.5% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 45, which is similar compared to a year ago.



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