

# THE LONG & FOSTER MARKET MINUTE™

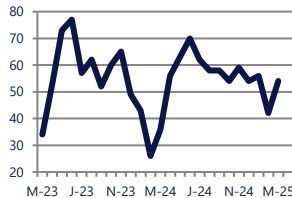
FOCUS ON: **COATESVILLE, PARKESBURG, AND ATGLEN HOUSING MARKET**

MARCH 2025

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

## Units Sold

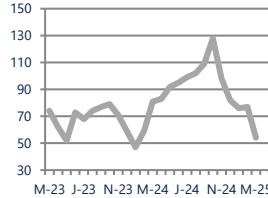
54



**Up**  
Vs. Year Ago

## Active Inventory

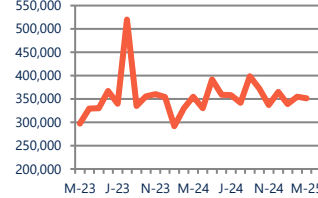
54



**Down -33%**  
Vs. Year Ago

## Median Sale Price

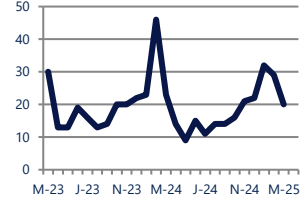
\$351,500



**Down -1%**  
Vs. Year Ago

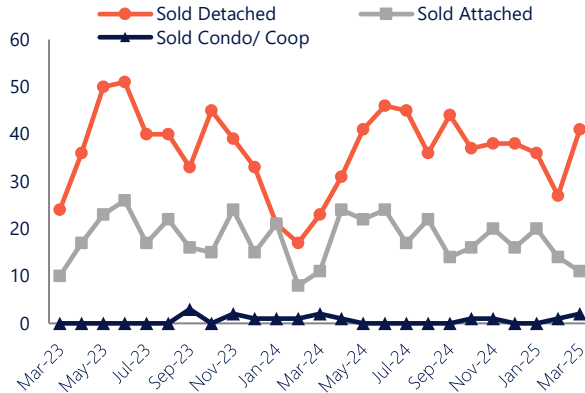
## Days On Market

20



**Down -13%**  
Vs. Year Ago

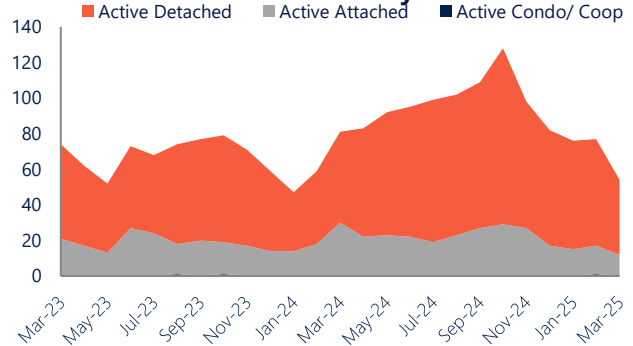
## Units Sold\*



## Units Sold

There was an increase in total units sold in March, with 54 sold this month in Coatesville, Parkesburg, and Atglen. This month's total units sold was higher than at this time last year.

## Active Inventory\*

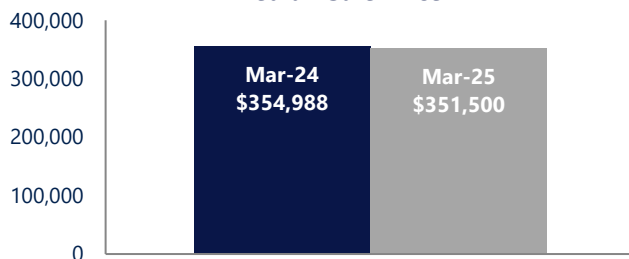


## Active Inventory

Versus last year, the total number of homes available this month is lower by 27 units or 33%. The total number of active inventory this March was 54 compared to 81 in March 2024.

This month's total of 54 is lower than the previous month's total supply of available inventory of 77, a decrease of 30%.

## Median Sale Price



## Median Sale Price

Last March, the median sale price for Coatesville, Parkesburg, and Atglen Homes was \$354,988. This March, the median sale price was \$351,500, a decrease of 1% or \$3,488 compared to last year. The current median sold price is 1% lower than in February.

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.

# THE LONG & FOSTER MARKET MINUTE™

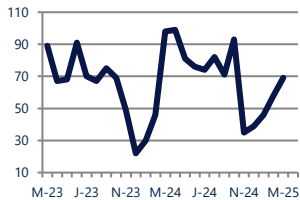
FOCUS ON: **COATESVILLE, PARKESBURG, AND ATGLEN HOUSING MARKET**

MARCH 2025

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

## New Listings

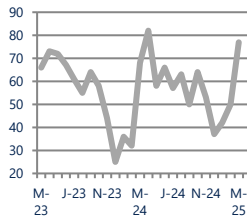
69



**Down -30%**  
Vs. Year Ago

## Current Contracts

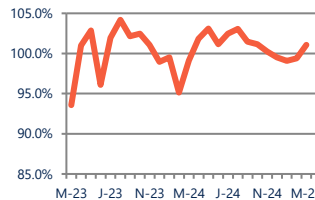
77



**Up 13%**  
Vs. Year Ago

## Sold Vs. List Price

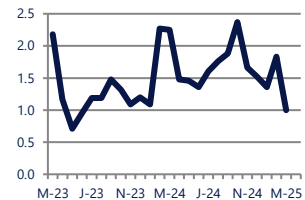
101.1%



**Up 2%**  
Vs. Year Ago

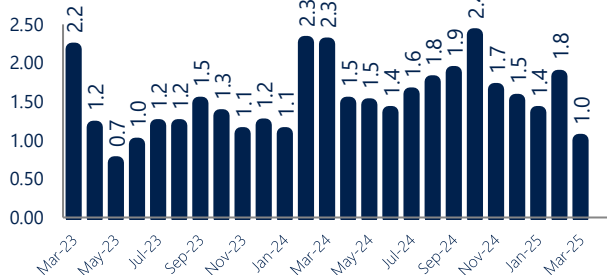
## Months of Supply

1.0



**Down -56%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

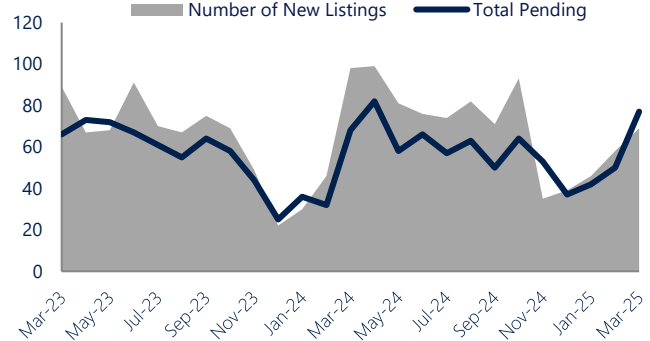
In March, there was 1.0 months of supply available in Coatesville, Parkesburg, and Atglen, compared to 2.3 in March 2024. That is a decrease of 56% versus a year ago.

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.

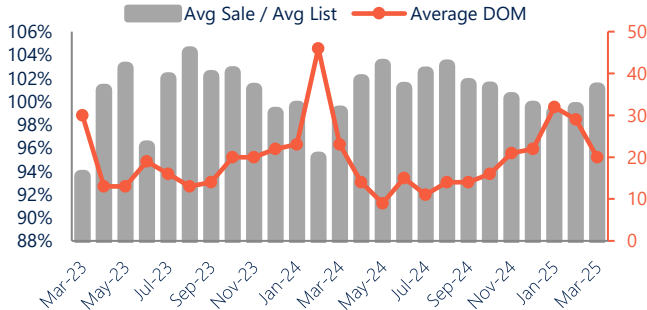
## New Listings & Current Contracts

This month there were 69 homes newly listed for sale in Coatesville, Parkesburg, and Atglen compared to 98 in March 2024, a decrease of 30%. There were 77 current contracts pending sale this March compared to 68 a year ago. The number of current contracts is 13% higher than last March.

## New Listings & Current Contracts



## Sale Price/ List Price & DOM



## Sale Price to List Price Ratio

In March, the average sale price in Coatesville, Parkesburg, and Atglen was 101.1% of the average list price, which is 2.0% higher than at this time last year.

## Days On Market

This month, the average number of days on market was 20, lower than the average last year, which was 23, a decrease of 13%.

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.