



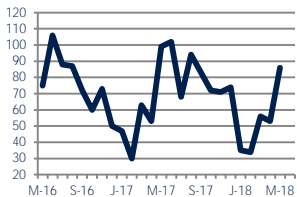
Focus On: **Downingtown Housing Market**

May 2018

Zip Code(s): 19335 and 19372

**Units Sold**

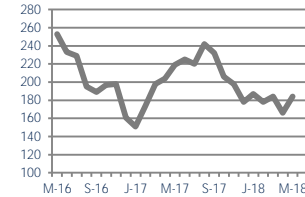
86



Down -13%  
Vs. Year Ago

**Active Inventory**

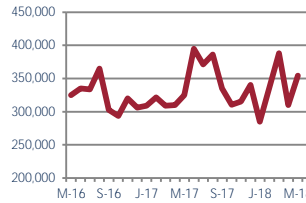
184



Down -16%  
Vs. Year Ago

**Median Sale Price**

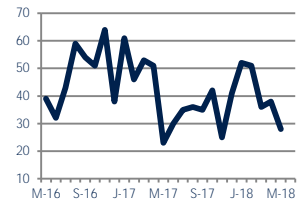
\$354,250



Up 9%  
Vs. Year Ago

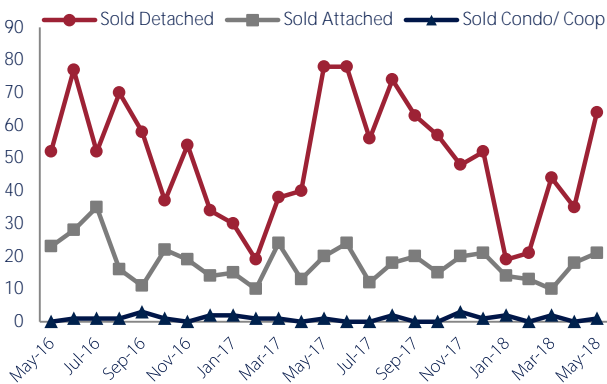
**Days On Market**

28



Up 22%  
Vs. Year Ago

**Units Sold\***



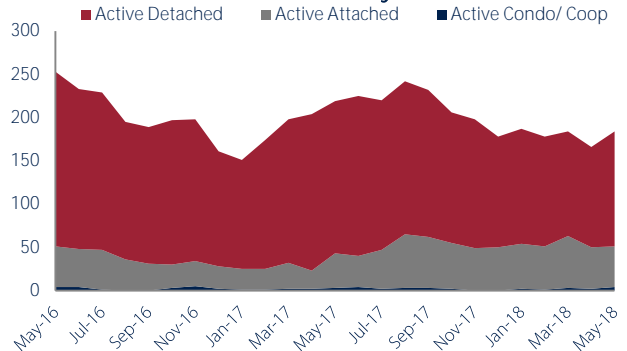
**Units Sold**

There was an increase in total units sold in May, with 86 sold this month in Downingtown. This month's total units sold was lower than at this time last year.

**Active Inventory**

Versus last year, the total number of homes available this month is lower by 35 units or 16%. The total number of active inventory this May was 184 compared to 219 in May 2017. This month's total of 184 is higher than the previous month's total supply of available inventory of 166, an increase of 11%.

**Active Inventory\***



**Median Sale Price**



**Median Sale Price**

Last May, the median sale price for Downingtown Homes was \$325,000. This May, the median sale price was \$354,250, an increase of 9% or \$29,250 compared to last year. The current median sold price is 14% higher than in April.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.



Downingtown are defined as properties listed in zip code/s 19335 and 19372.

\*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.





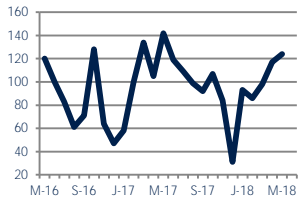
## Focus On: Downtown Housing Market

May 2018

Zip Code(s): 19335 and 19372

### New Listings

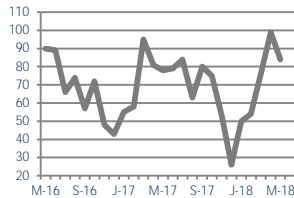
124



Down -13%  
Vs. Year Ago

### Current Contracts

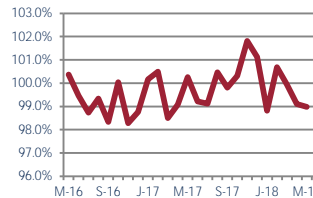
84



Up 8%  
Vs. Year Ago

### Sold Vs. List Price

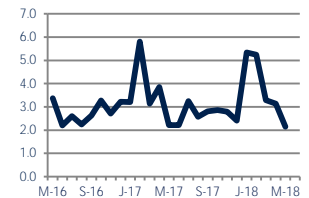
99.0%



Down -1.3%  
Vs. Year Ago

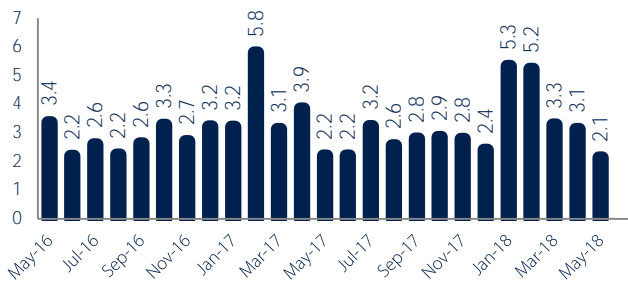
### Months of Supply

2.1



No Change  
Vs. Year Ago

### Months Of Supply



### Months of Supply

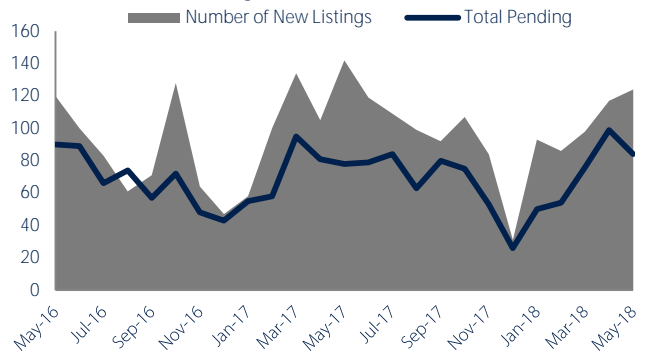
In May, there was 2.1 months of supply available in Downtown. The amount of supply is similar compared to a year ago.

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.

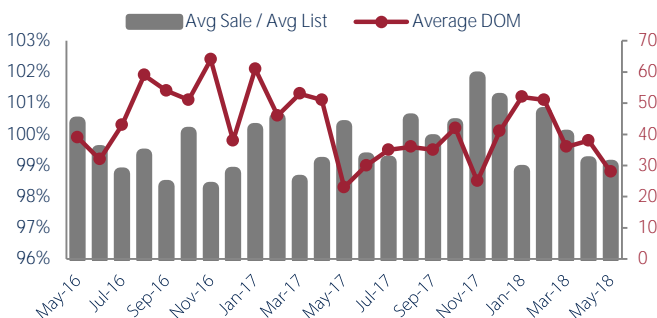
### New Listings & Current Contracts

This month there were 124 homes newly listed for sale in Downtown compared to 142 in May 2017, a decrease of 13%. There were 84 current contracts pending sale this May compared to 78 a year ago. The number of current contracts is 8% higher than last May.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In May, the average sale price in Downtown was 99.0% of the average list price, which is 1.3% lower than at this time last year.

### Days On Market

This month, the average number of days on market was 28, higher than the average last year, which was 23, an increase of 22%.



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