



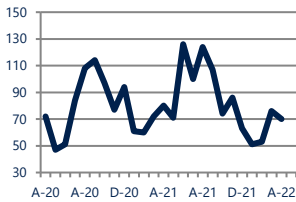
Focus On: **Downingtown Housing Market**

April 2022

Zip Code(s): 19335 and 19372

Units Sold

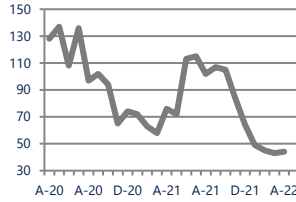
70



Down -13%
Vs. Year Ago

Active Inventory

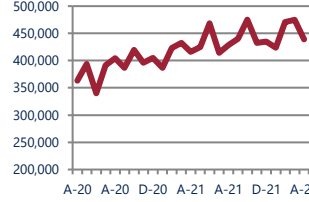
44



Down -42%
Vs. Year Ago

Median Sale Price

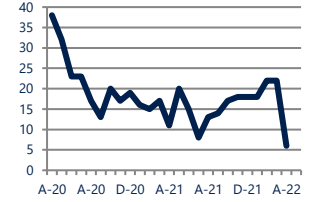
\$439,000



Up 5%
Vs. Year Ago

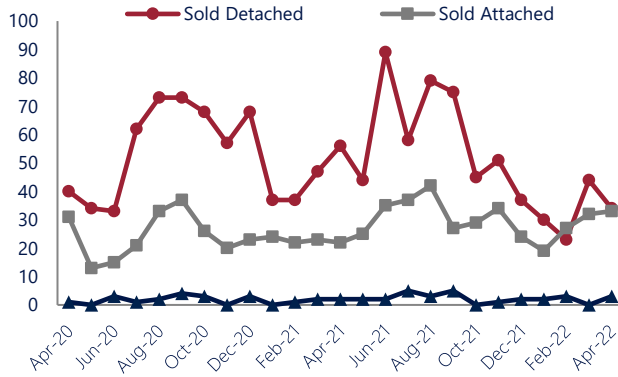
Days On Market

6



Down -45%
Vs. Year Ago

Units Sold*



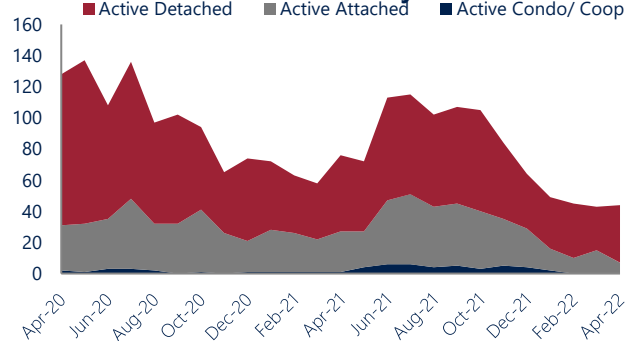
Units Sold

There was a decrease in total units sold in April, with 70 sold this month in Downingtown versus 76 last month, a decrease of 8%. This month's total units sold was lower than at this time last year, a decrease of 13% versus April 2021.

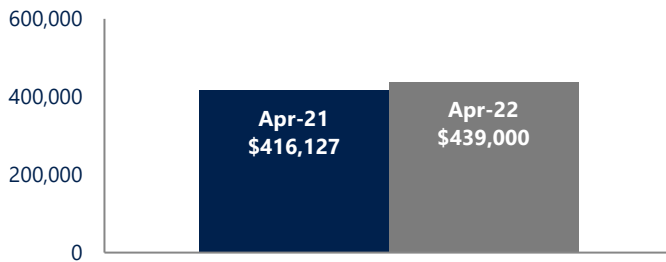
Active Inventory

Versus last year, the total number of homes available this month is lower by 32 units or 42%. The total number of active inventory this April was 44 compared to 76 in April 2021. This month's total of 44 is higher than the previous month's total supply of available inventory of 43, an increase of 2%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Downingtown Homes was \$416,127. This April, the median sale price was \$439,000, an increase of 5% or \$22,873 compared to last year. The current median sold price is 8% 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.

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 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.





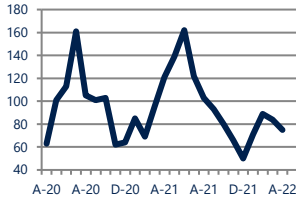
Focus On: Downtown Housing Market

April 2022

Zip Code(s): 19335 and 19372

New Listings

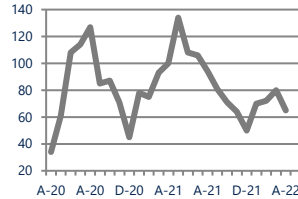
75



Down -38%
Vs. Year Ago

Current Contracts

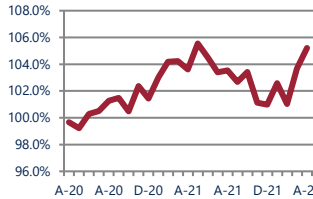
65



Down -35%
Vs. Year Ago

Sold Vs. List Price

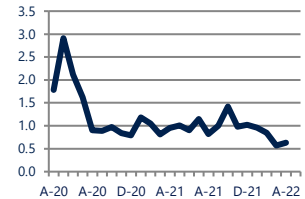
105.2%



Up 1.6%
Vs. Year Ago

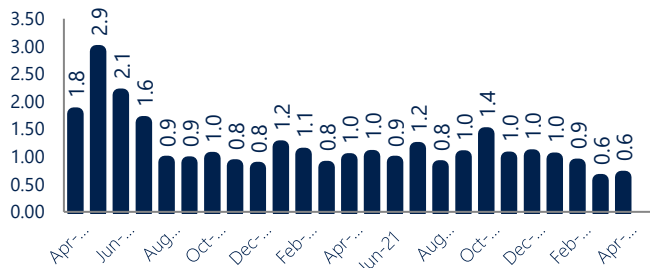
Months of Supply

0.6



Down -34%
Vs. Year Ago

Months Of Supply



Months of Supply

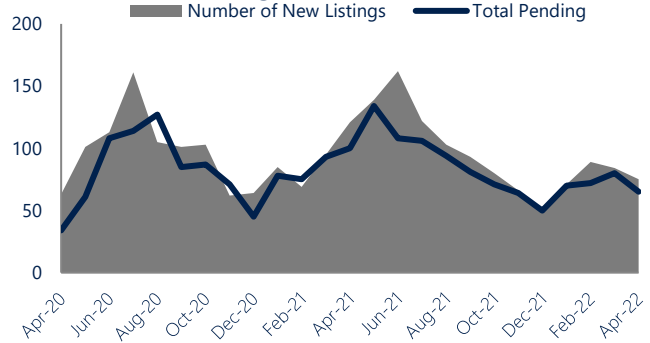
In April, there was 0.6 months of supply available in Downtown, compared to 1.0 in April 2021. That is a decrease of 34% versus a year ago.

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.

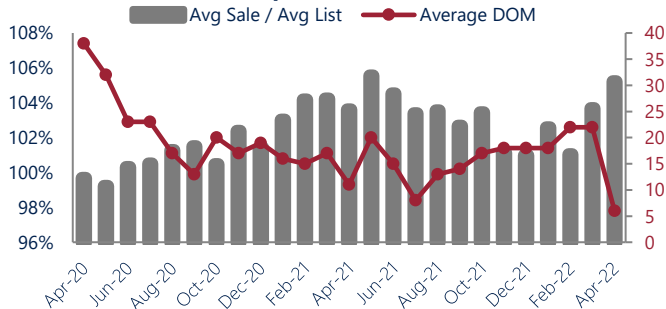
New Listings & Current Contracts

This month there were 75 homes newly listed for sale in Downtown compared to 121 in April 2021, a decrease of 38%. There were 65 current contracts pending sale this April compared to 100 a year ago. The number of current contracts is 35% lower 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 Downtown was 105.2% of the average list price, which is 1.6% higher than at this time last year.

Days On Market

This month, the average number of days on market was 6, lower than the average last year, which was 11, a decrease of 45%.

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