

# THE LONG & FOSTER MARKET MINUTE™

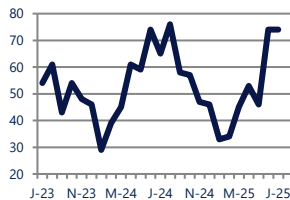
FOCUS ON: **DOWNTOWN HOUSING MARKET**

JULY 2025

Zip Code(s): 19335 and 19372

## Units Sold

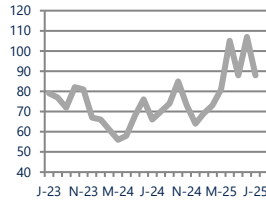
74



Up 14%  
Vs. Year Ago

## Active Inventory

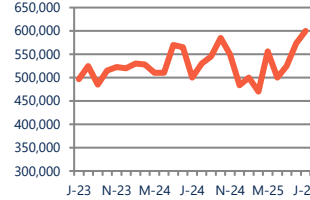
88



Up 33%  
Vs. Year Ago

## Median Sale Price

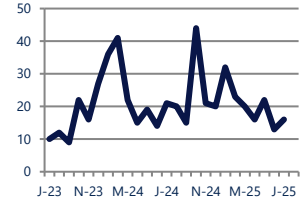
\$600,000



Up 20%  
Vs. Year Ago

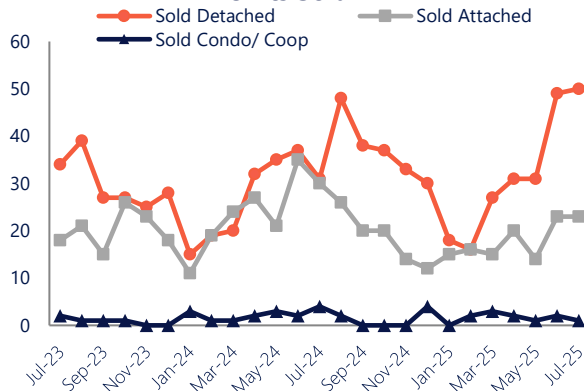
## Days On Market

16



Down -24%  
Vs. Year Ago

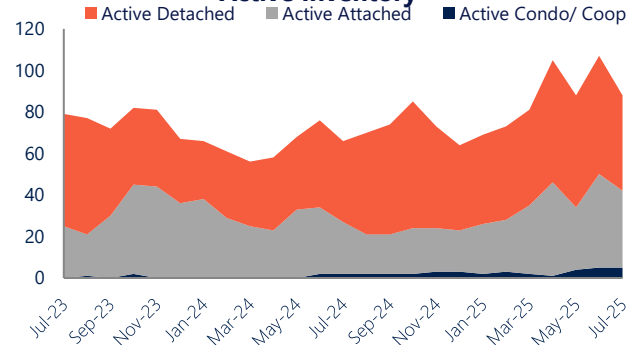
## Units Sold\*



## Units Sold

The number of units sold remained stable in July, with 74 sold this month in Downingtown. This month's total units sold was higher than at this time last year, an increase of 14% versus July 2024.

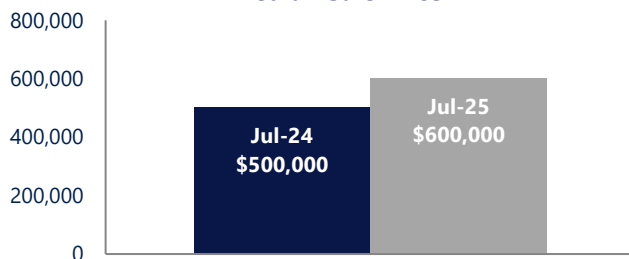
## Active Inventory\*



## Active Inventory

Versus last year, the total number of homes available this month is higher by 22 units or 33%. The total number of active inventory this July was 88 compared to 66 in July 2024. This month's total of 88 is lower than the previous month's total supply of available inventory of 107, a decrease of 18%.

## Median Sale Price



## Median Sale Price

Last July, the median sale price for Downingtown Homes was \$500,000. This July, the median sale price was \$600,000, an increase of 20% or \$100,000 compared to last year. The current median sold price is 5% higher 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.

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.

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## MARKET MINUTE™

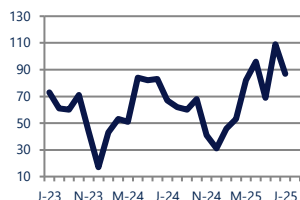
FOCUS ON: **DOWNTOWNTOWN HOUSING MARKET**

JULY 2025

Zip Code(s): 19335 and 19372

### New Listings

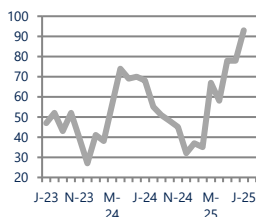
87



**Up 30%**  
Vs. Year Ago

### Current Contracts

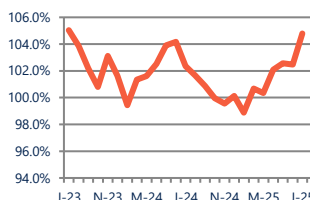
93



**Up 37%**  
Vs. Year Ago

### Sold Vs. List Price

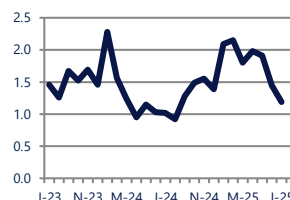
104.8%



**Up 2.4%**  
Vs. Year Ago

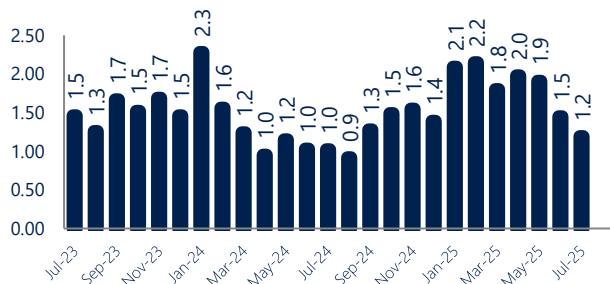
### Months of Supply

1.2



**Up 17%**  
Vs. Year Ago

### Months Of Supply



### Months of Supply

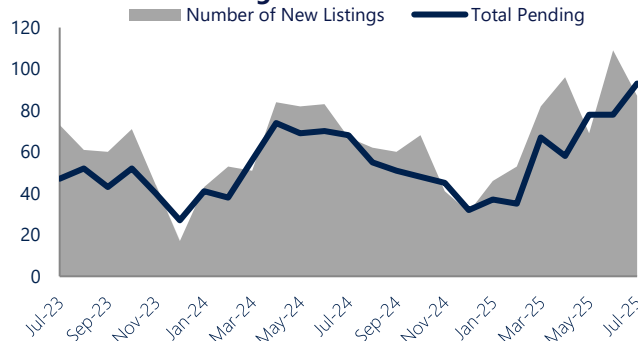
In July, there was 1.2 months of supply available in DOWNTOWN, compared to 1.0 in July 2024. That is an increase of 17% versus a year ago.

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.

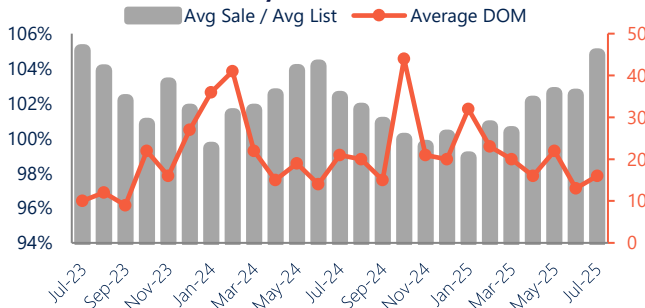
### New Listings & Current Contracts

This month there were 87 homes newly listed for sale in DOWNTOWN compared to 67 in July 2024, an increase of 30%. There were 93 current contracts pending sale this July compared to 68 a year ago. The number of current contracts is 37% higher 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 DOWNTOWN was 104.8% of the average list price, which is 2.5% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 16, lower than the average last year, which was 21, a decrease of 24%.

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