

THE LONG & FOSTER MARKET MINUTE™

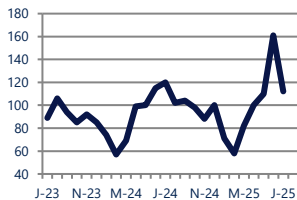
FOCUS ON: **WEST CHESTER HOUSING MARKET**

JULY 2025

Zip Code(s): 19382, 19380 and 19395

Units Sold

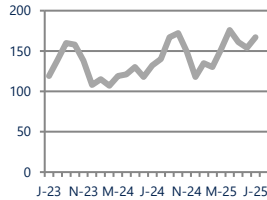
112



Down -7%
Vs. Year Ago

Active Inventory

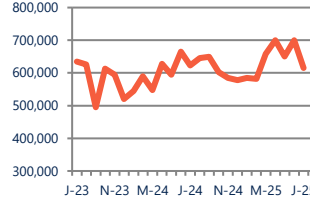
167



Up 27%
Vs. Year Ago

Median Sale Price

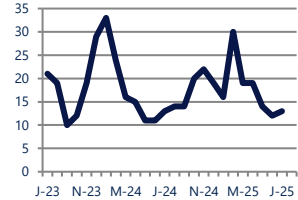
\$615,000



Down -1%
Vs. Year Ago

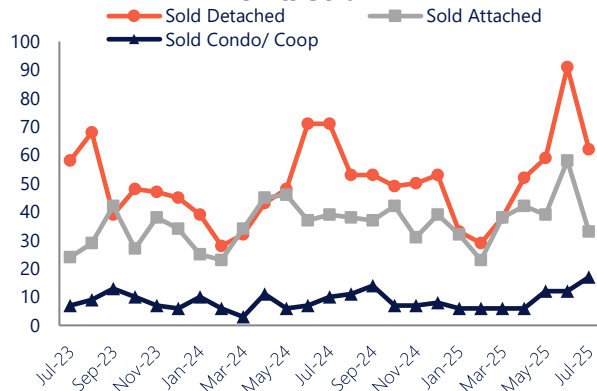
Days On Market

13



No Change
Vs. Year Ago

Units Sold*



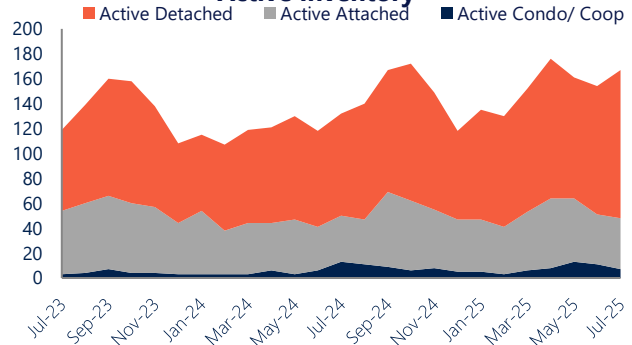
Units Sold

There was a decrease in total units sold in July, with 112 sold this month in West Chester versus 161 last month, a decrease of 30%. This month's total units sold was lower than at this time last year, a decrease of 7% versus July 2024.

Active Inventory

Versus last year, the total number of homes available this month is higher by 35 units or 27%. The total number of active inventory this July was 167 compared to 132 in July 2024. This month's total of 167 is higher than the previous month's total supply of available inventory of 154, an increase of 8%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for West Chester Homes was \$622,500. This July, the median sale price was \$615,000, a decrease of 1% or \$7,500 compared to last year. The current median sold price is 12% 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.

West Chester are defined as properties listed in zip code/s 19382, 19380 and 19395.

*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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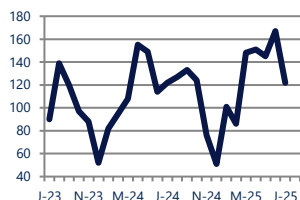
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JULY 2025

Zip Code(s): 19382, 19380 and 19395

New Listings

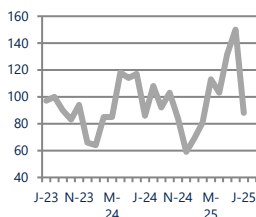
122



No Change
Vs. Year Ago

Current Contracts

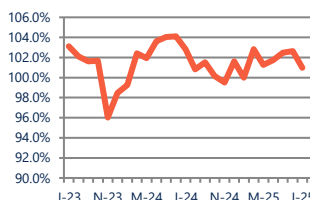
88



Up 2%
Vs. Year Ago

Sold Vs. List Price

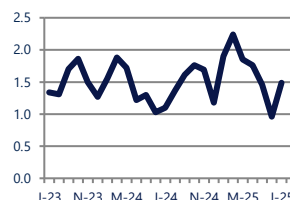
101.0%



Down -1.8%
Vs. Year Ago

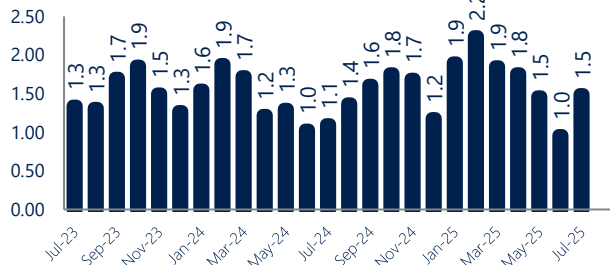
Months of Supply

1.5



Up 35%
Vs. Year Ago

Months Of Supply



Months of Supply

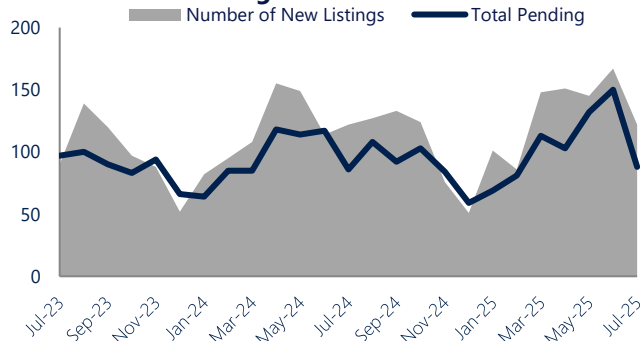
In July, there was 1.5 months of supply available in West Chester, compared to 1.1 in July 2024. That is an increase of 36% versus a year ago.

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.

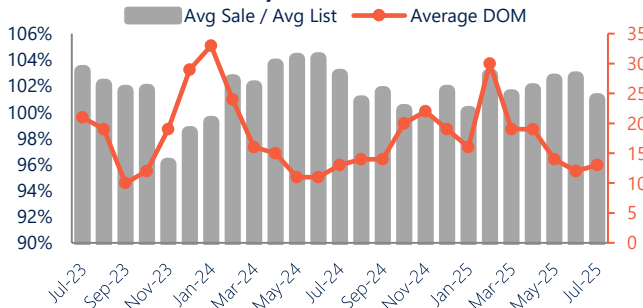
New Listings & Current Contracts

This month there were 122 homes newly listed for sale in West Chester, which is similar to the amount in July 2024. There were 88 current contracts pending sale this July compared to 86 a year ago. The number of current contracts is 2% 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 West Chester was 101.0% of the average list price, which is 1.9% lower than at this time last year.

Days On Market

This month, the average number of days on market was 13, which is similar compared to a year ago.

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