



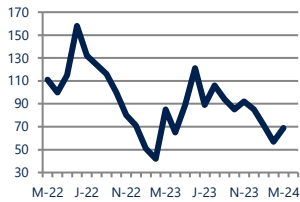
Focus On: West Chester Housing Market

March 2024

Zip Code(s): 19382, 19380 and 19395

Units Sold

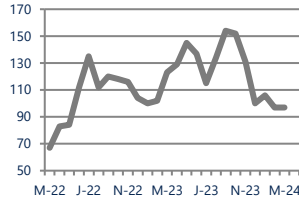
69



Down -19%
Vs. Year Ago

Active Inventory

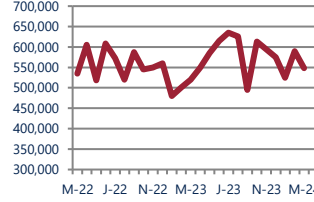
97



Down -21%
Vs. Year Ago

Median Sale Price

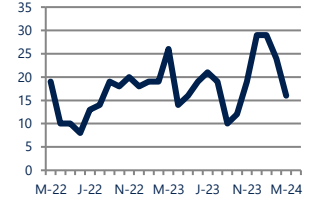
\$548,000



Up 5%
Vs. Year Ago

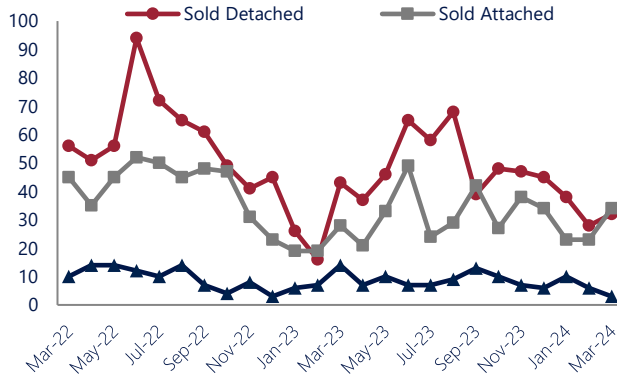
Days On Market

16



Down -38%
Vs. Year Ago

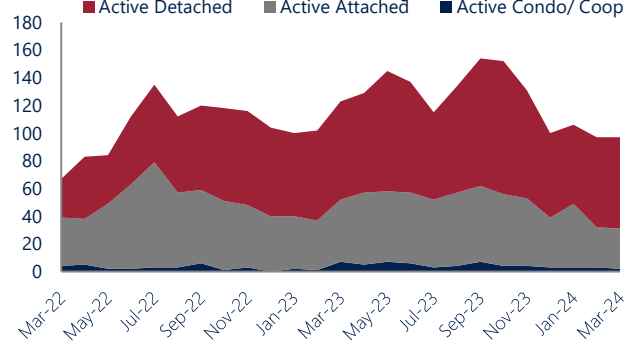
Units Sold*



Units Sold

There was an increase in total units sold in March, with 69 sold this month in West Chester versus 57 last month, an increase of 21%. This month's total units sold was lower than at this time last year, a decrease of 19% versus March 2023.

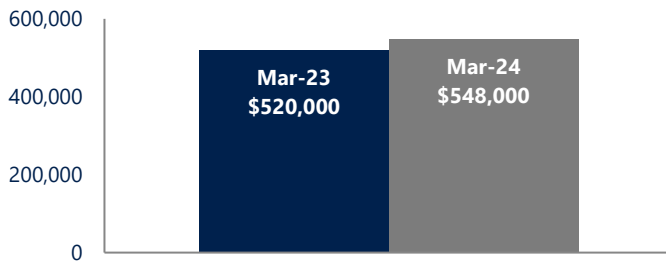
Active Inventory*



Active Inventory

Versus last year, the total number of homes available this month is lower by 26 units or 21%. The total number of active inventory this March was 97 compared to 123 in March 2023. This month's supply remained stable as compared to last month.

Median Sale Price



Median Sale Price

Last March, the median sale price for West Chester Homes was \$520,000. This March, the median sale price was \$548,000, an increase of 5% or \$28,000 compared to last year. The current median sold price is 7% 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.

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*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.



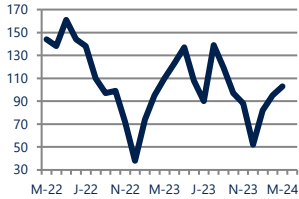
Focus On: West Chester Housing Market

March 2024

Zip Code(s): 19382, 19380 and 19395

New Listings

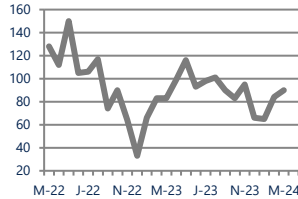
103



Down -6%
Vs. Year Ago

Current Contracts

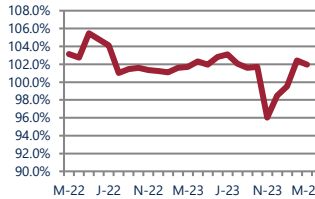
90



Up 8%
Vs. Year Ago

Sold Vs. List Price

101.9%



No Change
Vs. Year Ago

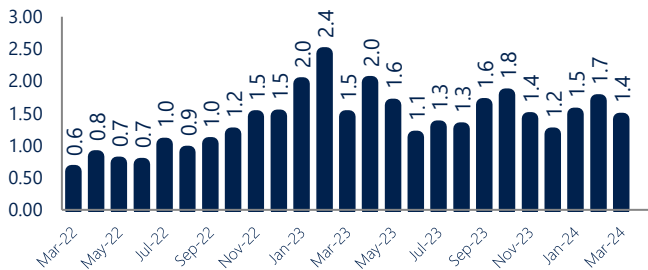
Months of Supply

1.4



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

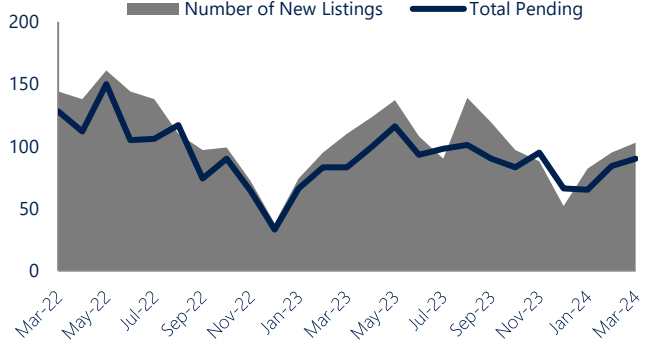
In March, there was 1.4 months of supply available in West Chester. The amount of supply is similar compared to a year ago.

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.

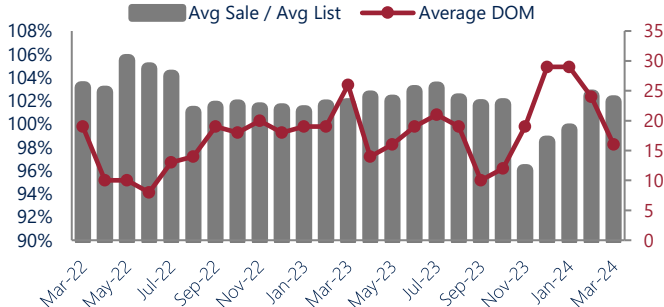
New Listings & Current Contracts

This month there were 103 homes newly listed for sale in West Chester compared to 110 in March 2023, a decrease of 6%. There were 90 current contracts pending sale this March compared to 83 a year ago. The number of current contracts is 8% 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 West Chester was 101.9% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 16, lower than the average last year, which was 26, a decrease of 38%.

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