



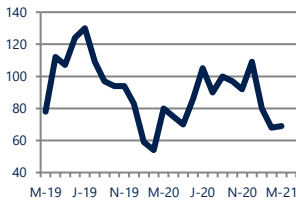
Focus On: Brandywine Housing Market

March 2021

Zip Code(s): 19803,19809,19810,19703 and 19732

Units Sold

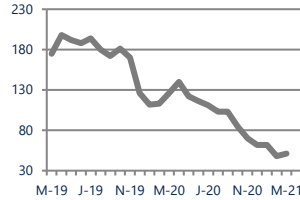
69



Down -14%
Vs. Year Ago

Active Inventory

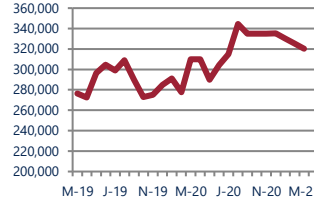
51



Down -60%
Vs. Year Ago

Median Sale Price

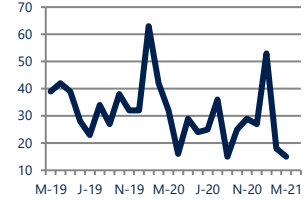
\$320,321



Up 3%
Vs. Year Ago

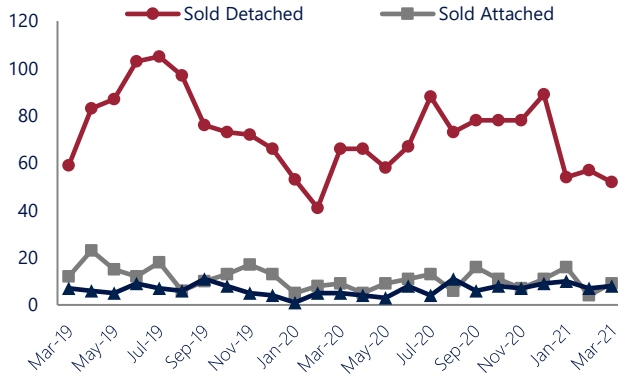
Days On Market

15



Down -53%
Vs. Year Ago

Units Sold*



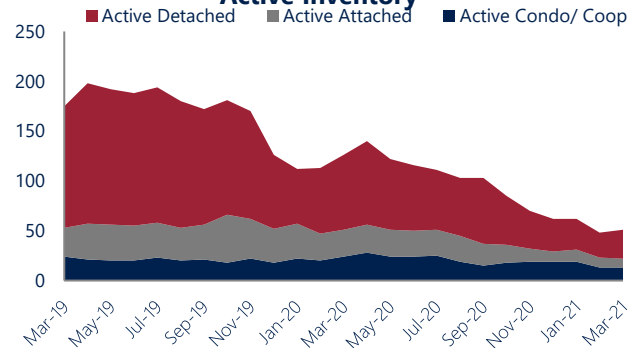
Units Sold

There was an increase in total units sold in March, with 69 sold this month in Brandywine versus 68 last month, an increase of 1%. This month's total units sold was lower than at this time last year, a decrease of 14% versus March 2020.

Active Inventory

Versus last year, the total number of homes available this month is lower by 75 units or 60%. The total number of active inventory this March was 51 compared to 126 in March 2020. This month's total of 51 is higher than the previous month's total supply of available inventory of 48, an increase of 6%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Brandywine Homes was \$310,000. This March, the median sale price was \$320,321, an increase of 3% or \$10,321 compared to last year. The current median sold price is 2% 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.



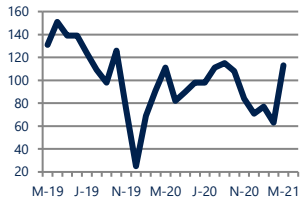
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March 2021

Zip Code(s): 19803,19809,19810,19703 and 19732

New Listings

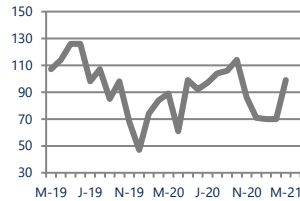
113



Up 2%
Vs. Year Ago

Current Contracts

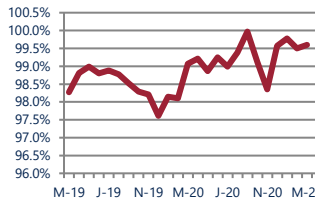
99



Up 11%
Vs. Year Ago

Sold Vs. List Price

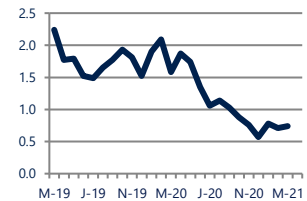
99.6%



Up 0.5%
Vs. Year Ago

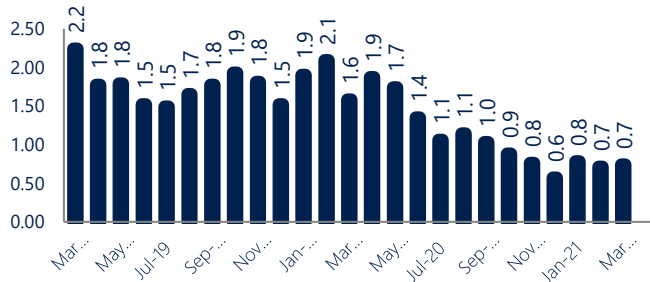
Months of Supply

0.7



Down -53%
Vs. Year Ago

Months Of Supply



Months of Supply

In March, there was 0.7 months of supply available in Brandywine, compared to 1.6 in March 2020. That is a decrease of 53% versus a year ago.

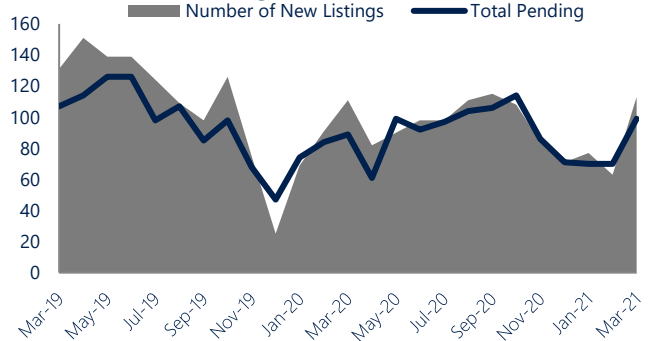
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

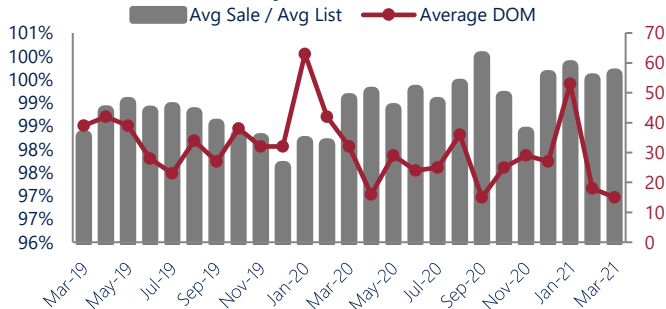
This month there were 113 homes newly listed for sale in Brandywine compared to 111 in March 2020, an increase of 2%.

There were 99 current contracts pending sale this March compared to 89 a year ago. The number of current contracts is 11% 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 Brandywine was 99.6% of the average list price, which is 0.5% higher than at this time last year.

Days On Market

This month, the average number of days on market was 15, lower than the average last year, which was 32, a decrease of 53%.



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