



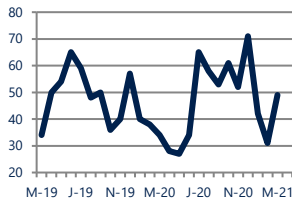
Focus On: Chester, Ridley Park, Woodlyn Housing Market

March 2021

Zip Code(s): 19013, 19078, 19094, 19022, 19029 and 19076

Units Sold

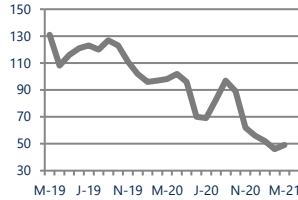
49



Up
Vs. Year Ago

Active Inventory

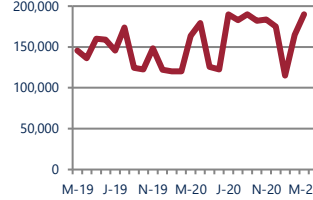
49



Down -50%
Vs. Year Ago

Median Sale Price

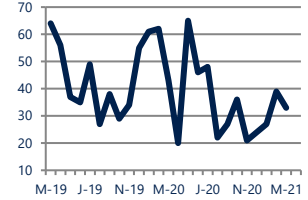
\$190,000



Up 16%
Vs. Year Ago

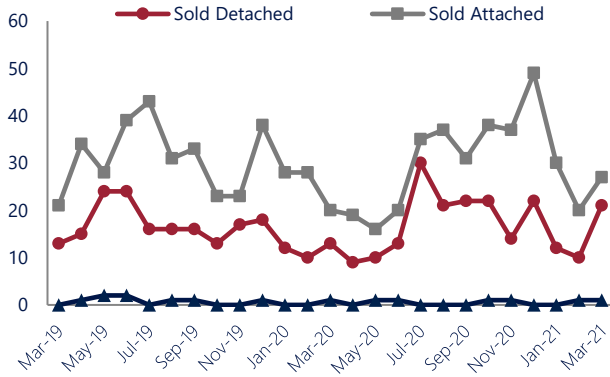
Days On Market

33



Down -23%
Vs. Year Ago

Units Sold*



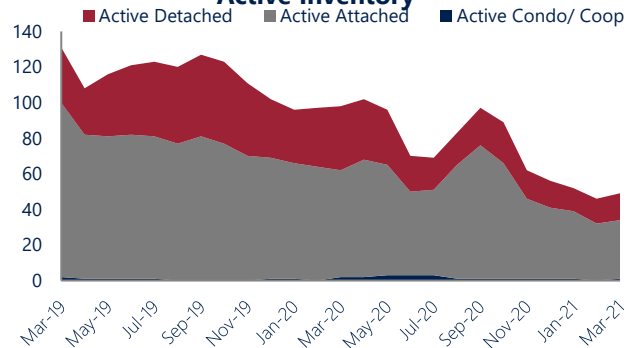
Units Sold

There was an increase in total units sold in March, with 49 sold this month in Chester, Ridley Park, Woodlyn. This month's total units sold was higher than at this time last year.

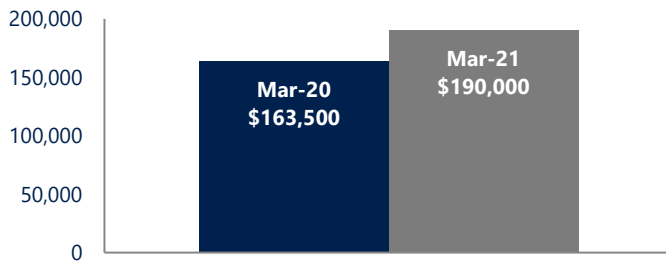
Active Inventory

Versus last year, the total number of homes available this month is lower by 49 units or 50%. The total number of active inventory this March was 49 compared to 98 in March 2020. This month's total of 49 is higher than the previous month's total supply of available inventory of 46, an increase of 7%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Chester, Ridley Park, Woodlyn Homes was \$163,500. This March, the median sale price was \$190,000, an increase of 16% or \$26,500 compared to last year. The current median sold price is 15% higher 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.

Chester, Ridley Park, Woodlyn are defined as properties listed in zip code/s 19013, 19078, 19094, 19022, 19029 and 19076.

*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.





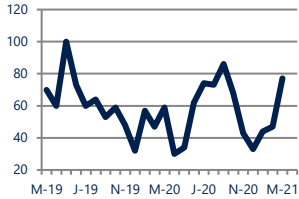
Focus On: Chester, Ridley Park, Woodlyn Housing Market

March 2021

Zip Code(s): 19013, 19078, 19094, 19022, 19029 and 19076

New Listings

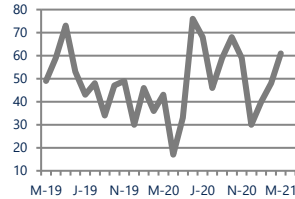
77



Up 31%
Vs. Year Ago

Current Contracts

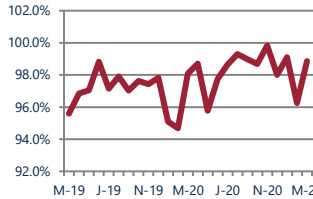
61



Up 42%
Vs. Year Ago

Sold Vs. List Price

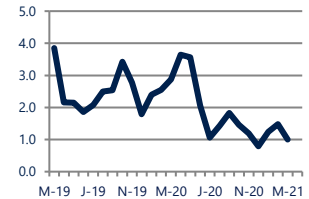
98.9%



Up 0.8%
Vs. Year Ago

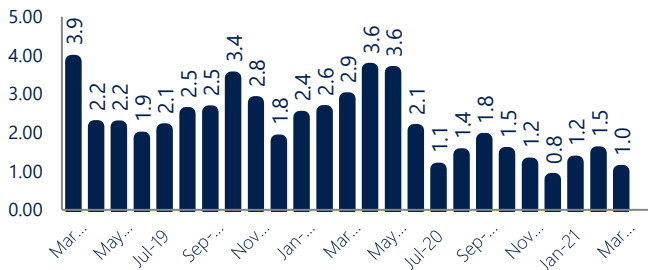
Months of Supply

1.0



Down -65%
Vs. Year Ago

Months Of Supply



Months of Supply

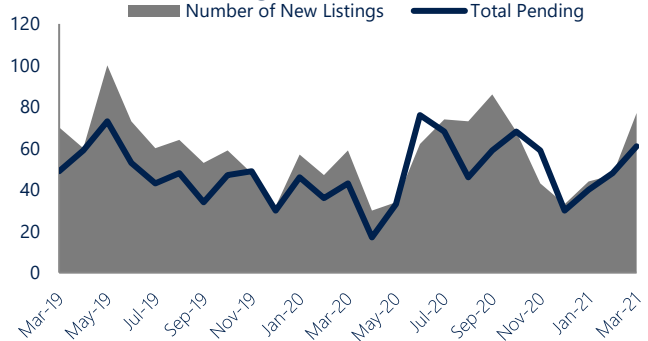
In March, there was 1.0 months of supply available in Chester, Ridley Park, Woodlyn, compared to 2.9 in March 2020. That is a decrease of 65% versus a year ago.

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.

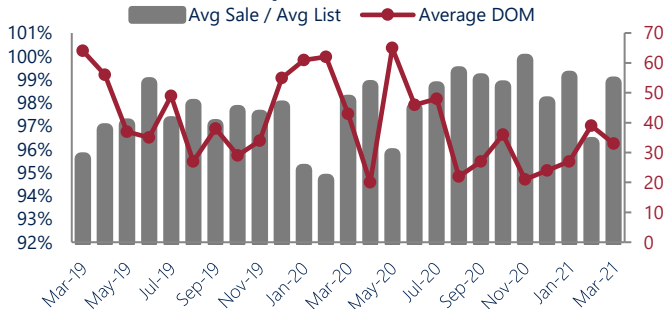
New Listings & Current Contracts

This month there were 77 homes newly listed for sale in Chester, Ridley Park, Woodlyn compared to 59 in March 2020, an increase of 31%. There were 61 current contracts pending sale this March compared to 43 a year ago. The number of current contracts is 42% 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 Chester, Ridley Park, Woodlyn was 98.9% of the average list price, which is 0.8% higher than at this time last year.

Days On Market

This month, the average number of days on market was 33, lower than the average last year, which was 43, a decrease of 23%.



Chester, Ridley Park, Woodlyn are defined as properties listed in zip code/s 19013, 19078, 19094, 19022, 19029 and 19076.

*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.

