



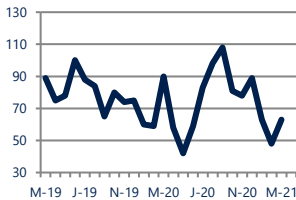
Focus On: Coatesville, Parkesburg, and Atglen Housing Market

March 2021

Zip Code(s): 19320, 19358, 19376, 19365, 19310, 19369 and 13967

Units Sold

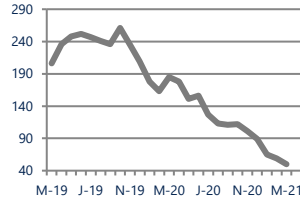
63



Down -30%
Vs. Year Ago

Active Inventory

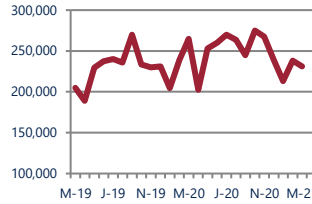
50



Down -73%
Vs. Year Ago

Median Sale Price

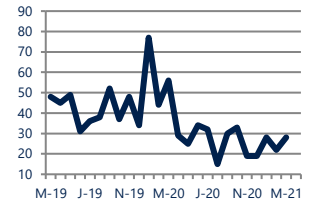
\$231,000



Down -13%
Vs. Year Ago

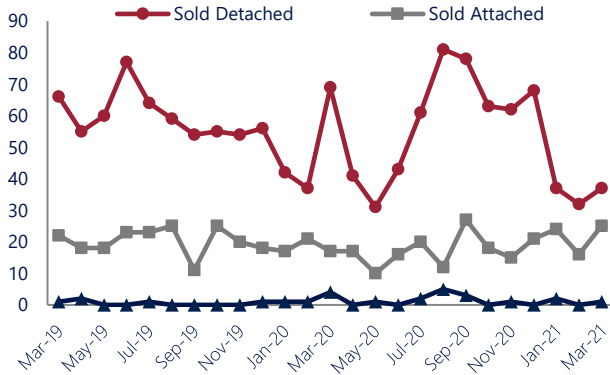
Days On Market

28



Down -50%
Vs. Year Ago

Units Sold*



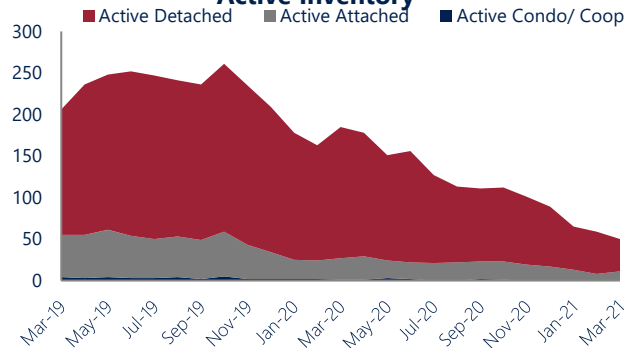
Units Sold

There was an increase in total units sold in March, with 63 sold this month in Coatesville, Parkesburg, and Atglen versus 48 last month, an increase of 31%. This month's total units sold was lower than at this time last year, a decrease of 30% versus March 2020.

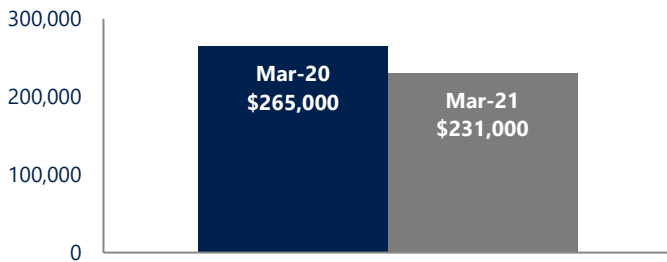
Active Inventory

Versus last year, the total number of homes available this month is lower by 135 units or 73%. The total number of active inventory this March was 50 compared to 185 in March 2020. This month's total of 50 is lower than the previous month's total supply of available inventory of 59, a decrease of 15%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Coatesville, Parkesburg, and Atglen Homes was \$265,000. This March, the median sale price was \$231,000, a decrease of 13% or \$34,000 compared to last year. The current median sold price is 3% 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.

Coatesville, Parkesburg, and Atglen are defined as properties listed in zip code/s 19320, 19358, 19376, 19365, 19310, 19369 and 13967.

*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.





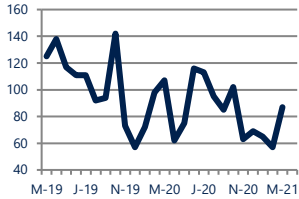
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New Listings

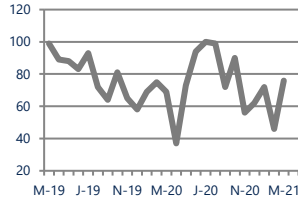
87



Down -19%
Vs. Year Ago

Current Contracts

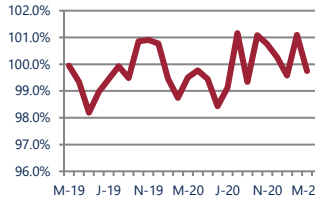
76



Up 10%
Vs. Year Ago

Sold Vs. List Price

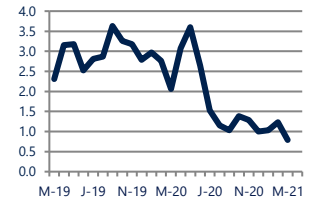
99.8%



No Change
Vs. Year Ago

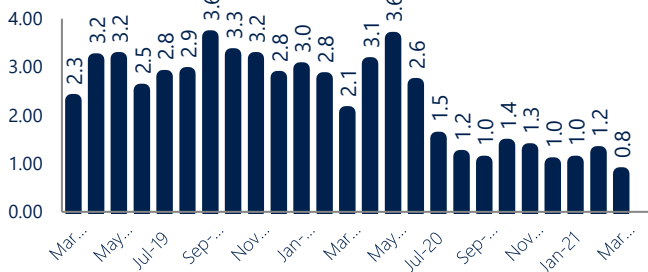
Months of Supply

0.8



Down -62%
Vs. Year Ago

Months Of Supply



Months of Supply

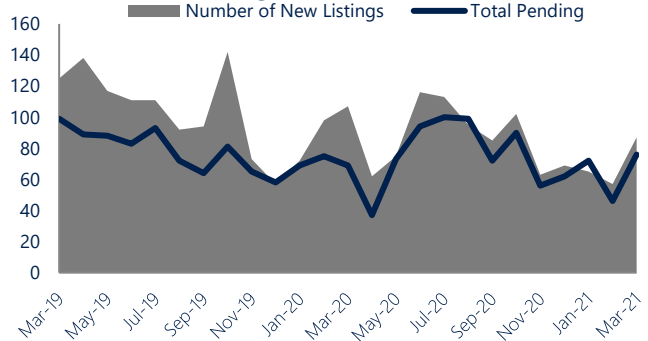
In March, there was 0.8 months of supply available in Coatesville, Parkesburg, and Atglen, compared to 2.1 in March 2020. That is a decrease of 61% versus a year ago.

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.

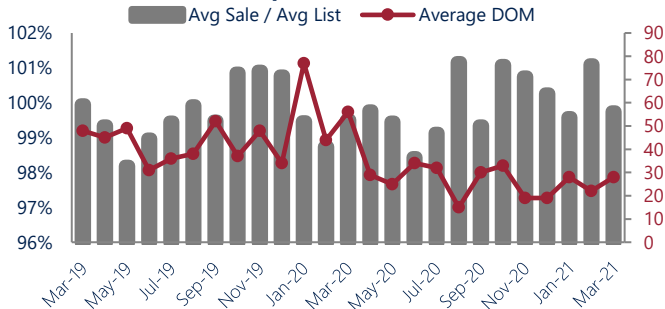
New Listings & Current Contracts

This month there were 87 homes newly listed for sale in Coatesville, Parkesburg, and Atglen compared to 107 in March 2020, a decrease of 19%. There were 76 current contracts pending sale this March compared to 69 a year ago. The number of current contracts is 10% 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 Coatesville, Parkesburg, and Atglen was 99.8% 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 28, lower than the average last year, which was 56, a decrease of 50%.



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