



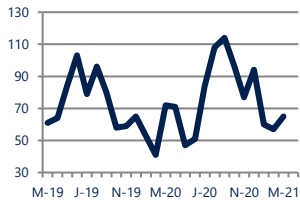
Focus On: **Downingtown Housing Market**

March 2021

Zip Code(s): 19335 and 19372

Units Sold

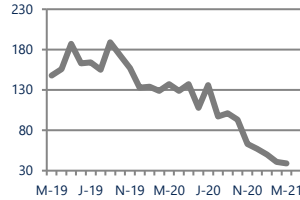
65



Down -10%
Vs. Year Ago

Active Inventory

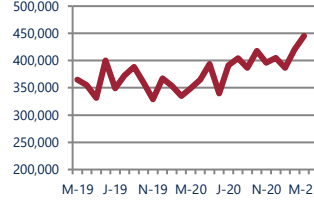
39



Down -72%
Vs. Year Ago

Median Sale Price

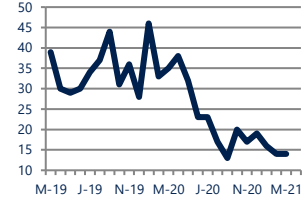
\$445,327



Up 28%
Vs. Year Ago

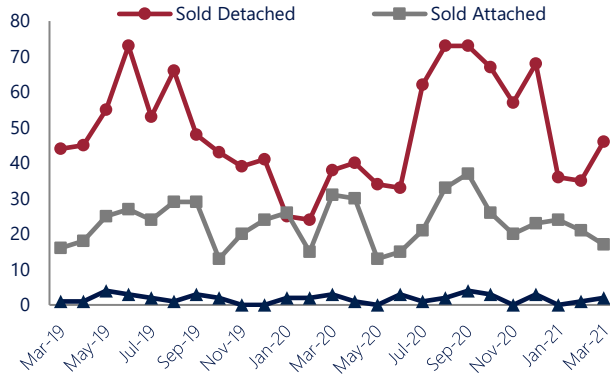
Days On Market

14



Down -60%
Vs. Year Ago

Units Sold*



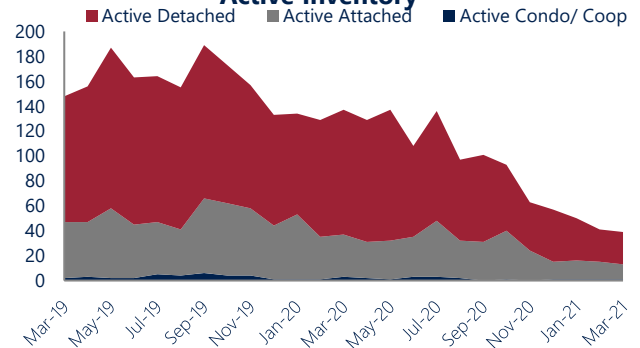
Units Sold

There was an increase in total units sold in March, with 65 sold this month in Downingtown versus 57 last month, an increase of 14%. This month's total units sold was lower than at this time last year, a decrease of 10% versus March 2020.

Active Inventory

Versus last year, the total number of homes available this month is lower by 98 units or 72%. The total number of active inventory this March was 39 compared to 137 in March 2020. This month's total of 39 is lower than the previous month's total supply of available inventory of 41, a decrease of 5%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Downingtown Homes was \$349,045. This March, the median sale price was \$445,327, an increase of \$96,282 compared to last year. The current median sold price is 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.

Downingtown are defined as properties listed in zip code/s 19335 and 19372.

*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.





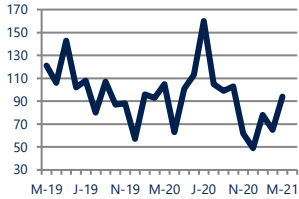
Focus On: Downtown Housing Market

March 2021

Zip Code(s): 19335 and 19372

New Listings

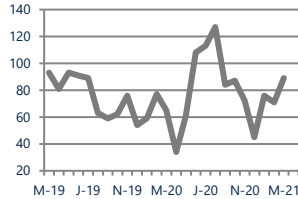
94



Down -10%
Vs. Year Ago

Current Contracts

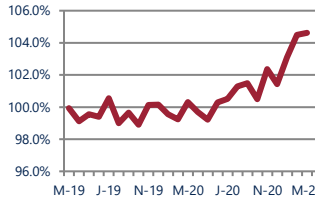
89



Up 37%
Vs. Year Ago

Sold Vs. List Price

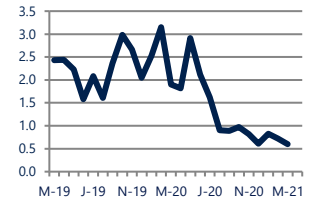
104.6%



Up 4.3%
Vs. Year Ago

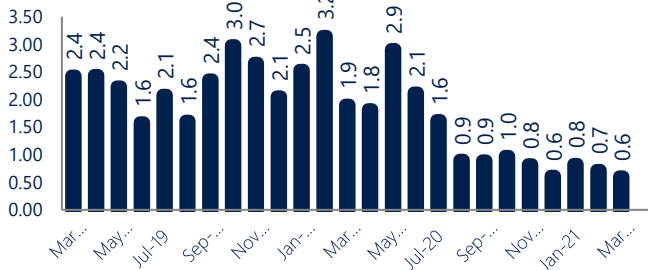
Months of Supply

0.6



Down -68%
Vs. Year Ago

Months Of Supply



Months of Supply

In March, there was 0.6 months of supply available in Downtown, compared to 1.9 in March 2020. That is a decrease of 68% versus a year ago.

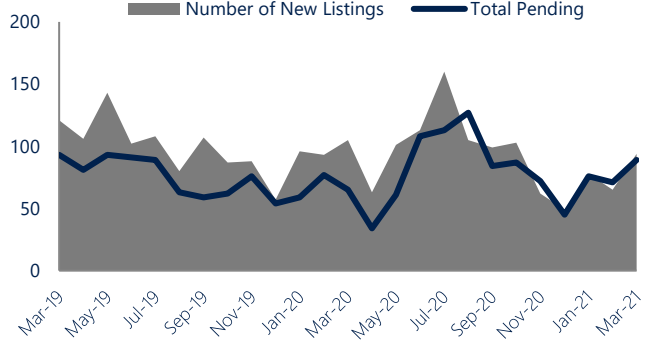
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

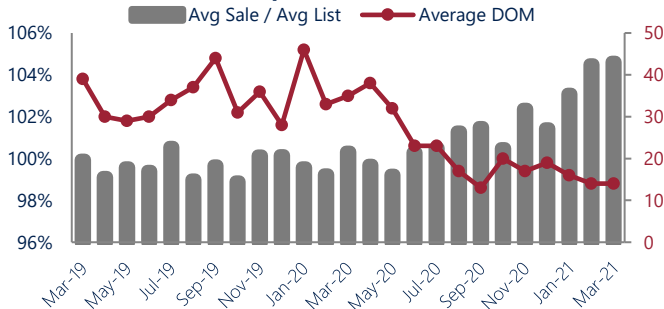
This month there were 94 homes newly listed for sale in Downtown compared to 105 in March 2020, a decrease of 10%.

There were 89 current contracts pending sale this March compared to 65 a year ago. The number of current contracts is 37% 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 Downtown was 104.6% of the average list price, which is 4.3% higher than at this time last year.

Days On Market

This month, the average number of days on market was 14, lower than the average last year, which was 35, a decrease of 60%.

Downtown are defined as properties listed in zip code/s 19335 and 19372.

*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.

