



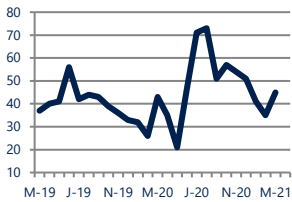
Focus On: Kennett Square and Avondale Housing Market

March 2021

Zip Code(s): 19348, 19311, 19375 and 19374

Units Sold

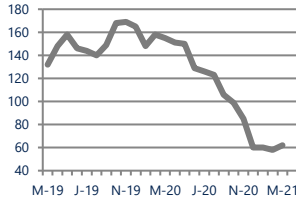
45



Up 5%
Vs. Year Ago

Active Inventory

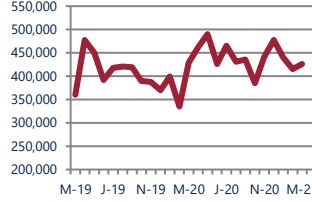
62



Down -60%
Vs. Year Ago

Median Sale Price

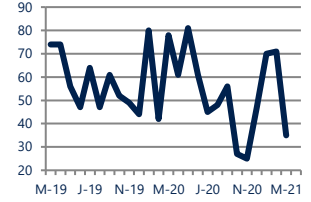
\$426,000



Down -1%
Vs. Year Ago

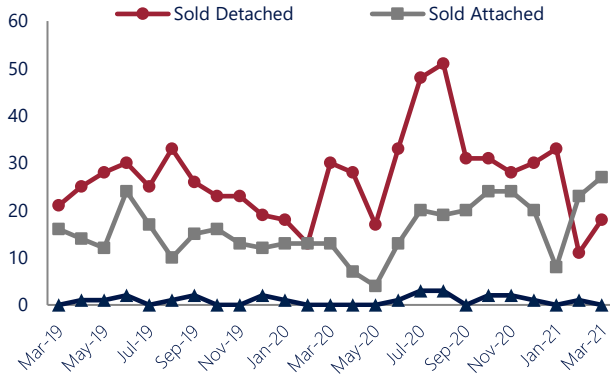
Days On Market

35



Down -55%
Vs. Year Ago

Units Sold*



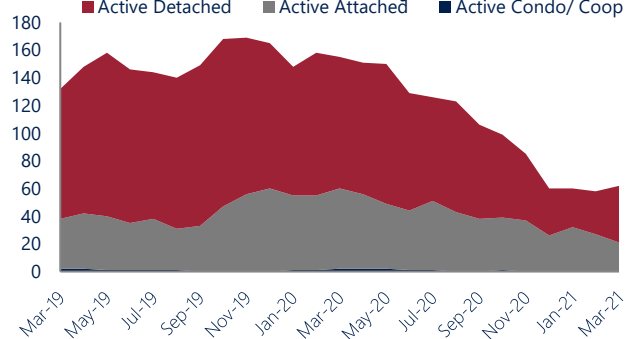
Units Sold

There was an increase in total units sold in March, with 45 sold this month in Kennett Square and Avondale versus 35 last month, an increase of 29%. This month's total units sold was higher than at this time last year, an increase of 5% versus March 2020.

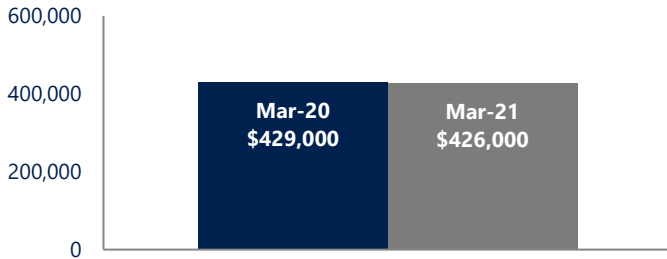
Active Inventory

Versus last year, the total number of homes available this month is lower by 93 units or 60%. The total number of active inventory this March was 62 compared to 155 in March 2020. This month's total of 62 is higher than the previous month's total supply of available inventory of 58, an increase of 7%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Kennett Square and Avondale Homes was \$429,000. This March, the median sale price was \$426,000, a decrease of 1% or \$3,000 compared to last year. The current median sold price is 3% 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.

Kennett Square and Avondale are defined as properties listed in zip code/s 19348, 19311, 19375 and 19374.

*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.





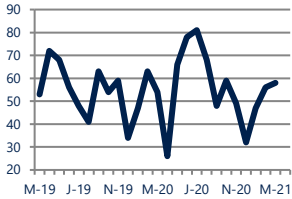
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March 2021

Zip Code(s): 19348, 19311, 19375 and 19374

New Listings

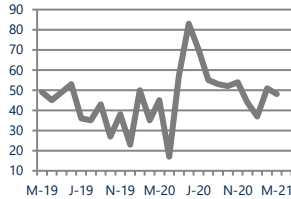
58



Up 7%
Vs. Year Ago

Current Contracts

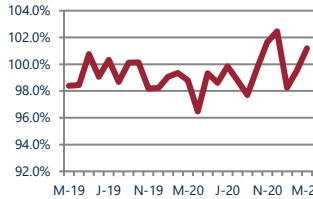
48



Up 7%
Vs. Year Ago

Sold Vs. List Price

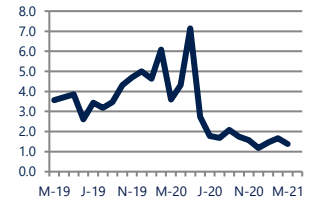
101.2%



Up 2.4%
Vs. Year Ago

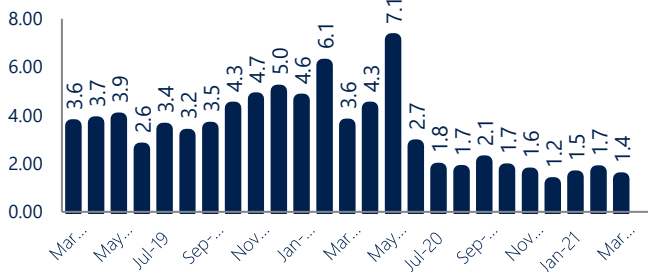
Months of Supply

1.4



Down -62%
Vs. Year Ago

Months Of Supply



Months of Supply

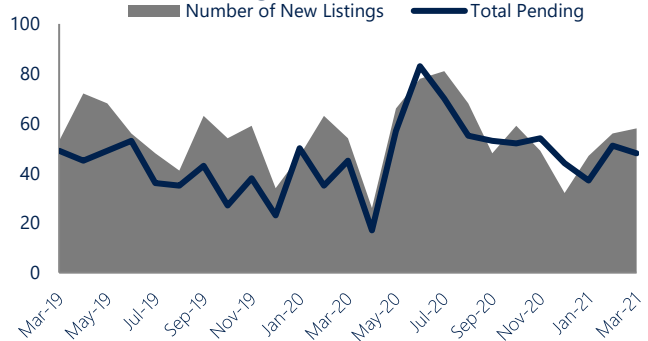
In March, there was 1.4 months of supply available in Kennett Square and Avondale, compared to 3.6 in March 2020. That is a decrease of 62% versus a year ago.

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.

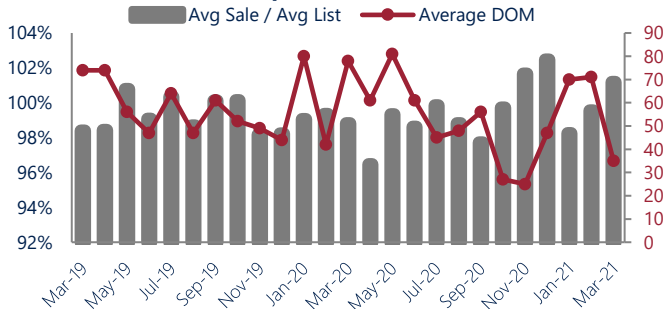
New Listings & Current Contracts

This month there were 58 homes newly listed for sale in Kennett Square and Avondale compared to 54 in March 2020, an increase of 7%. There were 48 current contracts pending sale this March compared to 45 a year ago. The number of current contracts is 7% 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 Kennett Square and Avondale was 101.2% of the average list price, which is 2.4% higher than at this time last year.

Days On Market

This month, the average number of days on market was 35, lower than the average last year, which was 78, a decrease of 55%.



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