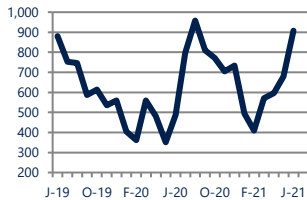




Focus On: **Chester County Housing Market**

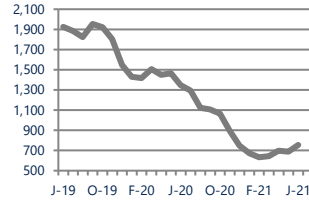
June 2021

Units Sold
908



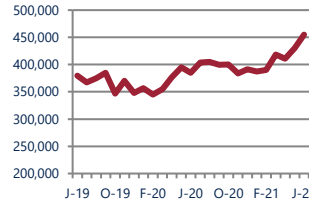
Up
Vs. Year Ago

Active Inventory
754



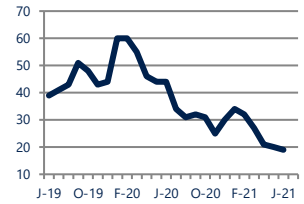
Down -44%
Vs. Year Ago

Median Sale Price
\$455,000



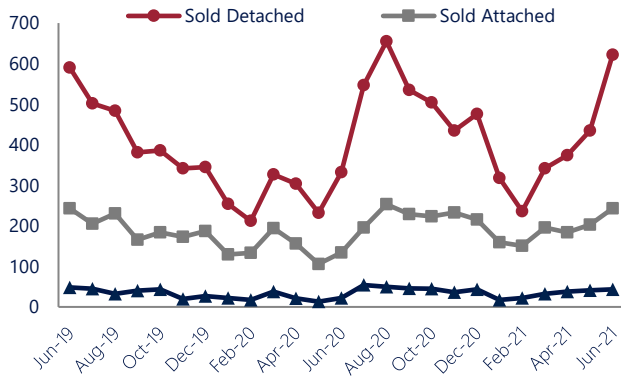
Up 18%
Vs. Year Ago

Days On Market
19



Down -57%
Vs. Year Ago

Units Sold*



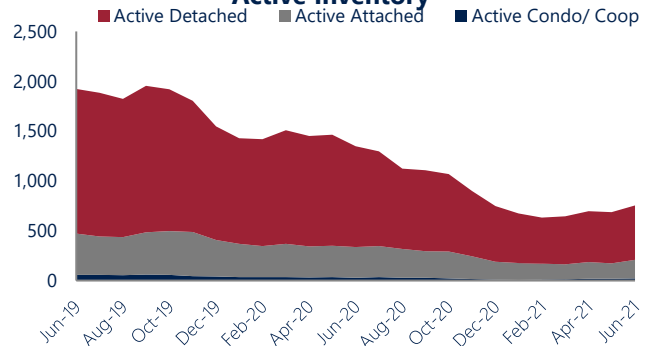
Units Sold

There was an increase in total units sold in June, with 908 sold this month in Chester County. 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 595 units or 44%. The total number of active inventory this June was 754 compared to 1,349 in June 2020. This month's total of 754 is higher than the previous month's total supply of available inventory of 687, an increase of 10%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Chester County Homes was \$385,000. This June, the median sale price was \$455,000, an increase of 18% or \$70,000 compared to last year. The current median sold price is 6% higher than in May.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.



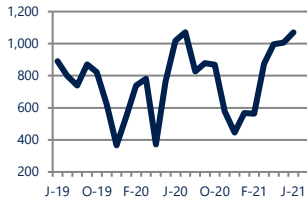
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by BRIGHTMLS 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.





New Listings

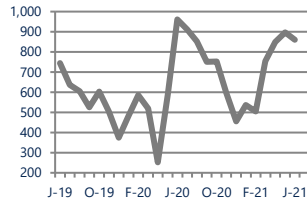
1,070



Up 5%
Vs. Year Ago

Current Contracts

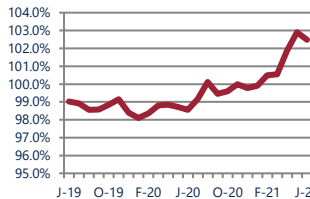
861



Down -10%
Vs. Year Ago

Sold Vs. List Price

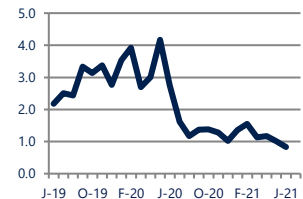
102.5%



Up 4%
Vs. Year Ago

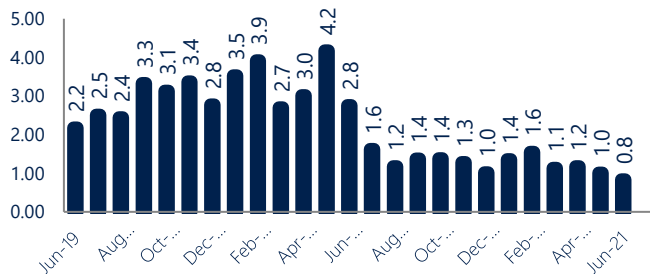
Months of Supply

0.8



Down -70%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

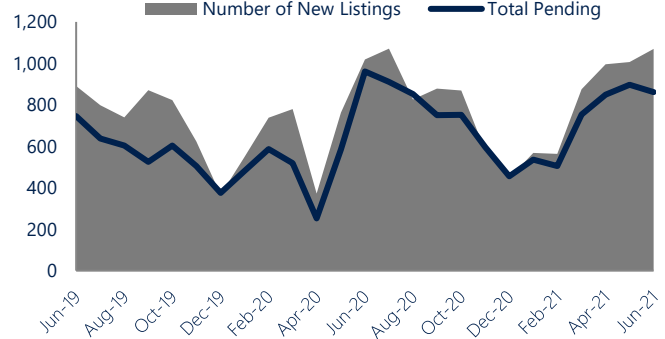
This month there were 1,070 homes newly listed for sale in Chester County compared to 1,019 in June 2020, an increase of 5%. There were 861 current contracts pending sale this June compared to 961 a year ago. The number of current contracts is 10% lower than last June.

Months of Supply

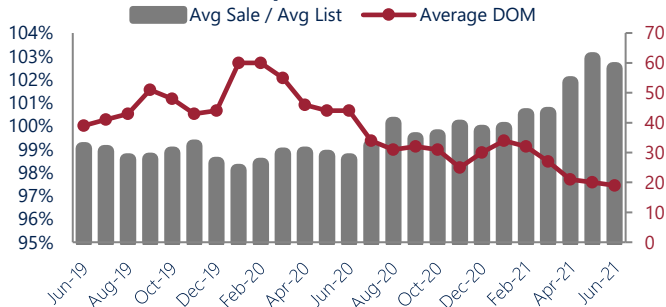
In June, there was 0.8 months of supply available in Chester County, compared to 2.8 in June 2020. That is a decrease of 70% versus a year ago.

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



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Chester County was 102.5% of the average list price, which is 3.9% higher than at this time last year.

Days On Market

This month, the average number of days on market was 19, lower than the average last year, which was 44, a decrease of 57%.



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