



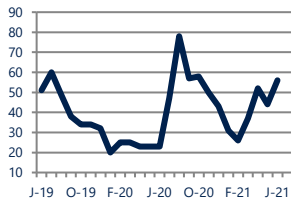
Focus On: Chester Springs and Exton Housing Market

June 2021

Zip Code(s): 19425, 19341, 19421 and 19480

Units Sold

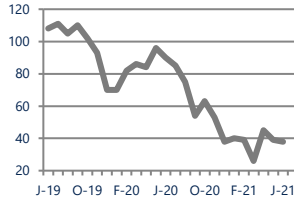
56



Up
Vs. Year Ago

Active Inventory

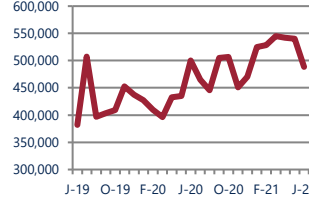
38



Down -58%
Vs. Year Ago

Median Sale Price

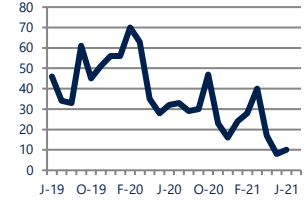
\$488,500



Down -2%
Vs. Year Ago

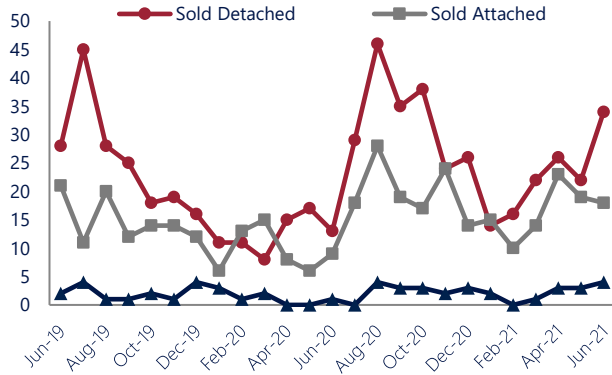
Days On Market

10



Down -69%
Vs. Year Ago

Units Sold*



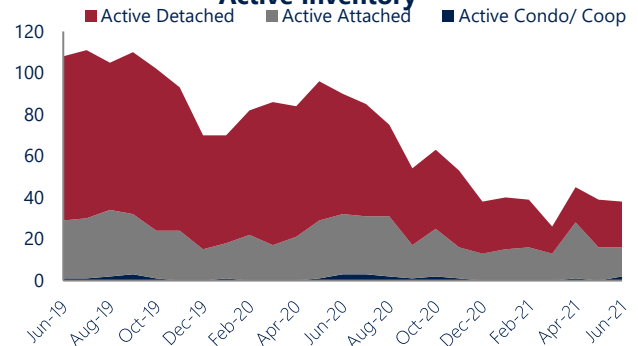
Units Sold

There was an increase in total units sold in June, with 56 sold this month in Chester Springs and Exton. 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 52 units or 58%. The total number of active inventory this June was 38 compared to 90 in June 2020. This month's total of 38 is lower than the previous month's total supply of available inventory of 39, a decrease of 3%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Chester Springs and Exton Homes was \$500,000. This June, the median sale price was \$488,500, a decrease of 2% or \$11,500 compared to last year. The current median sold price is 10% lower 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.

Chester Springs and Exton are defined as properties listed in zip code/s 19425, 19341, 19421 and 19480.

*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.





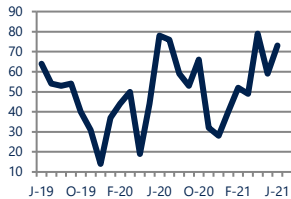
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June 2021

Zip Code(s): 19425, 19341, 19421 and 19480

New Listings

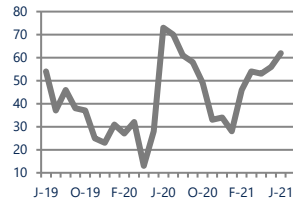
73



Down -6%
Vs. Year Ago

Current Contracts

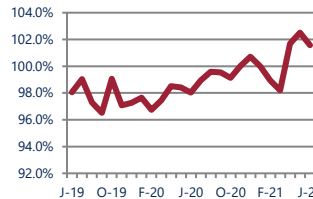
62



Down -15%
Vs. Year Ago

Sold Vs. List Price

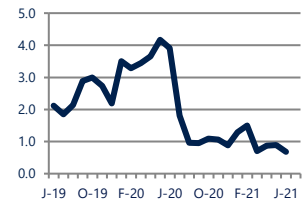
101.6%



Up 3.6%
Vs. Year Ago

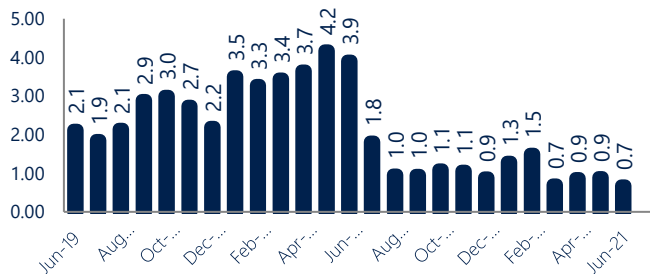
Months of Supply

0.7



Down -83%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

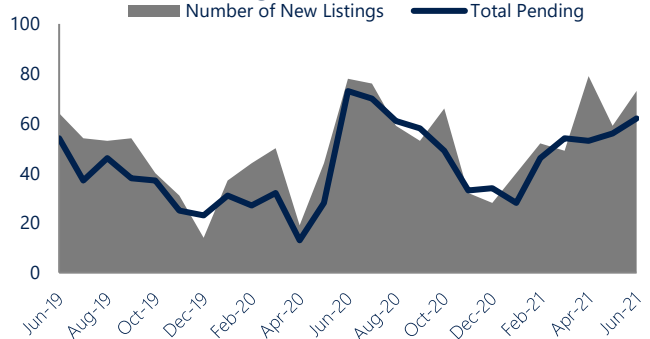
This month there were 73 homes newly listed for sale in Chester Springs and Exton compared to 78 in June 2020, a decrease of 6%. There were 62 current contracts pending sale this June compared to 73 a year ago. The number of current contracts is 15% lower than last June.

Months of Supply

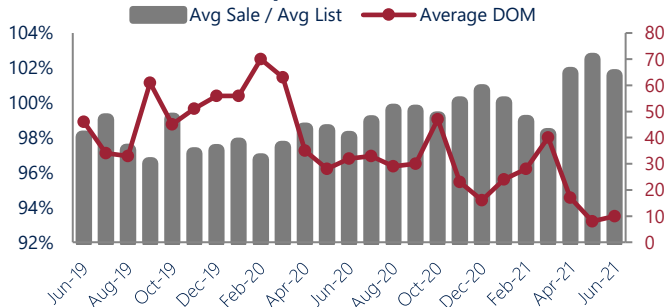
In June, there was 0.7 months of supply available in Chester Springs and Exton, compared to 3.9 in June 2020. That is a decrease of 83% versus a year ago.

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 Springs and Exton was 101.6% of the average list price, which is 3.5% higher than at this time last year.

Days On Market

This month, the average number of days on market was 10, lower than the average last year, which was 32, a decrease of 69%.



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