



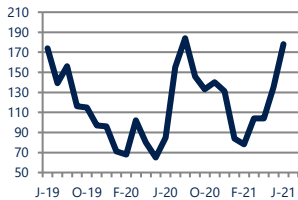
**Focus On: West Chester Housing Market**

June 2021

Zip Code(s): 19382, 19380 and 19395

**Units Sold**

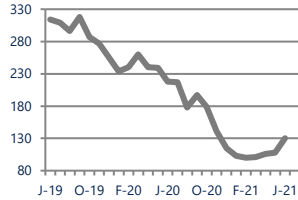
178



**Up**  
Vs. Year Ago

**Active Inventory**

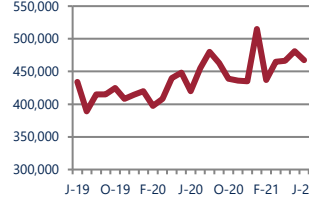
130



**Down -40%**  
Vs. Year Ago

**Median Sale Price**

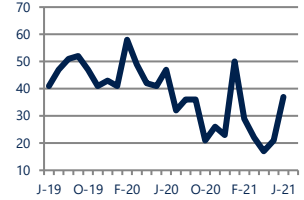
\$467,182



**Up 11%**  
Vs. Year Ago

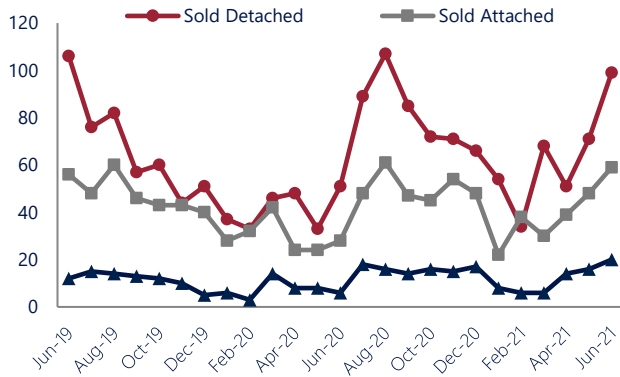
**Days On Market**

37



**Down -21%**  
Vs. Year Ago

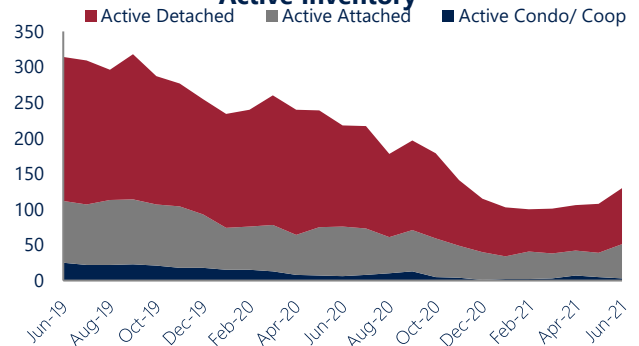
**Units Sold\***



**Units Sold**

There was an increase in total units sold in June, with 178 sold this month in West Chester. This month's total units sold was higher than at this time last year.

**Active Inventory\***



**Active Inventory**

Versus last year, the total number of homes available this month is lower by 88 units or 40%. The total number of active inventory this June was 130 compared to 218 in June 2020. This month's total of 130 is higher than the previous month's total supply of available inventory of 108, an increase of 20%.

**Median Sale Price**



**Median Sale Price**

Last June, the median sale price for West Chester Homes was \$420,000. This June, the median sale price was \$467,182, an increase of 11% or \$47,182 compared to last year. The current median sold price is 3% 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.

West Chester are defined as properties listed in zip code/s 19382, 19380 and 19395.

\*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.





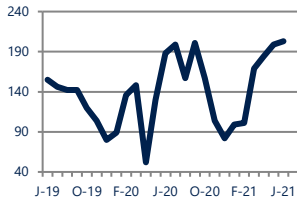
## Focus On: West Chester Housing Market

June 2021

Zip Code(s): 19382, 19380 and 19395

### New Listings

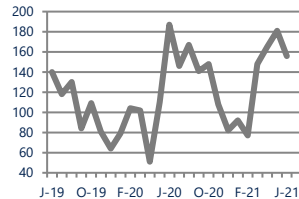
203



Up 8%  
Vs. Year Ago

### Current Contracts

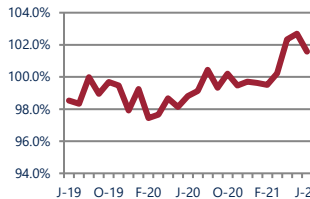
156



Down -17%  
Vs. Year Ago

### Sold Vs. List Price

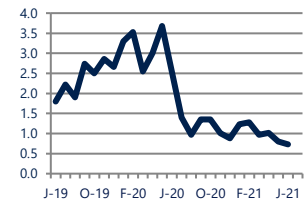
101.6%



Up 2.8%  
Vs. Year Ago

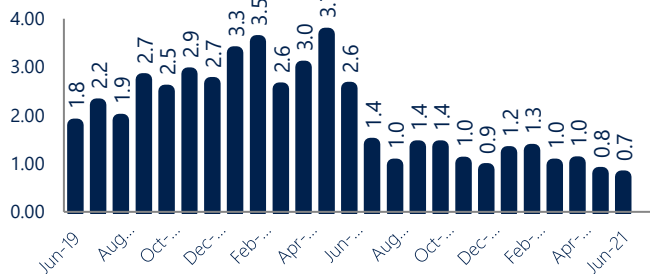
### Months of Supply

0.7



Down -71%  
Vs. Year Ago

### Months Of Supply



### Months of Supply

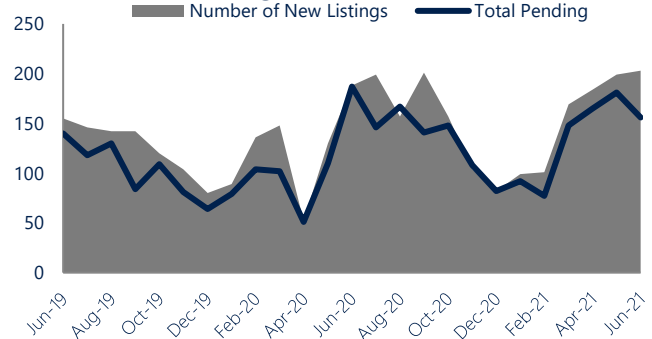
In June, there was 0.7 months of supply available in West Chester, compared to 2.6 in June 2020. That is a decrease of 72% versus a year ago.

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.

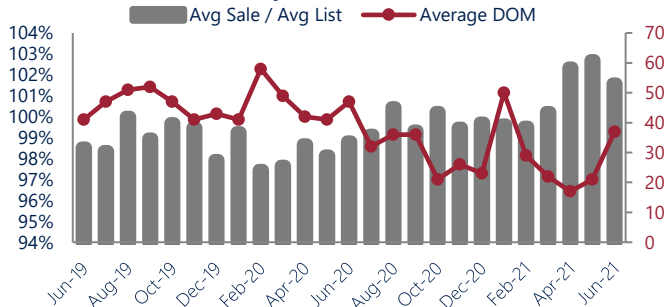
### New Listings & Current Contracts

This month there were 203 homes newly listed for sale in West Chester compared to 188 in June 2020, an increase of 8%. There were 156 current contracts pending sale this June compared to 187 a year ago. The number of current contracts is 17% lower than last June.

### New Listings & Current Contracts



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In June, the average sale price in West Chester was 101.6% of the average list price, which is 2.8% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 37, lower than the average last year, which was 47, a decrease of 21%.



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