



LONG & FOSTER
REAL ESTATE
LUXURY HOMES
CHRISTIE'S
INTERNATIONAL REAL ESTATE

THE WORLD'S MOST DESIRED HOMES —
BROUGHT TO YOU BY LONG & FOSTER AND CHRISTIE'S.



Chester County, Pennsylvania - May 2017

At Long & Foster, our dedication through the years to luxury properties is evidenced by the power of our Extraordinary Properties® brand. With highly-trained, professional sales associates and a powerful reach, Long & Foster sells more luxury homes throughout the Mid-Atlantic region than our nearest competitors, by far.

Long & Foster is proud to offer our exclusive **Long & Foster® LuxInsight** report, designed solely to keep our clients informed on the latest luxury market statistics in their local area. Published monthly, LuxInsight provides a broad overview of real estate market trends for luxury properties, including statistics on sale prices, inventory, housing demand, new listings and more.

Building on our decades-long reputation for unsurpassed service and industry expertise, Long & Foster is poised to cater to the distinctive market of luxury properties. Enhanced through our exclusive affiliation with Christie's International Real Estate, and our affiliations with Luxury Portfolio International™, and Who's Who in Luxury Real Estate, our unique luxury marketing programs deliver exceptional value whether you're looking to buy or sell a luxury home. No other sales associates are better trained or better equipped to help you take advantage of opportunities in today's market.

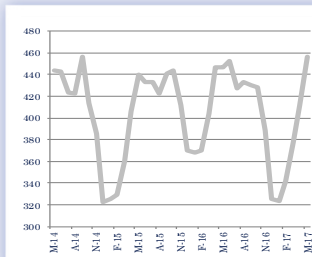
If you're in the market to buy or sell an extraordinary home, work with the real estate professionals who know the market best: Long & Foster!



At A Glance

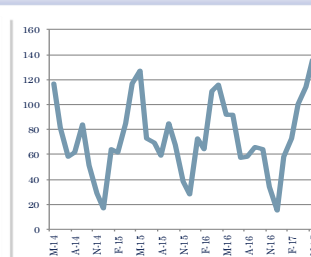
Homes \$750,000+

Active Inventory
456



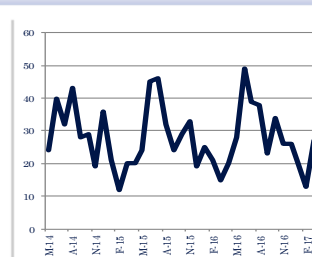
Up 2.0%
Vs. Year Ago

New Listings
136



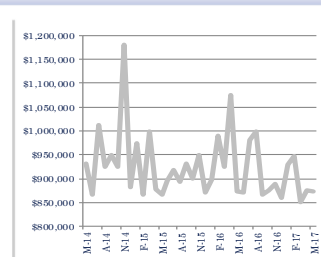
Up 47.8%
Vs. Year Ago

Units Sold
40



Up 42.9%
Vs. Year Ago

Median Sale Price
\$873,975



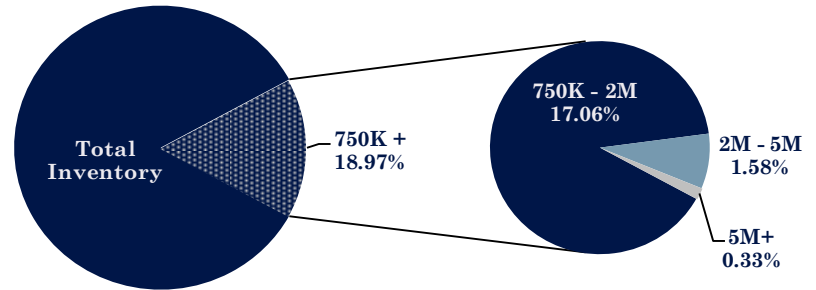
No Change
Vs. Year Ago

Chester County, Pennsylvania - May 2017

Inventory Price Ranges

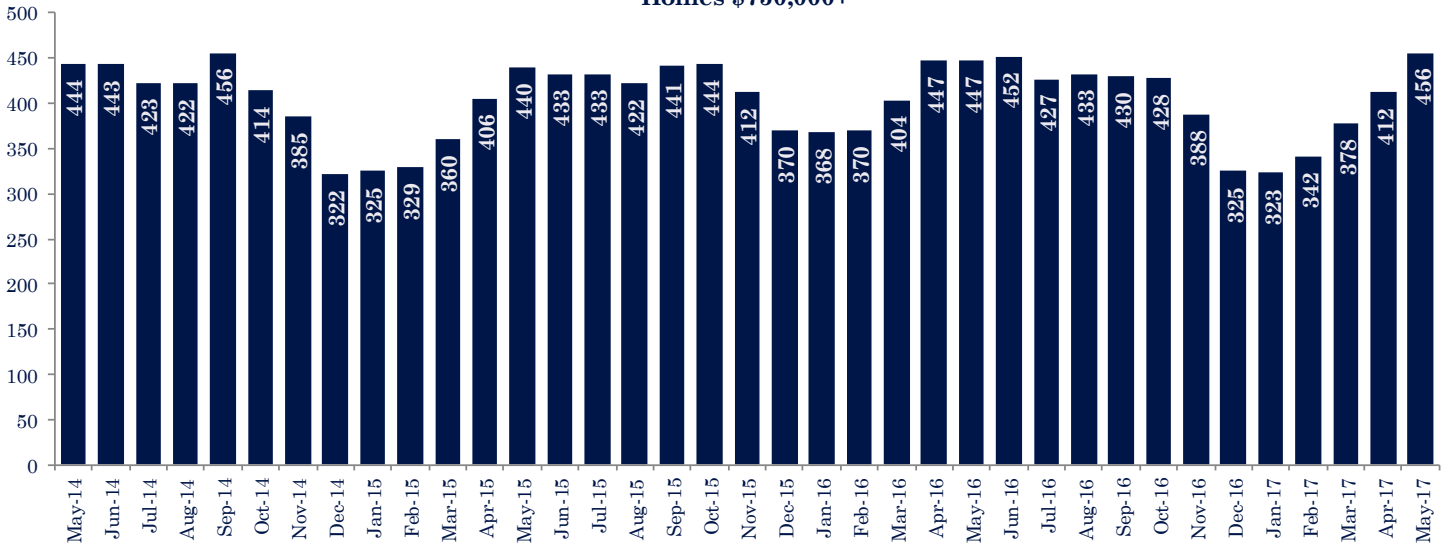
Compared to last May, the total number of homes more than \$750,000 available this month was higher by 2.0% and higher by 3.6% compared to May 2015.

Active inventory this May was 10.7% higher than the previous month's supply of available inventory.



Active Inventory

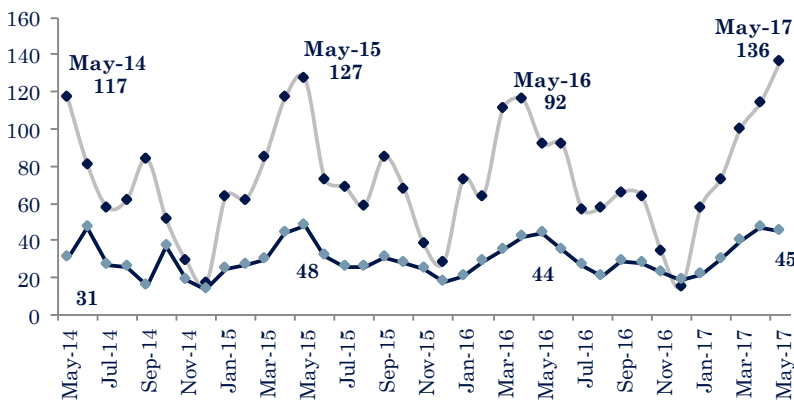
Homes \$750,000+



New Listings & New Contracts

Homes \$750,000+

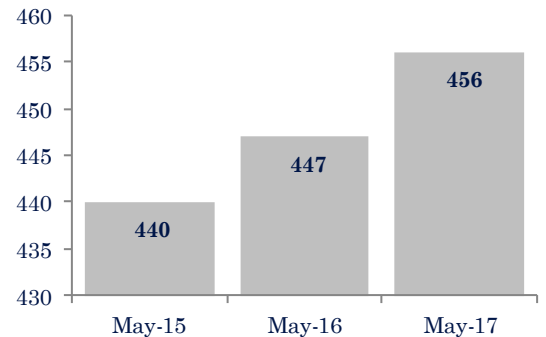
◆ New Listings ◆ New Contracts



Active Inventory

Versus Previous Years

Homes \$750,000+

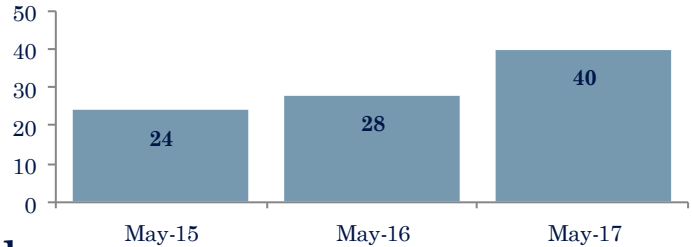


Chester County, Pennsylvania - May 2017

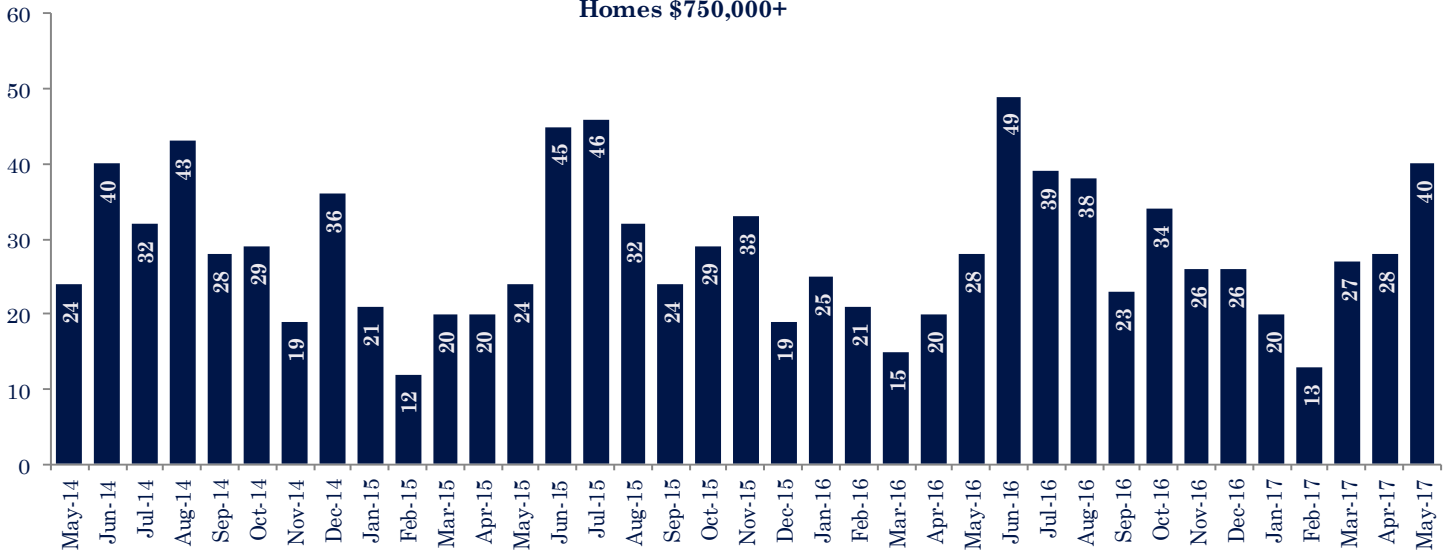
This month's units sold for homes more than \$750,000 was higher than at this time last year, an increase of 42.9% versus last May and an increase of 66.7% versus May of 2015.

There was an increase of 42.9% in luxury units sold in May compared to April of this year.

Units Sold
Versus Previous Years
Homes \$750,000+



Units Sold
Homes \$750,000+



Recent Selected Luxury Sales

Homes \$750,000+

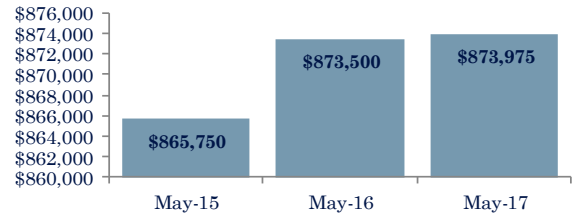
Sold Date	City	Zip Code	Final List Price	Final Sale Price	Sale Price as % of List Price	DOM	Long & Foster Represented	
							Buyer	Seller
May 22, 2017	Pottstown	19465	\$1,100,000	\$950,000	86.4%	10	✓	
May 16, 2017	Berwyn	19312	\$900,000	\$800,000	88.9%	21		✓
May 17, 2017	Wayne	19087	\$750,000	\$775,000	103.3%	6		✓
April 18, 2017	Kennett Square	19348	\$4,495,000	\$3,950,000	87.9%	805		✓
April 28, 2017	Chadds Ford	19317	\$895,000	\$877,000	98.0%	101	✓	
April 12, 2017	Chadds Ford	19317	\$895,000	\$875,000	97.8%	7	✓	✓
April 27, 2017	Chadds Ford	19317	\$895,000	\$855,000	95.5%	14		✓
April 25, 2017	Devon	19333	\$799,000	\$810,000	101.4%	19	✓	
April 28, 2017	West Chester	19380	\$789,900	\$775,000	98.1%	120		✓
March 3, 2017	Glenmoore	19343	\$1,375,000	\$1,300,000	94.5%	154		✓

Chester County, Pennsylvania - May 2017

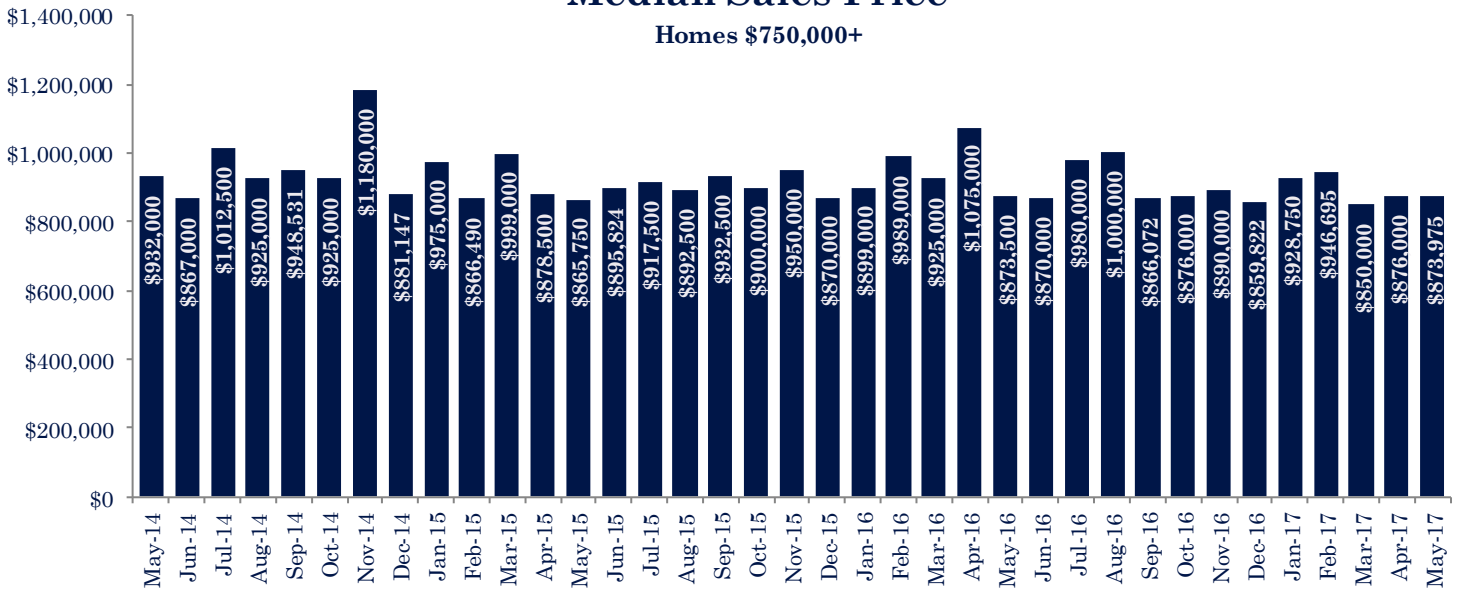
In May, the median sales price for homes more than \$750,000 was \$873,975, remaining stable compared to the same time last year.

The current median sales price is similar to that in April.

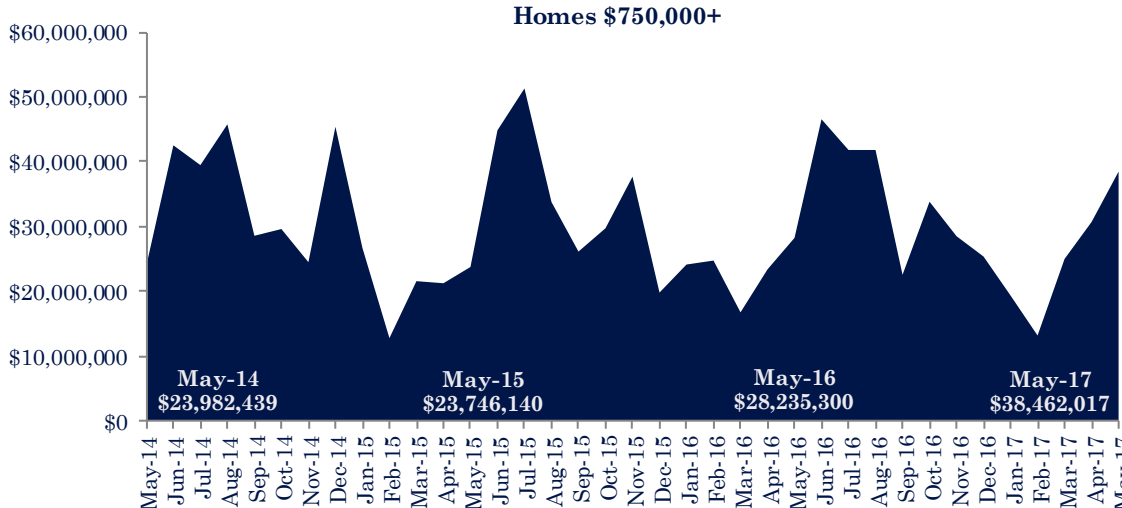
Median Sales Price Versus Previous Years Homes \$750,000+



Median Sales Price Homes \$750,000+



Total Dollar Volume Sold Homes \$750,000+



Total Volume sold this May was 36.2% higher than the same month one year ago.

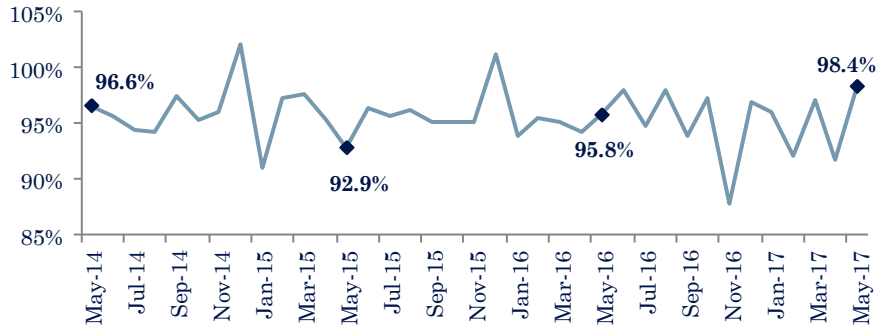
Chester County, Pennsylvania - May 2017

In May, the average sale price for homes more than \$750,000 was 98.4% of the average list price, which is 2.6% higher than at this time last year.

This month, the average number of days on market was 75, lower than the average last year, which was 97, a decrease of 22.7%.

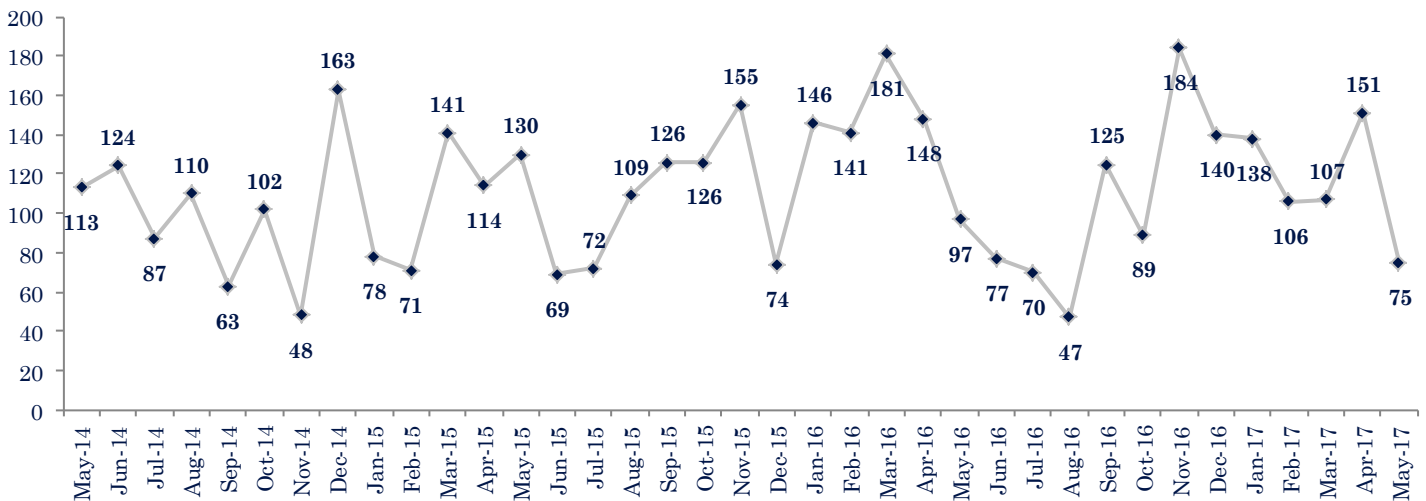
Sale Price as % of List Price

Homes \$750,000+



Days on Market

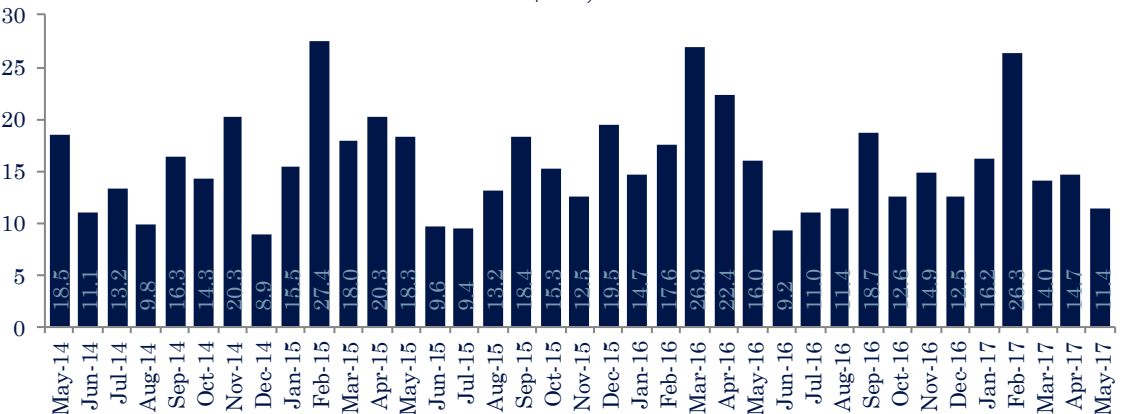
Homes \$750,000+



Months of Supply

Homes \$750,000+

In May, there were 11.4 months of supply available, compared to 16.0 in May of 2016. That is a decrease of 28.8% versus a year ago.



Chester County, Pennsylvania - May 2017

References & Definitions

CHESTER, PA: LISTING SOURCE, REPORTING AREA, & DEFINITION

Based on data supplied by the TREND MLS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace.

This report includes coverage for the county of Chester, Pennsylvania only.

Analysis dates all regions are May 1, 2014 through May 31, 2017.

Contacts & Disclaimers

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"# 1 Seller of Luxury Home in Mid-Atlantic" based on data provided by local area Multiple Listing Services and their member Associations of REALTORS®. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Analysis dates are May 1, 2014 through May 31, 2017".

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