



2018 Housing Report

Annual Survey of Housing in Chester County

Including sections on housing prices and
the number of newly constructed units

Published June 2019





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Housing data in this report depict an overall increase in recent years in both the cost of units and the number of units built in Chester County. The number of new units sold was 7,480, making it the highest volume of sales since 2006 (See Figure 2). The median sales price for all units (including newly built and existing stock) for 2018 was \$340,000, making it the highest it has been since 1990 when the Planning Commission first began tracking this measure (See Figure 3). Since 2017, this measure increased by somewhat over \$3,000, a moderate increase of less than one percent. This modest rise likely reflects a shift to somewhat smaller lot sizes along with an increase in total sales.

The median sales price for new sales (units first sold during 2018) was \$444,000 making it the highest it has been since 2004. Since last year, this measure increased by \$12,000. The number of all units sold was 898, making it the highest volume of home sales since 2008 (See Figure 13).

As Figure 6 indicates, the most expensive school regions in which to purchase a home were Unionville-Chadds Ford (median sales price \$460,000) and Tredyffrin-Easttown (\$510,000). The least expensive school regions were Octorara and Coatesville Area school regions with median sales prices under \$230,000. The West Chester school region had the most sales in the county (1,357).

Last year, in 2017, single family detached units accounted for 30 percent of all newly constructed units, while multi-family units were at 39 percent (See Figure 21). But in 2018, there was a shift in types of new units. Single family detached units rose to 45 percent, while multi-family units dropped to only 9 percent. This shift is a reversal of a trend that began in 2014. At that time, multi-family units rose to 30% of all new units built in Chester County. In 2016, multi-family units represented half of all units built.

In 2018, multi-family units (or apartments) numbered 116, which was a drop from the 2017 value which was 656. However, from 2016 through the first quarter of 2019, the Planning Commission has observed no major drop in the number of proposals for apartments submitted for review. Also, Tax assessment data for the first quarter of 2019 indicate strong new apartment construction. As a result, we anticipate that apartments will rise in 2019.

This report displays sales prices at the county, school region, and municipal level. The school regions generally corresponding to Chester County's school districts, some of which include municipalities outside the county. However, school region information relates only to home sales within the county. Home prices are represented as median values. The median sales price is the middle figure of all sales. Average prices are not used because extremely high and/or low prices tend to misrepresent true housing values.

The data in this report represent housing types including newly built and existing single family detached, twins, townhouses, and apartments. Some transactions, such as \$1.00 sales, are not included because they would misrepresent actual housing costs. Mobile homes are not included because the data are not comparable to other housing sales. Rental costs are not included.

Methodology

Sources: The data for this report were obtained from the Chester County Department of Assessment. Median costs and other figures were calculated by the Chester County Planning Commission.

County Housing Data

Figure 1 shows the number of housing sales and median sales prices of all transactions in Chester County on a yearly basis beginning in 1990. The number of sales from 2017 to 2018 increased by 400 housing units. From 1999 to 2005, sales were at peak levels in excess of 9,000 housing units per year. The volume of sales in 2018 remains well below the peak.

Figure 1
Number of sales and median sales price in Chester County, 1990–2018

The median sales price in 2018 increased to the highest level since 1990.

Year	Number of sales	Percent change*	Median sale price	Percent change*
1990	5,109	-15.6%	\$149,000	2.8%
1991	4,725	-7.5%	\$146,000	-2.0%
1992	6,289	33.1%	\$150,000	2.7%
1993	6,475	2.9%	\$151,000	0.6%
1994	6,256	-3.4%	\$155,000	2.6%
1995	5,702	-8.8%	\$155,000	0.0%
1996	6,095	6.9%	\$156,250	0.8%
1997	7,257	19.1%	\$169,000	8.2%
1998	8,613	18.7%	\$170,000	0.6%
1999	9,290	7.9%	\$179,900	5.8%
2000	9,241	-0.5%	\$188,000	4.5%
2001	9,083	-1.7%	\$200,000	6.4%
2002	9,212	1.4%	\$224,900	12.5%
2003	10,240	11.2%	\$245,000	8.9%
2004	9,492	-7.3%	\$265,000	8.2%
2005	9,333	-1.7%	\$295,000	11.3%
2006	8,336	-10.7%	\$302,800	2.6%
2007	7,335	-12.0%	\$312,500	3.2%
2008	5,911	-19.4%	\$300,000	-4.0%
2009	5,413	-8.4%	\$276,700	-7.8%
2010	5,188	-4.2%	\$295,000	6.6%
2011	4,952	-4.5%	\$290,000	-1.7%
2012	6,067	22.5%	\$282,500	-2.6%
2013	6,967	14.8%	\$297,000	5.3%
2014	6,293	-10.7%	\$315,000	5.7%
2015	6,772	7.6%	\$310,000	-1.6%
2016	6,871	1.5%	\$316,500	2.1%
2017	7,080	3.0%	\$337,000	6.5%
2018	7,480	5.6%	\$340,000	0.9%

* Percent change from previous year

The Great Recession

County Housing Data

Figures 2 and 3 illustrate the number of home sales and the median sales price of homes sold in Chester County.

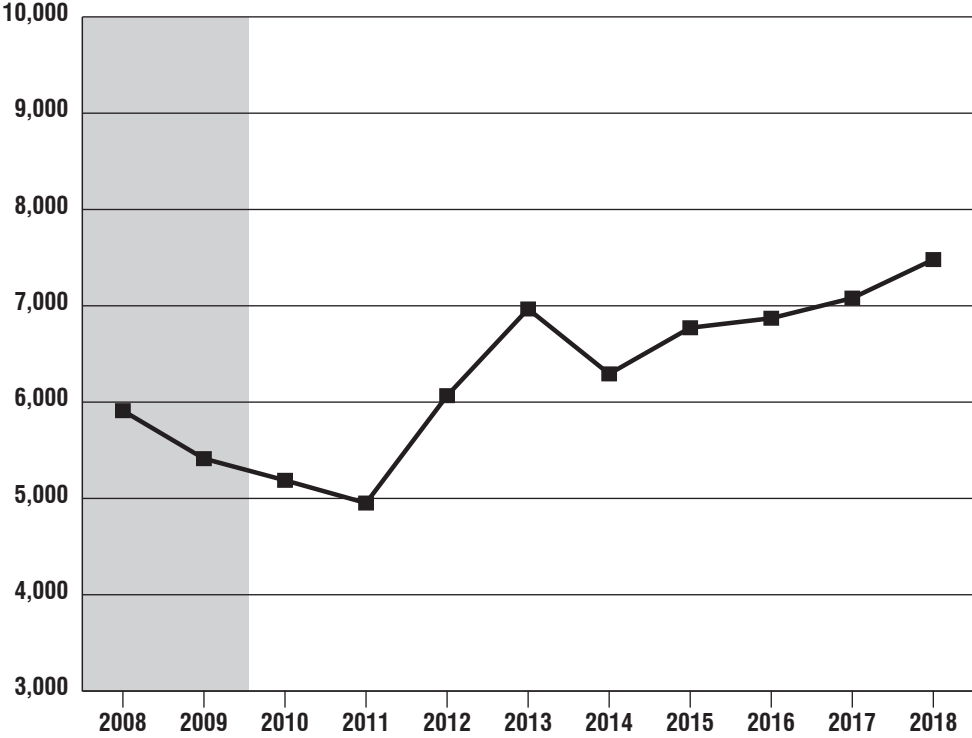


Figure 2
Number of sales in Chester County, 2008–2018

The Great Recession

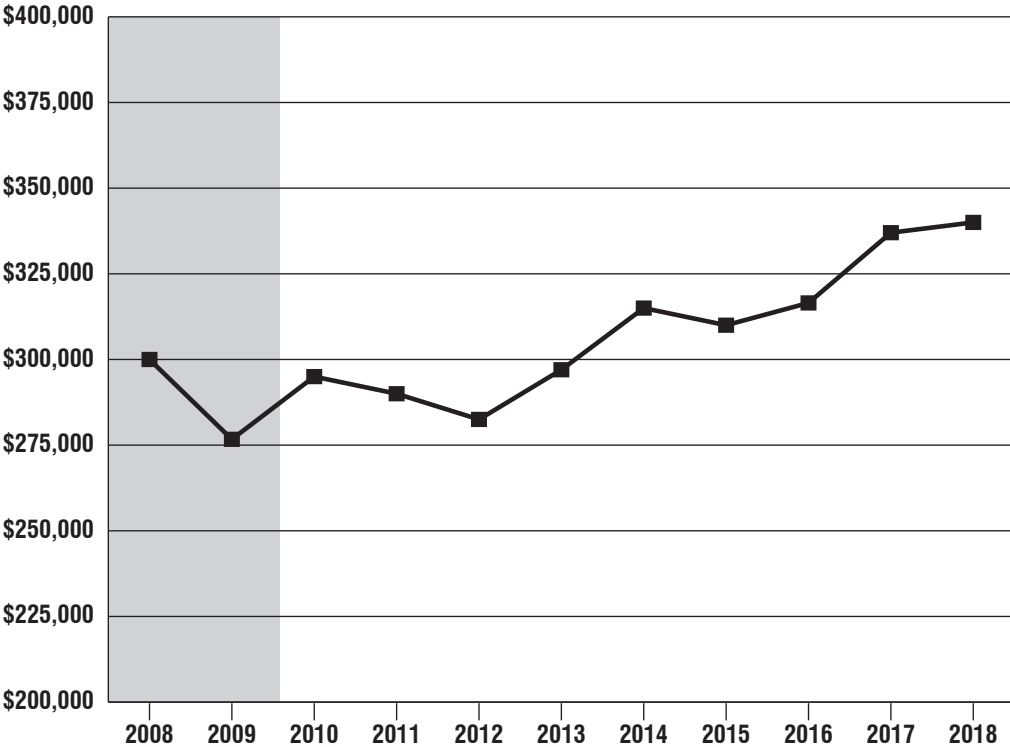


Figure 3
Median sale price in Chester County, 2008–2018

The Great Recession

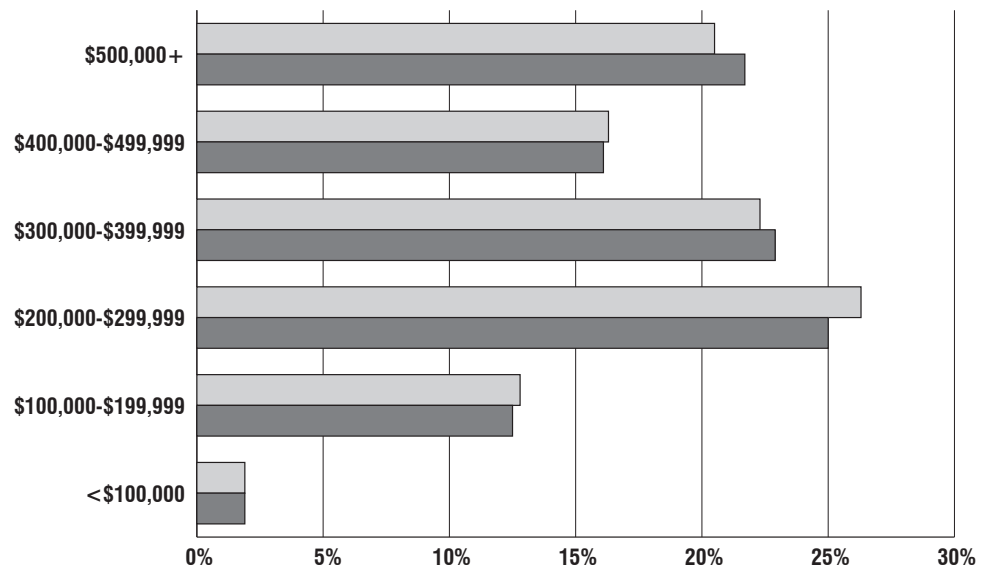
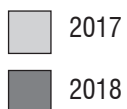
County Housing Data

Figure 4 identifies the number and percentage of sales that occurred in specific price ranges for 2017 and 2018. **Figure 5** illustrates the percentage of sales within several price ranges.

Figure 4
Sales and percent of total sales in Chester County, 2017 & 2018

Price range	2017 sales	2017 Percent of total sales	2018 sales	2018 Percent of total sales
<\$50,000	30	0.4%	27	0.4%
\$50,000–\$99,999	103	1.5%	112	1.5%
\$100,000–\$149,999	280	4.0%	261	3.5%
\$150,000–\$199,999	625	8.8%	671	9.0%
\$200,000–\$249,999	901	12.7%	895	12.0%
\$250,000–\$299,999	964	13.6%	976	13.0%
\$300,000–\$349,999	839	11.9%	917	12.3%
\$350,000–\$399,999	737	10.4%	797	10.7%
\$400,000–\$449,999	699	9.9%	690	9.2%
\$450,000–\$499,999	453	6.4%	512	6.8%
\$500,000–\$599,999	597	8.4%	697	9.3%
\$600,000–\$749,999	498	7.0%	521	7.0%
\$750,000–\$999,999	246	3.5%	273	3.6%
\$1,000,000 and over	108	1.5%	131	1.8%
Total	7,080	100.0%	7,480	100.0%

Figure 5
Share of total home sales in Chester County, 2017 & 2018



School Region Housing Data

Housing data are aggregated for thirteen school regions in Chester County, which are based on school district boundaries. Spring City is included in the Northern school region with the municipalities that make up Owen J. Roberts school district. The school regions do not include any municipalities outside Chester County even though some school districts extend beyond the county limits. **Figure 6** shows that the West Chester Area school region had the highest number of home sales, which was also the case in 2017. The Tredyffrin-Easttown school region had the highest median sales price in 2018, as it also did in 2017. **Figure 7** illustrates the geographic pattern of housing prices by school regions.

School Region	2017 Number of sales	2017 Median sales price	2018 Number of sales	2018 Median sales price
1. Avon Grove	323	\$337,000	392	\$324,700
2. Coatesville Area	859	\$225,000	928	\$220,000
3. Downingtown Area	1,015	\$375,000 •	1,117	\$394,300 •
4. Great Valley	593	\$427,170 •	679	\$436,000 •
5. Kennett Area	310	\$365,000 •	332	\$385,000 •
6. Northern	612	\$350,000 •	525	\$329,900
7. Octorara	138	\$209,500	167	\$227,600
8. Oxford Area	193	\$265,000	227	\$277,000
9. Phoenixville Area	533	\$260,000	570	\$272,500
10. Tredyffrin-Easttown	717	\$510,000 •	713	\$533,000 •
11. Twin Valley	140	\$281,500	144	\$263,900
12. Unionville-Chadds Ford	287	\$460,000 •	329	\$478,400 •
13. West Chester Area	1,360	\$365,000 •	1,357	\$375,000 •
Chester County	7,080	\$337,000	7,480	\$340,000

• Above the County median

Figure 6
Sales and cost by school region, 2017 & 2018

- School Regions**
1. Avon Grove
 2. Coatesville Area
 3. Downingtown Area
 4. Great Valley
 5. Kennett Area
 6. Northern
 7. Octorara
 8. Oxford Area
 9. Phoenixville Area
 10. Tredyffrin-Easttown
 11. Twin Valley
 12. Unionville/Chadds Ford
 13. West Chester Area

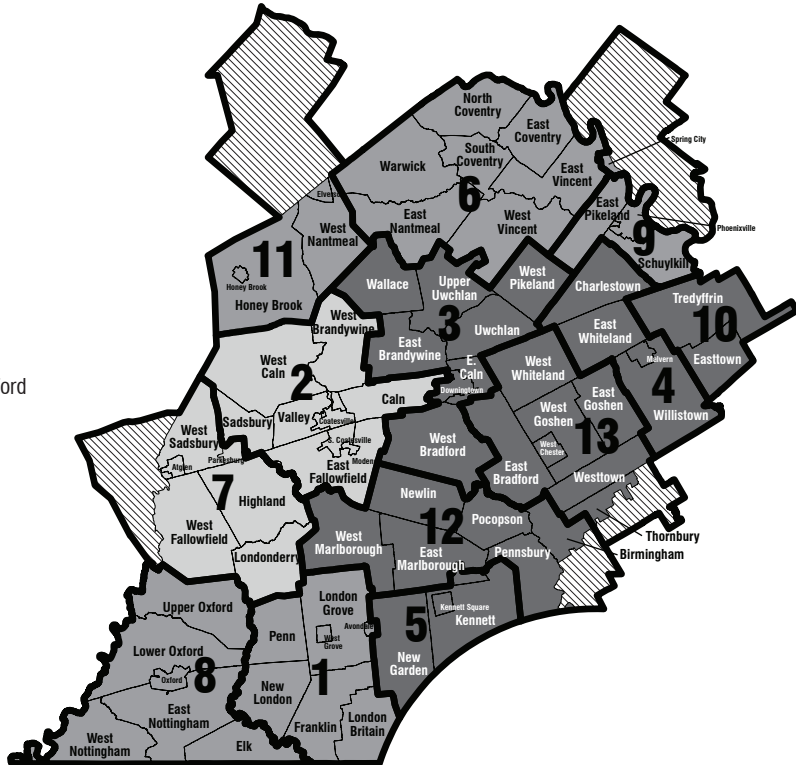


Figure 7
Median sale prices by school region, 2018

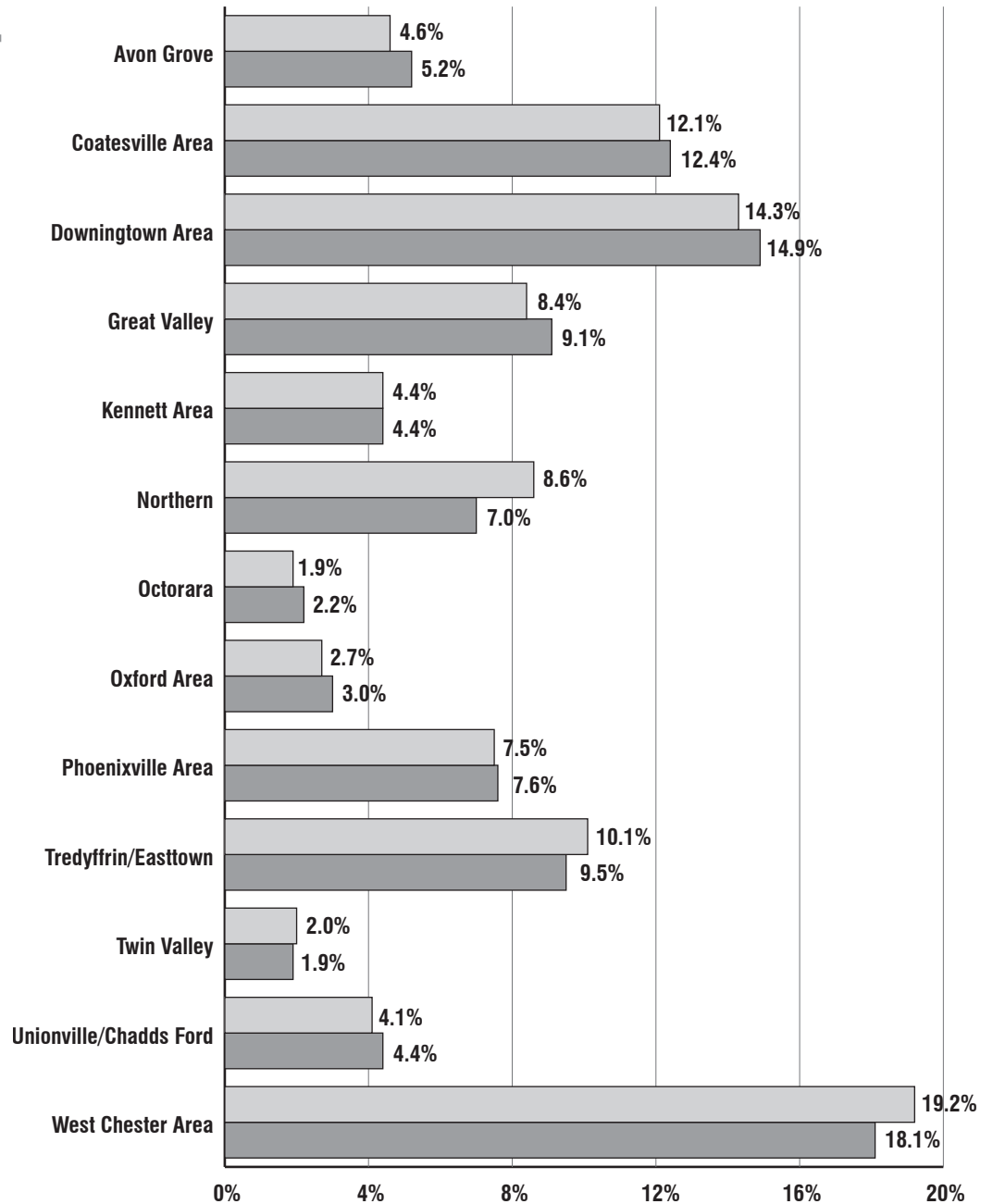
- Less than \$250,000
- \$250,000–\$350,000
- More than \$350,000
- Portions of School Districts outside of Chester County

School Region Housing Data

Figure 8 shows the percentage of home sales in Chester County by school region.

Figure 8
Percent of total number of county sales by school region, 2017 & 2018

2017
2018



Figures 9 and 10 illustrate the geographic distribution of sales and prices of housing by municipality. The number of sales and median home prices for municipalities for 2017 and 2018 are shown in **Figure 11** on the following pages.

Municipal Housing Data

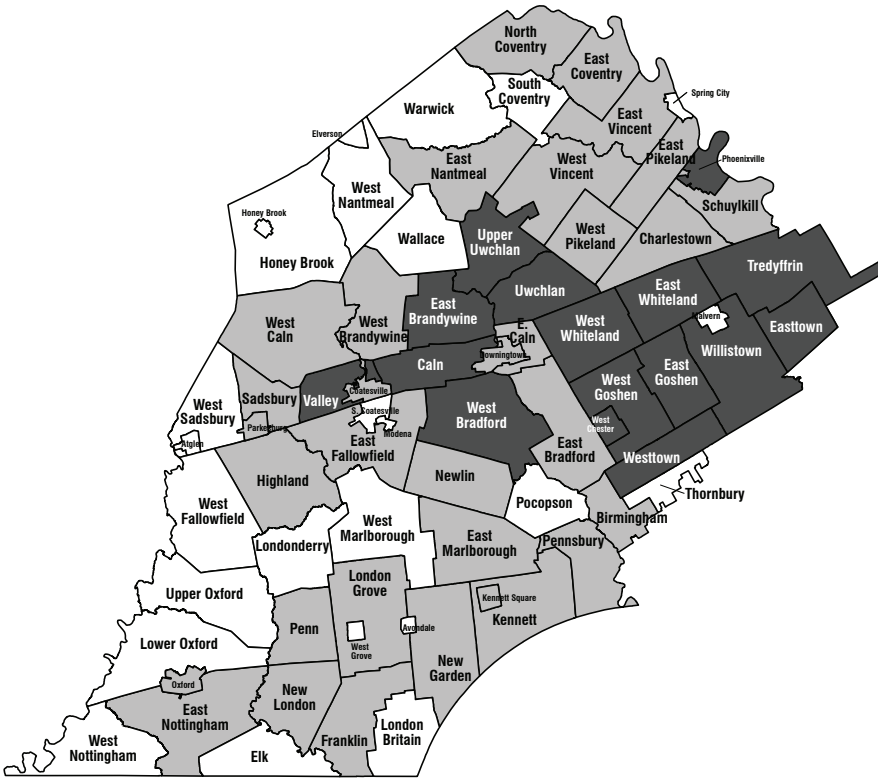


Figure 9

Total number of housing sales by municipality, 2018

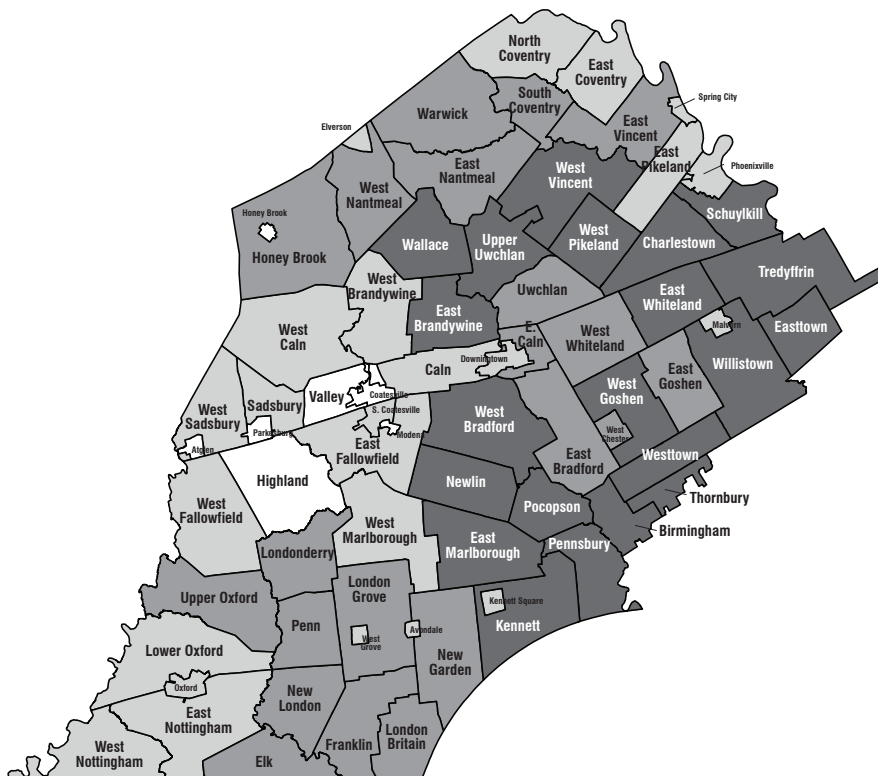
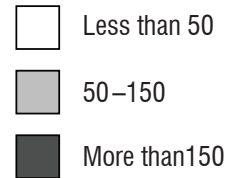
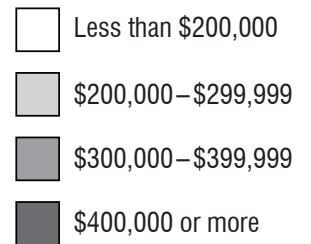


Figure 10

Median sales prices by municipality, 2018



Municipal Housing Data

Figure 11
Housing unit sales
by municipality,
2017 & 2018

- ▽ 10 or fewer sales
- △ 200 or more sales
- ▼ Less than \$200,000
- ▲ \$400,000 or more

Municipality	2017		2018	
	Number of sales	Median sales price	Number of sales	Median sales price
Atglen	12	\$184,500 ▼	19	\$199,500 ▼
Avondale	11	\$225,000	17	\$219,900
Birmingham	62	\$537,500 ▲	75 △	\$541,000 ▲
Caln	258 △	\$224,450	277	\$219,000
Charlestown	90	\$482,694 ▲	128	\$516,595 ▲
Coatesville	103	\$90,750 ▼	122	\$83,500
Downingtown	103	\$223,500	116	\$239,450
East Bradford	122	\$400,000 ▼	137	\$390,000
East Brandywine	167	\$395,000	171	\$405,000 ▲
East Caln	56	\$313,000	69	\$320,000
East Coventry	90	\$251,500	95	\$264,000
East Fallowfield	101	\$250,000	116	\$265,000
East Goshen	347 △	\$350,000	353 △	\$365,000
East Marlborough	130	\$410,000 ▲	139	\$415,000 ▲
East Nantmeal	18	\$434,000 ▲	15	\$345,000
East Nottingham	87	\$284,000	106	\$299,450
East Pikeland	133	\$295,000	130	\$293,000
East Vincent	113	\$350,000	82	\$324,305
East Whiteland	258 △	\$456,389 ▲	270 △	\$440,205 ▲
Easttown	157	\$649,000 ▲	158	\$618,000 ▲
Elk	13	\$340,000	12	\$343,500
Elverson	26	\$253,500	40	\$248,750
Franklin	38	\$390,500	60	\$364,950
Highland	8 ▽	\$225,450	6 ▽	\$190,500
Honey Brook Boro.	25	\$212,000	34	\$187,250
Honey Brook Twp.	71	\$314,090	48	\$328,950
Kennett	130	\$405,000 ▲	128 △	\$447,500 ▲
Kennett Square	52	\$225,000	57	\$242,300
London Britain	22	\$415,000 ▲	33 △	\$380,000
London Grove	93	\$357,500	97	\$364,000
Londonderry	29	\$329,900	45	\$300,000
Lower Oxford	22	\$221,950	34	\$250,000
Malvern	45	\$339,900	48	\$222,500
Modena	2 ▽	\$230,000	8	\$87,250
New Garden	128	\$394,950	147	\$390,000
New London	64	\$374,950	62 △	\$392,500
Newlin	8 ▽	\$427,500 ▲	15	\$650,000 ▲

Municipal Housing Data

Municipality	2017		2018	
	Number of sales	Median sales price	Number of sales	Median sales price
North Coventry	103	\$240,000	91	\$255,000
Oxford	40	\$206,250	52	\$211,450
Parkesburg	51	\$164,900 ▼	59	\$190,000 ▼
Penn	57	\$330,000	81	\$305,000
Pennsbury	47	\$550,000 ▲	52	\$535,500 ▲
Phoenixville	303 △	\$222,000	333 △	\$240,000
Pocopson	36	\$502,500 ▲	43	\$524,900 ▲
Sadsbury	68	\$210,066	72	\$227,500
Schuylkill	97	\$415,000 ▲	107	\$416,000 ▲
South Coatesville	20	\$210,500	28	\$205,500
South Coventry	35	\$324,991	40	\$314,950
Spring City	38	\$174,450 ▼	36	\$222,450
Thornbury	38	\$487,000 ▲	38	\$566,750 ▲
Tredyffrin	560 △	\$472,500 ▲	555 △	\$499,900 ▲
Upper Oxford	17	\$285,000	14	\$303,500
Upper Uwchlan	164	\$440,000 ▲	182	\$458,500 ▲
Uwchlan	270 △	\$400,000 ▲	254 △	\$397,500
Valley	156	\$198,750 ▼	159	\$193,400 ▼
Wallace	34	\$427,000 ▲	43	\$462,500 ▲
Warwick	24	\$362,450	28	\$305,000
West Bradford	188	\$344,000	229 △	\$419,900 ▲
West Brandywine	83	\$275,000	71	\$280,000
West Caln	68	\$269,500	75	\$250,000
West Chester	190	\$348,950	161	\$364,000
West Fallowfield	17	\$289,000	15	\$225,000
West Goshen	258 △	\$380,000	228 △	\$410,000 ▲
West Grove	38	\$212,500	42	\$229,950
West Marlborough	4 ▽	\$257,450	5 ▽	\$240,000
West Nantmeal	18	\$304,000	22	\$334,000
West Nottingham	14	\$231,500	9	\$230,000
West Pikeland	33	\$532,000 ▲	53 ▽	\$485,000 ▲
West Sadsbury	21	\$235,000	23	\$232,000
West Vincent	191	\$444,400 ▲	138	\$446,633 ▲
West Whiteland	255 △	\$315,000	260 △	\$316,750
Westtown	150	\$400,000 ▲	180	\$445,000 ▲
Willistown	200 △	\$381,000	233 △	\$408,000 ▲
Chester County	7,080	\$337,000	7,480	\$340,000

* Less than 5 sales

Source: Chester County Department of Assessment

Municipal Housing Data

Figure 12
Highest and lowest median sales prices by municipality, 2018

Figure 12 shows the ten municipalities in Chester County with the highest median sales prices and the ten municipalities with the lowest median sales prices. Only those municipalities with at least ten home sales are listed.

Highest median prices

Municipality*	2017 Rank	2018 Number of sales	2018 Median sales prices
1. Newlin	**	15	\$650,000
2. Easttown	1	158	\$618,000
3. Thornbury	6	38	\$566,750
4. Birmingham	3	75	\$541,000
5. Pennsbury	2	52	\$535,500
6. Pocopson	5	43	\$524,900
7. Charlestown	7	128	\$516,595
8. Tredyffrin	8	555	\$499,900
9. West Pikeland	4	53	\$485,000
10. Wallace	13	43	\$462,500

Lowest median prices

Municipality*	2017 Rank	2018 Number of sales	2018 Median sales prices
1. Coatesville City	1	122	\$83,500
2. Parkesburg	2	59	\$190,000
3. Honey Brook Borough	9	34	\$187,250
4. Valley	5	159	\$193,400
5. Atglen Borough	4	19	\$199,500
6. South Coatesville	8	28	\$205,500
7. Oxford Borough	6	52	\$211,450
8. Caln	14	277	\$219,000
9. Avondale	**	17	\$219,900
10. Spring City Borough	3	36	\$222,450

* With at least 10 sales.

** In the previous year, was not in the highest or lowest rank, or had fewer than 10 sales.

New Housing Unit Sales

This section includes data for new homes sold in Chester County. These homes may have been built or entered on the tax rolls in the year(s) before they were sold. These home sales were also included in the total sales data in the previous sections of this profile. **Figure 13** gives the number of sales and median prices of all new housing units sold since 2004, the year in which the Planning Commission began calculating data for new housing. The number of new units sold in 2018, was the highest since 2008.

Year	Number of sales	Percent change*	Median sale price	Percent change*
2004	1,471	n/a	\$317,100	n/a
2005	1,363	-7.3%	\$371,600	17.2%
2006	1,353	-0.7%	\$399,100	7.4%
2007	1,151	-14.9%	\$426,200	6.8%
2008	1,019	-11.5%	\$372,800	-12.5%
2009	668	-34.5%	\$308,300	-17.3%
2010	598	-10.5%	\$350,100	13.9%
2011	533	-10.9%	\$353,400	0.9%
2012	593	11.3%	\$365,000	3.3%
2013	716	20.7%	\$376,000	3.0%
2014	613	-14.4%	\$386,000	2.7%
2015	475	-22.5%	\$347,450	-10.0%
2016	451	-5.1%	\$411,000	18.3%
2017	720	59.6%	\$432,305	5.1%
2018	898	24.7%	\$444,305	2.8%

* Percent change from previous year

Figure 13
New housing unit sales
Chester County,
2004–2018

The number of new units sold annually has increased to a level not seen since 2008.

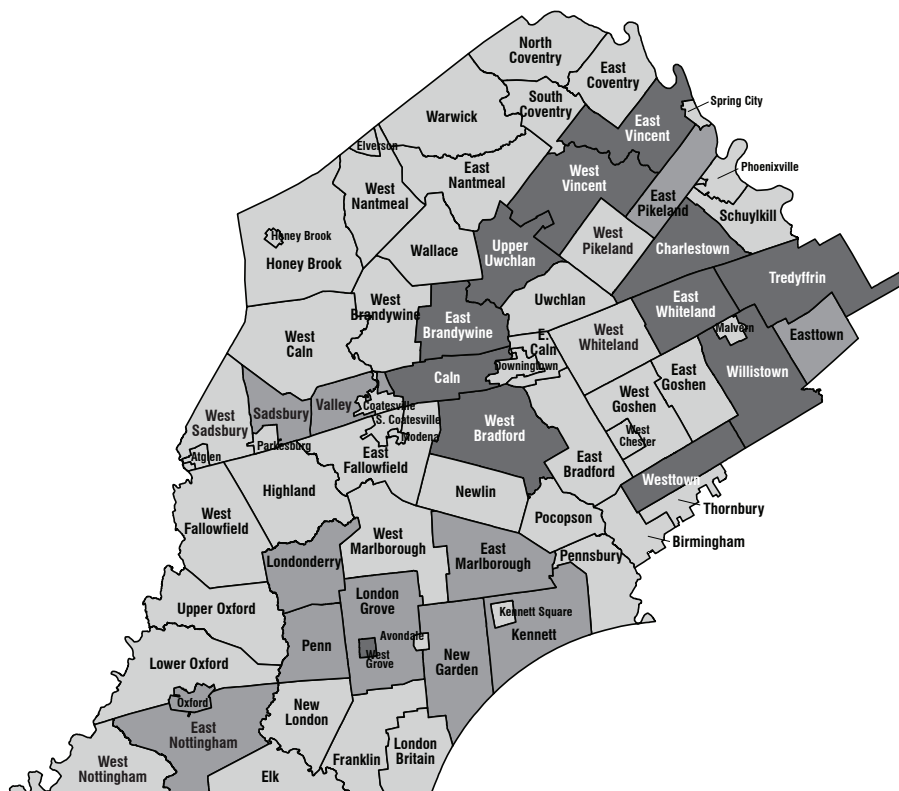


Figure 14
Total number of new housing
unit sales by municipality,
2018

Less than 10
10–20
More than 20

New Housing Unit Sales

Figures 15 and 16 illustrate the trends in the number of sales and median prices of new homes in Chester County.

Figure 15
Number of new housing units sold in Chester County, 2008–2018

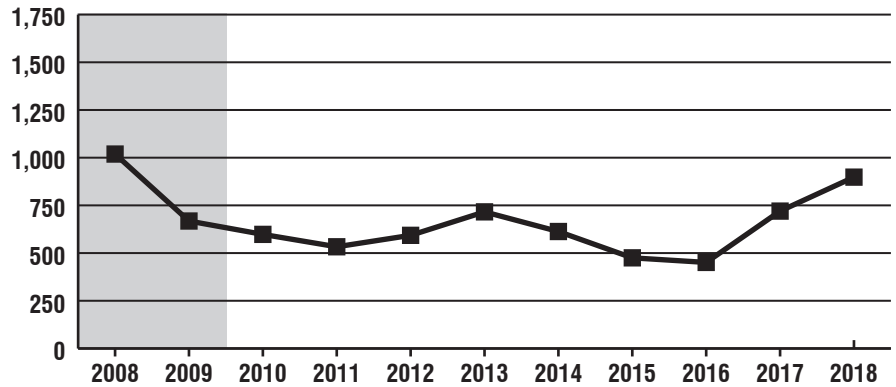
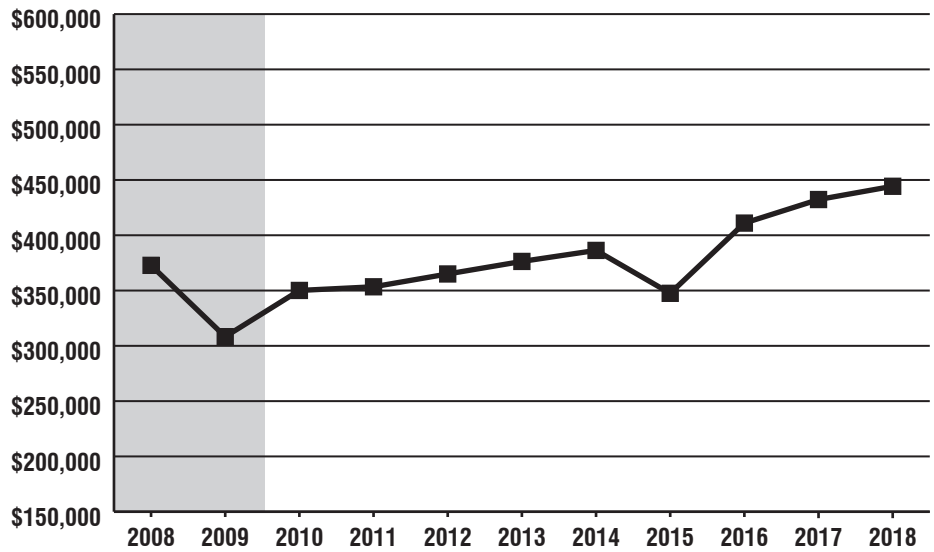


Figure 16
Median sale prices of new housing units in Chester County, 2008–2018



 The Great Recession

New Housing Unit Sales

Figure 17 identifies the number and percentage of new home sales that occurred in specific price ranges.

Price range	2017 Sales	2017 Percent of total sales	2018 Sales	2018 Percent of total sales
< \$200,000	6	0.8%	15	1.7%
\$200,000–\$299,999	86	11.9%	88	9.8%
\$300,000–\$399,999	205	28.5%	244	27.2%
\$400,000–\$499,999	154	21.4%	191	21.3%
\$500,000–\$749,999	222	30.8%	260	29.0%
\$750,000 and over	47	6.5%	100	11.1%
Total	720	100.0%	898	100.0%

Figure 17
New housing unit sales, by price range in Chester County, 2017 & 2018

Figure 18 shows the number of sales and median sales prices of new housing units for the school regions.

School Region	2017 New units, number of sales	2017 Median sales price	2018 New units, number of sales	2018 Median sales price
Avon Grove	30	\$434,500	43	\$379,500
Coatesville Area	86	\$309,700	73	\$302,500
Downingtown Area	75	\$552,900	179	\$500,000
Great Valley	185	\$520,000	237	\$514,800
Kennett Area	16	\$355,800	30	\$355,400
Northern	165	\$411,700	110	\$375,000
Octorara	5	\$389,400	16	\$374,200
Oxford Area	23	\$313,500	28	\$281,500
Phoenixville Area	11	\$297,000	45	\$337,700
Tredyffrin-Easttown	37	\$619,300	49	\$625,700
Twin Valley	12	\$286,400	4	\$335,000
Unionville-Chadds Ford	17	\$426,400	21	\$473,100
West Chester Area	58	\$458,900	63	\$723,900
Chester County	720	\$432,300	898	\$444,300

Figure 18
New housing unit sales, by school region, 2017 & 2018

* Less than 10 sales of new units

New Housing Unit Sales

Figure 19
New housing unit sales
by municipality,
2017 & 2018

See **Figure 11** for
ALL housing unit sales

- ▼ Less than \$300,000
- ▲ \$400,000 or more

Municipality	2017		2018	
	New units, number of sales	Median sales price	New units, number of sales	Median sales price
Atglen	0	*	1	*
Avondale	2	*	0	*
Birmingham	0	*	0	*
Caln	29	\$337,090	27	\$344,651
Charlestown	18	\$540,405 ▲	41	\$638,409 ▲
Coatesville	1	*	3	*
Downingtown	1	*	1	*
East Bradford	0	*	1	*
East Brandywine	40	\$396,250	67	\$417,000 ▲
East Caln	0	*	1	*
East Coventry	5	\$314,900	1	*
East Fallowfield	0	*	1	*
East Goshen	3	*	3	*
East Marlborough	11	\$424,800 ▲	19	\$473,053 ▲
East Nantmeal	0	*	2	*
East Nottingham	21	\$317,097	14	\$363,215
East Pikeland	1	*	13	\$562,780 ▲
Easttown	2	*	12	\$598,096 ▲
East Vincent	39	\$330,533	22	\$289,618 ▼
East Whiteland	162	\$510,973 ▲	172	\$478,370 ▲
Elk	0	*	0	*
Elverson	0	*	0	*
Franklin	3	*	2	*
Highland	0	*	0	*
Honey Brook Boro.	1	*	0	*
Honey Brook Twp.	8	\$286,433 ▼	2	*
Kennett	0	*	10	\$390,583
Kennett Square	7	\$225,000 ▼	7	\$359,000
London Britain	0	*	1	*
Londonderry	5	\$389,430	14	\$378,512.5
London Grove	18	\$449,569 ▲	15	\$424,723 ▲
Lower Oxford	0	*	3	*
Malvern	4	*	3	*
Modena	0	*	0	*
New Garden	9	\$361,765	13	\$332,471
Newlin	0	*	0	*
New London	7	\$420,685 ▲	7	\$409,000 ▲

New Housing Unit Sales

Municipality	2017		2018	
	New units, number of sales	Median sales price	New units, number of sales	Median sales price
North Coventry	1	*	1	*
Oxford	2	*	10	\$229,450 ▼
Parkesburg	0	*	1	*
Penn	0	*	18	\$266,900 ▼
Pennsbury	5	\$685,000 ▲	1	*
Phoenixville	9	\$287,700 ▼	30	\$319,515
Pocopson	1	*	0	*
Sadsbury	22	\$257,577 ▼	20	\$283,489 ▼
Schuylkill	1	*	2	*
South Coatesville	3	*	5	\$251,363 ▼
South Coventry	1	*	9	\$270,500 ▼
Spring City	0	*	0	*
Thornbury	0	*	1	*
Tredyffrin	35	\$642,049 ▲	37	\$627,703 ▲
Upper Oxford	0	*	1	*
Upper Uwchlan	5	\$677,109 ▲	32	\$673,732 ▲
Uwchlan	0	*	0	*
Valley	23	\$297,420 ▼	14	\$284,975 ▼
Wallace	0	*	1	*
Warwick	0	*	0	*
West Bradford	28	\$600,365 ▲	77	\$518,925 ▲
West Brandywine	5	\$476,323 ▲	3	*
West Caln	3	*	0	*
West Chester	10	\$305,246	5	\$469,100 ▲
West Fallowfield	0	*	0	*
West Goshen	9	\$689,900 ▲	6	\$566,679 ▲
West Grove	0	*	0	*
West Marlborough	0	*	1	*
West Nantmeal	3	*	2	*
West Nottingham	0	*	0	*
West Pikeland	1	*	0	*
West Sadsbury	0	*	0	*
Westtown	27	\$380,000	44	\$761,525 ▲
West Vincent	119	\$424,600 ▲	75	\$395,627
West Whiteland	9	\$497,978 ▲	3	*
Willistown	1	*	21	\$468,722 ▲
Chester County	720	\$432,305	898	\$444,305 ▲

* Less than 5 sales of new units

Source: Chester County Department of Assessment

New Housing Units Built¹

Figure 20
New housing units built
2000–2018

A total of 1,355 new units were built in 2018. This is a 19% drop from 2017.

¹For this report the term "built" describes new units that have been recorded by the County tax assessment office in a given year as being completed, which may not reflect when the unit was physically constructed or granted an occupancy permit.

Figure 20 identifies new housing units built on an annual and cumulative basis beginning in 2000. Since the Great Recession, the number of new units built annually has been less than 1,700.

Year	Total new housing units built	Percent change	Cumulative new housing units built ^a	Percent change
2000	3,168	NA	3,168	NA
2001	3,980	26%	7,148	NA
2002	3,656	-8%	10,804	51.1%
2003	3,284	-10%	14,088	30.4%
2004	3,710	13%	17,798	26.3%
2005	3,629	-2%	21,427	20.4%
2006	3,227	-11%	24,654	15.1%
2007	2,747	-15%	27,401	11.1%
2008	2,178	-21%	29,579	7.9%
2009	1,632	-25%	31,211	5.5%
2010	1,306	-20%	32,517	4.2%
2011	994	-24%	33,511	3.1%
2012	1,305	31%	34,816	3.9%
2013	1,250	-4%	36,066	3.6%
2014	1,377	10%	37,443	3.8%
2015	1,444	5%	38,887	3.9%
2016	1,426	-1%	40,313	3.7%
2017	1,675	17%	41,990	4.2%
2018	1,355	-19%	43,345	3.2%

^aBase year 2000.

Source: Prepared by CCPC with data from the Chester County Department of Assessment.

The Great Recession

Figure 21
Type of new housing units built
2010–2018

Multi-family units dropped substantially in 2018, from 656 in 2017, to 166.

Figure 21 identifies the types of new units built since 2010, when information first became available on unit type.

Year	Single-family detached units built (% of total)	Single-family Attached* units built (% of total)	Multi-family units built (% of total)	Total family units built (% of total)
2010	671 (51%)	478 (37%)	157 (12%)	1,306 (100%)
2011	494 (50%)	359 (36%)	141 (14%)	994 (100%)
2012	589 (45%)	361 (28%)	355 (27%)	1,305 (100%)
2013	710 (58%)	287 (23%)	235 (19%)	1,232 (100%)
2014	641 (47%)	321 (23%)	415 (30%)	1,377 (100%)
2015	490 (34%)	311 (22%)	643 (45%)	1,444 (100%)
2016	430 (30%)	288 (20%)	708 (50%)	1,426 (100%)
2017	508 (30%)	511 (31%)	656 (39%)	1,675 (100%)
2018	612 (45%)	627 (46%)	116 (9%)	1,355 (100%)

* Includes twins and townhouses.

New Housing Units Built ¹

Figure 22

New housing units built
2018

Municipality	2018			Total built
	Single-family detached units built	Single-family attached units built*	Multi-family units built	
Atglen	2	0	0	2
Avondale	0	0	0	0
Birmingham	1	0	0	1
Caln	34	3	0	37
Charlestown	15	44	0	59
Coatesville	4	0	0	4
Downingtown	2	0	0	2
East Bradford	5	0	0	5
East Brandywine	39	47	0	86 ⁴
East Caln	2	0	0	2
East Coventry	1	0	0	1
East Fallowfield	1	0	0	1
East Goshen	2	2	0	4
East Marlborough	7	17	0	24
East Nantmeal	4	0	0	4
East Nottingham	14	1	0	15
East Pikeland	14	0	0	14
East Vincent	8	28	0	36
East Whiteland	25	187	0	212 ¹
Easttown	16	11	0	27
Elk	2	0	0	2
Elverson	0	0	0	0
Franklin	4	0	0	4
Highland	0	0	0	0
Honey Brook Boro	0	0	0	0
Honey Brook Twp	4	3	55	62
Kennett	9	8	0	17
Kennett Square	2	6	0	8
London Britain	5	0	0	5
London Grove	25	1	0	26
Londonderry	11	7	0	18
Lower Oxford	7	0	0	7
Malvern	4	1	0	5
Modena	1	0	0	1
New Garden	4	12	0	16
New London	11	0	0	11
Newlin	4	0	0	4

A total of 1,355 new units were built in 2018. These units may or may not have been sold in 2018. A total of 116 (9%) were multi-family units.

[#] Top 5 by total units.

¹For this report the term "built" describes new units that have been recorded by the County tax assessment office in a given year as being completed, which may not reflect when the unit was physically constructed or granted an occupancy permit.

*These units include townhouses and twins.

New Housing Units Built ¹

Figure 22 (cont.)

New housing units built
2018

Municipality	2018			Total built
	Single-family detached units built ^a	Single-family attached units built ^a	Multi-family units built	
North Coventry	1	0	0	1
Oxford	5	1	61	67 ⁵
Parkesburg	1	0	0	1
Penn	4	25	0	29
Pennsbury	1	0	0	1
Phoenixville	4	36	0	40
Pocopson	1	0	0	1
Sadsbury	26	4	0	30
Schuylkill	2	0	0	2
South Coatesville	0	5	0	5
South Coventry	3	0	0	3
Spring City	1	0	0	1
Thornbury	1	0	0	1
Tredyffrin	7	46	0	53
Upper Oxford	4	0	0	4
Upper Uwchlan	37	3	0	40
Uwchlan	1	0	0	1
Valley	23	0	0	23
Wallace	4	0	0	4
Warwick	0	0	0	0
West Bradford	70	23	0	93 ⁶
West Brandywine	0	0	0	0
West Caln	10	0	0	10
West Chester	0	13	0	13
West Fallowfield	1	0	0	1
West Goshen	1	3	0	4
West Grove	0	0	0	0
West Marlborough	0	0	0	0
West Nantmeal	5	0	0	5
West Nottingham	0	0	0	0
West Pikeland	0	0	0	0
West Sadsbury	0	0	0	0
West Vincent	43	68	0	111 ²
West Whiteland	5	0	0	5
Westtown	46	12	0	58
Willistown	16	10	0	26
Chester County	612	627	116	1,355

New Housing Units Built¹

Figure 23

Density of single-family units on single-use lots
2018

In 2018, a total of 1,239 new detached and attached single family units were built with a density of 1.4 units per acre.

Municipality	2018		Municipality	2018	
	Single-family detached and attached units built ^a	Average Density (units per acre) ^b		Single-family detached and attached units built ^a	Average Density (units per acre) ^b
Atglen	2	2.0	North Coventry	1	0.5
Avondale	0	0.0	Oxford	6	4.7
Birmingham	1	0.5	Parkesburg	1	2.5
Caln	37	4.8	Penn	29	0.8
Charlestown	57	3.6	Pennsbury	1	0.0
Coatesville	4	9.1	Phoenixville	40	24.2
Downingtown	2	2.7	Pocopson	1	0.2
East Bradford	5	0.3	Sadsbury	30	7.2
East Brandywine	86	3.5	Schuylkill	2	0.7
East Caln	2	0.9	South Coatesville	5	50.0
East Coventry	1	0.2	South Coventry	3	1.0
East Fallowfield	1	0.6	Spring City	1	0.5
East Goshen	4	1.4	Thornbury	1	0.5
East Marlborough	24	1.7	Tredyffrin	53	4.8
East Nantmeal	4	0.3	Upper Oxford	4	0.1
East Nottingham	15	2.1	Upper Uwchlan	40	3.2
East Pikeland	14	2.0	Uwchlan	1	0.2
East Vincent	36	0.7	Valley	23	4.2
East Whiteland	212	13.7	Wallace	4	0.1
Easttown	27	0.8	Warwick	0	0.0
Elk	2	0.6	West Bradford	93	1.3
Elverson	0	0.0	West Brandywine	5	1.4
Franklin	4	0.4	West Caln	5	0.5
Highland	0	0.0	West Chester	13	18.8
Honey Brook Boro	0	0.0	West Fallowfield	1	0.7
Honey Brook Twp	7	0.1	West Goshen	4	6.9
Kennett Square	8	15.4	West Grove	0	0.0
Kennett Twp	17	0.8	West Marlborough	0	0.0
London Britain	5	0.5	West Nantmeal	5	0.7
London Grove	25	2.1	West Nottingham	0	0.0
Londonderry	18	6.5	West Pikeland	0	0.0
Lower Oxford	7	0.3	West Sadsbury	2	0.4
Malvern	5	2.5	West Vincent	111	2.7
Modena	1	2.9	West Whiteland	5	1.8
New Garden	17	15.2	Westtown	58	2.5
New London	11	2.1	Willistown	26	3.2
Newlin	4	0.0	Chester County	1,239	1.4

¹ For this report the term "built" describes new units that have been recorded by the County tax assessment office in a given year as being completed, which may not reflect when the unit was physically constructed or granted an occupancy permit.

^a Excludes new single-family housing units on tax parcels with other residential or commercial structures and multi-family units.

^b Density is calculated using tax parcels. Single-family detached parcels include the house and all land in the lot. Many single-family attached parcels include only the footprint of the structures because land containing open space or parking is on separate parcels.

Source: Prepared by CCPC with data from the Chester County Department of Assessment