

Housing Report



Key Points

- **2019 Home construction and sales largely consistent with 2018.**
- **Median home sale prices continue to rise.**
- **Decrease in housing affordability.**
- **Type of construction likely partially causing increasing home costs.**
- **Construction is changing from apartments to single-family attached.**

Unit Construction

Unit Construction

Total 20 Year Trend

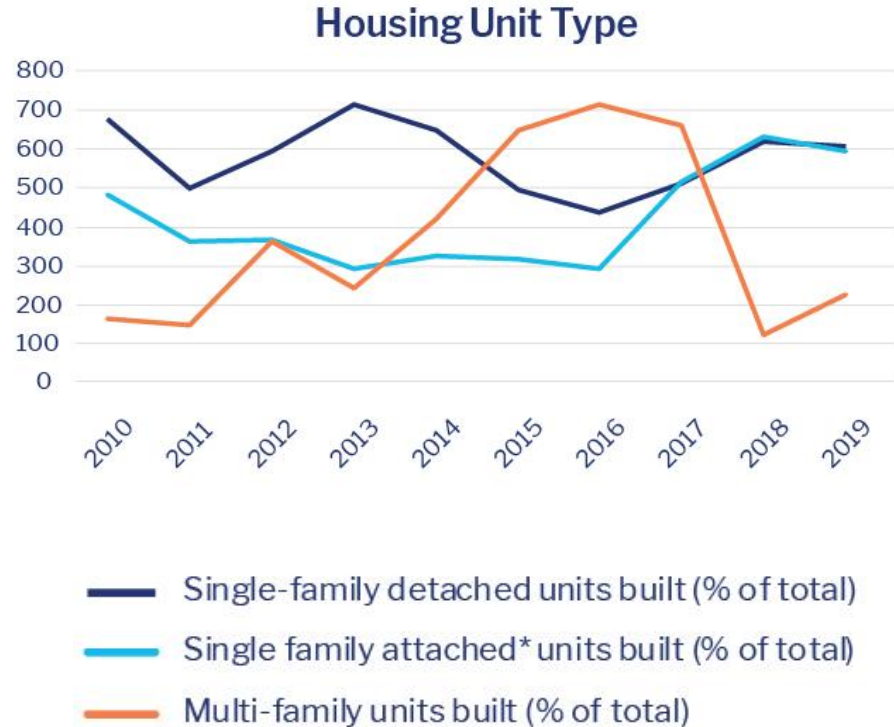
- 1,409 new units in 2019.
- Unit construction remained steady, far lower than early 2000s.



Unit Construction

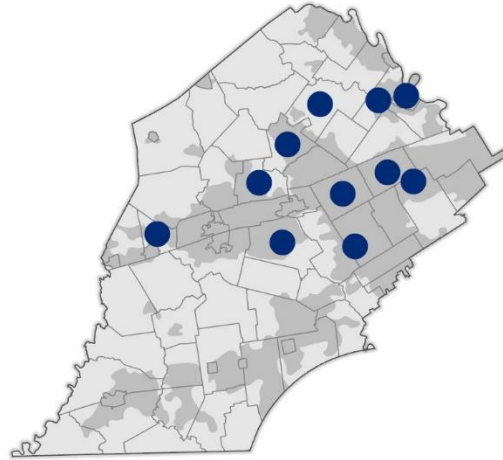
Unit Type 10 Year Trend

- Construction of single family attached units largely replacing multifamily units.
- **2019**
600 single-family detached
588 single-family attached
221 multi-family



Unit Construction

Municipalities With Highest Construction



All

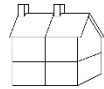
Detached



Attached



Apartment



East Pikeland (257)	West Bradford (92)	East Whiteland (138)	East Pikeland (171)
East Whiteland (163)	East Pikeland (86)	Upper Uwchlan (57)	Phoenixville (48)
West Bradford (112)	Sadsbury (46)	West Whiteland (51)	Malvern (2)
East Brandywine (85)	West Vincent (40)	East Brandywine (49)	
Upper Uwchlan (84)	East Brandywine (36)	West Chester (36)	

Unit Construction

New Apartments, 2019



152 W King St

Malvern

2 units



Steeltown Village

Phoenixville

48 Units



Westside Apartments

East Pikeland

144 Units

Home Sales

Home Sales

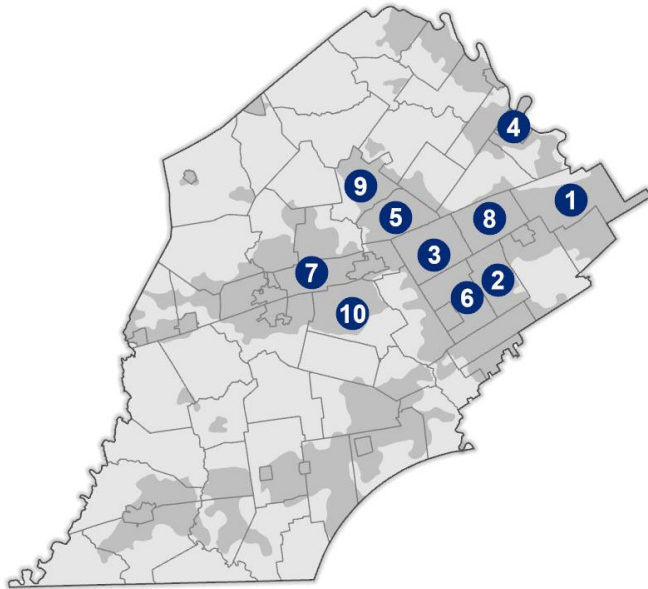
Total 20 Year Trend

- Sales trending slowly up, slightly down in 2019.
- 7,337 home sales in 2019.



Home Sales

Municipalities With Top Sales



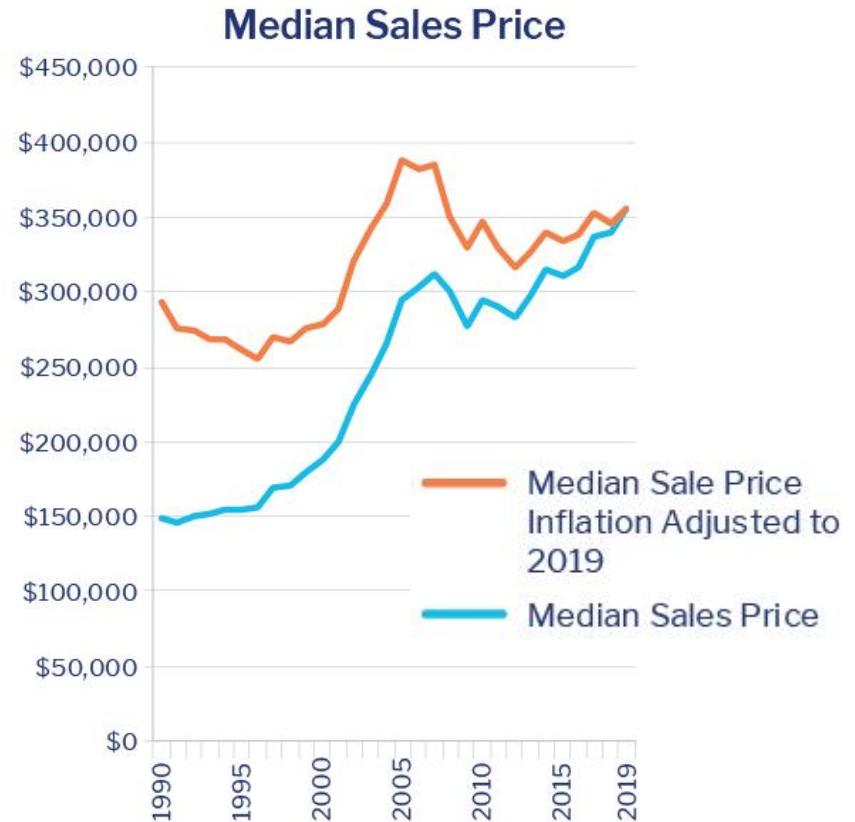
Municipality	Home Sales	Rank
Tredyffrin	583	1
East Goshen	335	2
West Whiteland	283	3
Phoenixville	273	4
Uwchlan	263	5
West Goshen	244	6
Caln	237	7
East Whiteland	233	8
Upper Uwchlan	230	9
West Bradford	214	10

Home Sale Prices

Home Sale Prices

Total 10 Year Trend

- **\$355,000** median home sale price in 2019.
- Home values increasing, the median home sale price tracking up.
- Inflation adjusted median home sales down from mid 2000s.

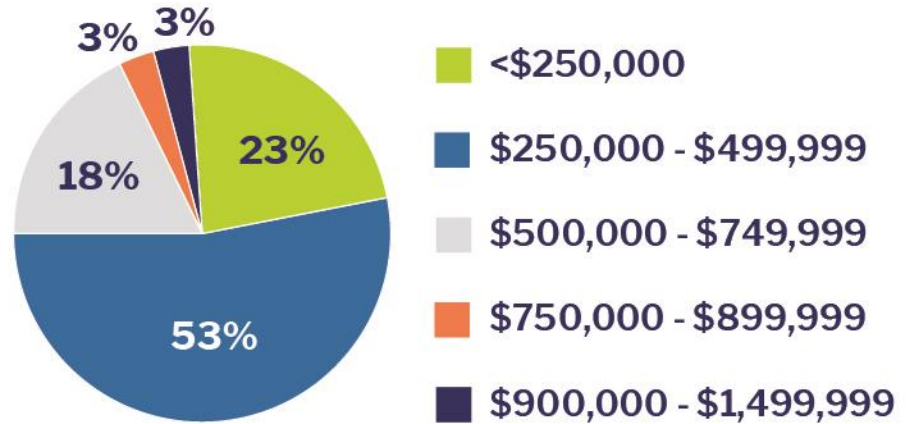


Home Sale Prices

Price Brackets

- About 1/4 of sales under \$250,000.
- Lowest cost home sales largely in Coatesville area, Phoenixville, Tredyffrin, East Goshen, and Downingtown/Exton area.
- High priced sales predominantly occurring in Easttown, Tredyffrin, Charlestown, and Willistown.

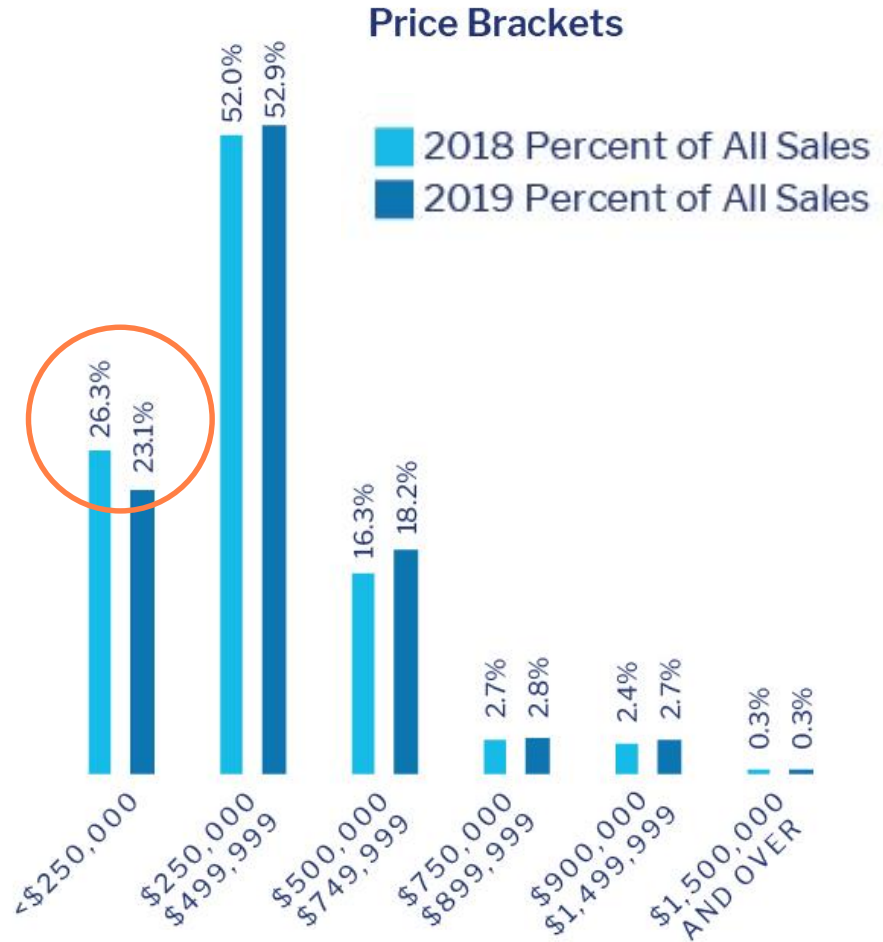
Home Price



Home Sale Prices

Change In Price Bracket

Under \$250,000 home sales decreasing.



Home Sale Prices

New Home Sales, 2019

Median new home sale price \$100,000 higher than for all sales.

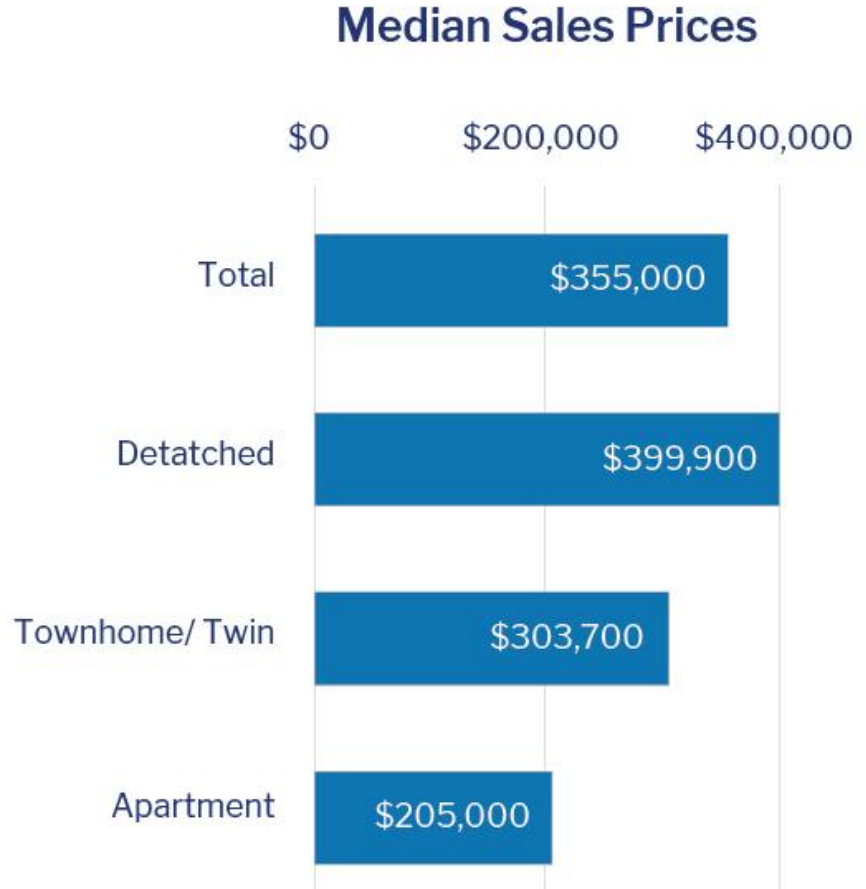
Home Sales



Home Sale Prices

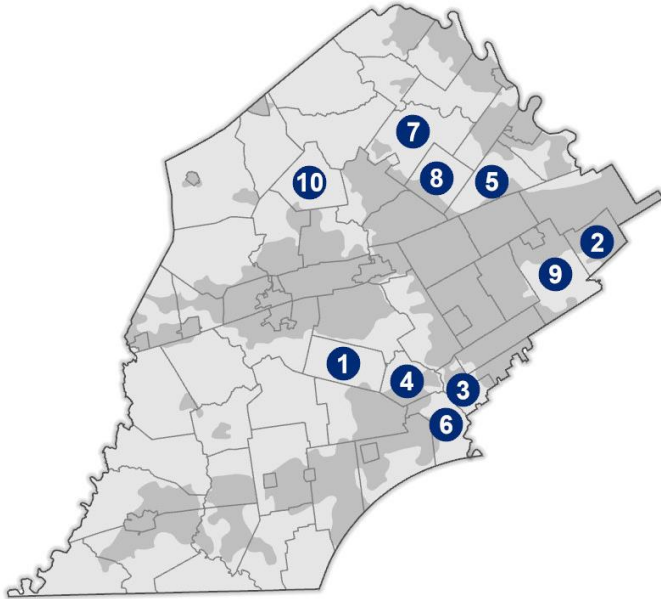
Median Sale Price By Type, 2019

Sales of detached far higher than townhomes and apartments.



Home Sale Prices

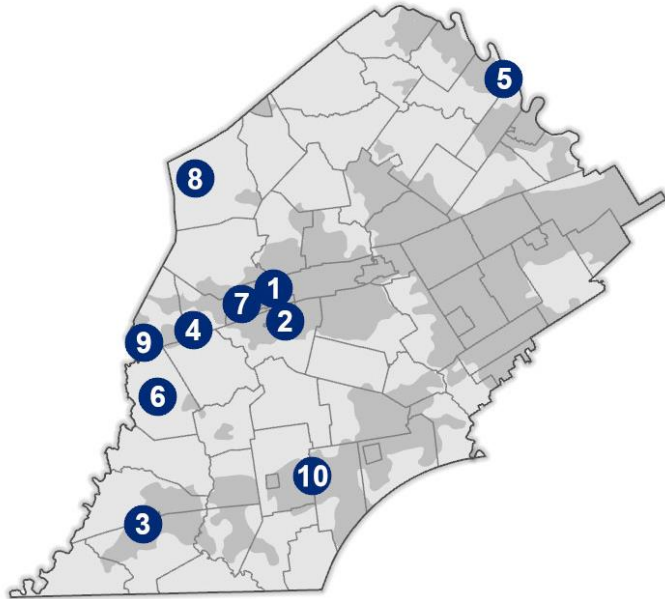
Municipalities With Highest Median Sales Price



Rank	Municipality	Median Price
1	Newlin	\$ 700,000
2	Easttown	\$ 655,000
3	Birmingham	\$ 569,000
4	Pocopson	\$ 535,000
5	Charlestown	\$ 521,000
6	Pennsbury	\$ 500,000
7	West Vincent	\$ 471,450
8	West Pikeland	\$ 470,000
9	Willistown	\$ 455,283
10	Wallace	\$ 455,000

Home Sale Prices

Municipalities With Lowest Median Sales Price



Rank	Municipality	Median Price
1	Coatesville	\$110,000
2	South Coatesville	\$175,000
3	Oxford	\$190,000
4	Parkesburg	\$196,000
5	Spring City	\$198,000
6	West Fallowfield	\$199,500
7	Valley	\$213,000
8	Honey Brook Boro	\$214,500
9	Atglen	\$220,230
10	Avondale	\$224,950

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