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# Housing Costs Profile

Including a section on newly constructed houses

May 2015

Annual Survey of Housing Sales in Chester County

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PREPARED BY THE CHESTER COUNTY PLANNING COMMISSION



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CHESTER COUNTY BOARD OF COMMISSIONERS

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This edition of the Housing Costs Profile of Chester County is published by the Chester County Planning Commission to provide an annual summary of residential real estate trends. Data are presented primarily for the years 2012 and 2013, with some historical data included for county trends.

This profile displays median sales prices of residential properties on three aggregate levels: county, school region, and municipal. County data include the prices of all transactions occurring throughout Chester County. Data are shown for thirteen school regions, generally corresponding to the school districts that serve Chester County. Several school districts in Chester County include municipalities outside the county, but the school region information relates only to home sales within Chester County. Municipal data are shown for the 73 municipalities within Chester County.

A section is included with data specifically for newly constructed housing units. The new housing units are also included in the sales of all housing units in this profile.

Data presented in this publication represent most types of housing, including single family, twins, townhouses, and condominiums. Certain residential transactions, such as the sale of apartments and \$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.

Home prices are represented as median values. The median sales price is the middle figure of all sales reported, where half of the sales are above and half below that value. Average prices are not used in this publication because extremely high and/or extremely low prices tend to misrepresent true housing values, especially in areas where relatively few sales occur. Rental costs are not included in the *Housing Costs Profile*.

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

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# 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 from 1990 to 2013. The number of sales in 2013 increased by 900 housing units, which continued an upward trend of sales that began in 2012. From 1999 to 2005, sales were at peak levels in excess of 9,000 housing units. The volume of sales in 2013 remains well below the peak. The median sales price peaked in 2007. It decreased again slightly in 2012, but rose by over \$14,000 in 2013.

**Figure 1**  
Number of sales and median sales price in Chester County, 1990–2013

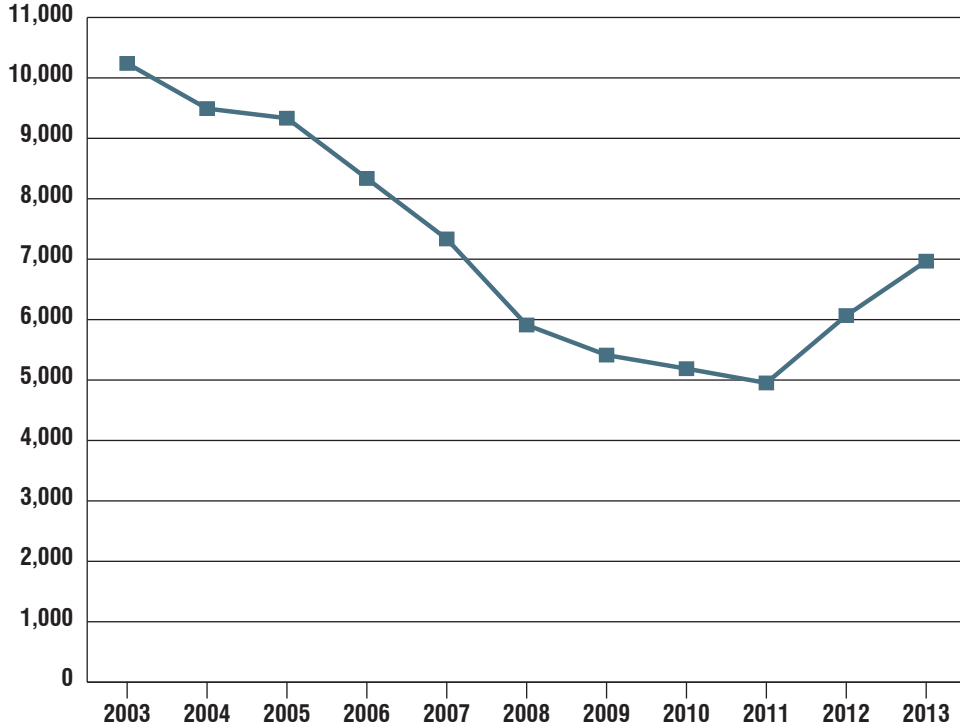
Year	Number of sales	Percent change*	Median sale price	Percent change*
1990	5,109	-15.6%	\$149,000	2.8%
1991	4,725	-7.5%	\$146,000	-2.0%
1992	6,289	33.1%	\$150,000	2.7%
1993	6,475	2.9%	\$151,000	0.6%
1994	6,256	-3.4%	\$155,000	2.6%
1995	5,702	-8.8%	\$155,000	0.0%
1996	6,095	6.9%	\$156,250	0.8%
1997	7,257	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%

\* Percent change from previous year

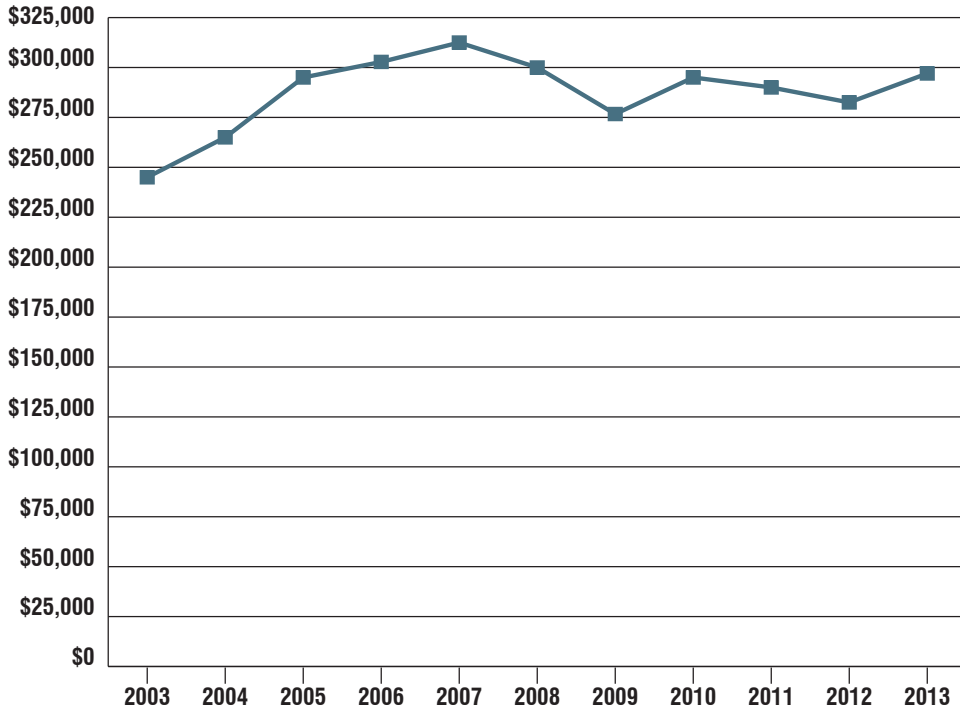
The number of sales in 2013 increased by 900 housing units, which continued an upward trend of sales that began in 2012.

# County Housing Data

Figures 2 and 3 illustrate the number of home sales and the median sales price of homes sold in Chester County from 2003 to 2013.



**Figure 2**  
Number of sales in  
Chester County,  
2003–2013



**Figure 3**  
Median sale price in  
Chester County,  
2003–2013

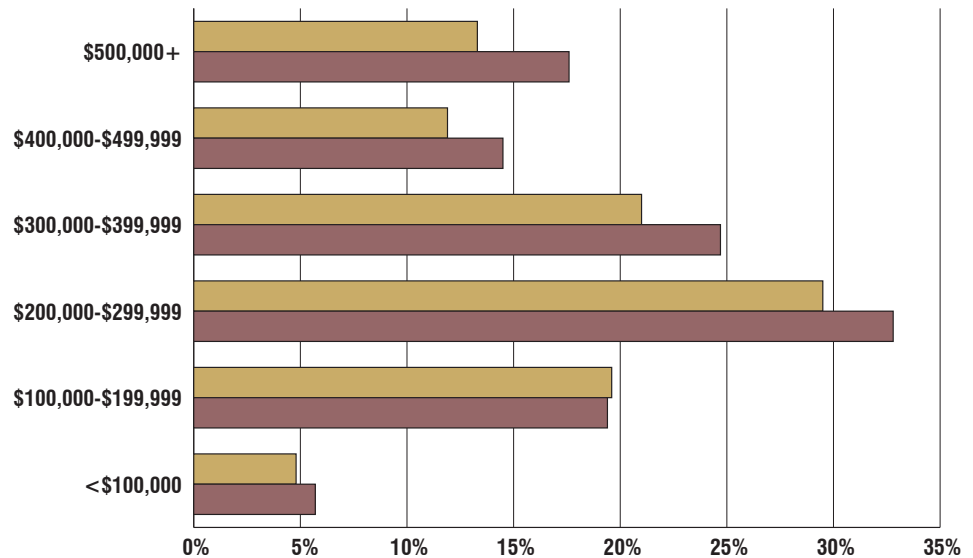
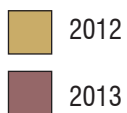
# County Housing Data

**Figure 4** identifies the number and percentage of sales that occurred in specific price ranges for 2012 and 2013. **Figure 5** illustrates the percentage of sales within several price ranges and compares 2012 to 2013.

**Figure 4**  
Sales and percent of total sales in Chester County, 2012 & 2013

Price range	2012 sales	2012 Percent of total sales	2013 sales	2013 Percent of total sales
<50,000	114	1.9%	116	1.7%
50,000–99,999	180	3.0%	231	3.3%
100,000–149,999	436	7.2%	428	6.1%
150,000–199,999	751	12.4%	752	10.8%
200,000–249,999	987	16.3%	1,023	14.7%
250,000–299,999	800	13.2%	970	13.9%
300,000–349,999	723	11.9%	851	12.2%
350,000–399,999	550	9.1%	646	9.3%
400,000–449,999	436	7.2%	514	7.4%
450,000–499,999	284	4.7%	368	5.3%
500,000–599,999	341	5.6%	486	7.0%
600,000–749,999	251	4.1%	297	4.3%
750,000–999,999	144	2.4%	198	2.8%
1,000,000 and over	70	1.2%	87	1.2%
<b>Total</b>	<b>6,067</b>	<b>100.0%</b>	<b>6,967</b>	<b>100.0%</b>

**Figure 5**  
Share of total home sales in Chester County, 2012 & 2013



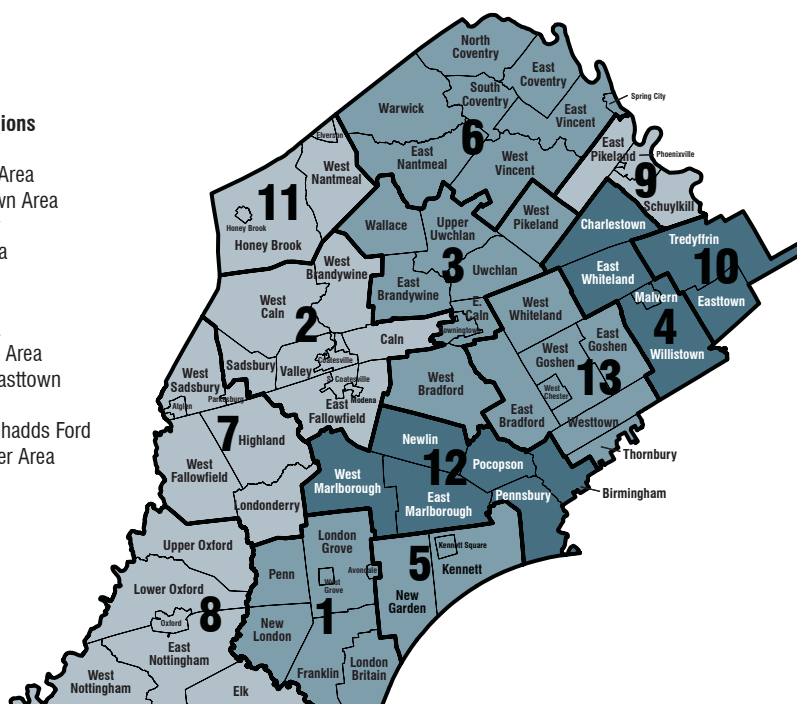
# School Region Housing Data

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 school region had the highest number of home sales. **Figure 7** illustrates the geographic pattern of housing prices by school regions and indicates that the Unionville-Chadds Ford school region had the highest median sales price in 2013.

School Region	2012 Number of sales	2012 Median sales price	2013 Number of sales	2013 Median sales price
1. Avon Grove	356	\$280,000	412	\$322,000
2. Coatesville Area	757	\$188,500	861	\$194,000
3. Downingtown Area	898	\$330,000	1,123	\$340,400
4. Great Valley	389	\$335,000	451	\$363,000
5. Kennett Area	268	\$326,400	276	\$320,000
6. Northern	391	\$250,000	444	\$275,000
7. Octorara	113	\$178,300	152	\$190,400
8. Oxford Area	187	\$225,000	212	\$225,000
9. Phoenixville Area	501	\$225,000	526	\$229,000
10. Tredyffrin-Easttown	616	\$400,000	710	\$428,500
11. Twin Valley	119	\$240,000	125	\$240,000
12. Unionville-Chadds Ford	270	\$429,000	313	\$456,000
13. West Chester Area	1,202	\$310,000	1,362	\$325,000
<b>Chester County</b>	<b>6,067</b>	<b>\$282,500</b>	<b>6,967</b>	<b>\$297,000</b>

**Figure 6**  
Sales and cost by school region, 2012 & 2013

- 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



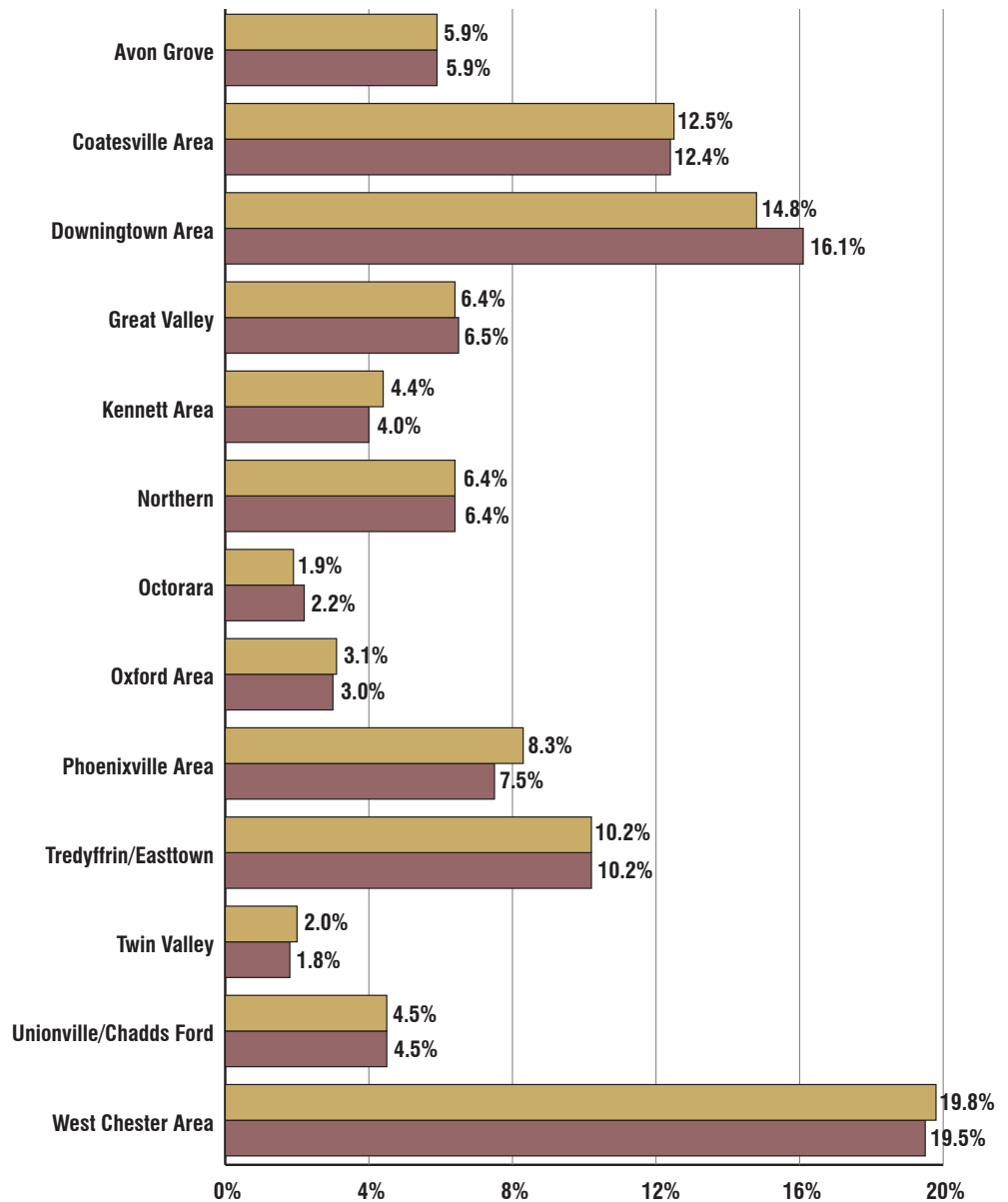
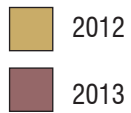
**Figure 7**  
Median sale prices by school region, 2013

- \$250,000 or less
- \$250,100 – \$350,000
- More than \$350,000

# School Region Housing Data

**Figure 8** shows the percentage of home sales in Chester County by school region for 2012 and 2013.

**Figure 8**  
Percent of total number of county sales by school region, 2012 & 2013



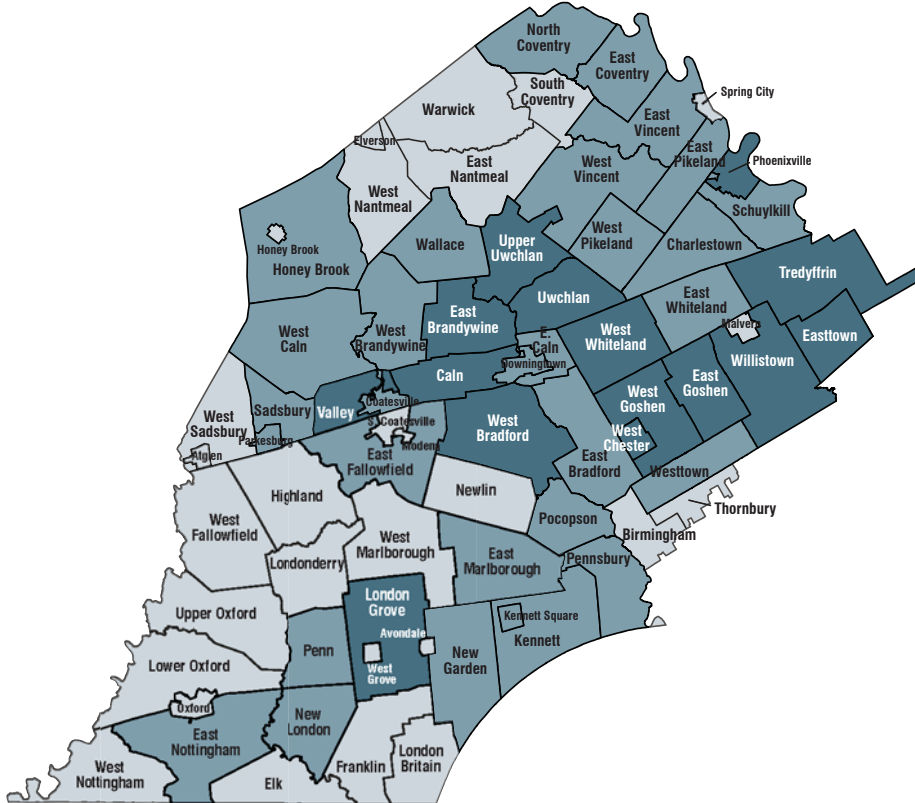


**Figures 9 and 10** illustrate the geographic distribution of sales and prices of housing by municipality in 2013. The number of sales and median home prices for municipalities for 2012 and 2013 are shown in **Figure 11** on the following pages.

# Municipal Housing Data

**Figure 9**

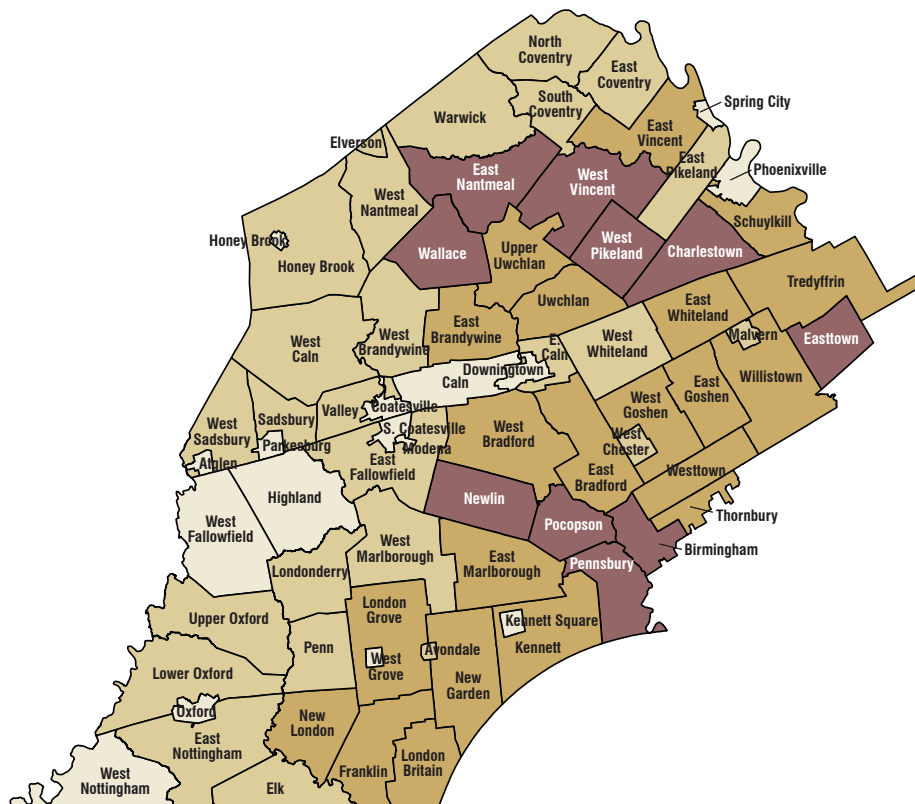
Total number of housing sales by municipality, 2013



- Less than 50
- 50-149
- 150 or more

**Figure 10**

Median sales prices by municipality, 2013



- Less than \$200,000
- \$200,000-\$299,999
- \$300,000-\$399,999
- \$400,000 or more

# Municipal Housing Data

**Figure 11**  
Housing unit sales  
by municipality,  
2012 & 2013

Municipality	2012		2013	
	Number of sales	Median sales price	Number of sales	Median sales price
Atglen	11	\$176,000	8	\$199,300
Avondale	17	\$227,000	13	\$200,000
Birmingham	60	\$504,500	45	\$530,000
Caln	175	\$191,500	211	\$192,700
Charlestown	80	\$315,800	80	\$425,000
Coatesville	110	\$54,500	142	\$56,800
Downingtown	88	\$175,000	87	\$186,100
East Bradford	90	\$395,000	132	\$330,500
East Brandywine	153	\$339,800	210	\$378,200
East Caln	53	\$288,000	74	\$285,500
East Coventry	63	\$211,000	77	\$220,000
East Fallowfield	89	\$231,900	97	\$238,000
East Goshen	305	\$280,000	312	\$300,000
East Marlborough	113	\$331,200	116	\$344,700
East Nantmeal	19	\$287,500	15	\$450,000
East Nottingham	82	\$231,500	88	\$239,900
East Pikeland	137	\$259,900	126	\$261,000
Easttown	138	\$508,300	178	\$546,200
East Vincent	66	\$272,300	61	\$305,000
East Whiteland	93	\$380,000	108	\$329,000
Elk	13	\$290,000	20	\$265,000
Elverson	23	\$242,900	34	\$240,000
Franklin	37	\$330,000	36	\$325,000
Highland	6	\$221,000	7	\$127,200
Honey Brook Boro.	28	\$198,300	21	\$181,000
Honey Brook Twp.	55	\$258,500	55	\$280,000
Kennett	112	\$345,000	103	\$328,000
Kennett Square	57	\$200,000	50	\$186,500
London Britain	35	\$335,000	47	\$365,000
Londonderry	20	\$250,500	39	\$257,500
London Grove	137	\$276,900	152	\$335,000
Lower Oxford	31	\$262,000	28	\$203,000
Malvern	35	\$277,500	49	\$257,900
Modena	1	*	5	\$42,500
New Garden	99	\$370,000	123	\$350,000
Newlin	12	\$769,900	14	\$702,500
New London	46	\$341,800	76	\$353,500

# Municipal Housing Data

Municipality	2012		2013	
	Number of sales	Median sales price	Number of sales	Median sales price
North Coventry	84	\$211,900	100	\$222,000
Oxford	32	\$186,500	42	\$168,500
Parkesburg	43	\$122,500	59	\$144,900
Penn	60	\$291,500	58	\$263,000
Pennsbury	40	\$412,800	60	\$502,500
Phoenixville	250	\$180,300	296	\$199,000
Pocopson	39	\$585,000	74	\$655,100
Sadsbury	52	\$200,000	72	\$208,700
Schuylkill	114	\$356,000	104	\$374,000
South Coatesville	23	\$145,700	18	\$115,600
South Coventry	27	\$225,000	37	\$270,000
Spring City	34	\$151,500	34	\$127,100
Thornbury	39	\$494,000	43	\$357,000
Tredyffrin	478	\$352,500	532	\$395,000
Upper Oxford	13	\$265,000	20	\$248,700
Upper Uwchlan	174	\$363,500	199	\$385,000
Uwchlan	202	\$331,400	278	\$330,000
Valley	156	\$180,000	156	\$218,200
Wallace	39	\$400,000	61	\$403,700
Warwick	26	\$233,500	33	\$235,000
West Bradford	143	\$372,400	158	\$306,500
West Brandywine	67	\$259,000	82	\$242,500
West Caln	84	\$211,800	78	\$208,500
West Chester	172	\$282,500	169	\$293,700
West Fallowfield	17	\$196,000	23	\$185,000
West Goshen	242	\$341,500	283	\$360,200
West Grove	24	\$165,000	30	\$179,500
West Marlborough	6	\$252,800	4	*
West Nantmeal	13	\$329,900	15	\$230,000
West Nottingham	16	\$214,800	14	\$181,800
West Pikeland	46	\$395,800	56	\$501,300
West Sadsbury	16	\$200,000	16	\$215,000
Westtown	123	\$318,000	147	\$370,000
West Vincent	72	\$433,500	87	\$455,000
West Whiteland	231	\$270,000	276	\$286,000
Willistown	181	\$345,000	214	\$388,500
<b>Chester County</b>	<b>6,067</b>	<b>\$282,500</b>	<b>6,967</b>	<b>\$297,000</b>

\* Less than 5 sales

Source: Chester County Department of Assessment

# Municipal Housing Data

**Figure 12**  
Highest and lowest median sales prices by municipality, 2013

**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 in 2013. Only those municipalities with at least ten home sales are listed.

## Highest median prices

Municipality*	Number of sales	Median sales prices
1. Newlin Township	14	\$702,500
2. Pocopson Township	74	\$655,100
3. Easttown Township	178	\$546,200
4. Birmingham Township	45	\$530,000
5. Pennsbury Township	60	\$502,500
6. West Pikeland Township	56	\$501,300
7. West Vincent Township	87	\$455,000
8. East Nantmeal Township	15	\$450,000
9. Charlestown Township	80	\$425,000
10. Wallace Township	61	\$403,700

## Lowest median prices

Municipality*	Number of sales	Median sales prices
1. Coatesville City	142	\$56,800
2. South Coatesville	18	\$115,600
3. Spring City Borough	34	\$127,100
4. Parkesburg Borough	59	\$144,900
5. Oxford Borough	42	\$168,500
6. West Grove Borough	30	\$179,500
7. Honey Brook Borough	21	\$181,000
8. West Nottingham Township	14	\$181,800
9. West Fallowfield Township	23	\$185,000
10. Downingtown Borough	87	\$186,100

\* With at least 10 sales.

# New Housing Units

This section includes data for new homes sold in Chester County. 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 from 2004 to 2013. The Planning Commission began calculating data for new housing in 2004. The number of new units sold had decreased each year from 2004 until increasing in 2012. The largest decline was in 2009 following the housing financial crisis throughout the United States. The median price of new homes in 2013 rose for the fourth straight year since 2010.

Year	Number of sales	Percent change*	Median sale price	Percent change*
2004	1,471		\$317,100	
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%

\* Percent change from previous year

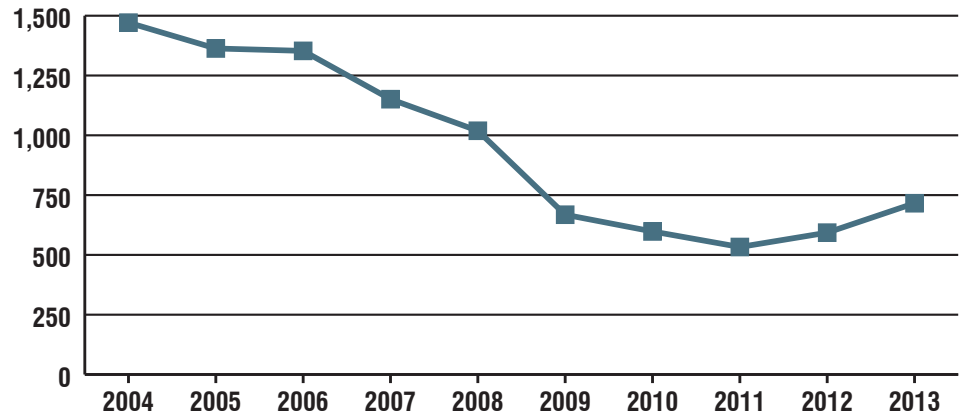
**Figure 13**  
New housing unit sales  
Chester County,  
2004–2013

The number of new units sold annually has increased during each of the last three years.

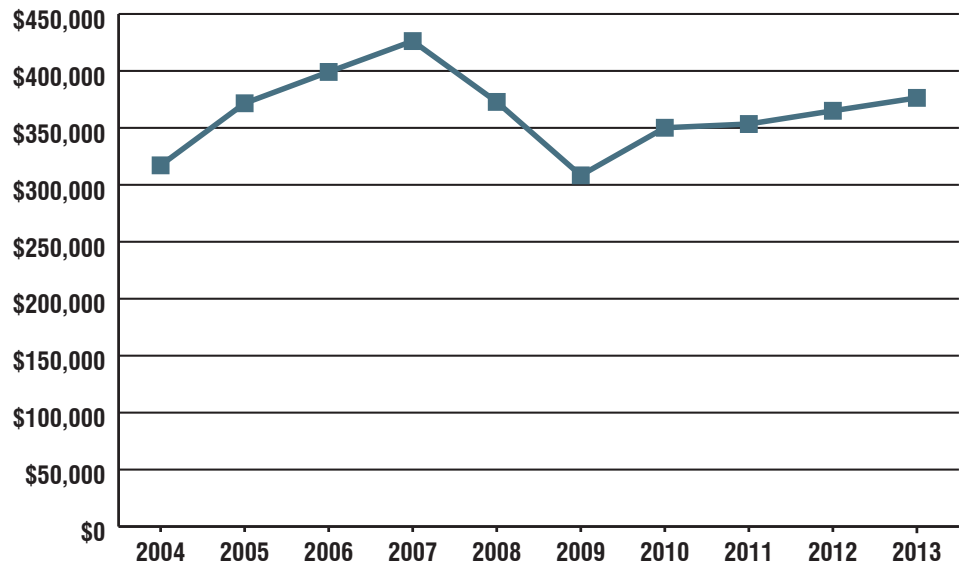
# New Housing Units

Figures 14 and 15 illustrate the trends in the number of sales and median prices of new homes in Chester County

**Figure 14**  
New housing unit sales in Chester County, 2004–2013



**Figure 15**  
New units, median sale prices in Chester County, 2004–2013



# New Housing Units

**Figure 16** identifies the number and percentage of new home sales that occurred in specific price ranges in 2012 and 2013.

Price range	2012 sales	2012 Percent of total sales	2013 sales	2013 Percent of total sales
< \$200,000	45	7.6%	28	3.9%
\$200,000–\$299,999	149	25.1%	164	22.9%
\$300,000–\$399,999	176	29.7%	210	29.3%
\$400,000–\$499,999	96	16.2%	152	21.2%
\$500,000–\$749,999	94	15.9%	125	17.5%
\$750,000 and over	33	5.6%	37	5.2%
<b>Total</b>	<b>593</b>	<b>100.0%</b>	<b>716</b>	<b>100.0%</b>

**Figure 16**  
New housing unit sales by price range in Chester County, 2012 & 2013

**Figure 17** shows the number of sales and median sales prices of new housing units for the school regions in 2012 and 2013.

School Region	2012 New units, number of sales	2012 Median sales price	2013 New units, number of sales	2013 Median sales price
Avon Grove	105	\$307,500	102	\$376,200
Coatesville Area	102	\$236,900	121	\$270,100
Downingtown Area	129	\$406,600	170	\$430,700
Great Valley	16	\$560,100	37	\$577,000
Kennett Area	15	\$292,500	5	*
Northern	35	\$446,200	49	\$434,000
Octorara	16	\$255,500	23	\$260,000
Oxford Area	8	*	11	\$246,500
Phoenixville Area	37	\$448,600	37	\$348,000
Tredyffrin-Easttown	3	*	4	*
Twin Valley	28	\$246,000	30	\$279,400
Unionville-Chadds Ford	26	\$748,100	41	\$681,500
West Chester Area	73	\$419,400	86	\$386,800
<b>Chester County</b>	<b>593</b>	<b>\$365,000</b>	<b>716</b>	<b>\$376,000</b>

**Figure 17**  
New housing unit sales by school region, 2012 & 2013

\* Less than 10 sales of new units

# New Housing Units

**Figure 18**  
New housing units sales  
by municipality,  
2012 & 2013

**Figure 18** shows the number of sales and median sales prices of new housing units for municipalities in 2012 and 2013.

**Figure 19** illustrates the geographic distribution of sales of new housing units in 2013.

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

Municipality	2012		2013	
	New units, number of sales	Median sales price	New units, number of sales	Median sales price
Atglen	0	*	0	*
Avondale	10	\$236,300	3	\$200,000
Birmingham	0	*	1	\$250,000
Caln	18	\$320,500	17	\$318,400
Charlestown	0	*	3	*
Coatesville	5	\$161,000	5	\$163,000
Downingtown	1	*	2	*
East Bradford	0	*	1	*
East Brandywine	61	\$394,600	112	\$416,300
East Caln	0	*	0	*
East Coventry	1	*	2	*
East Fallowfield	1	*	6	\$307,400
East Goshen	4	*	1	*
East Marlborough	10	\$353,200	11	\$359,900
East Nantmeal	0	*	0	*
East Nottingham	4	*	8	\$243,200
East Pikeland	33	\$450,000	16	\$506,100
Easttown	1	*	0	*
East Vincent	0	*	0	*
East Whiteland	2	*	4	*
Elk	0	*	0	*
Elverson	4	*	8	\$208,500
Franklin	2	*	0	*
Highland	0	*	0	*
Honey Brook Boro.	10	\$235,000	0	*
Honey Brook Twp.	14	\$265,200	21	\$309,000
Kennett	8	\$709,600	1	*
Kennett Square	5	\$205,000	4	*
London Britain	7	\$523,900	7	\$525,000
Londonderry	9	\$262,300	16	\$282,500
London Grove	68	\$314,100	66	\$362,400
Lower Oxford	1	*	1	*
Malvern	1	*	0	*
Modena	0	*	0	*
New Garden	2	*	0	*
Newlin	5	\$780,300	2	*
New London	7	\$376,600	25	\$392,600



# New Housing Units

Municipality	2012		2013	
	New units, number of sales	Median sales price	New units, number of sales	Median sales price
North Coventry	6	\$319,000	15	\$353,400
Oxford	3	*	1	*
Parkesburg	7	\$250,000	7	\$259,900
Penn	10	\$260,900	1	*
Pennsbury	2	*	3	*
Phoenixville	3	*	19	\$277,200
Pocopson	9	\$842,700	24	\$705,300
Sadsbury	17	\$214,200	26	\$233,200
Schuylkill	1	*	2	*
South Coatesville	7	\$242,300	5	\$232,600
South Coventry	0	*	0	*
Spring City	1	*	2	*
Thornbury	6	\$754,400	7	\$773,000
Tredyffrin	2	*	4	*
Upper Oxford	0	*	1	*
Upper Uwchlan	13	\$403,400	12	\$468,000
Uwchlan	9	\$607,500	10	\$647,900
Valley	47	\$225,000	56	\$265,300
Wallace	16	\$388,400	12	\$437,300
Warwick	1	*	0	*
West Bradford	29	\$428,500	22	\$464,800
West Brandywine	7	\$349,900	6	\$384,800
West Caln	0	*	0	*
West Chester	28	\$383,300	18	\$282,700
West Fallowfield	0	*	0	*
West Goshen	32	\$520,000	55	\$392,500
West Grove	1	*	0	*
West Marlborough	0	*	0	*
West Nantmeal	0	*	1	*
West Nottingham	0	*	0	*
West Pikeland	0	*	0	*
West Sadsbury	0	*	0	*
Westtown	1	*	2	*
West Vincent	26	\$487,600	30	\$486,500
West Whiteland	2	*	2	*
Willistown	13	\$555,200	30	\$563,600
<b>Chester County</b>	<b>593</b>	<b>\$365,000</b>	<b>716</b>	<b>\$376,000</b>

\* Less than 5 sales of new units  
Source: Chester County Department of Assessment



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