2017
Housing Report

Annual Survey of Housing in Chester County

Including sections on existing housing stock and newly constructed units

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CHESTER COUNTY
Planning
COMMISSION

Table of Contents

Findings

Housing data in this report exhibit an overall increase in recent years in the cost of units and the number of units built in Chester County. The median sales price for both total sales and the sales of just new units increased by somewhat over $20,000. The 2017 median sales price of all units rose to the highest level since measurements began in 1990. The 2017 number of unit sales (both newly built and existing) exceeded 7,000 for the first time since 2007 (See Figure 1). The 2017 number of new housing unit sales exceeded 700 for the first time since 2013. The median sale price of new housing units was the highest it has been since 2004 when measurements began (See Figure 13). In terms of construction activity and pricing, the environment for housing units has returned to conditions much like that before the Great Recession.

In 2017, there were a total of 7,080 housing units sold, an increase of 3.0% from 2016. The median sales price was $337,000 in 2017, 6.5% more than in 2016. The median sales price of a newly constructed home was $432,305, a 5.1% increase from 2016. The number of new housing units sold annually increased by 59.6% to 720 homes in 2017.

The most expensive areas to purchase a home were the Unionville-Chadds Ford and Tredyffrin-Easttown school regions, the latter of which had a median sales price of $510,000. The least expensive areas were the Octorara and Coatesville Area school regions with median sales prices under $230,000. The West Chester school region had 1,360 home sales, the most in the county.

In 2017, single family detached units accounted for 30% of all newly constructed units, which was also the case in 2016. However from 2010 through 2014, roughly half of all units were single family detached. In 2017 single family attached units, such as twins and townhomes, accounted for 31% of constructed units. Since 2010, this share of units built has ranged from 25 to 30%. The most notable change for 2017 is that multi-family units, such as apartments, constituted roughly 40%. Since 2015 this percent ranged from 45 to 50%, which is a significant change from the years 2010 through 2013, when it ranged from 12 to 27%. There is a continuing trend in which multi-family and single family attached units comprise most new units built.

Methodology

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.

County Housing Data

Figure 1
Number of sales
and median sales price
in Chester County,
1990–2017

The median sales price in 2017 increased to the highest level since 2007.

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 2016 to 2017 increased by 209 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 2017 remains well below the peak.

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%

* Percent change from previous year

The Great Recession

Figures **2** and **3** illustrate the number of home sales and the median sales price of homes sold in Chester County.
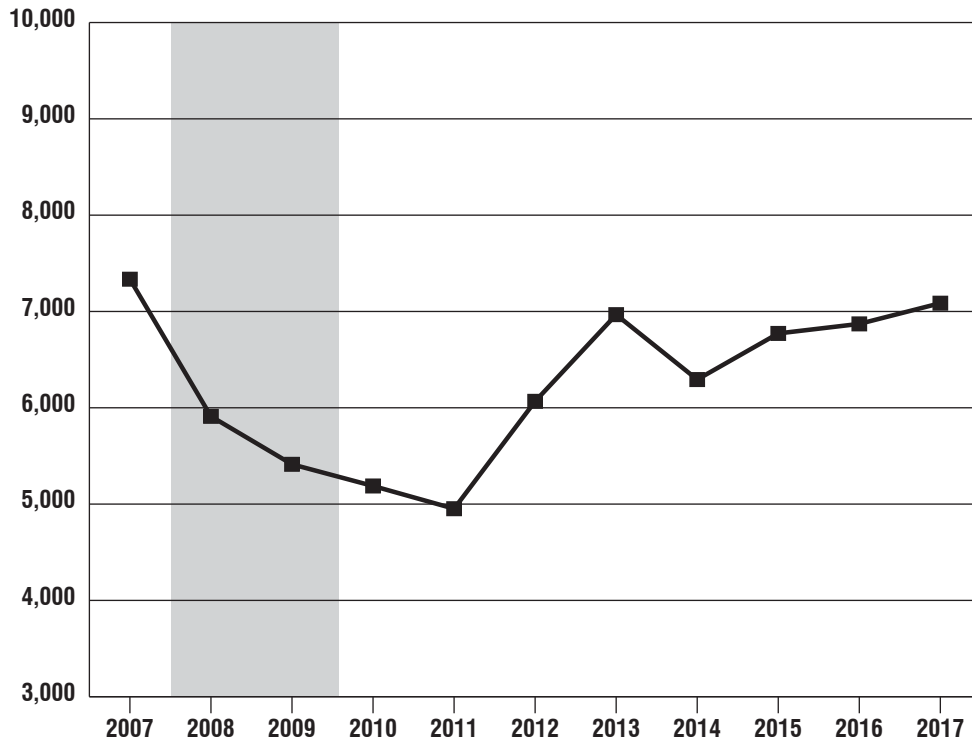
Figure 2
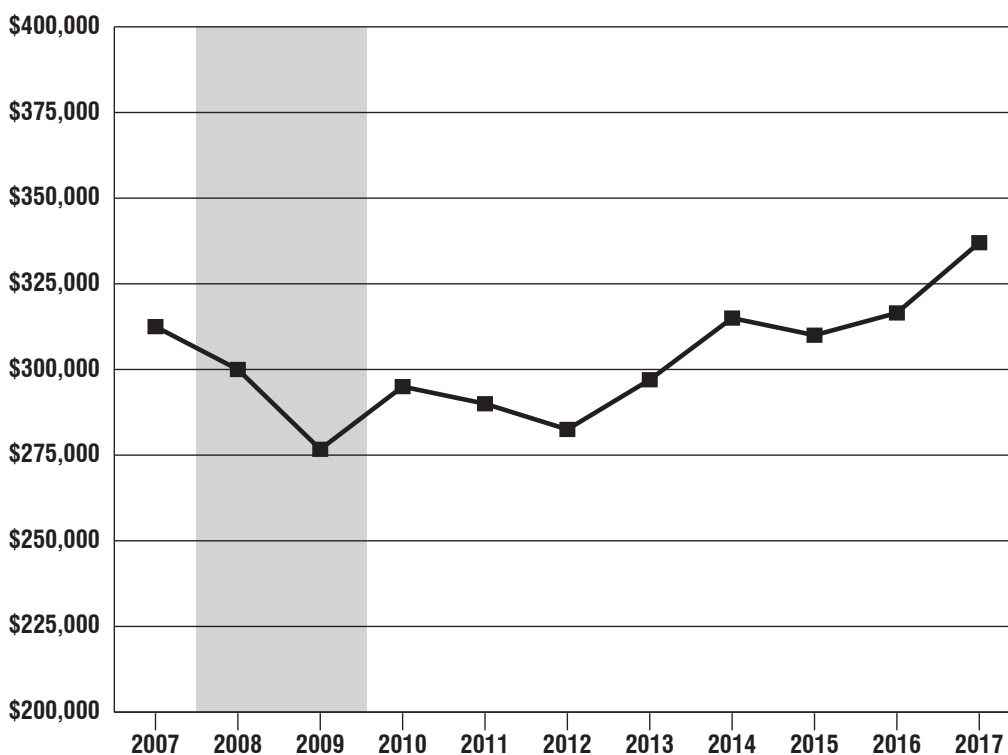Number of sales in Chester County, 2007–2017

The Great Recession

Figure 3
Median sale price in Chester County, 2007–2017

The Great Recession

County Housing Data

Figure 4 identifies the number and percentage of sales that occurred in specific price ranges for 2016 and 2017. **Figure 5** illustrates the percentage of sales within several price ranges.

Figure 4
Sales and percent of total sales in Chester County, 2016 & 2017

Price range	2016 sales	2016 Percent of total sales	2017 sales	2017 Percent of total sales
<$50,000	38	0.6%	30	0.4%
$50,000–$99,999	105	1.5%	103	1.5%
$100,000–$149,999	338	4.9%	280	4.0%
$150,000–$199,999	664	9.7%	625	8.8%
$200,000–$249,999	982	14.3%	901	12.7%
$250,000–$299,999	1,020	14.8%	964	13.6%
$300,000–$349,999	816	11.9%	839	11.9%
$350,000–$399,999	705	10.3%	737	10.4%
$400,000–$449,999	538	7.8%	699	9.9%
$450,000–$499,999	412	6.0%	453	6.4%
$500,000–$599,999	565	8.2%	597	8.4%
$600,000–$749,999	385	5.6%	498	7.0%
$750,000–$999,999	191	2.8%	246	3.5%
$1,000,000 and over	112	1.6%	108	1.5%
Total	**6,871**	**100.0%**	**7,080**	**100.0%**

Figure 5
Share of total home sales in Chester County, 2016 & 2017

2016
2017

6
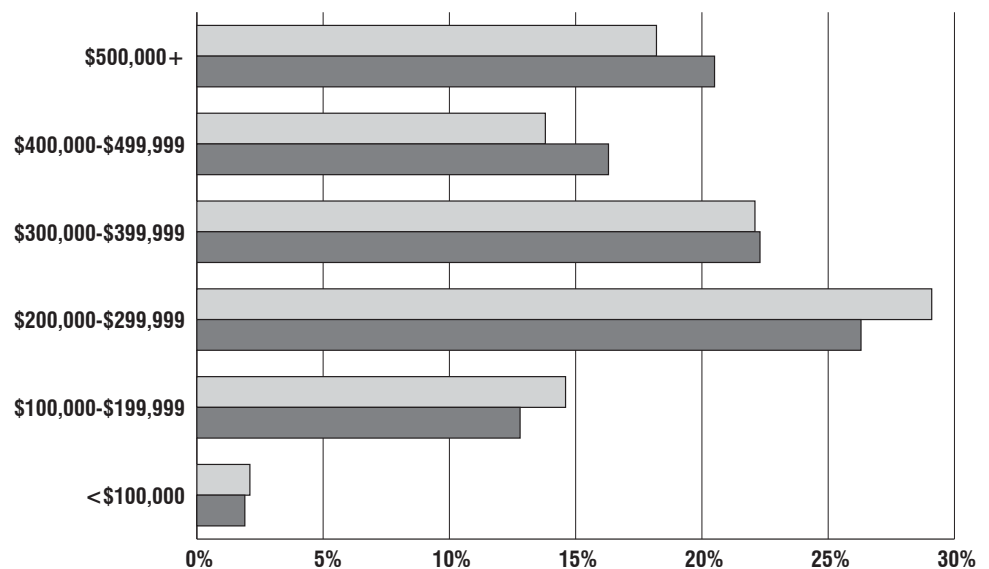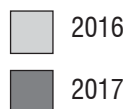
Housing data are aggregated for thirteen school regions in Chester County, which are based on school district boundaries. Spring City is included in the Northern school region with the municipalities that make up Owen J. Roberts school district. The school regions do not include any municipalities outside 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, which was also the case in 2016. The Tredyffrin-Easttown school region had the highest median sales price in 2017, as it also did in 2016. **Figure 7** illustrates the geographic pattern of housing prices by school regions.

School Region	2016 Number of sales	2016 Median sales price	2017 Number of sales	2017 Median sales price
1. Avon Grove	352	$325,000	323	$337,000
2. Coatesville Area	838	$220,000	859	$225,000
3. Downingtown Area	1,061	$355,000 ●	1,015	$375,000 ●
4. Great Valley	510	$409,900 ●	593	$427,170 ●
5. Kennett Area	313	$344,000 ●	310	$365,000 ●
6. Northern	462	$309,000 ●	612	$350,000 ●
7. Octorara	155	$199,900	138	$209,500
8. Oxford Area	219	$254,000	193	$265,000
9. Phoenixville Area	541	$243,500	533	$260,000
10. Tredyffrin-Easttown	715	$465,000 ●	717	$510,000 ●
11. Twin Valley	132	$275,000	140	$281,500
12. Unionville-Chadds Ford	280	$455,400 ●	287	$460,000 ●
13. West Chester Area	1,293	$340,000 ●	1,360	$365,000 ●
Chester County	**6,871**	**$316,500**	**7,080**	**$337,000**

● Above the County median

Figure 6
Sales and cost by school region, 2016 & 2017

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, 2017
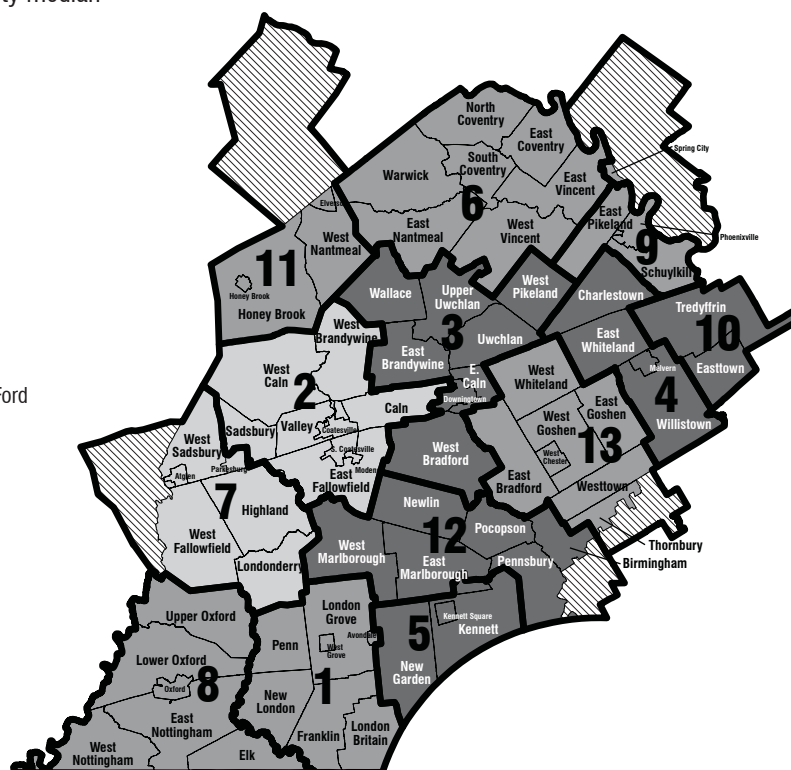
Less than $250,000

$250,000 – $350,000

More than $350,000

Portions of School Districts outside of Chester County

School Region Housing Data

Figure 8
Percent of total
number of county sales
by school region,
2016 & 2017

2016
2017

School Region	2016	2017
Avon Grove	5.1%	4.6%
Coatesville Area	12.2%	12.1%
Downingtown Area	15.4%	14.3%
Great Valley	7.4%	8.4%
Kennett Area	4.6%	4.4%
Northern	6.7%	8.6%
Octorara	2.3%	1.9%
Oxford Area	3.2%	2.7%
Phoenixville Area	7.9%	7.5%
Tredyffrin/Easttown	10.4%	10.1%
Twin Valley	1.9%	2.0%
Unionville/Chadds Ford	4.1%	4.1%
West Chester Area	18.8%	19.2%
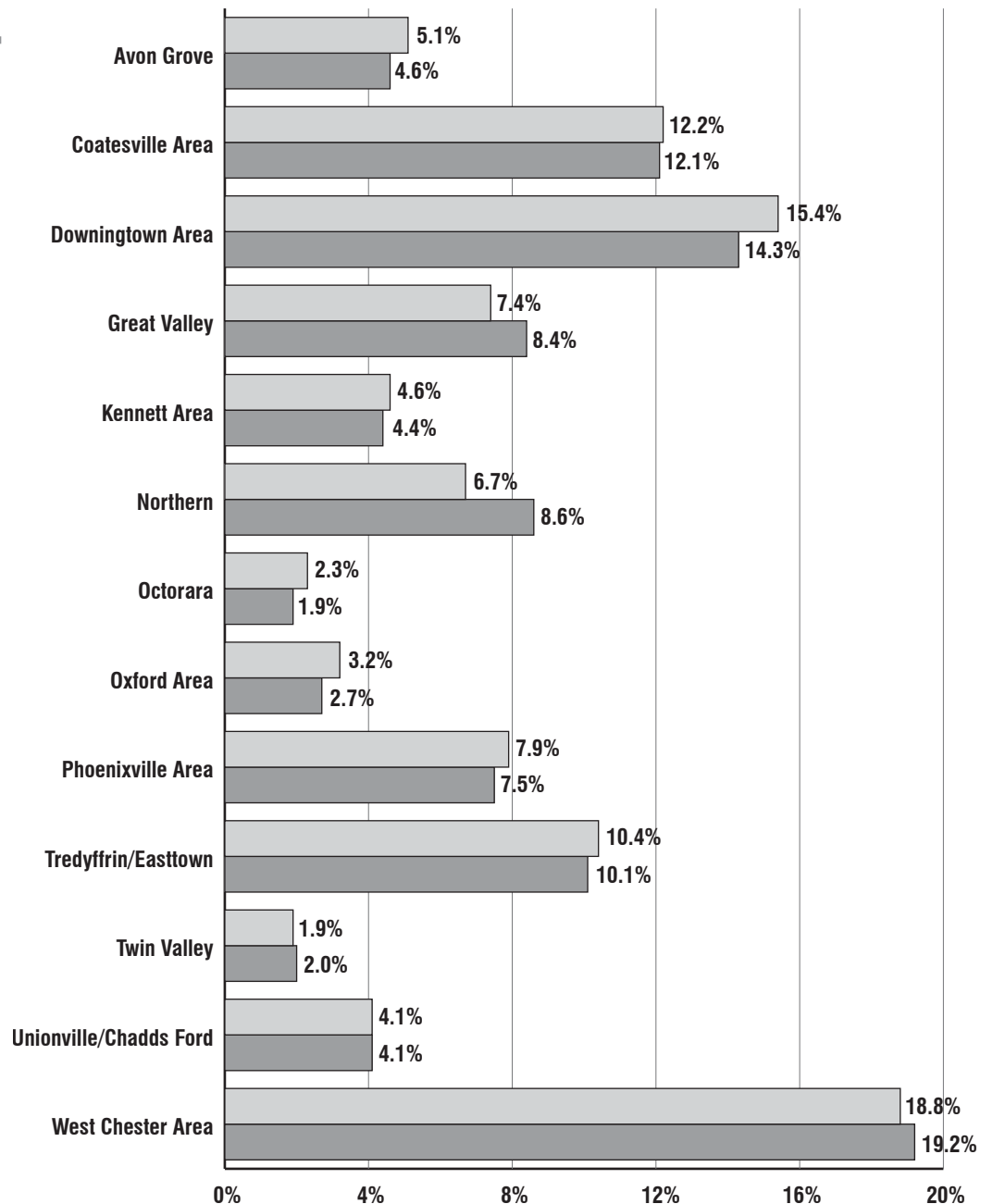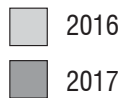
Figures **9** and **10** illustrate the geographic distribution of sales and prices of housing by municipality. The number of sales and median home prices for municipalities for 2016 and 2017 are shown in **Figure 11** on the following pages.

Municipal Housing Data

Figure 9
Total number of
housing sales
by municipality,
2017

Less than 50

50–150

More than 150

Figure 10
Median sales prices
by municipality,
2017

Less than $200,000*

$200,000–$299,999

$300,000–$399,999
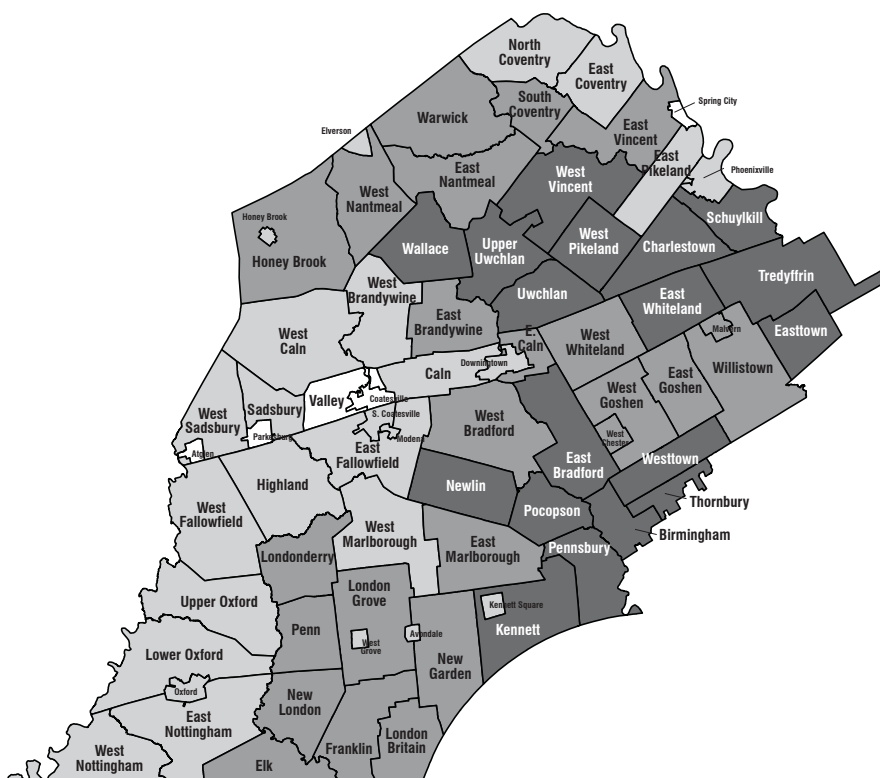
$400,000 or more

* Includes units with
no sales information
recorded.

Municipal Housing Data

Figure 11
Housing unit sales
by municipality,
2016 & 2017

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

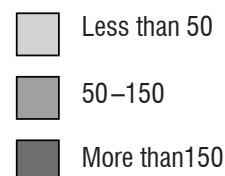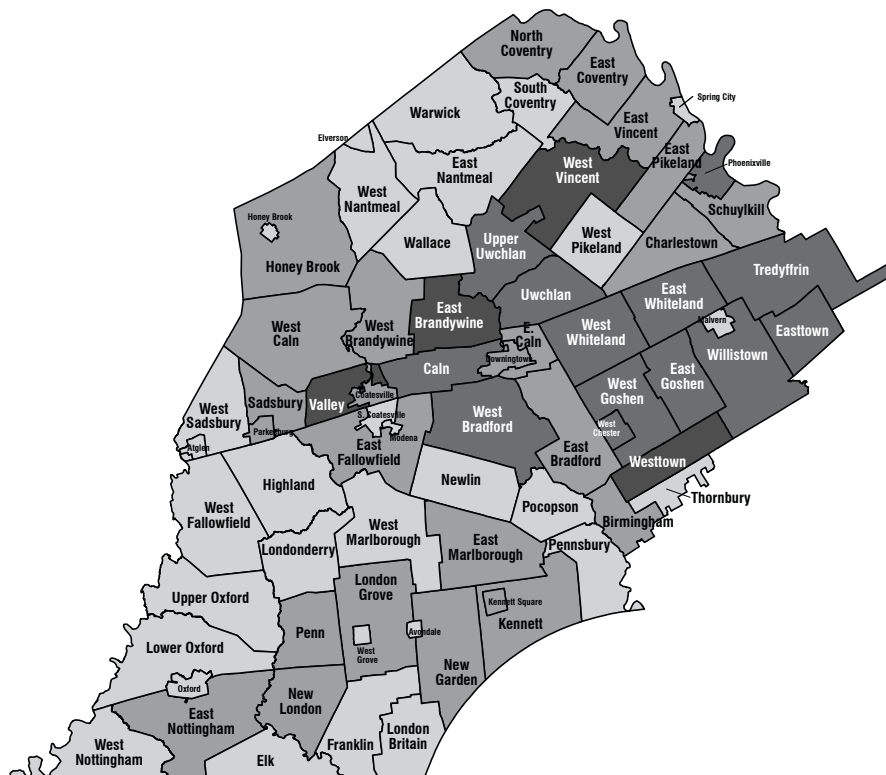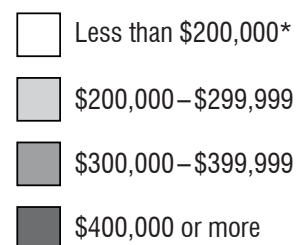| Municipality	2016		2017	
	Number of sales	Median sales price	Number of sales	Median sales price
Atglen	18	$184,000▼	12	$184,500▼
Avondale	5▽	$219,100	11	$225,000
Birmingham	64	$510,000▲	62	$537,500▲
Caln	248△	$221,850	258△	$224,450
Charlestown	123	$473,830▲	90	$482,694▲
Coatesville	93	$98,000▼	103	$90,750▼
Downingtown	128	$214,450	103	$223,500
East Bradford	133	$415,000▲	122	$400,000▼
East Brandywine	145	$389,900	167	$395,000
East Caln	61	$309,000	56	$313,000
East Coventry	78	$247,500	90	$251,500
East Fallowfield	122	$249,950	101	$250,000
East Goshen	301△	$320,000	347△	$350,000
East Marlborough	112	$388,500	130	$410,000▲
East Nantmeal	18	$373,500	18	$434,000▲
East Nottingham	100	$274,900	87	$284,000
East Pikeland	126	$261,873	133	$295,000
East Vincent	177	$310,500	113	$350,000
East Whiteland	151	$419,339▲	258△	$456,389▲
Easttown	177	$608,205▲	157	$649,000▲
Elk	11	$289,000	13	$340,000
Elverson	28	$242,500	26	$253,500
Franklin	54	$362,450	38	$390,500
Highland	9▽	$200,000	8▽	$225,450
Honey Brook Boro.	17	$192,000▼	25	$212,000
Honey Brook Twp.	65	$304,000	71	$314,090
Kennett	129	$377,000	130	$405,000▲
Kennett Square	67	$239,000	52	$225,000
London Britain	34	$393,750	22	$415,000▲
London Grove	82	$325,500	93	$357,500
Londonderry	33	$300,000	29	$329,900
Lower Oxford	38	$263,450	22	$221,950
Malvern	43	$325,000	45	$339,900
Modena	2▽	$91,750▼	2▽	$230,000
New Garden	117	$380,000	128	$394,950
New London	74	$373,450	64	$374,950
Newlin	11	$480,000▲	8▽	$427,500▲

Municipality	2016		2017	
	Number of sales	Median sales price	Number of sales	Median sales price
North Coventry	76	$235,000	103	$240,000
Oxford	41	$172,000 ▼	40	$206,250
Parkesburg	61	$168,000 ▼	51	$164,900 ▼
Penn	65	$290,000	57	$330,000
Pennsbury	47	$420,000	47	$550,000 ▲
Phoenixville	298 △	$219,900	303 △	$222,000
Pocopson	46	$495,000	36	$502,500 ▲
Sadsbury	48	$192,000 ▼	68	$210,066
Schuylkill	117	$415,000	97	$415,000 ▲
South Coatesville	24	$168,000 ▼	20	$210,500
South Coventry	38	$330,950	35	$324,991
Spring City	27	$170,000 ▼	38	$174,450 ▼
Thornbury	32	$458,000	38	$487,000 ▲
Tredyffrin	538 △	$402,500	560 △	$472,500 ▲
Upper Oxford	14	$257,500	17	$285,000
Upper Uwchlan	201 △	$415,000	164	$440,000 ▲
Uwchlan	250 △	$370,750	270 △	$400,000 ▲
Valley	142	$218,250	156	$198,750 ▼
Wallace	32	$405,608	34	$427,000 ▲
Warwick	22	$275,000	24	$362,450
West Bradford	184	$326,550	188	$344,000
West Brandywine	71	$275,000	83	$275,000
West Caln	88	$247,500	68	$269,500
West Chester	172	$310,750	190	$348,950
West Fallowfield	14	$220,000	17	$289,000
West Goshen	231 △	$385,000	258 △	$380,000
West Grove	38	$216,500	38	$212,500
West Marlborough	0 ▽	N/A	4 ▽	$257,450
West Nantmeal	22	$335,000	18	$304,000
West Nottingham	15	$244,400	14	$231,500
West Pikeland	60	$480,000	33	$532,000 ▲
West Sadsbury	20	$225,000	21	$235,000
West Vincent	102	$500,536 ▲	191	$444,400 ▲
West Whiteland	280 △	$312,113	255 △	$315,000
Westtown	144	$369,000	150	$400,000 ▲
Willistown	193	$385,000	200 △	$381,000
Chester County	**6,871**	**$316,500**	**7,080**	**$337,000**

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

Municipal Housing Data

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.

Figure 12
Highest and lowest median sales prices by municipality, 2017

Highest median prices

Municipality*	2016 Rank	2017 Number of sales	2017 Median sales prices
1. Easttown	1	157	$649,000
2. Pennsbury	9	47	$550,000
3. Birmingham	2	62	$537,500
4. West Pikeland	6	33	$532,000
5. Pocopson	4	36	$502,500
6. Thornbury	8	38	$487,000
7. Charlestown	7	90	$482,694
8. Tredyffrin	15	560	$472,500
9. East Whiteland	10	258	$456,389
10. West Vincent	3	191	$444,400

Lowest median prices

Municipality*	2016 Rank	2017 Number of sales	2017 Median sales prices
1. Coatesville City	1	103	$90,750
2. Parkesburg	2	51	$164,900
3. Spring City Borough	4	38	$174,450
4. Atglen Borough	6	12	$184,500
5. Valley	12	156	$198,750
6. Oxford Borough	5	40	$206,250
7. Sadsbury	8	68	$210,066
8. South Coatesville	3	20	$210,500
9. Honey Brook Borough	7	25	$212,000
10. West Grove Borough	10	38	$212,500

* With at least 10 sales.

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

Thi 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 increased in 2017, reversing three years of decline.

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%

* Percent change from previous year

Figure 13
New housing unit sales
Chester County,
2004–2017

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, 2017

Less than 10

10–20

More than 20
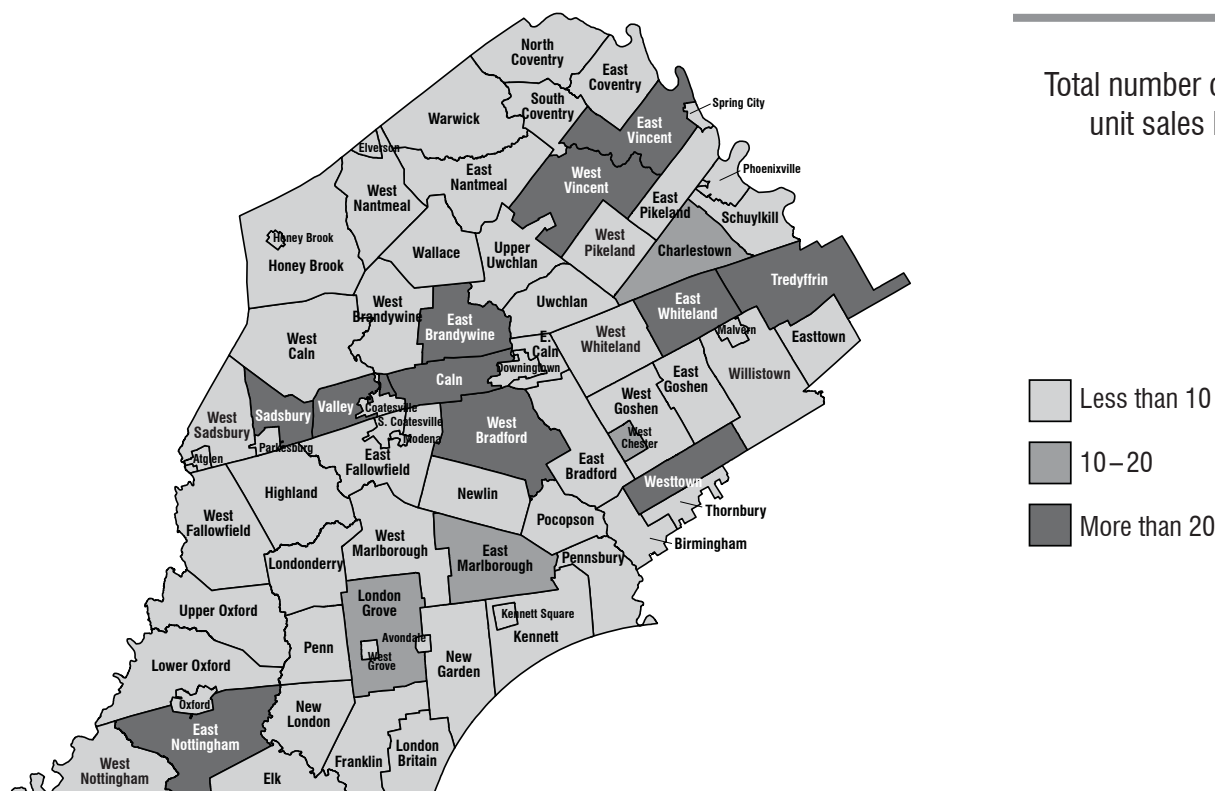
New Housing Unit Sales

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

Figure 15

New housing unit sales in Chester County, 2007–2017
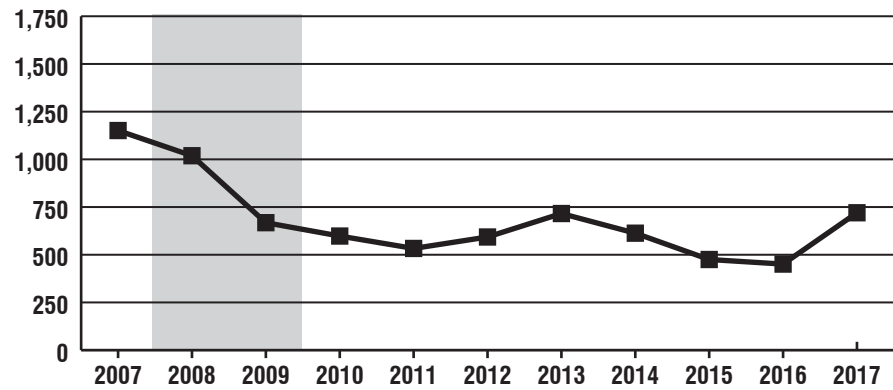
Figure 16

New units, median sale prices in Chester County, 2007–2017

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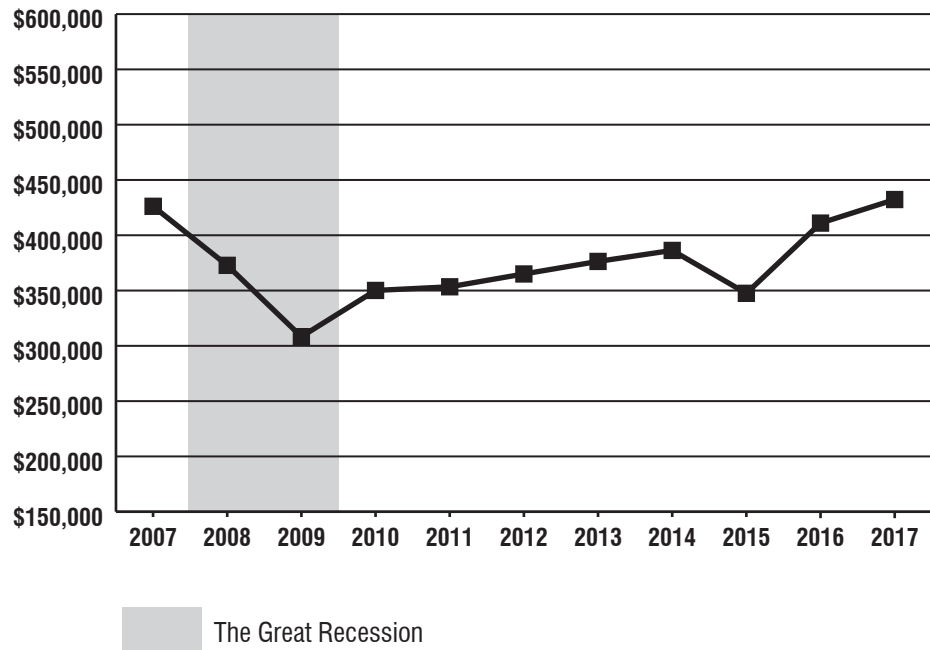
Figure 17 identifies the number and percentage of new home sales that occurred in specific price ranges.

Price range	2016 Sales	2016 Percent of total sales	2017 Sales	2017 Percent of total sales
< $200,000	3	0.7%	6	0.8%
$200,000 – $299,999	83	18.4%	86	11.9%
$300,000 – $399,999	130	28.8%	205	28.5%
$400,000 – $499,999	70	15.5%	154	21.4%
$500,000 – $749,999	127	28.2%	222	30.8%
$750,000 and over	38	8.4%	47	6.5%
Total	**451**	**100.0%**	**720**	**100.0%**

Figure 17
New housing unit sales,
by price range in
Chester County,
2016 & 2017

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

| School Region	2016 New units, number of sales	2016 Median sales price	2017 New units, number of sales	2017 Median sales price
Avon Grove	25	$362,300	30	$434,500
Coatesville Area	72	$326,400	86	$309,700
Downingtown Area	35	$596,100	75	$552,900
Great Valley	81	$590,400	185	$520,000
Kennett Area	29	$430,400	16	$355,800
Northern	70	$404,600	165	$411,700
Octorara	15	$349,900	5	$389,400
Oxford Area	33	$309,000	23	$313,500
Phoenixville Area	18	$313,600	11	$297,000
Tredyffrin-Easttown	24	$674,800	37	$619,300
Twin Valley	10	$305,000	12	$286,400
Unionville-Chadds Ford	6	$950,750	17	$426,400
West Chester Area	33	$310,500	58	$458,900
Chester County	**451**	**$411,000**	**720**	**$432,300**

* Less than 10 sales of new units

Figure 18
New housing unit sales,
by school region,
2016 & 2017

New Housing Unit Sales

Figure 19
New housing unit sales
by municipality,
2016 & 2017

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

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

Municipality	2016 New units, number of sales	2016 Median sales price	2017 New units, number of sales	2017 Median sales price
Atglen	0	*	0	*
Avondale	1	*	2	*
Birmingham	1	*	0	*
Caln	33	$351,200	29	$337,090
Charlestown	30	$649,500 ▲	18	$540,405 ▲
Coatesville	2	*	1	*
Downingtown	0	*	1	*
East Bradford	0	*	0	*
East Brandywine	15	$588,800 ▲	40	$396,250
East Caln	0	*	0	*
East Coventry	3	*	5	$314,900
East Fallowfield	1	*	0	*
East Goshen	2	*	3	*
East Marlborough	3	*	11	$424,800 ▲
East Nantmeal	0	*	0	*
East Nottingham	25	$311,100	21	$317,097
East Pikeland	0	*	1	*
Easttown	6	$1,394,500 ▲	2	*
East Vincent	38	$305,700	39	$330,533
East Whiteland	39	$547,500 ▲	162	$510,973 ▲
Elk	0	*	0	*
Elverson	1	*	0	*
Franklin	4	*	3	*
Highland	0	*	0	*
Honey Brook Boro.	0	*	1	*
Honey Brook Twp.	8	$305,000	8	$286,433 ▼
Kennett	11	$524,700 ▲	0	*
Kennett Square	9	$430,200 ▲	7	$225,000 ▼
London Britain	1	*	0	*
Londonderry	13	$350,900	5	$389,430
London Grove	3	*	18	$449,569 ▲
Lower Oxford	6	$314,200	0	*
Malvern	0	*	4	*
Modena	0	*	0	*
New Garden	9	$372,300	9	$361,765
Newlin	1	*	0	*
New London	9	$426,000 ▲	7	$420,685 ▲

Municipality	2016		2017	
	New units, number of sales	Median sales price	New units, number of sales	Median sales price
North Coventry	0	*	1	*
Oxford	2	*	2	*
Parkesburg	2	*	0	*
Penn	7	$242,000 ▼	0	*
Pennsbury	1	*	5	$685,000 ▲
Phoenixville	18	$313,600	9	$287,700 ▼
Pocopson	0	*	1	*
Sadsbury	5	$273,800 ▼	22	$257,577 ▼
Schuylkill	0	*	1	*
South Coatesville	0	*	3	*
South Coventry	0	*	1	*
Spring City	0	*	0	*
Thornbury	0	*	0	*
Tredyffrin	18	$660,000 ▲	35	$642,049 ▲
Upper Oxford	0	*	0	*
Upper Uwchlan	0	*	5	$677,109 ▲
Uwchlan	0	*	0	*
Valley	22	$305,000	23	$297,420 ▼
Wallace	0	*	0	*
Warwick	0	*	0	*
West Bradford	18	$616,600 ▲	28	$600,365 ▲
West Brandywine	5	$379,500	5	$476,323 ▲
West Caln	4	*	3	*
West Chester	19	$296,800 ▼	10	$305,246
West Fallowfield	0	*	0	*
West Goshen	7	$715,000 ▲	9	$689,900 ▲
West Grove	0	*	0	*
West Marlborough	0	*	0	*
West Nantmeal	1	*	3	*
West Nottingham	0	*	0	*
West Pikeland	2	*	1	*
West Sadsbury	0	*	0	*
Westtown	2	*	27	$380,000
West Vincent	29	$500,200 ▲	119	$424,600 ▲
West Whiteland	3	*	9	$497,978 ▲
Willistown	12	$636,100 ▲	1	*
Chester County	**451**	**$411,000**	**720**	**$432,305**

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

New Housing Units Built [1]

A total of 1,677 new units were built in 2017. These units may or may not have been sold in 2016.

[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.

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%

[a] Base year 2000.
Source: Prepared by CCPC with data from the Chester County Department of Assessment.

▨ The Great Recession

2017 was only the second time since 2010 that single-family detached units were less than one-third of all new units built.

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%)

* Includes twins and townhouses.

Municipality	2017			
	Single-family detached units built	Single-family attached units built*	Multi-family units built	Total built
Atglen	0	0	0	0
Avondale	1	0	0	1
Birmingham	0	0	0	0
Caln	32	13	0	45
Charlestown	12	32	0	44
Coatesville	3	0	0	3
Downingtown	0	2	0	2
East Bradford	0	0	0	0
East Brandywine	25	23	0	48
East Caln	0	0	0	0
East Coventry	8	0	0	8
East Fallowfield	2	0	0	2
East Goshen	5	0	0	5
East Marlborough	3	17	0	20
East Nantmeal	4	0	0	4
East Nottingham	34	0	0	34
East Pikeland	2	0	0	2
East Vincent	33	24	49	106❹
East Whiteland	34	178	246	458❶
Easttown	6	0	0	6
Elk	1	0	0	1
Elverson	0	0	0	0
Franklin	7	0	0	7
Highland	1	0	0	1
Honey Brook Boro	0	0	0	0
Honey Brook Twp	6	10	0	16
Kennett	1	0	0	1
Kennett Square	0	2	0	2
London Britain	1	0	0	1
London Grove	19	0	0	19
Londonderry	6	3	0	9
Lower Oxford	3	0	0	3
Malvern	5	0	0	5
Modena	0	0	0	0
New Garden	3	13	0	16
New London	9	0	0	9
Newlin	0	0	0	0

Figure 22
New housing units built
2017

A total of 1,677 new units were built in 2017. These units may or may not have been sold in 2017. A total of 656 (39%) were multi-family units.

❋ Top 5 by total units.

[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.

*These units include townhouses and twins.

New Housing Units Built [1]

Figure 22 (cont.)
New housing units built
2017

Municipality	2017			
	Single-family detached units built [a]	Single-family attached units built [a]	Multi-family units built	Total built
North Coventry	6	0	0	6
Oxford	1	1	0	2
Parkesburg	1	0	0	1
Penn	3	2	0	5
Pennsbury	3	0	0	3
Phoenixville	4	5	349	358❷
Pocopson	2	0	0	2
Sadsbury	16	9	0	25
Schuylkill	1	0	0	1
South Coatesville	0	1	0	1
South Coventry	5	0	0	5
Spring City	0	0	0	0
Thornbury	0	0	0	0
Tredyffrin	2	53	0	55❺
Upper Oxford	3	0	0	3
Upper Uwchlan	5	0	0	5
Uwchlan	0	0	0	0
Valley	28	4	0	32
Wallace	0	0	0	0
Warwick	3	0	0	3
West Bradford	34	0	0	34
West Brandywine	8	0	0	8
West Caln	3	0	0	3
West Chester	1	9	0	10
West Fallowfield	1	0	0	1
West Goshen	8	1	12	21
West Grove	0	2	0	2
West Marlborough	0	0	0	0
West Nantmeal	3	0	0	3
West Nottingham	0	0	0	0
West Pikeland	5	0	0	5
West Sadsbury	0	0	0	0
West Vincent	65	96	0	161❸
West Whiteland	8	0	0	8
Westtown	16	11	0	27
Willistown	7	0	0	7
Chester County	**508**	**511**	**656**	**1,675**

Municipality	2017 Single-family detached and attached units built[a]	2017 Average Density (units per acre)[b]	Municipality	2017 Single-family detached and attached units built[a]	2017 Average Density (units per acre)[b]
Atglen	0	*	North Coventry	6	0.40
Avondale	1	8.33	Oxford	2	8.00
Birmingham	0	*	Parkesburg	1	2.17
Caln	45	5.59	Penn	5	1.51
Charlestown	44	1.69	Pennsbury	3	0.49
Coatesville	3	6.82	Phoenixville	9	8.65
Downingtown	2	13.33	Pocopson	2	0.66
East Bradford	0	*	Sadsbury	25	8.99
East Brandywine	48	1.79	Schuylkill	1	0.77
East Caln	0	*	South Coatesville	1	50.00
East Coventry	8	0.47	South Coventry	5	0.44
East Fallowfield	2	0.64	Spring City	0	*
East Goshen	5	0.63	Thornbury	0	*
East Marlborough	20	5.63	Tredyffrin	55	7.39
East Nantmeal	4	0.06	Upper Oxford	3	0.68
East Nottingham	34	0.76	Upper Uwchlan	5	3.47
East Pikeland	2	1.75	Uwchlan	0	*
East Vincent	57	3.21	Valley	32	4.52
East Whiteland	212	14.47	Wallace	0	*
Easttown	6	1.55	Warwick	3	0.22
Elk	1	0.23	West Bradford	34	0.66
Elverson	0	*	West Brandywine	8	0.46
Franklin	7	0.28	West Caln	3	0.89
Highland	1	0.67	West Chester	10	4.83
Honey Brook Boro	0	*	West Fallowfield	1	0.48
Honey Brook Twp	16	0.27	West Goshen	9	2.54
Kennett	1	0.45	West Grove	2	4.88
Kennett Square	2	22.22	West Marlborough	0	*
London Britain	1	0.56	West Nantmeal	3	0.60
London Grove	19	0.43	West Nottingham	0	*
Londonderry	9	2.73	West Pikeland	5	0.11
Lower Oxford	3	0.49	West Sadsbury	0	*
Malvern	5	4.39	West Vincent	161	4.12
Modena	0	*	West Whiteland	8	1.04
New Garden	16	2.50	Westtown	27	2.62
Newlin	9	2.47	Willistown	7	0.43
New London	0	*	**Chester County**	**1,019**	**1.48**

Figure 23
Density of single-family units on single-use lots
2017

In 2017, a total of 1,019 new detached and attached single family units were built on 689 acres, for a density of 1.48 units per acre. This is a return to densities last seen in 2013 to 2015.

[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.

*Density is only included for municipalities with 5 or more new units.

[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