

December 2021

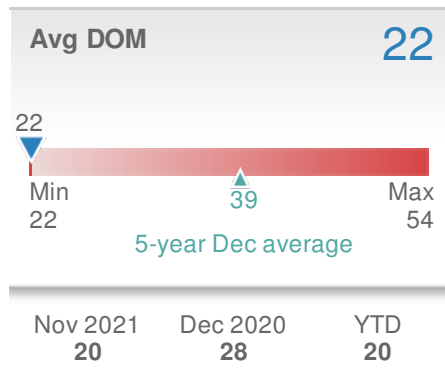
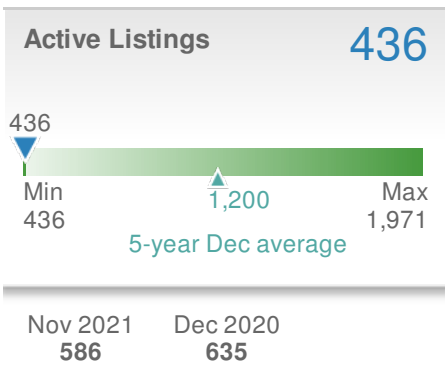
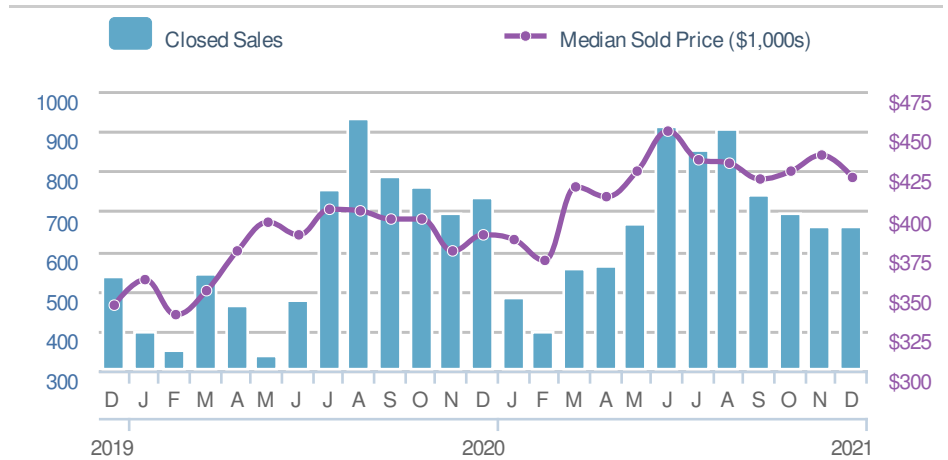
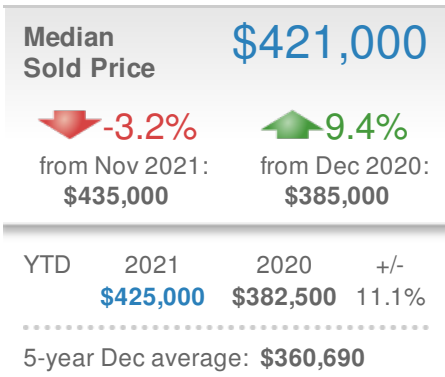
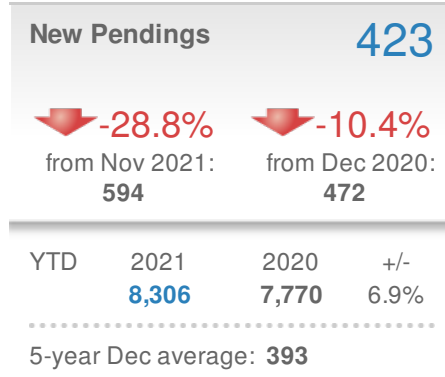
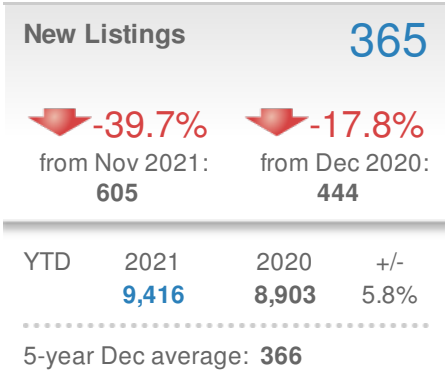
All Home Types
Detached
Attached

Local Market Insight

Chester County, PA

December 2021
Chester County, PA

Email: info@tcsr.realtor

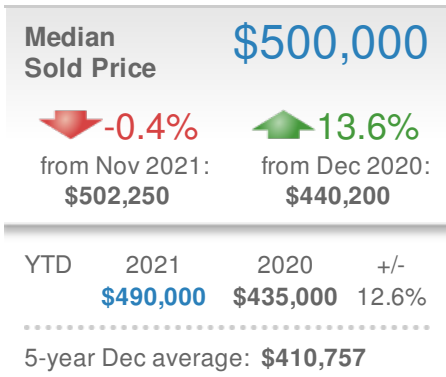
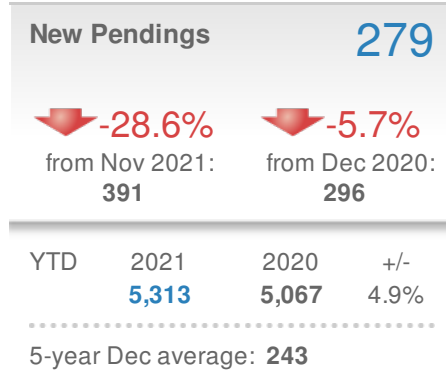


December 2021

Chester County, PA - Detached

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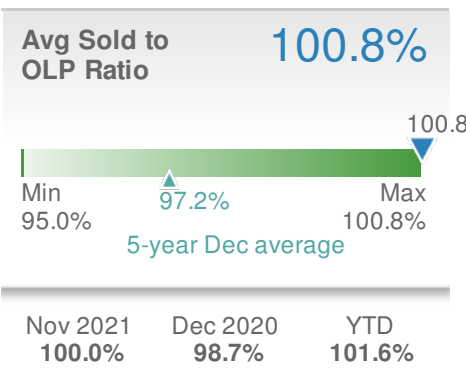
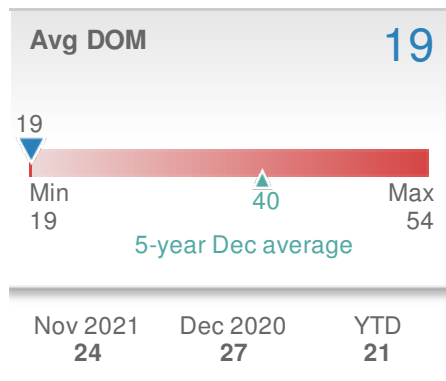
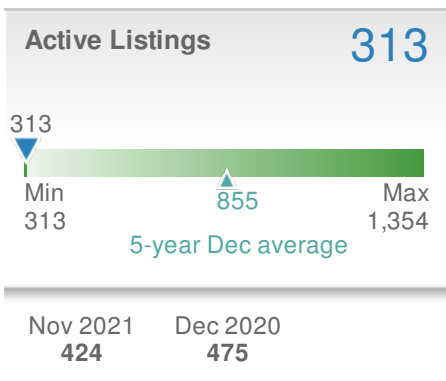
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Summary

In Chester County, PA, the median sold price for Detached properties for December was \$500,000, representing a decrease of 0.4% compared to last month and an increase of 13.6% from Dec 2020. The average days on market for units sold in December was 19 days, 52% below the 5-year December average of 40 days. There was a 28.6% month over month decrease in new contract activity with 279 New Pendings; a 20.5% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 637; and a 26.2% decrease in supply to 313 active units.

This activity resulted in a Contract Ratio of 2.04 pendings per active listing, up from 1.89 in November and an increase from 1.49 in December 2020. The Contract Ratio is 108% higher than the 5-year December average of 0.98. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



December 2021

Chester County, PA - Attached

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New Listings 139

↓ -35.6% ↓ -9.2%
 from Nov 2021: 216 from Dec 2020: 153

YTD	2021	2020	+/-
	3,333	3,027	10.1%

5-year Dec average: 133

New Pendings 144

↓ -29.1% ↓ -18.2%
 from Nov 2021: 203 from Dec 2020: 176

YTD	2021	2020	+/-
	2,991	2,703	10.7%

5-year Dec average: 148

Closed Sales 250

↑ 0.8% ↓ -2.0%
 from Nov 2021: 248 from Dec 2020: 255

YTD	2021	2020	+/-
	3,047	2,568	18.7%

5-year Dec average: 218

Median Sold Price \$320,000

↓ -8.4% ↑ 4.9%
 from Nov 2021: \$349,200 from Dec 2020: \$305,000

YTD	2021	2020	+/-
	\$343,000	\$315,000	8.9%

5-year Dec average: \$294,080

Summary

In Chester County, PA, the median sold price for Attached properties for December was \$320,000, representing a decrease of 8.4% compared to last month and an increase of 4.9% from Dec 2020. The average days on market for units sold in December was 28 days, 26% below the 5-year December average of 38 days. There was a 29.1% month over month decrease in new contract activity with 144 New Pendings; a 23.7% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 373; and a 24.1% decrease in supply to 123 active units.

This activity resulted in a Contract Ratio of 3.03 pendings per active listing, up from 3.02 in November and an increase from 2.82 in December 2020. The Contract Ratio is 88% higher than the 5-year December average of 1.61. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings 123

Nov 2021	Dec 2020
162	160

Avg DOM 28

Nov 2021	Dec 2020	YTD
14	28	18

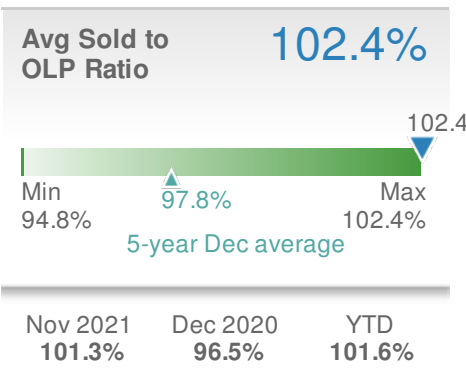
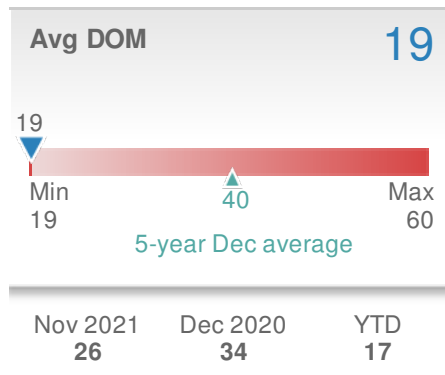
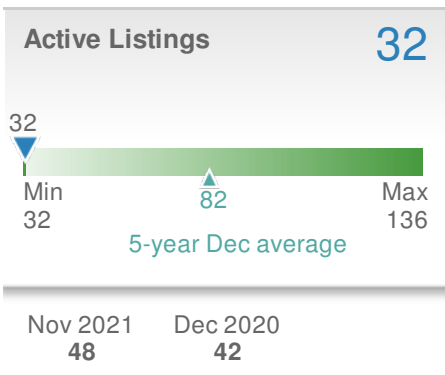
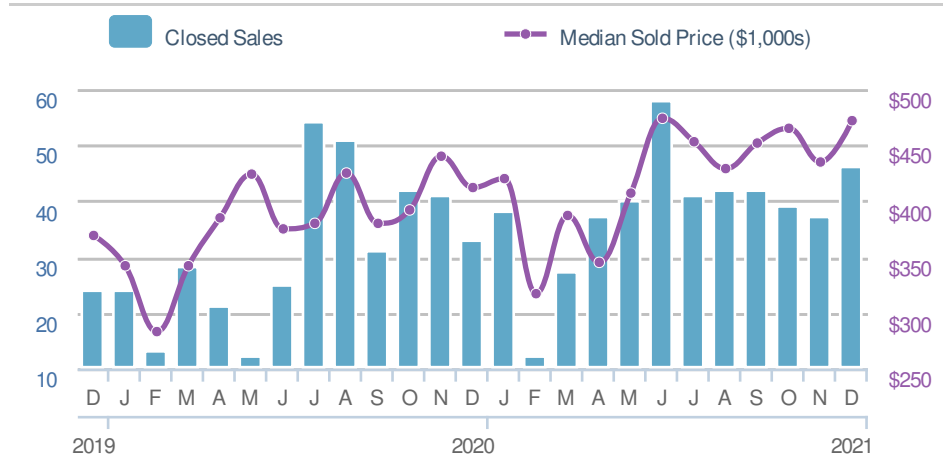
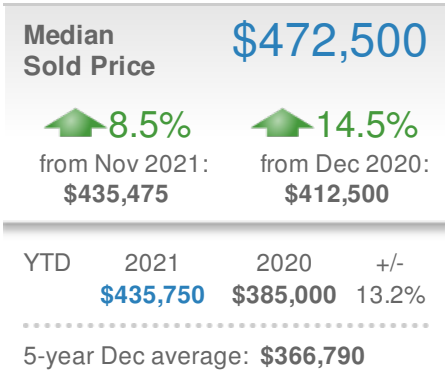
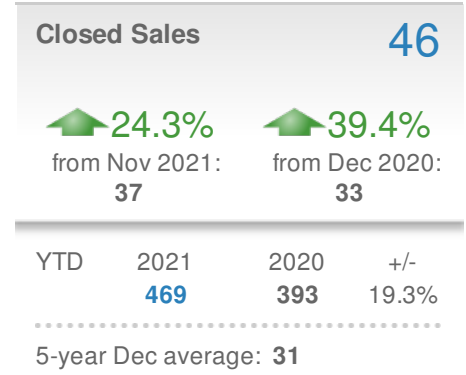
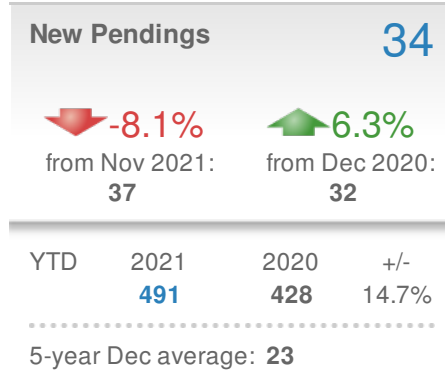
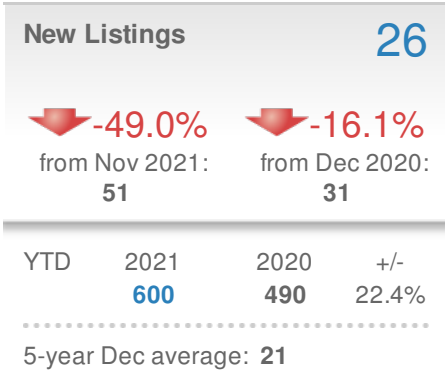
Avg Sold to OLP Ratio 100.9%

Nov 2021	Dec 2020	YTD
100.8%	99.8%	101.8%

December 2021

Avon Grove (Chester, PA)

Email: info@tcsr.realtor

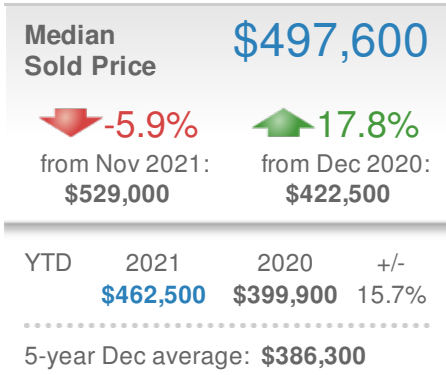
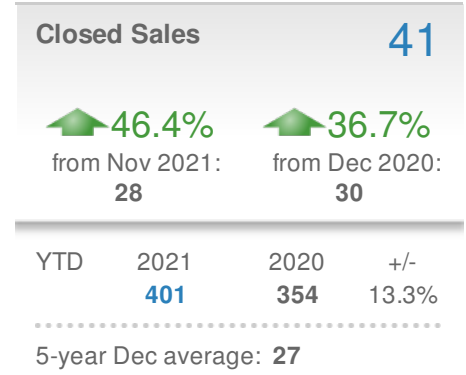
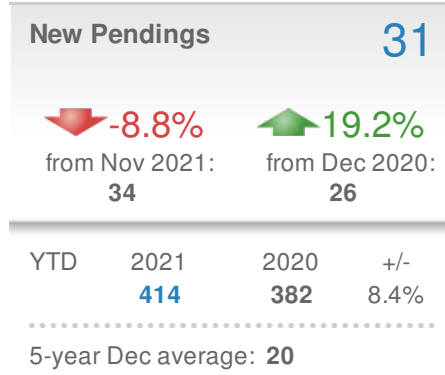


December 2021

Avon Grove (Chester, PA) - Detached

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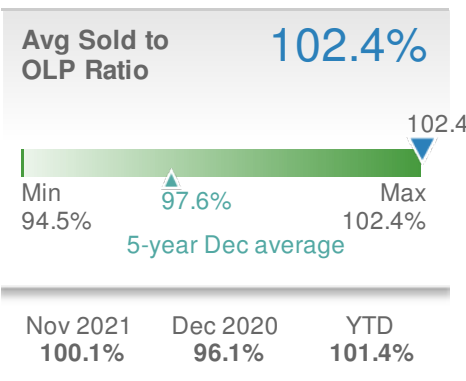
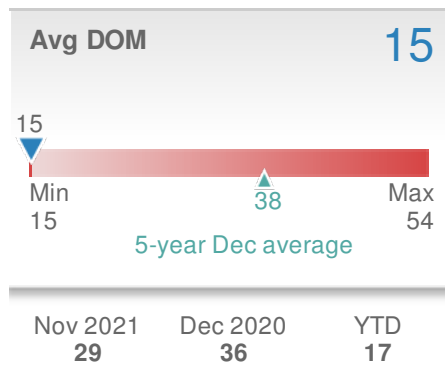
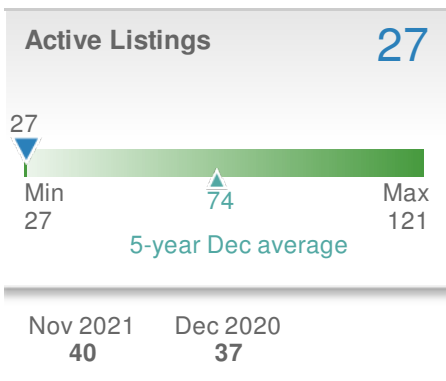
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Summary

In Avon Grove (Chester, PA), the median sold price for Detached properties for December was \$497,600, representing a decrease of 5.9% compared to last month and an increase of 17.8% from Dec 2020. The average days on market for units sold in December was 15 days, 61% below the 5-year December average of 38 days. There was an 8.8% month over month decrease in new contract activity with 31 New Pendings; a 14.5% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 71; and a 32.5% decrease in supply to 27 active units.

This activity resulted in a Contract Ratio of 2.63 pendencies per active listing, up from 2.08 in November and an increase from 1.68 in December 2020. The Contract Ratio is 147% higher than the 5-year December average of 1.06. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

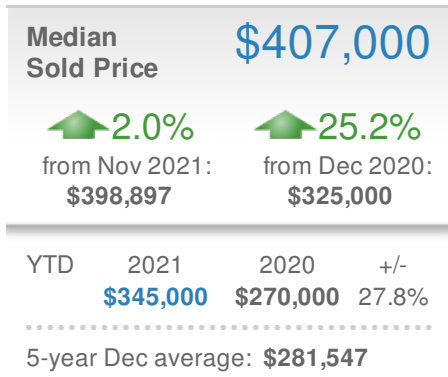
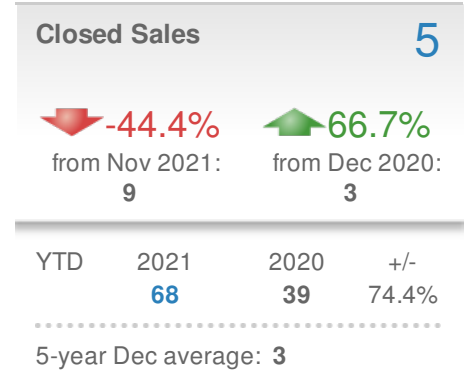
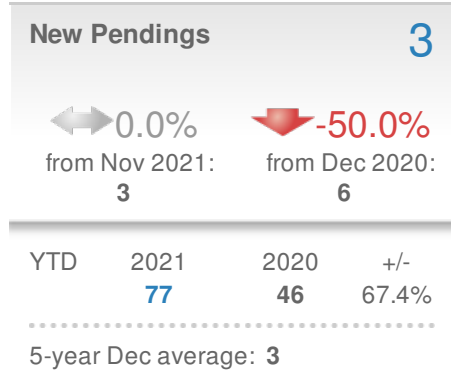
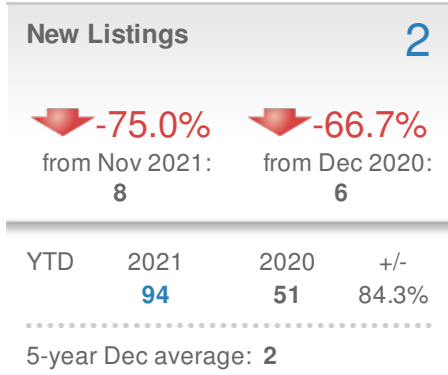


December 2021

Avon Grove (Chester, PA) - Attached

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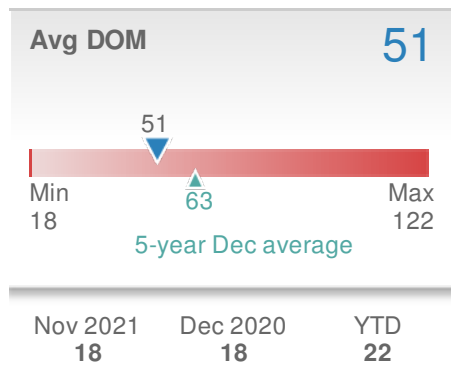
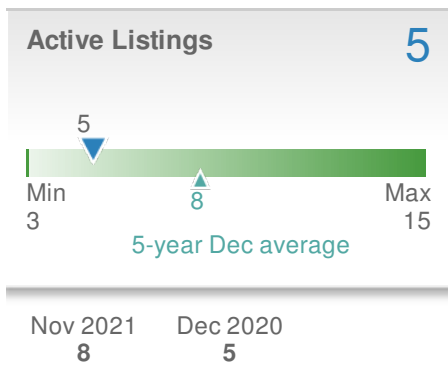
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Summary

In Avon Grove (Chester, PA), the median sold price for Attached properties for December was \$407,000, representing an increase of 2% compared to last month and an increase of 25.2% from Dec 2020. The average days on market for units sold in December was 51 days, 19% below the 5-year December average of 63 days. There was no month over month change in new contract activity with 3 New Pendings; an 8.3% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 22; and a 37.5% decrease in supply to 5 active units.

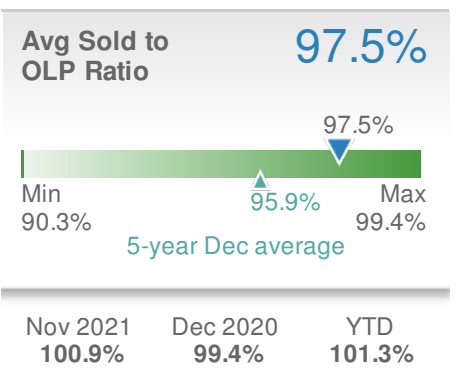
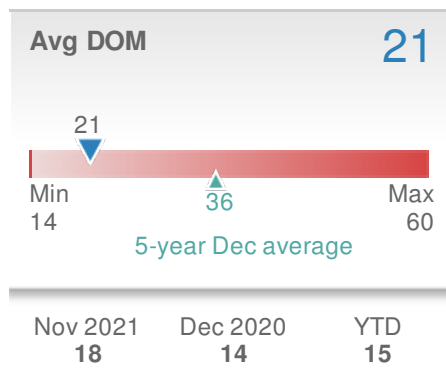
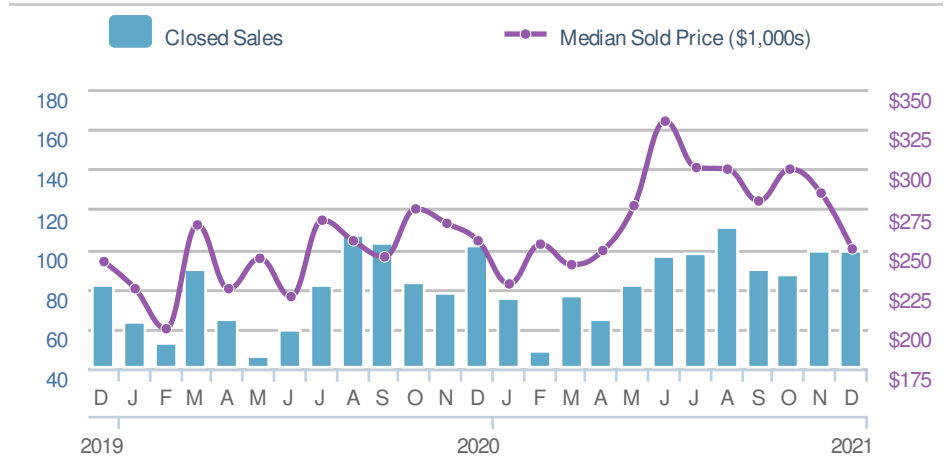
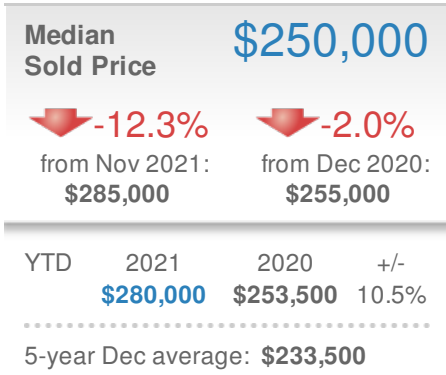
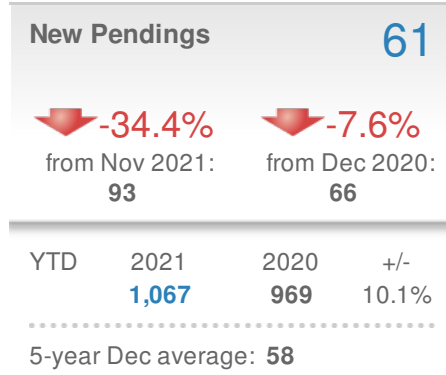
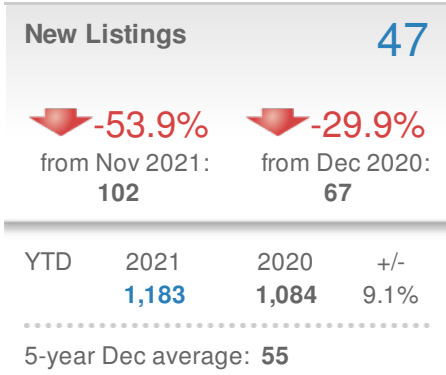
This activity resulted in a Contract Ratio of 4.40 pendings per active listing, up from 3.00 in November and an increase from 2.80 in December 2020. The Contract Ratio is 100% higher than the 5-year December average of 2.21. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



December 2021

Coatesville Area (Chester, PA)

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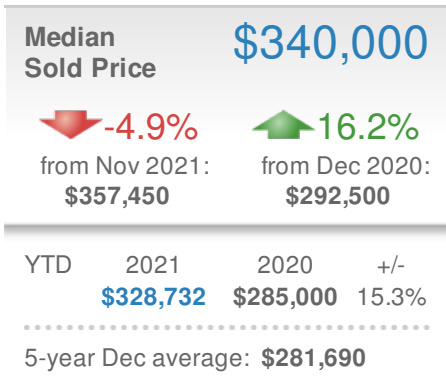
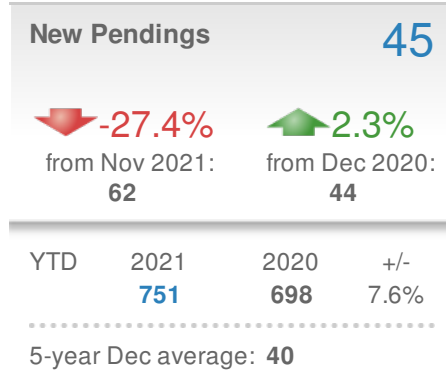


December 2021

Coatesville Area (Chester, PA) - Detached

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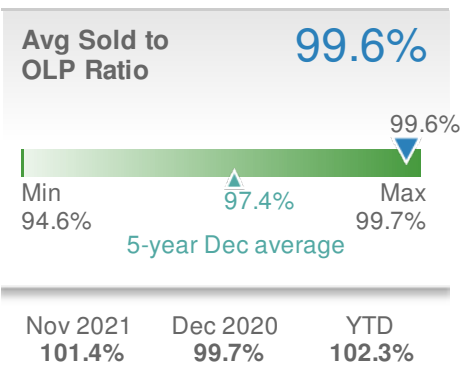
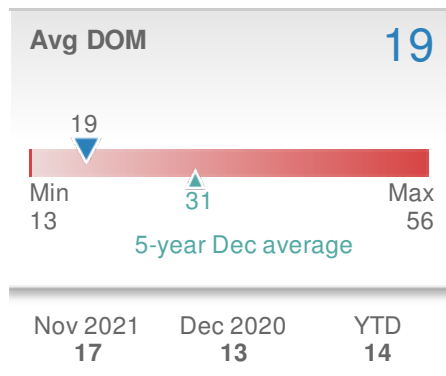
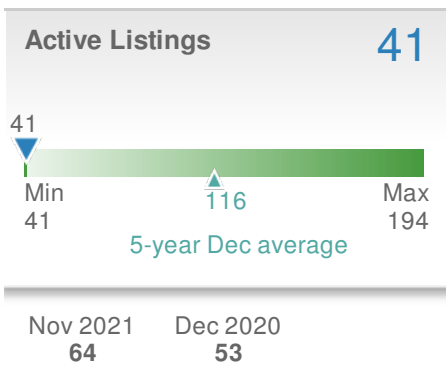
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Summary

In Coatesville Area (Chester, PA), the median sold price for Detached properties for December was \$340,000, representing a decrease of 4.9% compared to last month and an increase of 16.2% from Dec 2020. The average days on market for units sold in December was 19 days, 40% below the 5-year December average of 31 days. There was a 27.4% month over month decrease in new contract activity with 45 New Pendings; a 24.7% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 67; and a 35.9% decrease in supply to 41 active units.

This activity resulted in a Contract Ratio of 1.63 pendings per active listing, up from 1.39 in November and an increase from 1.42 in December 2020. The Contract Ratio is 73% higher than the 5-year December average of 0.94. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

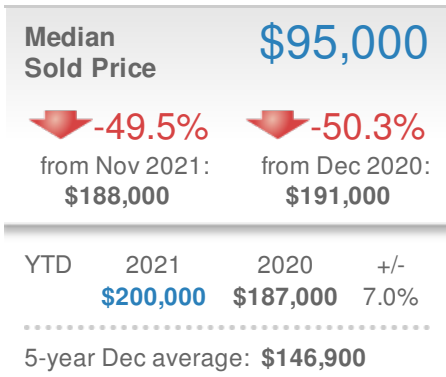
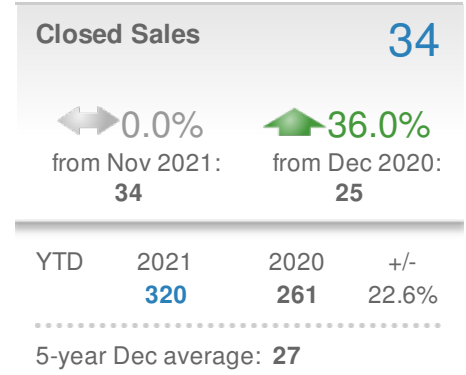
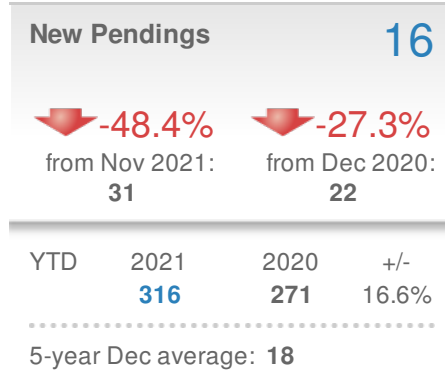


December 2021

Coatesville Area (Chester, PA) - Attached

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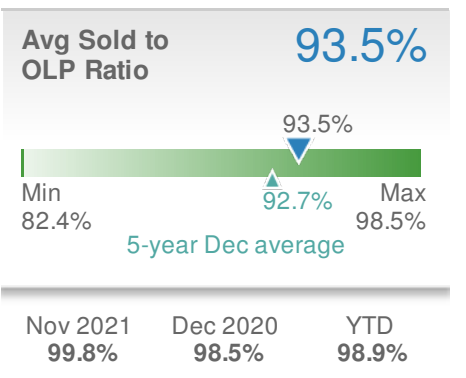
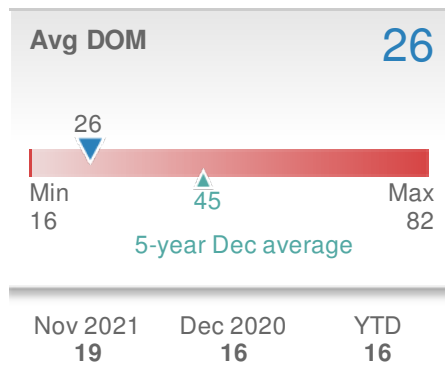
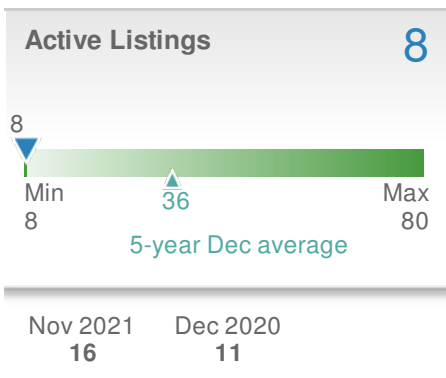
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Summary

In Coatesville Area (Chester, PA), the median sold price for Attached properties for December was \$95,000, representing a decrease of 49.5% compared to last month and a decrease of 50.3% from Dec 2020. The average days on market for units sold in December was 26 days, 43% below the 5-year December average of 45 days. There was a 48.4% month over month decrease in new contract activity with 16 New Pendings; a 47.8% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 24; and a 50% decrease in supply to 8 active units.

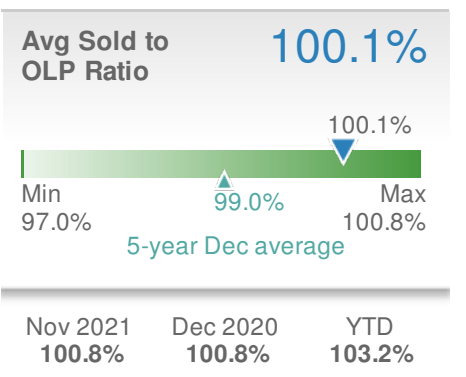
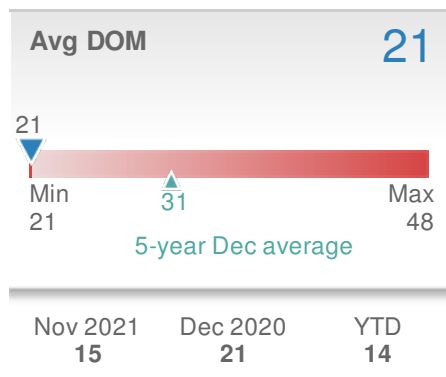
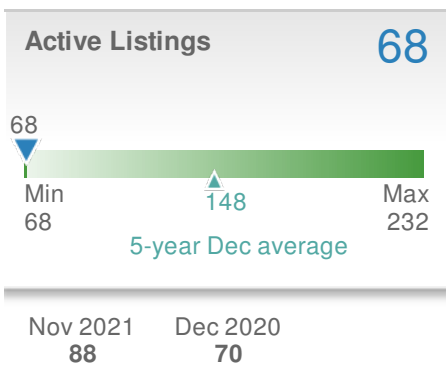
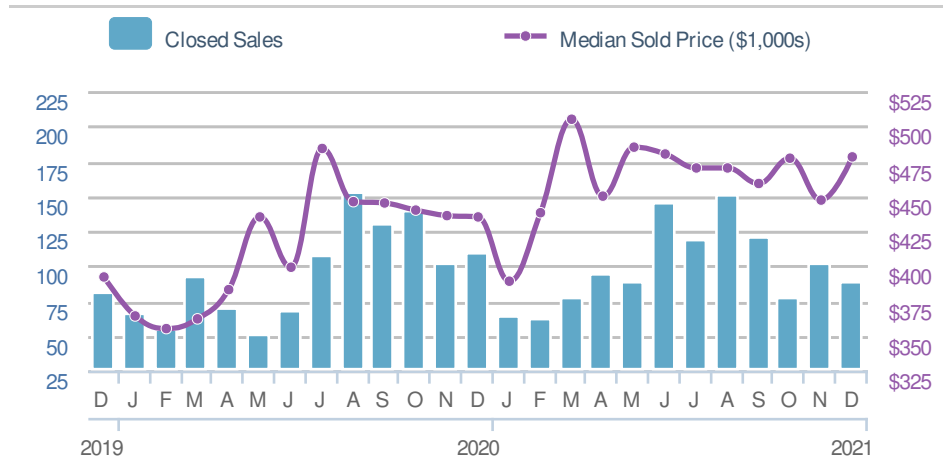
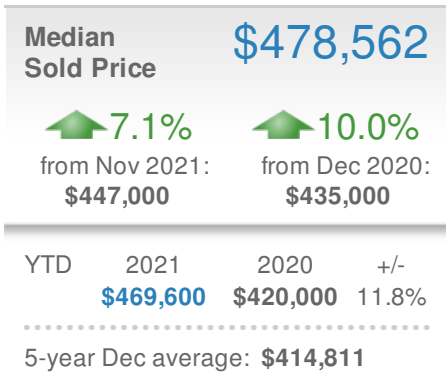
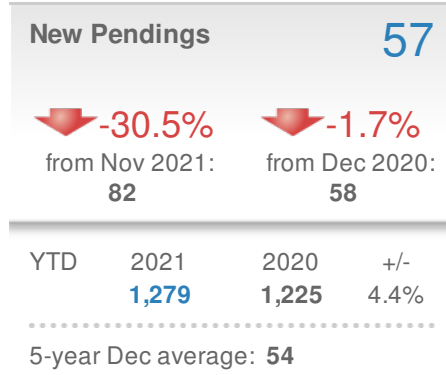
This activity resulted in a Contract Ratio of 3.00 pendings per active listing, up from 2.88 in November and a decrease from 3.09 in December 2020. The Contract Ratio is 92% higher than the 5-year December average of 1.56. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



December 2021

Downingtown Area (Chester, PA)

Email: info@tcsr.realtor

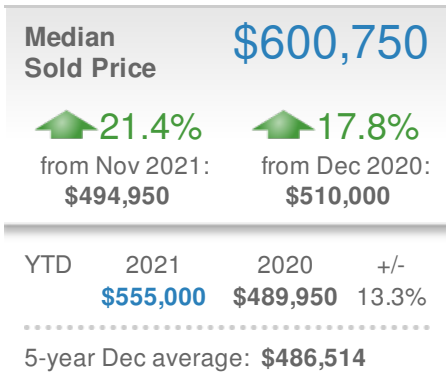
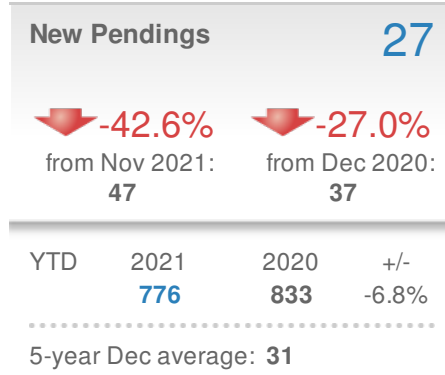


December 2021

Downingtown Area (Chester, PA) - Detached

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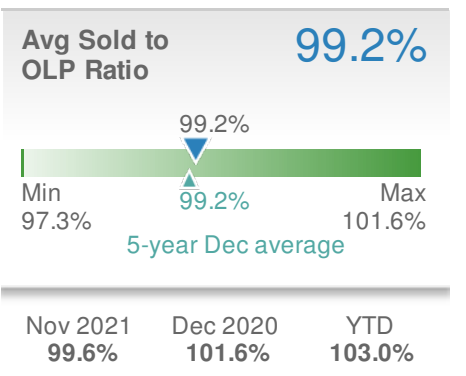
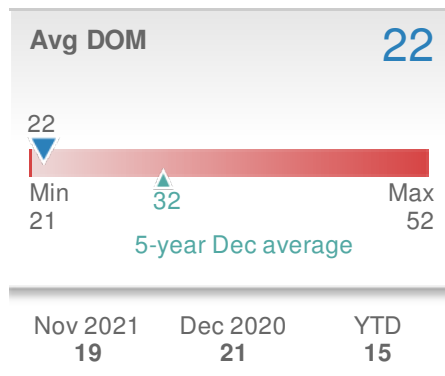
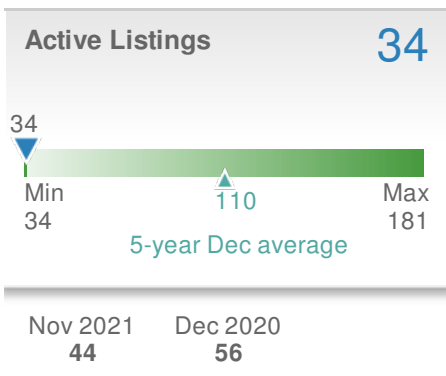
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Summary

In Downingtown Area (Chester, PA), the median sold price for Detached properties for December was \$600,750, representing an increase of 21.4% compared to last month and an increase of 17.8% from Dec 2020. The average days on market for units sold in December was 22 days, 31% below the 5-year December average of 32 days. There was a 42.6% month over month decrease in new contract activity with 27 New Pendings; a 26.4% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 89; and a 22.7% decrease in supply to 34 active units.

This activity resulted in a Contract Ratio of 2.62 pendings per active listing, down from 2.75 in November and an increase from 2.48 in December 2020. The Contract Ratio is 85% higher than the 5-year December average of 1.42. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

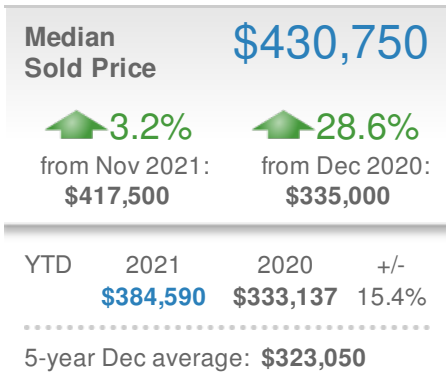
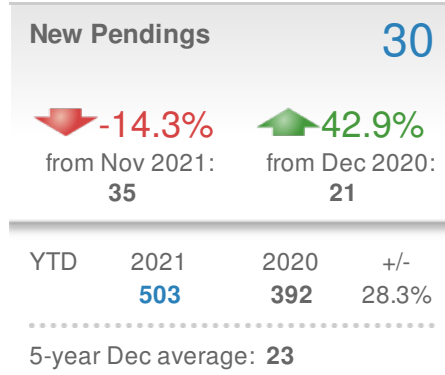


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Downingtown Area (Chester, PA) - Attached

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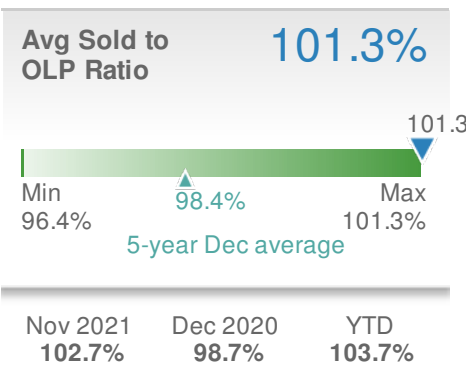
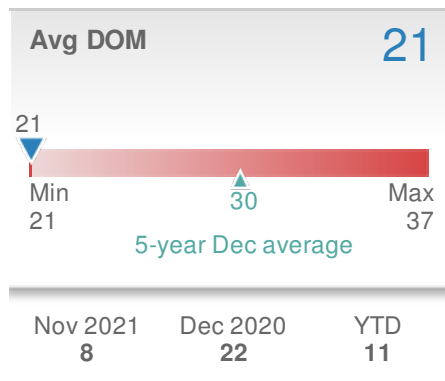
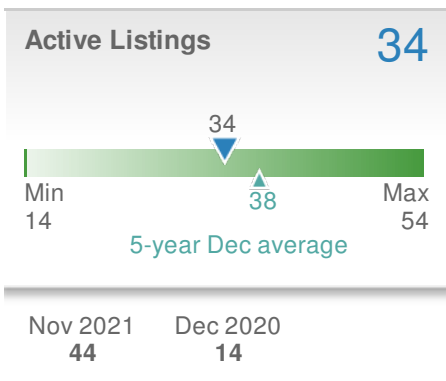
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Summary

In Downingtown Area (Chester, PA), the median sold price for Attached properties for December was \$430,750, representing an increase of 3.2% compared to last month and an increase of 28.6% from Dec 2020. The average days on market for units sold in December was 21 days, 29% below the 5-year December average of 30 days. There was a 14.3% month over month decrease in new contract activity with 30 New Pendings; a 5.9% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 112; and a 22.7% decrease in supply to 34 active units.

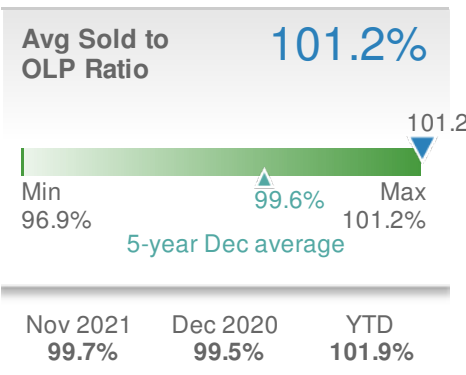
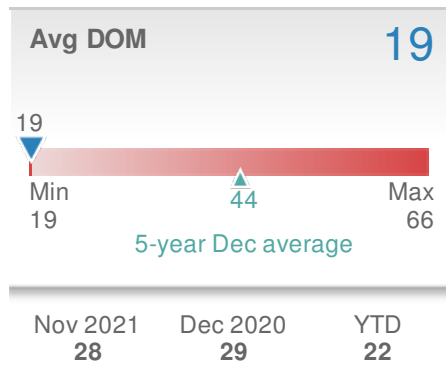
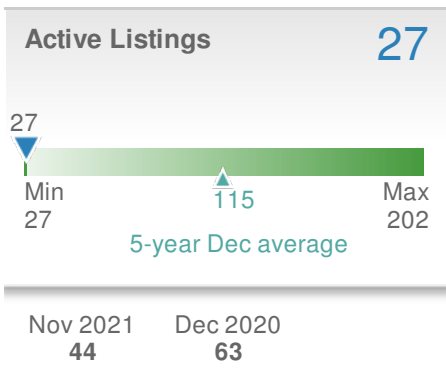
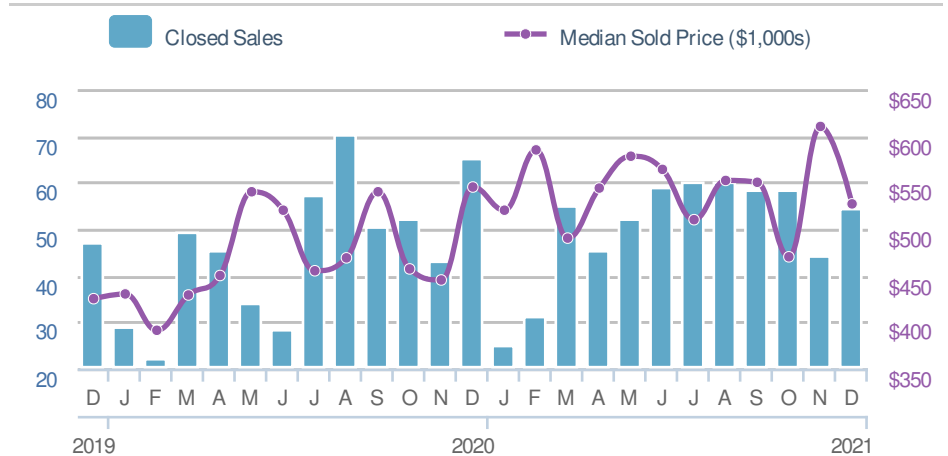
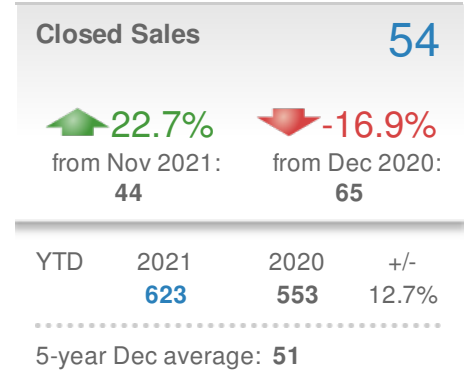
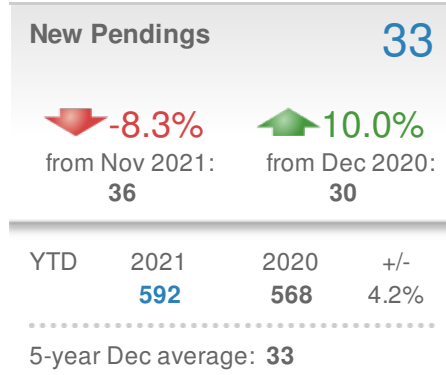
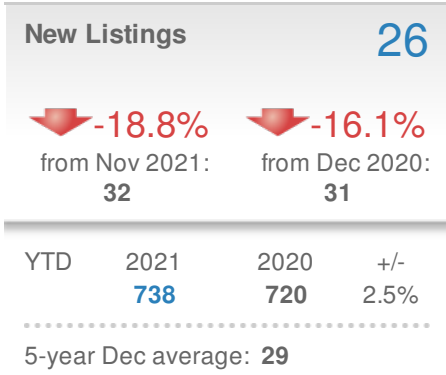
This activity resulted in a Contract Ratio of 3.29 pendings per active listing, up from 2.70 in November and a decrease from 5.50 in December 2020. The Contract Ratio is 34% higher than the 5-year December average of 2.46. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



December 2021

Great Valley (Chester, PA)

Email: info@tcsr.realtor

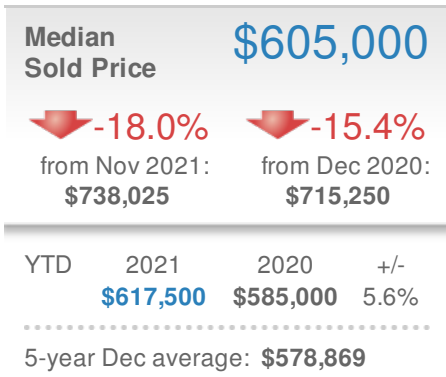
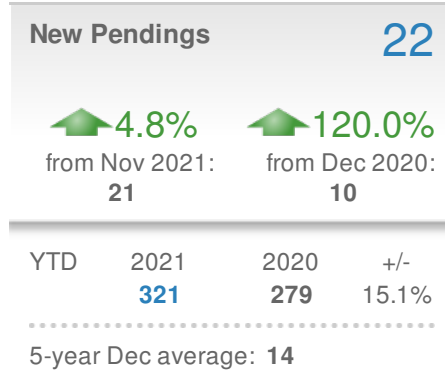


December 2021

Great Valley (Chester, PA) - Detached

Tri-County Suburban REALTORS

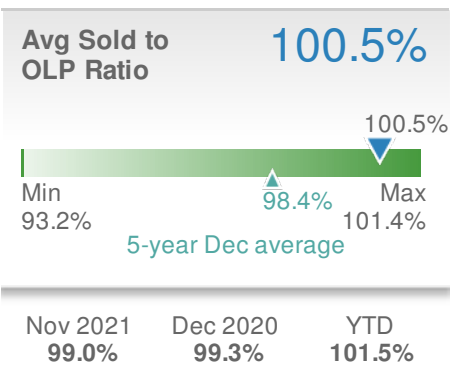
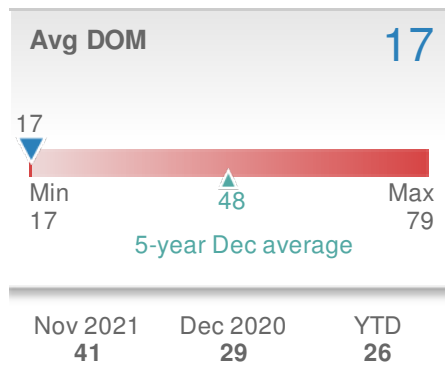
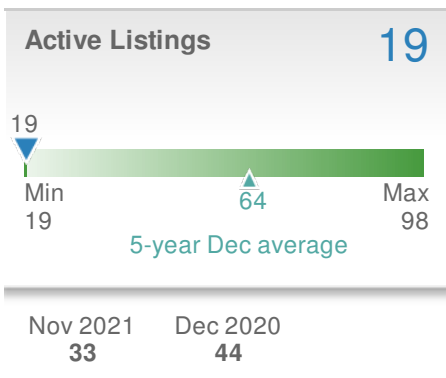
Email: info@tcsr.realtor



Summary

In Great Valley (Chester, PA), the median sold price for Detached properties for December was \$605,000, representing a decrease of 18% compared to last month and a decrease of 15.4% from Dec 2020. The average days on market for units sold in December was 17 days, 65% below the 5-year December average of 48 days. There was a 4.8% month over month increase in new contract activity with 22 New Pendings; a 19.6% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 37; and a 42.4% decrease in supply to 19 active units.

This activity resulted in a Contract Ratio of 1.95 pendings per active listing, up from 1.39 in November and an increase from 0.91 in December 2020. The Contract Ratio is 109% higher than the 5-year December average of 0.93. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

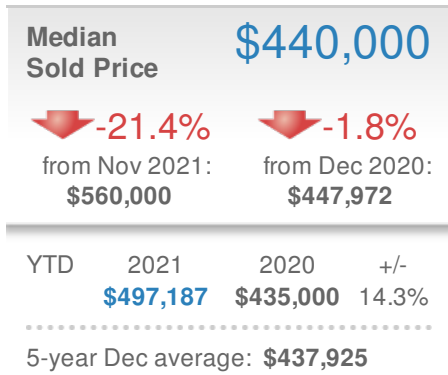
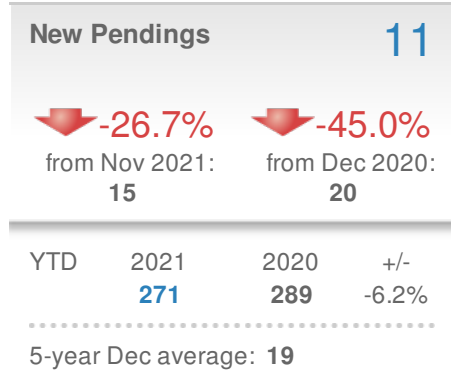


December 2021

Great Valley (Chester, PA) - Attached

Tri-County Suburban REALTORS

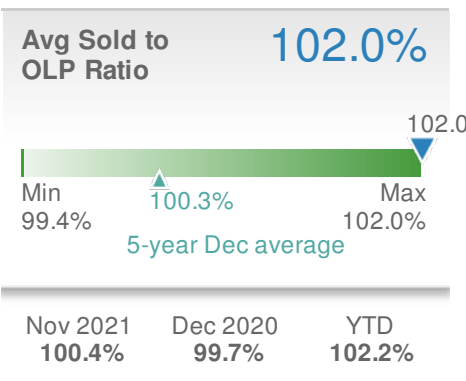
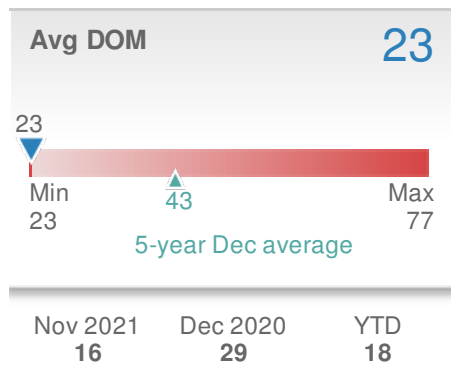
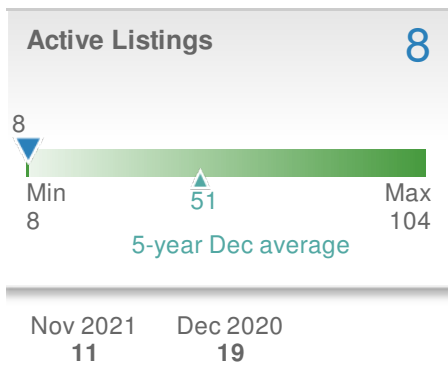
Email: info@tcsr.realtor



Summary

In Great Valley (Chester, PA), the median sold price for Attached properties for December was \$440,000, representing a decrease of 21.4% compared to last month and a decrease of 1.8% from Dec 2020. The average days on market for units sold in December was 23 days, 47% below the 5-year December average of 43 days. There was a 26.7% month over month decrease in new contract activity with 11 New Pendings; a 29.8% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 33; and a 27.3% decrease in supply to 8 active units.

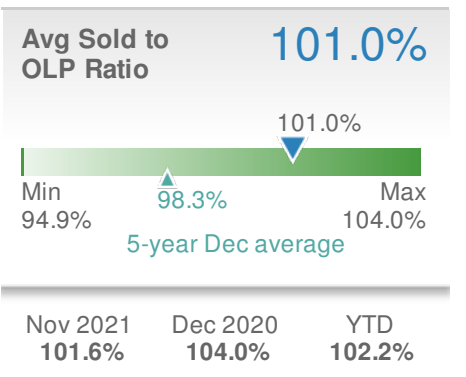
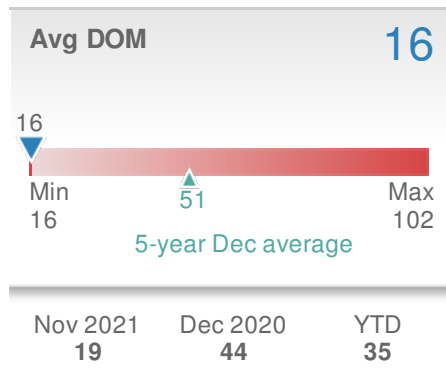
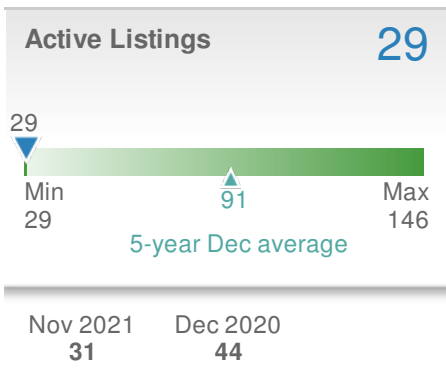
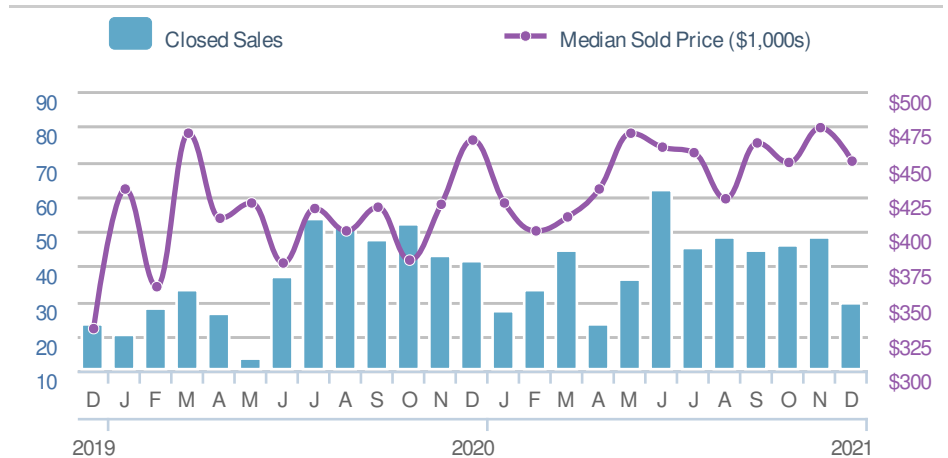
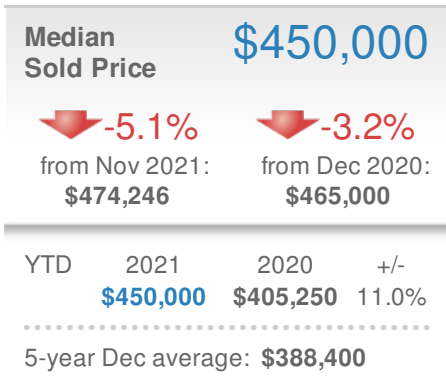
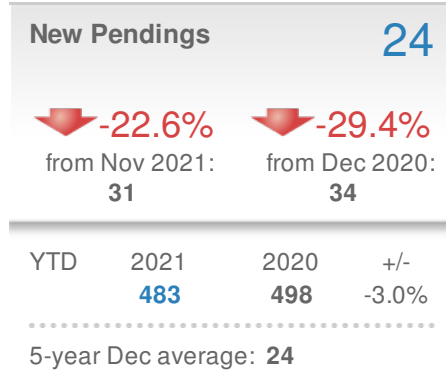
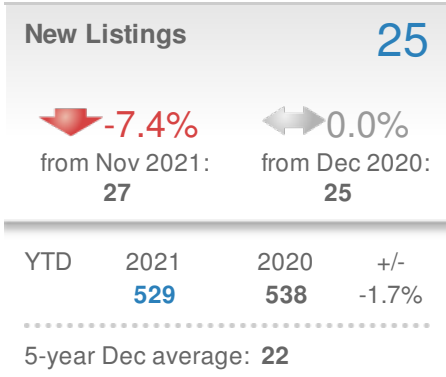
This activity resulted in a Contract Ratio of 4.13 pendings per active listing, down from 4.27 in November and an increase from 3.47 in December 2020. The Contract Ratio is 80% higher than the 5-year December average of 2.29. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



December 2021

Kennett Consolidated (Chester, PA)

Email: info@tcsr.realtor



December 2021



Kennett Consolidated (Chester, PA) - Detached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings

10



 **-28.6%**  **-23.1%**
 from Nov 2021: **14** from Dec 2020: **13**

YTD	2021	2020	+/-
	289	290	-0.3%

5-year Dec average: 9

New Pendings

15


 **15.4%**  **-6.3%**
 from Nov 2021: **13** from Dec 2020: **16**

YTD	2021	2020	+/-
	272	285	-4.6%

5-year Dec average: 12

Closed Sales

14



 **-51.7%**  **-36.4%**
 from Nov 2021: **29** from Dec 2020: **22**

YTD	2021	2020	+/-
	280	274	2.2%

5-year Dec average: 16

Median Sold Price

\$555,000

 **5.7%**  **18.1%**
 from Nov 2021: **\$525,000** from Dec 2020: **\$470,000**

YTD	2021	2020	+/-
	\$501,500	\$465,000	7.8%

5-year Dec average: \$421,312

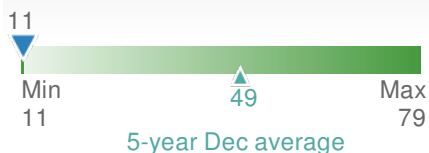
Summary

In Kennett Consolidated (Chester, PA), the median sold price for Detached properties for December was \$555,000, representing an increase of 5.7% compared to last month and an increase of 18.1% from Dec 2020. The average days on market for units sold in December was 26 days, 59% below the 5-year December average of 63 days. There was a 15.4% month over month increase in new contract activity with 15 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from November) with 25; and a 35.3% decrease in supply to 11 active units.

This activity resulted in a Contract Ratio of 2.27 pendings per active listing, up from 1.47 in November and an increase from 1.75 in December 2020. The Contract Ratio is 129% higher than the 5-year December average of 0.99. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings

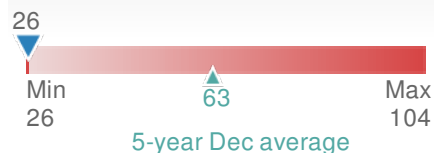
11



Nov 2021	Dec 2020
17	20

Avg DOM

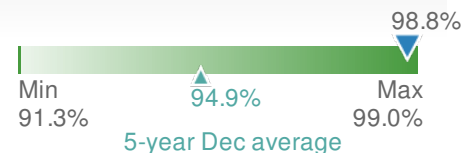
26



Nov 2021	Dec 2020	YTD
24	46	35

Avg Sold to OLP Ratio

98.8%

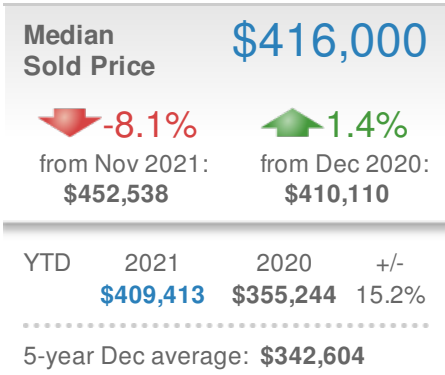
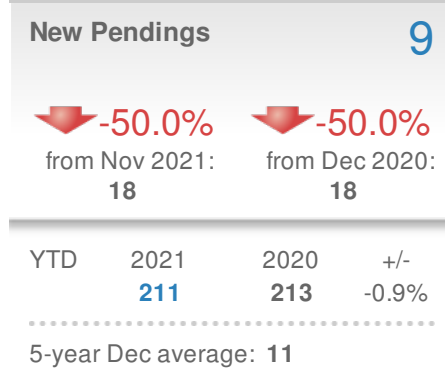
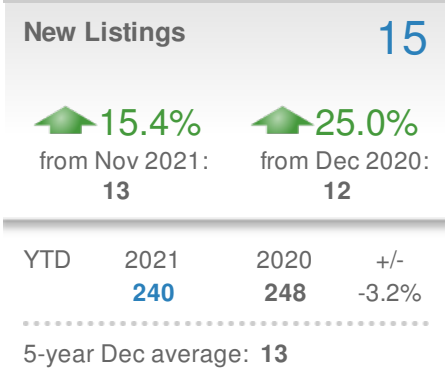


Nov 2021	Dec 2020	YTD
99.4%	99.0%	100.3%

December 2021

Kennett Consolidated (Chester, PA) - Attached

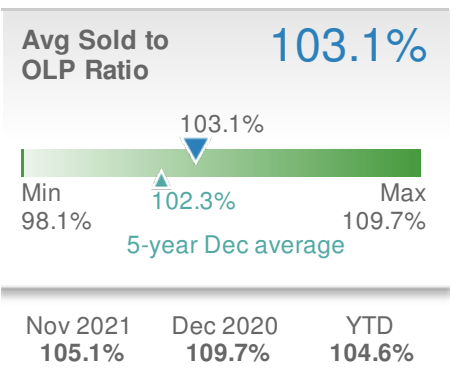
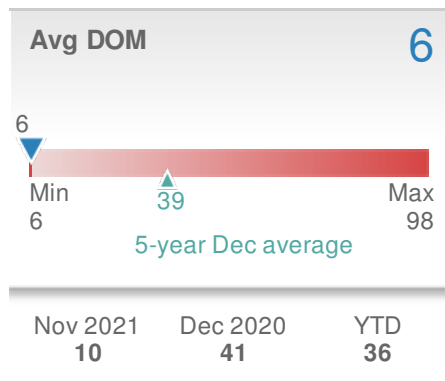
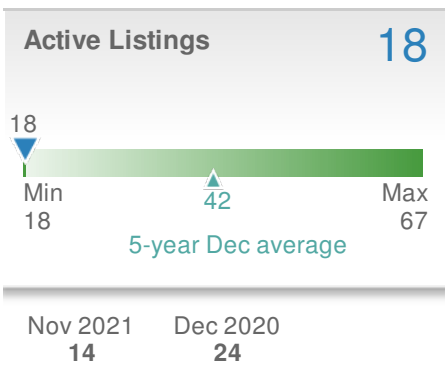
Tri-County Suburban REALTORS
Email: info@tcsr.realtor



Summary

In Kennett Consolidated (Chester, PA), the median sold price for Attached properties for December was \$416,000, representing a decrease of 8.1% compared to last month and an increase of 1.4% from Dec 2020. The average days on market for units sold in December was 6 days, 85% below the 5-year December average of 39 days. There was a 50% month over month decrease in new contract activity with 9 New Pendings; a 9.7% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 56; and a 28.6% increase in supply to 18 active units.

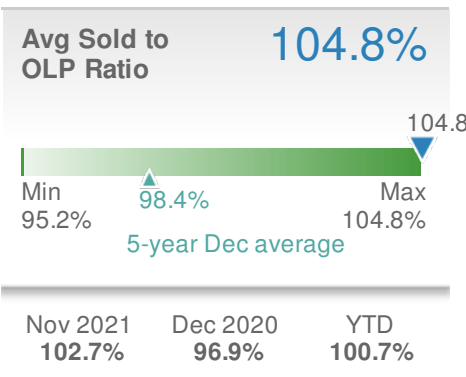
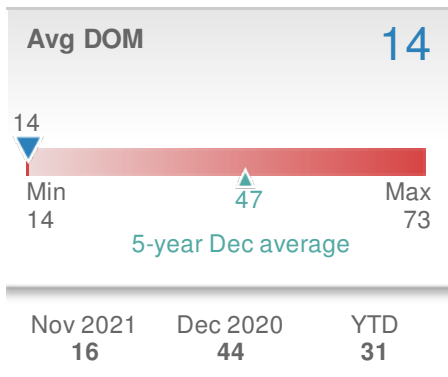
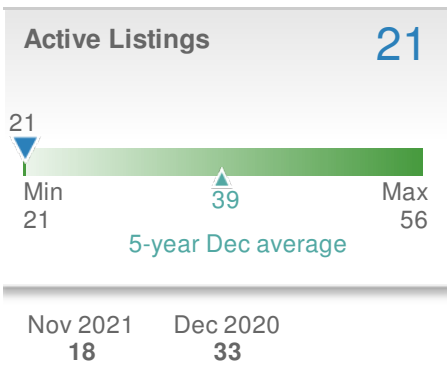
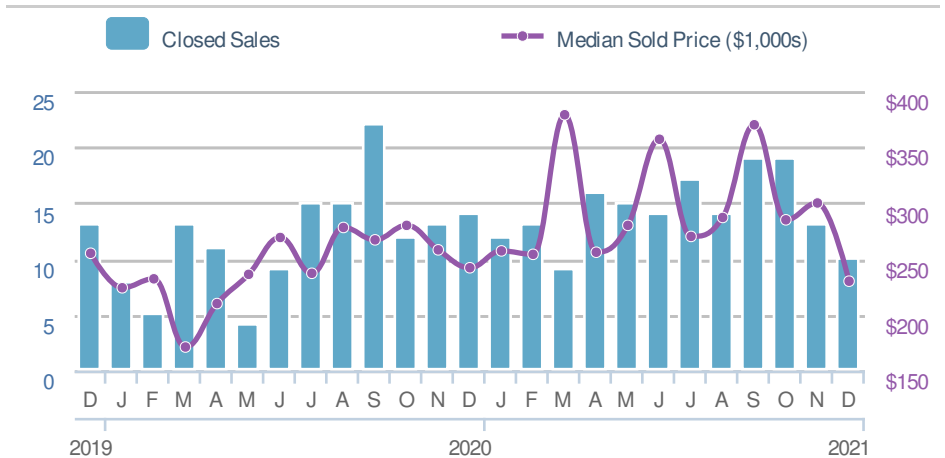
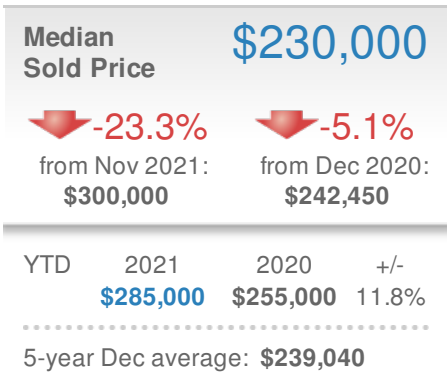
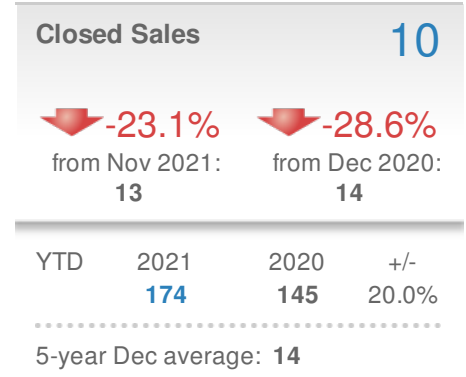
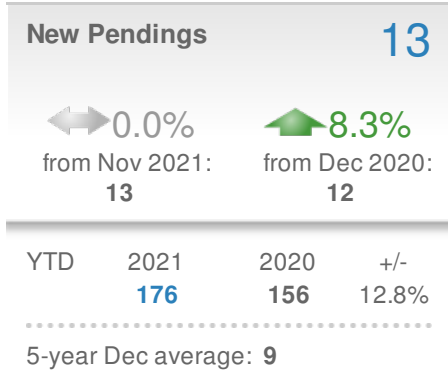
This activity resulted in a Contract Ratio of 3.11 pendings per active listing, down from 4.43 in November and an increase from 2.54 in December 2020. The Contract Ratio is 111% higher than the 5-year December average of 1.47. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



December 2021

Octorara Area (Chester, PA)

Email: info@tcsr.realtor

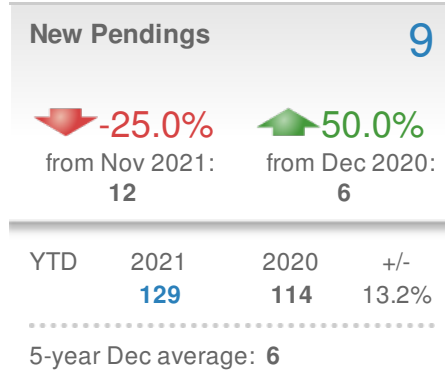


December 2021

Octorara Area (Chester, PA) - Detached

Tri-County Suburban REALTORS

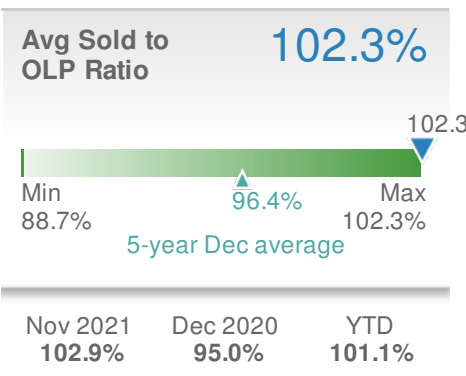
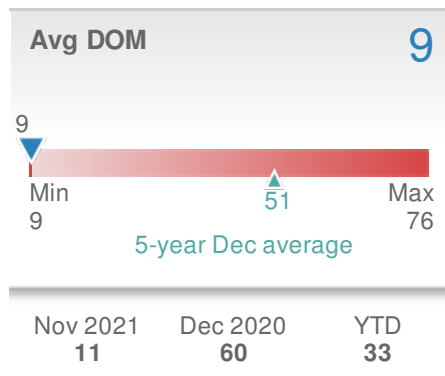
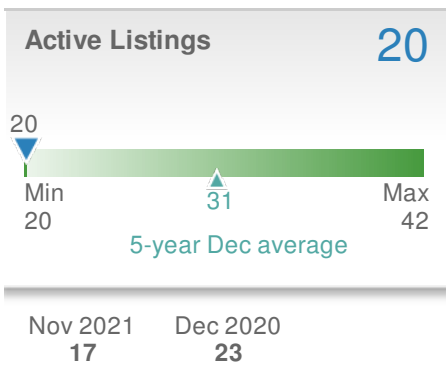
Email: info@tcsr.realtor



Summary

In Octorara Area (Chester, PA), the median sold price for Detached properties for December was \$350,000, representing an increase of 20.2% compared to last month and an increase of 32.1% from Dec 2020. The average days on market for units sold in December was 9 days, 82% below the 5-year December average of 51 days. There was a 25% month over month decrease in new contract activity with 9 New Pendings; a 9.1% MoM increase in All Pendings (new contracts + contracts carried over from November) to 24; and a 17.6% increase in supply to 20 active units.

This activity resulted in a Contract Ratio of 1.20 pendencies per active listing, down from 1.29 in November and an increase from 0.61 in December 2020. The Contract Ratio is 108% higher than the 5-year December average of 0.58. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

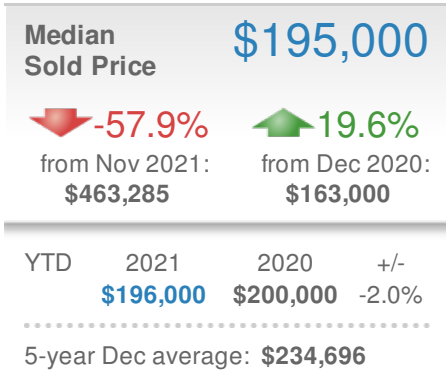
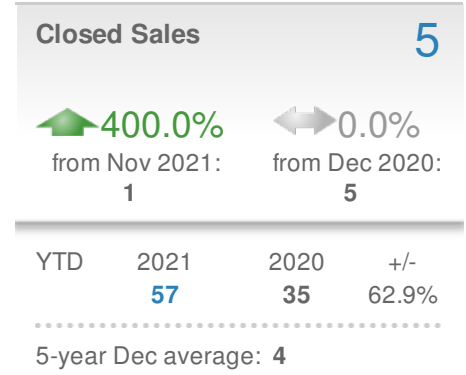
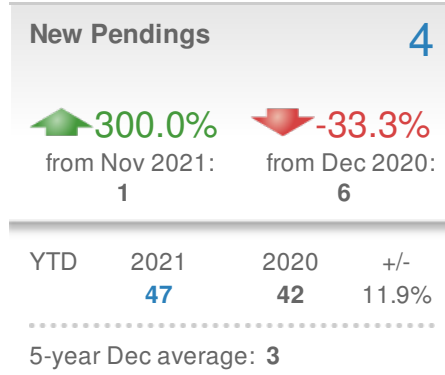
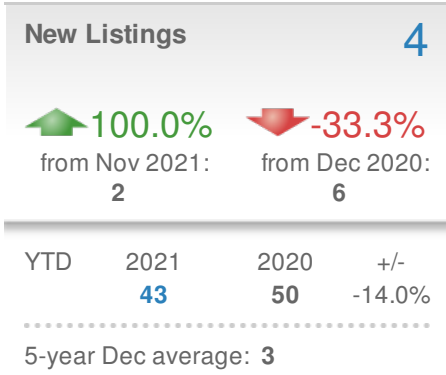


December 2021

Octorara Area (Chester, PA) - Attached

Tri-County Suburban REALTORS

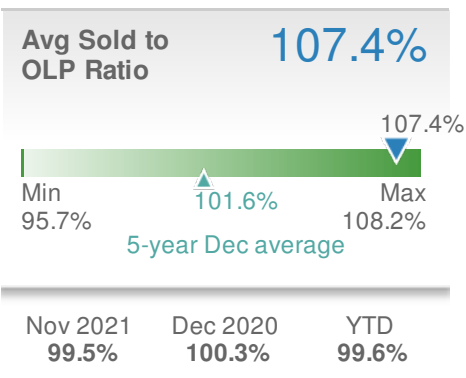
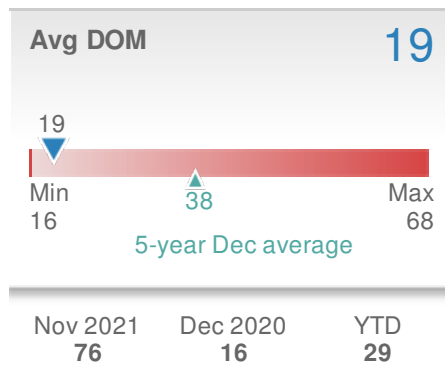
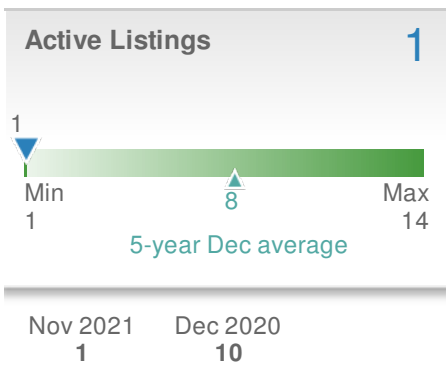
Email: info@tcsr.realtor



Summary

In Octorara Area (Chester, PA), the median sold price for Attached properties for December was \$195,000, representing a decrease of 57.9% compared to last month and an increase of 19.6% from Dec 2020. The average days on market for units sold in December was 19 days, 51% below the 5-year December average of 38 days. There was a 300% month over month increase in new contract activity with 4 New Pendings; a 50% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 2; and no change in supply with 1 active units.

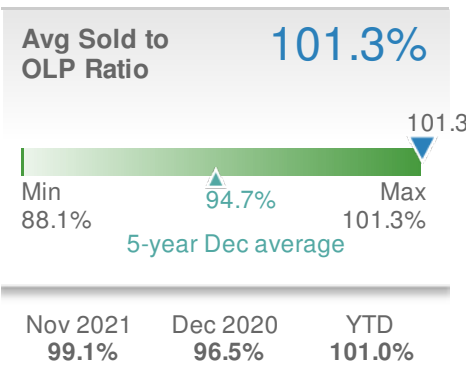
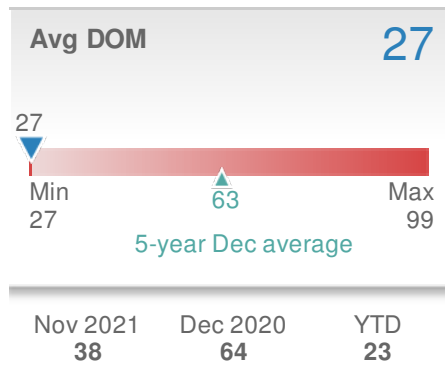
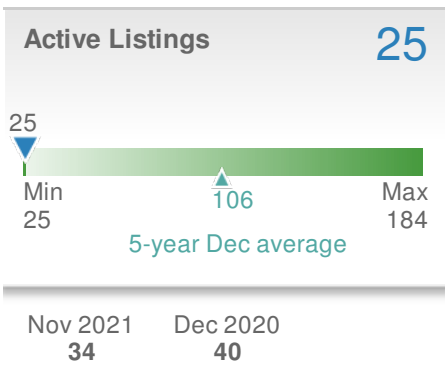
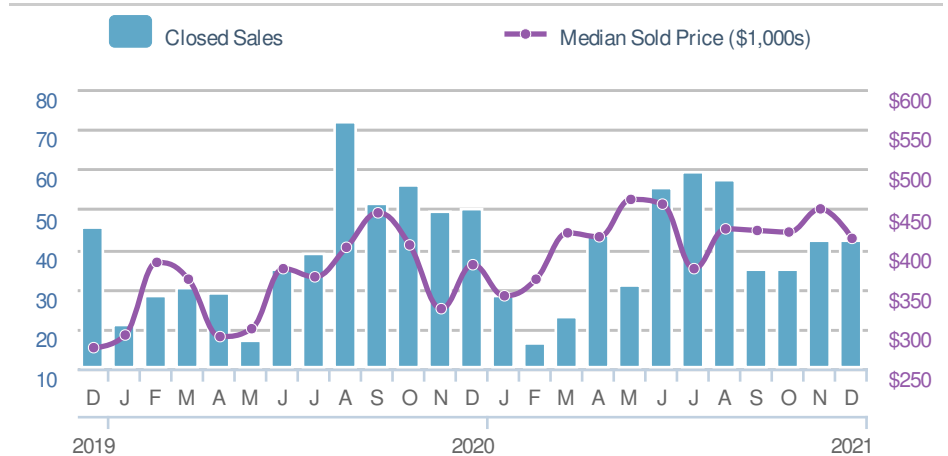
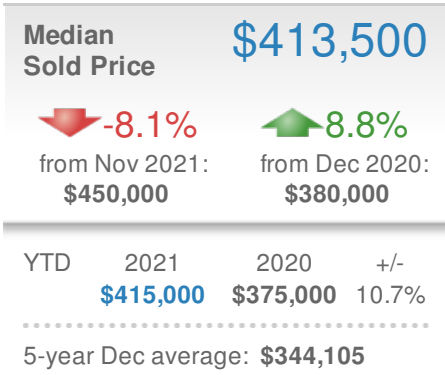
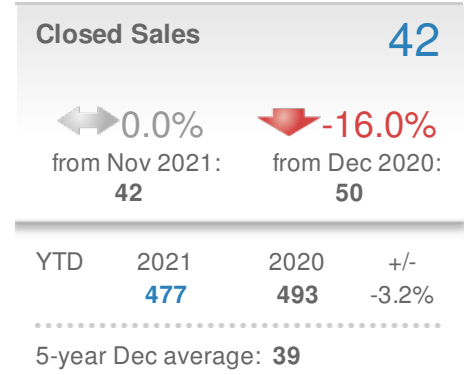
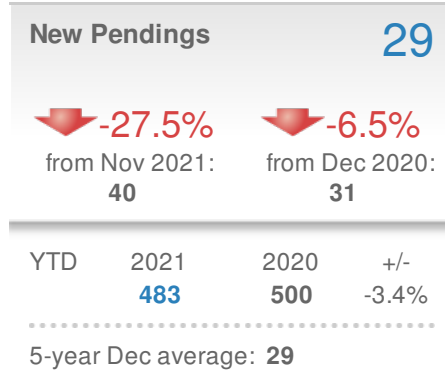
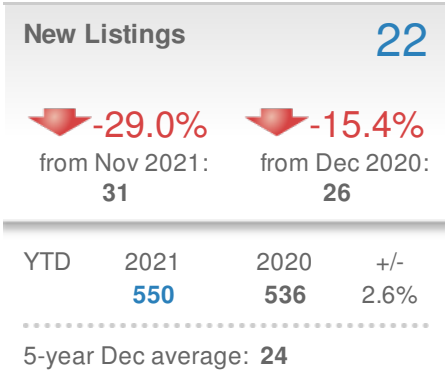
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, down from 4.00 in November and an increase from 1.10 in December 2020. The Contract Ratio is 135% higher than the 5-year December average of 0.85. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



December 2021

Owen J Roberts (Chester, PA)

Email: info@tcsr.realtor

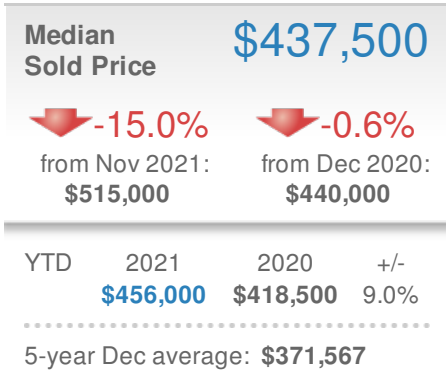
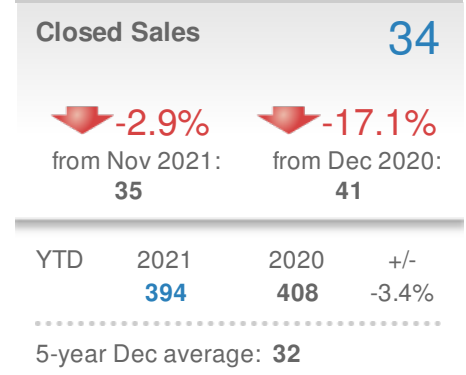


December 2021

Owen J Roberts (Chester, PA) - Detached

Tri-County Suburban REALTORS

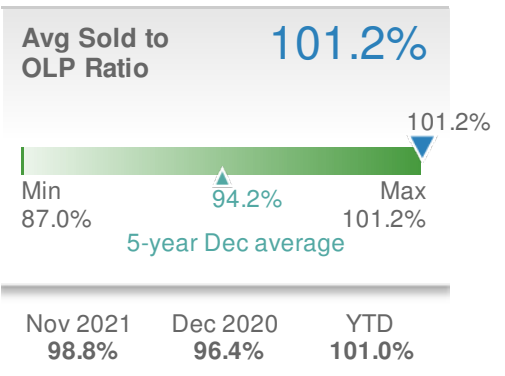
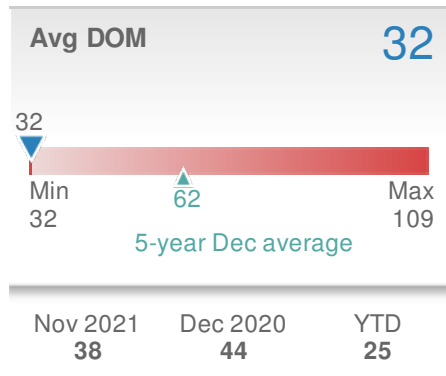
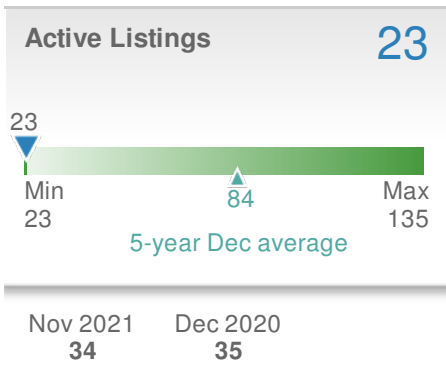
Email: info@tcsr.realtor



Summary

In Owen J Roberts (Chester, PA), the median sold price for Detached properties for December was \$437,500, representing a decrease of 15% compared to last month and a decrease of 0.6% from Dec 2020. The average days on market for units sold in December was 32 days, 49% below the 5-year December average of 62 days. There was a 13.3% month over month decrease in new contract activity with 26 New Pendings; a 16.1% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 47; and a 32.4% decrease in supply to 23 active units.

This activity resulted in a Contract Ratio of 2.04 pendings per active listing, up from 1.65 in November and an increase from 0.94 in December 2020. The Contract Ratio is 160% higher than the 5-year December average of 0.79. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

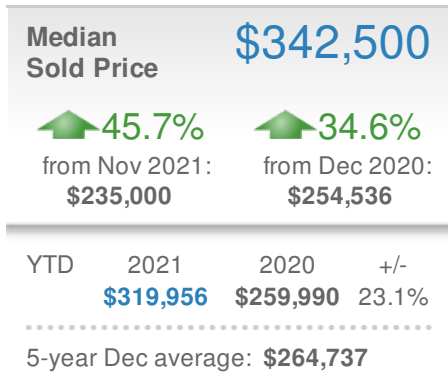
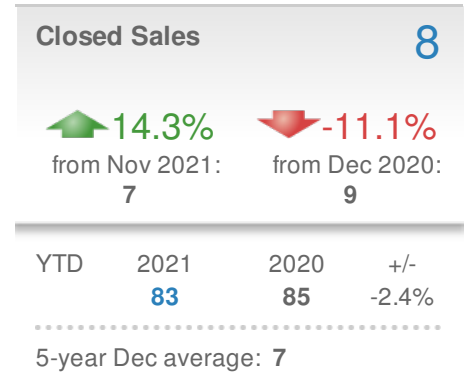
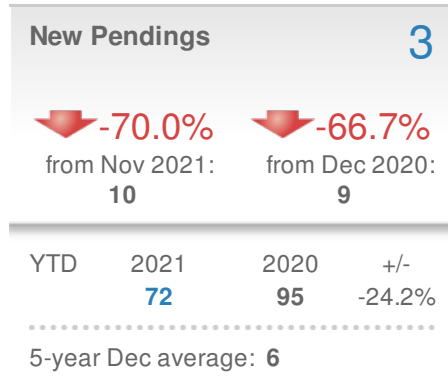
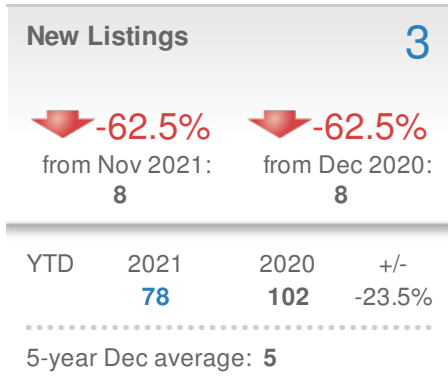


December 2021

Owen J Roberts (Chester, PA) - Attached

Tri-County Suburban REALTORS

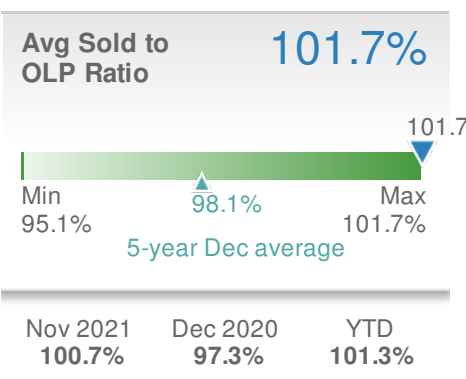
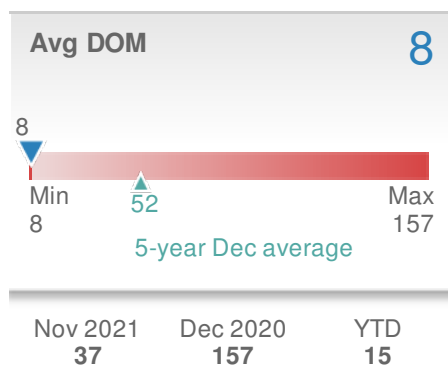
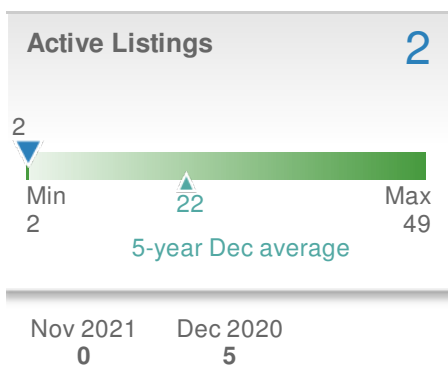
Email: info@tcsr.realtor



Summary

In Owen J Roberts (Chester, PA), the median sold price for Attached properties for December was \$342,500, representing an increase of 45.7% compared to last month and an increase of 34.6% from Dec 2020. The average days on market for units sold in December was 8 days, 85% below the 5-year December average of 52 days. There was a 70% month over month decrease in new contract activity with 3 New Pendings; a 63.6% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 4; and a 0% increase in supply to 2 active units.

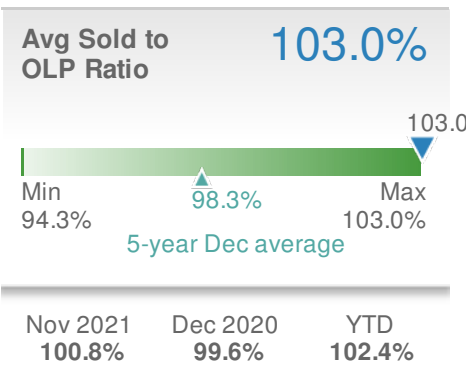
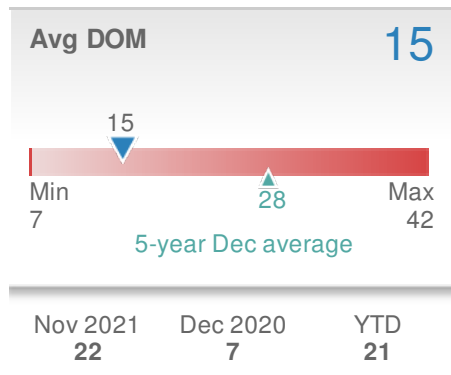
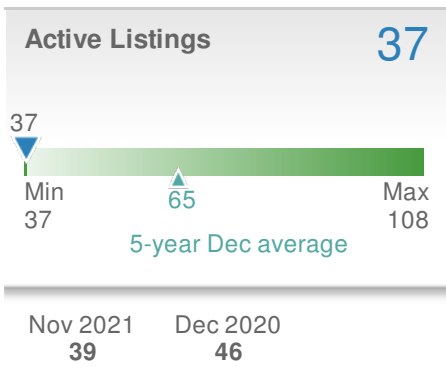
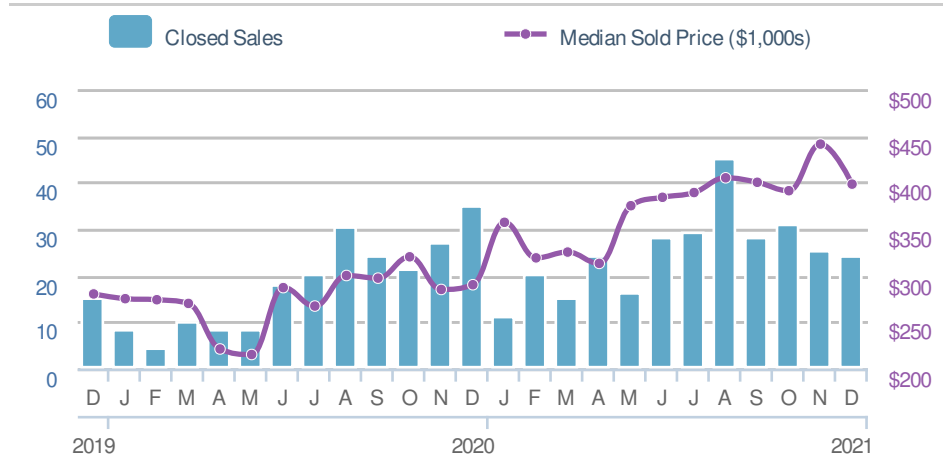
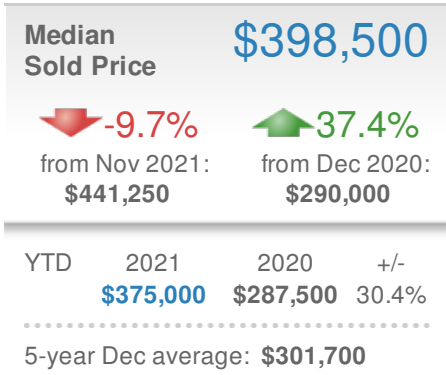
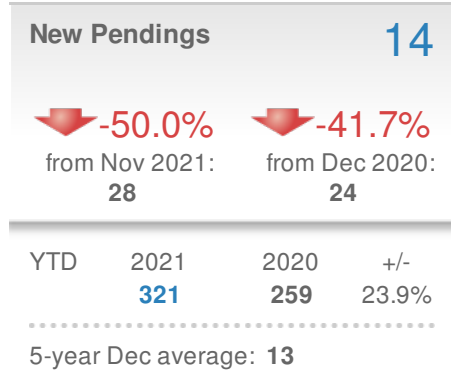
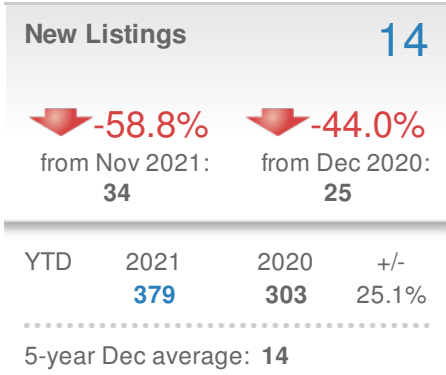
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, up from 0.00 in November and a decrease from 3.20 in December 2020. The Contract Ratio is 61% higher than the 5-year December average of 1.25. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



December 2021

Oxford Area (Chester, PA)

Email: info@tcsr.realtor

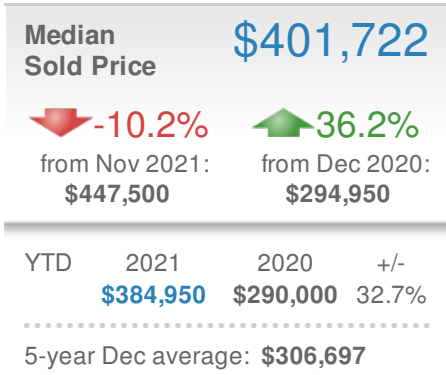
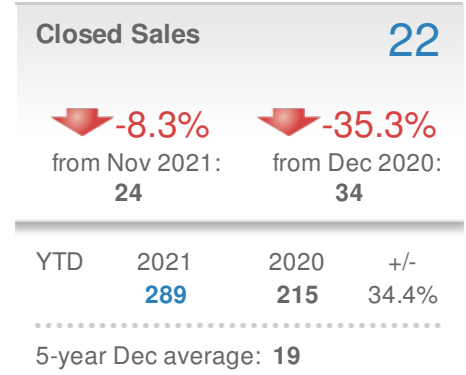
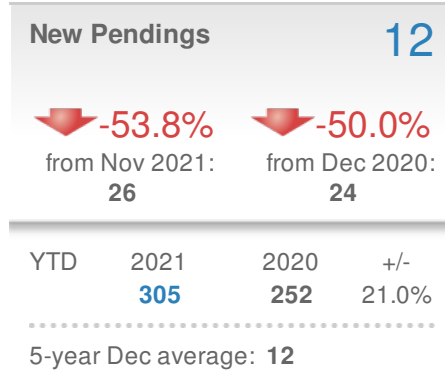


December 2021

Oxford Area (Chester, PA) - Detached

Tri-County Suburban REALTORS

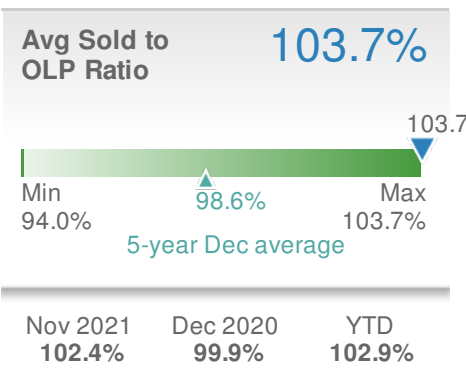
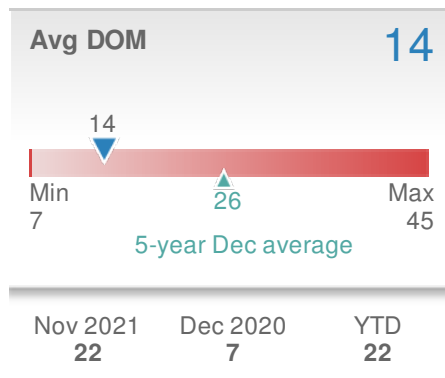
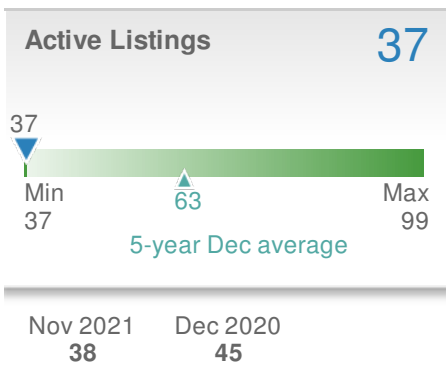
Email: info@tcsr.realtor



Summary

In Oxford Area (Chester, PA), the median sold price for Detached properties for December was \$401,722, representing a decrease of 10.2% compared to last month and an increase of 36.2% from Dec 2020. The average days on market for units sold in December was 14 days, 46% below the 5-year December average of 26 days. There was a 53.8% month over month decrease in new contract activity with 12 New Pendings; a 17.9% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 55; and a 2.6% decrease in supply to 37 active units.

This activity resulted in a Contract Ratio of 1.49 pendings per active listing, down from 1.76 in November and an increase from 1.13 in December 2020. The Contract Ratio is 115% higher than the 5-year December average of 0.69. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

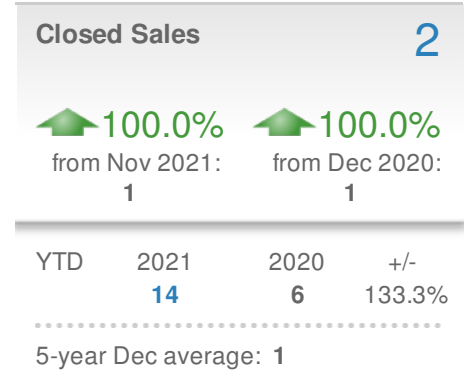
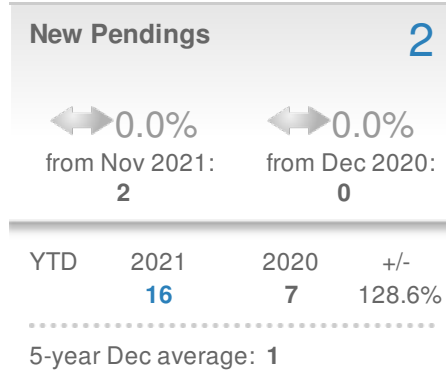
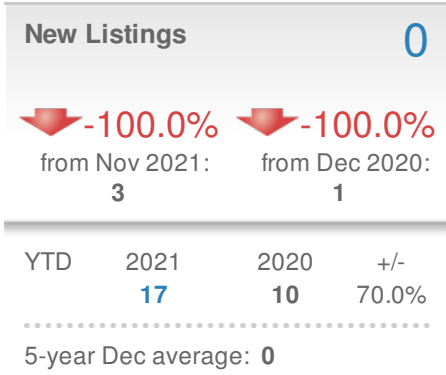


December 2021

Oxford Area (Chester, PA) - Attached

Tri-County Suburban REALTORS

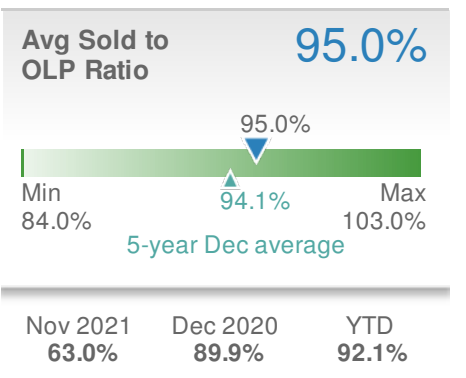
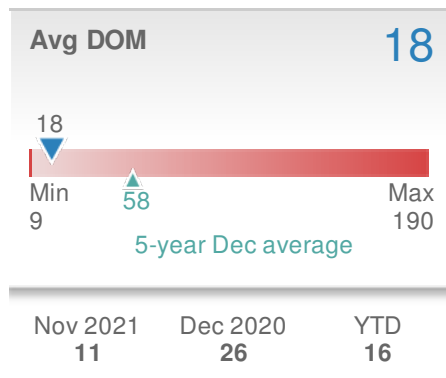
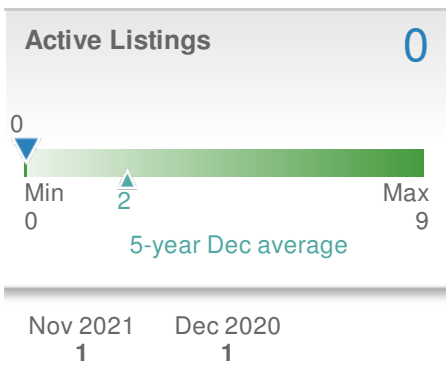
Email: info@tcsr.realtor



Summary

In Oxford Area (Chester, PA), the median sold price for Attached properties for December was \$196,000, representing an increase of 130.6% compared to last month and an increase of 70.4% from Dec 2020. The average days on market for units sold in December was 18 days, 69% below the 5-year December average of 58 days. There was no month over month change in new contract activity with 2 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from November) with 2; and a 100% decrease in supply to 0 active units.

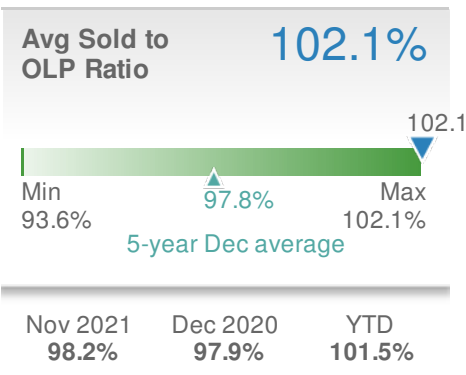
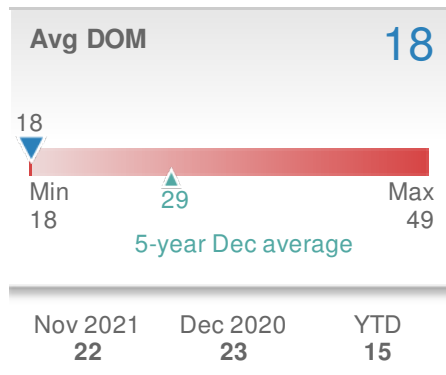
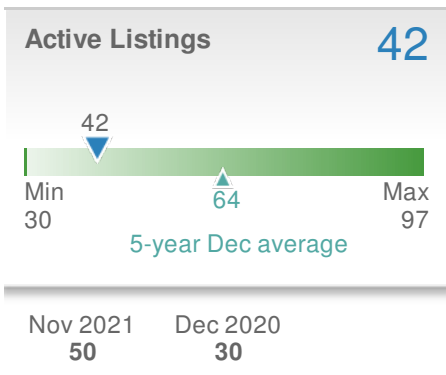
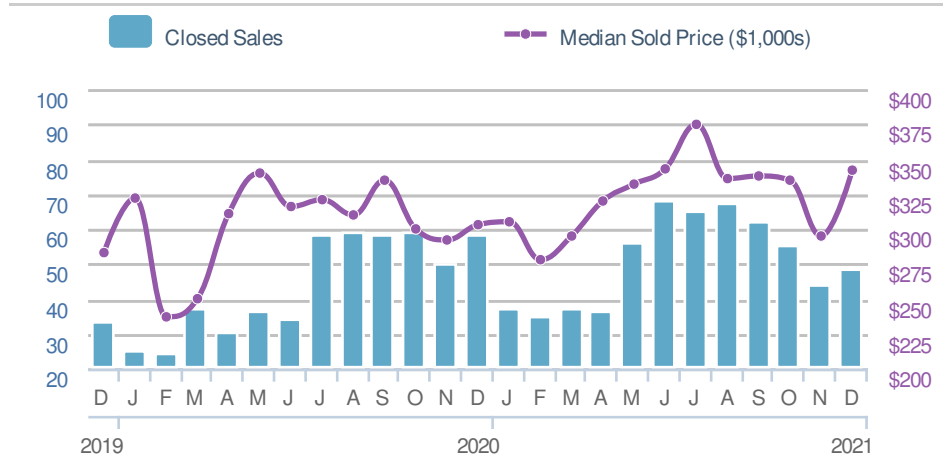
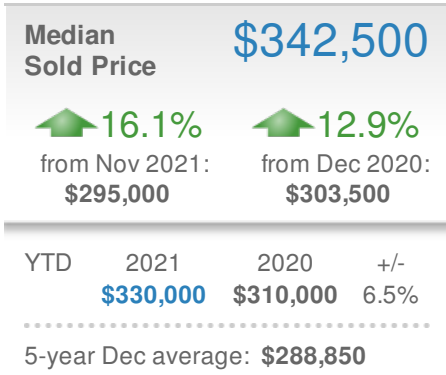
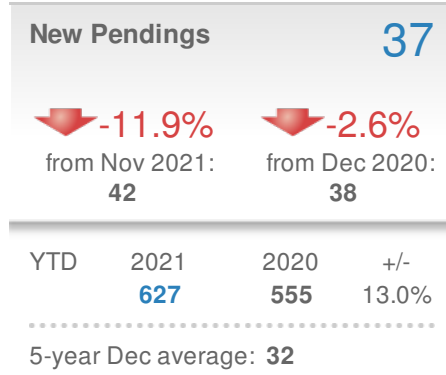
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, down from 2.00 in November and a decrease from 1.00 in December 2020. The Contract Ratio is 100% lower than the 5-year December average of 0.34. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



December 2021

Phoenixville Area (Chester, PA)

Email: info@tcsr.realtor

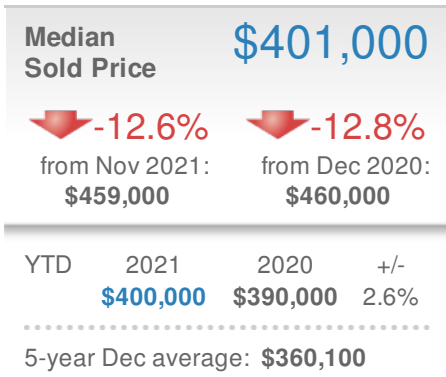
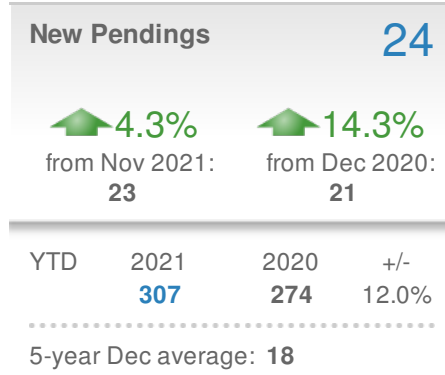


December 2021

Phoenixville Area (Chester, PA) - Detached

Tri-County Suburban REALTORS

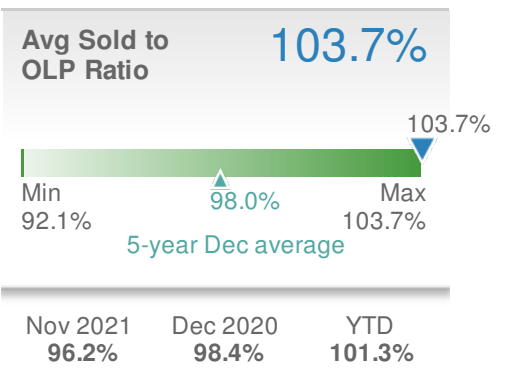
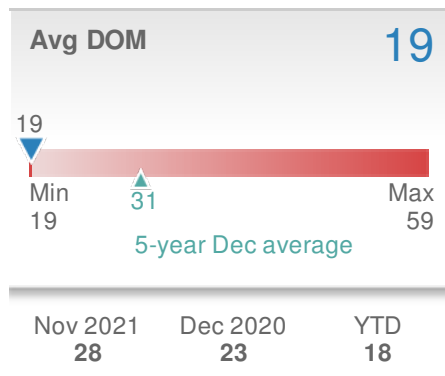
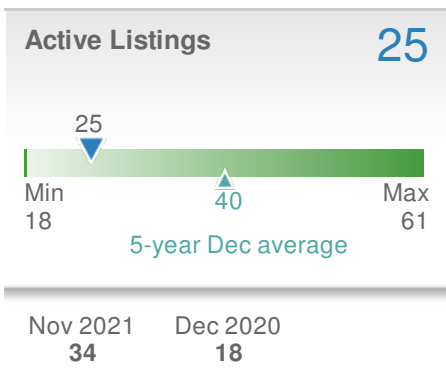
Email: info@tcsr.realtor



Summary

In Phoenixville Area (Chester, PA), the median sold price for Detached properties for December was \$401,000, representing a decrease of 12.6% compared to last month and a decrease of 12.8% from Dec 2020. The average days on market for units sold in December was 19 days, 38% below the 5-year December average of 31 days. There was a 4.3% month over month increase in new contract activity with 24 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from November) with 32; and a 26.5% decrease in supply to 25 active units.

This activity resulted in a Contract Ratio of 1.28 pendings per active listing, up from 0.94 in November and a decrease from 1.56 in December 2020. The Contract Ratio is 41% higher than the 5-year December average of 0.91. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

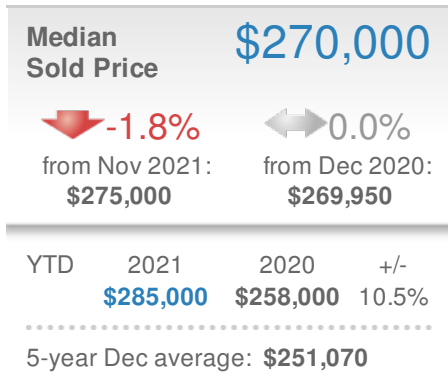
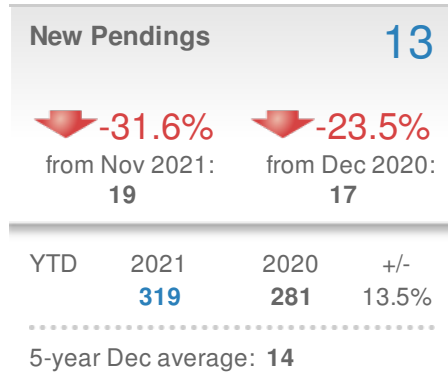


December 2021

Phoenixville Area (Chester, PA) - Attached

Tri-County Suburban REALTORS

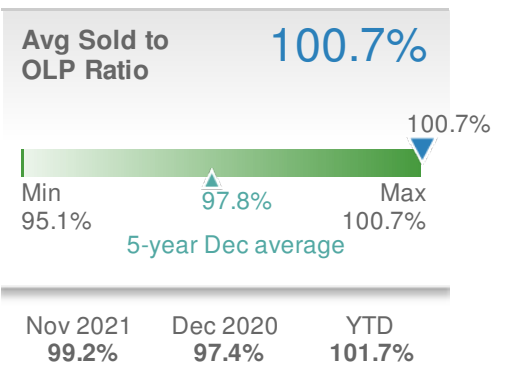
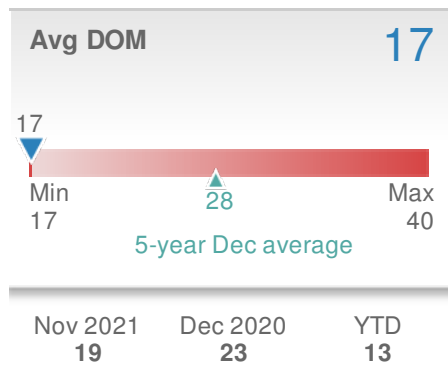
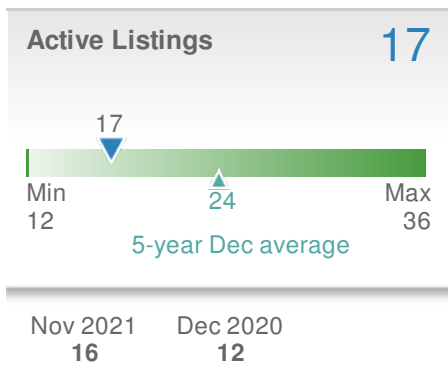
Email: info@tcsr.realtor



Summary

In Phoenixville Area (Chester, PA), the median sold price for Attached properties for December was \$270,000, representing a decrease of 1.8% compared to last month and an increase of 0% from Dec 2020. The average days on market for units sold in December was 17 days, 39% below the 5-year December average of 28 days. There was a 31.6% month over month decrease in new contract activity with 13 New Pendings; a 45.5% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 18; and a 6.3% increase in supply to 17 active units.

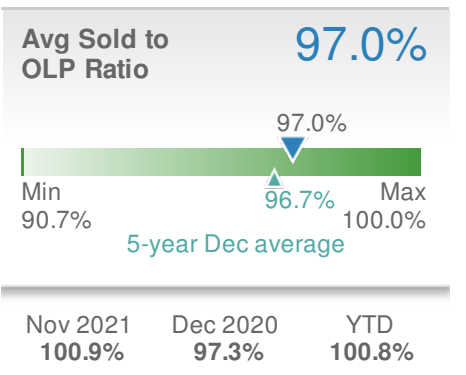
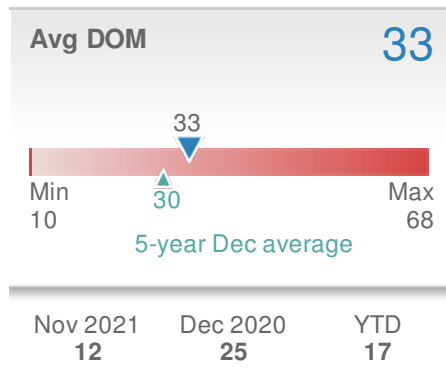
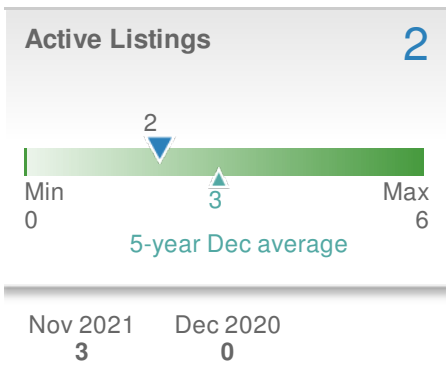
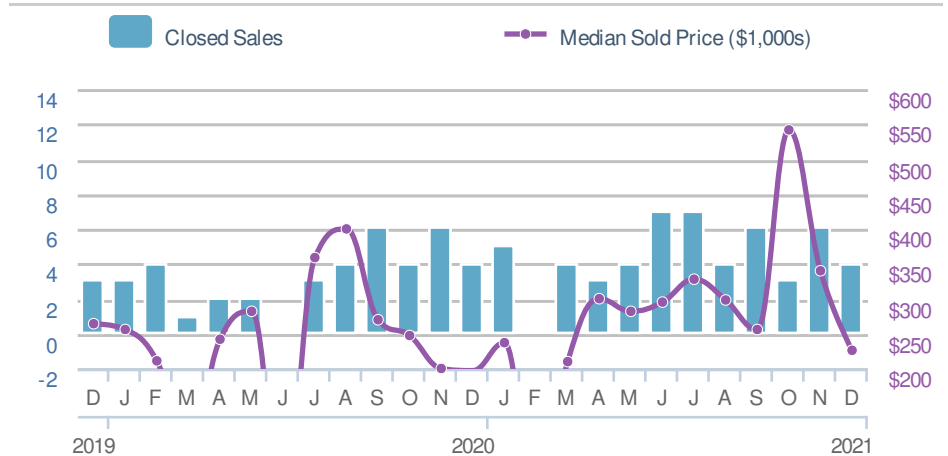
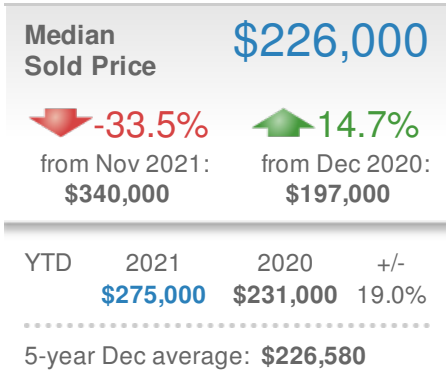
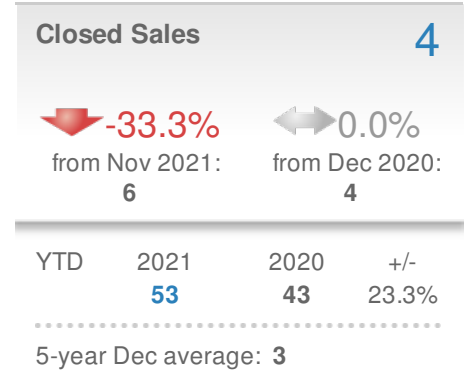
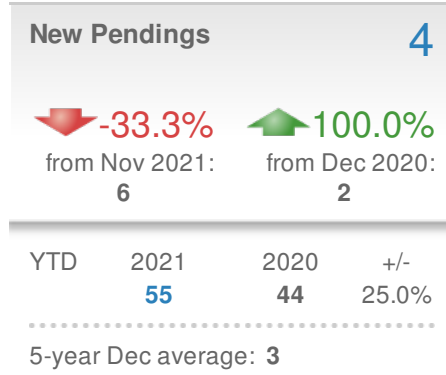
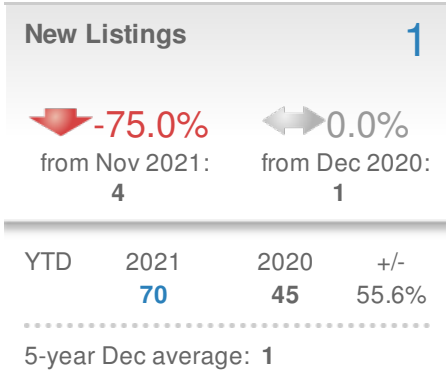
This activity resulted in a Contract Ratio of 1.06 pendings per active listing, down from 2.06 in November and a decrease from 2.17 in December 2020. The Contract Ratio is 4% lower than the 5-year December average of 1.11. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



December 2021

Spring-Ford Area (Chester, PA)

Email: info@tcsr.realtor

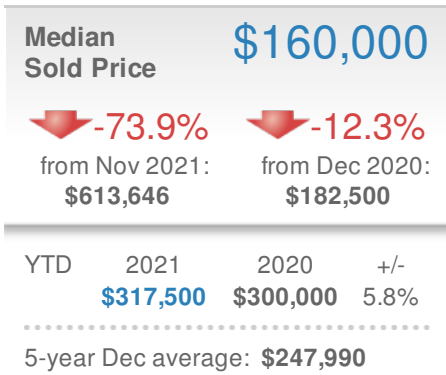
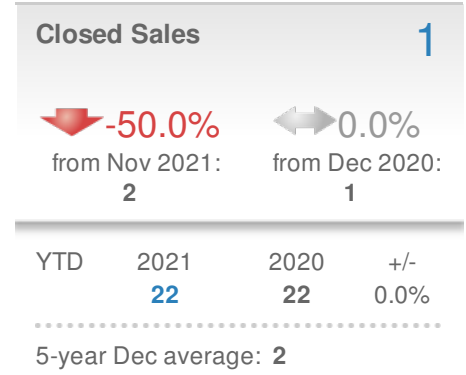
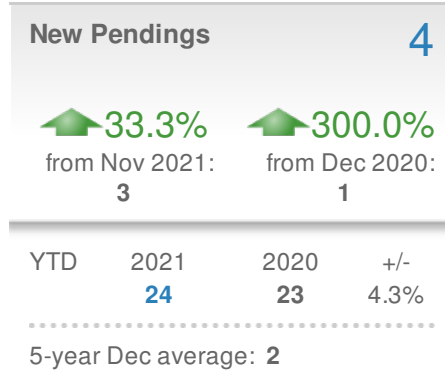
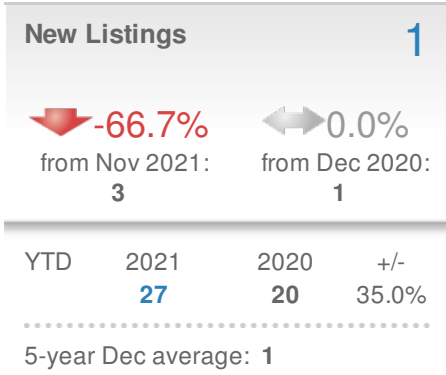


December 2021

Spring-Ford Area (Chester, PA) - Detached

Tri-County Suburban REALTORS

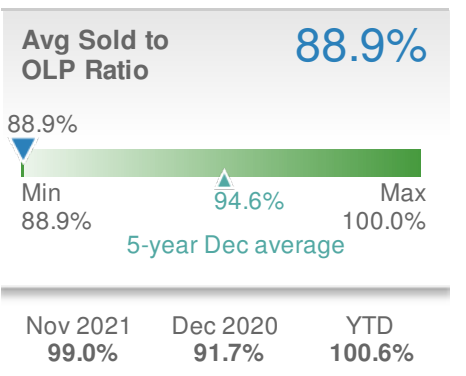
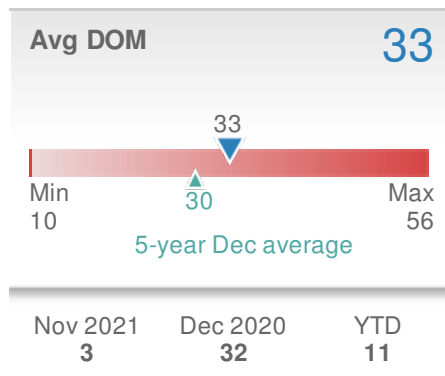
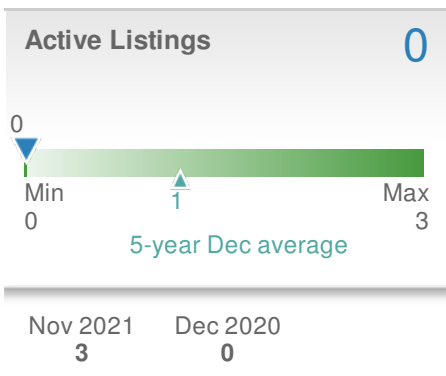
Email: info@tcsr.realtor



Summary

In Spring-Ford Area (Chester, PA), the median sold price for Detached properties for December was \$160,000, representing a decrease of 73.9% compared to last month and a decrease of 12.3% from Dec 2020. The average days on market for units sold in December was 33 days, 11% above the 5-year December average of 30 days. There was a 33.3% month over month increase in new contract activity with 4 New Pendings; a 150% MoM increase in All Pendings (new contracts + contracts carried over from November) to 5; and a 100% decrease in supply to 0 active units.

This activity resulted in a Contract Ratio of 0.00 pendings per active listing, down from 0.67 in November and no change from December 2020. The Contract Ratio is 100% lower than the 5-year December average of 0.63. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

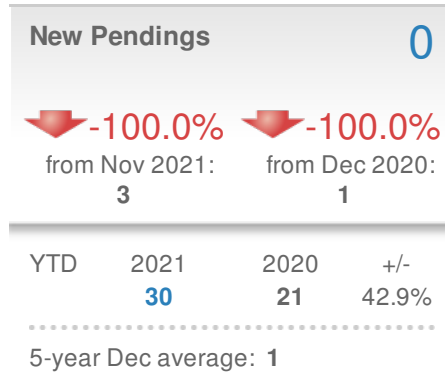
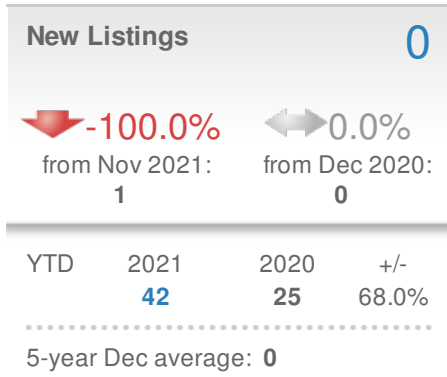


December 2021

Spring-Ford Area (Chester, PA) - Attached

Tri-County Suburban REALTORS

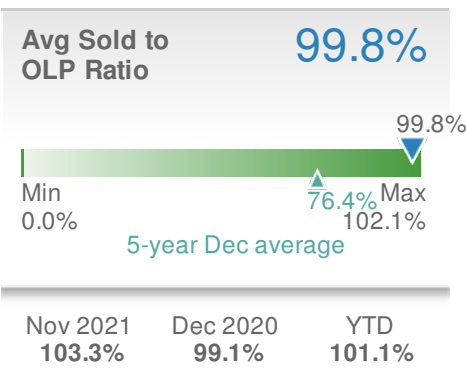
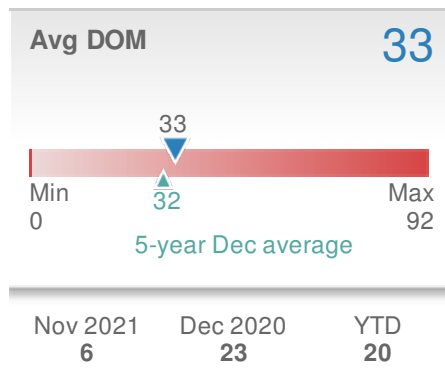
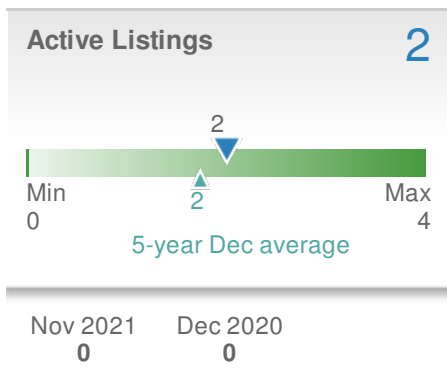
Email: info@tcsr.realtor



Summary

In Spring-Ford Area (Chester, PA), the median sold price for Attached properties for December was \$250,000, representing an increase of 0.2% compared to last month and an increase of 18.2% from Dec 2020. The average days on market for units sold in December was 33 days, 3% above the 5-year December average of 32 days. There was a 100% month over month decrease in new contract activity with 0 New Pendings; a 60% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 2; and a 0% increase in supply to 2 active units.

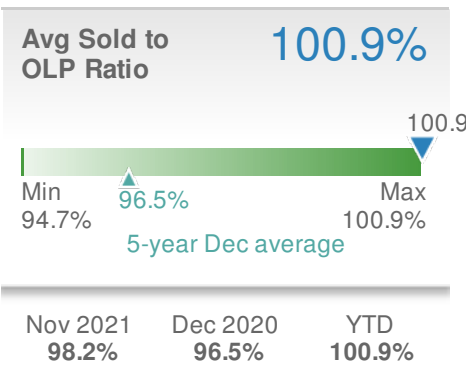
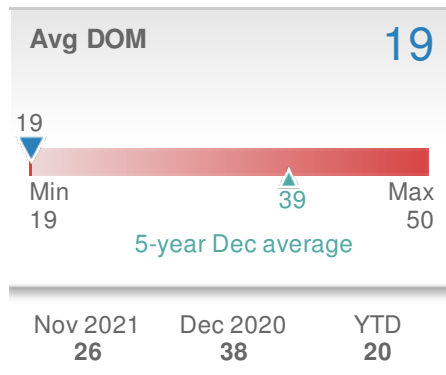
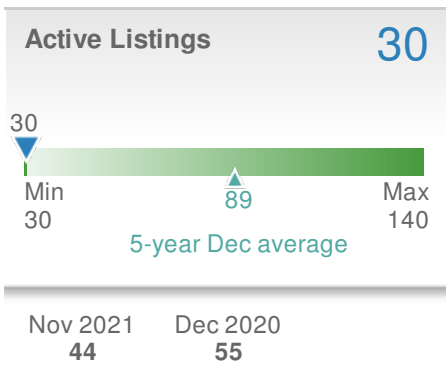
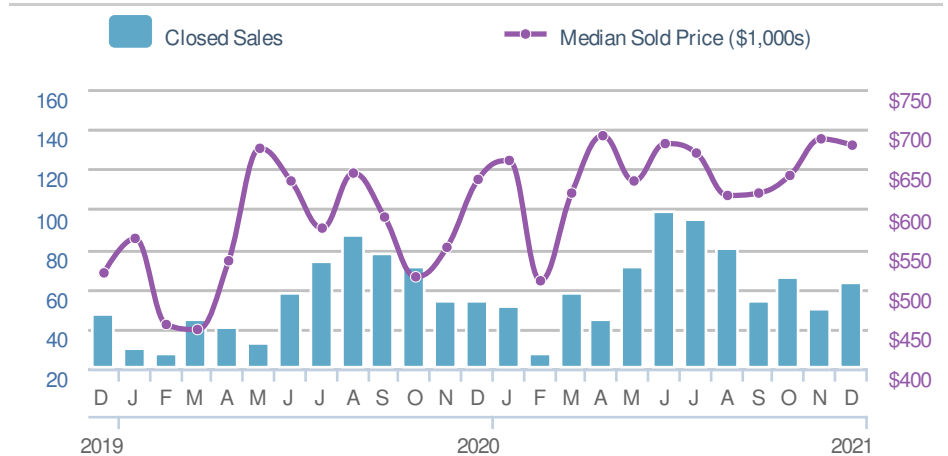
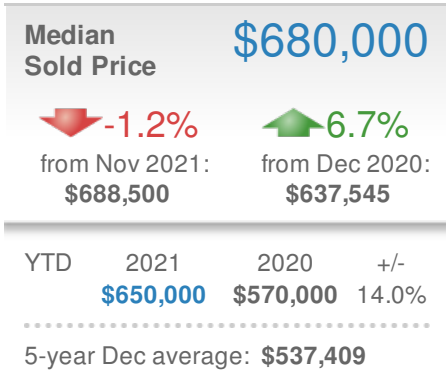
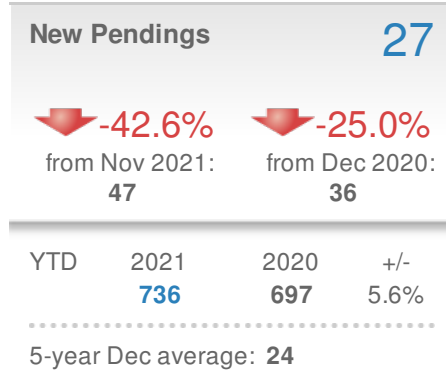
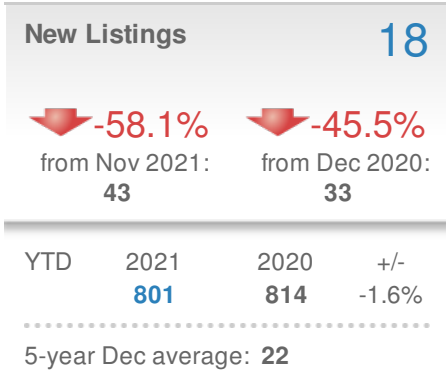
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, up from 0.00 in November and an increase from 0.00 in December 2020. The Contract Ratio is 25% higher than the 5-year December average of 0.80. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



December 2021

Tredyffrin-Easttown (Chester, PA)

Email: info@tcsr.realtor

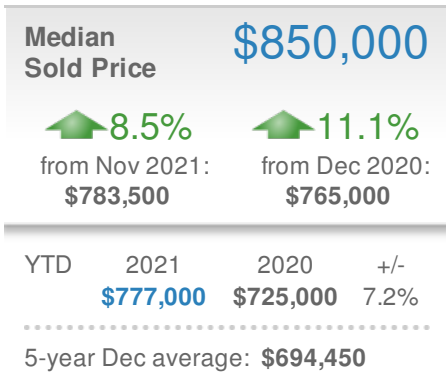
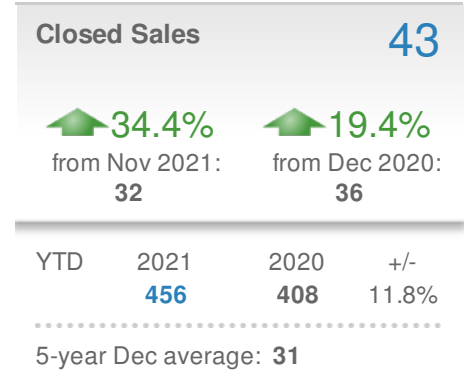
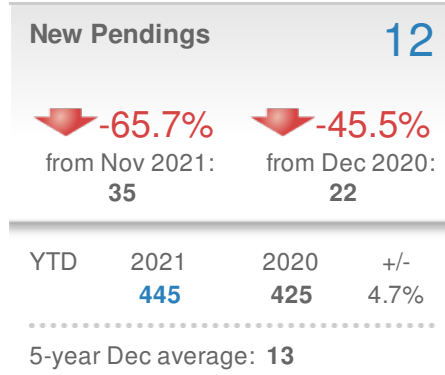
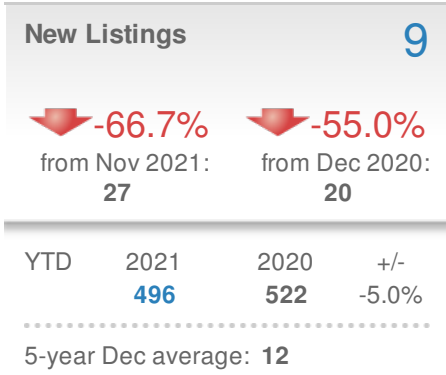


December 2021

Tredyffrin-Easttown (Chester, PA) - Detached

Tri-County Suburban REALTORS

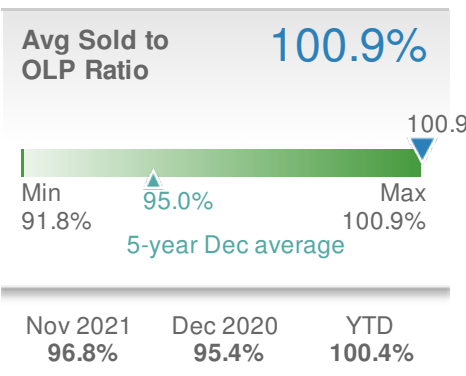
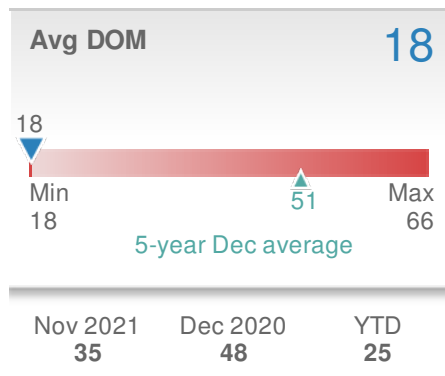
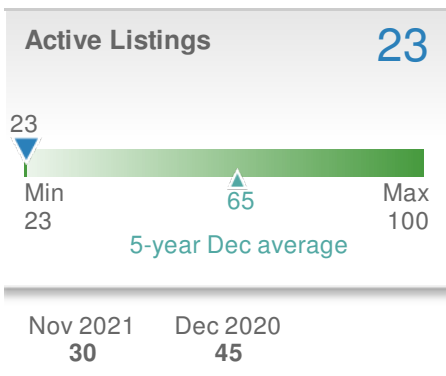
Email: info@tcsr.realtor



Summary

In Tredyffrin-Easttown (Chester, PA), the median sold price for Detached properties for December was \$850,000, representing an increase of 8.5% compared to last month and an increase of 11.1% from Dec 2020. The average days on market for units sold in December was 18 days, 65% below the 5-year December average of 51 days. There was a 65.7% month over month decrease in new contract activity with 12 New Pendings; a 46.2% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 42; and a 23.3% decrease in supply to 23 active units.

This activity resulted in a Contract Ratio of 1.83 pendings per active listing, down from 2.60 in November and an increase from 1.20 in December 2020. The Contract Ratio is 124% higher than the 5-year December average of 0.82. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

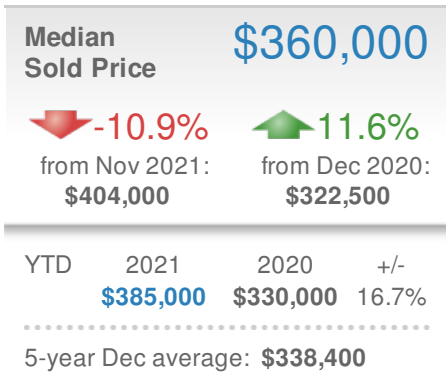
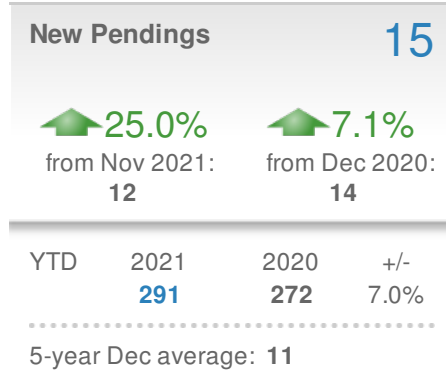
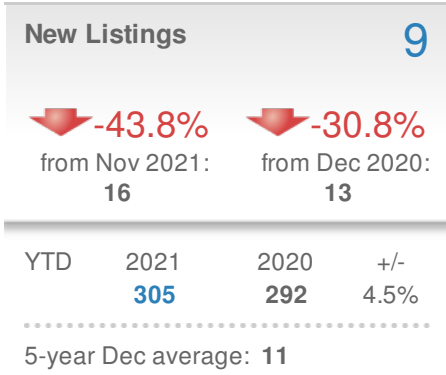


December 2021

Tredyffrin-Easttown (Chester, PA) - Attached

Tri-County Suburban REALTORS

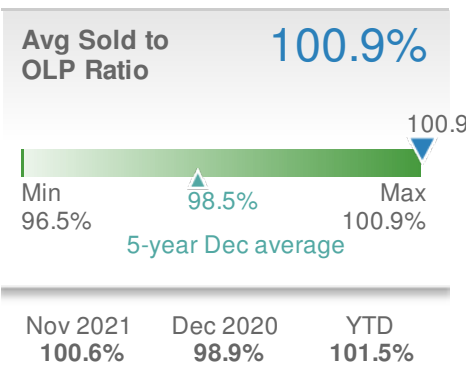
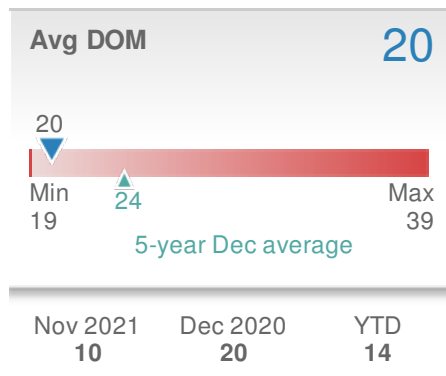
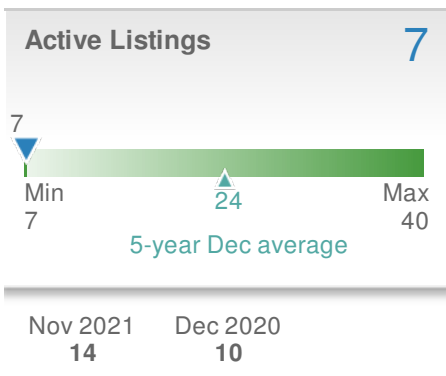
Email: info@tcsr.realtor



Summary

In Tredyffrin-Easttown (Chester, PA), the median sold price for Attached properties for December was \$360,000, representing a decrease of 10.9% compared to last month and an increase of 11.6% from Dec 2020. The average days on market for units sold in December was 20 days, 17% below the 5-year December average of 24 days. There was a 25% month over month increase in new contract activity with 15 New Pendings; a 25% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 18; and a 50% decrease in supply to 7 active units.

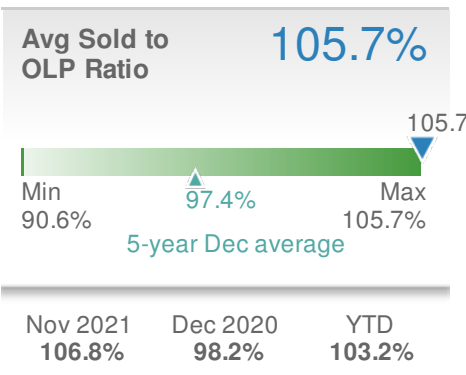
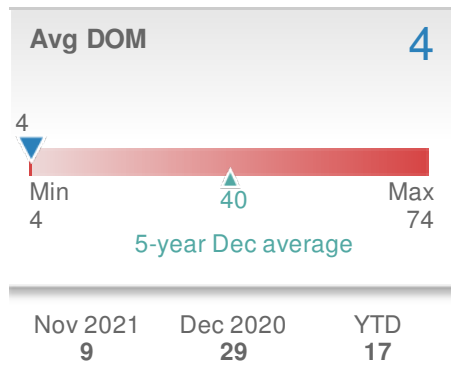
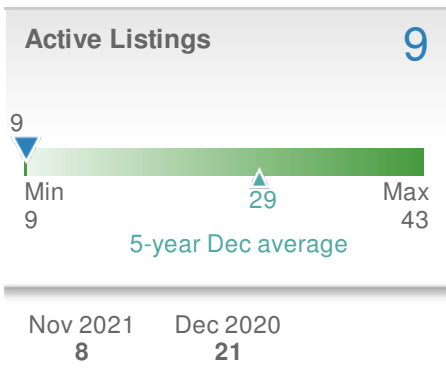
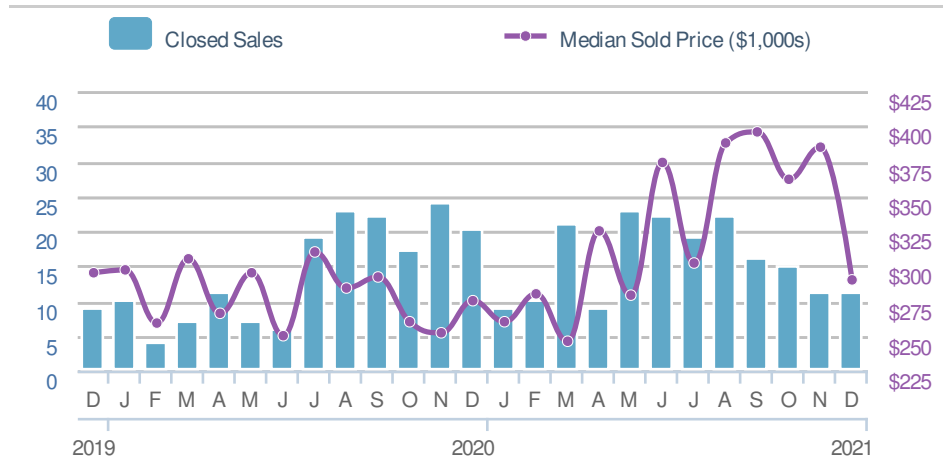
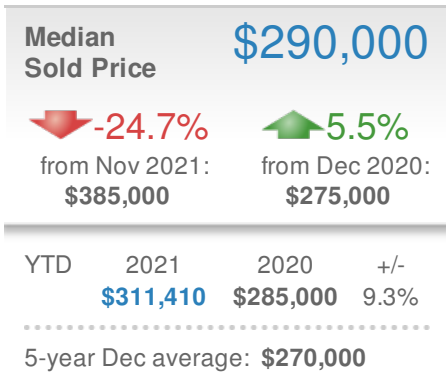
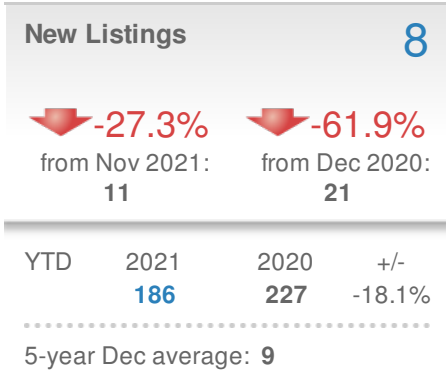
This activity resulted in a Contract Ratio of 2.57 pendencies per active listing, up from 1.71 in November and a decrease from 4.80 in December 2020. The Contract Ratio is 44% higher than the 5-year December average of 1.78. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



December 2021

Twin Valley (Chester, PA)

Email: info@tcsr.realtor

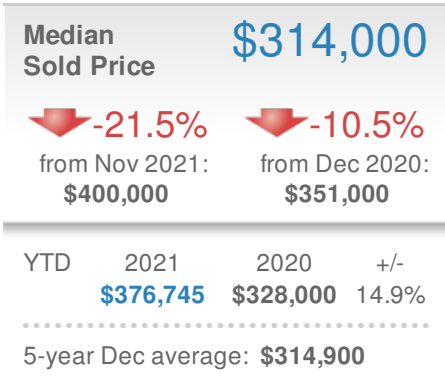
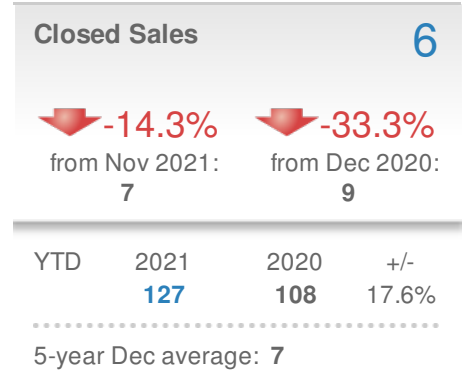
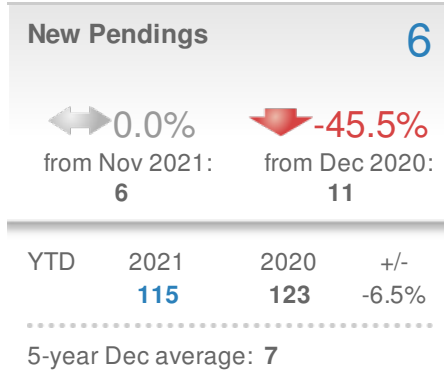
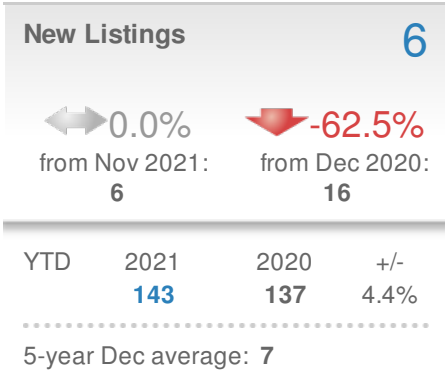


December 2021

Twin Valley (Chester, PA) - Detached

Tri-County Suburban REALTORS

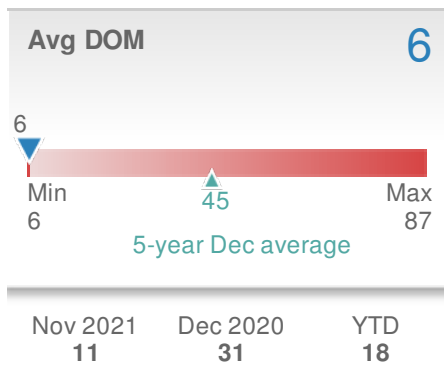
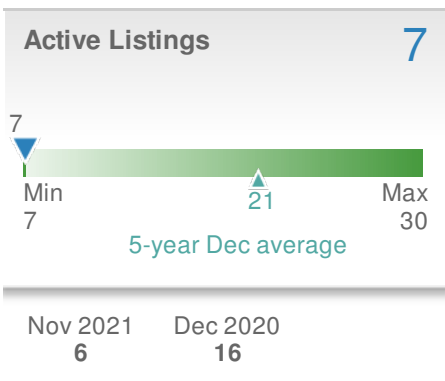
Email: info@tcsr.realtor



Summary

In Twin Valley (Chester, PA), the median sold price for Detached properties for December was \$314,000, representing a decrease of 21.5% compared to last month and a decrease of 10.5% from Dec 2020. The average days on market for units sold in December was 6 days, 87% below the 5-year December average of 45 days. There was no month over month change in new contract activity with 6 New Pendings; an 11.1% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 8; and a 16.7% increase in supply to 7 active units.

This activity resulted in a Contract Ratio of 1.14 pendings per active listing, down from 1.50 in November and a decrease from 1.38 in December 2020. The Contract Ratio is 71% higher than the 5-year December average of 0.67. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

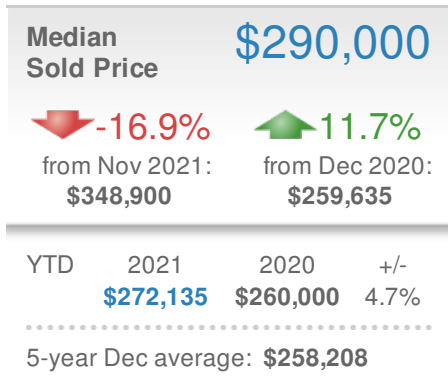
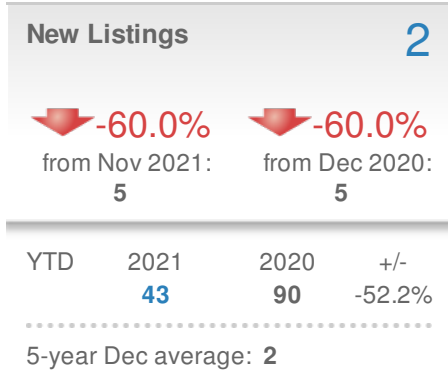


December 2021

Twin Valley (Chester, PA) - Attached

Tri-County Suburban REALTORS

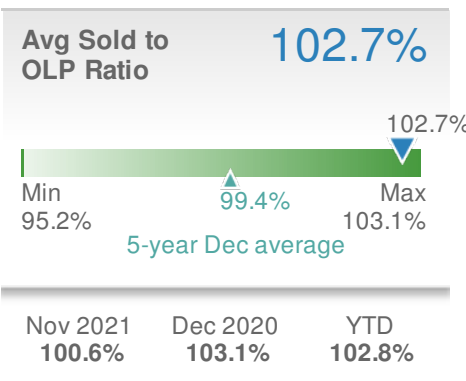
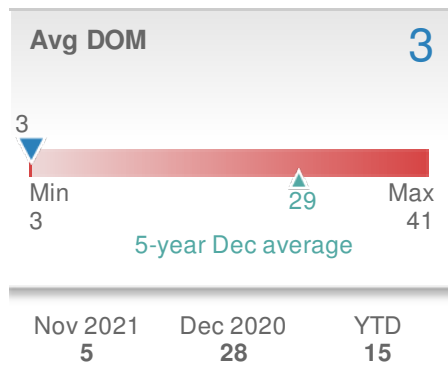
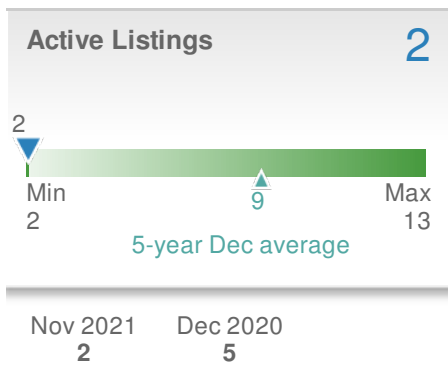
Email: info@tcsr.realtor



Summary

In Twin Valley (Chester, PA), the median sold price for Attached properties for December was \$290,000, representing a decrease of 16.9% compared to last month and an increase of 11.7% from Dec 2020. The average days on market for units sold in December was 3 days, 90% below the 5-year December average of 29 days. There was a 33.3% month over month decrease in new contract activity with 2 New Pendings; a 42.9% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 4; and no change in supply with 2 active units.

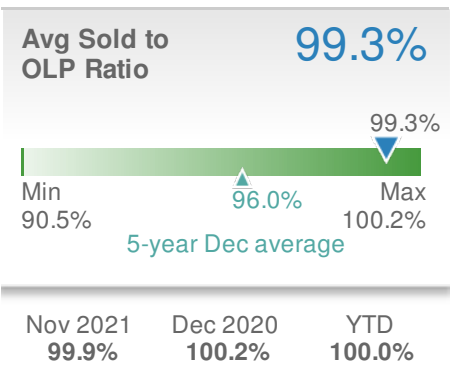
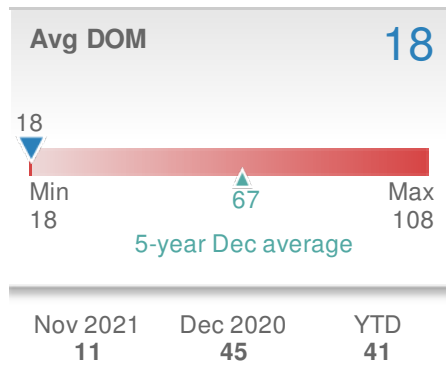
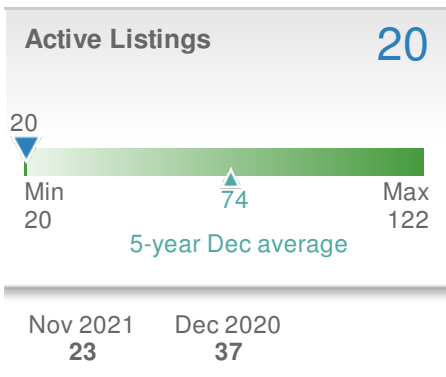
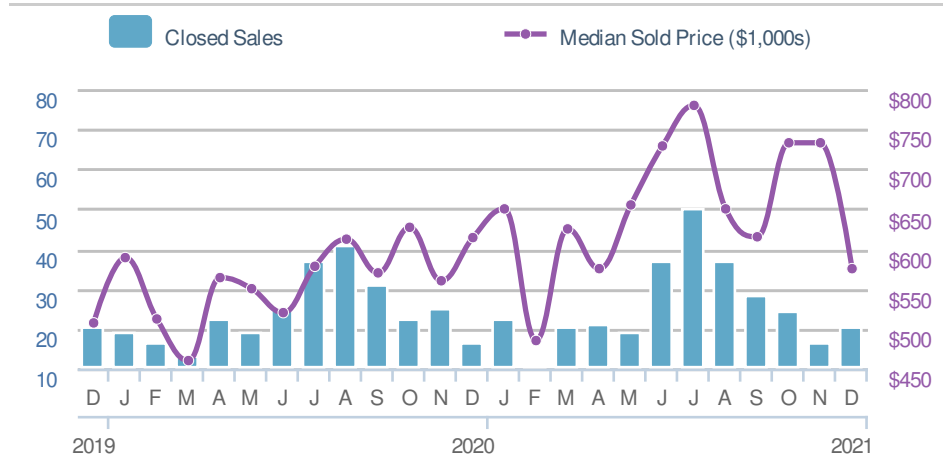
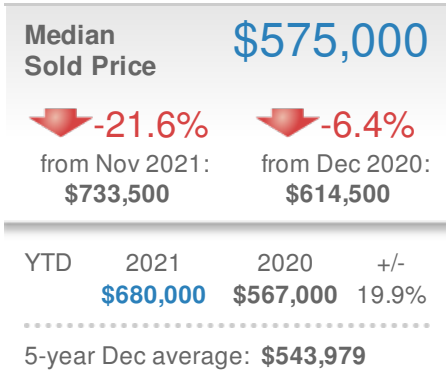
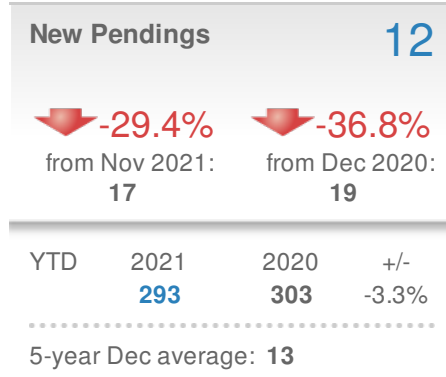
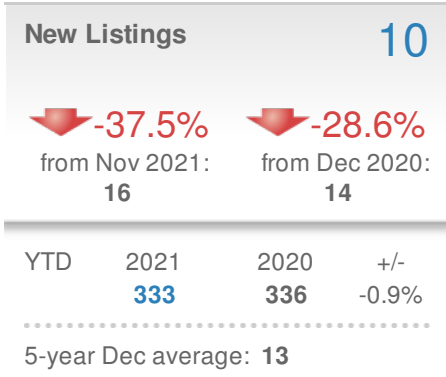
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, down from 3.50 in November and a decrease from 5.20 in December 2020. The Contract Ratio is 22% higher than the 5-year December average of 1.64. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



December 2021

Unionville-Chadds Ford (Chester, PA)

Email: info@tcsr.realtor

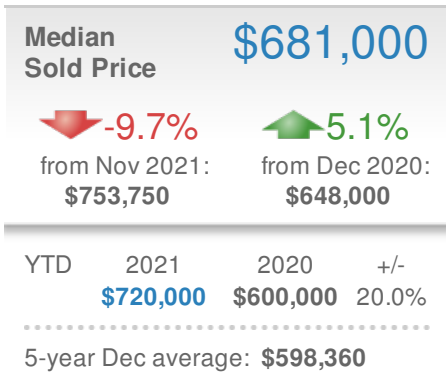
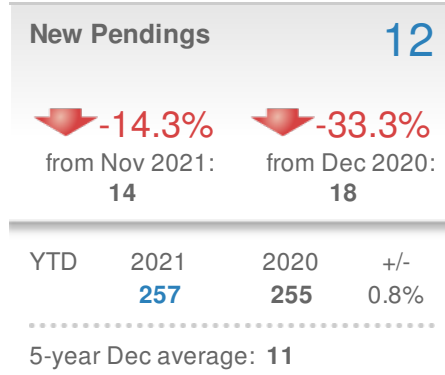


December 2021

Unionville-Chadds Ford (Chester, PA) - Detached

Tri-County Suburban REALTORS

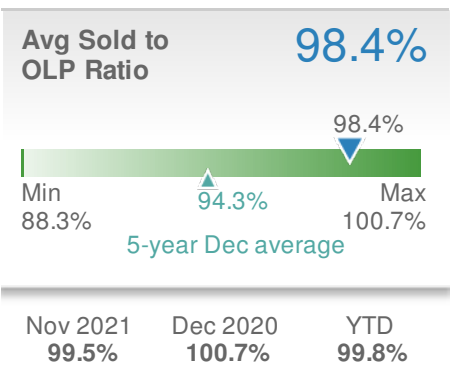
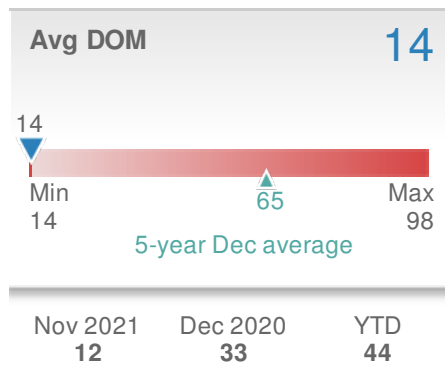
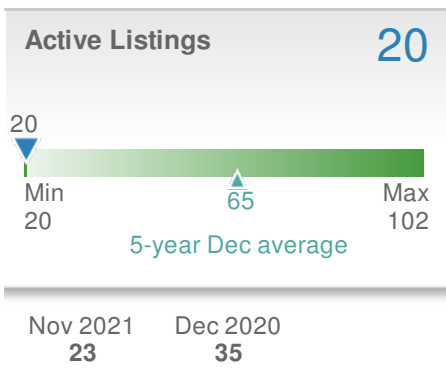
Email: info@tcsr.realtor



Summary

In Unionville-Chadds Ford (Chester, PA), the median sold price for Detached properties for December was \$681,000, representing a decrease of 9.7% compared to last month and an increase of 5.1% from Dec 2020. The average days on market for units sold in December was 14 days, 78% below the 5-year December average of 65 days. There was a 14.3% month over month decrease in new contract activity with 12 New Pendings; a 17.2% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 24; and a 13% decrease in supply to 20 active units.

This activity resulted in a Contract Ratio of 1.20 pendings per active listing, down from 1.26 in November and an increase from 1.09 in December 2020. The Contract Ratio is 99% higher than the 5-year December average of 0.60. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

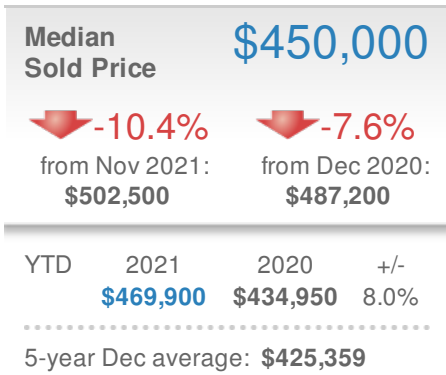
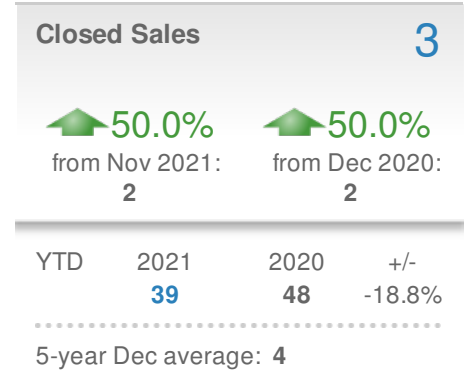
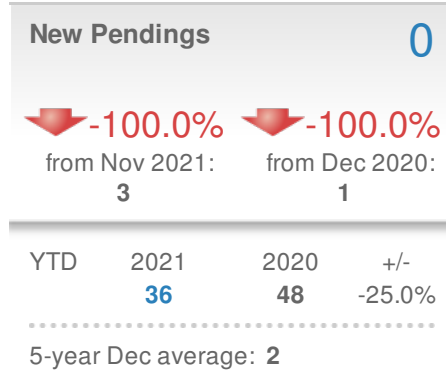
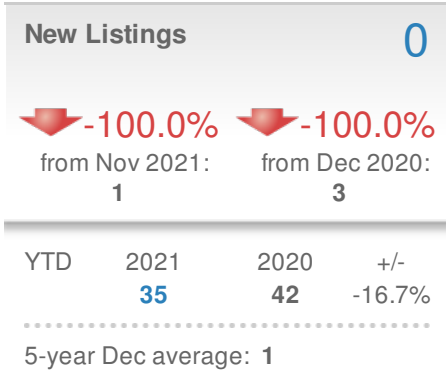


December 2021

Unionville-Chadds Ford (Chester, PA) - Attached

Tri-County Suburban REALTORS

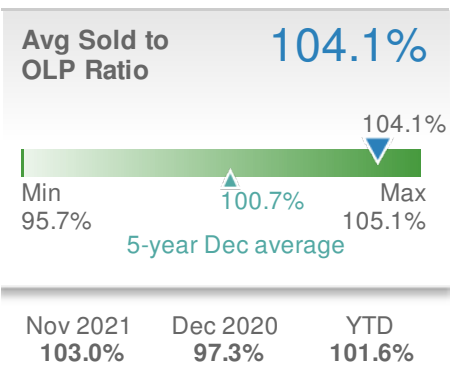
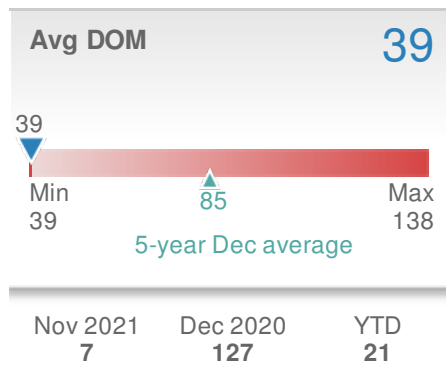
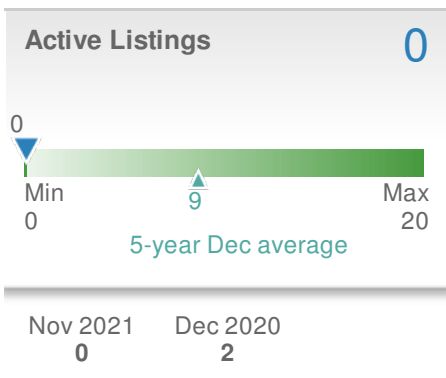
Email: info@tcsr.realtor



Summary

In Unionville-Chadds Ford (Chester, PA), the median sold price for Attached properties for December was \$450,000, representing a decrease of 10.4% compared to last month and a decrease of 7.6% from Dec 2020. The average days on market for units sold in December was 39 days, 54% below the 5-year December average of 85 days. There was a 100% month over month decrease in new contract activity with 0 New Pendings; a 75% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 1; and no change in supply with 0 active units.

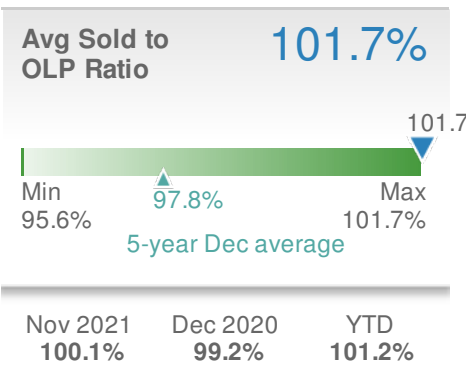
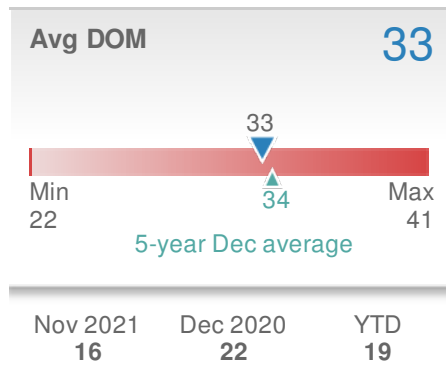
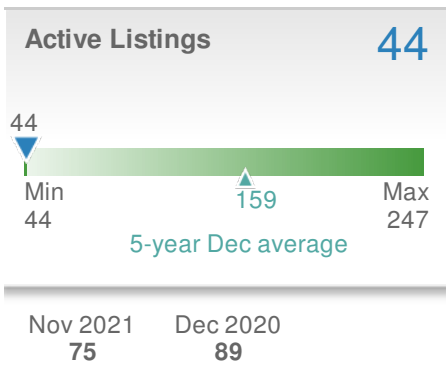
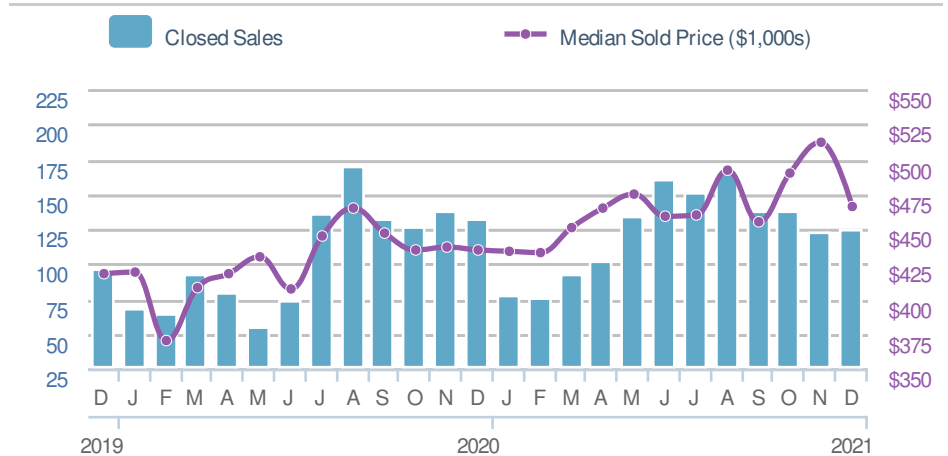
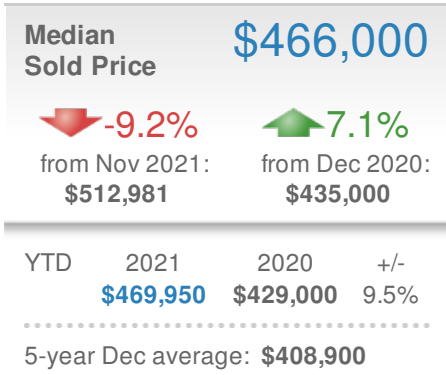
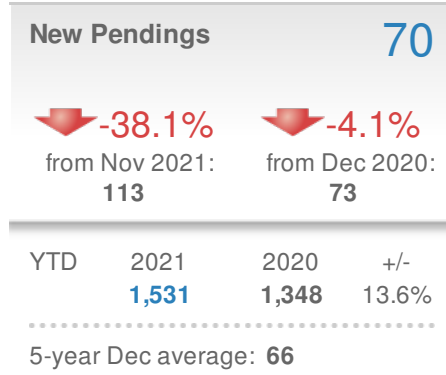
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from November and a decrease from 2.00 in December 2020. The Contract Ratio is 100% lower than the 5-year December average of 0.65. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



December 2021

West Chester Area (Chester, PA)

Email: info@tcsr.realtor

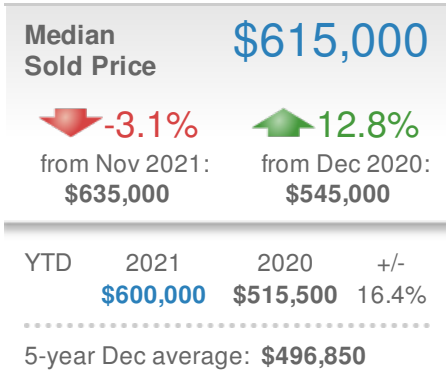
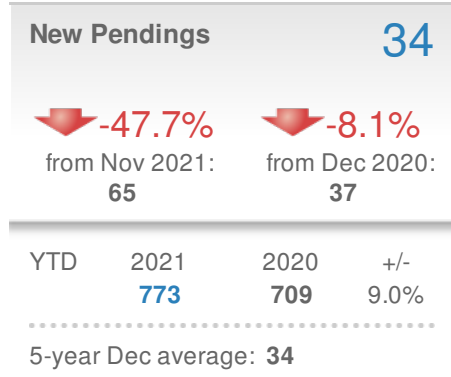
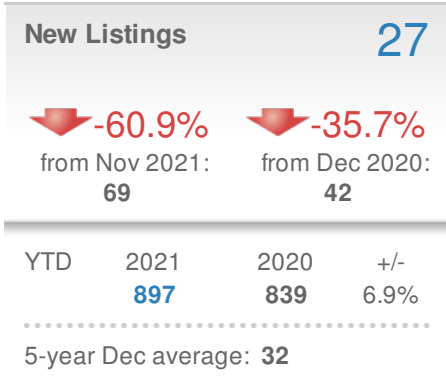


December 2021

West Chester Area (Chester, PA) - Detached

Tri-County Suburban REALTORS

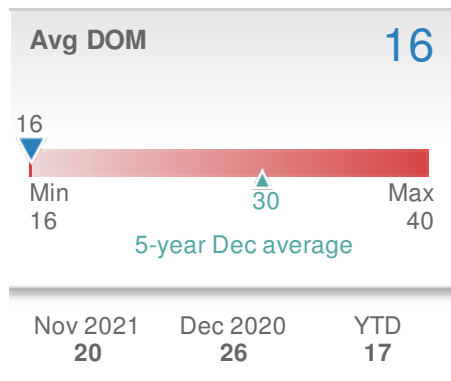
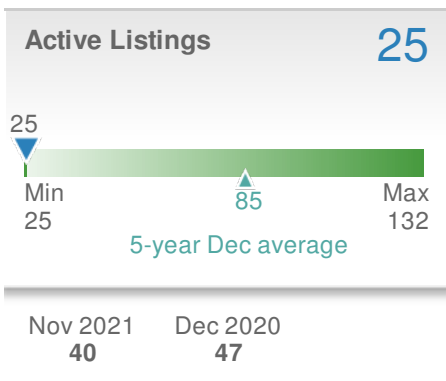
Email: info@tcsr.realtor



Summary

In West Chester Area (Chester, PA), the median sold price for Detached properties for December was \$615,000, representing a decrease of 3.1% compared to last month and an increase of 12.8% from Dec 2020. The average days on market for units sold in December was 16 days, 47% below the 5-year December average of 30 days. There was a 47.7% month over month decrease in new contract activity with 34 New Pendings; a 22.1% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 109; and a 37.5% decrease in supply to 25 active units.

This activity resulted in a Contract Ratio of 4.36 pendings per active listing, up from 3.50 in November and an increase from 2.40 in December 2020. The Contract Ratio is 154% higher than the 5-year December average of 1.72. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

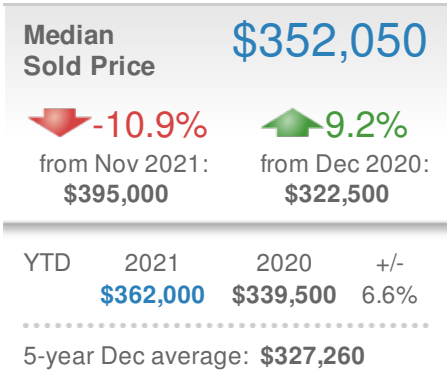
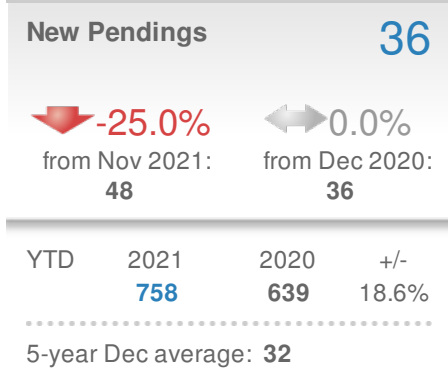
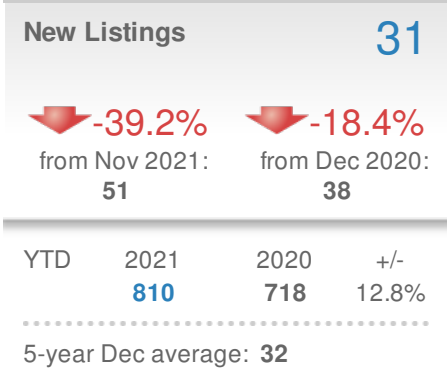


December 2021

West Chester Area (Chester, PA) - Attached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor



Summary

In West Chester Area (Chester, PA), the median sold price for Attached properties for December was \$352,050, representing a decrease of 10.9% compared to last month and an increase of 9.2% from Dec 2020. The average days on market for units sold in December was 51 days, 35% above the 5-year December average of 38 days. There was a 25% month over month decrease in new contract activity with 36 New Pendings; a 25.7% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 75; and a 45.7% decrease in supply to 19 active units.

This activity resulted in a Contract Ratio of 3.95 pendings per active listing, up from 2.89 in November and an increase from 1.55 in December 2020. The Contract Ratio is 175% higher than the 5-year December average of 1.44. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

