All Home Types Detached Attached

Local Market Insight

Chester County, PA



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

December 2021

Chester County, PA

Email:	info@tcsr.realtor
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New L	istings.		365
-	- 39.7% Nov 2021: 605		7.8% ec 2020: 14
YTD	2021 9,416	2020 8,903	+/- 5.8%
5-year	Dec average	e: 366	













Dec 2020

28

YTD

20

Nov 2021





Chester County, PA - Detached

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New L	istings		226	New F	Pendings		279	Close	d Sales		412
from	- 41.9% Nov 2021: 389	from Do	ec 2020:	from	-28.6% Nov 2021: 391	from D	5.7% ec 2020: 96	from	▶0.0% Nov 2021: 412		3.4% ec 2020: 76
YTD	2021 6,080	2020 5,876	+/- 3.5%	YTD	2021 5,313	2020 5,067	+/- 4.9%	YTD	2021 5,332	2020 4,864	+/- 9.6%
5-year	Dec averag	e: 232		5-year	Dec avera	ge: 243		5-year	Dec averag	ge: 374	

Medi Sold	an Price	\$500,000					
from	-0.4% Nov 2021: 502,250	+13.6% from Dec 2020: \$440,200					
YTD	2021 \$490,000	2020 +/- \$435,000 12.6%					
5-yea	5-year Dec average: \$410,757						

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.

Active L	istings	313	Avg DOM		19	Avg Sold OLP Ratio	to 1	00.8%
313			19					100.8
Min 313	<mark>▲</mark> 855	Max 1.354	Min 19	4 0	Max 54	Min 95.0%	▲ 97.2%	Max 100.8%
010	5-year Dec avera			year Dec avera			year Dec ave	
Nov 202 424	1 Dec 2020 475		Nov 2021 24	Dec 2020 27	YTD 21	Nov 2021 100.0%	Dec 2020 98.7%	YTD 101.6%



Chester County, PA - Attached

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New L	istings		139	New F	Pendings		144	Close	d Sales		250
from	-35.6% Nov 2021: 216	from D	9.2% ec 2020: 53	from	-29.1% Nov 2021: 203	from D	8.2% ec 2020: 76	from	•0.8% Nov 2021: 248	from D	2.0% ec 2020: 55
YTD	2021 3,333	2020 3,027	+/- 10.1%	YTD	2021 2,991	2020 2,703	+/- 10.7%	YTD	2021 3,047	2020 2,568	+/- 18.7%
5-year Dec average: 133		5-year	5-year Dec average: 148			5-year Dec average: 218					

Medi Sold	an Price	\$320,	000				
from	-8.4% Nov 2021: 349,200	4 from De \$305 ,	c 2020:				
YTD 2021 2020 +/- \$343,000 \$315,000 8.9%							
5-yea	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 solution the buyer's favor.

Active L	istings	123	Avg DOM		28	Avg Sold to OLP Ratio	to 1 (00.9%
123 Min 123	▲ 345 5-year Dec avera	Max 617 ge	28 Min 28 5	▲ 38 -year Dec avera	Max 55 age	Min 96.9% 5-	▲ 98.4% year Dec avei	100.9% Max 100.9% rage
Nov 202 162	1 Dec 2020 160		Nov 2021 14	Dec 2020 28	YTD 18	Nov 2021 100.8%	Dec 2020 99.8%	YTD 101.8%



December 2021

Avon Grove (Chester, PA)

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New L	istings		26	New
	- 49.0% Nov 2021: 51	from D	6.1% ec 2020: 31	from
YTD	2021 600	2020 490	+/- 22.4%	YTD
5-year	Dec averag	e: 21		5-vea













34

17



December 2021

Avon Grove (Chester, PA) - Detached

Email: info@tcsr.realtor

New L	istings.		24	New F	Pendings		31	Close	d Sales		41
-	- 44.2% Nov 2021: 43	from D	4.0% ec 2020: 25		-8.8% Nov 2021: 34	from D	9.2% ec 2020: 6		46.4% Nov 2021: 28	from D	6.7% ec 2020: 30
YTD	2021 506	2020 439	+/- 15.3%	YTD	2021 414	2020 382	+/- 8.4%	YTD	2021 401	2020 354	+/- 13.3%
5-year	Dec averag	e: 18		5-year	Dec avera	ge: 20		5-year	Dec averaç	ge: 27	

Medi Sold	an Price	\$497,600					
from	-5.9% Nov 2021: 529,000	17.8% from Dec 2020: \$422,500					
YTD	YTD 2021 2020 +/- \$462,500 \$399,900 15.7%						
5-yea	5-year Dec average: \$386,300						

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.

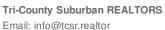
This activity resulted in a Contract Ratio of 2.63 pendings per active listing, up from 2.08 in November and an increase from 1.68 in December 2020. The Contract Ratio is 147% higher than the 5-year December average of 1.06. A higher Contract Ratio signifies a relative increase in contract activity compared 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

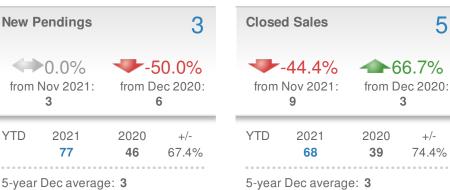
Avon Grove (Chester, PA) - Attached



5

+/-





Medi Sold	an Price	\$407,000				
from	2.0% Nov 2021: 398,897	425.2% from Dec 2020: \$325,000				
YTD 2021 2020 +/- \$345,000 \$270,000 27.8%						
5-yea	5-year Dec average: \$281,547					

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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Medi Sold	an Price	\$250,	000
from	-12.3% Nov 2021: 285,000	from De \$255 ,	c 2020:
YTD	2021 \$280,000	2020 \$253,500	+/- 10.5%
5-yea	r Dec avera	ge: \$233,50	0







Nov 2021	Dec 2020	YTD	
18	14	15	



December 2021

Coatesville Area (Chester, PA) - Detached

Email: info@tcsr.realtor



Medi Sold	an Price	\$340,000
from	-4.9% Nov 2021: 357,450	16.2% from Dec 2020: \$292,500
YTD	2021 \$328,732	2020 +/- \$285,000 15.3%
5-yea	r Dec avera	ge: \$281,690

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.





Coatesville Area (Chester, PA) - Attached

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New L	istings		10	New F	Pendings		16	Close	d Sales		34
	-70.6% Nov 2021: 34	from D	47.4% ec 2020: 9		-48.4% Nov 2021: 31	from D	27.3% Dec 2020: 22		0.0% Nov 2021: 34	from D	6.0% ec 2020: 25
YTD	2021 341	2020 283	+/- 20.5%	YTD	2021 316	2020 271	+/- 16.6%	YTD	2021 320	2020 261	+/- 22.6%
5-year Dec average: 14			ec average: 14 5-year Dec average: 18					5-year Dec average: 27			

Medi Sold	an Price	\$95,000)
from	-49.5% Nov 2021: 188,000	+-50.3% from Dec 2020 \$191,000	-
YTD	2021 \$200,000	2020 +/- \$187,000 7.0%	>
5-yea	r Dec avera	ge: \$146,900	

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

New L	istings.		61
	- 23.8% Nov 2021: 80	from Do	ec 2020:
YTD	2021 1,443	2020 1,477	+/- -2.3%
5-year	Dec average	e: 56	





Medi Sold	an Price	\$478,562
from	►7.1% Nov 2021: 147,000	10.0% from Dec 2020: \$435,000
YTD	2021 \$469,600	2020 +/- \$420,000 11.8%
5-yea	r Dec avera	ge: \$414,811







Dec 2020

21

YTD

14

Nov 2021





December 2021

Downingtown Area (Chester, PA) - Detached

Tri-County Suburban REALTORS

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New L	.istings		25	New F	Pendings		27	Close	d Sales		50
	- 35.9% Nov 2021: 39		32.4% ec 2020: 37		- 42.6% Nov 2021: 47	from D	27.0% lec 2020: 37		- 19.4% Nov 2021: 62	from D	36.7% ec 2020: '9
YTD	2021 828	2020 1,013	+/- -18.3%	YTD	2021 776	2020 833	+/- -6.8%	YTD	2021 816	2020 791	+/- 3.2%
5-year	5-year Dec average: 34			5-year	5-year Dec average: 31			5-year Dec average: 56			

Medi Sold	an Price	\$600,750				
from	21.4% Nov 2021: 194,950	17.8% from Dec 2020: \$510,000				
YTD	2021 \$555,000	2020 +/- \$489,950 13.3%				
5-year Dec average: \$486,514						

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.

Active Lis	stings	34	Avg DOM		22	Avg Sold OLP Ratio	to	99.2%
34			22				99.2%	
Min 34	110	Max 181	21	32	Max 52	Min 97.3%	99.2%	Max 101.6%
5	-year Dec averag	je	5-	year Dec avera	age	5-	year Dec avei	rage
Nov 2021 44	Dec 2020 56		Nov 2021 19	Dec 2020 21	YTD 15	Nov 2021 99.6%	Dec 2020 101.6%	YTD 103.0%



December 2021

Downingtown Area (Chester, PA) - Attached

Tri-County Suburban REALTORS

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New L	istings		36	New F	Pendings		30	Close	d Sales		38
	-12.2% Nov 2021: 41	from D	5 7.1% ec 2020: 4		- 14.3% Nov 2021: 35	from D	2.9% Dec 2020: 21		-5.0% Nov 2021: 40	from D	ec 2020:
YTD	2021 615	2020 464	+/- 32.5%	YTD	2021 503	2020 392	+/- 28.3%	YTD	2021 461	2020 387	+/- 19.1%
5-year	Dec averaç	ge: 22		5-year	Dec averag	ge: 23		5-year	Dec averag	e: 30	

Medi Sold	an Price	\$430,750
from	3.2% Nov 2021: 417,500	28.6% from Dec 2020: \$335,000
YTD	2021 \$384,590	2020 +/- \$333,137 15.4%
5-yea	r Dec avera	ge: \$323,050

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.





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December 2021

New Listings

🕊-18.8%

from Nov 2021:

2021

738

5-year Dec average: 29

32

YTD

Great Valley (Chester, PA)

31

2020

720

New Pendings 33 26 **-16.1%** ➡-8.3% **10.0%** from Dec 2020: from Nov 2021: from Dec 2020: 36 30 YTD +/-2021 2020 +/-2.5% 592 568 4.2% 5-year Dec average: 33

Close	d Sales	54			
	22.7% Nov 2021: 44	from D	6.9% ec 2020: 5		
YTD	2021 623	2020 553	+/- 12.7%		
5-year	Dec averag	e: 51			









29

22





December 2021

Great Valley (Chester, PA) - Detached

Email: info@tcsr.realtor

New L	Listings 14		14	New F	New Pendings 22			Closed Sales			29	
	- 22.2% Nov 2021: 18	from D).0% ec 2020: 4		•4.8% Nov 2021: 21	from D	20.0% Dec 2020: 10		31.8% Nov 2021: 22	from D	ec 2020:	
YTD	2021 416	2020 366	+/- 13.7%	YTD	2021 321	2020 279	+/- 15.1%	YTD	2021 323	2020 280	+/- 15.4%	
5-year	Dec averag	e: 14		5-year	Dec avera	ge: 14		5-year	Dec averaç	ge: 24		

Medi Sold	an Price	\$605,000			
from	-18.0% Nov 2021: 738,025	from De \$715,	c 2020:		
YTD	2021 \$617,500	2020 \$585,000	+/- 5.6%		
5-yea	r Dec avera	ge: \$578,86	9		

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

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New L	istings.		12	New F	Pendings		11	Close	Closed Sales		25
	- 14.3% Nov 2021: 14	from D	29.4% ec 2020: 7		- 26.7% Nov 2021: 15	from D	45.0% lec 2020: 20		13.6% Nov 2021: 22		21.9% ec 2020: 2
YTD	2021 322	2020 354	+/- -9.0%	YTD	2021 271	2020 289	+/- -6.2%	YTD	2021 300	2020 273	+/- 9.9%
5-year Dec average: 15			5-year Dec average: 19				5-year Dec average: 28				

Medi Sold	an Price	\$440,000
from	-21.4% Nov 2021: 560,000	-1.8% from Dec 2020: \$447,972
YTD	2021 \$497,187	2020 +/- \$435,000 14.3%
5-yea	r Dec avera	ge: \$437,925

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.

Active Listings	8	Avg DOM		23	Avg Sold OLP Ratio	to 1	02.0%
Min 51 8 5-year Dec average	Max 104	23 Min 23 5-	▲ 43 -year Dec avera	Max 77 age	99.4%	100.3% year Dec ave	102.0 Max 102.0% rage
Nov 2021 Dec 2020 11 19		Nov 2021 16	Dec 2020 29	YTD 18	Nov 2021 100.4%	Dec 2020 99.7%	YTD 102.2%



December 2021

Kennett Consolidated (Chester, PA)

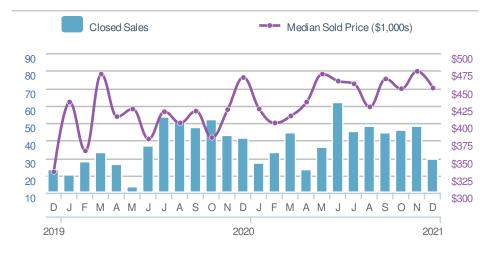
Email: info@tcsr.realtor

New L	.istings		25	ľ
-	-7.4% Nov 2021: 27	from D	0.0% ec 2020: 25	
YTD	2021 529	2020 538	+/- -1.7%	
5-year	Dec average	e: 22		5





Medi Sold	an Price	\$450,000				
from	-5.1% Nov 2021: 174,246	+-3.2% from Dec 2020: \$465,000				
YTD	2021 \$450,000	2020 \$405,250	+/- 11.0%			
5-yea	r Dec avera	ge: \$388,40	0			







Dec 2020

44

YTD

35

Nov 2021





Kennett Consolidated (Chester, PA) - Detached

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



Medi Sold	an Price	\$555,000			
from	5.7% Nov 2021: 525,000	18.1% from Dec 2020: \$470,000			
YTD	2021 \$501,500	2020 \$465,000 7	+/- 7.8%		
5-yea	r Dec avera	ge: \$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.





December 2021

Kennett Consolidated (Chester, PA) - Attached

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

New L	istings		15	New F	Pendings		9	Close	d Sales		15
	15.4% Nov 2021: 13		5.0% ec 2020: 2		- 50.0% Nov 2021: 18	from D	50.0% ec 2020: 8		- 21.1% Nov 2021: 19	from D	21.1% ec 2020: I9
YTD	2021 240	2020 248	+/- -3.2%	YTD	2021 211	2020 213	+/- -0.9%	YTD	2021 214	2020 190	+/- 12.6%
ō-year	Dec averaç	ge: 13		5-year	Dec avera	ge: 11		5-year	Dec averaç	ge: 13	

Medi Sold	an Price	\$416,000
from	-8.1% Nov 2021: 452,538	1.4% from Dec 2020: \$410,110
YTD	2021 \$409,413	2020 +/- \$355,244 15.2%
5-yea	r Dec avera	ge: \$342,604

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.

Active Listings	18	Avg DOM		6	Avg Sold OLP Ratio	to 1	03.1%
18		6				103.1%	
Min 42	Max 67	Min 6	<u>^</u> 39	Max 98	Min 98.1%	102.3%	Max 109.7%
5-year Dec avera	age	5-	year Dec avera	age	5-	year Dec aver	age
Nov 2021 Dec 2020 14 24		Nov 2021 10	Dec 2020 41	YTD 36	Nov 2021 105.1%	Dec 2020 109.7%	YTD 104.6%



December 2021

Octorara Area (Chester, PA)

Email: info@tcsr.realtor















44

31





December 2021

Octorara Area (Chester, PA) - Detached

New Listings	12	New Pendings	9	Closed Sales	5
	50.0% from Dec 2020: 8	+-25.0% from Nov 2021: 12	50.0% from Dec 2020: 6	-58.3% from Nov 2021: 12	+-44.4% from Dec 2020: 9
YTD 2021 148 5-year Dec averag	2020 +/- 127 16.5%	YTD 2021 129 5-year Dec average	2020 +/- 114 13.2%	YTD 2021 117 5-year Dec averag	2020 +/- 110 6.4%

Medi Sold	an Price	\$350,000				
from	20.2% Nov 2021: 291,250	32.1% from Dec 2020: \$265,000				
YTD	2021 \$320,000	2020 +/- \$265,000 20.8%				
5-yea	r Dec avera	ge: \$262,150				

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 pendings 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.

Active Listings	20	Avg DOM		9	Avg Sold OLP Ratio	to 1	02.3%
20 Min 31 20 5-year Dec average	Max 42	9 Min 9 5-	∑ 51 •year Dec avera	Max 76 age	Min 88.7% 5-	96.4% ∙year Dec aver	102.3%
Nov 2021 Dec 2020 17 23		Nov 2021 11	Dec 2020 60	YTD 33	Nov 2021 102.9%	Dec 2020 95.0%	YTD 101.1%



December 2021

Octorara Area (Chester, PA) - Attached

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



Medi Sold	an Price	\$195,000				
from	-57.9% Nov 2021: 463,285	19.6% from Dec 2020: \$163,000				
YTD	2021 \$196,000	2020 +/- \$200,000 -2.0%				
5-yea	ır Dec avera	ge: \$234,696				

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.

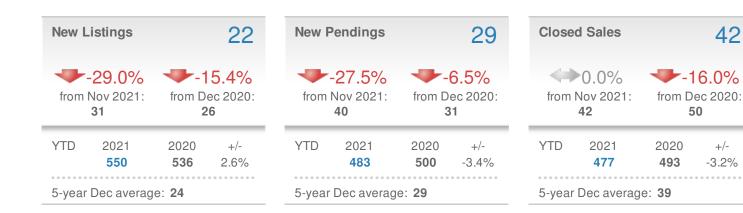




December 2021

Owen J Roberts (Chester, PA)

Email: info@tcsr.realtor











64

23





December 2021

Owen J Roberts (Chester, PA) - Detached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New L	istings		19	New F	Pendings		26	Close	d Sales		34
	-17.4% Nov 2021: 23		5.6% ec 2020: 8		-13.3% Nov 2021: 30	from D	8.2% ec 2020: 2		-2.9% Nov 2021: 35	from D	17.1% ec 2020: 1
YTD	2021 472	2020 434	+/- 8.8%	YTD	2021 411	2020 405	+/- 1.5%	YTD	2021 394	2020 408	+/- -3.4%
5-year Dec average: 19			5-year	Dec avera	ge: 23		5-year	Dec avera	ge: 32		

Medi Sold	an Price	\$437,500				
from	-15.0% Nov 2021: 515,000	-0.6% from Dec 2020: \$440,000				
YTD	2021 \$456,000	2020 \$418,500	+/- 9.0%			
5-yea	ır Dec avera	ge: \$371,56	7			

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.

Active L	istings	23	Avg DOM		32	Avg Sold OLP Ratio	to 1(01.2%
23		_	32					101.24
Min 23	84	Max 135	Min 32	62 62	Max 109	Min 87.0%	94.2%	Max 101.2%
	5-year Dec avera	ge	5.	-year Dec avera	age	5-	year Dec aver	age
Nov 202 34	1 Dec 2020 35		Nov 2021 38	Dec 2020 44	YTD 25	Nov 2021 98.8%	Dec 2020 96.4%	YTD 101.0%



December 2021

Owen J Roberts (Chester, PA) - Attached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New L	istings		3	New F	Pendings		3	Close	d Sales		8
	- <mark>62.5%</mark> Nov 2021: 8	from D	52.5% ec 2020: 8		-70.0% Nov 2021: 10		66.7%)ec 2020: 9		14.3% Nov 2021: 7	from D	11.1% Dec 2020: 9
YTD	2021 78	2020 102	+/- -23.5%	YTD	2021 72	2020 95	+/- -24.2%	YTD	2021 83	2020 85	+/- -2.4%
5-year	Dec averag	je: 5		5-year	Dec avera	ge: 6		5-year	Dec avera	ge: 7	

Medi Sold	an Price	\$342,500				
from	45.7% Nov 2021: 235,000	4 34.6% from Dec 2020: \$254,536				
YTD	2021 \$319,956	2020 +/- \$259,990 23.1%				
5-yea	r Dec avera	ge: \$264,737				

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.

Active Listings	2	Avg DOM		8	Avg Sold OLP Ratio	to 1	01.7%
2 Min 22 2 5-year Dec average	Max 49 ge	8 Min 52 8 5-	2 -year Dec avera	Max 157 age	Min 95.1% 5-	▲ 98.1% year Dec avei	101.7% Max 101.7% rage
Nov 2021 Dec 2020 0 5		Nov 2021 37	Dec 2020 157	YTD 15	Nov 2021 100.7%	Dec 2020 97.3%	YTD 101.3%



December 2021

Oxford Area (Chester, PA)

Email:	info@tcsr.realtor
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New L	istings.		14	
	- 58.8% Nov 2021: 34	+-44.0% from Dec 2020 25		
YTD	2021 379	2020 303	+/- 25.1%	
5-year	Dec average	e: 14		

New F	endings		14			
	- 50.0% Nov 2021: 28	from D	1.7% ec 2020: 2 4			
YTD 2021 2020 +/- 321 259 23.9%						
5-year	Dec average	e: 13				

t











7

21





December 2021

Oxford Area (Chester, PA) - Detached

Email: info@tcsr.realtor

New L	istings		14	New F	Pendings		12	Close	d Sales		22
	-54.8% Nov 2021: 31		1.7% ec 2020: 24		-53.8% Nov 2021: 26	from D	50.0% Dec 2020: 24		-8.3% Nov 2021: 24	from D	35.3% ec 2020: 34
YTD	2021 362	2020 293	+/- 23.5%	YTD	2021 305	2020 252	+/- 21.0%	YTD	2021 289	2020 215	+/- 34.4%
5-year	Dec averag	ge: 13		5-year	Dec avera	ge: 12		5-year	Dec averaç	ge: 19	

Medi Sold	an Price	\$401,722			
from	-10.2% Nov 2021: 447,500	4 36.2% from Dec 2020: \$294,950			
YTD	2021 \$384,950	2020 +/- \$290,000 32.7%			
5-year Dec average: \$306,697					

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.





Oxford Area (Chester, PA) - Attached

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New L	istings.		0			
-	100.0% Nov 2021: 3		00.0% ec 2020: 1			
YTD 2021 2020 +/- 17 10 70.0%						
5-year	Dec average	e: 0				

New F	Pendings		2	С			
	▶0.0% Nov 2021: 2		0.0% lec 2020: 0				
YTD	2021 16	2020 7	+/- 128.6%	Y			
5-year	5-year Dec average: 1						



Medi Sold	an Price	\$196,000				
from	130.6% Nov 2021: 8 5,000	*************************************				
YTD	2020 +/- \$170,250 16.0%					
5-yea	5-year Dec average: \$146,900					

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

New L	istings		33
	-23.3% Nov 2021: 43	from D	9 7.5% ec 2020: 2 4
YTD	2021 692	2020 590	+/- 17.3%
5-year	Dec average	e: 24	





Medi Sold	an Price	\$342,	500		
from	16.1% Nov 2021: 295,000	from De \$303,	c 2020:		
YTD	2021 \$330,000	2020 \$310,000	+/- 6.5%		
5-year Dec average: \$288,850					







23

15



December 2021

Phoenixville Area (Chester, PA) - Detached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New L	istings		18	New F	Pendings		24	Close	d Sales		23
	-25.0% Nov 2021: 24	from D	8.5% ec 2020: 3		•4.3% Nov 2021: 23	from D	4.3% Dec 2020: 21		53.3% Nov 2021: 15	from D	11.5% ec 2020: 26
YTD	2021 343	2020 292	+/- 17.5%	YTD	2021 307	2020 274	+/- 12.0%	YTD	2021 302	2020 270	+/- 11.9%
5-year	Dec averag	ge: 12		5-year	Dec avera	ge: 18		5-year	Dec averaç	ge: 19	

Medi Sold	an Price	\$401,00	0			
from	-12.6% Nov 2021: 159,000	from Dec 20 \$460,000	· •			
YTD	2021 \$400,000	2020 +/ \$390,000 2.6				
5-yea	5-year Dec average: \$360,100					

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 seller's favor.





December 2021

Phoenixville Area (Chester, PA) - Attached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New L	istings		15	New F	Pendings		13	Close	d Sales		25
	-21.1% Nov 2021: 19		6.4% ec 2020: 1		-31.6% Nov 2021: 19	from D	23.5% Dec 2020: 17		-13.8% Nov 2021: 29	from D	21.9% ec 2020: 32
YTD	2021 348	2020 298	+/- 16.8%	YTD	2021 319	2020 281	+/- 13.5%	YTD	2021 327	2020 271	+/- 20.7%
5-year	Dec averag	e: 12		5-year	Dec avera	ge: 14		5-year	Dec averag	ge: 22	

Medi Sold	an Price	\$270,000					
from	-1.8% Nov 2021: 275,000	0.0% from Dec 2020: \$269,950					
YTD 2021 2020 +/- \$285,000 \$258,000 10.5%							
5-yea	5-year Dec average: \$251,070						

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

New L	istings.		1	N			
	- 75.0% Nov 2021: 4		0.0% ec 2020: 1				
YTD	2021 70	2020 45	+/- 55.6%	Y			
5-year	5-year Dec average: 1						





Medi Sold	an Price	\$226,	000			
from	-33.5% Nov 2021: 340,000	from De \$197,	c 2020:			
YTD	2021 \$275,000	2020 \$231,000	+/- 19.0%			
5-year Dec average: \$226,580						







	ĺ		0
Nov 2021 12		Dec 2020 25	YTD 17



Spring-Ford Area (Chester, PA) - Detached

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

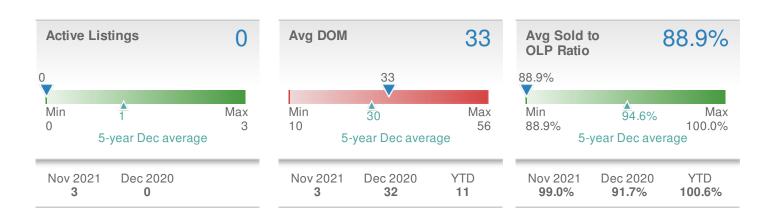
New Listings	1	New Pendings	4	Closed Sales	1
+-66.7% from Nov 2021: 3	0.0% from Dec 2020: 1		300.0% from Dec 2020: 1	+-50.0% from Nov 2021: 2	0.0% from Dec 2020: 1
YTD 2021 27	2020 +/- 20 35.0%	YTD 2021 24	2020 +/- 23 4.3%	YTD 2021 22	2020 +/- 22 0.0%
5-year Dec averag	e: 1	5-year Dec averag	ge: 2	5-year Dec averag	e: 2

Medi Sold	an Price	\$160,000)			
from	-73.9% Nov 2021: 513,646	+-12.3% from Dec 2020 \$182,500				
YTD	2021 \$317,500	2020 +/- \$300,000 5.8%				
5-yea	5-year Dec average: \$247,990					

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.





Spring-Ford Area (Chester, PA) - Attached

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

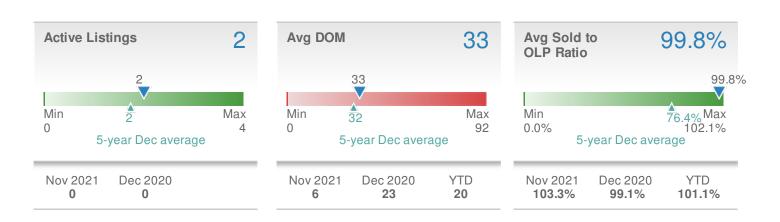
New L	istings.		0	New F	Pendings		0	Close	d Sales		3
	100.0% Nov 2021: 1).0% ec 2020: 0		100.0% Nov 2021: 3		00.0% ec 2020: 1		•0.0% Nov 2021: 3		0.0% ec 2020: 3
YTD	2021 42	2020 25	+/- 68.0%	YTD	2021 30	2020 21	+/- 42.9%	YTD	2021 30	2020 21	+/- 42.9%
5-year	Dec averag	e: 0		5-year	Dec avera	ge: 1		5-year	Dec averag	ge: 2	



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

New L	istings		18
	- 58.1% Nov 2021: 43	from D	45.5% ec 2020: 3
YTD	2021 801	2020 814	+/- -1.6%
5-year	Dec average	e: 22	





Medi Sold	an Price	\$680,	000			
from	-1.2% Nov 2021: 588,500	from De \$637,	c 2020:			
YTD	2021 \$650,000	2020 \$570,000	+/- 14.0%			
5-year Dec average: \$537,409						







38

20





December 2021

New Listings

-66.7%

from Nov 2021:

2021

496

5-year Dec average: 12

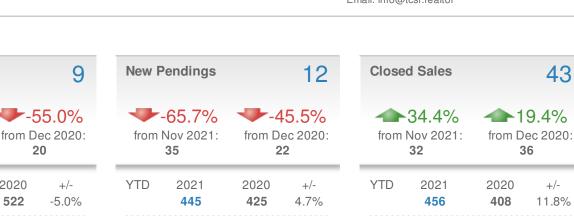
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YTD

Tredyffrin-Easttown (Chester, PA) - Detached

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

5-year Dec average: 31



Medi Sold	an Price	\$850,0	00			
from	8.5% Nov 2021: 783,500	from Dec 2 \$765,00	2020:			
YTD	2021 \$777,000	2020 \$725,000 7	+/- 7.2%			
5-yea	5-year Dec average: \$694,450					

2020

522

Summary

5-year Dec average: 13

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.

Active I	istings	23	Avg DOM		18	Avg Sold OLP Ratio	to 1	00.9%
23			18					100.9%
Min 23	65 5-year Dec averag	Max 100 e	Min 18 5-	51 year Dec avera	Max 66 age	91.8%	95.0% year Dec ave	Max 100.9% rage
Nov 202 30	1 Dec 2020 45		Nov 2021 35	Dec 2020 48	YTD 25	Nov 2021 96.8%	Dec 2020 95.4%	YTD 100.4%



December 2021

Tredyffrin-Easttown (Chester, PA) - Attached

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

New L	istings.		9	New F	Pendings		15	Close	d Sales		20
	- 43.8% Nov 2021: 16		30.8% ec 2020: 3		25.0% Nov 2021: 12	from D	7.1% ec 2020: 4		11.1% Nov 2021: 18	from D	1.1% ec 2020: 8
YTD	2021 305	2020 292	+/- 4.5%	YTD	2021 291	2020 272	+/- 7.0%	YTD	2021 321	2020 249	+/- 28.9%
5-year	Dec averag	je: 11		5-year	Dec avera	ge: 11		5-year	Dec avera	ge: 20	

Medi Sold	an Price	\$360,000				
from	-10.9% Nov 2021: 104,000	11.6% from Dec 2020: \$322,500				
YTD	2021 \$385,000	2020 +/- \$330,000 16.7%				
5-yea	5-year Dec average: \$338,400					

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 pendings 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.

Active Listings	7	Avg DOM		20	Avg Sold OLP Ratio	to 1	00.9%
7	_	20					100.9
Min 24 7	Max 40	Min 24 19	5	Max 39	Min 96.5%	98.5%	Max 100.9%
5-year Dec avera	ige	5-	year Dec avera	age	5-	year Dec avei	rage
Nov 2021 Dec 2020 14 10		Nov 2021 10	Dec 2020 20	YTD 14	Nov 2021 100.6%	Dec 2020 98.9%	YTD 101.5%



December 2021

Twin Valley (Chester, PA)

Email: info@tcsr.realtor

New L	8							
	- 27.3% Nov 2021: 11	from D	61.9% lec 2020: 21					
YTD 2021 2020 +/- 186 227 -18.1%								
5-year Dec average: 9								





Medi Sold	an Price	\$290,000				
from	-24.7% Nov 2021: 385,000	5.5% from Dec 2020: \$275,000				
YTD	2021 \$311,410	2020 \$285,000	+/- 9.3%			
5-year Dec average: \$270,000						







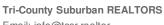
29

17

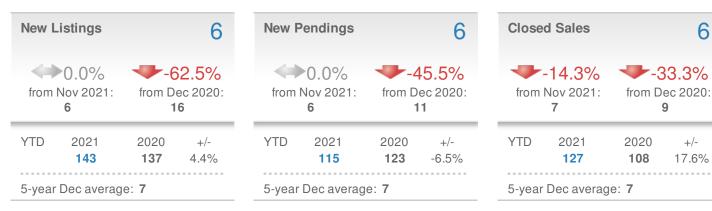


December 2021

Twin Valley (Chester, PA) - Detached



Email: info@tcsr.realtor



Medi Sold	an Price	\$314,000					
from	-21.5% Nov 2021: 400,000	+-10.5% from Dec 2020: \$351,000					
YTD	2021 \$376,745	2020 +/- \$328,000 14.9%					
5-yea	5-year Dec average: \$314,900						

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 seller's favor.





December 2021

Twin Valley (Chester, PA) - Attached

Email: info@tcsr.realtor

New Listings 2		New F	Pendings		2	Closed Sales					
	-60.0% Nov 2021: 5	from D	60.0% ec 2020: 5		-33.3% Nov 2021: 3		60.0% Dec 2020: 5		25.0% Nov 2021: 4	from D	54.5% ec 2020:
YTD	2021 43	2020 90	+/- -52.2%	YTD	2021 44	2020 87	+/- -49.4%	YTD	2021 65	2020 67	+/- -3.0%
5-year Dec average: 2				5-year	5-year Dec average: 3			5-year Dec average: 5			

Medi Sold	an Price	\$290,000)			
from	-16.9% Nov 2021: 348,900	11.7% from Dec 2020 \$259,635	:			
YTD	2021 \$272,135	2020 +/- \$260,000 4.7%				
5-year Dec average: \$258,208						

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
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New Listings 10		New F	New Pendings 12			Closed Sales			20		
	• 37.5% Nov 2021: 16		28.6% ec 2020: 4		- 29.4% Nov 2021: 17	from D	36.8% ec 2020: 1 9		25.0% Nov 2021: 16	from D	2 5.0% ec 2020: 6
YTD	2021 333	2020 336	+/- -0.9%	YTD	2021 293	2020 303	+/- -3.3%	YTD	2021 308	2020 293	+/- 5.1%
5-year Dec average: 13			5-year	5-year Dec average: 13			5-year Dec average: 19				









45

11

41



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Data Source: Bright MLS. Statistics calculated January 06, 2022.



Unionville-Chadds Ford (Chester, PA) - Detached

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

5-year Dec average: 12				5-vear	5-year Dec average: 11			5-year Dec average: 15			
YTD	2021 297	2020 294	+/- 1.0%	YTD	2021 257	2020 255	+/- 0.8%	YTD	2021 269	2020 245	+/- 9.8%
	• 33.3% Nov 2021: 15		9.1% ec 2020: 1		- 14.3% Nov 2021: 14	from D	33.3% ec 2020: 8		21.4% Nov 2021: 14	from D	1.4% ec 2020 4
New Listings 10		New F	New Pendings 12			Closed Sales			17		

Medi Sold	an Price	\$681,000				
from	-9.7% Nov 2021: 753,750	4 5.1% from Dec 2020: \$648,000				
YTD	2021 \$720,000	2020 +/- \$600,000 20.0%				
5-year Dec average: \$598,360						

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.





Local Market Insight

December 2021

New Listings

from Nov 2021:

2021

35

5-year Dec average: 1

1

YTD

Unionville-Chadds Ford (Chester, PA) - Attached

0

from Dec 2020:

+/-

-16.7%

3

2020

42

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

New Pendings	0	Closed Sales

	100.0% Nov 2021: 3		00.0% ec 2020: 1				
YTD	2021 36	2020 48	+/- -25.0%				
5-year Dec average: 2							



48

39

5-year Dec average: 4

3

-18.8%

Market Stats

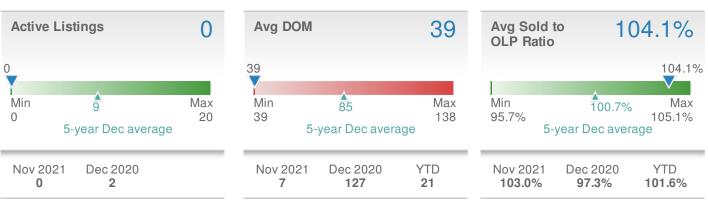
Medi Sold	an Price	\$450,000						
from	-10.4% Nov 2021: 502,500	from De \$487,	c 2020:					
YTD	2021 \$469,900	2020 \$434,950	+/- 8.0%					
5-yea	5-year Dec average: \$425.359							

➡-100.0% ➡-100.0%

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.

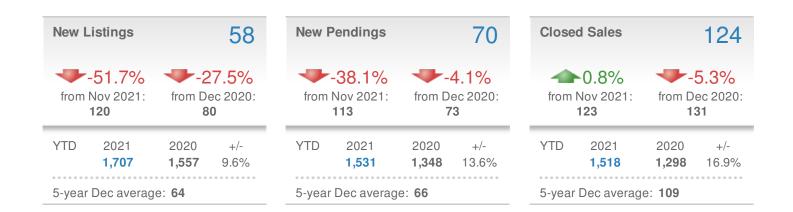




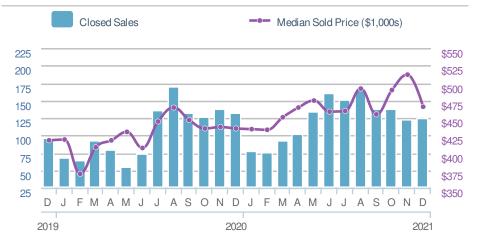
December 2021

West Chester Area (Chester, PA)

Email: info@tcsr.realtor











Nov 2021	Dec 2020	YTD
16	22	19



December 2021

West Chester Area (Chester, PA) - Detached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New L	istings		27 New Pendings 34 Closed Sale				d Sales	es 62			
	-60.9% Nov 2021: 69		35.7% ec 2020: 2		- 47.7% Nov 2021: 65	from D	8.1% ec 2020: 7	-	-3.1% Nov 2021: 64	from D	4.6% ec 2020: 55
YTD	2021 897	2020 839	+/- 6.9%	YTD	2021 773	2020 709	+/- 9.0%	YTD	2021 770	2020 662	+/- 16.3%
5-year	vear Dec average: 32			5-year	5-year Dec average: 34			5-year Dec average: 57			

Medi Sold	an Price	\$615,000						
from	-3.1% Nov 2021: 635,000	12.8% from Dec 2020: \$545,000						
YTD	2021 \$600,000	2020 \$515,500 1	+/- 6.4%					
5-yea	5-year Dec average: \$496,850							

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.

Active I	istings	25	Avg DOM		16	Avg Sold OLP Ratio	to 1	00.6%
25			16					100.6
Min 25	<u>Å</u> 85	Max 132	Min 16	30	Max 40	Min 95.2%	▲ 97.4%	Max 100.6%
	5-year Dec averag	e	5-	year Dec avera	age	5-	year Dec ave	rage
Nov 202 40	1 Dec 2020 47		Nov 2021 20	Dec 2020 26	YTD 17	Nov 2021 100.4%	Dec 2020 99.1%	YTD 101.1%



West Chester Area (Chester, PA) - Attached

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

New Listings			31	New F	Pendings		36	Close	Closed Sales		62
-39.2% from Nov 2021: 51				-25.0% from Nov 2021: 48		from D	↔0.0% from Dec 2020: 36		←5.1% from Nov 2021: 59 from Dec 20 66		ec 2020:
YTD	2021 810	2020 718	+/- 12.8%	YTD	2021 758	2020 639	+/- 18.6%	YTD	2021 748	2020 636	+/- 17.6%
5-year Dec average: 32			5-year	5-year Dec average: 32			5-year Dec average: 52				

Medi Sold	an Price	\$352,050						
from	-10.9% Nov 2021: 395,000	9.2% from Dec 2020: \$322,500						
YTD	2021 \$362,000	2020 \$339,500	+/- 6.6%					
5-yea	5-year Dec average: \$327,260							

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.

Active L	istings	19	Avg DOM		51	Avg Sold OLP Ratio	to 1	02.9%
19	_			_	51			102.9%
Min 19	73 5-year Dec average	Max 115	Min 18 5-	A 38 year Dec avera	Max 51 age	95.9%	▲ 98.3% ∙year Dec ave	Max 102.9% rage
Nov 202 ⁻ 35	Dec 2020 42		Nov 2021 12	Dec 2020 18	YTD 21	Nov 2021 99.7%	Dec 2020 99.3%	YTD 101.2%

