

# January 2022

All Home Types  
Detached  
Attached

## Local Market Insight

### Chester County, PA

**January 2022**

Chester County, PA

Email: info@tcsr.realtor

**New Listings****414****↑ 13.4%**from Dec 2021:  
**365****↓ -26.9%**from Jan 2021:  
**566**

YTD	2022	2021	+/-
	<b>414</b>	<b>566</b>	-26.9%

5-year Jan average: **568****New Pendings****440****↑ 4.0%**from Dec 2021:  
**423****↓ -22.0%**from Jan 2021:  
**564**

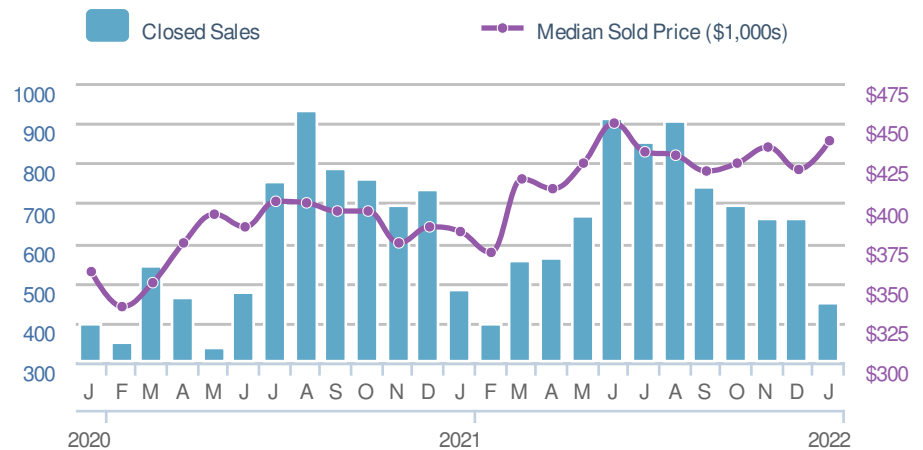
YTD	2022	2021	+/-
	<b>440</b>	<b>564</b>	-22.0%

5-year Jan average: **483****Closed Sales****451****↓ -31.9%**from Dec 2021:  
**662****↓ -6.4%**from Jan 2021:  
**482**

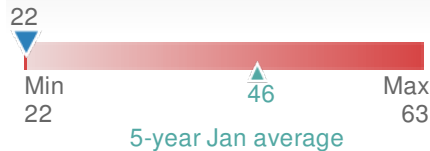
YTD	2022	2021	+/-
	<b>451</b>	<b>482</b>	-6.4%

5-year Jan average: **414****Median Sold Price****\$439,981****↑ 4.5%**from Dec 2021:  
**\$421,000****↑ 15.0%**from Jan 2021:  
**\$382,651**

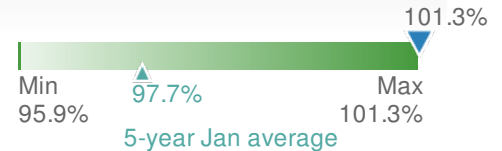
YTD	2022	2021	+/-
	<b>\$439,981</b>	<b>\$382,651</b>	15.0%

5-year Jan average: **\$369,788****Active Listings****371**

Dec 2021	Jan 2021
<b>436</b>	<b>571</b>

**Avg DOM****22**

Dec 2021	Jan 2021	YTD
<b>22</b>	<b>32</b>	<b>22</b>

**Avg Sold to OLP Ratio****101.3%**

Dec 2021	Jan 2021	YTD
<b>100.8%</b>	<b>99.1%</b>	<b>101.3%</b>

## January 2022

## Chester County, PA - Detached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

## New Listings

237

↑ 4.9%

from Dec 2021:  
226

↓ -28.8%

from Jan 2021:  
333

YTD	2022	2021	+/-
	237	333	-28.8%

5-year Jan average: 345

## New Pendings

261

↓ -6.5%

from Dec 2021:  
279

↓ -26.7%

from Jan 2021:  
356

YTD	2022	2021	+/-
	261	356	-26.7%

5-year Jan average: 291

## Closed Sales

301

↓ -26.9%

from Dec 2021:  
412

↓ -3.2%

from Jan 2021:  
311

YTD	2022	2021	+/-
	301	311	-3.2%

5-year Jan average: 266

## Median Sold Price

\$475,000

↓ -5.0%

from Dec 2021:  
\$500,000

↑ 5.8%

from Jan 2021:  
\$449,000

YTD	2022	2021	+/-
	\$475,000	\$449,000	5.8%

5-year Jan average: \$415,060

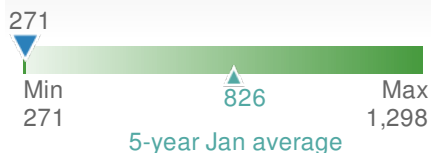
## Summary

In Chester County, PA, the median sold price for Detached properties for January was \$475,000, representing a decrease of 5% compared to last month and an increase of 5.8% from Jan 2021. The average days on market for units sold in January was 20 days, 60% below the 5-year January average of 50 days. There was a 6.5% month over month decrease in new contract activity with 261 New Pendings; a 10.5% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 570; and a 13.4% decrease in supply to 271 active units.

This activity resulted in a Contract Ratio of 2.10 pendings per active listing, up from 2.04 in December and an increase from 1.77 in January 2021. The Contract Ratio is 97% higher than the 5-year January 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.

## Active Listings

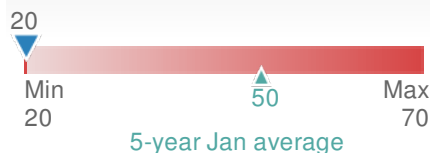
271



Dec 2021	Jan 2021
313	415

## Avg DOM

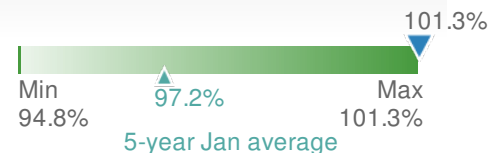
20



Dec 2021	Jan 2021	YTD
19	37	20

## Avg Sold to OLP Ratio

101.3%



Dec 2021	Jan 2021	YTD
100.8%	99.4%	101.3%

## January 2022

## Chester County, PA - Attached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

## New Listings

177

↑ 27.3%

from Dec 2021:  
139

↓ -24.0%

from Jan 2021:  
233

YTD	2022	2021	+/-
	177	233	-24.0%

5-year Jan average: 221

## New Pendings

179

↑ 24.3%

from Dec 2021:  
144

↓ -13.9%

from Jan 2021:  
208

YTD	2022	2021	+/-
	179	208	-13.9%

5-year Jan average: 191

## Closed Sales

150

↓ -40.0%

from Dec 2021:  
250

↓ -12.3%

from Jan 2021:  
171

YTD	2022	2021	+/-
	150	171	-12.3%

5-year Jan average: 148

## Median Sold Price

\$345,000

↑ 7.8%

from Dec 2021:  
\$320,000

↑ 15.0%

from Jan 2021:  
\$300,000

YTD	2022	2021	+/-
	\$345,000	\$300,000	15.0%

5-year Jan average: \$299,680

## Summary

In Chester County, PA, the median sold price for Attached properties for January was \$345,000, representing an increase of 7.8% compared to last month and an increase of 15% from Jan 2021. The average days on market for units sold in January was 27 days, 32% below the 5-year January average of 40 days. There was a 24.3% month over month increase in new contract activity with 179 New Pendings; a 5.4% MoM increase in All Pendings (new contracts + contracts carried over from December) to 393; and an 18.7% decrease in supply to 100 active units.

This activity resulted in a Contract Ratio of 3.93 pendings per active listing, up from 3.03 in December and an increase from 3.04 in January 2021. The Contract Ratio is 105% higher than the 5-year January average of 1.92. 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

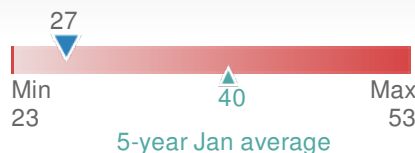
100



Dec 2021	Jan 2021
123	156

## Avg DOM

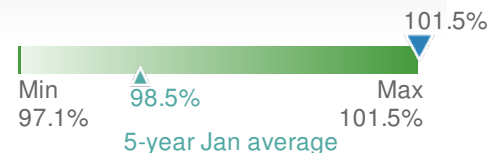
27



Dec 2021	Jan 2021	YTD
28	23	27

## Avg Sold to OLP Ratio

101.5%



Dec 2021	Jan 2021	YTD
100.9%	98.5%	101.5%

**January 2022**

Avon Grove (Chester, PA)

Email: info@tcsr.realtor

**New Listings****33****↑ 26.9%**from Dec 2021:  
**26****↓ -13.2%**from Jan 2021:  
**38**

YTD	2022	2021	+/-
	<b>33</b>	<b>38</b>	-13.2%

5-year Jan average: **33****New Pendings****38****↑ 11.8%**from Dec 2021:  
**34****↑ 8.6%**from Jan 2021:  
**35**

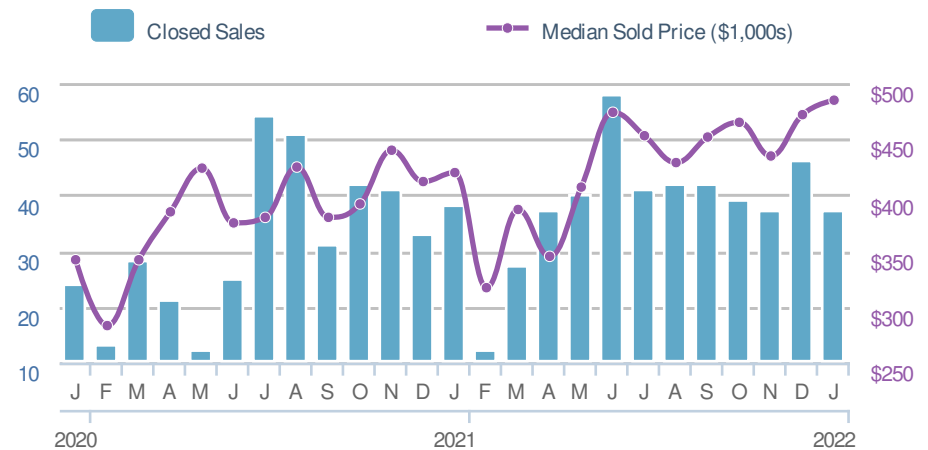
YTD	2022	2021	+/-
	<b>38</b>	<b>35</b>	8.6%

5-year Jan average: **26****Closed Sales****37****↓ -19.6%**from Dec 2021:  
**46****↓ -2.6%**from Jan 2021:  
**38**

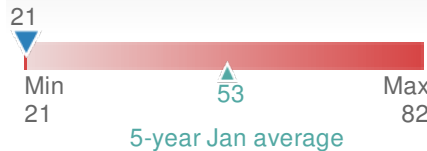
YTD	2022	2021	+/-
	<b>37</b>	<b>38</b>	-2.6%

5-year Jan average: **28****Median Sold Price****\$485,000****↑ 2.6%**from Dec 2021:  
**\$472,500****↑ 15.5%**from Jan 2021:  
**\$420,075**

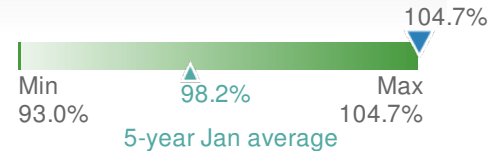
YTD	2022	2021	+/-
	<b>\$485,000</b>	<b>\$420,075</b>	15.5%

5-year Jan average: **\$387,110****Active Listings****16**

Dec 2021	Jan 2021
<b>32</b>	<b>36</b>

**Avg DOM****21**

Dec 2021	Jan 2021	YTD
<b>19</b>	<b>24</b>	<b>21</b>

**Avg Sold to OLP Ratio****104.7%**

Dec 2021	Jan 2021	YTD
<b>102.4%</b>	<b>99.6%</b>	<b>104.7%</b>

## January 2022

## Avon Grove (Chester, PA) - Detached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

## New Listings

25

↑ 4.2%

from Dec 2021:  
24

↓ -24.2%

from Jan 2021:  
33

YTD	2022	2021	+/-
	25	33	-24.2%

5-year Jan average: 27

## New Pendings

29

↓ -6.5%

from Dec 2021:  
31

↓ -9.4%

from Jan 2021:  
32

YTD	2022	2021	+/-
	29	32	-9.4%

5-year Jan average: 22

## Closed Sales

32

↓ -22.0%

from Dec 2021:  
41

↔ 0.0%

from Jan 2021:  
32

YTD	2022	2021	+/-
	32	32	0.0%

5-year Jan average: 25

## Median Sold Price

\$487,145

↓ -2.1%

from Dec 2021:  
\$497,600

↑ 4.0%

from Jan 2021:  
\$468,375

YTD	2022	2021	+/-
	\$487,145	\$468,375	4.0%

5-year Jan average: \$404,094

## Summary

In Avon Grove (Chester, PA), the median sold price for Detached properties for January was \$487,145, representing a decrease of 2.1% compared to last month and an increase of 4% from Jan 2021. The average days on market for units sold in January was 23 days, 59% below the 5-year January average of 55 days. There was a 6.5% month over month decrease in new contract activity with 29 New Pendings; a 7% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 66; and a 44.4% decrease in supply to 15 active units.

This activity resulted in a Contract Ratio of 4.40 pendings per active listing, up from 2.63 in December and an increase from 2.03 in January 2021. The Contract Ratio is 201% higher than the 5-year January average of 1.46. 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.

## Active Listings

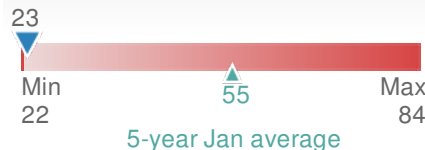
15



Dec 2021	Jan 2021
27	30

## Avg DOM

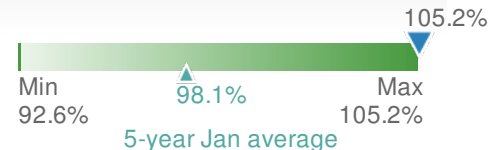
23



Dec 2021	Jan 2021	YTD
15	22	23

## Avg Sold to OLP Ratio

105.2%



Dec 2021	Jan 2021	YTD
102.4%	99.9%	105.2%

**January 2022****Avon Grove (Chester, PA) - Attached**

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

**New Listings****8**

**300.0%**  
 from Dec 2021: **2**  
**60.0%**  
 from Jan 2021: **5**

YTD	2022	2021	+/-
	<b>8</b>	<b>5</b>	60.0%

5-year Jan average: **6****New Pendings****9**

**200.0%**  
 from Dec 2021: **3**  
**200.0%**  
 from Jan 2021: **3**

YTD	2022	2021	+/-
	<b>9</b>	<b>3</b>	200.0%

5-year Jan average: **4****Closed Sales****5**

**0.0%**  
 from Dec 2021: **5**  
**-16.7%**  
 from Jan 2021: **6**

YTD	2022	2021	+/-
	<b>5</b>	<b>6</b>	-16.7%

5-year Jan average: **4****Median Sold Price****\$285,000**

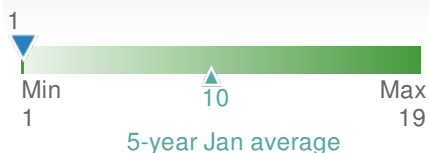
**-30.0%**  
 from Dec 2021: **\$407,000**  
**0.0%**  
 from Jan 2021: **\$284,950**

YTD	2022	2021	+/-
	<b>\$285,000</b>	<b>\$284,950</b>	0.0%

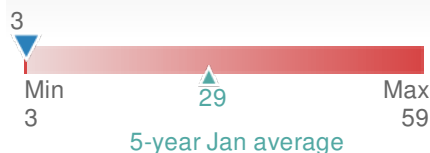
5-year Jan average: **\$257,330****Summary**

In Avon Grove (Chester, PA), the median sold price for Attached properties for January was \$285,000, representing a decrease of 30% compared to last month and an increase of 0% from Jan 2021. The average days on market for units sold in January was 3 days, 90% below the 5-year January average of 29 days. There was a 200% month over month increase in new contract activity with 9 New Pendings; a 22.7% MoM increase in All Pendings (new contracts + contracts carried over from December) to 27; and an 80% decrease in supply to 1 active units.

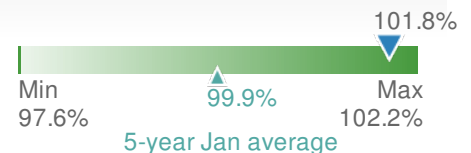
This activity resulted in a Contract Ratio of 27.00 pendings per active listing, up from 4.40 in December and an increase from 1.67 in January 2021. The Contract Ratio is 339% higher than the 5-year January average of 6.15. A higher Contract Ratio signifies a relative increase in contract activity compared 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****1**

Dec 2021	Jan 2021
<b>5</b>	<b>6</b>

**Avg DOM****3**

Dec 2021	Jan 2021	YTD
<b>51</b>	<b>33</b>	<b>3</b>

**Avg Sold to OLP Ratio****101.8%**

Dec 2021	Jan 2021	YTD
<b>103.0%</b>	<b>97.9%</b>	<b>101.8%</b>

## January 2022

Coatesville Area (Chester, PA)

Email: info@tcsr.realtor

## New Listings

52

↑ 10.6%

from Dec 2021:  
47

↓ -21.2%

from Jan 2021:  
66

YTD	2022	2021	+/-
	52	66	-21.2%

5-year Jan average: 77

## New Pendings

55

↓ -9.8%

from Dec 2021:  
61

↓ -29.5%

from Jan 2021:  
78

YTD	2022	2021	+/-
	55	78	-29.5%

5-year Jan average: 68

## Closed Sales

58

↓ -41.4%

from Dec 2021:  
99

↓ -22.7%

from Jan 2021:  
75

YTD	2022	2021	+/-
	58	75	-22.7%

5-year Jan average: 60

## Median Sold Price

\$264,600

↑ 5.8%

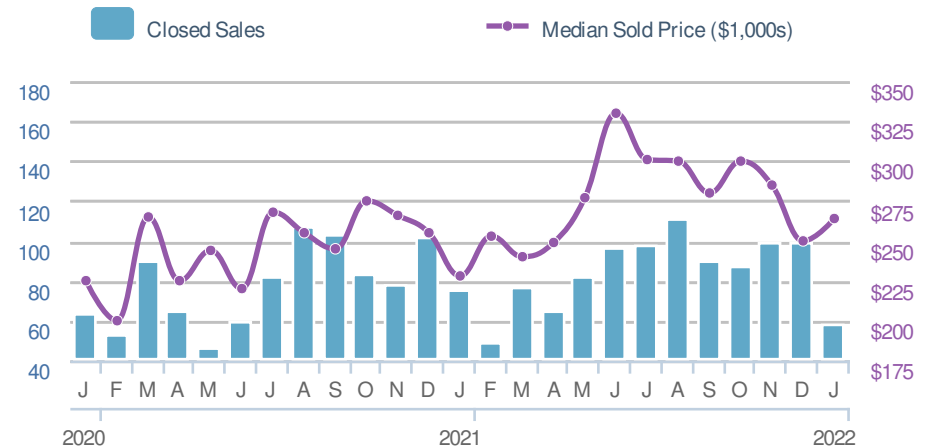
from Dec 2021:  
\$250,000

↑ 15.8%

from Jan 2021:  
\$228,500

YTD	2022	2021	+/-
	\$264,600	\$228,500	15.8%

5-year Jan average: \$224,881



## Active Listings

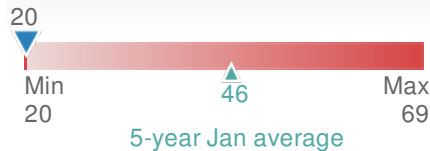
50



Dec 2021	Jan 2021
49	52

## Avg DOM

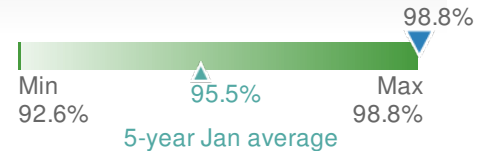
20



Dec 2021	Jan 2021	YTD
21	27	20

## Avg Sold to OLP Ratio

98.8%



Dec 2021	Jan 2021	YTD
97.5%	98.0%	98.8%



## January 2022

## Coatesville Area (Chester, PA) - Detached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

## New Listings

39

↑ 5.4%

from Dec 2021:  
37

↑ 5.4%

from Jan 2021:  
37

YTD	2022	2021	+/-
	39	37	5.4%

5-year Jan average: 54

## New Pendings

38

↓ -15.6%

from Dec 2021:  
45

↓ -19.1%

from Jan 2021:  
47

YTD	2022	2021	+/-
	38	47	-19.1%

5-year Jan average: 43

## Closed Sales

42

↓ -35.4%

from Dec 2021:  
65

↓ -12.5%

from Jan 2021:  
48

YTD	2022	2021	+/-
	42	48	-12.5%

5-year Jan average: 41

## Median Sold Price

\$337,500

↓ -0.7%

from Dec 2021:  
\$340,000

↑ 11.8%

from Jan 2021:  
\$301,770

YTD	2022	2021	+/-
	\$337,500	\$301,770	11.8%

5-year Jan average: \$276,702

## Summary

In Coatesville Area (Chester, PA), the median sold price for Detached properties for January was \$337,500, representing a decrease of 0.7% compared to last month and an increase of 11.8% from Jan 2021. The average days on market for units sold in January was 20 days, 54% below the 5-year January average of 43 days. There was a 15.6% month over month decrease in new contract activity with 38 New Pendings; a 20.9% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 53; and a 7.3% increase in supply to 44 active units.

This activity resulted in a Contract Ratio of 1.20 pendings per active listing, down from 1.63 in December and a decrease from 1.60 in January 2021. The Contract Ratio is 37% higher than the 5-year January average of 0.87. 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

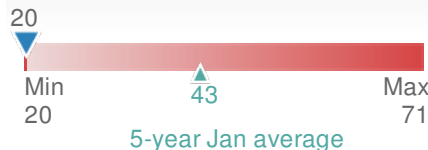
44



Dec 2021	Jan 2021
41	43

## Avg DOM

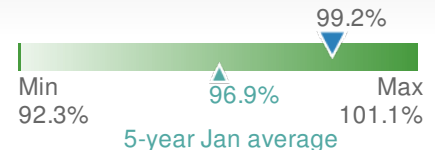
20



Dec 2021	Jan 2021	YTD
19	23	20

## Avg Sold to OLP Ratio

99.2%



Dec 2021	Jan 2021	YTD
99.6%	101.1%	99.2%

## January 2022

## Coatesville Area (Chester, PA) - Attached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

## New Listings

13

↑ 30.0%

from Dec 2021:  
10

↓ -55.2%

from Jan 2021:  
29

YTD	2022	2021	+/-
	13	29	-55.2%

5-year Jan average: 23

## New Pendings

17

↑ 6.3%

from Dec 2021:  
16

↓ -45.2%

from Jan 2021:  
31

YTD	2022	2021	+/-
	17	31	-45.2%

5-year Jan average: 24

## Closed Sales

16

↓ -52.9%

from Dec 2021:  
34

↓ -40.7%

from Jan 2021:  
27

YTD	2022	2021	+/-
	16	27	-40.7%

5-year Jan average: 18

## Median Sold Price

\$175,000

↑ 84.2%

from Dec 2021:  
\$95,000

↑ 16.7%

from Jan 2021:  
\$149,990

YTD	2022	2021	+/-
	\$175,000	\$149,990	16.7%

5-year Jan average: \$148,998

## Summary

In Coatesville Area (Chester, PA), the median sold price for Attached properties for January was \$175,000, representing an increase of 84.2% compared to last month and an increase of 16.7% from Jan 2021. The average days on market for units sold in January was 20 days, 61% below the 5-year January average of 52 days. There was a 6.3% month over month increase in new contract activity with 17 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from December) with 24; and a 25% decrease in supply to 6 active units.

This activity resulted in a Contract Ratio of 4.00 pendings per active listing, up from 3.00 in December and an increase from 3.89 in January 2021. The Contract Ratio is 97% higher than the 5-year January average of 2.04. 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

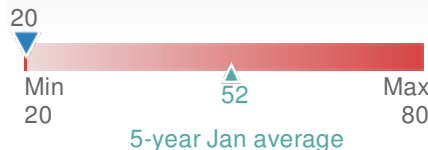
6



Dec 2021	Jan 2021
8	9

## Avg DOM

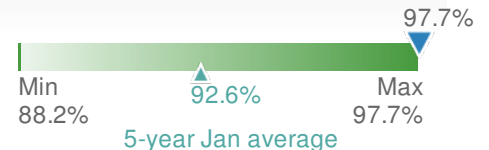
20



Dec 2021	Jan 2021	YTD
26	35	20

## Avg Sold to OLP Ratio

97.7%



Dec 2021	Jan 2021	YTD
93.5%	92.6%	97.7%

**January 2022**

## Downingtown Area (Chester, PA)

Email: info@tcsr.realtor

**New Listings****69****↑ 13.1%**from Dec 2021:  
**61****↓ -33.7%**from Jan 2021:  
**104**

YTD	2022	2021	+/-
	<b>69</b>	<b>104</b>	-33.7%

5-year Jan average: **101****New Pendings****73****↑ 28.1%**from Dec 2021:  
**57****↓ -16.1%**from Jan 2021:  
**87**

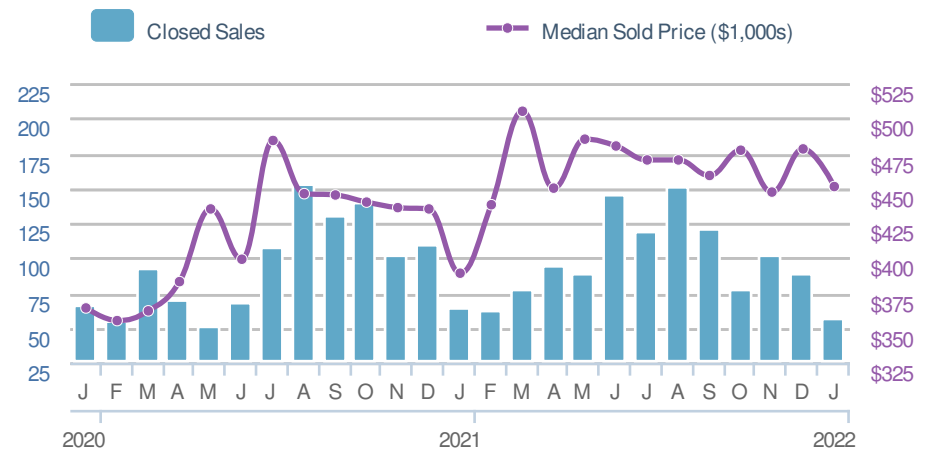
YTD	2022	2021	+/-
	<b>73</b>	<b>87</b>	-16.1%

5-year Jan average: **76****Closed Sales****56****↓ -36.4%**from Dec 2021:  
**88****↓ -12.5%**from Jan 2021:  
**64**

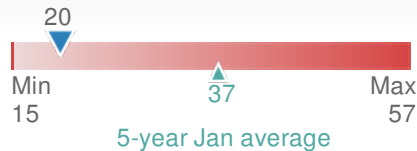
YTD	2022	2021	+/-
	<b>56</b>	<b>64</b>	-12.5%

5-year Jan average: **56****Median Sold Price****\$451,500****↓ -5.7%**from Dec 2021:  
**\$478,562****↑ 15.8%**from Jan 2021:  
**\$389,842**

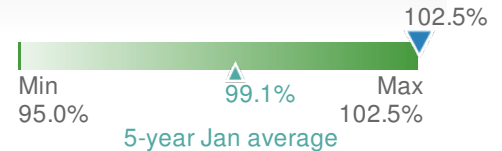
YTD	2022	2021	+/-
	<b>\$451,500</b>	<b>\$389,842</b>	15.8%

5-year Jan average: **\$394,198****Active Listings****56**

Dec 2021	Jan 2021
<b>68</b>	<b>73</b>

**Avg DOM****20**

Dec 2021	Jan 2021	YTD
<b>21</b>	<b>15</b>	<b>20</b>

**Avg Sold to OLP Ratio****102.5%**

Dec 2021	Jan 2021	YTD
<b>100.1%</b>	<b>102.2%</b>	<b>102.5%</b>

## January 2022

## Downingtown Area (Chester, PA) - Detached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

## New Listings

30

↑ 20.0%

from Dec 2021:  
25

↓ -50.8%

from Jan 2021:  
61

YTD	2022	2021	+/-
	30	61	-50.8%

5-year Jan average: 63

## New Pendings

33

↑ 22.2%

from Dec 2021:  
27

↓ -41.1%

from Jan 2021:  
56

YTD	2022	2021	+/-
	33	56	-41.1%

5-year Jan average: 47

## Closed Sales

30

↓ -40.0%

from Dec 2021:  
50

↓ -23.1%

from Jan 2021:  
39

YTD	2022	2021	+/-
	30	39	-23.1%

5-year Jan average: 33

## Median Sold Price

\$464,000

↓ -22.8%

from Dec 2021:  
\$600,750

↓ -3.1%

from Jan 2021:  
\$479,000

YTD	2022	2021	+/-
	\$464,000	\$479,000	-3.1%

5-year Jan average: \$457,904

## Summary

In Downingtown Area (Chester, PA), the median sold price for Detached properties for January was \$464,000, representing a decrease of 22.8% compared to last month and a decrease of 3.1% from Jan 2021. The average days on market for units sold in January was 17 days, 60% below the 5-year January average of 42 days. There was a 22.2% month over month increase in new contract activity with 33 New Pendings; a 3.4% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 86; and no change in supply with 34 active units.

This activity resulted in a Contract Ratio of 2.53 pendings per active listing, down from 2.62 in December and a decrease from 2.88 in January 2021. The Contract Ratio is 67% higher than the 5-year January average of 1.52. 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

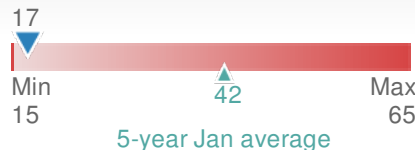
34



Dec 2021	Jan 2021
34	52

## Avg DOM

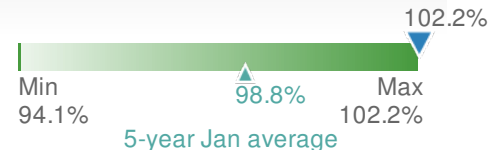
17



Dec 2021	Jan 2021	YTD
22	15	17

## Avg Sold to OLP Ratio

102.2%



Dec 2021	Jan 2021	YTD
99.2%	101.6%	102.2%

## January 2022

## Downingtown Area (Chester, PA) - Attached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

## New Listings

39

↑ 8.3%

from Dec 2021:  
36

↓ -9.3%

from Jan 2021:  
43

YTD	2022	2021	+/-
	39	43	-9.3%

5-year Jan average: 38

## New Pendings

40

↑ 33.3%

from Dec 2021:  
30

↑ 29.0%

from Jan 2021:  
31

YTD	2022	2021	+/-
	40	31	29.0%

5-year Jan average: 29

## Closed Sales

26

↓ -31.6%

from Dec 2021:  
38

↑ 4.0%

from Jan 2021:  
25

YTD	2022	2021	+/-
	26	25	4.0%

5-year Jan average: 22

## Median Sold Price

\$434,995

↑ 1.0%

from Dec 2021:  
\$430,750

↑ 31.8%

from Jan 2021:  
\$330,000

YTD	2022	2021	+/-
	\$434,995	\$330,000	31.8%

5-year Jan average: \$330,099

## Summary

In Downingtown Area (Chester, PA), the median sold price for Attached properties for January was \$434,995, representing an increase of 1% compared to last month and an increase of 31.8% from Jan 2021. The average days on market for units sold in January was 23 days, 14% below the 5-year January average of 27 days. There was a 33.3% month over month increase in new contract activity with 40 New Pendings; a 13.4% MoM increase in All Pendings (new contracts + contracts carried over from December) to 127; and a 35.3% decrease in supply to 22 active units.

This activity resulted in a Contract Ratio of 5.77 pendings per active listing, up from 3.29 in December and an increase from 3.81 in January 2021. The Contract Ratio is 123% higher than the 5-year January average of 2.59. 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

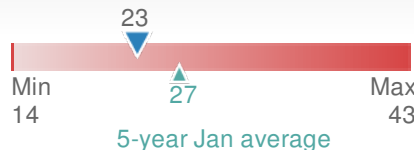
22



Dec 2021	Jan 2021
34	21

## Avg DOM

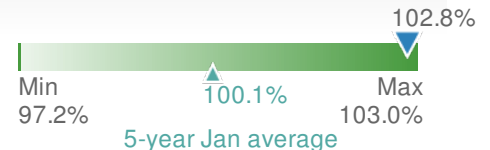
23



Dec 2021	Jan 2021	YTD
21	15	23

## Avg Sold to OLP Ratio

102.8%



Dec 2021	Jan 2021	YTD
101.3%	103.0%	102.8%

**January 2022**

Great Valley (Chester, PA)

Email: info@tcsr.realtor

**New Listings****26**

↔ 0.0%

from Dec 2021:  
**26**

↓ -43.5%

from Jan 2021:  
**46**

YTD	2022	2021	+/-
	<b>26</b>	<b>46</b>	-43.5%

5-year Jan average: **52****New Pendings****24**

↓ -27.3%

from Dec 2021:  
**33**

↓ -48.9%

from Jan 2021:  
**47**

YTD	2022	2021	+/-
	<b>24</b>	<b>47</b>	-48.9%

5-year Jan average: **38****Closed Sales****37**

↓ -31.5%

from Dec 2021:  
**54**

↑ 48.0%

from Jan 2021:  
**25**

YTD	2022	2021	+/-
	<b>37</b>	<b>25</b>	48.0%

5-year Jan average: **36****Median Sold Price****\$565,000**

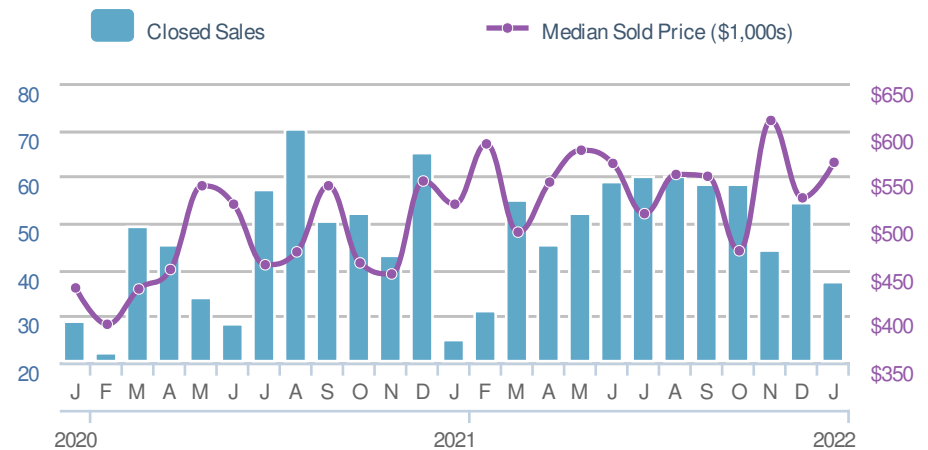
↑ 7.1%

from Dec 2021:  
**\$527,500**

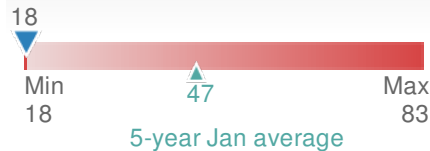
↑ 8.7%

from Jan 2021:  
**\$520,000**

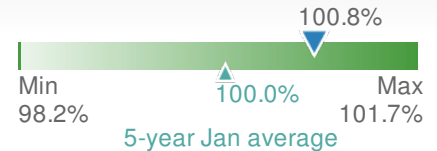
YTD	2022	2021	+/-
	<b>\$565,000</b>	<b>\$520,000</b>	8.7%

5-year Jan average: **\$484,629****Active Listings****22**

Dec 2021	Jan 2021
<b>27</b>	<b>54</b>

**Avg DOM****18**

Dec 2021	Jan 2021	YTD
<b>19</b>	<b>20</b>	<b>18</b>

**Avg Sold to OLP Ratio****100.8%**

Dec 2021	Jan 2021	YTD
<b>101.2%</b>	<b>101.7%</b>	<b>100.8%</b>

## January 2022

## Great Valley (Chester, PA) - Detached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

## New Listings

13

-7.1%

from Dec 2021:  
14

-48.0%

from Jan 2021:  
25

YTD	2022	2021	+/-
	13	25	-48.0%

5-year Jan average: 25

## New Pendings

13

-40.9%

from Dec 2021:  
22

-58.1%

from Jan 2021:  
31

YTD	2022	2021	+/-
	13	31	-58.1%

5-year Jan average: 18

## Closed Sales

19

-34.5%

from Dec 2021:  
29

90.0%

from Jan 2021:  
10

YTD	2022	2021	+/-
	19	10	90.0%

5-year Jan average: 16

## Median Sold Price

\$715,000

18.2%

from Dec 2021:  
\$605,000

47.4%

from Jan 2021:  
\$485,000

YTD	2022	2021	+/-
	\$715,000	\$485,000	47.4%

5-year Jan average: \$588,500

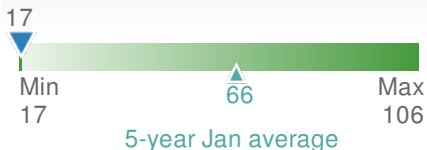
## Summary

In Great Valley (Chester, PA), the median sold price for Detached properties for January was \$715,000, representing an increase of 18.2% compared to last month and an increase of 47.4% from Jan 2021. The average days on market for units sold in January was 27 days, 48% below the 5-year January average of 52 days. There was a 40.9% month over month decrease in new contract activity with 13 New Pendings; a 5.4% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 35; and a 10.5% decrease in supply to 17 active units.

This activity resulted in a Contract Ratio of 2.06 pendings per active listing, up from 1.95 in December and an increase from 1.72 in January 2021. The Contract Ratio is 90% higher than the 5-year January average of 1.08. 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

17



Dec 2021	Jan 2021
19	36

## Avg DOM

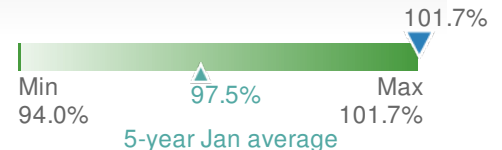
27



Dec 2021	Jan 2021	YTD
17	24	27

## Avg Sold to OLP Ratio

101.7%



Dec 2021	Jan 2021	YTD
100.5%	98.8%	101.7%

## January 2022

## Great Valley (Chester, PA) - Attached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

## New Listings

13

↑ 8.3%

from Dec 2021:  
12

↓ -38.1%

from Jan 2021:  
21

YTD	2022	2021	+/-
	13	21	-38.1%

5-year Jan average: 28

## New Pendings

11

↔ 0.0%

from Dec 2021:  
11

↓ -31.3%

from Jan 2021:  
16

YTD	2022	2021	+/-
	11	16	-31.3%

5-year Jan average: 20

## Closed Sales

18

↓ -28.0%

from Dec 2021:  
25

↑ 20.0%

from Jan 2021:  
15

YTD	2022	2021	+/-
	18	15	20.0%

5-year Jan average: 20

## Median Sold Price

\$517,450

↑ 17.6%

from Dec 2021:  
\$440,000

↓ -0.5%

from Jan 2021:  
\$520,000

YTD	2022	2021	+/-
	\$517,450	\$520,000	-0.5%

5-year Jan average: \$457,866

## Summary

In Great Valley (Chester, PA), the median sold price for Attached properties for January was \$517,450, representing an increase of 17.6% compared to last month and a decrease of 0.5% from Jan 2021. The average days on market for units sold in January was 10 days, 78% below the 5-year January average of 44 days. There was no month over month change in new contract activity with 11 New Pendings; a 24.2% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 25; and a 37.5% decrease in supply to 5 active units.

This activity resulted in a Contract Ratio of 5.00 pendings per active listing, up from 4.13 in December and an increase from 3.67 in January 2021. The Contract Ratio is 97% higher than the 5-year January average of 2.53. 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

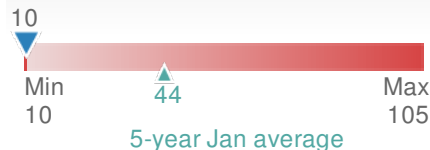
5



Dec 2021	Jan 2021
8	18

## Avg DOM

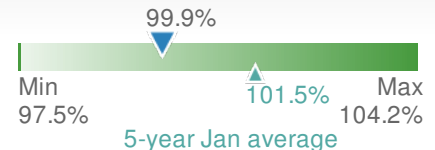
10



Dec 2021	Jan 2021	YTD
23	17	10

## Avg Sold to OLP Ratio

99.9%



Dec 2021	Jan 2021	YTD
102.0%	103.6%	99.9%



**January 2022**

Kennett Consolidated (Chester, PA)

Email: info@tcsr.realtor

**New Listings****24****↓ -4.0%**from Dec 2021:  
**25****↓ -36.8%**from Jan 2021:  
**38**

YTD	2022	2021	+/-
	<b>24</b>	<b>38</b>	-36.8%

5-year Jan average: **31****New Pendings****22****↓ -8.3%**from Dec 2021:  
**24****↓ -37.1%**from Jan 2021:  
**35**

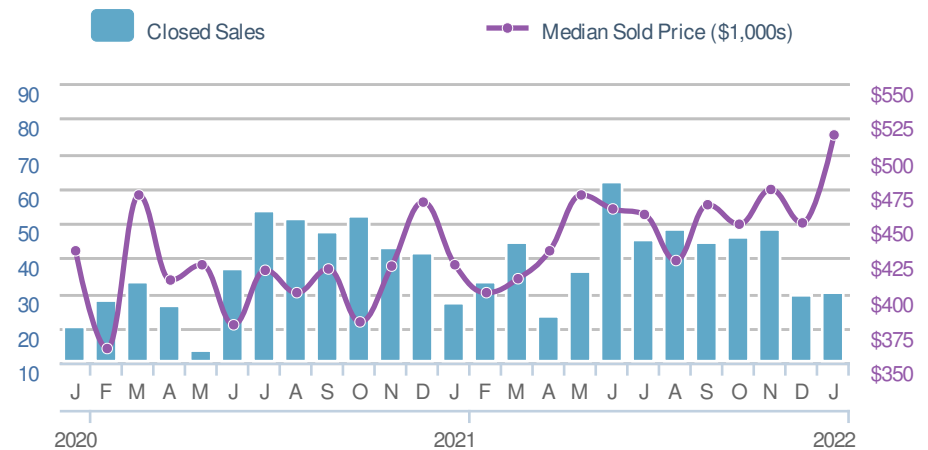
YTD	2022	2021	+/-
	<b>22</b>	<b>35</b>	-37.1%

5-year Jan average: **29****Closed Sales****30****↑ 3.4%**from Dec 2021:  
**29****↑ 11.1%**from Jan 2021:  
**27**

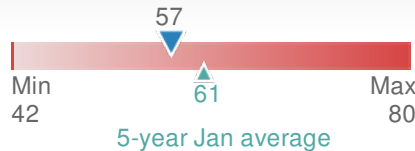
YTD	2022	2021	+/-
	<b>30</b>	<b>27</b>	11.1%

5-year Jan average: **24****Median Sold Price****\$513,408****↑ 14.1%**from Dec 2021:  
**\$450,000****↑ 22.2%**from Jan 2021:  
**\$420,000**

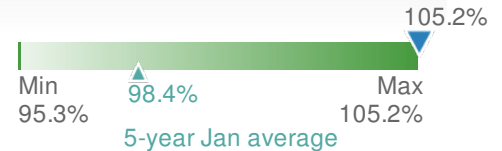
YTD	2022	2021	+/-
	<b>\$513,408</b>	<b>\$420,000</b>	22.2%

5-year Jan average: **\$426,172****Active Listings****31**

Dec 2021	Jan 2021
<b>29</b>	<b>45</b>

**Avg DOM****57**

Dec 2021	Jan 2021	YTD
<b>16</b>	<b>61</b>	<b>57</b>

**Avg Sold to OLP Ratio****105.2%**

Dec 2021	Jan 2021	YTD
<b>101.0%</b>	<b>98.5%</b>	<b>105.2%</b>

## January 2022

## Kennett Consolidated (Chester, PA) - Detached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

## New Listings

9

↓ -10.0%   ↓ -25.0%

from Dec 2021: 10   from Jan 2021: 12

YTD	2022	2021	+/-
	9	12	-25.0%

5-year Jan average: 14

## New Pendings

5

↓ -66.7%   ↓ -70.6%

from Dec 2021: 15   from Jan 2021: 17

YTD	2022	2021	+/-
	5	17	-70.6%

5-year Jan average: 15

## Closed Sales

16

↑ 14.3%   ↓ -15.8%

from Dec 2021: 14   from Jan 2021: 19

YTD	2022	2021	+/-
	16	19	-15.8%

5-year Jan average: 15

## Median Sold Price

\$624,500

↑ 12.5%   ↑ 17.8%

from Dec 2021: \$555,000   from Jan 2021: \$530,000

YTD	2022	2021	+/-
	\$624,500	\$530,000	17.8%

5-year Jan average: \$487,000

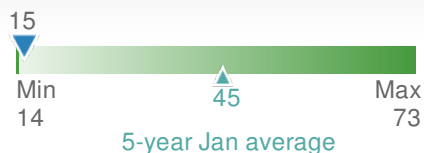
## Summary

In Kennett Consolidated (Chester, PA), the median sold price for Detached properties for January was \$624,500, representing an increase of 12.5% compared to last month and an increase of 17.8% from Jan 2021. The average days on market for units sold in January was 21 days, 67% below the 5-year January average of 64 days. There was a 66.7% month over month decrease in new contract activity with 5 New Pendings; a 48% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 13; and a 36.4% increase in supply to 15 active units.

This activity resulted in a Contract Ratio of 0.87 pendings per active listing, down from 2.27 in December and a decrease from 2.36 in January 2021. The Contract Ratio is 5% lower than the 5-year January average of 0.92. 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

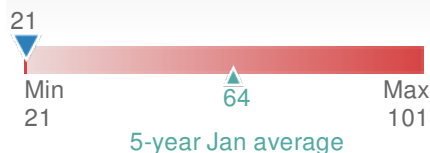
15



Dec 2021	Jan 2021
11	14

## Avg DOM

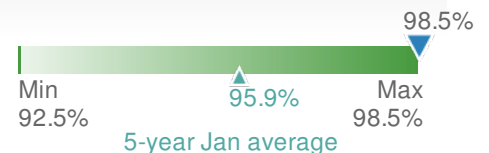
21



Dec 2021	Jan 2021	YTD
26	80	21

## Avg Sold to OLP Ratio

98.5%



Dec 2021	Jan 2021	YTD
98.8%	98.2%	98.5%

## January 2022

## Kennett Consolidated (Chester, PA) - Attached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

## New Listings

15

↔ 0.0%

from Dec 2021:  
15

↓ -42.3%

from Jan 2021:  
26

YTD	2022	2021	+/-
	15	26	-42.3%

5-year Jan average: 17

## New Pendings

17

↑ 88.9%

from Dec 2021:  
9

↓ -5.6%

from Jan 2021:  
18

YTD	2022	2021	+/-
	17	18	-5.6%

5-year Jan average: 13

## Closed Sales

14

↓ -6.7%

from Dec 2021:  
15

↑ 75.0%

from Jan 2021:  
8

YTD	2022	2021	+/-
	14	8	75.0%

5-year Jan average: 9

## Median Sold Price

\$478,222

↑ 15.0%

from Dec 2021:  
\$416,000

↑ 36.5%

from Jan 2021:  
\$350,250

YTD	2022	2021	+/-
	\$478,222	\$350,250	36.5%

5-year Jan average: \$367,801

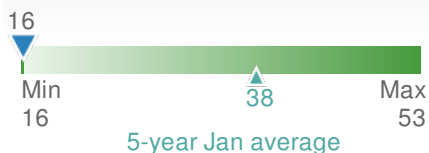
## Summary

In Kennett Consolidated (Chester, PA), the median sold price for Attached properties for January was \$478,222, representing an increase of 15% compared to last month and an increase of 36.5% from Jan 2021. The average days on market for units sold in January was 97 days, 94% above the 5-year January average of 50 days. There was an 88.9% month over month increase in new contract activity with 17 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from December) with 56; and an 11.1% decrease in supply to 16 active units.

This activity resulted in a Contract Ratio of 3.50 pendings per active listing, up from 3.11 in December and an increase from 2.29 in January 2021. The Contract Ratio is 124% higher than the 5-year January 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.

## Active Listings

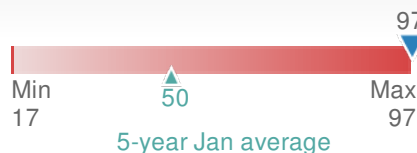
16



Dec 2021	Jan 2021
18	31

## Avg DOM

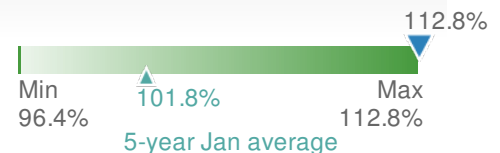
97



Dec 2021	Jan 2021	YTD
6	17	97

## Avg Sold to OLP Ratio

112.8%





Dec 2021	Jan 2021	YTD
103.1%	99.2%	112.8%

**January 2022**

Octorara Area (Chester, PA)


Email: info@tcsr.realtor

**New Listings****11**

 **-31.3%**     **120.0%**  
 from Dec 2021: **16**    from Jan 2021: **5**



YTD	2022	2021	+/-
	<b>11</b>	<b>5</b>	120.0%

5-year Jan average: **12****New Pendings****13**

 **0.0%**     **0.0%**  
 from Dec 2021: **13**    from Jan 2021: **13**



YTD	2022	2021	+/-
	<b>13</b>	<b>13</b>	0.0%

5-year Jan average: **12****Closed Sales****13**

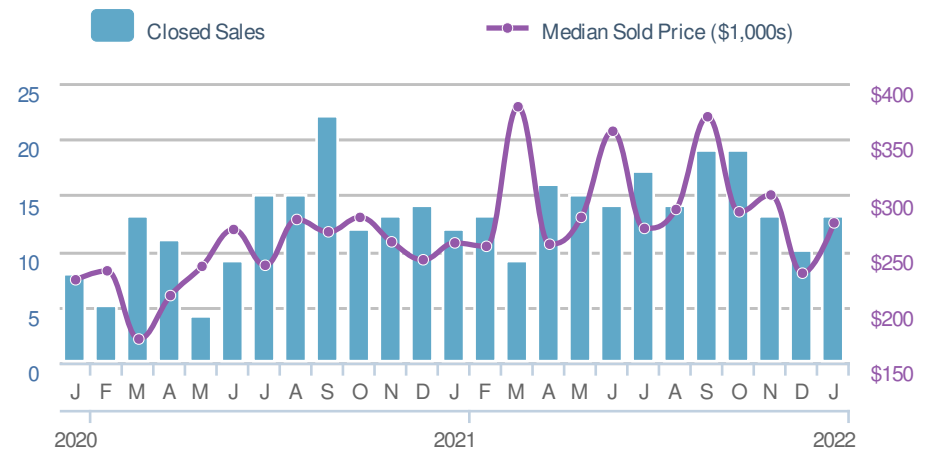
 **30.0%**     **8.3%**  
 from Dec 2021: **10**    from Jan 2021: **12**

YTD	2022	2021	+/-
	<b>13</b>	<b>12</b>	8.3%

5-year Jan average: **11****Median Sold Price****\$275,000**

 **19.6%**     **6.8%**  
 from Dec 2021: **\$230,000**    from Jan 2021: **\$257,450**

YTD	2022	2021	+/-
	<b>\$275,000</b>	<b>\$257,450</b>	6.8%

5-year Jan average: **\$239,870****Active Listings****18**

18  
 Min 18    37    Max 54  
 5-year Jan average

Dec 2021	Jan 2021
<b>21</b>	<b>24</b>

**Avg DOM****14**

14  
 Min 14    59    Max 97  
 5-year Jan average

Dec 2021	Jan 2021	YTD
<b>14</b>	<b>97</b>	<b>14</b>

**Avg Sold to OLP Ratio****103.6%**

103.6%  
 Min 90.8%    97.5%    Max 103.6%  
 5-year Jan average

Dec 2021	Jan 2021	YTD
<b>104.8%</b>	<b>92.4%</b>	<b>103.6%</b>

## January 2022



## Octorara Area (Chester, PA) - Detached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

## New Listings

10



 **-16.7%**  **233.3%**  
 from Dec 2021: 12 from Jan 2021: 3

YTD	2022	2021	+/-
	10	3	233.3%

5-year Jan average: 9

## New Pendings

11



 **22.2%**  **22.2%**  
 from Dec 2021: 9 from Jan 2021: 9

YTD	2022	2021	+/-
	11	9	22.2%

5-year Jan average: 9

## Closed Sales

10

 **100.0%**  **100.0%**  
 from Dec 2021: 5 from Jan 2021: 5

YTD	2022	2021	+/-
	10	5	100.0%

5-year Jan average: 8

## Median Sold Price

\$285,000

 **-18.6%**  **-20.8%**  
 from Dec 2021: \$350,000 from Jan 2021: \$360,000

YTD	2022	2021	+/-
	\$285,000	\$360,000	-20.8%

5-year Jan average: \$286,700

## Summary

In Octorara Area (Chester, PA), the median sold price for Detached properties for January was \$285,000, representing a decrease of 18.6% compared to last month and a decrease of 20.8% from Jan 2021. The average days on market for units sold in January was 15 days, 82% below the 5-year January average of 84 days. There was a 22.2% month over month increase in new contract activity with 11 New Pendings; a 4.2% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 23; and a 10% decrease in supply to 18 active units.

This activity resulted in a Contract Ratio of 1.28 pendings per active listing, up from 1.20 in December and an increase from 1.00 in January 2021. The Contract Ratio is 82% higher than the 5-year January average of 0.70. 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

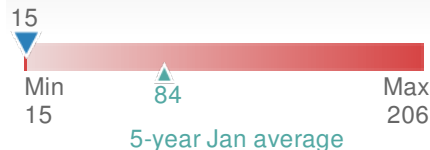
18



Dec 2021	Jan 2021
20	18

## Avg DOM

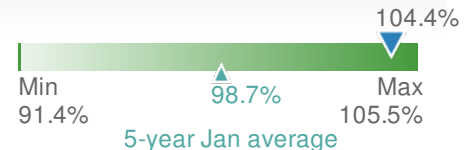
15



Dec 2021	Jan 2021	YTD
9	206	15

## Avg Sold to OLP Ratio

104.4%



Dec 2021	Jan 2021	YTD
102.3%	91.4%	104.4%

## January 2022

## Octorara Area (Chester, PA) - Attached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

## New Listings

1

↓ -75.0%    ↓ -50.0%

from Dec 2021: 4    from Jan 2021: 2

YTD	2022	2021	+/-
	1	2	-50.0%

5-year Jan average: 3

## New Pendings

2

↓ -50.0%    ↓ -50.0%

from Dec 2021: 4    from Jan 2021: 4

YTD	2022	2021	+/-
	2	4	-50.0%

5-year Jan average: 3

## Closed Sales

3

↓ -40.0%    ↓ -57.1%

from Dec 2021: 5    from Jan 2021: 7

YTD	2022	2021	+/-
	3	7	-57.1%

5-year Jan average: 3

## Median Sold Price

\$215,000

↑ 10.3%    ↑ 27.6%

from Dec 2021: \$195,000    from Jan 2021: \$168,500

YTD	2022	2021	+/-
	\$215,000	\$168,500	27.6%

5-year Jan average: \$165,350

## Summary

In Octorara Area (Chester, PA), the median sold price for Attached properties for January was \$215,000, representing an increase of 10.3% compared to last month and an increase of 27.6% from Jan 2021. The average days on market for units sold in January was 11 days, 76% below the 5-year January average of 45 days. There was a 50% month over month decrease in new contract activity with 2 New Pendings; a 50% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 1; 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 December and a decrease from 1.50 in January 2021. The Contract Ratio is 100% lower than the 5-year January average of 0.48. 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

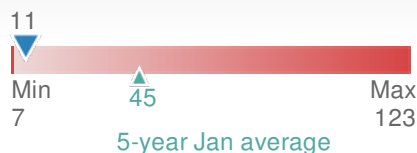
0



Dec 2021	Jan 2021
1	6

## Avg DOM

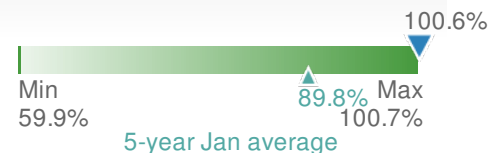
11



Dec 2021	Jan 2021	YTD
19	19	11

## Avg Sold to OLP Ratio

100.6%



Dec 2021	Jan 2021	YTD
107.4%	93.0%	100.6%

## January 2022

Owen J Roberts (Chester, PA)

Email: info@tcsr.realtor

## New Listings

22

↔ 0.0%

from Dec 2021:  
22

↓ -26.7%

from Jan 2021:  
30

YTD	2022	2021	+/-
	22	30	-26.7%

5-year Jan average: 35

## New Pendings

20

↓ -31.0%

from Dec 2021:  
29

↓ -13.0%

from Jan 2021:  
23

YTD	2022	2021	+/-
	20	23	-13.0%

5-year Jan average: 29

## Closed Sales

33

↓ -21.4%

from Dec 2021:  
42

↑ 17.9%

from Jan 2021:  
28

YTD	2022	2021	+/-
	33	28	17.9%

5-year Jan average: 25

## Median Sold Price

\$400,000

↓ -3.3%

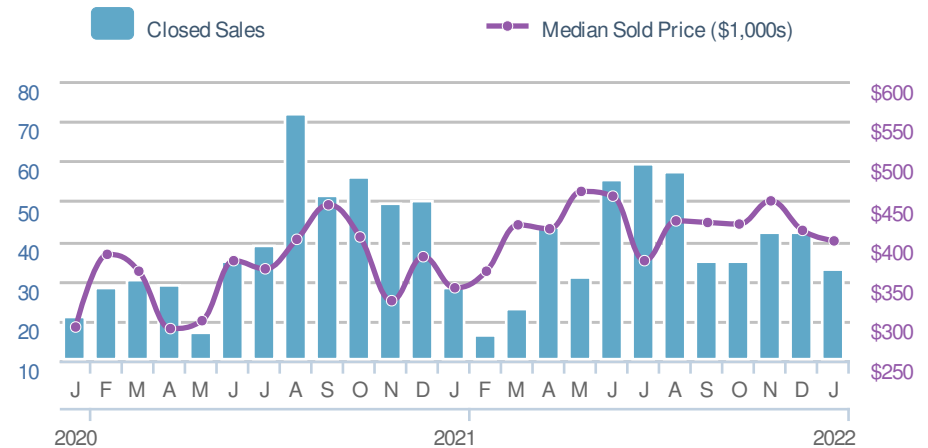
from Dec 2021:  
\$413,500

↑ 17.1%

from Jan 2021:  
\$341,500

YTD	2022	2021	+/-
	\$400,000	\$341,500	17.1%

5-year Jan average: \$323,690



## Active Listings

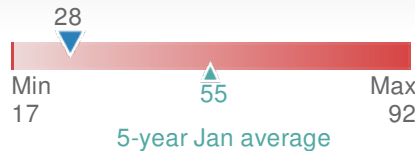
23



Dec 2021	Jan 2021
25	43

## Avg DOM

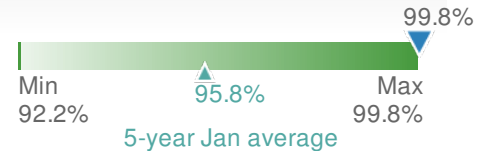
28



Dec 2021	Jan 2021	YTD
27	17	28

## Avg Sold to OLP Ratio

99.8%



Dec 2021	Jan 2021	YTD
101.3%	99.7%	99.8%

## January 2022

Owen J Roberts (Chester, PA) - Detached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

## New Listings

19

↔ 0.0%

from Dec 2021:  
19

↓ -26.9%

from Jan 2021:  
26

YTD	2022	2021	+/-
	19	26	-26.9%

5-year Jan average: 27

## New Pendings

17

↓ -34.6%

from Dec 2021:  
26

↓ -10.5%

from Jan 2021:  
19

YTD	2022	2021	+/-
	17	19	-10.5%

5-year Jan average: 23

## Closed Sales

29

↓ -14.7%

from Dec 2021:  
34

↑ 45.0%

from Jan 2021:  
20

YTD	2022	2021	+/-
	29	20	45.0%

5-year Jan average: 20

## Median Sold Price

\$417,500

↓ -4.6%

from Dec 2021:  
\$437,500

↑ 10.9%

from Jan 2021:  
\$376,500

YTD	2022	2021	+/-
	\$417,500	\$376,500	10.9%

5-year Jan average: \$350,790

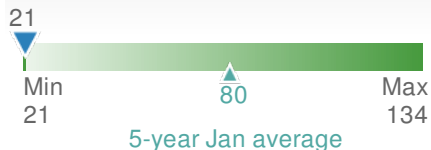
## Summary

In Owen J Roberts (Chester, PA), the median sold price for Detached properties for January was \$417,500, representing a decrease of 4.6% compared to last month and an increase of 10.9% from Jan 2021. The average days on market for units sold in January was 28 days, 47% below the 5-year January average of 53 days. There was a 34.6% month over month decrease in new contract activity with 17 New Pendings; a 29.8% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 33; and an 8.7% decrease in supply to 21 active units.

This activity resulted in a Contract Ratio of 1.57 pendings per active listing, down from 2.04 in December and an increase from 0.74 in January 2021. The Contract Ratio is 121% higher than the 5-year January average of 0.71. 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

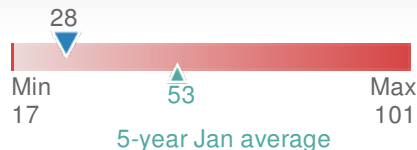
21



Dec 2021	Jan 2021
23	42

## Avg DOM

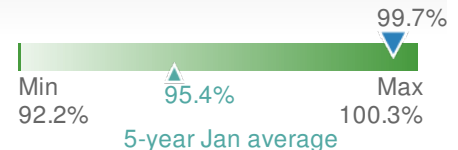
28



Dec 2021	Jan 2021	YTD
32	17	28

## Avg Sold to OLP Ratio

99.7%



Dec 2021	Jan 2021	YTD
101.2%	100.3%	99.7%



## January 2022

Owen J Roberts (Chester, PA) - Attached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

## New Listings

3

↔ 0.0%

from Dec 2021:  
3

↓ -25.0%

from Jan 2021:  
4

YTD	2022	2021	+/-
	3	4	-25.0%

5-year Jan average: 7

## New Pendings

3

↔ 0.0%

from Dec 2021:  
3

↓ -25.0%

from Jan 2021:  
4

YTD	2022	2021	+/-
	3	4	-25.0%

5-year Jan average: 5

## Closed Sales

4

↓ -50.0%

from Dec 2021:  
8

↓ -50.0%

from Jan 2021:  
8

YTD	2022	2021	+/-
	4	8	-50.0%

5-year Jan average: 5

## Median Sold Price

\$343,750

↑ 0.4%

from Dec 2021:  
\$342,500

↑ 18.6%

from Jan 2021:  
\$289,828

YTD	2022	2021	+/-
	\$343,750	\$289,828	18.6%

5-year Jan average: \$276,016

## Summary

In Owen J Roberts (Chester, PA), the median sold price for Attached properties for January was \$343,750, representing an increase of 0.4% compared to last month and an increase of 18.6% from Jan 2021. The average days on market for units sold in January was 31 days, 43% below the 5-year January average of 55 days. There was no month over month change in new contract activity with 3 New Pendings; a 25% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 3; and no change in supply with 2 active units.

This activity resulted in a Contract Ratio of 1.50 pendings per active listing, down from 2.00 in December and a decrease from 11.00 in January 2021. The Contract Ratio is 47% lower than the 5-year January average of 2.80. 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.

## Active Listings

2



Dec 2021	Jan 2021
2	1

## Avg DOM

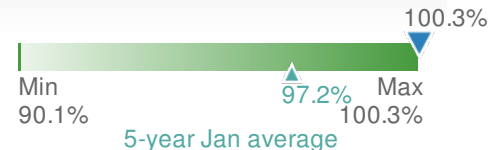
31



Dec 2021	Jan 2021	YTD
8	16	31

## Avg Sold to OLP Ratio

100.3%



Dec 2021	Jan 2021	YTD
101.7%	98.4%	100.3%

## January 2022

Oxford Area (Chester, PA)

Email: info@tcsr.realtor

## New Listings

16

↑ 14.3%

from Dec 2021:  
14

↓ -30.4%

from Jan 2021:  
23

YTD	2022	2021	+/-
	16	23	-30.4%

5-year Jan average: 19

## New Pendings

17

↑ 21.4%

from Dec 2021:  
14

↓ -34.6%

from Jan 2021:  
26

YTD	2022	2021	+/-
	17	26	-34.6%

5-year Jan average: 16

## Closed Sales

17

↓ -29.2%

from Dec 2021:  
24

↑ 54.5%

from Jan 2021:  
11

YTD	2022	2021	+/-
	17	11	54.5%

5-year Jan average: 12

## Median Sold Price

\$417,430

↑ 4.8%

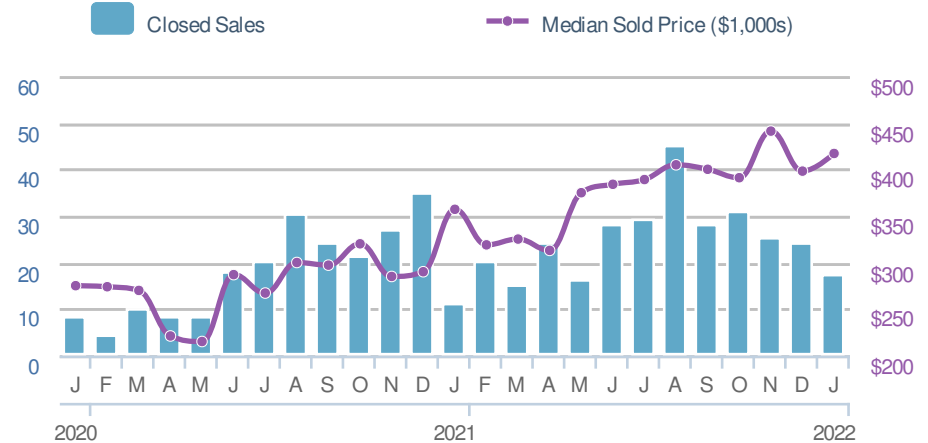
from Dec 2021:  
\$398,500

↑ 16.8%

from Jan 2021:  
\$357,500

YTD	2022	2021	+/-
	\$417,430	\$357,500	16.8%

5-year Jan average: \$313,346



## Active Listings

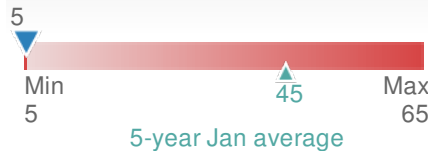
35



Dec 2021	Jan 2021
37	39

## Avg DOM

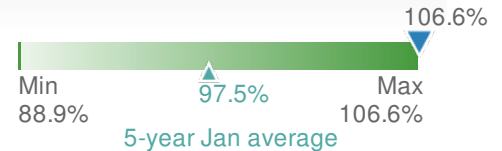
5



Dec 2021	Jan 2021	YTD
15	47	5

## Avg Sold to OLP Ratio

106.6%



Dec 2021	Jan 2021	YTD
103.0%	99.6%	106.6%

## January 2022

## Oxford Area (Chester, PA) - Detached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

## New Listings

15

↑ 7.1%

from Dec 2021:  
14

↓ -28.6%

from Jan 2021:  
21

YTD	2022	2021	+/-
	15	21	-28.6%

5-year Jan average: 18

## New Pendings

16

↑ 33.3%

from Dec 2021:  
12

↓ -30.4%

from Jan 2021:  
23

YTD	2022	2021	+/-
	16	23	-30.4%

5-year Jan average: 14

## Closed Sales

16

↓ -27.3%

from Dec 2021:  
22

↑ 45.5%

from Jan 2021:  
11

YTD	2022	2021	+/-
	16	11	45.5%

5-year Jan average: 11

## Median Sold Price

\$421,850

↑ 5.0%

from Dec 2021:  
\$401,722

↑ 18.0%

from Jan 2021:  
\$357,500

YTD	2022	2021	+/-
	\$421,850	\$357,500	18.0%

5-year Jan average: \$314,230

## Summary

In Oxford Area (Chester, PA), the median sold price for Detached properties for January was \$421,850, representing an increase of 5% compared to last month and an increase of 18% from Jan 2021. The average days on market for units sold in January was 5 days, 89% below the 5-year January average of 45 days. There was a 33.3% month over month increase in new contract activity with 16 New Pendings; a 3.6% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 53; and a 5.4% decrease in supply to 35 active units.

This activity resulted in a Contract Ratio of 1.51 pendings per active listing, up from 1.49 in December and a decrease from 1.63 in January 2021. The Contract Ratio is 90% higher than the 5-year January 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.

## Active Listings

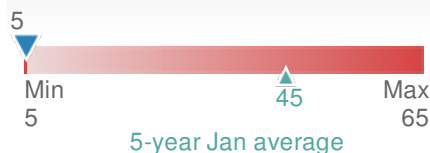
35



Dec 2021	Jan 2021
37	38

## Avg DOM

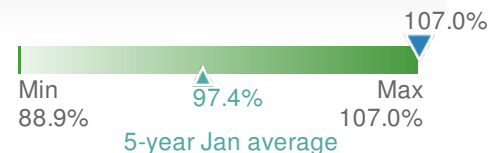
5



Dec 2021	Jan 2021	YTD
14	47	5

## Avg Sold to OLP Ratio

107.0%



Dec 2021	Jan 2021	YTD
103.7%	99.6%	107.0%

## January 2022

## Oxford Area (Chester, PA) - Attached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

## New Listings

1

↔ 0.0%    ↓ -50.0%

from Dec 2021: 0    from Jan 2021: 2

YTD	2022	2021	+/-
	1	2	-50.0%

5-year Jan average: 1

## New Pendings

1

↓ -50.0%    ↓ -66.7%

from Dec 2021: 2    from Jan 2021: 3

YTD	2022	2021	+/-
	1	3	-66.7%

5-year Jan average: 1

## Closed Sales

1

↓ -50.0%    ↔ 0.0%

from Dec 2021: 2    from Jan 2021: 0

YTD	2022	2021	+/-
	1	0	0.0%

5-year Jan average: 1

## Median Sold Price

\$275,000

↑ 40.3%    ↔ 0.0%

from Dec 2021: \$196,000    from Jan 2021: \$0

YTD	2022	2021	+/-
	\$275,000	\$0	0.0%

5-year Jan average: \$103,609

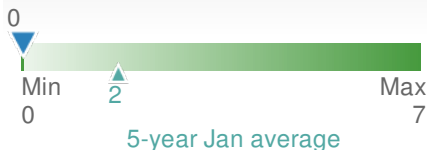
## Summary

In Oxford Area (Chester, PA), the median sold price for Attached properties for January was \$275,000, representing an increase of 40.3% compared to last month and an increase of 0% from Jan 2021. The average days on market for units sold in January was 11 days, 14% below the 5-year January average of 13 days. There was a 50% month over month decrease in new contract activity with 1 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from December) with 2; 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 December and a decrease from 3.00 in January 2021. The Contract Ratio is 100% lower than the 5-year January 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.

## Active Listings

0



Dec 2021	Jan 2021
0	1

## Avg DOM

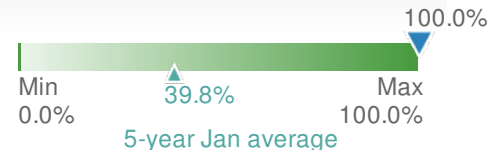
11



Dec 2021	Jan 2021	YTD
18	0	11

## Avg Sold to OLP Ratio

100.0%



Dec 2021	Jan 2021	YTD
95.0%	0.0%	100.0%

## January 2022

Phoenixville Area (Chester, PA)

Email: info@tcsr.realtor

## New Listings

23

↓ -30.3%   ↓ -39.5%

from Dec 2021: 33   from Jan 2021: 38

YTD	2022	2021	+/-
	23	38	-39.5%

5-year Jan average: 40

## New Pendings

30

↓ -18.9%   ↓ -14.3%

from Dec 2021: 37   from Jan 2021: 35

YTD	2022	2021	+/-
	30	35	-14.3%

5-year Jan average: 36

## Closed Sales

39

↓ -18.8%   ↑ 5.4%

from Dec 2021: 48   from Jan 2021: 37

YTD	2022	2021	+/-
	39	37	5.4%

5-year Jan average: 34

## Median Sold Price

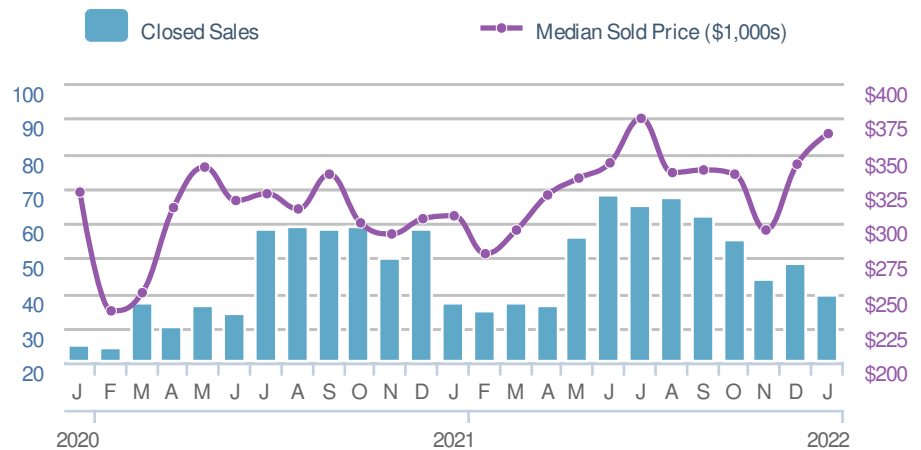
\$364,900

↑ 6.5%   ↑ 19.6%

from Dec 2021: \$342,500   from Jan 2021: \$305,000

YTD	2022	2021	+/-
	\$364,900	\$305,000	19.6%

5-year Jan average: \$309,980



## Active Listings

29

29

Min 29   61   Max 93

5-year Jan average

Dec 2021	Jan 2021
42	36

## Avg DOM

25

25

Min 22   40   Max 62

5-year Jan average

Dec 2021	Jan 2021	YTD
18	22	25

## Avg Sold to OLP Ratio

99.2%

99.2%

Min 96.4%   97.9%   Max 99.8%

5-year Jan average

Dec 2021	Jan 2021	YTD
102.1%	99.8%	99.2%

## January 2022


## Phoenixville Area (Chester, PA) - Detached


Tri-County Suburban REALTORS

Email: info@tcsr.realtor

## New Listings

9

 **-50.0%**  
 from Dec 2021: **18**


 **-59.1%**  
 from Jan 2021: **22**


YTD	2022	2021	+/-
	<b>9</b>	<b>22</b>	-59.1%

5-year Jan average: 18

## New Pendings

14

 **-41.7%**  
 from Dec 2021: **24**


 **-26.3%**  
 from Jan 2021: **19**


YTD	2022	2021	+/-
	<b>14</b>	<b>19</b>	-26.3%

5-year Jan average: 17

## Closed Sales

25

 **8.7%**  
 from Dec 2021: **23**


 **31.6%**  
 from Jan 2021: **19**


YTD	2022	2021	+/-
	<b>25</b>	<b>19</b>	31.6%

5-year Jan average: 19

## Median Sold Price

\$375,000

 **-6.5%**  
 from Dec 2021: **\$401,000**

 **10.3%**  
 from Jan 2021: **\$340,000**

YTD	2022	2021	+/-
	<b>\$375,000</b>	<b>\$340,000</b>	10.3%

5-year Jan average: \$371,700

## Summary

In Phoenixville Area (Chester, PA), the median sold price for Detached properties for January was \$375,000, representing a decrease of 6.5% compared to last month and an increase of 10.3% from Jan 2021. The average days on market for units sold in January was 24 days, 50% below the 5-year January average of 48 days. There was a 41.7% month over month decrease in new contract activity with 14 New Pendings; a 34.4% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 21; and a 36% decrease in supply to 16 active units.

This activity resulted in a Contract Ratio of 1.31 pendings per active listing, up from 1.28 in December and an increase from 1.17 in January 2021. The Contract Ratio is 57% higher than the 5-year January average of 0.83. 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

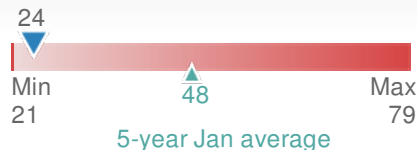
16



Dec 2021	Jan 2021
<b>25</b>	<b>24</b>

## Avg DOM

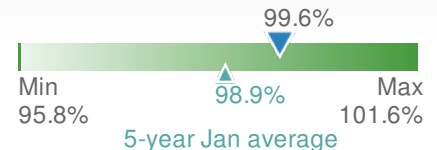
24



Dec 2021	Jan 2021	YTD
<b>19</b>	<b>21</b>	<b>24</b>

## Avg Sold to OLP Ratio

99.6%



Dec 2021	Jan 2021	YTD
<b>103.7%</b>	<b>101.6%</b>	<b>99.6%</b>

**January 2022**

## Phoenixville Area (Chester, PA) - Attached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

**New Listings****14**

-6.7%

from Dec 2021:  
**15**

-12.5%

from Jan 2021:  
**16**

YTD	2022	2021	+/-
	<b>14</b>	<b>16</b>	-12.5%

5-year Jan average: **21****New Pendings****16**

23.1%

from Dec 2021:  
**13**

0.0%

from Jan 2021:  
**16**

YTD	2022	2021	+/-
	<b>16</b>	<b>16</b>	0.0%

5-year Jan average: **19****Closed Sales****14**

-44.0%

from Dec 2021:  
**25**

-22.2%

from Jan 2021:  
**18**

YTD	2022	2021	+/-
	<b>14</b>	<b>18</b>	-22.2%

5-year Jan average: **15****Median Sold Price****\$251,250**

-6.9%

from Dec 2021:  
**\$270,000**

-15.6%

from Jan 2021:  
**\$297,750**

YTD	2022	2021	+/-
	<b>\$251,250</b>	<b>\$297,750</b>	-15.6%

5-year Jan average: **\$250,170****Summary**

In Phoenixville Area (Chester, PA), the median sold price for Attached properties for January was \$251,250, representing a decrease of 6.9% compared to last month and a decrease of 15.6% from Jan 2021. The average days on market for units sold in January was 26 days, 19% below the 5-year January average of 32 days. There was a 23.1% month over month increase in new contract activity with 16 New Pendings; a 5.6% MoM increase in All Pendings (new contracts + contracts carried over from December) to 19; and a 23.5% decrease in supply to 13 active units.

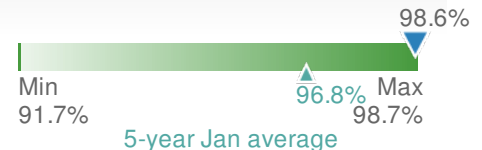
This activity resulted in a Contract Ratio of 1.46 pendings per active listing, up from 1.06 in December and a decrease from 2.00 in January 2021. The Contract Ratio is 13% higher than the 5-year January average of 1.29. A higher Contract Ratio signifies a relative increase in contract activity compared 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****13**

Dec 2021	Jan 2021
<b>17</b>	<b>12</b>

**Avg DOM****26**

Dec 2021	Jan 2021	YTD
<b>17</b>	<b>23</b>	<b>26</b>

**Avg Sold to OLP Ratio****98.6%**

Dec 2021	Jan 2021	YTD
<b>100.7%</b>	<b>98.0%</b>	<b>98.6%</b>

**January 2022**

Spring-Ford Area (Chester, PA)

Email: info@tcsr.realtor

**New Listings****2****↑ 100.0%**from Dec 2021:  
1**↓ -50.0%**from Jan 2021:  
4

YTD	2022	2021	+/-
	<b>2</b>	<b>4</b>	-50.0%

5-year Jan average: 2

**New Pendings****2****↓ -50.0%**from Dec 2021:  
4**↑ 100.0%**from Jan 2021:  
1

YTD	2022	2021	+/-
	<b>2</b>	<b>1</b>	100.0%

5-year Jan average: 2

**Closed Sales****7****↑ 75.0%**from Dec 2021:  
4**↑ 40.0%**from Jan 2021:  
5

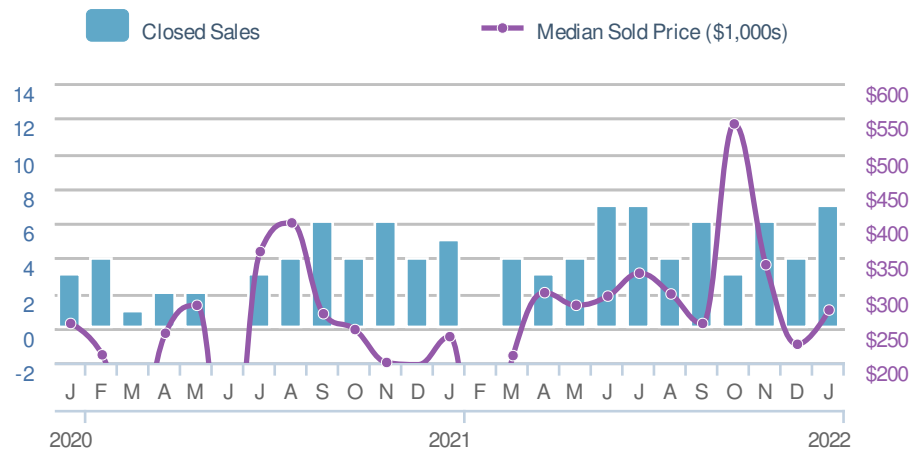
YTD	2022	2021	+/-
	<b>7</b>	<b>5</b>	40.0%

5-year Jan average: 4

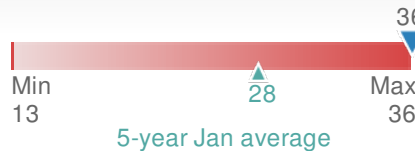
**Median Sold Price****\$275,000****↑ 21.7%**from Dec 2021:  
\$226,000**↑ 15.8%**from Jan 2021:  
\$237,500

YTD	2022	2021	+/-
	<b>\$275,000</b>	<b>\$237,500</b>	15.8%

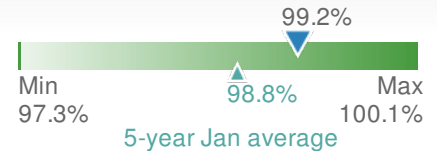
5-year Jan average: \$221,290

**Active Listings****1**

Dec 2021	Jan 2021
2	3

**Avg DOM****36**

Dec 2021	Jan 2021	YTD
33	31	36

**Avg Sold to OLP Ratio****99.2%**

Dec 2021	Jan 2021	YTD
97.0%	99.6%	99.2%



## January 2022

## Spring-Ford Area (Chester, PA) - Detached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

## New Listings

0

-100.0%

from Dec 2021:

1

0.0%

from Jan 2021:

0

YTD	2022	2021	+/-
	0	0	0.0%

5-year Jan average: 0

## New Pendings

0

-100.0%

from Dec 2021:

4

0.0%

from Jan 2021:

0

YTD	2022	2021	+/-
	0	0	0.0%

5-year Jan average: 1

## Closed Sales

5

400.0%

from Dec 2021:

1

66.7%

from Jan 2021:

3

YTD	2022	2021	+/-
	5	3	66.7%

5-year Jan average: 3

## Median Sold Price

\$275,000

71.9%

from Dec 2021:

\$160,000

-6.8%

from Jan 2021:

\$295,000

YTD	2022	2021	+/-
	\$275,000	\$295,000	-6.8%

5-year Jan average: \$233,640

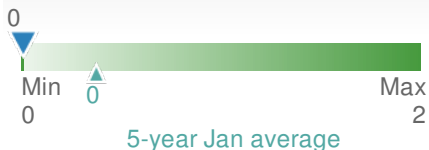
## Summary

In Spring-Ford Area (Chester, PA), the median sold price for Detached properties for January was \$275,000, representing an increase of 71.9% compared to last month and a decrease of 6.8% from Jan 2021. The average days on market for units sold in January was 29 days, 27% above the 5-year January average of 23 days. There was a 100% month over month decrease in new contract activity with 0 New Pendings; a 100% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 0; 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 December and no change from January 2021. The Contract Ratio is 100% lower than the 5-year January average of 0.10. 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

0



Dec 2021	Jan 2021
0	0

## Avg DOM

29



Dec 2021	Jan 2021	YTD
33	19	29

## Avg Sold to OLP Ratio

100.0%



Dec 2021	Jan 2021	YTD
88.9%	101.9%	100.0%

**January 2022**

## Spring-Ford Area (Chester, PA) - Attached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

**New Listings****2**

↔ 0.0%

from Dec 2021:  
0

↓ -50.0%

from Jan 2021:  
4

YTD	2022	2021	+/-
	<b>2</b>	<b>4</b>	-50.0%

5-year Jan average: 2

**New Pendings****2**

↔ 0.0%

from Dec 2021:  
0

↑ 100.0%

from Jan 2021:  
1

YTD	2022	2021	+/-
	<b>2</b>	<b>1</b>	100.0%

5-year Jan average: 1

**Closed Sales****2**

↓ -33.3%

from Dec 2021:  
3

↔ 0.0%

from Jan 2021:  
2

YTD	2022	2021	+/-
	<b>2</b>	<b>2</b>	0.0%

5-year Jan average: 1

**Median Sold Price****\$250,000**

↔ 0.0%

from Dec 2021:  
\$250,000

↑ 24.2%

from Jan 2021:  
\$201,250

YTD	2022	2021	+/-
	<b>\$250,000</b>	<b>\$201,250</b>	24.2%

5-year Jan average: \$148,250

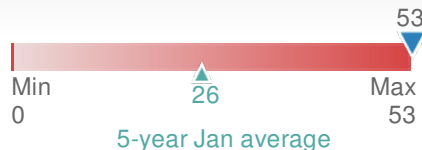
**Summary**

In Spring-Ford Area (Chester, PA), the median sold price for Attached properties for January was \$250,000, representing no change compared to last month and an increase of 24.2% from Jan 2021. The average days on market for units sold in January was 53 days, 105% above the 5-year January average of 26 days. There was a 0% month over month increase in new contract activity with 2 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from December) with 2; and a 50% decrease in supply to 1 active units.

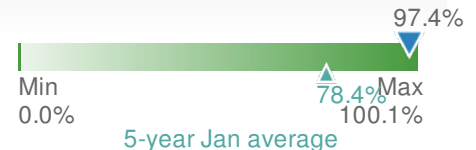
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, up from 1.00 in December and an increase from 0.33 in January 2021. The Contract Ratio is 79% higher than the 5-year January average of 1.12. A higher Contract Ratio signifies a relative increase in contract activity compared 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****1**

Dec 2021	Jan 2021
<b>2</b>	<b>3</b>

**Avg DOM****53**

Dec 2021	Jan 2021	YTD
<b>33</b>	<b>49</b>	<b>53</b>

**Avg Sold to OLP Ratio****97.4%**

Dec 2021	Jan 2021	YTD
<b>99.8%</b>	<b>96.2%</b>	<b>97.4%</b>

**January 2022**

Tredyffrin-Easttown (Chester, PA)

Email: info@tcsr.realtor

**New Listings****39****↑ 116.7%**from Dec 2021:  
**18****↓ -13.3%**from Jan 2021:  
**45**

YTD	2022	2021	+/-
	<b>39</b>	<b>45</b>	-13.3%

5-year Jan average: **42****New Pendings****43****↑ 59.3%**from Dec 2021:  
**27****↓ -23.2%**from Jan 2021:  
**56**

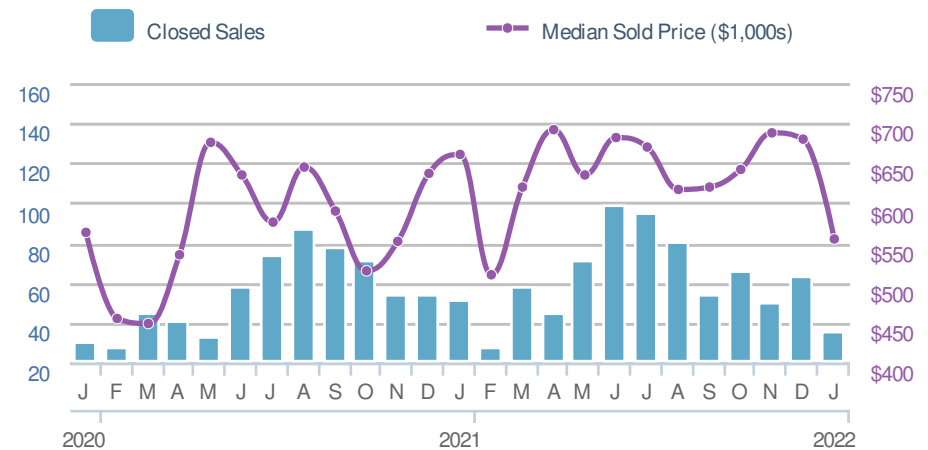
YTD	2022	2021	+/-
	<b>43</b>	<b>56</b>	-23.2%

5-year Jan average: **41****Closed Sales****35****↓ -44.4%**from Dec 2021:  
**63****↓ -31.4%**from Jan 2021:  
**51**

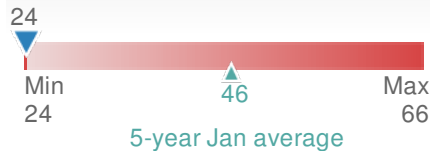
YTD	2022	2021	+/-
	<b>35</b>	<b>51</b>	-31.4%

5-year Jan average: **35****Median Sold Price****\$555,000****↓ -18.4%**from Dec 2021:  
**\$680,000****↓ -16.1%**from Jan 2021:  
**\$661,430**

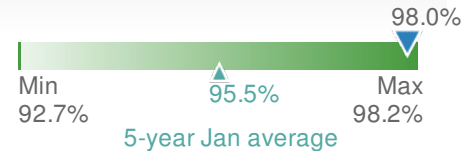
YTD	2022	2021	+/-
	<b>\$555,000</b>	<b>\$661,430</b>	-16.1%

5-year Jan average: **\$552,386****Active Listings****25**

Dec 2021	Jan 2021
<b>30</b>	<b>42</b>

**Avg DOM****24**

Dec 2021	Jan 2021	YTD
<b>19</b>	<b>28</b>	<b>24</b>

**Avg Sold to OLP Ratio****98.0%**

Dec 2021	Jan 2021	YTD
<b>100.9%</b>	<b>98.2%</b>	<b>98.0%</b>

## January 2022

## Tredyffrin-Easttown (Chester, PA) - Detached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

## New Listings

22

144.4%

from Dec 2021:  
9

0.0%

from Jan 2021:  
22

YTD	2022	2021	+/-
	22	22	0.0%

5-year Jan average: 25

## New Pendings

26

116.7%

from Dec 2021:  
12

-21.2%

from Jan 2021:  
33

YTD	2022	2021	+/-
	26	33	-21.2%

5-year Jan average: 24

## Closed Sales

19

-55.8%

from Dec 2021:  
43

-44.1%

from Jan 2021:  
34

YTD	2022	2021	+/-
	19	34	-44.1%

5-year Jan average: 22

## Median Sold Price

\$668,000

-21.4%

from Dec 2021:  
\$850,000

-2.5%

from Jan 2021:  
\$685,000

YTD	2022	2021	+/-
	\$668,000	\$685,000	-2.5%

5-year Jan average: \$643,000

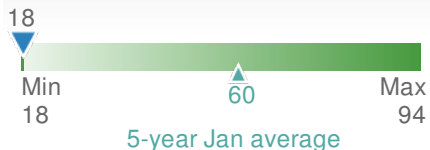
## Summary

In Tredyffrin-Easttown (Chester, PA), the median sold price for Detached properties for January was \$668,000, representing a decrease of 21.4% compared to last month and a decrease of 2.5% from Jan 2021. The average days on market for units sold in January was 26 days, 54% below the 5-year January average of 56 days. There was a 116.7% month over month increase in new contract activity with 26 New Pendings; a 9.5% MoM increase in All Pendings (new contracts + contracts carried over from December) to 46; and a 21.7% decrease in supply to 18 active units.

This activity resulted in a Contract Ratio of 2.56 pendings per active listing, up from 1.83 in December and an increase from 1.66 in January 2021. The Contract Ratio is 138% higher than the 5-year January average of 1.07. 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

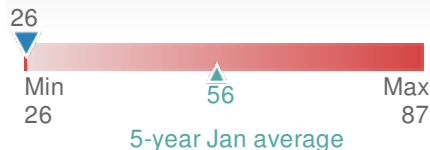
18



Dec 2021	Jan 2021
23	32

## Avg DOM

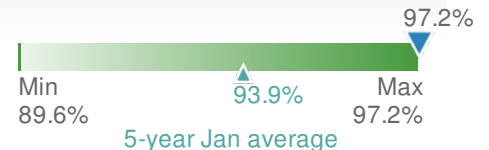
26



Dec 2021	Jan 2021	YTD
18	38	26

## Avg Sold to OLP Ratio

97.2%



Dec 2021	Jan 2021	YTD
100.9%	96.6%	97.2%

## January 2022

## Tredyffrin-Easttown (Chester, PA) - Attached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

## New Listings

17

↑ 88.9%

from Dec 2021:  
9

↓ -26.1%

from Jan 2021:  
23

YTD	2022	2021	+/-
	17	23	-26.1%

5-year Jan average: 17

## New Pendings

17

↑ 13.3%

from Dec 2021:  
15

↓ -26.1%

from Jan 2021:  
23

YTD	2022	2021	+/-
	17	23	-26.1%

5-year Jan average: 17

## Closed Sales

16

↓ -20.0%

from Dec 2021:  
20

↓ -5.9%

from Jan 2021:  
17

YTD	2022	2021	+/-
	16	17	-5.9%

5-year Jan average: 13

## Median Sold Price

\$313,750

↓ -12.8%

from Dec 2021:  
\$360,000

↓ -44.2%

from Jan 2021:  
\$562,500

YTD	2022	2021	+/-
	\$313,750	\$562,500	-44.2%

5-year Jan average: \$350,950

## Summary

In Tredyffrin-Easttown (Chester, PA), the median sold price for Attached properties for January was \$313,750, representing a decrease of 12.8% compared to last month and a decrease of 44.2% from Jan 2021. The average days on market for units sold in January was 22 days, 30% below the 5-year January average of 32 days. There was a 13.3% month over month increase in new contract activity with 17 New Pendings; a 5.6% MoM increase in All Pendings (new contracts + contracts carried over from December) to 19; and no change in supply with 7 active units.

This activity resulted in a Contract Ratio of 2.71 pendings per active listing, up from 2.57 in December and a decrease from 5.30 in January 2021. The Contract Ratio is 37% higher than the 5-year January average of 1.97. 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

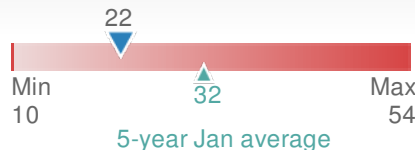
7



Dec 2021	Jan 2021
7	10

## Avg DOM

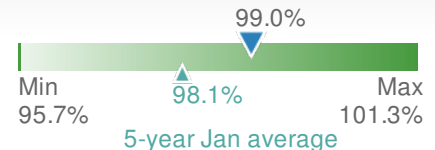
22



Dec 2021	Jan 2021	YTD
20	10	22

## Avg Sold to OLP Ratio

99.0%



Dec 2021	Jan 2021	YTD
100.9%	101.3%	99.0%

## January 2022

Twin Valley (Chester, PA)

Email: info@tcsr.realtor

## New Listings

12

↑ 50.0%

from Dec 2021:  
8

↓ -25.0%

from Jan 2021:  
16

YTD	2022	2021	+/-
	12	16	-25.0%

5-year Jan average: 13

## New Pendings

15

↑ 87.5%

from Dec 2021:  
8

↓ -16.7%

from Jan 2021:  
18

YTD	2022	2021	+/-
	15	18	-16.7%

5-year Jan average: 12

## Closed Sales

5

↓ -54.5%

from Dec 2021:  
11

↓ -44.4%

from Jan 2021:  
9

YTD	2022	2021	+/-
	5	9	-44.4%

5-year Jan average: 7

## Median Sold Price

\$311,000

↑ 7.2%

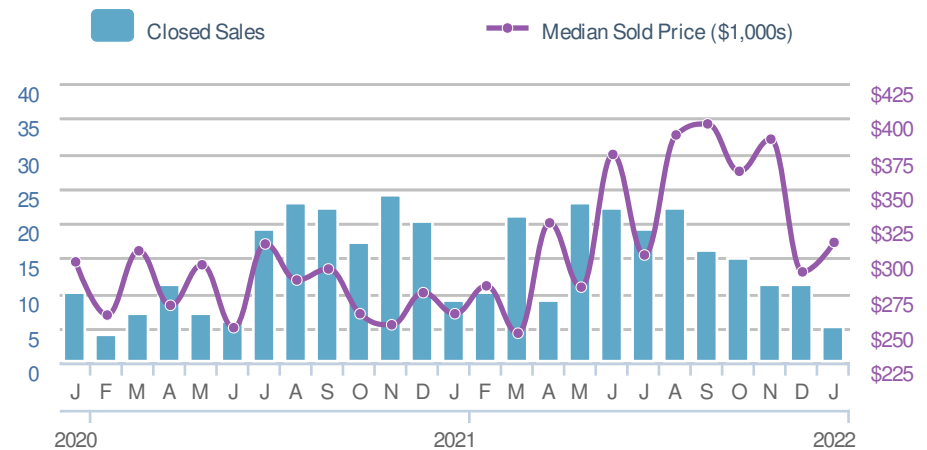
from Dec 2021:  
\$290,000

↑ 19.6%

from Jan 2021:  
\$260,000

YTD	2022	2021	+/-
	\$311,000	\$260,000	19.6%

5-year Jan average: \$283,690



## Active Listings

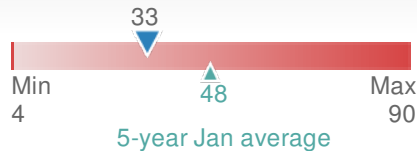
3



Dec 2021	Jan 2021
9	14

## Avg DOM

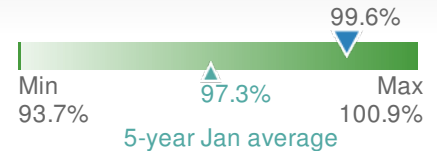
33



Dec 2021	Jan 2021	YTD
4	4	33

## Avg Sold to OLP Ratio

99.6%



Dec 2021	Jan 2021	YTD
105.7%	100.9%	99.6%

## January 2022

## Twin Valley (Chester, PA) - Detached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

## New Listings

6

↔ 0.0%

from Dec 2021:  
6

↓ -57.1%

from Jan 2021:  
14

YTD	2022	2021	+/-
	6	14	-57.1%

5-year Jan average: 9

## New Pendings

8

↑ 33.3%

from Dec 2021:  
6

↓ -38.5%

from Jan 2021:  
13

YTD	2022	2021	+/-
	8	13	-38.5%

5-year Jan average: 8

## Closed Sales

3

↓ -50.0%

from Dec 2021:  
6

↔ 0.0%

from Jan 2021:  
3

YTD	2022	2021	+/-
	3	3	0.0%

5-year Jan average: 4

## Median Sold Price

\$300,000

↓ -4.5%

from Dec 2021:  
\$314,000

↑ 15.4%

from Jan 2021:  
\$260,000

YTD	2022	2021	+/-
	\$300,000	\$260,000	15.4%

5-year Jan average: \$296,500

## Summary

In Twin Valley (Chester, PA), the median sold price for Detached properties for January was \$300,000, representing a decrease of 4.5% compared to last month and an increase of 15.4% from Jan 2021. The average days on market for units sold in January was 55 days, 6% below the 5-year January average of 58 days. There was a 33.3% month over month increase in new contract activity with 8 New Pendings; a 62.5% MoM increase in All Pendings (new contracts + contracts carried over from December) to 13; and a 71.4% decrease in supply to 2 active units.

This activity resulted in a Contract Ratio of 6.50 pendings per active listing, up from 1.14 in December and an increase from 2.14 in January 2021. The Contract Ratio is 239% higher than the 5-year January average of 1.92. 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

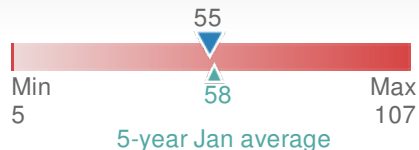
2



Dec 2021	Jan 2021
7	14

## Avg DOM

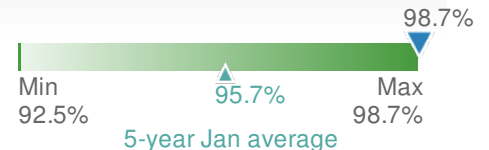
55



Dec 2021	Jan 2021	YTD
6	5	55

## Avg Sold to OLP Ratio

98.7%

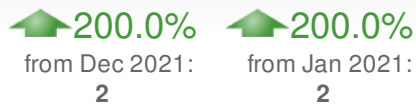


Dec 2021	Jan 2021	YTD
108.2%	97.2%	98.7%

**January 2022****Twin Valley (Chester, PA) - Attached**

Tri-County Suburban REALTORS

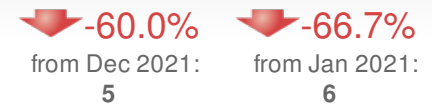
Email: info@tcsr.realtor

**New Listings****6**

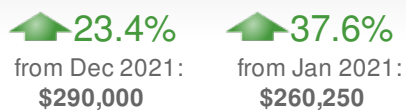
YTD	2022	2021	+/-
	<b>6</b>	<b>2</b>	200.0%

5-year Jan average: **4****New Pendings****7**

YTD	2022	2021	+/-
	<b>7</b>	<b>5</b>	40.0%

5-year Jan average: **4****Closed Sales****2**

YTD	2022	2021	+/-
	<b>2</b>	<b>6</b>	-66.7%

5-year Jan average: **3****Median Sold Price****\$358,000**

YTD	2022	2021	+/-
	<b>\$358,000</b>	<b>\$260,250</b>	37.6%

5-year Jan average: **\$264,550****Summary**

In Twin Valley (Chester, PA), the median sold price for Attached properties for January was \$358,000, representing an increase of 23.4% compared to last month and an increase of 37.6% from Jan 2021. The average days on market for units sold in January was 1 days, 94% below the 5-year January average of 17 days. There was a 250% month over month increase in new contract activity with 7 New Pendings; a 125% MoM increase in All Pendings (new contracts + contracts carried over from December) to 9; and a 50% decrease in supply to 1 active units.

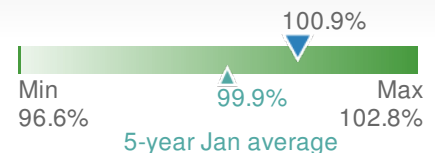
This activity resulted in a Contract Ratio of 9.00 pendings per active listing, up from 2.00 in December and an increase from 0.00 in January 2021. The Contract Ratio is 346% higher than the 5-year January average of 2.02. A higher Contract Ratio signifies a relative increase in contract activity compared 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****1**

Dec 2021	Jan 2021
<b>2</b>	<b>0</b>

**Avg DOM****1**

Dec 2021	Jan 2021	YTD
<b>3</b>	<b>3</b>	<b>1</b>

**Avg Sold to OLP Ratio****100.9%**

Dec 2021	Jan 2021	YTD
<b>102.7%</b>	<b>102.8%</b>	<b>100.9%</b>



**January 2022**

Unionville-Chadds Ford (Chester, PA)

Email: info@tcsr.realtor

**New Listings****15****↑50.0%**from Dec 2021:  
**10****↔0.0%**from Jan 2021:  
**15**

YTD	2022	2021	+/-
	<b>15</b>	<b>15</b>	0.0%

5-year Jan average: **19****New Pendings****19****↑58.3%**from Dec 2021:  
**12****↑18.8%**from Jan 2021:  
**16**

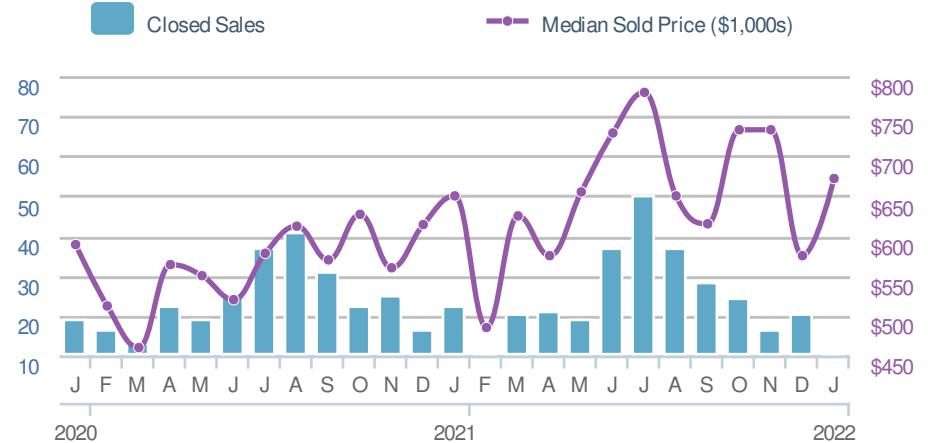
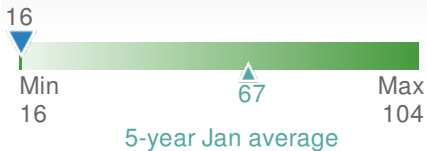
YTD	2022	2021	+/-
	<b>19</b>	<b>16</b>	18.8%

5-year Jan average: **18****Closed Sales****11****↓-45.0%**from Dec 2021:  
**20****↓-50.0%**from Jan 2021:  
**22**

YTD	2022	2021	+/-
	<b>11</b>	<b>22</b>	-50.0%

5-year Jan average: **14****Median Sold Price****\$672,750****↑17.0%**from Dec 2021:  
**\$575,000****↑3.5%**from Jan 2021:  
**\$650,000**

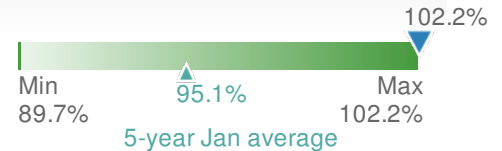
YTD	2022	2021	+/-
	<b>\$672,750</b>	<b>\$650,000</b>	3.5%

5-year Jan average: **\$603,875****Active Listings****16**

Dec 2021	Jan 2021
<b>20</b>	<b>34</b>

**Avg DOM****11**

Dec 2021	Jan 2021	YTD
<b>18</b>	<b>88</b>	<b>11</b>

**Avg Sold to OLP Ratio****102.2%**

Dec 2021	Jan 2021	YTD
<b>99.3%</b>	<b>96.4%</b>	<b>102.2%</b>

## January 2022


## Unionville-Chadds Ford (Chester, PA) - Detached


Tri-County Suburban REALTORS

Email: info@tcsr.realtor

## New Listings

8

 **-20.0%**  
 from Dec 2021: **10**


 **-33.3%**  
 from Jan 2021: **12**


YTD	2022	2021	+/-
	<b>8</b>	<b>12</b>	-33.3%

5-year Jan average: 15

## New Pendings

15

 **25.0%**  
 from Dec 2021: **12**

 **15.4%**  
 from Jan 2021: **13**

YTD	2022	2021	+/-
	<b>15</b>	<b>13</b>	15.4%

5-year Jan average: 14

## Closed Sales

10

 **-41.2%**  
 from Dec 2021: **17**


 **-52.4%**  
 from Jan 2021: **21**


YTD	2022	2021	+/-
	<b>10</b>	<b>21</b>	-52.4%

5-year Jan average: 13

## Median Sold Price

\$679,000

 **-0.3%**  
 from Dec 2021: **\$681,000**

 **4.5%**  
 from Jan 2021: **\$650,000**

YTD	2022	2021	+/-
	<b>\$679,000</b>	<b>\$650,000</b>	4.5%

5-year Jan average: \$618,500

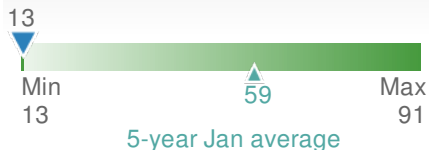
## Summary

In Unionville-Chadds Ford (Chester, PA), the median sold price for Detached properties for January was \$679,000, representing a decrease of 0.3% compared to last month and an increase of 4.5% from Jan 2021. The average days on market for units sold in January was 12 days, 83% below the 5-year January average of 71 days. There was a 25% month over month increase in new contract activity with 15 New Pendings; a 20.8% MoM increase in All Pendings (new contracts + contracts carried over from December) to 29; and a 35% decrease in supply to 13 active units.

This activity resulted in a Contract Ratio of 2.23 pendings per active listing, up from 1.20 in December and an increase from 0.91 in January 2021. The Contract Ratio is 177% higher than the 5-year January average of 0.81. 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

13



Dec 2021	Jan 2021
<b>20</b>	<b>32</b>

## Avg DOM

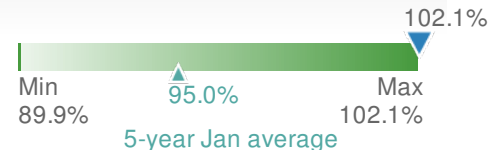
12



Dec 2021	Jan 2021	YTD
<b>14</b>	<b>92</b>	<b>12</b>

## Avg Sold to OLP Ratio

102.1%



Dec 2021	Jan 2021	YTD
<b>98.4%</b>	<b>96.3%</b>	<b>102.1%</b>

**January 2022**

## Unionville-Chadds Ford (Chester, PA) - Attached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

**New Listings****7**

↔ 0.0%

from Dec 2021:

**0**

↑ 133.3%

from Jan 2021:

**3**

YTD	2022	2021	+/-
	<b>7</b>	<b>3</b>	133.3%

5-year Jan average: **4****New Pendings****4**

↔ 0.0%

from Dec 2021:

**0**

↑ 33.3%

from Jan 2021:

**3**

YTD	2022	2021	+/-
	<b>4</b>	<b>3</b>	33.3%

5-year Jan average: **4****Closed Sales****1**

↓ -66.7%

from Dec 2021:

**3**

↔ 0.0%

from Jan 2021:

**1**

YTD	2022	2021	+/-
	<b>1</b>	<b>1</b>	0.0%

5-year Jan average: **1****Median Sold Price****\$490,000**

↑ 8.9%

from Dec 2021:

**\$450,000**

↑ 37.3%

from Jan 2021:

**\$357,000**

YTD	2022	2021	+/-
	<b>\$490,000</b>	<b>\$357,000</b>	37.3%

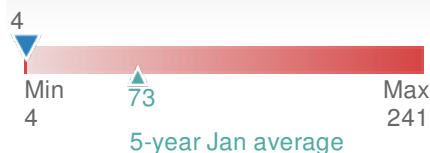
5-year Jan average: **\$403,108****Summary**

In Unionville-Chadds Ford (Chester, PA), the median sold price for Attached properties for January was \$490,000, representing an increase of 8.9% compared to last month and an increase of 37.3% from Jan 2021. The average days on market for units sold in January was 4 days, 95% below the 5-year January average of 73 days. There was a 0% month over month increase in new contract activity with 4 New Pendings; a 300% MoM increase in All Pendings (new contracts + contracts carried over from December) to 4; and a 0% increase in supply to 3 active units.

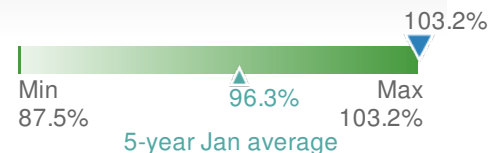
This activity resulted in a Contract Ratio of 1.33 pendings per active listing, up from 0.00 in December and a decrease from 3.00 in January 2021. The Contract Ratio is 1% higher than the 5-year January average of 1.31. A higher Contract Ratio signifies a relative increase in contract activity compared 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****3**

Dec 2021	Jan 2021
<b>0</b>	<b>2</b>

**Avg DOM****4**

Dec 2021	Jan 2021	YTD
<b>39</b>	<b>5</b>	<b>4</b>

**Avg Sold to OLP Ratio****103.2%**

Dec 2021	Jan 2021	YTD
<b>104.1%</b>	<b>99.2%</b>	<b>103.2%</b>

**January 2022**

## West Chester Area (Chester, PA)

Email: info@tcsr.realtor

**New Listings****69****↑ 19.0%**from Dec 2021:  
**58****↓ -28.9%**from Jan 2021:  
**97**

YTD	2022	2021	+/-
	<b>69</b>	<b>97</b>	-28.9%

5-year Jan average: **91****New Pendings****67****↓ -4.3%**from Dec 2021:  
**70****↓ -28.0%**from Jan 2021:  
**93**

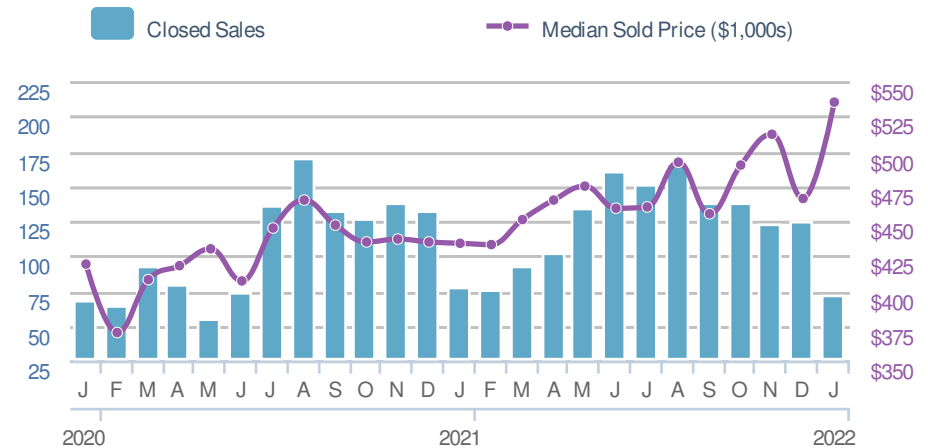
YTD	2022	2021	+/-
	<b>67</b>	<b>93</b>	-28.0%

5-year Jan average: **80****Closed Sales****71****↓ -42.7%**from Dec 2021:  
**124****↓ -7.8%**from Jan 2021:  
**77**

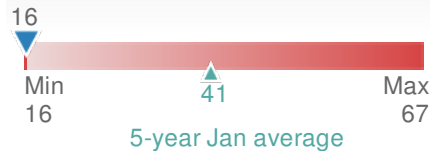
YTD	2022	2021	+/-
	<b>71</b>	<b>77</b>	-7.8%

5-year Jan average: **68****Median Sold Price****\$535,000****↑ 14.8%**from Dec 2021:  
**\$466,000****↑ 23.1%**from Jan 2021:  
**\$434,500**

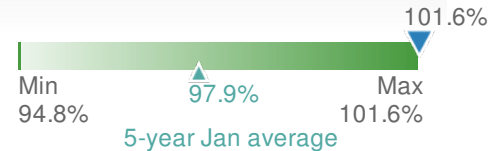
YTD	2022	2021	+/-
	<b>\$535,000</b>	<b>\$434,500</b>	23.1%

5-year Jan average: **\$420,160****Active Listings****46**

Dec 2021	Jan 2021
<b>44</b>	<b>76</b>

**Avg DOM****16**

Dec 2021	Jan 2021	YTD
<b>33</b>	<b>35</b>	<b>16</b>

**Avg Sold to OLP Ratio****101.6%**

Dec 2021	Jan 2021	YTD
<b>101.7%</b>	<b>98.2%</b>	<b>101.6%</b>

## January 2022

## West Chester Area (Chester, PA) - Detached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

## New Listings

31

↑ 14.8%

from Dec 2021:  
27

↓ -29.5%

from Jan 2021:  
44

YTD	2022	2021	+/-
	31	44	-29.5%

5-year Jan average: 40

## New Pendings

34

↔ 0.0%

from Dec 2021:  
34

↓ -20.9%

from Jan 2021:  
43

YTD	2022	2021	+/-
	34	43	-20.9%

5-year Jan average: 34

## Closed Sales

43

↓ -30.6%

from Dec 2021:  
62

↓ -6.5%

from Jan 2021:  
46

YTD	2022	2021	+/-
	43	46	-6.5%

5-year Jan average: 36

## Median Sold Price

\$605,000

↓ -1.6%

from Dec 2021:  
\$615,000

↑ 14.2%

from Jan 2021:  
\$529,900

YTD	2022	2021	+/-
	\$605,000	\$529,900	14.2%

5-year Jan average: \$491,080

## Summary

In West Chester Area (Chester, PA), the median sold price for Detached properties for January was \$605,000, representing a decrease of 1.6% compared to last month and an increase of 14.2% from Jan 2021. The average days on market for units sold in January was 12 days, 70% below the 5-year January average of 40 days. There was no month over month change in new contract activity with 34 New Pendings; an 11% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 97; and an 8% decrease in supply to 23 active units.

This activity resulted in a Contract Ratio of 4.22 pendings per active listing, down from 4.36 in December and an increase from 2.65 in January 2021. The Contract Ratio is 141% higher than the 5-year January average of 1.75. 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

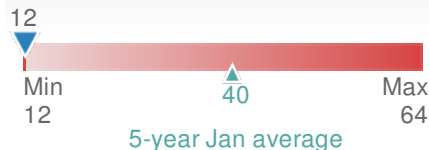
23



Dec 2021	Jan 2021
25	40

## Avg DOM

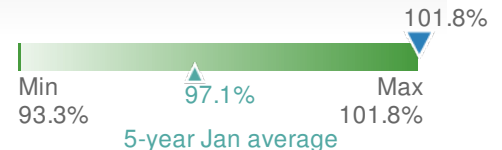
12



Dec 2021	Jan 2021	YTD
16	36	12

## Avg Sold to OLP Ratio

101.8%



Dec 2021	Jan 2021	YTD
100.6%	99.0%	101.8%

## January 2022

## West Chester Area (Chester, PA) - Attached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

## New Listings

38

↑ 22.6%

from Dec 2021:  
31

↓ -28.3%

from Jan 2021:  
53

YTD	2022	2021	+/-
	38	53	-28.3%

5-year Jan average: 50

## New Pendings

33

↓ -8.3%

from Dec 2021:  
36

↓ -34.0%

from Jan 2021:  
50

YTD	2022	2021	+/-
	33	50	-34.0%

5-year Jan average: 46

## Closed Sales

28

↓ -54.8%

from Dec 2021:  
62

↓ -9.7%

from Jan 2021:  
31

YTD	2022	2021	+/-
	28	31	-9.7%

5-year Jan average: 32

## Median Sold Price

\$345,000

↓ -2.0%

from Dec 2021:  
\$352,050

↑ 9.5%

from Jan 2021:  
\$315,000

YTD	2022	2021	+/-
	\$345,000	\$315,000	9.5%

5-year Jan average: \$326,240

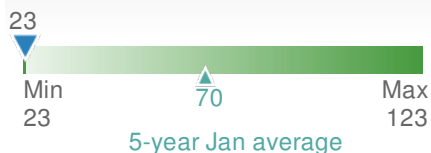
## Summary

In West Chester Area (Chester, PA), the median sold price for Attached properties for January was \$345,000, representing a decrease of 2% compared to last month and an increase of 9.5% from Jan 2021. The average days on market for units sold in January was 22 days, 47% below the 5-year January average of 42 days. There was an 8.3% month over month decrease in new contract activity with 33 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from December) with 75; and a 21.1% increase in supply to 23 active units.

This activity resulted in a Contract Ratio of 3.26 pendings per active listing, down from 3.95 in December and an increase from 2.28 in January 2021. The Contract Ratio is 108% higher than the 5-year January average of 1.57. 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

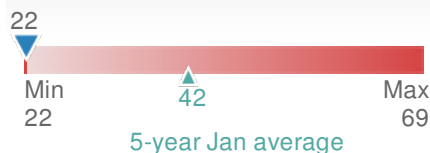
23



Dec 2021	Jan 2021
19	36

## Avg DOM

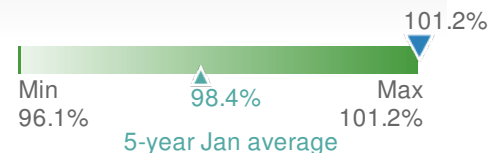
22



Dec 2021	Jan 2021	YTD
51	34	22

## Avg Sold to OLP Ratio

101.2%



Dec 2021	Jan 2021	YTD
102.9%	97.0%	101.2%