

# July 2022

All Home Types  
Detached  
Attached

## Local Market Insight

### Chester County, PA

July 2022

Chester County, PA

Email: info@tcsr.realtor

## New Listings

665

↓ -21.2%   ↓ -20.2%

from Jun 2022: 844   from Jul 2021: 833

YTD	2022	2021	+/-
	4,716	5,963	-20.9%

5-year Jul average: 836

## New Pendings

589

↓ -11.0%   ↓ -23.6%

from Jun 2022: 662   from Jul 2021: 771

YTD	2022	2021	+/-
	4,084	5,181	-21.2%

5-year Jul average: 728

## Closed Sales

646

↓ -12.1%   ↓ -24.3%

from Jun 2022: 735   from Jul 2021: 853

YTD	2022	2021	+/-
	3,875	4,548	-14.8%

5-year Jul average: 748

## Median Sold Price

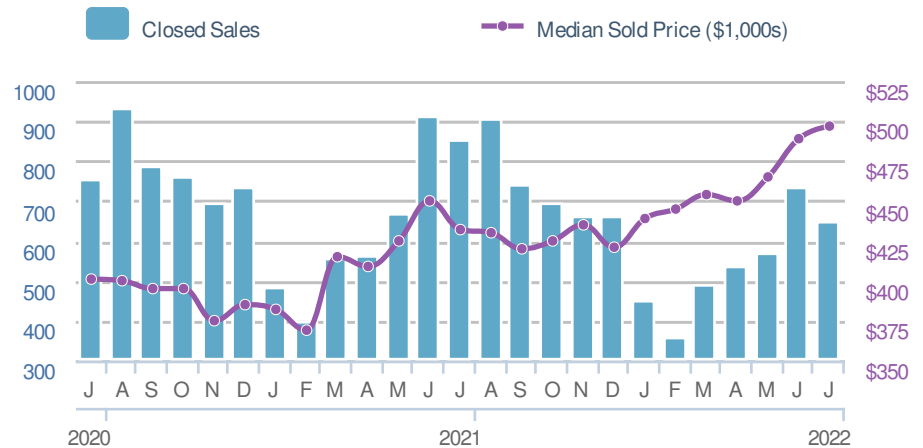
\$497,843

↑ 1.8%   ↑ 15.1%

from Jun 2022: \$489,000   from Jul 2021: \$432,500

YTD	2022	2021	+/-
	\$466,042	\$422,500	10.3%

5-year Jul average: \$412,824



## Active Listings

599

599

Min 599   1,249   Max 2,130

5-year Jul average

Jun 2022	Jul 2021
594	686

## Avg DOM

15

15

Min 14   29   Max 41

5-year Jul average

Jun 2022	Jul 2021	YTD
10	14	16

## Avg Sold to OLP Ratio

103.2%

103.2%

Min 97.4%   99.9%   Max 103.2%

5-year Jul average

Jun 2022	Jul 2021	YTD
105.0%	102.3%	103.4%

**July 2022**

## Chester County, PA - Detached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

**New Listings****438** **-19.9%**from Jun 2022:  
**547** **-15.9%**from Jul 2021:  
**521**

YTD	2022	2021	+/-
	<b>3,047</b>	<b>3,856</b>	-21.0%

5-year Jul average: **555****New Pendings****395** **-9.4%**from Jun 2022:  
**436** **-19.4%**from Jul 2021:  
**490**

YTD	2022	2021	+/-
	<b>2,640</b>	<b>3,320</b>	-20.5%

5-year Jul average: **479****Closed Sales****439** **-11.3%**from Jun 2022:  
**495** **-20.8%**from Jul 2021:  
**554**

YTD	2022	2021	+/-
	<b>2,487</b>	<b>2,918</b>	-14.8%

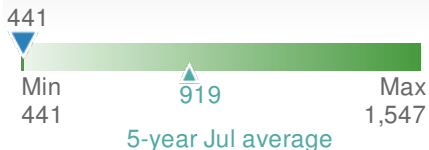
5-year Jul average: **500****Median Sold Price****\$574,900** **-2.7%**from Jun 2022:  
**\$590,555** **10.6%**from Jul 2021:  
**\$520,000**

YTD	2022	2021	+/-
	<b>\$535,000</b>	<b>\$490,000</b>	9.2%

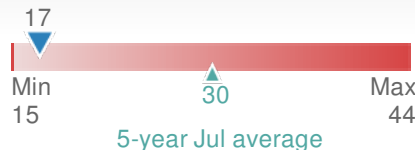
5-year Jul average: **\$479,360****Summary**

In Chester County, PA, the median sold price for Detached properties for July was \$574,900, representing a decrease of 2.7% compared to last month and an increase of 10.6% from Jul 2021. The average days on market for units sold in July was 17 days, 43% below the 5-year July average of 30 days. There was a 9.4% month over month decrease in new contract activity with 395 New Pendings; a 9.6% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 735; and no change in supply with 441 active units.

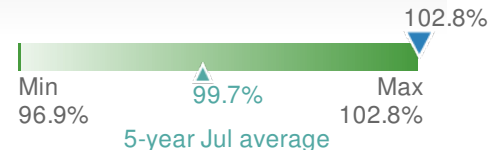
This activity resulted in a Contract Ratio of 1.67 pendings per active listing, down from 1.84 in June and a decrease from 2.23 in July 2021. The Contract Ratio is 26% higher than the 5-year July average of 1.32. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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****441**

Jun 2022	Jul 2021
<b>441</b>	<b>480</b>

**Avg DOM****17**

Jun 2022	Jul 2021	YTD
<b>11</b>	<b>15</b>	<b>17</b>

**Avg Sold to OLP Ratio****102.8%**

Jun 2022	Jul 2021	YTD
<b>105.2%</b>	<b>102.4%</b>	<b>103.3%</b>

## July 2022

## Chester County, PA - Attached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

## New Listings

227

-23.3%

 from Jun 2022:  
296

-27.2%

 from Jul 2021:  
312

YTD	2022	2021	+/-
	1,663	2,105	-21.0%

5-year Jul average: 279

## New Pendings

194

-13.8%

 from Jun 2022:  
225

-31.0%

 from Jul 2021:  
281

YTD	2022	2021	+/-
	1,438	1,860	-22.7%

5-year Jul average: 248

## Closed Sales

207

-12.7%

 from Jun 2022:  
237

-30.5%

 from Jul 2021:  
298

YTD	2022	2021	+/-
	1,383	1,629	-15.1%

5-year Jul average: 247

## Median Sold Price

\$399,900

5.2%

 from Jun 2022:  
\$380,000

15.9%

 from Jul 2021:  
\$345,000

YTD	2022	2021	+/-
	\$375,000	\$335,000	11.9%

5-year Jul average: \$322,980

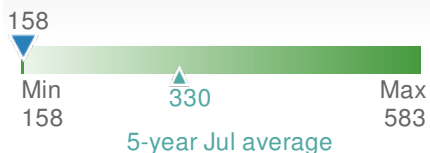
## Summary

In Chester County, PA, the median sold price for Attached properties for July was \$399,900, representing an increase of 5.2% compared to last month and an increase of 15.9% from Jul 2021. The average days on market for units sold in July was 10 days, 61% below the 5-year July average of 26 days. There was a 13.8% month over month decrease in new contract activity with 194 New Pendings; a 5.6% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 420; and a 3.3% increase in supply to 158 active units.

This activity resulted in a Contract Ratio of 2.66 pendings per active listing, down from 2.91 in June and a decrease from 3.21 in July 2021. The Contract Ratio is 34% higher than the 5-year July average of 1.99. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

## Active Listings

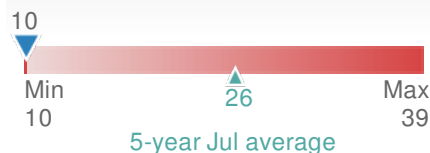
158



Jun 2022	Jul 2021
153	206

## Avg DOM

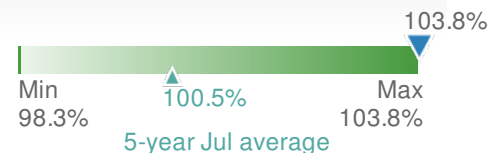
10



Jun 2022	Jul 2021	YTD
7	12	14

## Avg Sold to OLP Ratio

103.8%



Jun 2022	Jul 2021	YTD
104.4%	102.1%	103.6%

**July 2022**

Avon Grove (Chester, PA)

Email: info@tcsr.realtor

**New Listings****37****↓ -27.5%**from Jun 2022:  
**51****↑ 2.8%**from Jul 2021:  
**36**

YTD	2022	2021	+/-
	<b>304</b>	<b>361</b>	-15.8%

5-year Jul average: **42****New Pendings****29****↓ -42.0%**from Jun 2022:  
**50****↓ -17.1%**from Jul 2021:  
**35**

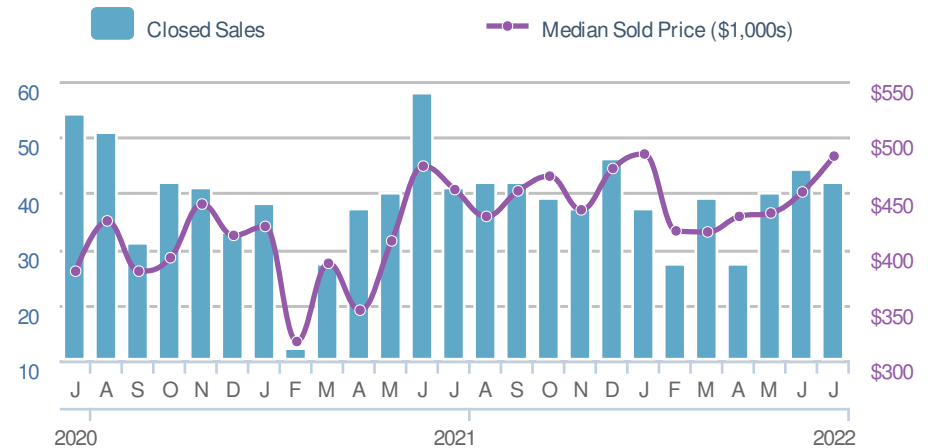
YTD	2022	2021	+/-
	<b>263</b>	<b>292</b>	-9.9%

5-year Jul average: **39****Closed Sales****42****↓ -4.5%**from Jun 2022:  
**44****↑ 2.4%**from Jul 2021:  
**41**

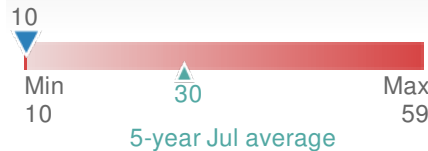
YTD	2022	2021	+/-
	<b>261</b>	<b>257</b>	1.6%

5-year Jul average: **43****Median Sold Price****\$483,750****↑ 7.1%**from Jun 2022:  
**\$451,750****↑ 6.7%**from Jul 2021:  
**\$453,500**

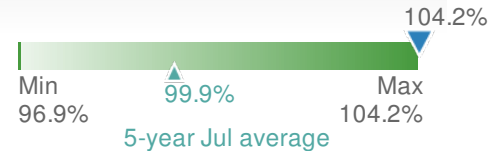
YTD	2022	2021	+/-
	<b>\$445,000</b>	<b>\$419,380</b>	6.1%

5-year Jul average: **\$405,330****Active Listings****33**

Jun 2022	Jul 2021
<b>25</b>	<b>46</b>

**Avg DOM****10**

Jun 2022	Jul 2021	YTD
<b>15</b>	<b>17</b>	<b>20</b>

**Avg Sold to OLP Ratio****104.2%**

Jun 2022	Jul 2021	YTD
<b>104.2%</b>	<b>100.9%</b>	<b>102.9%</b>

## July 2022

## Avon Grove (Chester, PA) - Detached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

## New Listings

33

-21.4%

 from Jun 2022:  
42

3.1%

 from Jul 2021:  
32

YTD	2022	2021	+/-
	247	301	-17.9%

5-year Jul average: 38

## New Pendings

26

-38.1%

 from Jun 2022:  
42

-18.8%

 from Jul 2021:  
32

YTD	2022	2021	+/-
	216	243	-11.1%

5-year Jul average: 35

## Closed Sales

37

0.0%

 from Jun 2022:  
37

0.0%

 from Jul 2021:  
37

YTD	2022	2021	+/-
	215	222	-3.2%

5-year Jul average: 38

## Median Sold Price

\$525,000

7.2%

 from Jun 2022:  
\$489,800

15.2%

 from Jul 2021:  
\$455,600

YTD	2022	2021	+/-
	\$481,000	\$453,500	6.1%

5-year Jul average: \$421,320

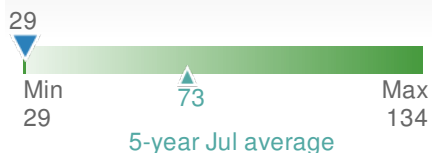
## Summary

In Avon Grove (Chester, PA), the median sold price for Detached properties for July was \$525,000, representing an increase of 7.2% compared to last month and an increase of 15.2% from Jul 2021. The average days on market for units sold in July was 11 days, 62% below the 5-year July average of 29 days. There was a 38.1% month over month decrease in new contract activity with 26 New Pendings; a 19.8% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 69; and a 26.1% increase in supply to 29 active units.

This activity resulted in a Contract Ratio of 2.38 pendings per active listing, down from 3.74 in June and an increase from 2.05 in July 2021. The Contract Ratio is 73% higher than the 5-year July average of 1.38. 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

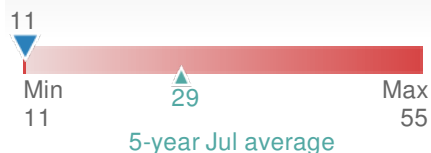
29



Jun 2022	Jul 2021
23	39

## Avg DOM

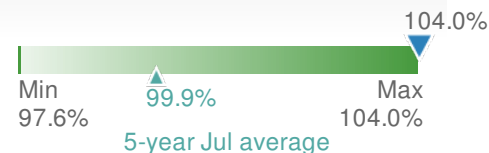
11



Jun 2022	Jul 2021	YTD
17	16	21

## Avg Sold to OLP Ratio

104.0%



Jun 2022	Jul 2021	YTD
105.0%	101.0%	103.2%

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

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

**New Listings****4** **-55.6%**from Jun 2022:  
**9** **0.0%**from Jul 2021:  
**4**

YTD	2022	2021	+/-
	<b>57</b>	<b>60</b>	-5.0%

5-year Jul average: **4****New Pendings****3** **-62.5%**from Jun 2022:  
**8** **0.0%**from Jul 2021:  
**3**

YTD	2022	2021	+/-
	<b>47</b>	<b>49</b>	-4.1%

5-year Jul average: **4****Closed Sales****5** **-28.6%**from Jun 2022:  
**7** **25.0%**from Jul 2021:  
**4**

YTD	2022	2021	+/-
	<b>46</b>	<b>35</b>	31.4%

5-year Jul average: **5****Median Sold Price****\$427,000** **8.1%**from Jun 2022:  
**\$395,000** **18.9%**from Jul 2021:  
**\$358,995**

YTD	2022	2021	+/-
	<b>\$371,515</b>	<b>\$312,000</b>	19.1%

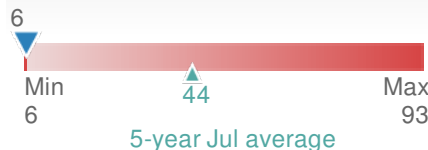
5-year Jul average: **\$309,539****Summary**

In Avon Grove (Chester, PA), the median sold price for Attached properties for July was \$427,000, representing an increase of 8.1% compared to last month and an increase of 18.9% from Jul 2021. The average days on market for units sold in July was 6 days, 86% below the 5-year July average of 44 days. There was a 62.5% month over month decrease in new contract activity with 3 New Pendings; a 15.4% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 22; and a 100% increase in supply to 4 active units.

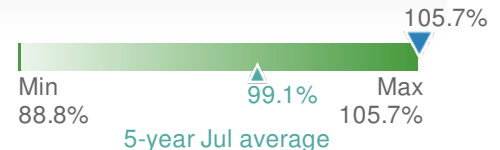
This activity resulted in a Contract Ratio of 5.50 pendings per active listing, down from 13.00 in June and an increase from 3.86 in July 2021. The Contract Ratio is 119% higher than the 5-year July average of 2.51. A higher Contract Ratio signifies a relative increase in contract activity compared to 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****4**

Jun 2022	Jul 2021
<b>2</b>	<b>7</b>

**Avg DOM****6**

Jun 2022	Jul 2021	YTD
<b>5</b>	<b>20</b>	<b>16</b>

**Avg Sold to OLP Ratio****105.7%**

Jun 2022	Jul 2021	YTD
<b>99.9%</b>	<b>99.7%</b>	<b>101.9%</b>

## July 2022

## Coatesville Area (Chester, PA)

Email: info@tcsr.realtor

## New Listings 105

-2.8% from Jun 2022: 108  
 7.1% from Jul 2021: 98

YTD	2022	2021	+/-
	633	686	-7.7%

5-year Jul average: 110

## New Pendings 91

-2.2% from Jun 2022: 93  
 9.6% from Jul 2021: 83

YTD	2022	2021	+/-
	563	602	-6.5%

5-year Jul average: 92

## Closed Sales 91

0.0% from Jun 2022: 91  
 -7.1% from Jul 2021: 98

YTD	2022	2021	+/-
	515	551	-6.5%

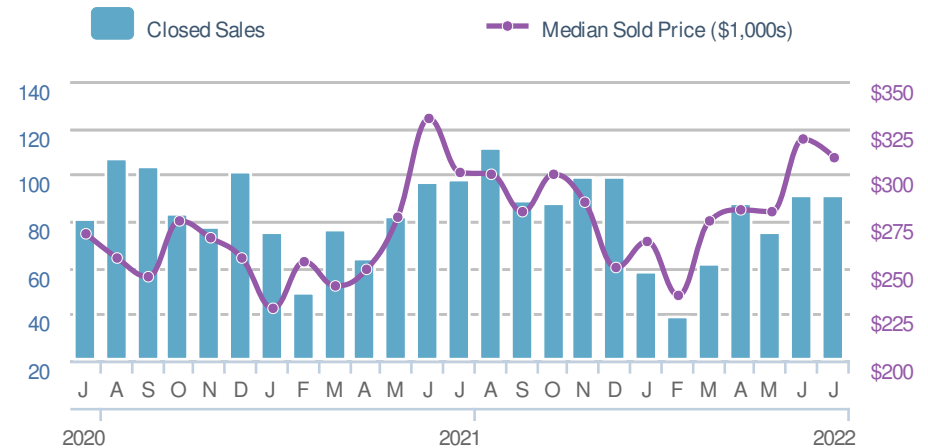
5-year Jul average: 94

## Median Sold Price \$309,900

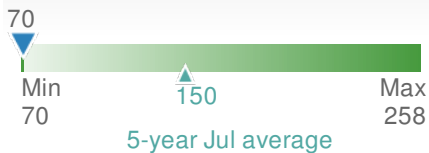
-3.0% from Jun 2022: \$319,640  
 2.8% from Jul 2021: \$301,500

YTD	2022	2021	+/-
	\$290,000	\$270,500	7.2%

5-year Jul average: \$268,080

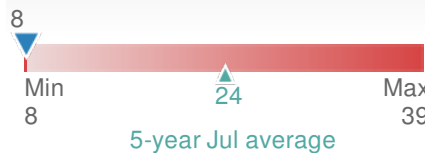


## Active Listings 70



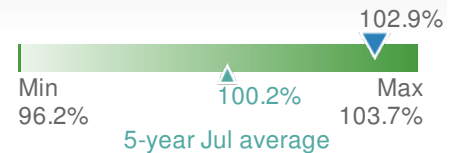
Jun 2022	Jul 2021
65	89

## Avg DOM 8



Jun 2022	Jul 2021	YTD
12	9	15

## Avg Sold to OLP Ratio 102.9%



Jun 2022	Jul 2021	YTD
104.7%	103.7%	102.1%



**July 2022**

## Coatesville Area (Chester, PA) - Detached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

**New Listings****75** **-5.1%**from Jun 2022:  
**79** **15.4%**from Jul 2021:  
**65**

YTD	2022	2021	+/-
	<b>432</b>	<b>474</b>	-8.9%

5-year Jul average: **79****New Pendings****63** **-8.7%**from Jun 2022:  
**69** **5.0%**from Jul 2021:  
**60**

YTD	2022	2021	+/-
	<b>378</b>	<b>414</b>	-8.7%

5-year Jul average: **67****Closed Sales****61** **-6.2%**from Jun 2022:  
**65** **-10.3%**from Jul 2021:  
**68**

YTD	2022	2021	+/-
	<b>349</b>	<b>379</b>	-7.9%

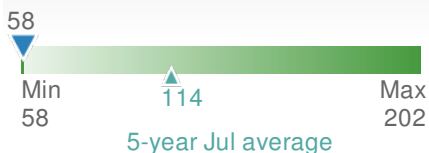
5-year Jul average: **65****Median Sold Price****\$370,000** **0.5%**from Jun 2022:  
**\$368,000** **12.1%**from Jul 2021:  
**\$329,950**

YTD	2022	2021	+/-
	<b>\$350,000</b>	<b>\$320,500</b>	9.2%

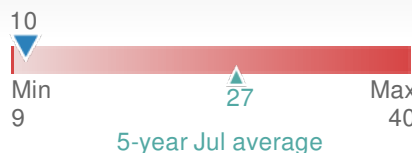
5-year Jul average: **\$304,490****Summary**

In Coatesville Area (Chester, PA), the median sold price for Detached properties for July was \$370,000, representing an increase of 0.5% compared to last month and an increase of 12.1% from Jul 2021. The average days on market for units sold in July was 10 days, 63% below the 5-year July average of 27 days. There was an 8.7% month over month decrease in new contract activity with 63 New Pendings; a 5.6% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 84; and a 7.4% increase in supply to 58 active units.

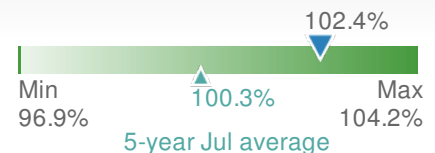
This activity resulted in a Contract Ratio of 1.45 pendings per active listing, down from 1.65 in June and a decrease from 1.65 in July 2021. The Contract Ratio is 12% higher than the 5-year July average of 1.29. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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****58**

Jun 2022	Jul 2021
<b>54</b>	<b>63</b>

**Avg DOM****10**

Jun 2022	Jul 2021	YTD
<b>14</b>	<b>9</b>	<b>17</b>

**Avg Sold to OLP Ratio****102.4%**

Jun 2022	Jul 2021	YTD
<b>104.8%</b>	<b>104.2%</b>	<b>101.8%</b>

## July 2022

## Coatesville Area (Chester, PA) - Attached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

## New Listings

30

↑ 3.4%

from Jun 2022:  
29

↓ -9.1%

from Jul 2021:  
33

YTD	2022	2021	+/-
	200	212	-5.7%

5-year Jul average: 31

## New Pendings

28

↑ 16.7%

from Jun 2022:  
24

↑ 21.7%

from Jul 2021:  
23

YTD	2022	2021	+/-
	184	188	-2.1%

5-year Jul average: 26

## Closed Sales

30

↑ 15.4%

from Jun 2022:  
26

↔ 0.0%

from Jul 2021:  
30

YTD	2022	2021	+/-
	165	172	-4.1%

5-year Jul average: 28

## Median Sold Price

\$242,500

↓ -3.4%

from Jun 2022:  
\$251,000

↑ 7.8%

from Jul 2021:  
\$225,000

YTD	2022	2021	+/-
	\$230,000	\$205,000	12.2%

5-year Jul average: \$201,500

## Summary

In Coatesville Area (Chester, PA), the median sold price for Attached properties for July was \$242,500, representing a decrease of 3.4% compared to last month and an increase of 7.8% from Jul 2021. The average days on market for units sold in July was 6 days, 66% below the 5-year July average of 18 days. There was a 16.7% month over month increase in new contract activity with 28 New Pendings; a 10.6% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 42; and a 9.1% increase in supply to 12 active units.

This activity resulted in a Contract Ratio of 3.50 pendings per active listing, down from 4.27 in June and an increase from 1.69 in July 2021. The Contract Ratio is 82% higher than the 5-year July 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

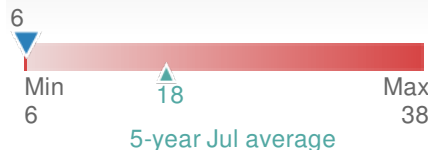
12



Jun 2022	Jul 2021
11	26

## Avg DOM

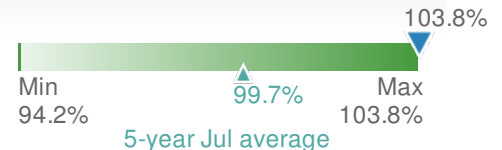
6



Jun 2022	Jul 2021	YTD
10	9	10

## Avg Sold to OLP Ratio

103.8%



Jun 2022	Jul 2021	YTD
104.6%	102.5%	102.6%

**July 2022**

## Downingtown Area (Chester, PA)

Email: info@tcsr.realtor

**New Listings****96****↓ -27.8%**from Jun 2022:  
**133****↓ -25.0%**from Jul 2021:  
**128**

YTD	2022	2021	+/-
	<b>729</b>	<b>942</b>	-22.6%

5-year Jul average: **140****New Pendings****79****↓ -26.9%**from Jun 2022:  
**108****↓ -40.6%**from Jul 2021:  
**133**

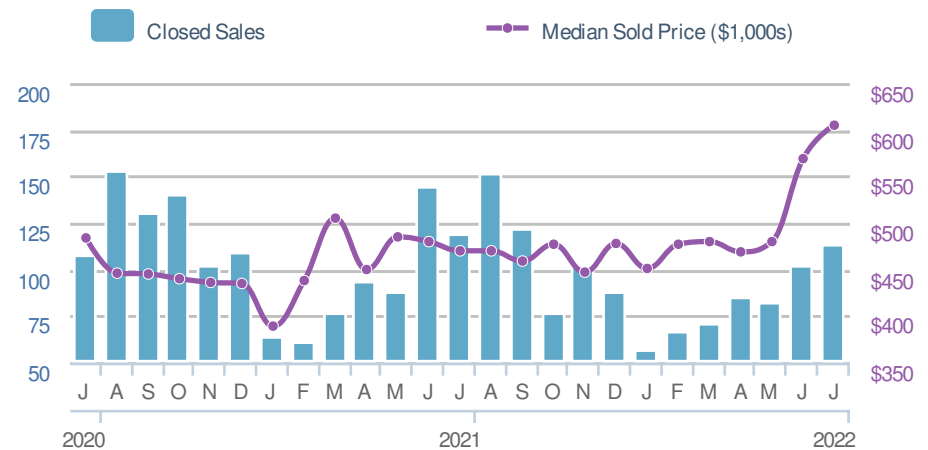
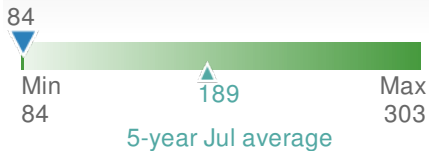
YTD	2022	2021	+/-
	<b>631</b>	<b>829</b>	-23.9%

5-year Jul average: **115****Closed Sales****113****↑ 10.8%**from Jun 2022:  
**102****↓ -4.2%**from Jul 2021:  
**118**

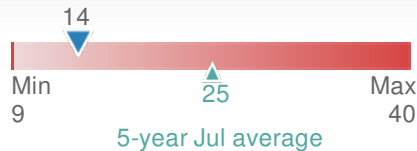
YTD	2022	2021	+/-
	<b>594</b>	<b>686</b>	-13.4%

5-year Jul average: **115****Median Sold Price****\$605,000****↑ 6.2%**from Jun 2022:  
**\$569,455****↑ 28.7%**from Jul 2021:  
**\$470,000**

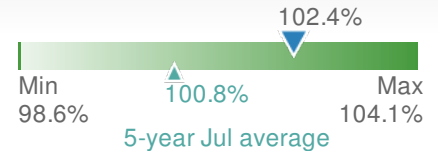
YTD	2022	2021	+/-
	<b>\$490,000</b>	<b>\$462,000</b>	6.1%

5-year Jul average: **\$485,230****Active Listings****84**

Jun 2022	Jul 2021
<b>78</b>	<b>102</b>

**Avg DOM****14**

Jun 2022	Jul 2021	YTD
<b>9</b>	<b>9</b>	<b>13</b>

**Avg Sold to OLP Ratio****102.4%**

Jun 2022	Jul 2021	YTD
<b>105.2%</b>	<b>104.1%</b>	<b>103.7%</b>

**July 2022**

## Downingtown Area (Chester, PA) - Detached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

**New Listings****67**

-28.0%

from Jun 2022:  
**93**

-5.6%

from Jul 2021:  
**71**

YTD	2022	2021	+/-
	<b>477</b>	<b>552</b>	-13.6%

5-year Jul average: **94****New Pendings****58**

-24.7%

from Jun 2022:  
**77**

-27.5%

from Jul 2021:  
**80**

YTD	2022	2021	+/-
	<b>409</b>	<b>509</b>	-19.6%

5-year Jul average: **78****Closed Sales****86**

28.4%

from Jun 2022:  
**67**

22.9%

from Jul 2021:  
**70**

YTD	2022	2021	+/-
	<b>350</b>	<b>451</b>	-22.4%

5-year Jul average: **82****Median Sold Price****\$670,000**

6.3%

from Jun 2022:  
**\$630,000**

17.3%

from Jul 2021:  
**\$571,172**

YTD	2022	2021	+/-
	<b>\$600,000</b>	<b>\$550,000</b>	9.1%

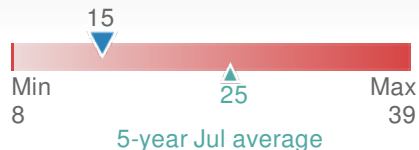
5-year Jul average: **\$552,734****Summary**

In Downingtown Area (Chester, PA), the median sold price for Detached properties for July was \$670,000, representing an increase of 6.3% compared to last month and an increase of 17.3% from Jul 2021. The average days on market for units sold in July was 15 days, 41% below the 5-year July average of 25 days. There was a 24.7% month over month decrease in new contract activity with 58 New Pendings; a 21% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 128; and a 14.3% increase in supply to 64 active units.

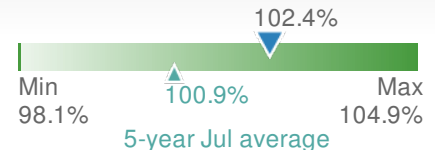
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, down from 2.89 in June and a decrease from 3.37 in July 2021. The Contract Ratio is 13% higher than the 5-year July average of 1.77. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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****64**

Jun 2022	Jul 2021
<b>56</b>	<b>57</b>

**Avg DOM****15**

Jun 2022	Jul 2021	YTD
<b>9</b>	<b>8</b>	<b>16</b>

**Avg Sold to OLP Ratio****102.4%**

Jun 2022	Jul 2021	YTD
<b>105.3%</b>	<b>104.9%</b>	<b>103.4%</b>

## July 2022

## Downingtown Area (Chester, PA) - Attached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

## New Listings

29

↓ -27.5%    ↓ -49.1%

from Jun 2022: 40    from Jul 2021: 57

YTD	2022	2021	+/-
	252	390	-35.4%

5-year Jul average: 47

## New Pendings

21

↓ -32.3%    ↓ -60.4%

from Jun 2022: 31    from Jul 2021: 53

YTD	2022	2021	+/-
	222	320	-30.6%

5-year Jul average: 38

## Closed Sales

27

↓ -22.9%    ↓ -43.8%

from Jun 2022: 35    from Jul 2021: 48

YTD	2022	2021	+/-
	244	235	3.8%

5-year Jul average: 32

## Median Sold Price

\$410,000

↑ 5.7%    ↑ 15.5%

from Jun 2022: \$388,000    from Jul 2021: \$355,000

YTD	2022	2021	+/-
	\$425,000	\$356,250	19.3%

5-year Jul average: \$330,000

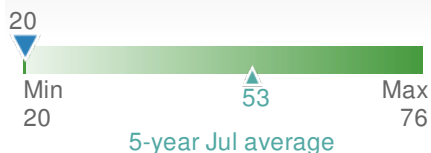
## Summary

In Downingtown Area (Chester, PA), the median sold price for Attached properties for July was \$410,000, representing an increase of 5.7% compared to last month and an increase of 15.5% from Jul 2021. The average days on market for units sold in July was 11 days, 52% below the 5-year July average of 23 days. There was a 32.3% month over month decrease in new contract activity with 21 New Pendings; a 5.2% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 92; and a 9.1% decrease in supply to 20 active units.

This activity resulted in a Contract Ratio of 4.60 pendings per active listing, up from 4.41 in June and an increase from 3.47 in July 2021. The Contract Ratio is 96% higher than the 5-year July average of 2.35. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

## Active Listings

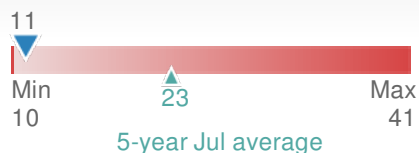
20



Jun 2022	Jul 2021
22	45

## Avg DOM

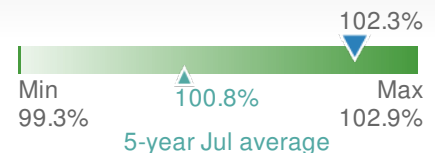
11



Jun 2022	Jul 2021	YTD
7	10	10

## Avg Sold to OLP Ratio

102.3%



Jun 2022	Jul 2021	YTD
105.0%	102.9%	104.2%

**July 2022**

Great Valley (Chester, PA)

Email: info@tcsr.realtor

**New Listings****52****↓ -29.7%**from Jun 2022:  
**74****↓ -14.8%**from Jul 2021:  
**61**

YTD	2022	2021	+/-
	<b>393</b>	<b>459</b>	-14.4%

5-year Jul average: **65****New Pendings****47****↑ 4.4%**from Jun 2022:  
**45****↓ -9.6%**from Jul 2021:  
**52**

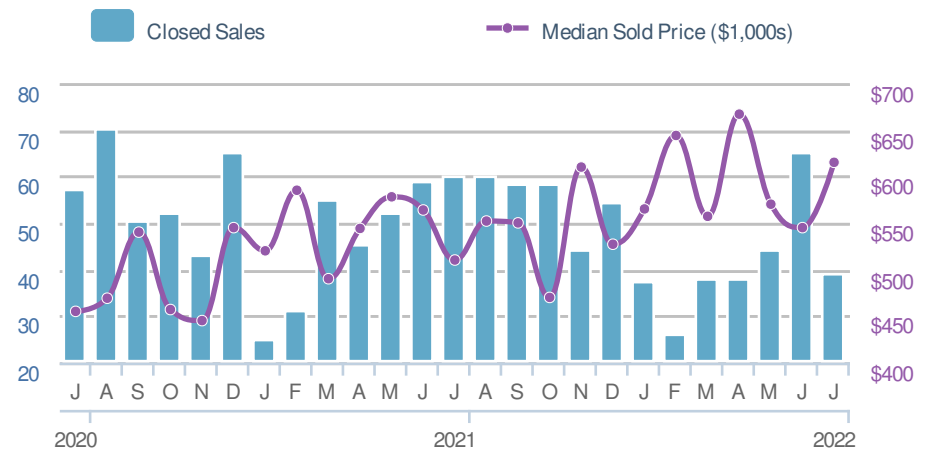
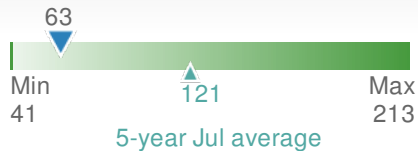
YTD	2022	2021	+/-
	<b>299</b>	<b>376</b>	-20.5%

5-year Jul average: **60****Closed Sales****39****↓ -40.0%**from Jun 2022:  
**65****↓ -35.0%**from Jul 2021:  
**60**

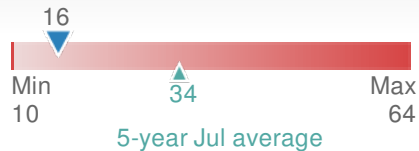
YTD	2022	2021	+/-
	<b>292</b>	<b>339</b>	-13.9%

5-year Jul average: **53****Median Sold Price****\$615,000****↑ 12.8%**from Jun 2022:  
**\$545,000****↑ 20.6%**from Jul 2021:  
**\$510,000**

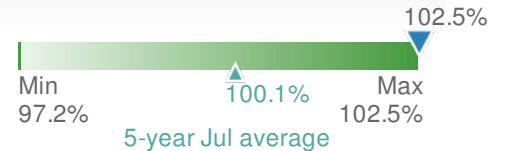
YTD	2022	2021	+/-
	<b>\$615,000</b>	<b>\$535,000</b>	15.0%

5-year Jul average: **\$502,390****Active Listings****63**

Jun 2022	Jul 2021
<b>71</b>	<b>41</b>

**Avg DOM****16**

Jun 2022	Jul 2021	YTD
<b>8</b>	<b>10</b>	<b>17</b>

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

Jun 2022	Jul 2021	YTD
<b>104.1%</b>	<b>101.3%</b>	<b>103.7%</b>

## July 2022

## Great Valley (Chester, PA) - Detached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

## New Listings

34

-22.7%

 from Jun 2022:  
44

17.2%

 from Jul 2021:  
29

YTD	2022	2021	+/-
	236	255	-7.5%

5-year Jul average: 34

## New Pendings

28

7.7%

 from Jun 2022:  
26

7.7%

 from Jul 2021:  
26

YTD	2022	2021	+/-
	176	204	-13.7%

5-year Jul average: 30

## Closed Sales

24

-38.5%

 from Jun 2022:  
39

-31.4%

 from Jul 2021:  
35

YTD	2022	2021	+/-
	167	185	-9.7%

5-year Jul average: 29

## Median Sold Price

\$775,000

22.8%

 from Jun 2022:  
\$631,000

26.0%

 from Jul 2021:  
\$615,000

YTD	2022	2021	+/-
	\$700,000	\$635,000	10.2%

5-year Jul average: \$587,000

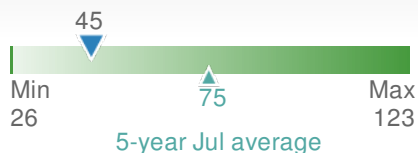
## Summary

In Great Valley (Chester, PA), the median sold price for Detached properties for July was \$775,000, representing an increase of 22.8% compared to last month and an increase of 26% from Jul 2021. The average days on market for units sold in July was 20 days, 48% below the 5-year July average of 38 days. There was a 7.7% month over month increase in new contract activity with 28 New Pendings; an 8.7% MoM increase in All Pendings (new contracts + contracts carried over from June) to 50; and an 11.8% decrease in supply to 45 active units.

This activity resulted in a Contract Ratio of 1.11 pendings per active listing, up from 0.90 in June and a decrease from 2.27 in July 2021. The Contract Ratio is 3% lower than the 5-year July average of 1.14. 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

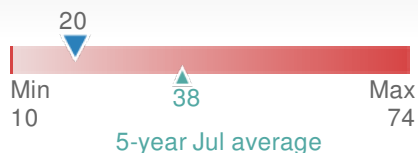
45



Jun 2022	Jul 2021
51	26

## Avg DOM

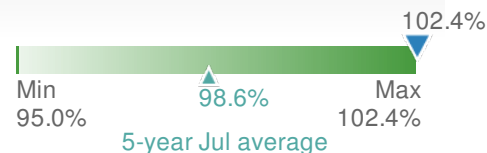
20



Jun 2022	Jul 2021	YTD
7	10	18

## Avg Sold to OLP Ratio

102.4%



Jun 2022	Jul 2021	YTD
105.1%	101.5%	103.8%

## July 2022

## Great Valley (Chester, PA) - Attached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

## New Listings

18

↓ -40.0%    ↓ -43.8%

from Jun 2022: 30    from Jul 2021: 32

YTD	2022	2021	+/-
	157	204	-23.0%

5-year Jul average: 31

## New Pendings

19

↔ 0.0%    ↓ -26.9%

from Jun 2022: 19    from Jul 2021: 26

YTD	2022	2021	+/-
	123	172	-28.5%

5-year Jul average: 30

## Closed Sales

15

↓ -42.3%    ↓ -40.0%

from Jun 2022: 26    from Jul 2021: 25

YTD	2022	2021	+/-
	125	154	-18.8%

5-year Jul average: 24

## Median Sold Price

\$535,000

↑ 5.2%    ↑ 14.8%

from Jun 2022: \$508,500    from Jul 2021: \$466,000

YTD	2022	2021	+/-
	\$530,000	\$484,500	9.4%

5-year Jul average: \$463,289

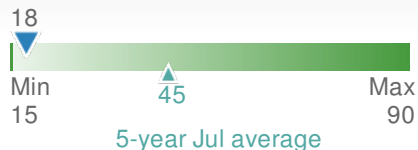
## Summary

In Great Valley (Chester, PA), the median sold price for Attached properties for July was \$535,000, representing an increase of 5.2% compared to last month and an increase of 14.8% from Jul 2021. The average days on market for units sold in July was 10 days, 65% below the 5-year July average of 28 days. There was no month over month change in new contract activity with 19 New Pendings; a 14.8% MoM increase in All Pendings (new contracts + contracts carried over from June) to 31; and a 10% decrease in supply to 18 active units.

This activity resulted in a Contract Ratio of 1.72 pendings per active listing, up from 1.35 in June and a decrease from 5.40 in July 2021. The Contract Ratio is 28% lower than the 5-year July average of 2.39. 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

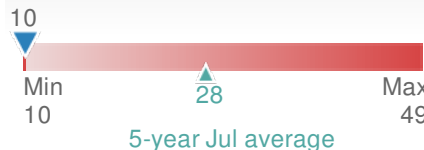
18



Jun 2022	Jul 2021
20	15

## Avg DOM

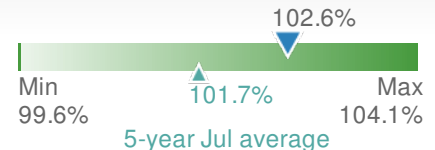
10



Jun 2022	Jul 2021	YTD
10	12	16

## Avg Sold to OLP Ratio

102.6%



Jun 2022	Jul 2021	YTD
102.7%	101.1%	103.5%



**July 2022**

## Kennett Consolidated (Chester, PA)

Email: info@tcsr.realtor

**New Listings****33**

**-28.3%**  
 from Jun 2022:  
**46**

**-19.5%**  
 from Jul 2021:  
**41**

YTD	2022	2021	+/-
	<b>251</b>	<b>328</b>	-23.5%

5-year Jul average: **43****New Pendings****33**

**-2.9%**  
 from Jun 2022:  
**34**

**0.0%**  
 from Jul 2021:  
**33**

YTD	2022	2021	+/-
	<b>217</b>	<b>294</b>	-26.2%

5-year Jul average: **37****Closed Sales****36**

**38.5%**  
 from Jun 2022:  
**26**

**-20.0%**  
 from Jul 2021:  
**45**

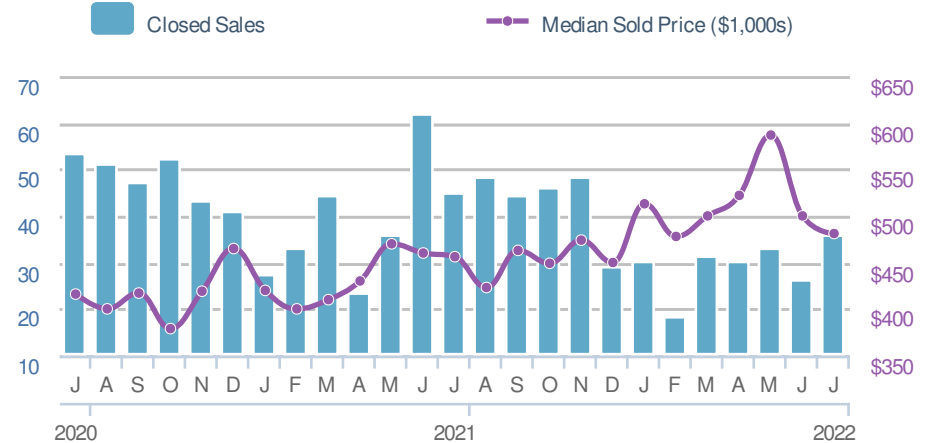
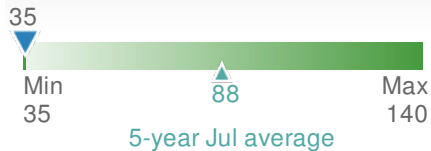
YTD	2022	2021	+/-
	<b>209</b>	<b>278</b>	-24.8%

5-year Jul average: **42****Median Sold Price****\$481,500**

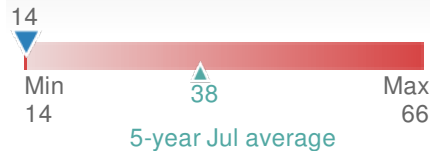
**-3.8%**  
 from Jun 2022:  
**\$500,500**

**5.4%**  
 from Jul 2021:  
**\$456,700**

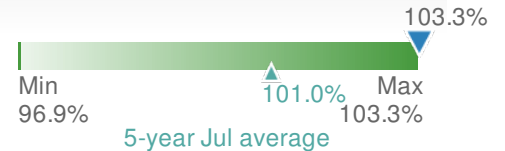
YTD	2022	2021	+/-
	<b>\$512,985</b>	<b>\$440,000</b>	16.6%

5-year Jul average: **\$422,119****Active Listings****35**

Jun 2022	Jul 2021
<b>38</b>	<b>43</b>

**Avg DOM****14**

Jun 2022	Jul 2021	YTD
<b>7</b>	<b>21</b>	<b>26</b>

**Avg Sold to OLP Ratio****103.3%**

Jun 2022	Jul 2021	YTD
<b>105.7%</b>	<b>102.8%</b>	<b>104.3%</b>

## July 2022

## Kennett Consolidated (Chester, PA) - Detached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

## New Listings

17

 **-22.7%**  
 from Jun 2022: **22**


 **-19.0%**  
 from Jul 2021: **21**

YTD	2022	2021	+/-
	<b>135</b>	<b>181</b>	-25.4%

5-year Jul average: **23**

## New Pendings

17

 **-5.6%**  
 from Jun 2022: **18**

 **-10.5%**  
 from Jul 2021: **19**

YTD	2022	2021	+/-
	<b>119</b>	<b>159</b>	-25.2%

5-year Jul average: **22**

## Closed Sales

19

 **35.7%**  
 from Jun 2022: **14**

 **-34.5%**  
 from Jul 2021: **29**

YTD	2022	2021	+/-
	<b>110</b>	<b>155</b>	-29.0%

5-year Jul average: **26**

## Median Sold Price

\$520,000

 **-10.3%**  
 from Jun 2022: **\$580,000**

 **1.4%**  
 from Jul 2021: **\$513,000**

YTD	2022	2021	+/-
	<b>\$583,500</b>	<b>\$500,000</b>	16.7%

5-year Jul average: **\$475,900**

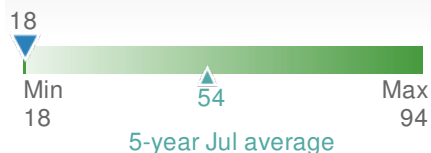
## Summary

In Kennett Consolidated (Chester, PA), the median sold price for Detached properties for July was \$520,000, representing a decrease of 10.3% compared to last month and an increase of 1.4% from Jul 2021. The average days on market for units sold in July was 7 days, 70% below the 5-year July average of 24 days. There was a 5.6% month over month decrease in new contract activity with 17 New Pendings; a 9.1% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 30; and a 5.3% decrease in supply to 18 active units.

This activity resulted in a Contract Ratio of 1.67 pendings per active listing, down from 1.74 in June and an increase from 1.42 in July 2021. The Contract Ratio is 60% higher than the 5-year July average of 1.04. 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

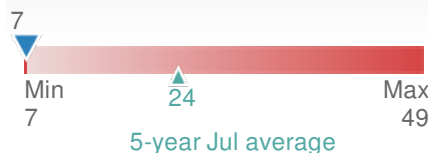
18



Jun 2022	Jul 2021
<b>19</b>	<b>26</b>

## Avg DOM

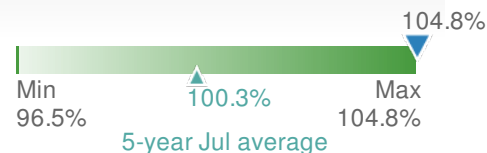
7



Jun 2022	Jul 2021	YTD
<b>5</b>	<b>14</b>	<b>17</b>

## Avg Sold to OLP Ratio

104.8%



Jun 2022	Jul 2021	YTD
<b>108.0%</b>	<b>101.6%</b>	<b>102.8%</b>

**July 2022****Kennett Consolidated (Chester, PA) - Attached**

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

**New Listings****16**

**-33.3%**  
 from Jun 2022: **24**  
**-20.0%**  
 from Jul 2021: **20**

YTD	2022	2021	+/-
	<b>116</b>	<b>147</b>	-21.1%

5-year Jul average: **20****New Pendings****16**

**0.0%**  
 from Jun 2022: **16**  
**14.3%**  
 from Jul 2021: **14**

YTD	2022	2021	+/-
	<b>98</b>	<b>135</b>	-27.4%

5-year Jul average: **15****Closed Sales****17**

**41.7%**  
 from Jun 2022: **12**  
**6.3%**  
 from Jul 2021: **16**

YTD	2022	2021	+/-
	<b>99</b>	<b>123</b>	-19.5%

5-year Jul average: **16****Median Sold Price****\$450,000**

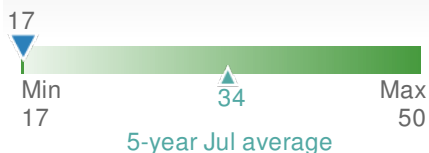
**-4.0%**  
 from Jun 2022: **\$468,967**  
**7.7%**  
 from Jul 2021: **\$418,000**

YTD	2022	2021	+/-
	<b>\$465,000</b>	<b>\$402,651</b>	15.5%

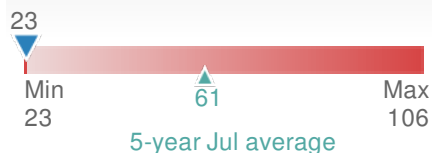
5-year Jul average: **\$381,136****Summary**

In Kennett Consolidated (Chester, PA), the median sold price for Attached properties for July was \$450,000, representing a decrease of 4% compared to last month and an increase of 7.7% from Jul 2021. The average days on market for units sold in July was 23 days, 62% below the 5-year July average of 61 days. There was no month over month change in new contract activity with 16 New Pendings; a 7.1% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 52; and a 10.5% decrease in supply to 17 active units.

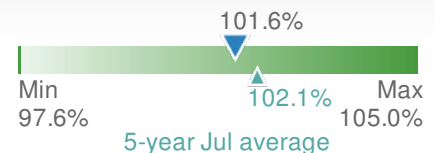
This activity resulted in a Contract Ratio of 3.06 pendings per active listing, up from 2.95 in June and a decrease from 4.18 in July 2021. The Contract Ratio is 47% higher than the 5-year July average of 2.08. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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**

Jun 2022	Jul 2021
<b>19</b>	<b>17</b>

**Avg DOM****23**

Jun 2022	Jul 2021	YTD
<b>11</b>	<b>35</b>	<b>35</b>

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

Jun 2022	Jul 2021	YTD
<b>103.0%</b>	<b>105.0%</b>	<b>106.0%</b>

**July 2022**

## Octorara Area (Chester, PA)

Email: info@tcsr.realtor

**New Listings****8**

**-33.3%**  
 from Jun 2022: **12**

**-63.6%**  
 from Jul 2021: **22**

YTD	2022	2021	+/-
	<b>80</b>	<b>114</b>	<b>-29.8%</b>

5-year Jul average: **20****New Pendings****8**

**-11.1%**  
 from Jun 2022: **9**

**-52.9%**  
 from Jul 2021: **17**

YTD	2022	2021	+/-
	<b>71</b>	<b>102</b>	<b>-30.4%</b>

5-year Jul average: **15****Closed Sales****11**

**0.0%**  
 from Jun 2022: **11**

**-35.3%**  
 from Jul 2021: **17**

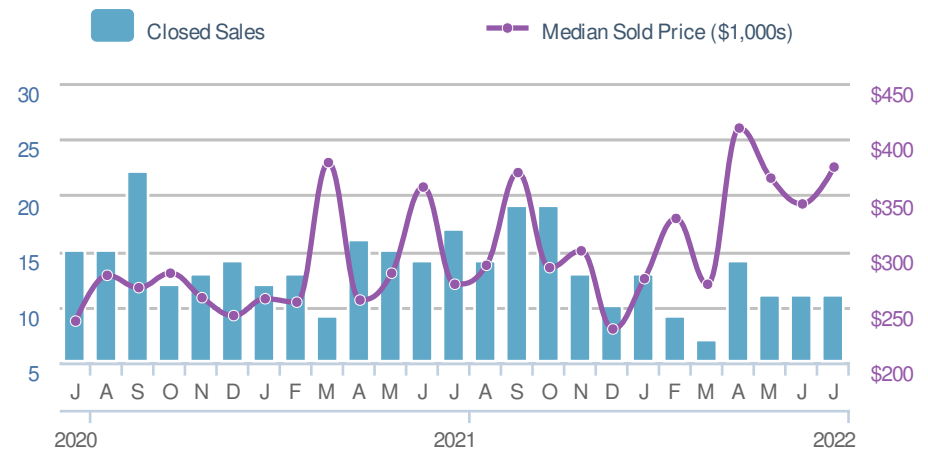
YTD	2022	2021	+/-
	<b>78</b>	<b>97</b>	<b>-19.6%</b>

5-year Jul average: **16****Median Sold Price****\$375,000**

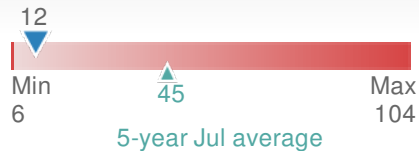
**9.5%**  
 from Jun 2022: **\$342,500**

**38.9%**  
 from Jul 2021: **\$270,000**

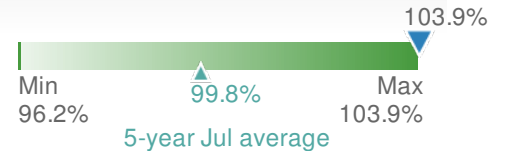
YTD	2022	2021	+/-
	<b>\$330,000</b>	<b>\$280,000</b>	<b>17.9%</b>

5-year Jul average: **\$269,400****Active Listings****17**

Jun 2022	Jul 2021
<b>18</b>	<b>26</b>

**Avg DOM****12**

Jun 2022	Jul 2021	YTD
<b>12</b>	<b>6</b>	<b>14</b>

**Avg Sold to OLP Ratio****103.9%**

Jun 2022	Jul 2021	YTD
<b>114.8%</b>	<b>103.1%</b>	<b>106.2%</b>

## July 2022

## Octorara Area (Chester, PA) - Detached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

## New Listings

6

 **-40.0%**  
 from Jun 2022:  
 10

 **-62.5%**  
 from Jul 2021:  
 16

YTD	2022	2021	+/-
	67	82	-18.3%

5-year Jul average: 16

## New Pendings

7

 **0.0%**  
 from Jun 2022:  
 7

 **-41.7%**  
 from Jul 2021:  
 12

YTD	2022	2021	+/-
	60	72	-16.7%

5-year Jul average: 11

## Closed Sales

11

 **10.0%**  
 from Jun 2022:  
 10

 **-8.3%**  
 from Jul 2021:  
 12

YTD	2022	2021	+/-
	67	63	6.3%

5-year Jul average: 12

## Median Sold Price

\$375,000

 **3.3%**  
 from Jun 2022:  
 \$363,000

 **12.8%**  
 from Jul 2021:  
 \$332,500

YTD	2022	2021	+/-
	\$365,000	\$320,000	14.1%

5-year Jul average: \$290,700

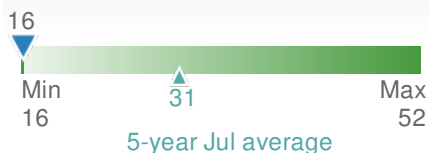
## Summary

In Octorara Area (Chester, PA), the median sold price for Detached properties for July was \$375,000, representing an increase of 3.3% compared to last month and an increase of 12.8% from Jul 2021. The average days on market for units sold in July was 12 days, 76% below the 5-year July average of 50 days. There was no month over month change in new contract activity with 7 New Pendings; a 26.3% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 14; and an 11.1% decrease in supply to 16 active units.

This activity resulted in a Contract Ratio of 0.88 pendings per active listing, down from 1.06 in June and a decrease from 1.15 in July 2021. The Contract Ratio is 11% higher than the 5-year July average of 0.79. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

## Active Listings

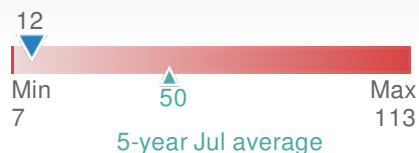
16



Jun 2022	Jul 2021
18	20

## Avg DOM

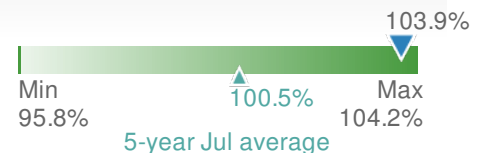
12



Jun 2022	Jul 2021	YTD
12	7	15

## Avg Sold to OLP Ratio

103.9%



Jun 2022	Jul 2021	YTD
116.0%	104.2%	107.2%

## July 2022

## Octorara Area (Chester, PA) - Attached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

## New Listings

2

↔ 0.0%

from Jun 2022:  
2

↓ -66.7%

from Jul 2021:  
6

YTD	2022	2021	+/-
	13	32	-59.4%

5-year Jul average: 4

## New Pendings

1

↓ -50.0%

from Jun 2022:  
2

↓ -80.0%

from Jul 2021:  
5

YTD	2022	2021	+/-
	11	30	-63.3%

5-year Jul average: 4

## Closed Sales

0

↓ -100.0%

from Jun 2022:  
1

↓ -100.0%

from Jul 2021:  
5

YTD	2022	2021	+/-
	11	34	-67.6%

5-year Jul average: 4

## Median Sold Price

\$0

↓ -100.0%

from Jun 2022:  
\$215,000

↓ -100.0%

from Jul 2021:  
\$218,000

YTD	2022	2021	+/-
	\$215,000	\$214,000	0.5%

5-year Jul average: \$156,655

## Summary

In Octorara Area (Chester, PA), the median sold price for Attached properties for July was \$0, representing a decrease of 100% compared to last month and a decrease of 100% from Jul 2021. The average days on market for units sold in July was 0 days, 100% below the 5-year July average of 32 days. There was a 50% month over month decrease in new contract activity with 1 New Pendings; a 50% MoM increase in All Pendings (new contracts + contracts carried over from June) to 3; and a 0% increase in supply to 1 active units.

This activity resulted in a Contract Ratio of 3.00 pendings per active listing, up from 0.00 in June and an increase from 1.33 in July 2021. The Contract Ratio is 118% higher than the 5-year July average of 1.38. 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

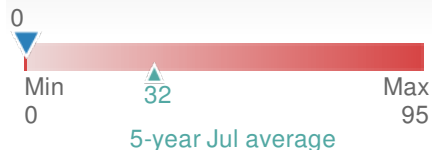
1



Jun 2022	Jul 2021
0	6

## Avg DOM

0



Jun 2022	Jul 2021	YTD
11	4	10

## Avg Sold to OLP Ratio

0.0%



Jun 2022	Jul 2021	YTD
102.9%	100.3%	100.6%

**July 2022**

Owen J Roberts (Chester, PA)



Email: info@tcsr.realtor

**New Listings****40**

 **-20.0%**     **-29.8%**  
 from Jun 2022: **50**    from Jul 2021: **57**



YTD	2022	2021	+/-
	<b>276</b>	<b>357</b>	<b>-22.7%</b>

5-year Jul average: **56****New Pendings****44**

 **4.8%**     **-13.7%**  
 from Jun 2022: **42**    from Jul 2021: **51**



YTD	2022	2021	+/-
	<b>240</b>	<b>306</b>	<b>-21.6%</b>

5-year Jul average: **50****Closed Sales****46**

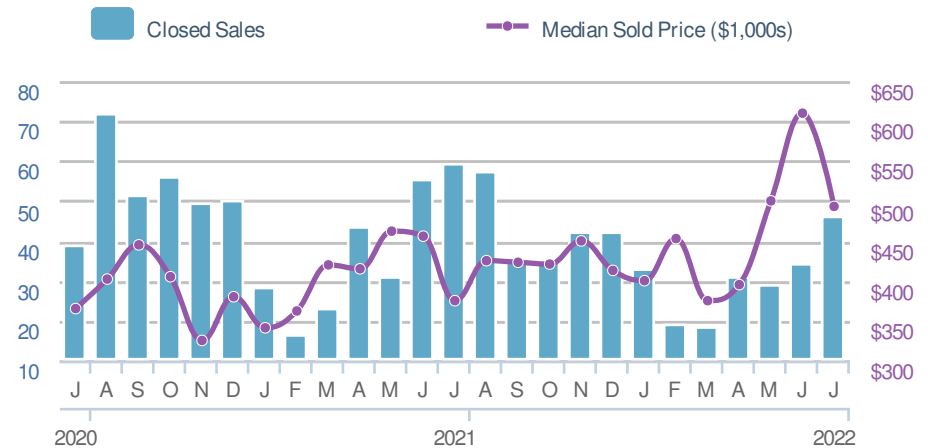
 **35.3%**     **-22.0%**  
 from Jun 2022: **34**    from Jul 2021: **59**

YTD	2022	2021	+/-
	<b>219</b>	<b>264</b>	<b>-17.0%</b>

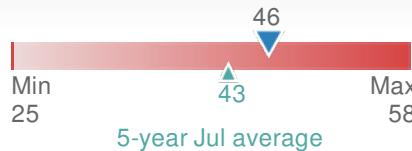
5-year Jul average: **50****Median Sold Price****\$493,000**

 **-19.2%**     **31.5%**  
 from Jun 2022: **\$610,000**    from Jul 2021: **\$375,000**

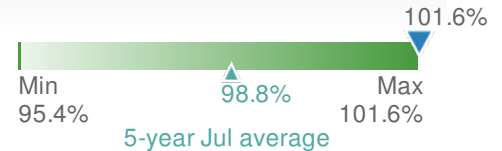
YTD	2022	2021	+/-
	<b>\$485,000</b>	<b>\$395,000</b>	<b>22.8%</b>

5-year Jul average: **\$388,450****Active Listings****35**

Jun 2022	Jul 2021
<b>41</b>	<b>49</b>

**Avg DOM****46**

Jun 2022	Jul 2021	YTD
<b>17</b>	<b>25</b>	<b>25</b>

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

Jun 2022	Jul 2021	YTD
<b>101.0%</b>	<b>101.6%</b>	<b>101.8%</b>

**July 2022**

Owen J Roberts (Chester, PA) - Detached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

**New Listings****35** **-14.6%**

from Jun 2022:

**41** **-18.6%**

from Jul 2021:

**43**

YTD	2022	2021	+/-
	<b>235</b>	<b>304</b>	-22.7%

5-year Jul average: **48****New Pendings****39** **14.7%**

from Jun 2022:

**34** **-7.1%**

from Jul 2021:

**42**

YTD	2022	2021	+/-
	<b>203</b>	<b>262</b>	-22.5%

5-year Jul average: **43****Closed Sales****37** **15.6%**

from Jun 2022:

**32** **-24.5%**

from Jul 2021:

**49**

YTD	2022	2021	+/-
	<b>187</b>	<b>221</b>	-15.4%

5-year Jul average: **41****Median Sold Price****\$526,000** **-16.2%**

from Jun 2022:

**\$627,500** **23.8%**

from Jul 2021:

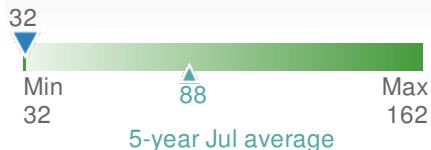
**\$425,000**

YTD	2022	2021	+/-
	<b>\$526,000</b>	<b>\$457,000</b>	15.1%

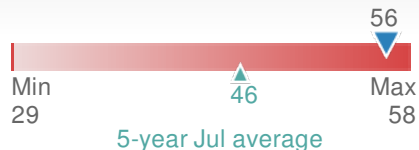
5-year Jul average: **\$442,470****Summary**

In Owen J Roberts (Chester, PA), the median sold price for Detached properties for July was \$526,000, representing a decrease of 16.2% compared to last month and an increase of 23.8% from Jul 2021. The average days on market for units sold in July was 56 days, 22% above the 5-year July average of 46 days. There was a 14.7% month over month increase in new contract activity with 39 New Pendings; a 1.7% MoM increase in All Pendings (new contracts + contracts carried over from June) to 59; and a 17.9% decrease in supply to 32 active units.

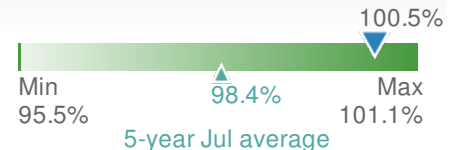
This activity resulted in a Contract Ratio of 1.84 pendings per active listing, up from 1.49 in June and an increase from 1.67 in July 2021. The Contract Ratio is 44% higher than the 5-year July average of 1.28. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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****32**

Jun 2022	Jul 2021
<b>39</b>	<b>43</b>

**Avg DOM****56**

Jun 2022	Jul 2021	YTD
<b>17</b>	<b>29</b>	<b>27</b>

**Avg Sold to OLP Ratio****100.5%**

Jun 2022	Jul 2021	YTD
<b>101.0%</b>	<b>101.1%</b>	<b>101.4%</b>



**July 2022**

Owen J Roberts (Chester, PA) - Attached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

**New Listings****5**

 **-44.4%**  
 from Jun 2022: **9**

 **-64.3%**  
 from Jul 2021: **14**

YTD	2022	2021	+/-
	<b>41</b>	<b>53</b>	-22.6%

5-year Jul average: **8****New Pendings****5**

 **-37.5%**  
 from Jun 2022: **8**

 **-44.4%**  
 from Jul 2021: **9**

YTD	2022	2021	+/-
	<b>37</b>	<b>44</b>	-15.9%


5-year Jul average: **6****Closed Sales****9**


 **350.0%**  
 from Jun 2022: **2**

 **-10.0%**  
 from Jul 2021: **10**

YTD	2022	2021	+/-
	<b>32</b>	<b>43</b>	-25.6%

5-year Jul average: **9****Median Sold Price****\$435,000**

 **-6.5%**  
 from Jun 2022: **\$465,000**

 **58.3%**  
 from Jul 2021: **\$274,750**

YTD	2022	2021	+/-
	<b>\$343,750</b>	<b>\$300,776</b>	14.3%

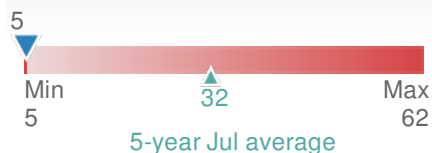
5-year Jul average: **\$302,449****Summary**

In Owen J Roberts (Chester, PA), the median sold price for Attached properties for July was \$435,000, representing a decrease of 6.5% compared to last month and an increase of 58.3% from Jul 2021. The average days on market for units sold in July was 5 days, 85% below the 5-year July average of 32 days. There was a 37.5% month over month decrease in new contract activity with 5 New Pendings; a 35.7% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 9; and a 50% increase in supply to 3 active units.

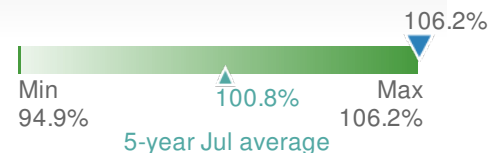
This activity resulted in a Contract Ratio of 3.00 pendings per active listing, down from 7.00 in June and an increase from 2.67 in July 2021. The Contract Ratio is 81% higher than the 5-year July average of 1.66. A higher Contract Ratio signifies a relative increase in contract activity compared to 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**

Jun 2022	Jul 2021
<b>2</b>	<b>6</b>

**Avg DOM****5**

Jun 2022	Jul 2021	YTD
<b>6</b>	<b>6</b>	<b>11</b>

**Avg Sold to OLP Ratio****106.2%**

Jun 2022	Jul 2021	YTD
<b>100.8%</b>	<b>103.9%</b>	<b>104.0%</b>

**July 2022**

Oxford Area (Chester, PA)

Email: info@tcsr.realtor

**New Listings****39****↑21.9%**from Jun 2022:  
**32****↑2.6%**from Jul 2021:  
**38**

YTD	2022	2021	+/-
	<b>166</b>	<b>251</b>	<b>-33.9%</b>

5-year Jul average: **33****New Pendings****24****↑9.1%**from Jun 2022:  
**22****↓-20.0%**from Jul 2021:  
**30**

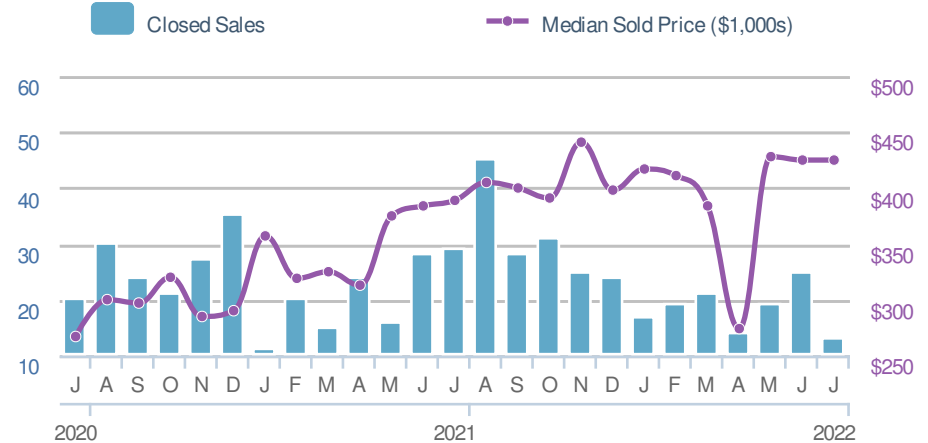
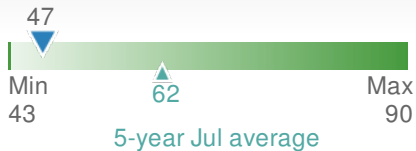
YTD	2022	2021	+/-
	<b>135</b>	<b>209</b>	<b>-35.4%</b>

5-year Jul average: **25****Closed Sales****13****↓-48.0%**from Jun 2022:  
**25****↓-55.2%**from Jul 2021:  
**29**

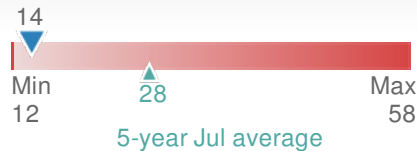
YTD	2022	2021	+/-
	<b>130</b>	<b>148</b>	<b>-12.2%</b>

5-year Jul average: **24****Median Sold Price****\$425,000****↔0.0%**from Jun 2022:  
**\$425,000****↑9.0%**from Jul 2021:  
**\$389,900**

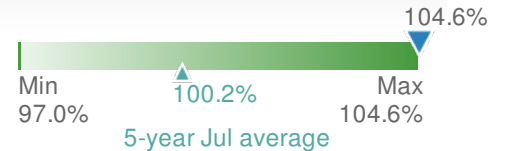
YTD	2022	2021	+/-
	<b>\$410,000</b>	<b>\$356,000</b>	<b>15.2%</b>

5-year Jul average: **\$338,610****Active Listings****47**

Jun 2022	Jul 2021
<b>44</b>	<b>43</b>

**Avg DOM****14**

Jun 2022	Jul 2021	YTD
<b>6</b>	<b>12</b>	<b>10</b>

**Avg Sold to OLP Ratio****104.6%**

Jun 2022	Jul 2021	YTD
<b>108.8%</b>	<b>103.1%</b>	<b>106.6%</b>

**July 2022****Oxford Area (Chester, PA) - Detached****Tri-County Suburban REALTORS**

Email: info@tcsr.realtor

**New Listings****39** **25.8%**from Jun 2022:  
**31** **2.6%**from Jul 2021:  
**38**

YTD	2022	2021	+/-
	<b>159</b>	<b>242</b>	-34.3%

5-year Jul average: **32****New Pendings****24** **9.1%**from Jun 2022:  
**22** **-17.2%**from Jul 2021:  
**29**

YTD	2022	2021	+/-
	<b>129</b>	<b>200</b>	-35.5%

5-year Jul average: **25****Closed Sales****13** **-48.0%**from Jun 2022:  
**25** **-55.2%**from Jul 2021:  
**29**

YTD	2022	2021	+/-
	<b>124</b>	<b>140</b>	-11.4%

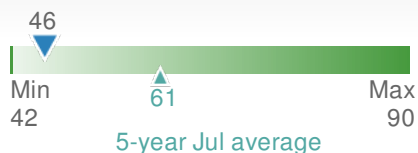
5-year Jul average: **23****Median Sold Price****\$425,000** **0.0%**from Jun 2022:  
**\$425,000** **9.0%**from Jul 2021:  
**\$389,900**

YTD	2022	2021	+/-
	<b>\$412,761</b>	<b>\$360,000</b>	14.7%

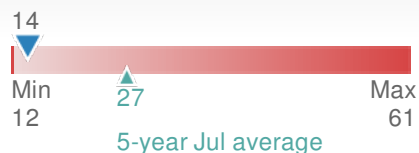
5-year Jul average: **\$341,368****Summary**

In Oxford Area (Chester, PA), the median sold price for Detached properties for July was \$425,000, representing no change compared to last month and an increase of 9% from Jul 2021. The average days on market for units sold in July was 14 days, 48% below the 5-year July average of 27 days. There was a 9.1% month over month increase in new contract activity with 24 New Pendings; a 16.7% MoM increase in All Pendings (new contracts + contracts carried over from June) to 56; and a 9.5% increase in supply to 46 active units.

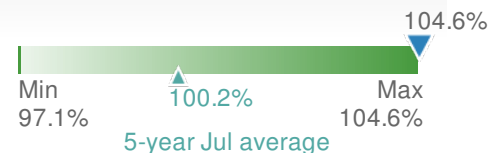
This activity resulted in a Contract Ratio of 1.22 pendings per active listing, up from 1.14 in June and a decrease from 2.36 in July 2021. The Contract Ratio is 8% higher than the 5-year July average of 1.13. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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****46**

Jun 2022	Jul 2021
<b>42</b>	<b>42</b>

**Avg DOM****14**

Jun 2022	Jul 2021	YTD
<b>6</b>	<b>12</b>	<b>10</b>

**Avg Sold to OLP Ratio****104.6%**

Jun 2022	Jul 2021	YTD
<b>108.8%</b>	<b>103.1%</b>	<b>106.8%</b>

**July 2022****Oxford Area (Chester, PA) - Attached**

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

**New Listings****0** **-100.0%**

from Jun 2022:

**1** **0.0%**

from Jul 2021:

**0**

YTD	2022	2021	+/-
	<b>7</b>	<b>9</b>	-22.2%

5-year Jul average: **1****New Pendings****0** **0.0%**

from Jun 2022:

**0** **-100.0%**

from Jul 2021:

**1**

YTD	2022	2021	+/-
	<b>6</b>	<b>9</b>	-33.3%

5-year Jul average: **1****Closed Sales****0** **0.0%**

from Jun 2022:

**0** **0.0%**

from Jul 2021:

**0**

YTD	2022	2021	+/-
	<b>6</b>	<b>8</b>	-25.0%

5-year Jul average: **1****Median Sold Price****\$0** **0.0%**

from Jun 2022:

**\$0** **0.0%**

from Jul 2021:

**\$0**

YTD	2022	2021	+/-
	<b>\$175,000</b>	<b>\$182,500</b>	-4.1%

5-year Jul average: **\$71,680****Summary**

In Oxford Area (Chester, PA), the median sold price for Attached properties for July was \$0, representing no change compared to last month and no change from Jul 2021. The average days on market for units sold in July was 0 days, 100% below the 5-year July average of 70 days. There was no month over month change in new contract activity with 0 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from June) with 1; and a 50% decrease in supply to 1 active units.

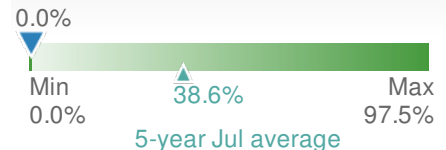
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, up from 0.50 in June and no change from July 2021. The Contract Ratio is 50% higher than the 5-year July average of 0.67. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****1**

Jun 2022	Jul 2021
<b>2</b>	<b>1</b>

**Avg DOM****0**

Jun 2022	Jul 2021	YTD
<b>0</b>	<b>0</b>	<b>9</b>

**Avg Sold to OLP Ratio****0.0%**

Jun 2022	Jul 2021	YTD
<b>0.0%</b>	<b>0.0%</b>	<b>103.8%</b>

**July 2022**

## Phoenixville Area (Chester, PA)

Email: info@tcsr.realtor

**New Listings****45**

**-40.0%**  
 from Jun 2022:  
**75**

**-31.8%**  
 from Jul 2021:  
**66**

YTD	2022	2021	+/-
	<b>361</b>	<b>433</b>	-16.6%

5-year Jul average: **55****New Pendings****48**

**-11.1%**  
 from Jun 2022:  
**54**

**-18.6%**  
 from Jul 2021:  
**59**

YTD	2022	2021	+/-
	<b>313</b>	<b>393</b>	-20.4%

5-year Jul average: **49****Closed Sales****45**

**-25.0%**  
 from Jun 2022:  
**60**

**-30.8%**  
 from Jul 2021:  
**65**

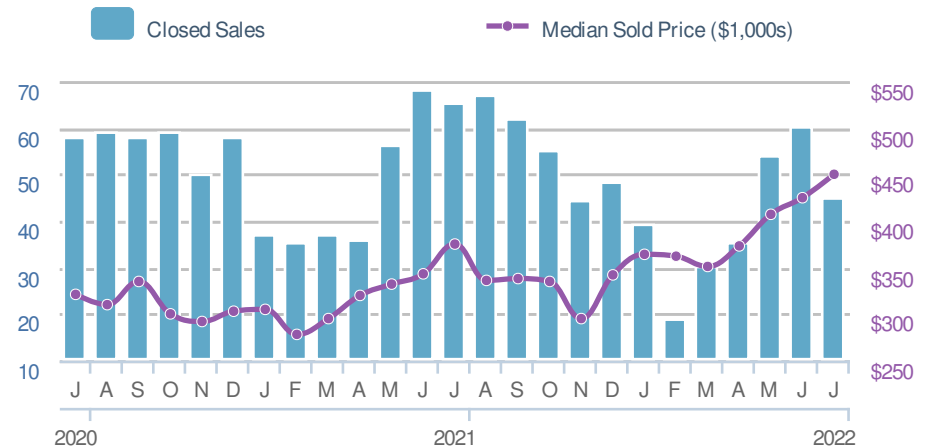
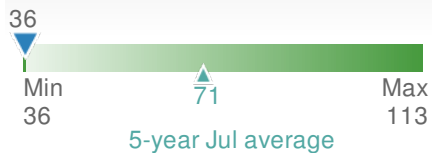
YTD	2022	2021	+/-
	<b>288</b>	<b>341</b>	-15.5%

5-year Jul average: **56****Median Sold Price****\$450,000**

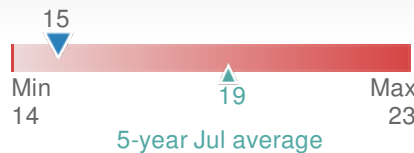
**5.9%**  
 from Jun 2022:  
**\$425,000**

**20.0%**  
 from Jul 2021:  
**\$375,000**

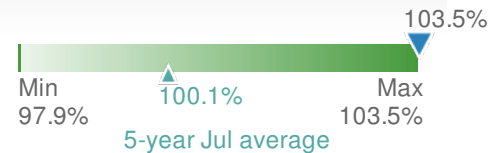
YTD	2022	2021	+/-
	<b>\$395,000</b>	<b>\$330,000</b>	19.7%

5-year Jul average: **\$344,840****Active Listings****36**

Jun 2022	Jul 2021
<b>47</b>	<b>47</b>

**Avg DOM****15**

Jun 2022	Jul 2021	YTD
<b>9</b>	<b>14</b>	<b>16</b>

**Avg Sold to OLP Ratio****103.5%**

Jun 2022	Jul 2021	YTD
<b>104.9%</b>	<b>101.5%</b>	<b>103.5%</b>

**July 2022**

## Phoenixville Area (Chester, PA) - Detached

Tri-County Suburban REALTORS



Email: info@tcsr.realtor

**New Listings****22**

 **-38.9%**      **-37.1%**  
 from Jun 2022: **36**     from Jul 2021: **35**



YTD	2022	2021	+/-
	<b>179</b>	<b>218</b>	-17.9%

5-year Jul average: **29****New Pendings****28**

 **-3.4%**      **-3.4%**  
 from Jun 2022: **29**     from Jul 2021: **29**



YTD	2022	2021	+/-
	<b>161</b>	<b>191</b>	-15.7%

5-year Jul average: **26****Closed Sales****31**

 **-16.2%**      **-11.4%**  
 from Jun 2022: **37**     from Jul 2021: **35**

YTD	2022	2021	+/-
	<b>155</b>	<b>170</b>	-8.8%

5-year Jul average: **30****Median Sold Price****\$575,000**

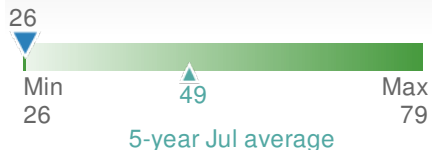
 **-4.2%**      **13.9%**  
 from Jun 2022: **\$600,000**     from Jul 2021: **\$505,000**

YTD	2022	2021	+/-
	<b>\$522,500</b>	<b>\$393,750</b>	32.7%

5-year Jul average: **\$439,850****Summary**

In Phoenixville Area (Chester, PA), the median sold price for Detached properties for July was \$575,000, representing a decrease of 4.2% compared to last month and an increase of 13.9% from Jul 2021. The average days on market for units sold in July was 17 days, 21% below the 5-year July average of 22 days. There was a 3.4% month over month decrease in new contract activity with 28 New Pendings; a 9.3% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 39; and a 16.1% decrease in supply to 26 active units.

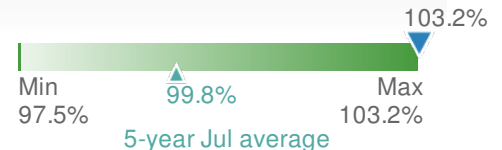
This activity resulted in a Contract Ratio of 1.50 pendings per active listing, up from 1.39 in June and a decrease from 1.62 in July 2021. The Contract Ratio is 34% higher than the 5-year July average of 1.12. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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****26**

Jun 2022	Jul 2021
<b>31</b>	<b>29</b>

**Avg DOM****17**

Jun 2022	Jul 2021	YTD
<b>11</b>	<b>14</b>	<b>17</b>

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

Jun 2022	Jul 2021	YTD
<b>104.9%</b>	<b>102.6%</b>	<b>103.7%</b>

**July 2022**

## Phoenixville Area (Chester, PA) - Attached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

**New Listings****23**

 **-41.0%**  
 from Jun 2022: **39**

 **-25.8%**  
 from Jul 2021: **31**

YTD	2022	2021	+/-
	<b>181</b>	<b>214</b>	-15.4%


5-year Jul average: **27****New Pendings****20**


 **-20.0%**  
 from Jun 2022: **25**

 **-33.3%**  
 from Jul 2021: **30**

YTD	2022	2021	+/-
	<b>151</b>	<b>201</b>	-24.9%

5-year Jul average: **23****Closed Sales****14**

 **-39.1%**  
 from Jun 2022: **23**

 **-51.7%**  
 from Jul 2021: **29**

YTD	2022	2021	+/-
	<b>132</b>	<b>170</b>	-22.4%

5-year Jul average: **25****Median Sold Price****\$335,000**

 **8.1%**  
 from Jun 2022: **\$310,000**

 **17.5%**  
 from Jul 2021: **\$285,000**

YTD	2022	2021	+/-
	<b>\$310,000</b>	<b>\$285,000</b>	8.8%

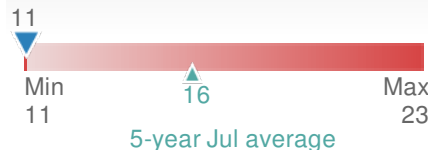
5-year Jul average: **\$283,200****Summary**

In Phoenixville Area (Chester, PA), the median sold price for Attached properties for July was \$335,000, representing an increase of 8.1% compared to last month and an increase of 17.5% from Jul 2021. The average days on market for units sold in July was 11 days, 32% below the 5-year July average of 16 days. There was a 20% month over month decrease in new contract activity with 20 New Pendings; a 15.2% MoM increase in All Pendings (new contracts + contracts carried over from June) to 38; and a 37.5% decrease in supply to 10 active units.

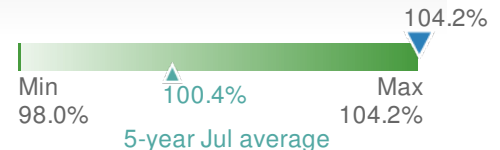
This activity resulted in a Contract Ratio of 3.80 pendings per active listing, up from 2.06 in June and an increase from 3.17 in July 2021. The Contract Ratio is 64% higher than the 5-year July average of 2.32. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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****10**

Jun 2022	Jul 2021
<b>16</b>	<b>18</b>

**Avg DOM****11**

Jun 2022	Jul 2021	YTD
<b>6</b>	<b>13</b>	<b>15</b>

**Avg Sold to OLP Ratio****104.2%**

Jun 2022	Jul 2021	YTD
<b>105.0%</b>	<b>100.3%</b>	<b>103.3%</b>

**July 2022**

## Spring-Ford Area (Chester, PA)

Email: info@tcsr.realtor

**New Listings****5****↑25.0%**from Jun 2022:  
4**↓-16.7%**from Jul 2021:  
6

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

5-year Jul average: **5****New Pendings****5****↓-16.7%**from Jun 2022:  
6**↑66.7%**from Jul 2021:  
3

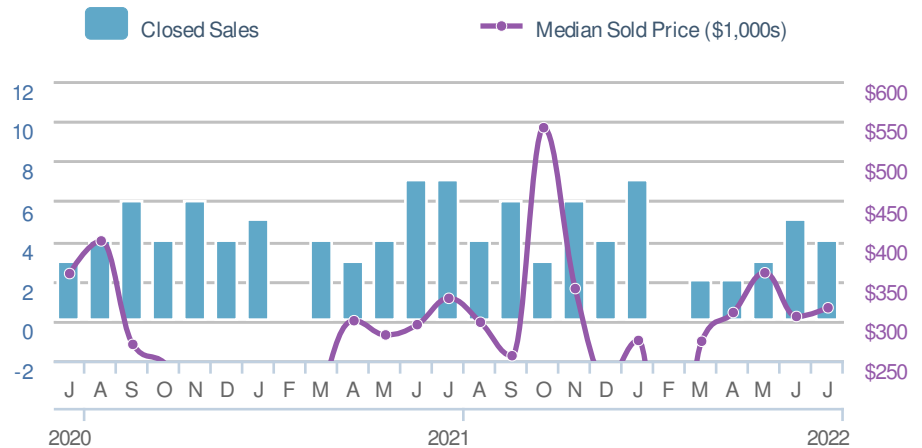
YTD	2022	2021	+/-
	<b>22</b>	32	-31.3%

5-year Jul average: **4****Closed Sales****4****↓-20.0%**from Jun 2022:  
5**↓-42.9%**from Jul 2021:  
7

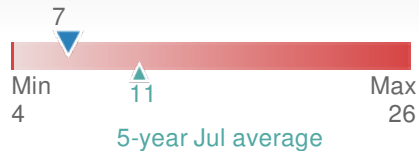
YTD	2022	2021	+/-
	<b>23</b>	30	-23.3%

5-year Jul average: **6****Median Sold Price****\$316,500****↑3.8%**from Jun 2022:  
**\$305,000****↓-3.5%**from Jul 2021:  
**\$328,000**

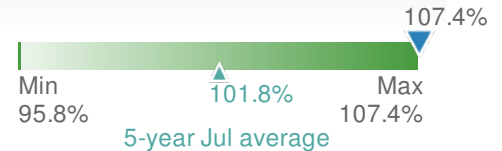
YTD	2022	2021	+/-
	<b>\$296,000</b>	\$277,500	6.7%

5-year Jul average: **\$293,720****Active Listings****2**

Jun 2022	Jul 2021
2	5

**Avg DOM****7**

Jun 2022	Jul 2021	YTD
8	4	28

**Avg Sold to OLP Ratio****107.4%**

Jun 2022	Jul 2021	YTD
101.2%	104.6%	103.5%



**July 2022**

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

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

**New Listings****2**

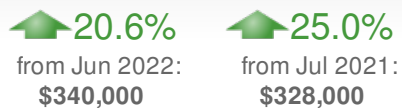
YTD	2022	2021	+/-
	<b>8</b>	17	-52.9%

5-year Jul average: **2****New Pendings****2**

YTD	2022	2021	+/-
	<b>7</b>	13	-46.2%

5-year Jul average: **2****Closed Sales****1**

YTD	2022	2021	+/-
	<b>10</b>	12	-16.7%

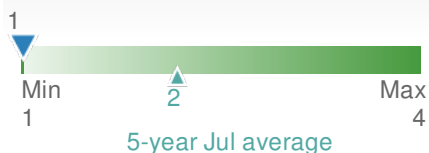
5-year Jul average: **4****Median Sold Price****\$410,000**

YTD	2022	2021	+/-
	<b>\$332,500</b>	\$320,000	3.9%

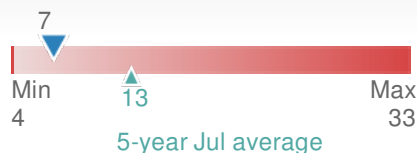
5-year Jul average: **\$317,120****Summary**

In Spring-Ford Area (Chester, PA), the median sold price for Detached properties for July was \$410,000, representing an increase of 20.6% compared to last month and an increase of 25% from Jul 2021. The average days on market for units sold in July was 7 days, 46% below the 5-year July average of 13 days. There was a 100% month over month increase in new contract activity with 2 New Pendings; a 100% MoM increase in All Pendings (new contracts + contracts carried over from June) to 2; and no change in supply with 1 active units.

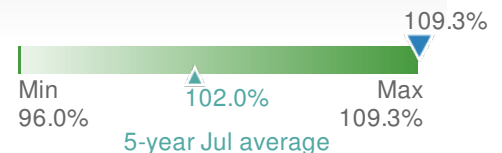
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, up from 1.00 in June and no change from July 2021. The Contract Ratio is 5% higher than the 5-year July average of 1.90. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates 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**

Jun 2022	Jul 2021
<b>1</b>	2

**Avg DOM****7**

Jun 2022	Jul 2021	YTD
<b>11</b>	4	19

**Avg Sold to OLP Ratio****109.3%**

Jun 2022	Jul 2021	YTD
<b>104.1%</b>	104.6%	104.6%

**July 2022**

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

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

**New Listings****3**

↔ 0.0%

from Jun 2022:  
3

↔ 0.0%

from Jul 2021:  
3

YTD	2022	2021	+/-
	<b>16</b>	<b>30</b>	-46.7%

5-year Jul average: **3****New Pendings****3**

↓ -40.0%

from Jun 2022:  
5

↑ 50.0%

from Jul 2021:  
2

YTD	2022	2021	+/-
	<b>15</b>	<b>19</b>	-21.1%

5-year Jul average: **2****Closed Sales****3**

↔ 0.0%

from Jun 2022:  
3

↑ 50.0%

from Jul 2021:  
2

YTD	2022	2021	+/-
	<b>13</b>	<b>18</b>	-27.8%

5-year Jul average: **2****Median Sold Price****\$290,000**

↑ 45.0%

from Jun 2022:  
\$200,000

↑ 18.0%

from Jul 2021:  
\$245,750

YTD	2022	2021	+/-
	<b>\$290,000</b>	<b>\$233,750</b>	24.1%

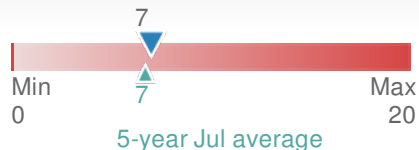
5-year Jul average: **\$184,050****Summary**

In Spring-Ford Area (Chester, PA), the median sold price for Attached properties for July was \$290,000, representing an increase of 45% compared to last month and an increase of 18% from Jul 2021. The average days on market for units sold in July was 7 days, the same as the 5-year July average of 7 days. There was a 40% month over month decrease in new contract activity with 3 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from June) with 4; and no change in supply with 1 active units.

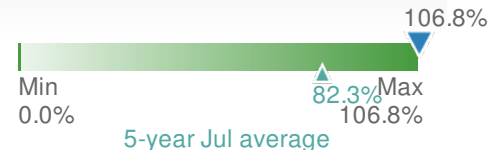
This activity resulted in a Contract Ratio of 4.00 pendings per active listing, no change from June and an increase from 1.00 in July 2021. The Contract Ratio is 82% higher than the 5-year July average of 2.20. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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**

Jun 2022	Jul 2021
<b>1</b>	<b>3</b>

**Avg DOM****7**

Jun 2022	Jul 2021	YTD
<b>6</b>	<b>4</b>	<b>35</b>

**Avg Sold to OLP Ratio****106.8%**

Jun 2022	Jul 2021	YTD
<b>99.3%</b>	<b>104.6%</b>	<b>102.7%</b>

## July 2022

## Tredyffrin-Easttown (Chester, PA)

Email: info@tcsr.realtor

## New Listings

59

↓ -32.2%    ↓ -15.7%

from Jun 2022: 87    from Jul 2021: 70

YTD	2022	2021	+/-
	441	541	-18.5%

5-year Jul average: 71

## New Pendings

61

↓ -6.2%    ↓ -4.7%

from Jun 2022: 65    from Jul 2021: 64

YTD	2022	2021	+/-
	395	495	-20.2%

5-year Jul average: 65

## Closed Sales

59

↓ -23.4%    ↓ -37.2%

from Jun 2022: 77    from Jul 2021: 94

YTD	2022	2021	+/-
	348	452	-23.0%

5-year Jul average: 75

## Median Sold Price

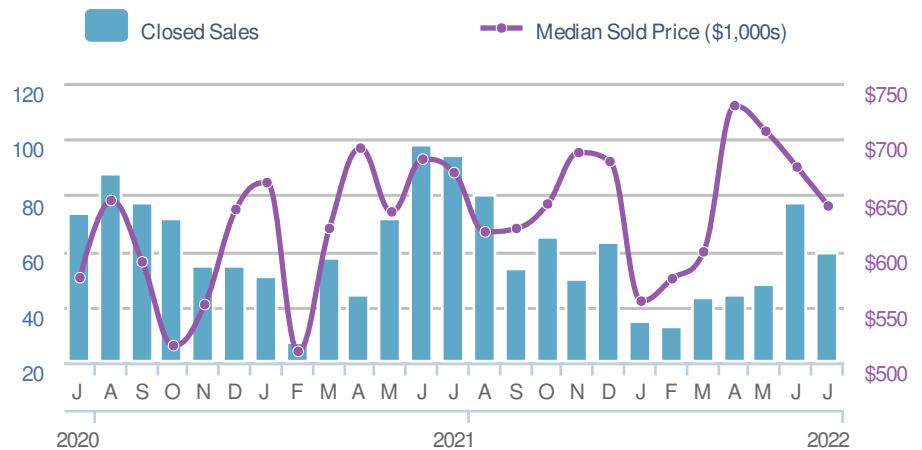
\$640,000

↓ -5.2%    ↓ -4.5%

from Jun 2022: \$675,000    from Jul 2021: \$670,000

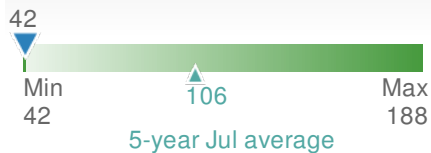
YTD	2022	2021	+/-
	\$655,000	\$650,320	0.7%

5-year Jul average: \$621,397



## Active Listings

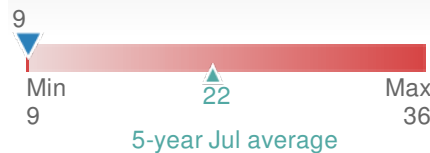
42



Jun 2022	Jul 2021
48	57

## Avg DOM

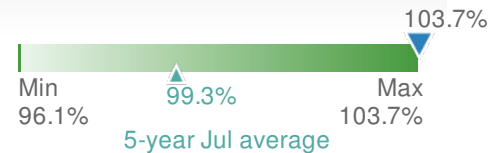
9



Jun 2022	Jul 2021	YTD
8	13	16

## Avg Sold to OLP Ratio

103.7%



Jun 2022	Jul 2021	YTD
106.4%	100.8%	103.9%

**July 2022****Tredyffrin-Easttown (Chester, PA) - Detached**

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

**New Listings****32**

 **-45.8%**      **-27.3%**  
 from Jun 2022: **59**     from Jul 2021: **44**

YTD	2022	2021	+/-
	<b>286</b>	<b>338</b>	-15.4%

5-year Jul average: **44****New Pendings****34**

 **-12.8%**      **-10.5%**  
 from Jun 2022: **39**     from Jul 2021: **38**

YTD	2022	2021	+/-
	<b>245</b>	<b>307</b>	-20.2%

5-year Jul average: **40****Closed Sales****37**

 **-15.9%**      **-32.7%**  
 from Jun 2022: **44**     from Jul 2021: **55**

YTD	2022	2021	+/-
	<b>213</b>	<b>265</b>	-19.6%

5-year Jul average: **48****Median Sold Price****\$835,000**

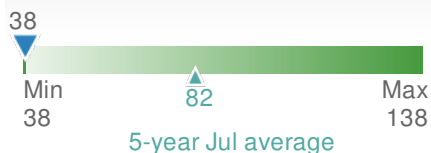
 **1.2%**      **8.2%**  
 from Jun 2022: **\$825,000**     from Jul 2021: **\$772,000**

YTD	2022	2021	+/-
	<b>\$810,000</b>	<b>\$765,000</b>	5.9%

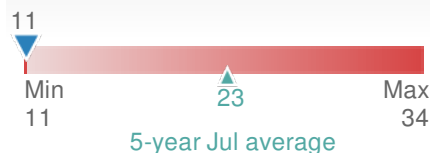
5-year Jul average: **\$751,390****Summary**

In Tredyffrin-Easttown (Chester, PA), the median sold price for Detached properties for July was \$835,000, representing an increase of 1.2% compared to last month and an increase of 8.2% from Jul 2021. The average days on market for units sold in July was 11 days, 52% below the 5-year July average of 23 days. There was a 12.8% month over month decrease in new contract activity with 34 New Pendings; a 9.1% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 70; and a 9.5% decrease in supply to 38 active units.

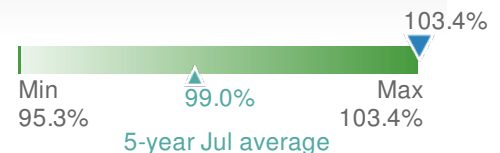
This activity resulted in a Contract Ratio of 1.84 pendings per active listing, up from 1.83 in June and a decrease from 2.31 in July 2021. The Contract Ratio is 45% higher than the 5-year July average of 1.27. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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****38**

Jun 2022	Jul 2021
<b>42</b>	<b>42</b>

**Avg DOM****11**

Jun 2022	Jul 2021	YTD
<b>11</b>	<b>15</b>	<b>19</b>

**Avg Sold to OLP Ratio****103.4%**

Jun 2022	Jul 2021	YTD
<b>105.6%</b>	<b>100.9%</b>	<b>103.9%</b>

## July 2022

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

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

## New Listings

27

-3.6%

from Jun 2022:  
28

3.8%

from Jul 2021:  
26

YTD	2022	2021	+/-
	152	203	-25.1%

5-year Jul average: 27

## New Pendings

27

3.8%

from Jun 2022:  
26

3.8%

from Jul 2021:  
26

YTD	2022	2021	+/-
	147	188	-21.8%

5-year Jul average: 26

## Closed Sales

22

-26.7%

from Jun 2022:  
30

-43.6%

from Jul 2021:  
39

YTD	2022	2021	+/-
	132	187	-29.4%

5-year Jul average: 27

## Median Sold Price

\$350,000

-20.9%

from Jun 2022:  
\$442,500

-13.6%

from Jul 2021:  
\$405,000

YTD	2022	2021	+/-
	\$341,750	\$405,000	-15.6%

5-year Jul average: \$329,750

## Summary

In Tredyffrin-Easttown (Chester, PA), the median sold price for Attached properties for July was \$350,000, representing a decrease of 20.9% compared to last month and a decrease of 13.6% from Jul 2021. The average days on market for units sold in July was 5 days, 77% below the 5-year July average of 21 days. There was a 3.8% month over month increase in new contract activity with 27 New Pendings; a 13.8% MoM increase in All Pendings (new contracts + contracts carried over from June) to 33; and a 33.3% decrease in supply to 4 active units.

This activity resulted in a Contract Ratio of 8.25 pendings per active listing, up from 4.83 in June and an increase from 3.27 in July 2021. The Contract Ratio is 152% higher than the 5-year July average of 3.27. 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

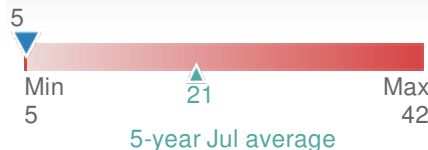
4



Jun 2022	Jul 2021
6	15

## Avg DOM

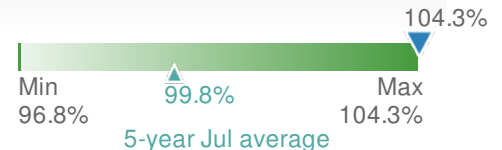
5



Jun 2022	Jul 2021	YTD
4	12	10

## Avg Sold to OLP Ratio

104.3%



Jun 2022	Jul 2021	YTD
106.6%	100.6%	103.5%

**July 2022**

Twin Valley (Chester, PA)

Email: info@tcsr.realtor

**New Listings****8**

↓ **-20.0%**    ↓ **-42.9%**  
from Jun 2022: **10**    from Jul 2021: **14**

YTD	2022	2021	+/-
	<b>80</b>	<b>129</b>	<b>-38.0%</b>

5-year Jul average: **15****New Pendings****4**

↓ **-66.7%**    ↓ **-77.8%**  
from Jun 2022: **12**    from Jul 2021: **18**

YTD	2022	2021	+/-
	<b>71</b>	<b>112</b>	<b>-36.6%</b>

5-year Jul average: **14****Closed Sales****13**

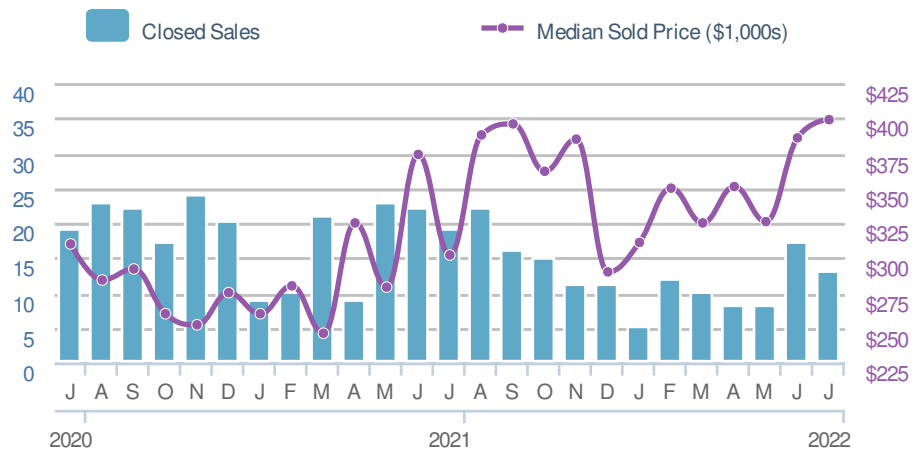
↓ **-23.5%**    ↓ **-31.6%**  
from Jun 2022: **17**    from Jul 2021: **19**

YTD	2022	2021	+/-
	<b>73</b>	<b>116</b>	<b>-37.1%</b>

5-year Jul average: **16****Median Sold Price****\$399,900**

↑ **3.6%**    ↑ **32.4%**  
from Jun 2022: **\$386,000**    from Jul 2021: **\$302,000**

YTD	2022	2021	+/-
	<b>\$347,500</b>	<b>\$291,508</b>	<b>19.2%</b>

5-year Jul average: **\$316,680****Active Listings****11**

11  
Min 6    28    Max 47  
5-year Jul average

Jun 2022	Jul 2021
<b>5</b>	<b>6</b>

**Avg DOM****6**

6  
Min 6    27    Max 47  
5-year Jul average

Jun 2022	Jul 2021	YTD
<b>8</b>	<b>15</b>	<b>13</b>

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

103.2%  
Min 94.7%    98.5%    Max 103.2%  
5-year Jul average

Jun 2022	Jul 2021	YTD
<b>103.4%</b>	<b>101.5%</b>	<b>102.9%</b>

**July 2022****Twin Valley (Chester, PA) - Detached**

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

**New Listings****7**

↔ 0.0%

from Jun 2022:  
7

↓ -41.7%

from Jul 2021:  
12

YTD	2022	2021	+/-
	<b>58</b>	<b>108</b>	-46.3%

5-year Jul average: **11****New Pendings****4**

↓ -55.6%

from Jun 2022:  
9

↓ -71.4%

from Jul 2021:  
14

YTD	2022	2021	+/-
	<b>49</b>	<b>87</b>	-43.7%

5-year Jul average: **11****Closed Sales****9**

↓ -30.8%

from Jun 2022:  
13

↓ -40.0%

from Jul 2021:  
15

YTD	2022	2021	+/-
	<b>49</b>	<b>74</b>	-33.8%

5-year Jul average: **12****Median Sold Price****\$459,900**

↑ 13.6%

from Jun 2022:  
\$405,000

↑ 61.4%

from Jul 2021:  
\$285,000

YTD	2022	2021	+/-
	<b>\$386,000</b>	<b>\$356,887</b>	8.2%

5-year Jul average: **\$323,960****Summary**

In Twin Valley (Chester, PA), the median sold price for Detached properties for July was \$459,900, representing an increase of 13.6% compared to last month and an increase of 61.4% from Jul 2021. The average days on market for units sold in July was 6 days, 79% below the 5-year July average of 29 days. There was a 55.6% month over month decrease in new contract activity with 4 New Pendings; a 42.9% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 8; and a 100% increase in supply to 10 active units.

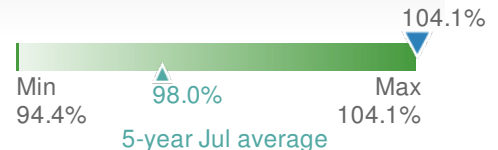
This activity resulted in a Contract Ratio of 0.80 pendings per active listing, down from 2.80 in June and a decrease from 5.50 in July 2021. The Contract Ratio is 57% lower than the 5-year July average of 1.88. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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****10**

Jun 2022	Jul 2021
<b>5</b>	<b>6</b>

**Avg DOM****6**

Jun 2022	Jul 2021	YTD
<b>10</b>	<b>17</b>	<b>12</b>

**Avg Sold to OLP Ratio****104.1%**

Jun 2022	Jul 2021	YTD
<b>102.5%</b>	<b>100.8%</b>	<b>103.3%</b>

**July 2022****Twin Valley (Chester, PA) - Attached****Tri-County Suburban REALTORS**

Email: info@tcsr.realtor

**New Listings****1**

**-66.7%**  
 from Jun 2022: **3**

**-50.0%**  
 from Jul 2021: **2**

YTD	2022	2021	+/-
	<b>22</b>	<b>21</b>	4.8%

5-year Jul average: **4****New Pendings****0**

**-100.0%**  
 from Jun 2022: **3**

**-100.0%**  
 from Jul 2021: **4**

YTD	2022	2021	+/-
	<b>22</b>	<b>25</b>	-12.0%

5-year Jul average: **3****Closed Sales****4**

**0.0%**  
 from Jun 2022: **4**

**0.0%**  
 from Jul 2021: **4**

YTD	2022	2021	+/-
	<b>24</b>	<b>42</b>	-42.9%

5-year Jul average: **4****Median Sold Price****\$354,950**

**29.7%**  
 from Jun 2022: **\$273,750**

**10.7%**  
 from Jul 2021: **\$320,500**

YTD	2022	2021	+/-
	<b>\$310,500</b>	<b>\$255,897</b>	21.3%

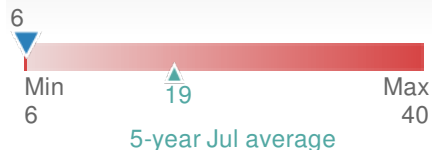
5-year Jul average: **\$292,190****Summary**

In Twin Valley (Chester, PA), the median sold price for Attached properties for July was \$354,950, representing an increase of 29.7% compared to last month and an increase of 10.7% from Jul 2021. The average days on market for units sold in July was 6 days, 69% below the 5-year July average of 19 days. There was a 100% month over month decrease in new contract activity with 0 New Pendings; a 66.7% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 2; and a 0% increase in supply to 1 active units.

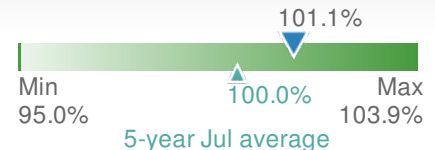
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, up from 0.00 in June and an increase from 0.00 in July 2021. The Contract Ratio is 173% higher than the 5-year July average of 0.73. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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**

Jun 2022	Jul 2021
<b>0</b>	<b>0</b>

**Avg DOM****6**

Jun 2022	Jul 2021	YTD
<b>4</b>	<b>7</b>	<b>15</b>

**Avg Sold to OLP Ratio****101.1%**

Jun 2022	Jul 2021	YTD
<b>106.4%</b>	<b>103.9%</b>	<b>102.0%</b>



**July 2022**

## Unionville-Chadds Ford (Chester, PA)

Email: info@tcsr.realtor

**New Listings****18**

 **-50.0%**  
 from Jun 2022: **36**  
 **-48.6%**  
 from Jul 2021: **35**



YTD	2022	2021	+/-
	<b>184</b>	<b>237</b>	-22.4%

5-year Jul average: **31****New Pendings****20**

 **-20.0%**  
 from Jun 2022: **25**  
 **-35.5%**  
 from Jul 2021: **31**



YTD	2022	2021	+/-
	<b>166</b>	<b>205</b>	-19.0%

5-year Jul average: **28****Closed Sales****21**

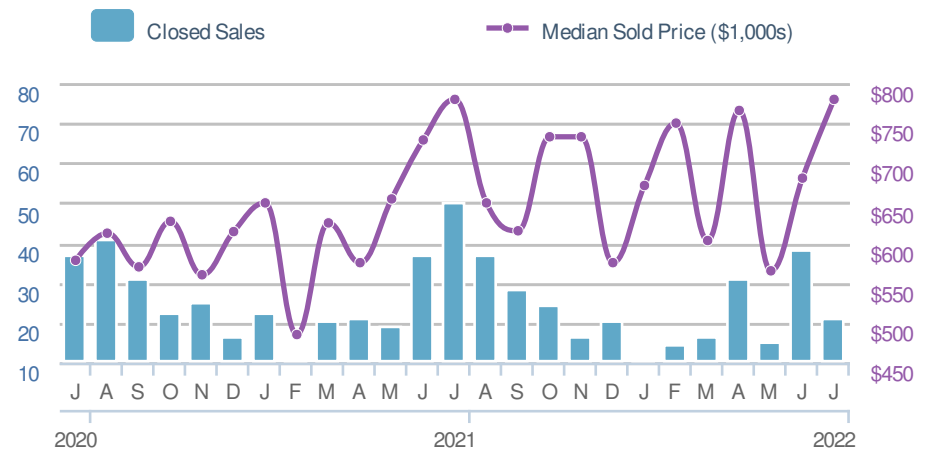
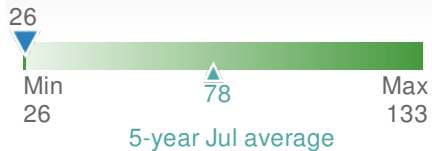
 **-44.7%**  
 from Jun 2022: **38**  
 **-58.0%**  
 from Jul 2021: **50**

YTD	2022	2021	+/-
	<b>149</b>	<b>184</b>	-19.0%

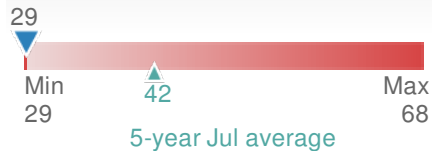
5-year Jul average: **35****Median Sold Price****\$780,000**

 **14.5%**  
 from Jun 2022: **\$681,250**  
 **0.0%**  
 from Jul 2021: **\$780,000**

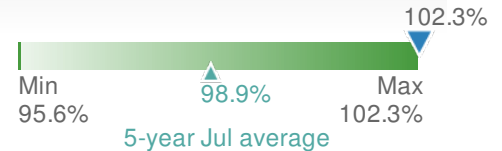
YTD	2022	2021	+/-
	<b>\$716,750</b>	<b>\$688,700</b>	4.1%

5-year Jul average: **\$644,600****Active Listings****26**

Jun 2022	Jul 2021
<b>32</b>	<b>31</b>

**Avg DOM****29**

Jun 2022	Jul 2021	YTD
<b>14</b>	<b>34</b>	<b>25</b>

**Avg Sold to OLP Ratio****102.3%**

Jun 2022	Jul 2021	YTD
<b>104.0%</b>	<b>102.2%</b>	<b>101.5%</b>

## July 2022

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


Tri-County Suburban REALTORS

Email: info@tcsr.realtor

## New Listings

16

 **-44.8%**  
 from Jun 2022: **29**

 **-51.5%**  
 from Jul 2021: **33**

YTD	2022	2021	+/-
	<b>155</b>	<b>213</b>	-27.2%

5-year Jul average: **28**

## New Pendings

16

 **-27.3%**  
 from Jun 2022: **22**

 **-40.7%**  
 from Jul 2021: **27**

YTD	2022	2021	+/-
	<b>141</b>	<b>181</b>	-22.1%

5-year Jul average: **23**

## Closed Sales

16

 **-52.9%**  
 from Jun 2022: **34**


 **-66.0%**  
 from Jul 2021: **47**


YTD	2022	2021	+/-
	<b>127</b>	<b>164</b>	-22.6%

5-year Jul average: **31**

## Median Sold Price

\$922,500

 **30.3%**  
 from Jun 2022: **\$707,750**

 **18.0%**  
 from Jul 2021: **\$782,000**

YTD	2022	2021	+/-
	<b>\$763,500</b>	<b>\$715,000</b>	6.8%

5-year Jul average: **\$688,940**

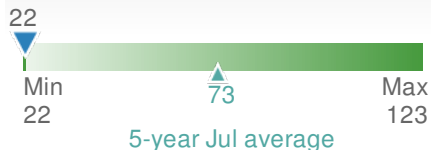
## Summary

In Unionville-Chadds Ford (Chester, PA), the median sold price for Detached properties for July was \$922,500, representing an increase of 30.3% compared to last month and an increase of 18% from Jul 2021. The average days on market for units sold in July was 36 days, 18% below the 5-year July average of 44 days. There was a 27.3% month over month decrease in new contract activity with 16 New Pendings; a 2.7% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 36; and a 15.4% decrease in supply to 22 active units.

This activity resulted in a Contract Ratio of 1.64 pendings per active listing, up from 1.42 in June and a decrease from 1.74 in July 2021. The Contract Ratio is 69% higher than the 5-year July average of 0.97. 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

22



Jun 2022	Jul 2021
<b>26</b>	<b>31</b>

## Avg DOM

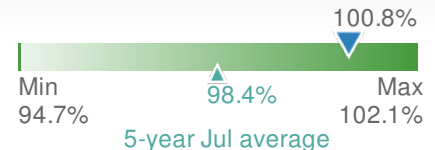
36



Jun 2022	Jul 2021	YTD
<b>15</b>	<b>36</b>	<b>27</b>

## Avg Sold to OLP Ratio

100.8%



Jun 2022	Jul 2021	YTD
<b>104.2%</b>	<b>102.1%</b>	<b>101.2%</b>

**July 2022**

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

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

**New Listings****2** **-71.4%**from Jun 2022:  
**7** **0.0%**from Jul 2021:  
**2**

YTD	2022	2021	+/-
	<b>29</b>	<b>23</b>	26.1%

5-year Jul average: **3****New Pendings****4** **33.3%**from Jun 2022:  
**3** **0.0%**from Jul 2021:  
**4**

YTD	2022	2021	+/-
	<b>25</b>	<b>24</b>	4.2%

5-year Jul average: **5****Closed Sales****5** **25.0%**from Jun 2022:  
**4** **66.7%**from Jul 2021:  
**3**

YTD	2022	2021	+/-
	<b>22</b>	<b>20</b>	10.0%

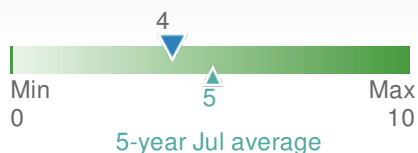
5-year Jul average: **4****Median Sold Price****\$600,000** **27.0%**from Jun 2022:  
**\$472,500** **64.4%**from Jul 2021:  
**\$365,000**

YTD	2022	2021	+/-
	<b>\$521,712</b>	<b>\$445,000</b>	17.2%

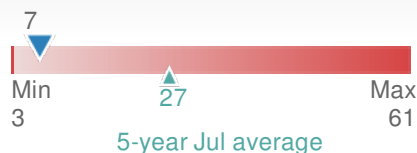
5-year Jul average: **\$424,451****Summary**

In Unionville-Chadds Ford (Chester, PA), the median sold price for Attached properties for July was \$600,000, representing an increase of 27% compared to last month and an increase of 64.4% from Jul 2021. The average days on market for units sold in July was 7 days, 74% below the 5-year July average of 27 days. There was a 33.3% month over month increase in new contract activity with 4 New Pendings; a 20% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 4; and a 33.3% decrease in supply to 4 active units.

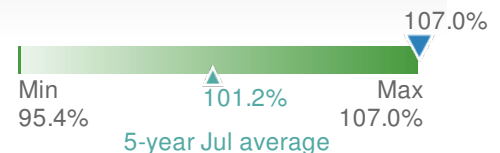
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, up from 0.83 in June and an increase from 0.00 in July 2021. The Contract Ratio is 9% lower than the 5-year July average of 1.10. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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****4**

Jun 2022	Jul 2021
<b>6</b>	<b>0</b>

**Avg DOM****7**

Jun 2022	Jul 2021	YTD
<b>4</b>	<b>4</b>	<b>12</b>

**Avg Sold to OLP Ratio****107.0%**

Jun 2022	Jul 2021	YTD
<b>102.2%</b>	<b>103.4%</b>	<b>103.6%</b>

## July 2022

## West Chester Area (Chester, PA)

Email: info@tcsr.realtor

## New Listings

120

↓ -4.0%

from Jun 2022:  
125

↓ -25.0%

from Jul 2021:  
160

YTD	2022	2021	+/-
	791	1,069	-26.0%

5-year Jul average: 148

## New Pendings

96

↓ -1.0%

from Jun 2022:  
97

↓ -40.0%

from Jul 2021:  
160

YTD	2022	2021	+/-
	695	926	-24.9%

5-year Jul average: 127

## Closed Sales

113

↓ -18.7%

from Jun 2022:  
139

↓ -24.7%

from Jul 2021:  
150

YTD	2022	2021	+/-
	691	799	-13.5%

5-year Jul average: 134

## Median Sold Price

\$557,000

↓ -3.1%

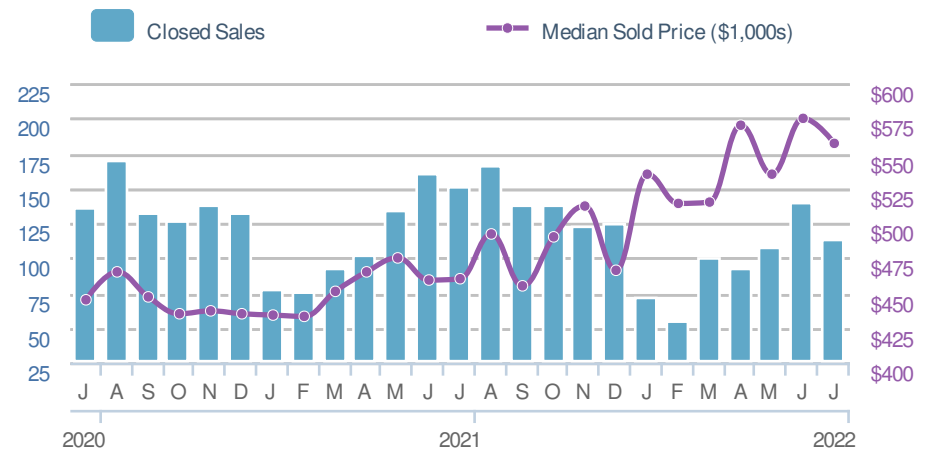
from Jun 2022:  
\$575,000

↑ 21.0%

from Jul 2021:  
\$460,300

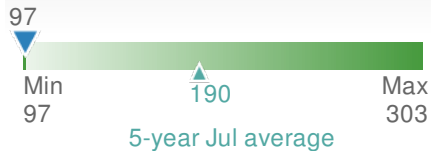
YTD	2022	2021	+/-
	\$545,000	\$455,000	19.8%

5-year Jul average: \$443,140



## Active Listings

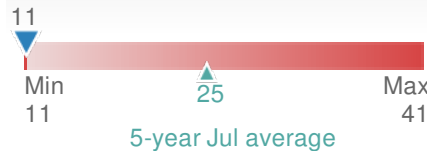
97



Jun 2022	Jul 2021
79	101

## Avg DOM

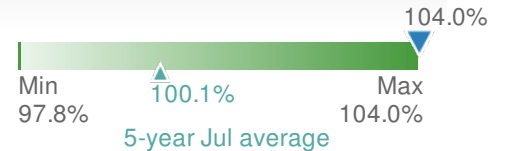
11



Jun 2022	Jul 2021	YTD
6	12	12

## Avg Sold to OLP Ratio

104.0%



Jun 2022	Jul 2021	YTD
104.8%	101.9%	103.8%

## July 2022

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

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

## New Listings

53

↑ 1.9%

from Jun 2022:  
52

↓ -32.1%

from Jul 2021:  
78

YTD	2022	2021	+/-
	370	562	-34.2%

5-year Jul average: 78

## New Pendings

49

↑ 19.5%

from Jun 2022:  
41

↓ -38.0%

from Jul 2021:  
79

YTD	2022	2021	+/-
	344	470	-26.8%

5-year Jul average: 63

## Closed Sales

57

↓ -24.0%

from Jun 2022:  
75

↓ -14.9%

from Jul 2021:  
67

YTD	2022	2021	+/-
	359	411	-12.7%

5-year Jul average: 65

## Median Sold Price

\$676,000

↓ -8.0%

from Jun 2022:  
\$735,000

↓ -1.3%

from Jul 2021:  
\$685,000

YTD	2022	2021	+/-
	\$695,000	\$592,500	17.3%

5-year Jul average: \$567,400

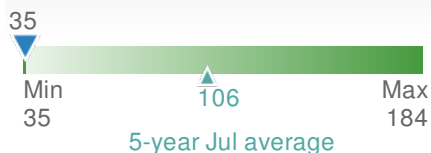
## Summary

In West Chester Area (Chester, PA), the median sold price for Detached properties for July was \$676,000, representing a decrease of 8% compared to last month and a decrease of 1.3% from Jul 2021. The average days on market for units sold in July was 10 days, 61% below the 5-year July average of 26 days. There was a 19.5% month over month increase in new contract activity with 49 New Pendings; a 9.1% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 90; and a 6.1% increase in supply to 35 active units.

This activity resulted in a Contract Ratio of 2.57 pendings per active listing, down from 3.00 in June and a decrease from 3.06 in July 2021. The Contract Ratio is 53% higher than the 5-year July average of 1.68. 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

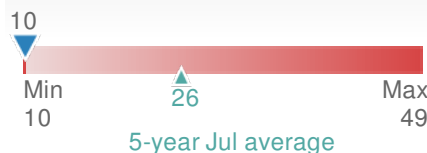
35



Jun 2022	Jul 2021
33	54

## Avg DOM

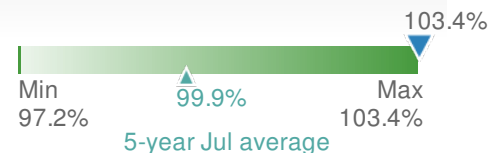
10



Jun 2022	Jul 2021	YTD
6	12	11

## Avg Sold to OLP Ratio

103.4%



Jun 2022	Jul 2021	YTD
105.0%	101.1%	104.2%

**July 2022****West Chester Area (Chester, PA) - Attached**

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

**New Listings****67**

-6.9%

from Jun 2022:  
**72**

-18.3%

from Jul 2021:  
**82**

YTD	2022	2021	+/-
	<b>420</b>	<b>507</b>	-17.2%

5-year Jul average: **70****New Pendings****47**

-14.5%

from Jun 2022:  
**55**

-42.0%

from Jul 2021:  
**81**

YTD	2022	2021	+/-
	<b>350</b>	<b>456</b>	-23.2%

5-year Jul average: **63****Closed Sales****56**

-12.5%

from Jun 2022:  
**64**

-32.5%

from Jul 2021:  
**83**

YTD	2022	2021	+/-
	<b>332</b>	<b>388</b>	-14.4%

5-year Jul average: **68****Median Sold Price****\$451,500**

10.7%

from Jun 2022:  
**\$407,962**

21.0%

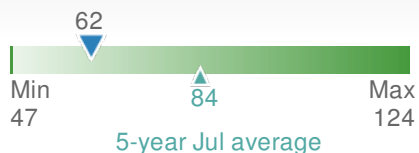
from Jul 2021:  
**\$373,000**

YTD	2022	2021	+/-
	<b>\$418,250</b>	<b>\$360,000</b>	16.2%

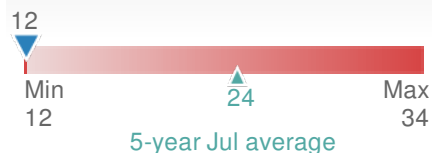
5-year Jul average: **\$348,400****Summary**

In West Chester Area (Chester, PA), the median sold price for Attached properties for July was \$451,500, representing an increase of 10.7% compared to last month and an increase of 21% from Jul 2021. The average days on market for units sold in July was 12 days, 50% below the 5-year July average of 24 days. There was a 14.5% month over month decrease in new contract activity with 47 New Pendings; an 11.2% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 87; and a 34.8% increase in supply to 62 active units.

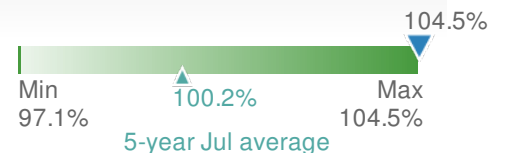
This activity resulted in a Contract Ratio of 1.40 pendings per active listing, down from 2.13 in June and a decrease from 2.81 in July 2021. The Contract Ratio is 10% lower than the 5-year July average of 1.55. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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****62**

Jun 2022	Jul 2021
<b>46</b>	<b>47</b>

**Avg DOM****12**

Jun 2022	Jul 2021	YTD
<b>7</b>	<b>12</b>	<b>14</b>

**Avg Sold to OLP Ratio****104.5%**

Jun 2022	Jul 2021	YTD
<b>104.6%</b>	<b>102.5%</b>	<b>103.4%</b>