

# July 2022

All Home Types  
Detached  
Attached

## Local Market Insight

### Delaware County, PA

July 2022

Delaware County, PA

Email: info@tcsr.realtor

## New Listings

721

↓ -20.9%

from Jun 2022:  
911

↓ -9.0%

from Jul 2021:  
792

YTD	2022	2021	+/-
	5,141	5,596	-8.1%

5-year Jul average: 785

## New Pendings

648

↓ -8.1%

from Jun 2022:  
705

↓ -13.8%

from Jul 2021:  
752

YTD	2022	2021	+/-
	4,473	4,980	-10.2%

5-year Jul average: 707

## Closed Sales

629

↓ -14.5%

from Jun 2022:  
736

↓ -22.2%

from Jul 2021:  
808

YTD	2022	2021	+/-
	4,193	4,531	-7.5%

5-year Jul average: 717

## Median Sold Price

\$315,500

↓ -7.2%

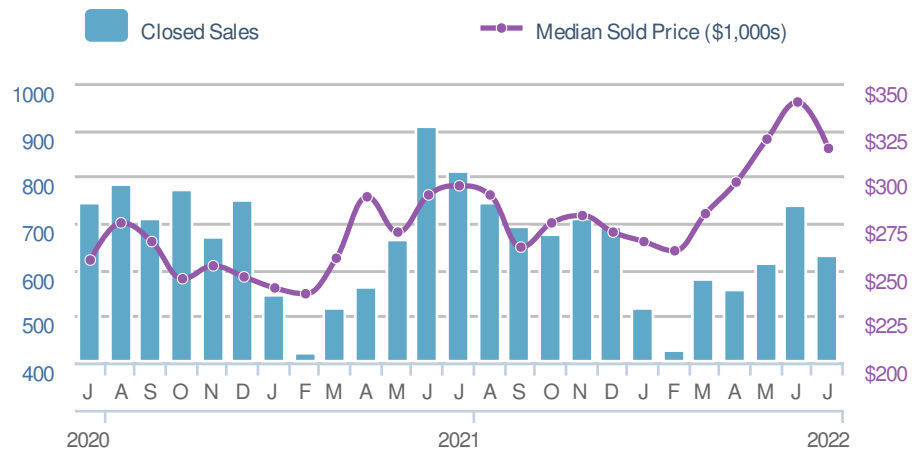
from Jun 2022:  
\$340,000

↑ 6.9%

from Jul 2021:  
\$295,000

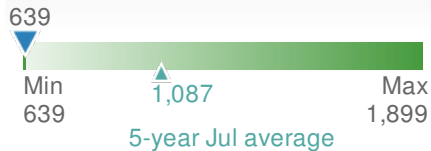
YTD	2022	2021	+/-
	\$299,950	\$270,000	11.1%

5-year Jul average: \$265,000



## Active Listings

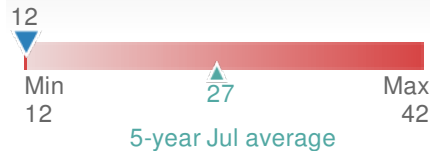
639



Jun 2022	Jul 2021
649	654

## Avg DOM

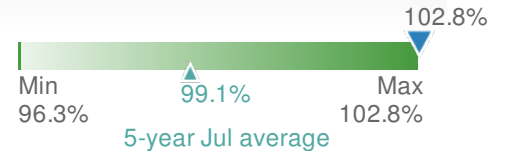
12



Jun 2022	Jul 2021	YTD
12	15	20

## Avg Sold to OLP Ratio

102.8%



Jun 2022	Jul 2021	YTD
103.2%	102.1%	101.9%

## July 2022

## Delaware County, PA - Detached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

## New Listings

359

-24.4%

from Jun 2022:  
475

-10.7%

from Jul 2021:  
402

YTD	2022	2021	+/-
	2,603	2,877	-9.5%

5-year Jul average: 407

## New Pendings

342

-8.6%

from Jun 2022:  
374

-6.0%

from Jul 2021:  
364

YTD	2022	2021	+/-
	2,309	2,550	-9.5%

5-year Jul average: 368

## Closed Sales

318

-21.7%

from Jun 2022:  
406

-25.2%

from Jul 2021:  
425

YTD	2022	2021	+/-
	2,122	2,339	-9.3%

5-year Jul average: 392

## Median Sold Price

\$425,000

-6.2%

from Jun 2022:  
\$453,250

0.0%

from Jul 2021:  
\$425,000

YTD	2022	2021	+/-
	\$416,255	\$390,000	6.7%

5-year Jul average: \$374,000

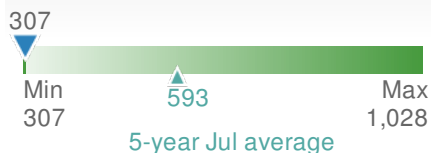
## Summary

In Delaware County, PA, the median sold price for Detached properties for July was \$425,000, representing a decrease of 6.2% compared to last month and no change from Jul 2021. The average days on market for units sold in July was 10 days, 59% below the 5-year July average of 24 days. There was an 8.6% month over month decrease in new contract activity with 342 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from June) with 581; and a 7.5% decrease in supply to 307 active units.

This activity resulted in a Contract Ratio of 1.89 pendings per active listing, up from 1.75 in June and an increase from 1.70 in July 2021. The Contract Ratio is 43% 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

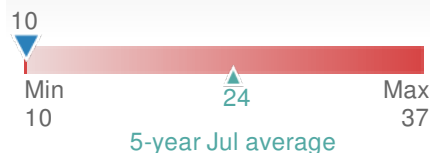
307



Jun 2022	Jul 2021
332	374

## Avg DOM

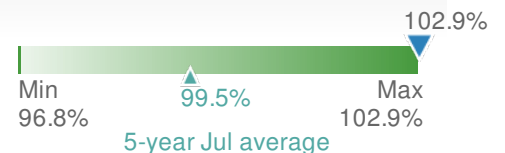
10



Jun 2022	Jul 2021	YTD
10	15	20

## Avg Sold to OLP Ratio

102.9%



Jun 2022	Jul 2021	YTD
103.9%	102.1%	102.0%

## July 2022

Delaware County, PA - Attached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

## New Listings

362

↓ -17.0%

from Jun 2022:  
436

↓ -6.9%

from Jul 2021:  
389

YTD	2022	2021	+/-
	2,536	2,718	-6.7%

5-year Jul average: 378

## New Pendings

306

↓ -7.6%

from Jun 2022:  
331

↓ -21.1%

from Jul 2021:  
388

YTD	2022	2021	+/-
	2,162	2,430	-11.0%

5-year Jul average: 340

## Closed Sales

311

↓ -5.2%

from Jun 2022:  
328

↓ -18.8%

from Jul 2021:  
383

YTD	2022	2021	+/-
	2,069	2,192	-5.6%

5-year Jul average: 325

## Median Sold Price

\$217,000

↓ -0.8%

from Jun 2022:  
\$218,750

↑ 14.7%

from Jul 2021:  
\$189,250

YTD	2022	2021	+/-
	\$205,000	\$182,000	12.6%

5-year Jul average: \$170,840

## Summary

In Delaware County, PA, the median sold price for Attached properties for July was \$217,000, representing a decrease of 0.8% compared to last month and an increase of 14.7% from Jul 2021. The average days on market for units sold in July was 14 days, 53% below the 5-year July average of 30 days. There was a 7.6% month over month decrease in new contract activity with 306 New Pendings; a 5.8% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 522; and a 4.7% increase in supply to 332 active units.

This activity resulted in a Contract Ratio of 1.57 pendings per active listing, down from 1.75 in June and a decrease from 2.38 in July 2021. The Contract Ratio is 12% higher than the 5-year July average of 1.41. 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

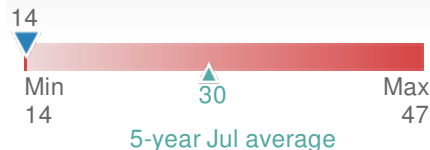
332



Jun 2022	Jul 2021
317	280

## Avg DOM

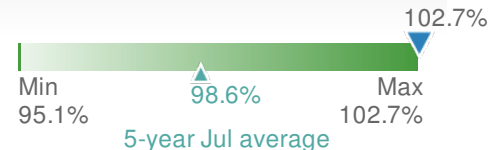
14



Jun 2022	Jul 2021	YTD
15	16	19

## Avg Sold to OLP Ratio

102.7%



Jun 2022	Jul 2021	YTD
102.3%	102.1%	101.8%

**July 2022**

Chester-Upland (Delaware, PA)

Email: info@tcsr.realtor

**New Listings****45****↓ -19.6%**from Jun 2022:  
**56****↑ 95.7%**from Jul 2021:  
**23**

YTD	2022	2021	+/-
	<b>292</b>	<b>201</b>	45.3%

5-year Jul average: **30****New Pendings****36****↓ -5.3%**from Jun 2022:  
**38****↑ 20.0%**from Jul 2021:  
**30**

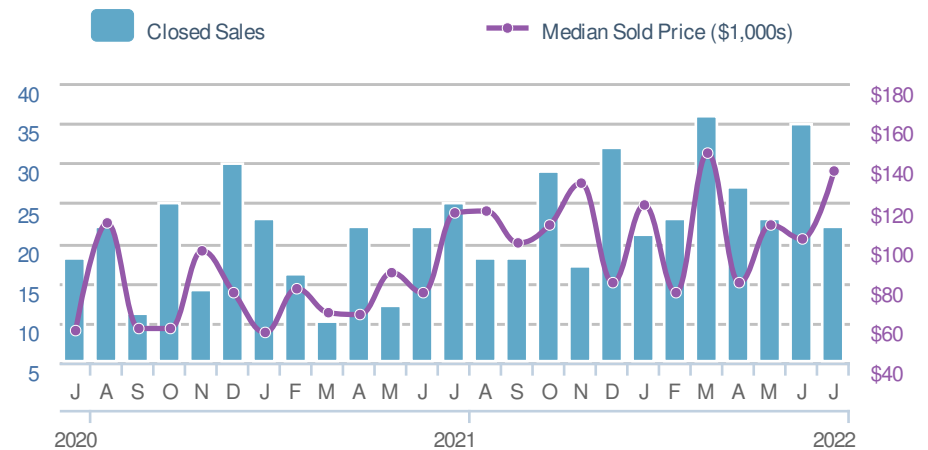
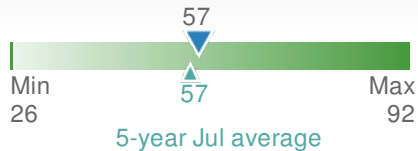
YTD	2022	2021	+/-
	<b>214</b>	<b>156</b>	37.2%

5-year Jul average: **28****Closed Sales****22****↓ -37.1%**from Jun 2022:  
**35****↓ -12.0%**from Jul 2021:  
**25**

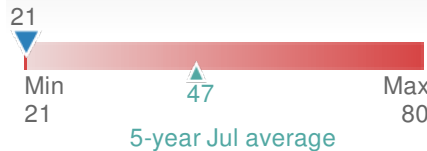
YTD	2022	2021	+/-
	<b>197</b>	<b>136</b>	44.9%

5-year Jul average: **22****Median Sold Price****\$136,900****↑ 33.6%**from Jun 2022:  
**\$102,500****↑ 19.0%**from Jul 2021:  
**\$115,000**

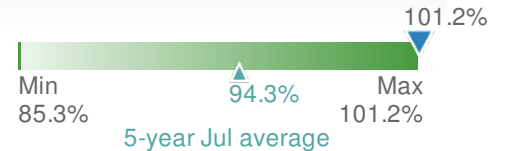
YTD	2022	2021	+/-
	<b>\$107,950</b>	<b>\$70,500</b>	53.1%

5-year Jul average: **\$81,770****Active Listings****57**

Jun 2022	Jul 2021
<b>62</b>	<b>26</b>

**Avg DOM****21**

Jun 2022	Jul 2021	YTD
<b>22</b>	<b>28</b>	<b>31</b>

**Avg Sold to OLP Ratio****101.2%**

Jun 2022	Jul 2021	YTD
<b>97.2%</b>	<b>97.7%</b>	<b>97.1%</b>

**July 2022****Chester-Upland (Delaware, PA) - Detached**

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

**New Listings****4**

↔ 0.0%    ↑ 100.0%  
 from Jun 2022:    from Jul 2021:  
 4                      2

YTD	2022	2021	+/-
	<b>28</b>	<b>21</b>	33.3%

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

↔ 0.0%    ↑ 33.3%  
 from Jun 2022:    from Jul 2021:  
 4                      3

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

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

↓ -75.0%    ↓ -75.0%  
 from Jun 2022:    from Jul 2021:  
 4                      4

YTD	2022	2021	+/-
	<b>20</b>	<b>19</b>	5.3%

5-year Jul average: **2****Median Sold Price****\$148,000**

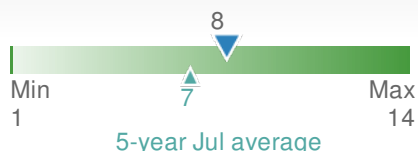
↑ 63.5%    ↑ 64.4%  
 from Jun 2022:    from Jul 2021:  
**\$90,500**            **\$90,000**

YTD	2022	2021	+/-
	<b>\$170,000</b>	<b>\$100,000</b>	70.0%

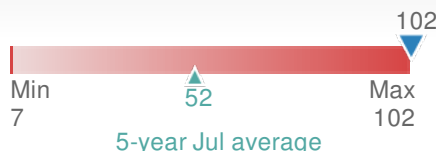
5-year Jul average: **\$128,440****Summary**

In Chester-Upland (Delaware, PA), the median sold price for Detached properties for July was \$148,000, representing an increase of 63.5% compared to last month and an increase of 64.4% from Jul 2021. The average days on market for units sold in July was 102 days, 96% above the 5-year July average of 52 days. There was no month over month change in new contract activity with 4 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from June) with 5; and a 14.3% increase in supply to 8 active units.

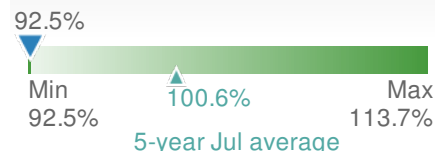
This activity resulted in a Contract Ratio of 0.63 pendings per active listing, down from 0.71 in June and a decrease from 2.67 in July 2021. The Contract Ratio is 78% lower than the 5-year July average of 2.90. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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****8**

Jun 2022	Jul 2021
<b>7</b>	<b>3</b>

**Avg DOM****102**

Jun 2022	Jul 2021	YTD
<b>11</b>	<b>67</b>	<b>31</b>

**Avg Sold to OLP Ratio****92.5%**

Jun 2022	Jul 2021	YTD
<b>102.4%</b>	<b>96.0%</b>	<b>99.4%</b>

## July 2022

## Chester-Upland (Delaware, PA) - Attached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

## New Listings

41

-21.2%

 from Jun 2022:  
52

95.2%

 from Jul 2021:  
21

YTD	2022	2021	+/-
	264	180	46.7%

5-year Jul average: 26

## New Pendings

32

-5.9%

 from Jun 2022:  
34

18.5%

 from Jul 2021:  
27

YTD	2022	2021	+/-
	192	136	41.2%

5-year Jul average: 24

## Closed Sales

21

-32.3%

 from Jun 2022:  
31

0.0%

 from Jul 2021:  
21

YTD	2022	2021	+/-
	177	117	51.3%

5-year Jul average: 20

## Median Sold Price

\$135,000

31.7%

 from Jun 2022:  
\$102,500

17.4%

 from Jul 2021:  
\$115,000

YTD	2022	2021	+/-
	\$103,000	\$70,000	47.1%

5-year Jul average: \$76,300

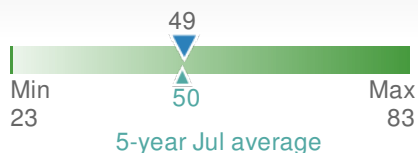
## Summary

In Chester-Upland (Delaware, PA), the median sold price for Attached properties for July was \$135,000, representing an increase of 31.7% compared to last month and an increase of 17.4% from Jul 2021. The average days on market for units sold in July was 17 days, 64% below the 5-year July average of 47 days. There was a 5.9% month over month decrease in new contract activity with 32 New Pendings; a 21.6% MoM increase in All Pendings (new contracts + contracts carried over from June) to 45; and a 10.9% decrease in supply to 49 active units.

This activity resulted in a Contract Ratio of 0.92 pendings per active listing, up from 0.67 in June and a decrease from 1.70 in July 2021. The Contract Ratio is 9% higher than the 5-year July average of 0.85. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

## Active Listings

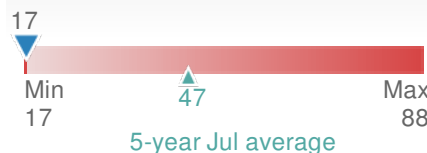
49



Jun 2022	Jul 2021
55	23

## Avg DOM

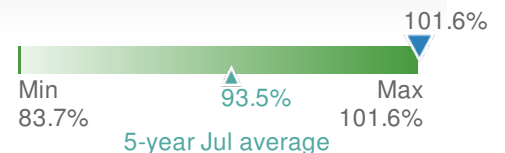
17



Jun 2022	Jul 2021	YTD
23	20	31

## Avg Sold to OLP Ratio

101.6%



Jun 2022	Jul 2021	YTD
96.5%	98.0%	96.8%

July 2022

Chichester (Delaware, PA)

Email: info@tcsr.realtor

## New Listings

25

↓ -51.9%    ↓ -53.7%

from Jun 2022: 52    from Jul 2021: 54

YTD	2022	2021	+/-
	248	261	-5.0%

5-year Jul average: 41

## New Pendings

36

↓ -2.7%    ↓ -26.5%

from Jun 2022: 37    from Jul 2021: 49

YTD	2022	2021	+/-
	224	220	1.8%

5-year Jul average: 36

## Closed Sales

36

↔ 0.0%    ↑ 12.5%

from Jun 2022: 36    from Jul 2021: 32

YTD	2022	2021	+/-
	215	185	16.2%

5-year Jul average: 36

## Median Sold Price

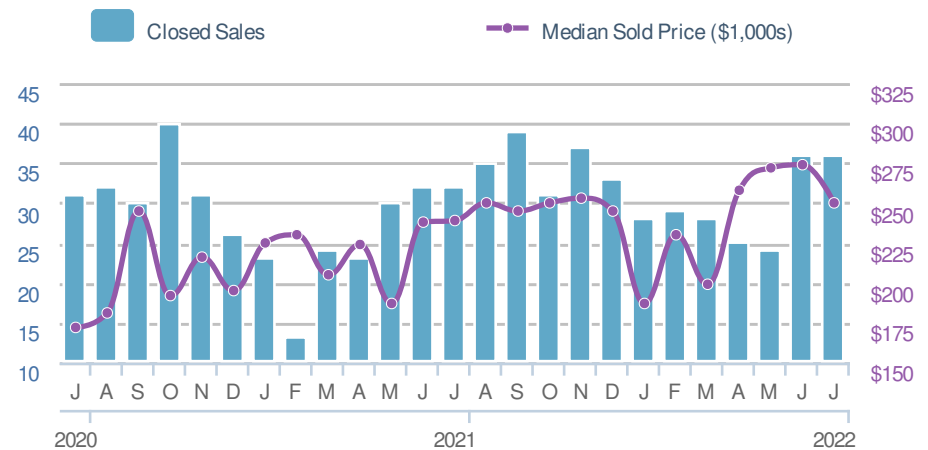
\$250,000

↓ -8.8%    ↑ 4.5%

from Jun 2022: \$274,000    from Jul 2021: \$239,250

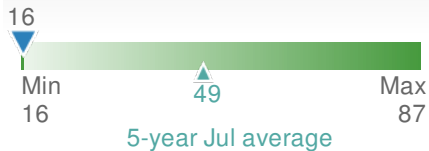
YTD	2022	2021	+/-
	\$234,950	\$225,000	4.4%

5-year Jul average: \$205,455



## Active Listings

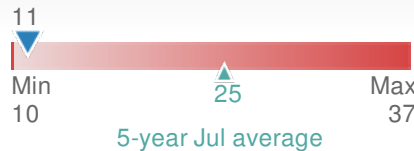
16



Jun 2022	Jul 2021
26	25

## Avg DOM

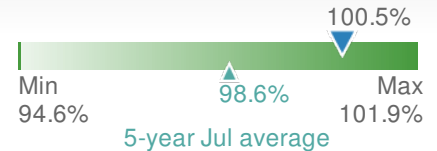
11



Jun 2022	Jul 2021	YTD
12	10	12

## Avg Sold to OLP Ratio

100.5%



Jun 2022	Jul 2021	YTD
101.9%	101.9%	101.2%



**July 2022****Chichester (Delaware, PA) - Detached****Tri-County Suburban REALTORS**

Email: info@tcsr.realtor

**New Listings****21** **-34.4%**from Jun 2022:  
**32** **-34.4%**from Jul 2021:  
**32**

YTD	2022	2021	+/-
	<b>146</b>	<b>159</b>	-8.2%

5-year Jul average: **25****New Pendings****29** **31.8%**from Jun 2022:  
**22** **7.4%**from Jul 2021:  
**27**

YTD	2022	2021	+/-
	<b>139</b>	<b>135</b>	3.0%

5-year Jul average: **22****Closed Sales****20** **-9.1%**from Jun 2022:  
**22** **0.0%**from Jul 2021:  
**20**

YTD	2022	2021	+/-
	<b>122</b>	<b>120</b>	1.7%

5-year Jul average: **22****Median Sold Price****\$327,000** **1.4%**from Jun 2022:  
**\$322,500** **11.8%**from Jul 2021:  
**\$292,500**

YTD	2022	2021	+/-
	<b>\$300,000</b>	<b>\$250,000</b>	20.0%

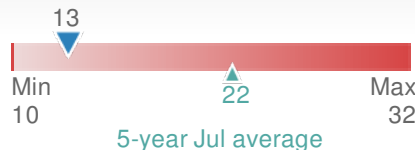
5-year Jul average: **\$248,640****Summary**

In Chichester (Delaware, PA), the median sold price for Detached properties for July was \$327,000, representing an increase of 1.4% compared to last month and an increase of 11.8% from Jul 2021. The average days on market for units sold in July was 13 days, 42% below the 5-year July average of 22 days. There was a 31.8% month over month increase in new contract activity with 29 New Pendings; a 24.2% MoM increase in All Pendings (new contracts + contracts carried over from June) to 41; and a 44.4% decrease in supply to 10 active units.

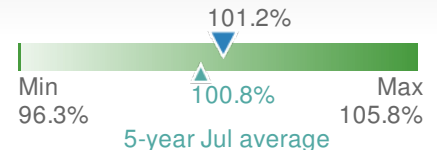
This activity resulted in a Contract Ratio of 4.10 pendencies per active listing, up from 1.83 in June and an increase from 2.60 in July 2021. The Contract Ratio is 123% higher than the 5-year July average of 1.84. A higher Contract Ratio signifies a relative increase in contract activity compared to 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>18</b>	<b>15</b>

**Avg DOM****13**

Jun 2022	Jul 2021	YTD
<b>12</b>	<b>10</b>	<b>14</b>

**Avg Sold to OLP Ratio****101.2%**

Jun 2022	Jul 2021	YTD
<b>104.0%</b>	<b>103.1%</b>	<b>101.6%</b>

## July 2022

## Chichester (Delaware, PA) - Attached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

## New Listings

4

↓ -80.0%

from Jun 2022:  
20

↓ -81.8%

from Jul 2021:  
22

YTD	2022	2021	+/-
	102	102	0.0%

5-year Jul average: 16

## New Pendings

7

↓ -53.3%

from Jun 2022:  
15

↓ -68.2%

from Jul 2021:  
22

YTD	2022	2021	+/-
	85	85	0.0%

5-year Jul average: 14

## Closed Sales

16

↑ 14.3%

from Jun 2022:  
14

↑ 33.3%

from Jul 2021:  
12

YTD	2022	2021	+/-
	93	65	43.1%

5-year Jul average: 15

## Median Sold Price

\$159,500

↓ -8.9%

from Jun 2022:  
\$175,000

↑ 12.1%

from Jul 2021:  
\$142,250

YTD	2022	2021	+/-
	\$171,500	\$146,000	17.5%

5-year Jul average: \$124,949

## Summary

In Chichester (Delaware, PA), the median sold price for Attached properties for July was \$159,500, representing a decrease of 8.9% compared to last month and an increase of 12.1% from Jul 2021. The average days on market for units sold in July was 8 days, 71% below the 5-year July average of 28 days. There was a 53.3% month over month decrease in new contract activity with 7 New Pendings; a 44% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 14; and a 25% decrease in supply to 6 active units.

This activity resulted in a Contract Ratio of 2.33 pendings per active listing, down from 3.13 in June and a decrease from 2.90 in July 2021. The Contract Ratio is 54% higher than the 5-year July average of 1.51. 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

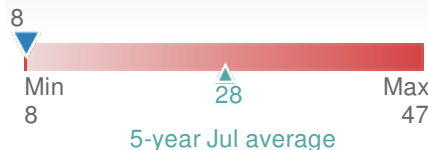
6



Jun 2022	Jul 2021
8	10

## Avg DOM

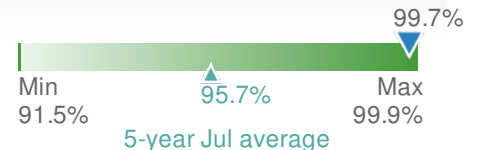
8



Jun 2022	Jul 2021	YTD
13	11	10

## Avg Sold to OLP Ratio

99.7%



Jun 2022	Jul 2021	YTD
98.4%	99.9%	100.6%

**July 2022**

Garnet Valley (Delaware, PA)

Email: info@tcsr.realtor

**New Listings****31****↓ -36.7%**from Jun 2022:  
**49****↓ -34.0%**from Jul 2021:  
**47**

YTD	2022	2021	+/-
	<b>232</b>	<b>248</b>	-6.5%

5-year Jul average: **42****New Pendings****29****↓ -31.0%**from Jun 2022:  
**42****↓ -9.4%**from Jul 2021:  
**32**

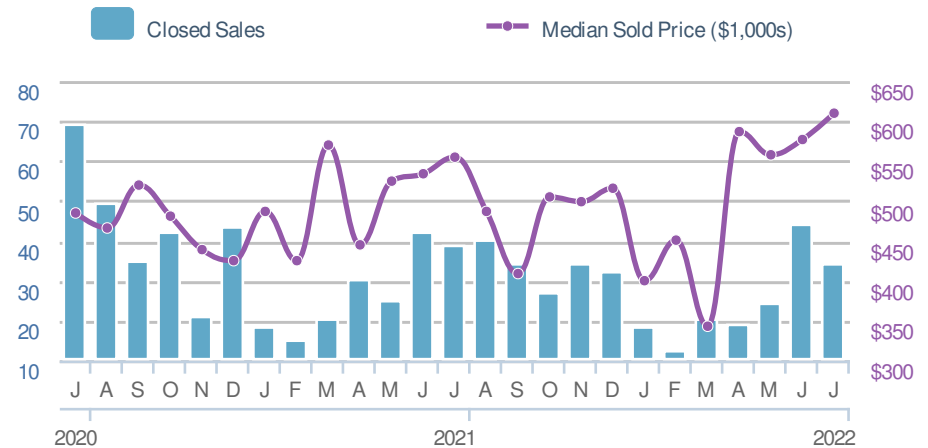
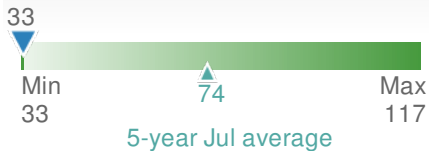
YTD	2022	2021	+/-
	<b>207</b>	<b>225</b>	-8.0%

5-year Jul average: **36****Closed Sales****34****↓ -22.7%**from Jun 2022:  
**44****↓ -12.8%**from Jul 2021:  
**39**

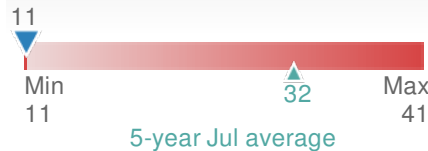
YTD	2022	2021	+/-
	<b>177</b>	<b>189</b>	-6.3%

5-year Jul average: **45****Median Sold Price****\$610,000****↑ 5.6%**from Jun 2022:  
**\$577,500****↑ 9.9%**from Jul 2021:  
**\$555,000**

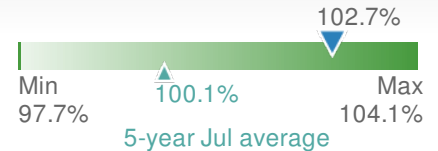
YTD	2022	2021	+/-
	<b>\$529,000</b>	<b>\$520,000</b>	1.7%

5-year Jul average: **\$510,200****Active Listings****33**

Jun 2022	Jul 2021
<b>30</b>	<b>48</b>

**Avg DOM****11**

Jun 2022	Jul 2021	YTD
<b>9</b>	<b>34</b>	<b>24</b>

**Avg Sold to OLP Ratio****102.7%**

Jun 2022	Jul 2021	YTD
<b>102.8%</b>	<b>104.1%</b>	<b>102.0%</b>

## July 2022

## Garnet Valley (Delaware, PA) - Detached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

## New Listings

21

-41.7%

 from Jun 2022:  
36

-32.3%

 from Jul 2021:  
31

YTD	2022	2021	+/-
	165	169	-2.4%

5-year Jul average: 28

## New Pendings

21

-32.3%

 from Jun 2022:  
31

10.5%

 from Jul 2021:  
19

YTD	2022	2021	+/-
	147	144	2.1%

5-year Jul average: 24

## Closed Sales

26

-27.8%

 from Jun 2022:  
36

4.0%

 from Jul 2021:  
25

YTD	2022	2021	+/-
	125	122	2.5%

5-year Jul average: 31

## Median Sold Price

\$625,000

2.0%

 from Jun 2022:  
\$612,500

0.8%

 from Jul 2021:  
\$620,000

YTD	2022	2021	+/-
	\$593,300	\$593,000	0.1%

5-year Jul average: \$554,840

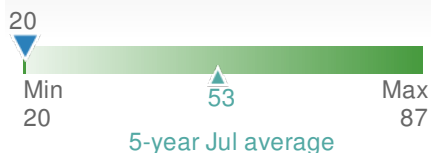
## Summary

In Garnet Valley (Delaware, PA), the median sold price for Detached properties for July was \$625,000, representing an increase of 2% compared to last month and an increase of 0.8% from Jul 2021. The average days on market for units sold in July was 8 days, 71% below the 5-year July average of 28 days. There was a 32.3% month over month decrease in new contract activity with 21 New Pendings; a 13.5% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 45; and no change in supply with 20 active units.

This activity resulted in a Contract Ratio of 2.25 pendings per active listing, down from 2.60 in June and an increase from 0.95 in July 2021. The Contract Ratio is 101% 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

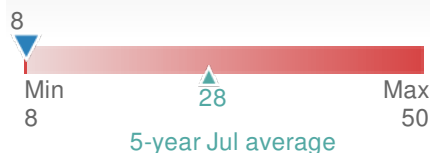
20



Jun 2022	Jul 2021
20	39

## Avg DOM

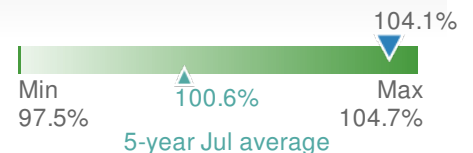
8



Jun 2022	Jul 2021	YTD
10	8	25

## Avg Sold to OLP Ratio

104.1%



Jun 2022	Jul 2021	YTD
102.5%	104.7%	101.6%

## July 2022

## Garnet Valley (Delaware, PA) - Attached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

## New Listings

10

-23.1%

 from Jun 2022:  
13

-37.5%

 from Jul 2021:  
16

YTD	2022	2021	+/-
	67	79	-15.2%

5-year Jul average: 14

## New Pendings

8

-27.3%

 from Jun 2022:  
11

-38.5%

 from Jul 2021:  
13

YTD	2022	2021	+/-
	60	81	-25.9%

5-year Jul average: 12

## Closed Sales

8

0.0%

 from Jun 2022:  
8

-42.9%

 from Jul 2021:  
14

YTD	2022	2021	+/-
	52	67	-22.4%

5-year Jul average: 14

## Median Sold Price

\$390,000

-9.4%

 from Jun 2022:  
\$430,250

18.9%

 from Jul 2021:  
\$328,000

YTD	2022	2021	+/-
	\$330,750	\$295,833	11.8%

5-year Jul average: \$300,500

## Summary

In Garnet Valley (Delaware, PA), the median sold price for Attached properties for July was \$390,000, representing a decrease of 9.4% compared to last month and an increase of 18.9% from Jul 2021. The average days on market for units sold in July was 20 days, 49% below the 5-year July average of 39 days. There was a 27.3% month over month decrease in new contract activity with 8 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from June) with 15; and a 30% increase in supply to 13 active units.

This activity resulted in a Contract Ratio of 1.15 pendings per active listing, down from 1.50 in June and a decrease from 3.11 in July 2021. The Contract Ratio is 18% lower than the 5-year July average of 1.39. 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

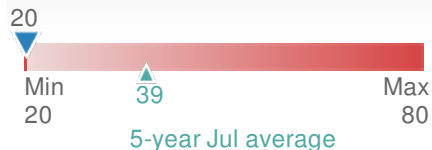
13



Jun 2022	Jul 2021
10	9

## Avg DOM

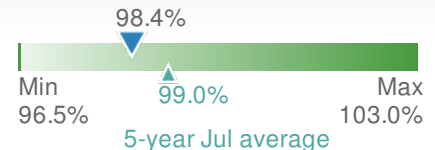
20



Jun 2022	Jul 2021	YTD
4	80	23

## Avg Sold to OLP Ratio

98.4%



Jun 2022	Jul 2021	YTD
104.5%	103.0%	102.8%

**July 2022**

## Haverford Township (Delaware, PA)

Email: info@tcsr.realtor

**New Listings****62****↓ -1.6%**from Jun 2022:  
**63****↑ 6.9%**from Jul 2021:  
**58**

YTD	2022	2021	+/-
	<b>418</b>	<b>437</b>	-4.3%

5-year Jul average: **70****New Pendings****53****↓ -3.6%**from Jun 2022:  
**55****↑ 12.8%**from Jul 2021:  
**47**

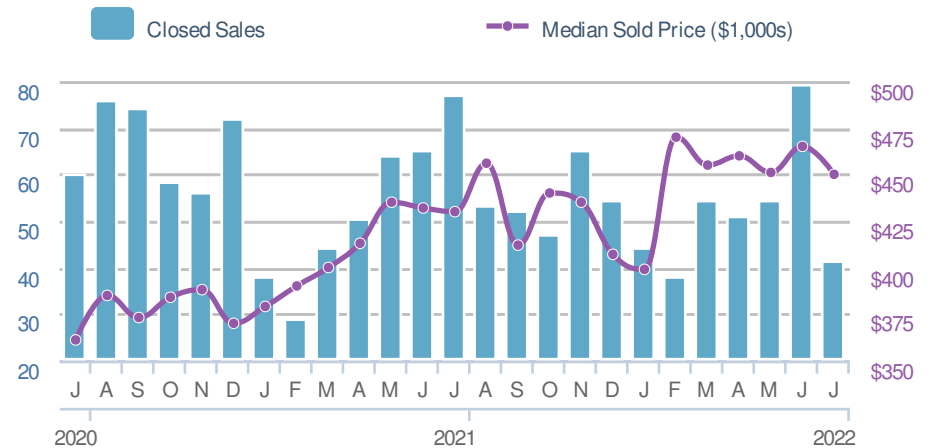
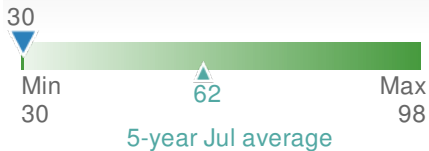
YTD	2022	2021	+/-
	<b>393</b>	<b>396</b>	-0.8%

5-year Jul average: **59****Closed Sales****41****↓ -48.1%**from Jun 2022:  
**79****↓ -46.8%**from Jul 2021:  
**77**

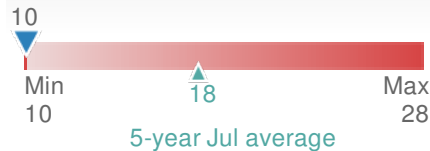
YTD	2022	2021	+/-
	<b>368</b>	<b>377</b>	-2.4%

5-year Jul average: **63****Median Sold Price****\$450,000****↓ -3.2%**from Jun 2022:  
**\$465,000****↑ 4.7%**from Jul 2021:  
**\$430,000**

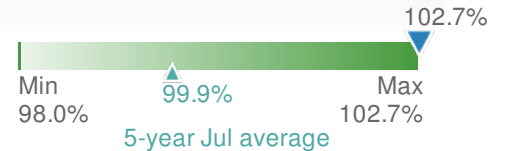
YTD	2022	2021	+/-
	<b>\$450,500</b>	<b>\$415,000</b>	8.6%

5-year Jul average: **\$389,290****Active Listings****30**

Jun 2022	Jul 2021
<b>29</b>	<b>47</b>

**Avg DOM****10**

Jun 2022	Jul 2021	YTD
<b>8</b>	<b>14</b>	<b>15</b>

**Avg Sold to OLP Ratio****102.7%**

Jun 2022	Jul 2021	YTD
<b>104.5%</b>	<b>100.7%</b>	<b>102.8%</b>

**July 2022****Haverford Township (Delaware, PA) - Detached**

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

**New Listings****49** **-2.0%**from Jun 2022:  
**50** **25.6%**from Jul 2021:  
**39**

YTD	2022	2021	+/-
	<b>306</b>	<b>328</b>	-6.7%

5-year Jul average: **54****New Pendings****40** **-2.4%**from Jun 2022:  
**41** **17.6%**from Jul 2021:  
**34**

YTD	2022	2021	+/-
	<b>282</b>	<b>294</b>	-4.1%

5-year Jul average: **45****Closed Sales****26** **-51.9%**from Jun 2022:  
**54** **-53.6%**from Jul 2021:  
**56**

YTD	2022	2021	+/-
	<b>257</b>	<b>273</b>	-5.9%

5-year Jul average: **47****Median Sold Price****\$479,000** **-10.0%**from Jun 2022:  
**\$532,500** **1.9%**from Jul 2021:  
**\$470,000**

YTD	2022	2021	+/-
	<b>\$490,000</b>	<b>\$445,000</b>	10.1%

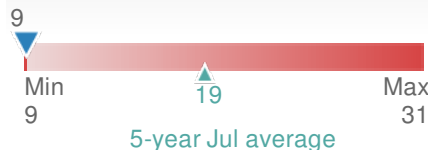
5-year Jul average: **\$417,000****Summary**

In Haverford Township (Delaware, PA), the median sold price for Detached properties for July was \$479,000, representing a decrease of 10% compared to last month and an increase of 1.9% from Jul 2021. The average days on market for units sold in July was 9 days, 53% below the 5-year July average of 19 days. There was a 2.4% month over month decrease in new contract activity with 40 New Pendings; a 21.8% MoM increase in All Pendings (new contracts + contracts carried over from June) to 67; and an 8% increase in supply to 27 active units.

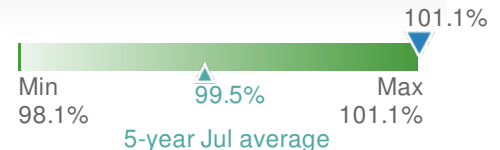
This activity resulted in a Contract Ratio of 2.48 pendencies per active listing, up from 2.20 in June and an increase from 1.65 in July 2021. The Contract Ratio is 47% higher than the 5-year July average of 1.69. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****27**

Jun 2022	Jul 2021
<b>25</b>	<b>37</b>

**Avg DOM****9**

Jun 2022	Jul 2021	YTD
<b>7</b>	<b>15</b>	<b>17</b>

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

Jun 2022	Jul 2021	YTD
<b>104.3%</b>	<b>100.7%</b>	<b>101.9%</b>

## July 2022

## Haverford Township (Delaware, PA) - Attached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

## New Listings

13

↔ 0.0%

from Jun 2022:  
13

↓ -31.6%

from Jul 2021:  
19

YTD	2022	2021	+/-
	112	109	2.8%

5-year Jul average: 16

## New Pendings

13

↓ -7.1%

from Jun 2022:  
14

↔ 0.0%

from Jul 2021:  
13

YTD	2022	2021	+/-
	111	102	8.8%

5-year Jul average: 14

## Closed Sales

15

↓ -40.0%

from Jun 2022:  
25

↓ -28.6%

from Jul 2021:  
21

YTD	2022	2021	+/-
	111	104	6.7%

5-year Jul average: 16

## Median Sold Price

\$360,000

↓ -3.5%

from Jun 2022:  
\$373,000

↑ 18.0%

from Jul 2021:  
\$305,000

YTD	2022	2021	+/-
	\$359,000	\$313,500	14.5%

5-year Jul average: \$298,640

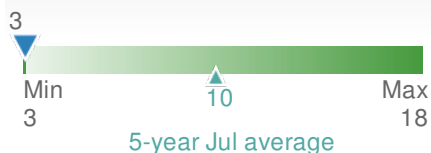
## Summary

In Haverford Township (Delaware, PA), the median sold price for Attached properties for July was \$360,000, representing a decrease of 3.5% compared to last month and an increase of 18% from Jul 2021. The average days on market for units sold in July was 11 days, 5% below the 5-year July average of 12 days. There was a 7.1% month over month decrease in new contract activity with 13 New Pendings; a 14.3% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 18; and a 25% decrease in supply to 3 active units.

This activity resulted in a Contract Ratio of 6.00 pendings per active listing, up from 5.25 in June and an increase from 1.50 in July 2021. The Contract Ratio is 113% higher than the 5-year July average of 2.82. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

## Active Listings

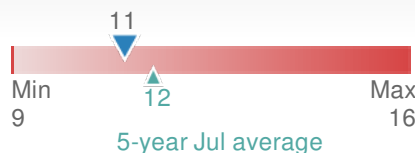
3



Jun 2022	Jul 2021
4	10

## Avg DOM

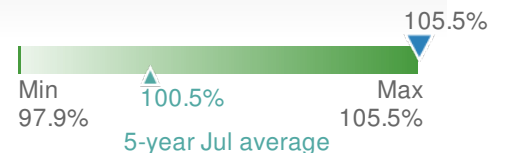
11



Jun 2022	Jul 2021	YTD
8	9	10

## Avg Sold to OLP Ratio

105.5%



Jun 2022	Jul 2021	YTD
104.9%	100.8%	104.8%



**July 2022**

Interboro (Delaware, PA)

Email: info@tcsr.realtor

**New Listings****24****↓ -38.5%**from Jun 2022:  
**39****↓ -4.0%**from Jul 2021:  
**25**

YTD	2022	2021	+/-
	<b>180</b>	<b>210</b>	-14.3%

5-year Jul average: **32****New Pendings****27****↓ -3.6%**from Jun 2022:  
**28****↓ -3.6%**from Jul 2021:  
**28**

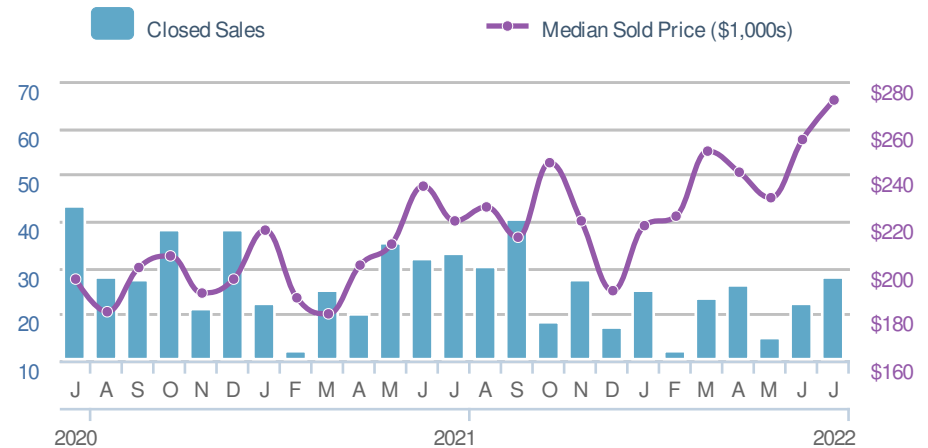
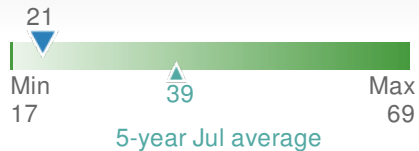
YTD	2022	2021	+/-
	<b>166</b>	<b>198</b>	-16.2%

5-year Jul average: **31****Closed Sales****28****↑ 27.3%**from Jun 2022:  
**22****↓ -15.2%**from Jul 2021:  
**33**

YTD	2022	2021	+/-
	<b>157</b>	<b>184</b>	-14.7%

5-year Jul average: **34****Median Sold Price****\$272,500****↑ 6.7%**from Jun 2022:  
**\$255,500****↑ 23.9%**from Jul 2021:  
**\$220,000**

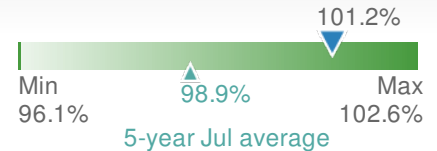
YTD	2022	2021	+/-
	<b>\$245,000</b>	<b>\$211,000</b>	16.1%

5-year Jul average: **\$206,500****Active Listings****21**

Jun 2022	Jul 2021
<b>28</b>	<b>17</b>

**Avg DOM****10**

Jun 2022	Jul 2021	YTD
<b>20</b>	<b>13</b>	<b>21</b>

**Avg Sold to OLP Ratio****101.2%**

Jun 2022	Jul 2021	YTD
<b>102.2%</b>	<b>102.6%</b>	<b>99.9%</b>

## July 2022

## Interboro (Delaware, PA) - Detached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

## New Listings

11

↓ -52.2%

from Jun 2022:  
23

↓ -15.4%

from Jul 2021:  
13

YTD	2022	2021	+/-
	94	100	-6.0%

5-year Jul average: 16

## New Pendings

13

↓ -27.8%

from Jun 2022:  
18

↓ -27.8%

from Jul 2021:  
18

YTD	2022	2021	+/-
	84	90	-6.7%

5-year Jul average: 15

## Closed Sales

17

↑ 112.5%

from Jun 2022:  
8

↑ 30.8%

from Jul 2021:  
13

YTD	2022	2021	+/-
	76	80	-5.0%

5-year Jul average: 18

## Median Sold Price

\$310,000

↑ 7.8%

from Jun 2022:  
\$287,500

↑ 34.8%

from Jul 2021:  
\$230,000

YTD	2022	2021	+/-
	\$285,000	\$258,900	10.1%

5-year Jul average: \$235,600

## Summary

In Interboro (Delaware, PA), the median sold price for Detached properties for July was \$310,000, representing an increase of 7.8% compared to last month and an increase of 34.8% from Jul 2021. The average days on market for units sold in July was 13 days, 32% below the 5-year July average of 19 days. There was a 27.8% month over month decrease in new contract activity with 13 New Pendings; a 24.1% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 22; and a 26.7% decrease in supply to 11 active units.

This activity resulted in a Contract Ratio of 2.00 pendings per active listing, up from 1.93 in June and a decrease from 2.20 in July 2021. The Contract Ratio is 20% higher than the 5-year July average of 1.67. 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

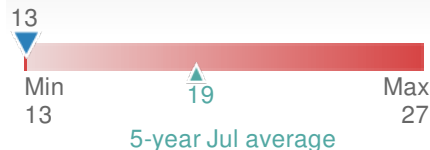
11



Jun 2022	Jul 2021
15	10

## Avg DOM

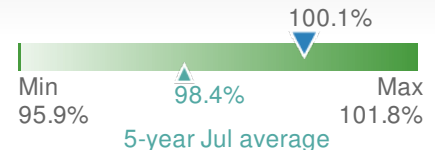
13



Jun 2022	Jul 2021	YTD
20	13	23

## Avg Sold to OLP Ratio

100.1%



Jun 2022	Jul 2021	YTD
100.8%	101.8%	98.8%

## July 2022

## Interboro (Delaware, PA) - Attached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

## New Listings

13

-18.8%

 from Jun 2022:  
16

8.3%

 from Jul 2021:  
12

YTD	2022	2021	+/-
	86	110	-21.8%

5-year Jul average: 16

## New Pendings

14

40.0%

 from Jun 2022:  
10

40.0%

 from Jul 2021:  
10

YTD	2022	2021	+/-
	82	108	-24.1%

5-year Jul average: 16

## Closed Sales

11

-21.4%

 from Jun 2022:  
14

-45.0%

 from Jul 2021:  
20

YTD	2022	2021	+/-
	81	104	-22.1%

5-year Jul average: 16

## Median Sold Price

\$230,000

-4.2%

 from Jun 2022:  
\$240,000

9.5%

 from Jul 2021:  
\$210,000

YTD	2022	2021	+/-
	\$218,000	\$190,000	14.7%

5-year Jul average: \$184,870

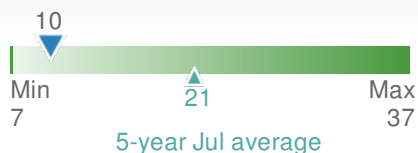
## Summary

In Interboro (Delaware, PA), the median sold price for Attached properties for July was \$230,000, representing a decrease of 4.2% compared to last month and an increase of 9.5% from Jul 2021. The average days on market for units sold in July was 7 days, 73% below the 5-year July average of 26 days. There was a 40% month over month increase in new contract activity with 14 New Pendings; a 17.6% MoM increase in All Pendings (new contracts + contracts carried over from June) to 20; and a 23.1% decrease in supply to 10 active units.

This activity resulted in a Contract Ratio of 2.00 pendings per active listing, up from 1.31 in June and a decrease from 3.86 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

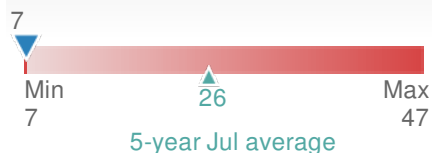
10



Jun 2022	Jul 2021
13	7

## Avg DOM

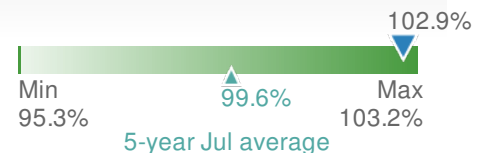
7



Jun 2022	Jul 2021	YTD
21	13	19

## Avg Sold to OLP Ratio

102.9%



Jun 2022	Jul 2021	YTD
102.9%	103.2%	101.0%

**July 2022**

## Marple Newtown (Delaware, PA)

Email: info@tcsr.realtor

**New Listings****39****↓ -40.9%**from Jun 2022:  
**66****↓ -26.4%**from Jul 2021:  
**53**

YTD	2022	2021	+/-
	<b>338</b>	<b>373</b>	-9.4%

5-year Jul average: **50****New Pendings****36****↓ -28.0%**from Jun 2022:  
**50****↓ -12.2%**from Jul 2021:  
**41**

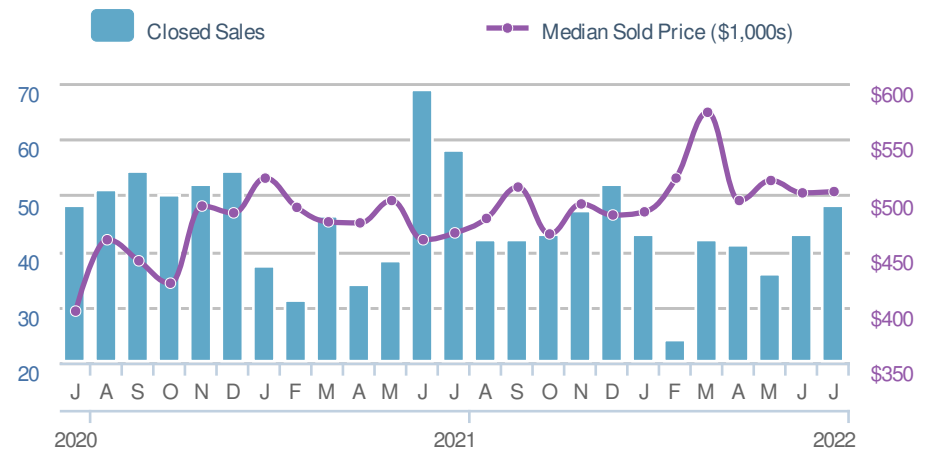
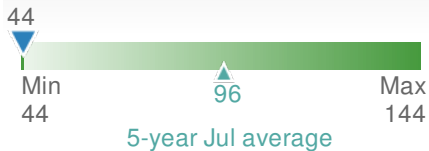
YTD	2022	2021	+/-
	<b>311</b>	<b>326</b>	-4.6%

5-year Jul average: **43****Closed Sales****48****↑ 11.6%**from Jun 2022:  
**43****↓ -17.2%**from Jul 2021:  
**58**

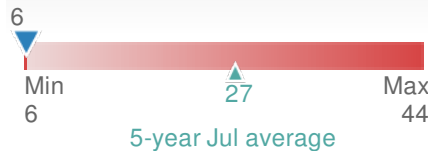
YTD	2022	2021	+/-
	<b>286</b>	<b>321</b>	-10.9%

5-year Jul average: **50****Median Sold Price****\$503,000****↑ 0.2%**from Jun 2022:  
**\$502,000****↑ 7.8%**from Jul 2021:  
**\$466,629**

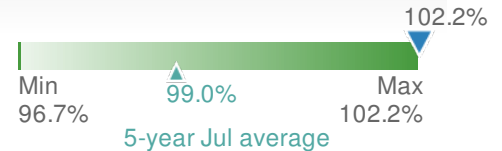
YTD	2022	2021	+/-
	<b>\$506,000</b>	<b>\$480,000</b>	5.4%

5-year Jul average: **\$432,366****Active Listings****44**

Jun 2022	Jul 2021
<b>46</b>	<b>63</b>

**Avg DOM****6**

Jun 2022	Jul 2021	YTD
<b>14</b>	<b>19</b>	<b>19</b>

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

Jun 2022	Jul 2021	YTD
<b>102.0%</b>	<b>99.7%</b>	<b>101.5%</b>

**July 2022**

## Marple Newtown (Delaware, PA) - Detached

Tri-County Suburban REALTORS


Email: info@tcsr.realtor

**New Listings****27**

 **-40.0%**  
 from Jun 2022: **45**  
 **-32.5%**  
 from Jul 2021: **40**



YTD	2022	2021	+/-
	<b>249</b>	<b>260</b>	-4.2%

5-year Jul average: **36****New Pendings****24**

 **-27.3%**  
 from Jun 2022: **33**  
 **-20.0%**  
 from Jul 2021: **30**

YTD	2022	2021	+/-
	<b>237</b>	<b>220</b>	7.7%

5-year Jul average: **31****Closed Sales****32**

 **-8.6%**  
 from Jun 2022: **35**  
 **-17.9%**  
 from Jul 2021: **39**

YTD	2022	2021	+/-
	<b>224</b>	<b>223</b>	0.4%

5-year Jul average: **37****Median Sold Price****\$477,000**

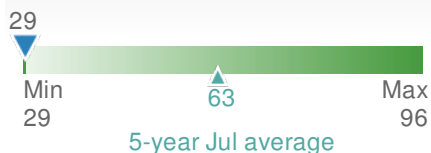
 **-7.4%**  
 from Jun 2022: **\$515,000**  
 **-3.6%**  
 from Jul 2021: **\$495,000**

YTD	2022	2021	+/-
	<b>\$506,000</b>	<b>\$485,000</b>	4.3%

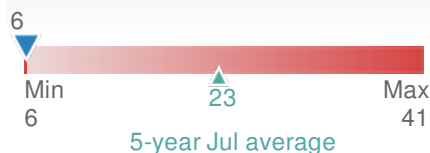
5-year Jul average: **\$430,540****Summary**

In Marple Newtown (Delaware, PA), the median sold price for Detached properties for July was \$477,000, representing a decrease of 7.4% compared to last month and a decrease of 3.6% from Jul 2021. The average days on market for units sold in July was 6 days, 74% below the 5-year July average of 23 days. There was a 27.3% month over month decrease in new contract activity with 24 New Pendings; a 17.5% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 52; and a 3.3% decrease in supply to 29 active units.

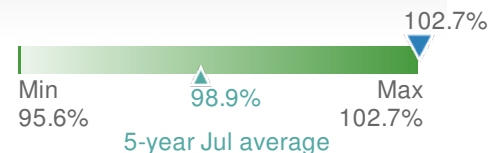
This activity resulted in a Contract Ratio of 1.79 pendings per active listing, down from 2.10 in June and an increase from 0.96 in July 2021. The Contract Ratio is 75% higher than the 5-year July average of 1.02. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****29**

Jun 2022	Jul 2021
<b>30</b>	<b>46</b>

**Avg DOM****6**

Jun 2022	Jul 2021	YTD
<b>16</b>	<b>19</b>	<b>19</b>

**Avg Sold to OLP Ratio****102.7%**

Jun 2022	Jul 2021	YTD
<b>102.6%</b>	<b>100.2%</b>	<b>101.3%</b>

**July 2022**

## Marple Newtown (Delaware, PA) - Attached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

**New Listings****12**

-42.9%

from Jun 2022:  
**21**

-7.7%

from Jul 2021:  
**13**

YTD	2022	2021	+/-
	<b>89</b>	<b>113</b>	-21.2%

5-year Jul average: **14****New Pendings****12**

-29.4%

from Jun 2022:  
**17**

9.1%

from Jul 2021:  
**11**

YTD	2022	2021	+/-
	<b>74</b>	<b>106</b>	-30.2%

5-year Jul average: **12****Closed Sales****16**

100.0%

from Jun 2022:  
**8**

-15.8%

from Jul 2021:  
**19**

YTD	2022	2021	+/-
	<b>62</b>	<b>98</b>	-36.7%

5-year Jul average: **13****Median Sold Price****\$637,500**

55.5%

from Jun 2022:  
**\$410,000**

81.1%

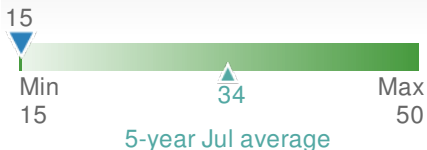
from Jul 2021:  
**\$352,000**

YTD	2022	2021	+/-
	<b>\$513,000</b>	<b>\$465,874</b>	10.1%

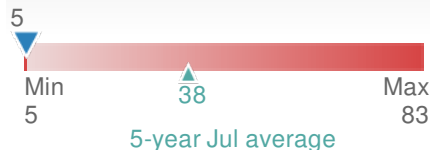
5-year Jul average: **\$444,880****Summary**

In Marple Newtown (Delaware, PA), the median sold price for Attached properties for July was \$637,500, representing an increase of 55.5% compared to last month and an increase of 81.1% from Jul 2021. The average days on market for units sold in July was 5 days, 87% below the 5-year July average of 38 days. There was a 29.4% month over month decrease in new contract activity with 12 New Pendings; a 10.3% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 35; and a 6.3% decrease in supply to 15 active units.

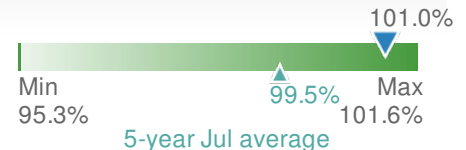
This activity resulted in a Contract Ratio of 2.33 pendencies per active listing, down from 2.44 in June and an increase from 2.06 in July 2021. The Contract Ratio is 86% higher than the 5-year July average of 1.25. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****15**

Jun 2022	Jul 2021
<b>16</b>	<b>17</b>

**Avg DOM****5**

Jun 2022	Jul 2021	YTD
<b>10</b>	<b>18</b>	<b>18</b>

**Avg Sold to OLP Ratio****101.0%**

Jun 2022	Jul 2021	YTD
<b>99.3%</b>	<b>98.8%</b>	<b>102.0%</b>

## July 2022

Penn-Delco (Delaware, PA)

Email: info@tcsr.realtor

## New Listings

23

↓ -36.1%    ↓ -32.4%

from Jun 2022: 36    from Jul 2021: 34

YTD	2022	2021	+/-
	249	337	-26.1%

5-year Jul average: 36

## New Pendings

19

↓ -44.1%    ↓ -47.2%

from Jun 2022: 34    from Jul 2021: 36

YTD	2022	2021	+/-
	237	308	-23.1%

5-year Jul average: 35

## Closed Sales

31

↓ -42.6%    ↓ -50.0%

from Jun 2022: 54    from Jul 2021: 62

YTD	2022	2021	+/-
	236	279	-15.4%

5-year Jul average: 46

## Median Sold Price

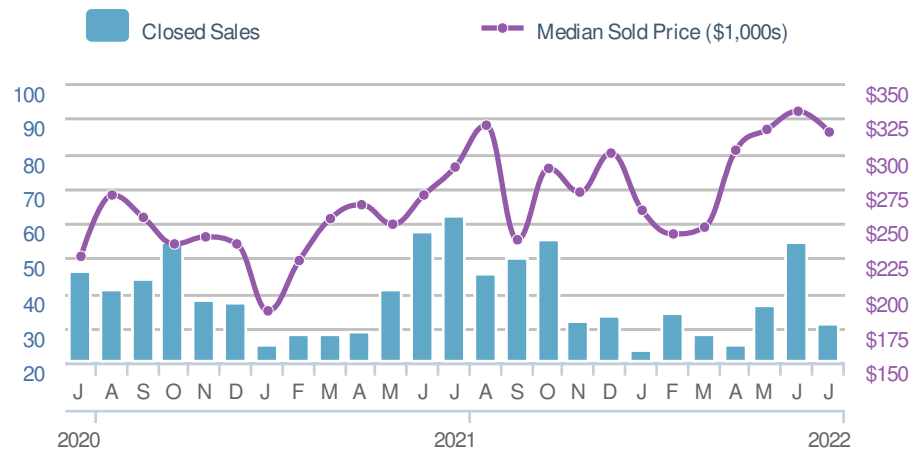
\$315,000

↓ -4.7%    ↑ 8.6%

from Jun 2022: \$330,500    from Jul 2021: \$290,000

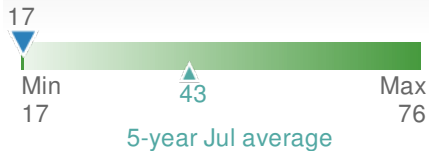
YTD	2022	2021	+/-
	\$286,950	\$259,000	10.8%

5-year Jul average: \$257,950



## Active Listings

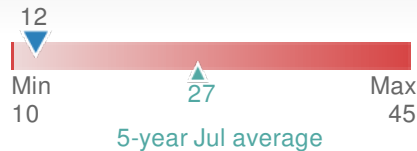
17



Jun 2022	Jul 2021
12	31

## Avg DOM

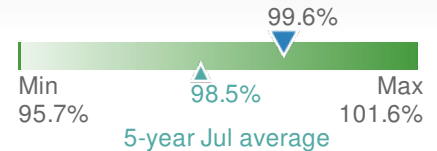
12



Jun 2022	Jul 2021	YTD
7	10	16

## Avg Sold to OLP Ratio

99.6%



Jun 2022	Jul 2021	YTD
104.5%	101.6%	101.5%

## July 2022

## Penn-Delco (Delaware, PA) - Detached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

## New Listings

17

↓ -37.0%    ↓ -26.1%

from Jun 2022: 27    from Jul 2021: 23

YTD	2022	2021	+/-
	166	208	-20.2%

5-year Jul average: 24

## New Pendings

14

↓ -46.2%    ↓ -39.1%

from Jun 2022: 26    from Jul 2021: 23

YTD	2022	2021	+/-
	162	191	-15.2%

5-year Jul average: 23

## Closed Sales

26

↓ -29.7%    ↓ -33.3%

from Jun 2022: 37    from Jul 2021: 39

YTD	2022	2021	+/-
	156	169	-7.7%

5-year Jul average: 31

## Median Sold Price

\$325,000

↓ -11.0%    ↔ 0.0%

from Jun 2022: \$365,000    from Jul 2021: \$325,000

YTD	2022	2021	+/-
	\$328,750	\$299,900	9.6%

5-year Jul average: \$286,500

## Summary

In Penn-Delco (Delaware, PA), the median sold price for Detached properties for July was \$325,000, representing a decrease of 11% compared to last month and no change from Jul 2021. The average days on market for units sold in July was 13 days, 57% below the 5-year July average of 30 days. There was a 46.2% month over month decrease in new contract activity with 14 New Pendings; a 31% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 29; and a 37.5% increase in supply to 11 active units.

This activity resulted in a Contract Ratio of 2.64 pendings per active listing, down from 5.25 in June and an increase from 2.42 in July 2021. The Contract Ratio is 48% higher than the 5-year July average of 1.78. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

## Active Listings

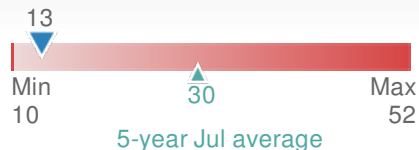
11



Jun 2022	Jul 2021
8	19

## Avg DOM

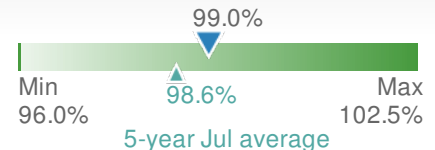
13



Jun 2022	Jul 2021	YTD
7	10	20

## Avg Sold to OLP Ratio

99.0%



Jun 2022	Jul 2021	YTD
105.0%	102.5%	101.2%



## July 2022

## Penn-Delco (Delaware, PA) - Attached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

## New Listings

6

↓ -33.3%    ↓ -45.5%

from Jun 2022: 9    from Jul 2021: 11

YTD	2022	2021	+/-
	83	129	-35.7%

5-year Jul average: 13

## New Pendings

5

↓ -37.5%    ↓ -61.5%

from Jun 2022: 8    from Jul 2021: 13

YTD	2022	2021	+/-
	75	117	-35.9%

5-year Jul average: 12

## Closed Sales

5

↓ -70.6%    ↓ -78.3%

from Jun 2022: 17    from Jul 2021: 23

YTD	2022	2021	+/-
	80	110	-27.3%

5-year Jul average: 16

## Median Sold Price

\$220,000

↓ -12.0%    ↑ 41.0%

from Jun 2022: \$250,000    from Jul 2021: \$156,000

YTD	2022	2021	+/-
	\$218,750	\$160,000	36.7%

5-year Jul average: \$174,300

## Summary

In Penn-Delco (Delaware, PA), the median sold price for Attached properties for July was \$220,000, representing a decrease of 12% compared to last month and an increase of 41% from Jul 2021. The average days on market for units sold in July was 7 days, 65% below the 5-year July average of 20 days. There was a 37.5% month over month decrease in new contract activity with 5 New Pendings; an 11.1% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 8; and a 50% increase in supply to 6 active units.

This activity resulted in a Contract Ratio of 1.33 pendings per active listing, down from 2.25 in June and a decrease from 2.00 in July 2021. The Contract Ratio is 35% lower than the 5-year July average of 2.06. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

## Active Listings

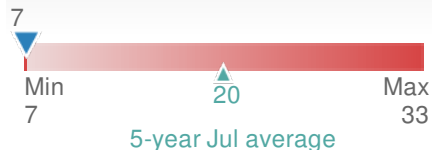
6



Jun 2022	Jul 2021
4	12

## Avg DOM

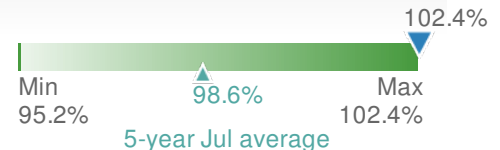
7



Jun 2022	Jul 2021	YTD
5	12	10

## Avg Sold to OLP Ratio

102.4%



Jun 2022	Jul 2021	YTD
103.2%	100.1%	102.1%

**July 2022**

Radnor Township (Delaware, PA)

Email: info@tcsr.realtor

**New Listings****41****↓ -19.6%**from Jun 2022:  
**51****↑ 20.6%**from Jul 2021:  
**34**

YTD	2022	2021	+/-
	<b>263</b>	<b>349</b>	-24.6%

5-year Jul average: **38****New Pendings****39****↑ 11.4%**from Jun 2022:  
**35****↑ 69.6%**from Jul 2021:  
**23**

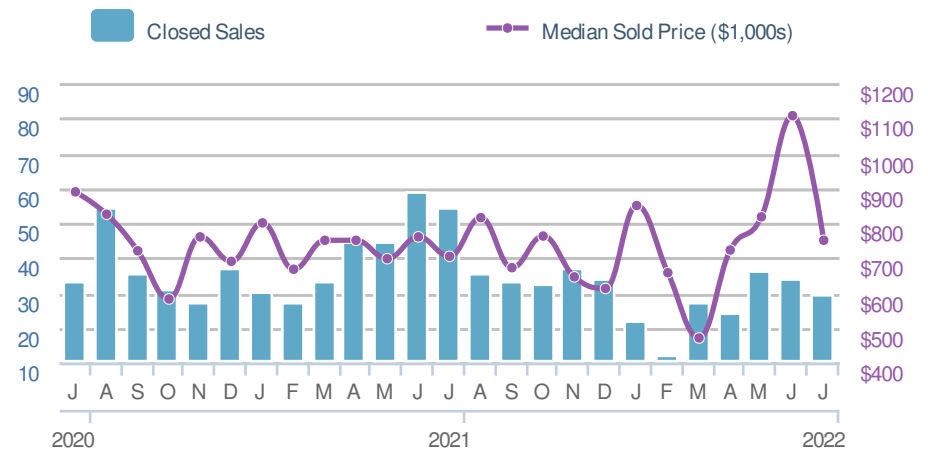
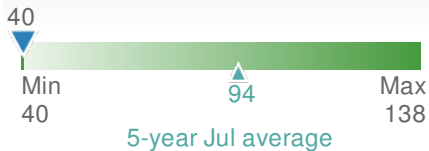
YTD	2022	2021	+/-
	<b>221</b>	<b>301</b>	-26.6%

5-year Jul average: **29****Closed Sales****29****↓ -14.7%**from Jun 2022:  
**34****↓ -46.3%**from Jul 2021:  
**54**

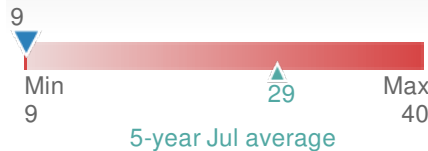
YTD	2022	2021	+/-
	<b>188</b>	<b>294</b>	-36.1%

5-year Jul average: **36****Median Sold Price****\$750,000****↓ -32.3%**from Jun 2022:  
**\$1,107,500****↑ 6.4%**from Jul 2021:  
**\$704,750**

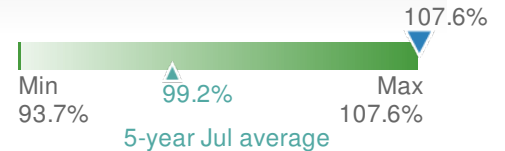
YTD	2022	2021	+/-
	<b>\$803,750</b>	<b>\$743,500</b>	8.1%

5-year Jul average: **\$780,430****Active Listings****40**

Jun 2022	Jul 2021
<b>49</b>	<b>62</b>

**Avg DOM****9**

Jun 2022	Jul 2021	YTD
<b>8</b>	<b>23</b>	<b>28</b>

**Avg Sold to OLP Ratio****107.6%**

Jun 2022	Jul 2021	YTD
<b>105.1%</b>	<b>101.4%</b>	<b>102.3%</b>

## July 2022

## Radnor Township (Delaware, PA) - Detached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

## New Listings

30

-14.3%

from Jun 2022:  
35

57.9%

from Jul 2021:  
19

YTD	2022	2021	+/-
	174	233	-25.3%

5-year Jul average: 26

## New Pendings

26

8.3%

from Jun 2022:  
24

52.9%

from Jul 2021:  
17

YTD	2022	2021	+/-
	140	214	-34.6%

5-year Jul average: 21

## Closed Sales

19

-29.6%

from Jun 2022:  
27

-50.0%

from Jul 2021:  
38

YTD	2022	2021	+/-
	121	210	-42.4%

5-year Jul average: 27

## Median Sold Price

\$1,025,000

-21.3%

from Jun 2022:  
\$1,302,000

7.7%

from Jul 2021:  
\$951,500

YTD	2022	2021	+/-
	\$1,050,000	\$917,500	14.4%

5-year Jul average: \$919,600

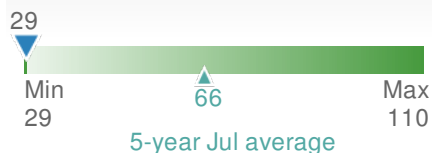
## Summary

In Radnor Township (Delaware, PA), the median sold price for Detached properties for July was \$1,025,000, representing a decrease of 21.3% compared to last month and an increase of 7.7% from Jul 2021. The average days on market for units sold in July was 6 days, 78% below the 5-year July average of 27 days. There was an 8.3% month over month increase in new contract activity with 26 New Pendings; an 18.4% MoM increase in All Pendings (new contracts + contracts carried over from June) to 45; and a 3.3% decrease in supply to 29 active units.

This activity resulted in a Contract Ratio of 1.55 pendings per active listing, up from 1.27 in June and an increase from 1.35 in July 2021. The Contract Ratio is 64% higher than the 5-year July average of 0.94. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

## Active Listings

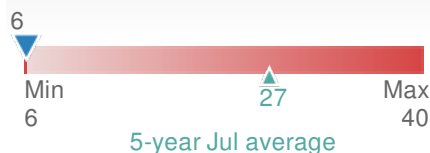
29



Jun 2022	Jul 2021
30	31

## Avg DOM

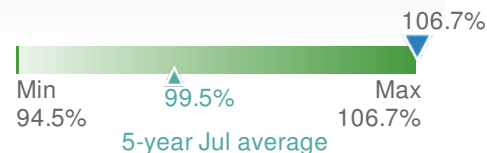
6



Jun 2022	Jul 2021	YTD
7	16	22

## Avg Sold to OLP Ratio

106.7%



Jun 2022	Jul 2021	YTD
105.4%	102.6%	103.2%

## July 2022

## Radnor Township (Delaware, PA) - Attached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

## New Listings

11

↓ -31.3%   ↓ -21.4%

from Jun 2022: 16   from Jul 2021: 14

YTD	2022	2021	+/-
	89	115	-22.6%

5-year Jul average: 12

## New Pendings

13

↑ 18.2%   ↑ 116.7%

from Jun 2022: 11   from Jul 2021: 6

YTD	2022	2021	+/-
	81	87	-6.9%

5-year Jul average: 9

## Closed Sales

10

↑ 42.9%   ↓ -37.5%

from Jun 2022: 7   from Jul 2021: 16

YTD	2022	2021	+/-
	67	84	-20.2%

5-year Jul average: 9

## Median Sold Price

\$295,250

↓ -32.7%   ↑ 34.5%

from Jun 2022: \$439,000   from Jul 2021: \$219,500

YTD	2022	2021	+/-
	\$320,000	\$347,421	-7.9%

5-year Jul average: \$310,025

## Summary

In Radnor Township (Delaware, PA), the median sold price for Attached properties for July was \$295,250, representing a decrease of 32.7% compared to last month and an increase of 34.5% from Jul 2021. The average days on market for units sold in July was 14 days, 59% below the 5-year July average of 34 days. There was an 18.2% month over month increase in new contract activity with 13 New Pendings; a 14.8% MoM increase in All Pendings (new contracts + contracts carried over from June) to 31; and a 42.1% decrease in supply to 11 active units.

This activity resulted in a Contract Ratio of 2.82 pendings per active listing, up from 1.42 in June and an increase from 0.58 in July 2021. The Contract Ratio is 185% higher than the 5-year July average of 0.99. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

## Active Listings

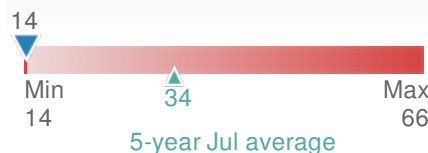
11



Jun 2022	Jul 2021
19	31

## Avg DOM

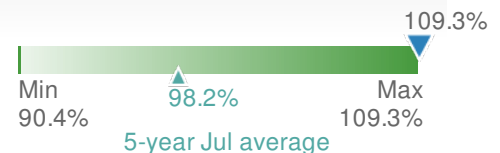
14



Jun 2022	Jul 2021	YTD
9	37	37

## Avg Sold to OLP Ratio

109.3%



Jun 2022	Jul 2021	YTD
103.6%	98.4%	100.7%

**July 2022**

Ridley (Delaware, PA)

Email: info@tcsr.realtor

**New Listings****57****↓ -13.6%**from Jun 2022:  
**66****↑ 9.6%**from Jul 2021:  
**52**

YTD	2022	2021	+/-
	<b>350</b>	<b>424</b>	-17.5%

5-year Jul average: **56****New Pendings****46****↓ -6.1%**from Jun 2022:  
**49****↓ -19.3%**from Jul 2021:  
**57**

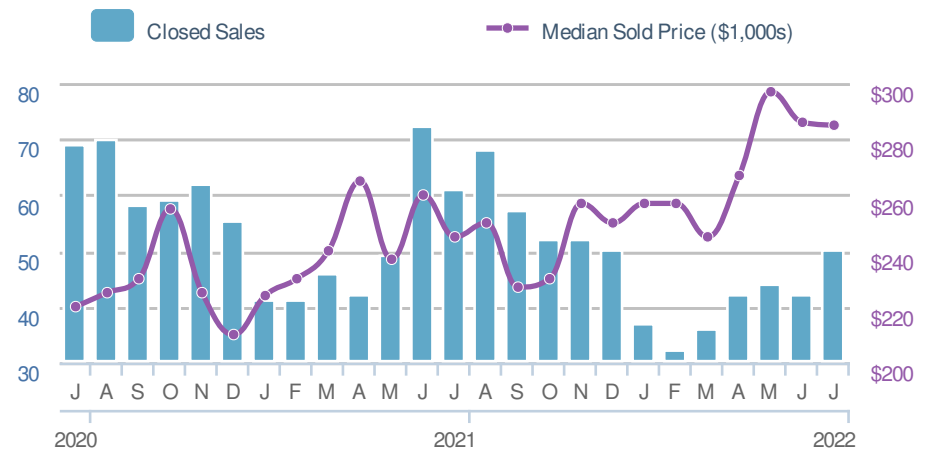
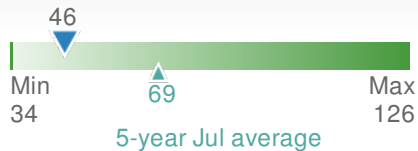
YTD	2022	2021	+/-
	<b>306</b>	<b>396</b>	-22.7%

5-year Jul average: **55****Closed Sales****50****↑ 19.0%**from Jun 2022:  
**42****↓ -18.0%**from Jul 2021:  
**61**

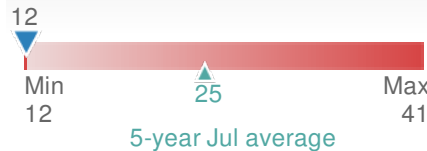
YTD	2022	2021	+/-
	<b>288</b>	<b>356</b>	-19.1%

5-year Jul average: **60****Median Sold Price****\$285,000****↓ -0.5%**from Jun 2022:  
**\$286,500****↑ 16.3%**from Jul 2021:  
**\$245,000**

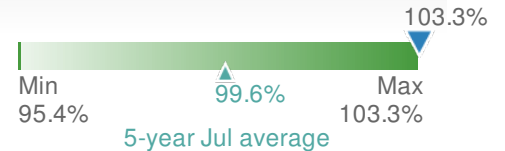
YTD	2022	2021	+/-
	<b>\$271,000</b>	<b>\$246,500</b>	9.9%

5-year Jul average: **\$226,700****Active Listings****46**

Jun 2022	Jul 2021
<b>37</b>	<b>37</b>

**Avg DOM****12**

Jun 2022	Jul 2021	YTD
<b>10</b>	<b>15</b>	<b>16</b>

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

Jun 2022	Jul 2021	YTD
<b>104.1%</b>	<b>102.2%</b>	<b>102.4%</b>

## July 2022

## Ridley (Delaware, PA) - Detached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

## New Listings

36

↓ -14.3%

from Jun 2022:  
42

↑ 24.1%

from Jul 2021:  
29

YTD	2022	2021	+/-
	210	240	-12.5%

5-year Jul average: 31

## New Pendings

29

↓ -6.5%

from Jun 2022:  
31

↓ -3.3%

from Jul 2021:  
30

YTD	2022	2021	+/-
	184	232	-20.7%

5-year Jul average: 31

## Closed Sales

30

↑ 20.0%

from Jun 2022:  
25

↓ -18.9%

from Jul 2021:  
37

YTD	2022	2021	+/-
	165	206	-19.9%

5-year Jul average: 33

## Median Sold Price

\$314,500

↓ -1.7%

from Jun 2022:  
\$320,000

↑ 13.3%

from Jul 2021:  
\$277,500

YTD	2022	2021	+/-
	\$305,000	\$278,700	9.4%

5-year Jul average: \$261,890

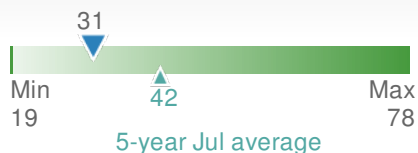
## Summary

In Ridley (Delaware, PA), the median sold price for Detached properties for July was \$314,500, representing a decrease of 1.7% compared to last month and an increase of 13.3% from Jul 2021. The average days on market for units sold in July was 8 days, 65% below the 5-year July average of 23 days. There was a 6.5% month over month decrease in new contract activity with 29 New Pendings; a 4.3% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 45; and a 19.2% increase in supply to 31 active units.

This activity resulted in a Contract Ratio of 1.45 pendings per active listing, down from 1.81 in June and a decrease from 2.85 in July 2021. The Contract Ratio is 17% lower than the 5-year July average of 1.75. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

## Active Listings

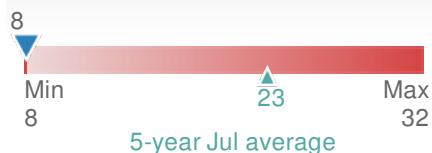
31



Jun 2022	Jul 2021
26	20

## Avg DOM

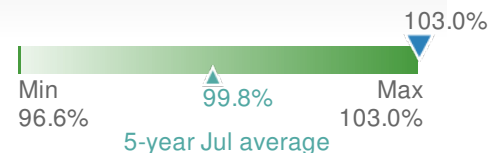
8



Jun 2022	Jul 2021	YTD
7	20	17

## Avg Sold to OLP Ratio

103.0%



Jun 2022	Jul 2021	YTD
103.8%	101.7%	101.9%

## July 2022

## Ridley (Delaware, PA) - Attached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

## New Listings

21

↓ -12.5%

from Jun 2022:  
24

↓ -8.7%

from Jul 2021:  
23

YTD	2022	2021	+/-
	140	184	-23.9%

5-year Jul average: 25

## New Pendings

17

↓ -5.6%

from Jun 2022:  
18

↓ -37.0%

from Jul 2021:  
27

YTD	2022	2021	+/-
	122	164	-25.6%

5-year Jul average: 25

## Closed Sales

20

↑ 17.6%

from Jun 2022:  
17

↓ -16.7%

from Jul 2021:  
24

YTD	2022	2021	+/-
	123	150	-18.0%

5-year Jul average: 27

## Median Sold Price

\$228,500

↑ 3.9%

from Jun 2022:  
\$220,000

↑ 3.6%

from Jul 2021:  
\$220,500

YTD	2022	2021	+/-
	\$239,800	\$213,000	12.6%

5-year Jul average: \$194,270

## Summary

In Ridley (Delaware, PA), the median sold price for Attached properties for July was \$228,500, representing an increase of 3.9% compared to last month and an increase of 3.6% from Jul 2021. The average days on market for units sold in July was 17 days, 39% below the 5-year July average of 28 days. There was a 5.6% month over month decrease in new contract activity with 17 New Pendings; a 14.8% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 23; and a 36.4% increase in supply to 15 active units.

This activity resulted in a Contract Ratio of 1.53 pendings per active listing, down from 2.45 in June and a decrease from 2.82 in July 2021. The Contract Ratio is 17% lower than the 5-year July average of 1.85. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

## Active Listings

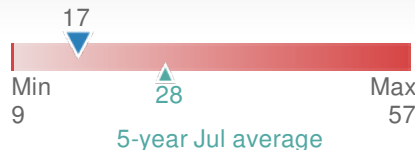
15



Jun 2022	Jul 2021
11	17

## Avg DOM

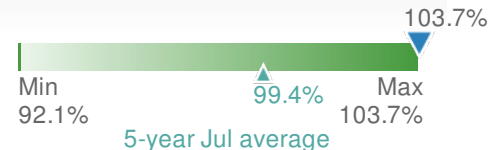
17



Jun 2022	Jul 2021	YTD
14	9	13

## Avg Sold to OLP Ratio

103.7%



Jun 2022	Jul 2021	YTD
104.6%	103.0%	103.1%

**July 2022**

Rose Tree Media (Delaware, PA)

Email: info@tcsr.realtor

**New Listings****56**

↔ 0.0%

from Jun 2022:  
**56**

↑ 5.7%

from Jul 2021:  
**53**

YTD	2022	2021	+/-
	<b>382</b>	<b>385</b>	-0.8%

5-year Jul average: **50****New Pendings****45**

↑ 28.6%

from Jun 2022:  
**35**

↓ -21.1%

from Jul 2021:  
**57**

YTD	2022	2021	+/-
	<b>317</b>	<b>350</b>	-9.4%

5-year Jul average: **46****Closed Sales****47**

↓ -17.5%

from Jun 2022:  
**57**

↑ 9.3%

from Jul 2021:  
**43**

YTD	2022	2021	+/-
	<b>324</b>	<b>268</b>	20.9%

5-year Jul average: **46****Median Sold Price****\$775,000**

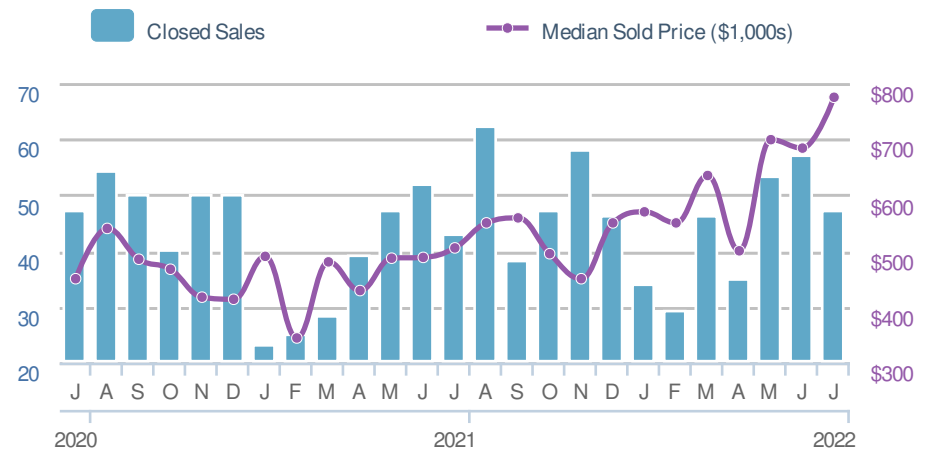
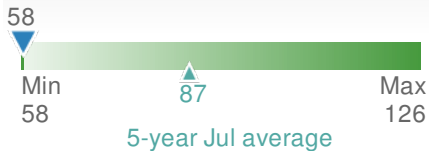
↑ 13.2%

from Jun 2022:  
**\$684,740**

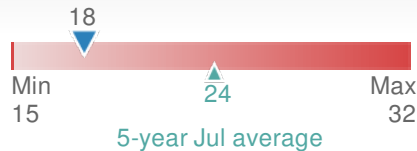
↑ 53.5%

from Jul 2021:  
**\$505,000**

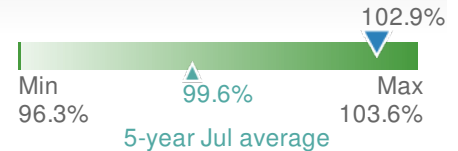
YTD	2022	2021	+/-
	<b>\$650,000</b>	<b>\$475,000</b>	36.8%

5-year Jul average: **\$504,700****Active Listings****58**

Jun 2022	Jul 2021
<b>60</b>	<b>61</b>

**Avg DOM****18**

Jun 2022	Jul 2021	YTD
<b>14</b>	<b>15</b>	<b>34</b>

**Avg Sold to OLP Ratio****102.9%**

Jun 2022	Jul 2021	YTD
<b>106.3%</b>	<b>103.6%</b>	<b>103.7%</b>



## July 2022

## Rose Tree Media (Delaware, PA) - Detached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

## New Listings

35

-5.4%

from Jun 2022:  
37

-5.4%

from Jul 2021:  
37

YTD	2022	2021	+/-
	236	249	-5.2%

5-year Jul average: 35

## New Pendings

29

31.8%

from Jun 2022:  
22

-21.6%

from Jul 2021:  
37

YTD	2022	2021	+/-
	186	214	-13.1%

5-year Jul average: 30

## Closed Sales

26

-29.7%

from Jun 2022:  
37

-13.3%

from Jul 2021:  
30

YTD	2022	2021	+/-
	187	169	10.7%

5-year Jul average: 30

## Median Sold Price

\$897,500

32.7%

from Jun 2022:  
\$676,500

44.2%

from Jul 2021:  
\$622,500

YTD	2022	2021	+/-
	\$700,000	\$553,000	26.6%

5-year Jul average: \$586,450

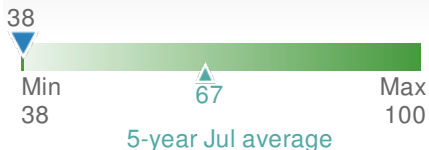
## Summary

In Rose Tree Media (Delaware, PA), the median sold price for Detached properties for July was \$897,500, representing an increase of 32.7% compared to last month and an increase of 44.2% from Jul 2021. The average days on market for units sold in July was 9 days, 55% below the 5-year July average of 20 days. There was a 31.8% month over month increase in new contract activity with 29 New Pendings; a 6.7% MoM increase in All Pendings (new contracts + contracts carried over from June) to 48; and a 9.5% decrease in supply to 38 active units.

This activity resulted in a Contract Ratio of 1.26 pendings per active listing, up from 1.07 in June and a decrease from 1.65 in July 2021. The Contract Ratio is 24% higher than the 5-year July average of 1.02. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

## Active Listings

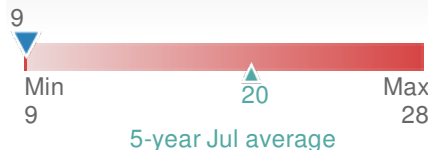
38



Jun 2022	Jul 2021
42	46

## Avg DOM

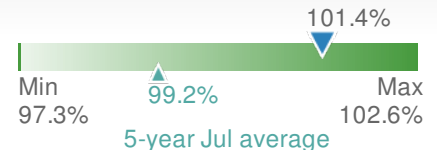
9



Jun 2022	Jul 2021	YTD
6	14	31

## Avg Sold to OLP Ratio

101.4%



Jun 2022	Jul 2021	YTD
107.6%	102.6%	103.5%

## July 2022

## Rose Tree Media (Delaware, PA) - Attached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

## New Listings

21

↑ 10.5%

from Jun 2022:  
19

↑ 31.3%

from Jul 2021:  
16

YTD	2022	2021	+/-
	146	136	7.4%

5-year Jul average: 16

## New Pendings

16

↑ 23.1%

from Jun 2022:  
13

↓ -20.0%

from Jul 2021:  
20

YTD	2022	2021	+/-
	131	136	-3.7%

5-year Jul average: 16

## Closed Sales

21

↑ 5.0%

from Jun 2022:  
20

↑ 61.5%

from Jul 2021:  
13

YTD	2022	2021	+/-
	137	99	38.4%

5-year Jul average: 16

## Median Sold Price

\$585,335

↓ -15.2%

from Jun 2022:  
\$690,302

↑ 35.7%

from Jul 2021:  
\$431,500

YTD	2022	2021	+/-
	\$575,000	\$354,000	62.4%

5-year Jul average: \$384,553

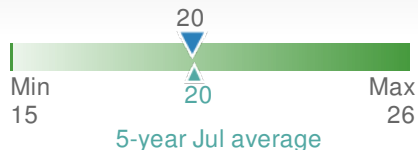
## Summary

In Rose Tree Media (Delaware, PA), the median sold price for Attached properties for July was \$585,335, representing a decrease of 15.2% compared to last month and an increase of 35.7% from Jul 2021. The average days on market for units sold in July was 29 days, 7% below the 5-year July average of 31 days. There was a 23.1% month over month increase in new contract activity with 16 New Pendings; a 10.6% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 59; and an 11.1% increase in supply to 20 active units.

This activity resulted in a Contract Ratio of 2.95 pendings per active listing, down from 3.67 in June and a decrease from 4.80 in July 2021. The Contract Ratio is 38% higher than the 5-year July average of 2.15. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

## Active Listings

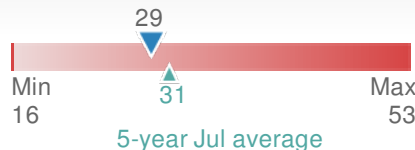
20



Jun 2022	Jul 2021
18	15

## Avg DOM

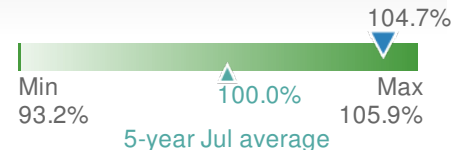
29



Jun 2022	Jul 2021	YTD
28	16	39

## Avg Sold to OLP Ratio

104.7%



Jun 2022	Jul 2021	YTD
104.0%	105.9%	104.1%

## July 2022

Southeast Delco (Delaware, PA)

Email: info@tcsr.realtor

## New Listings

57

↓ -8.1%

from Jun 2022:  
62

↑ 9.6%

from Jul 2021:  
52

YTD	2022	2021	+/-
	360	352	2.3%

5-year Jul average: 58

## New Pendings

54

↑ 3.8%

from Jun 2022:  
52

↓ -5.3%

from Jul 2021:  
57

YTD	2022	2021	+/-
	312	325	-4.0%

5-year Jul average: 52

## Closed Sales

38

↓ -11.6%

from Jun 2022:  
43

↓ -17.4%

from Jul 2021:  
46

YTD	2022	2021	+/-
	286	308	-7.1%

5-year Jul average: 41

## Median Sold Price

\$186,250

↓ -9.1%

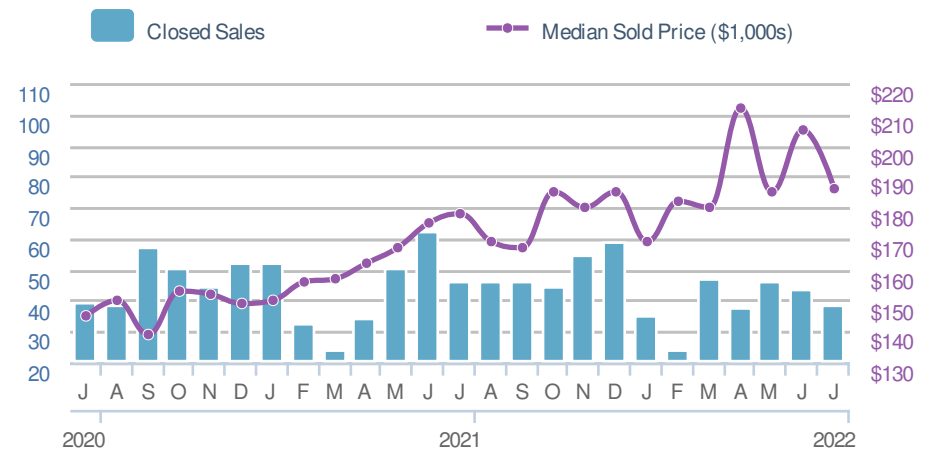
from Jun 2022:  
\$205,000

↑ 4.2%

from Jul 2021:  
\$178,750

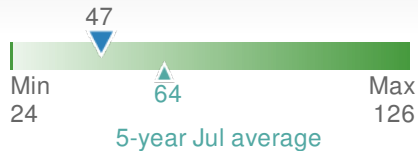
YTD	2022	2021	+/-
	\$187,750	\$165,000	13.8%

5-year Jul average: \$150,490



## Active Listings

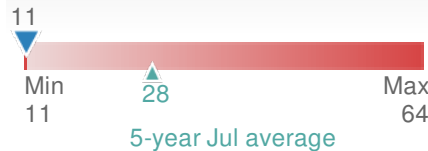
47



Jun 2022	Jul 2021
41	24

## Avg DOM

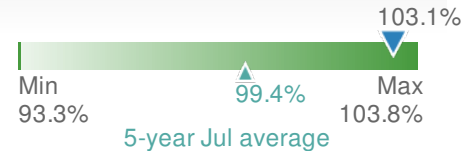
11



Jun 2022	Jul 2021	YTD
11	11	16

## Avg Sold to OLP Ratio

103.1%





Jun 2022	Jul 2021	YTD
103.3%	103.8%	102.1%

**July 2022****Southeast Delco (Delaware, PA) - Detached**

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

**New Listings****6**



 **-40.0%**
 **200.0%**

from Jun 2022: **10**
 from Jul 2021: **2**

YTD	2022	2021	+/-
	<b>53</b>	<b>42</b>	26.2%

5-year Jul average: 7

**New Pendings****11**

 **57.1%**
 **175.0%**

from Jun 2022: **7**
 from Jul 2021: **4**

YTD	2022	2021	+/-
	<b>46</b>	<b>39</b>	17.9%

5-year Jul average: 6

**Closed Sales****4**

 **-20.0%**
 **0.0%**

from Jun 2022: **5**
 from Jul 2021: **4**

YTD	2022	2021	+/-
	<b>40</b>	<b>41</b>	-2.4%

5-year Jul average: 5

**Median Sold Price****\$204,000**

 **-16.0%**
 **-8.3%**

from Jun 2022: **\$243,000**
 from Jul 2021: **\$222,500**

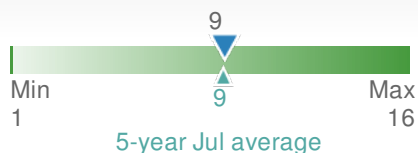
YTD	2022	2021	+/-
	<b>\$221,250</b>	<b>\$195,000</b>	13.5%

5-year Jul average: \$162,950

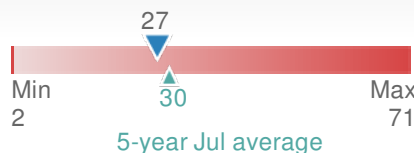
**Summary**

In Southeast Delco (Delaware, PA), the median sold price for Detached properties for July was \$204,000, representing a decrease of 16% compared to last month and a decrease of 8.3% from Jul 2021. The average days on market for units sold in July was 27 days, 11% below the 5-year July average of 30 days. There was a 57.1% month over month increase in new contract activity with 11 New Pendings; a 55.6% MoM increase in All Pendings (new contracts + contracts carried over from June) to 14; and a 25% decrease in supply to 9 active units.

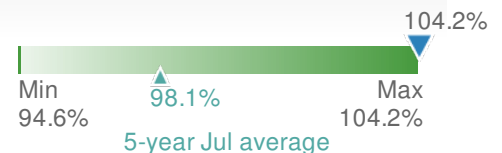
This activity resulted in a Contract Ratio of 1.56 pendings per active listing, up from 0.75 in June and a decrease from 8.00 in July 2021. The Contract Ratio is 31% lower than the 5-year July average of 2.27. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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****9**

Jun 2022	Jul 2021
<b>12</b>	<b>1</b>

**Avg DOM****27**

Jun 2022	Jul 2021	YTD
<b>8</b>	<b>18</b>	<b>19</b>

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

Jun 2022	Jul 2021	YTD
<b>105.7%</b>	<b>97.9%</b>	<b>103.5%</b>

## July 2022

## Southeast Delco (Delaware, PA) - Attached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

## New Listings

51

-1.9%

 from Jun 2022:  
52

2.0%

 from Jul 2021:  
50

YTD	2022	2021	+/-
	307	310	-1.0%

5-year Jul average: 51

## New Pendings

43

-4.4%

 from Jun 2022:  
45

-18.9%

 from Jul 2021:  
53

YTD	2022	2021	+/-
	266	286	-7.0%

5-year Jul average: 45

## Closed Sales

34

-10.5%

 from Jun 2022:  
38

-19.0%

 from Jul 2021:  
42

YTD	2022	2021	+/-
	246	267	-7.9%

5-year Jul average: 36

## Median Sold Price

\$186,250

-6.8%

 from Jun 2022:  
\$199,750

6.4%

 from Jul 2021:  
\$175,127

YTD	2022	2021	+/-
	\$185,250	\$165,000	12.3%

5-year Jul average: \$148,465

## Summary

In Southeast Delco (Delaware, PA), the median sold price for Attached properties for July was \$186,250, representing a decrease of 6.8% compared to last month and an increase of 6.4% from Jul 2021. The average days on market for units sold in July was 9 days, 68% below the 5-year July average of 28 days. There was a 4.4% month over month decrease in new contract activity with 43 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from June) with 57; and a 31% increase in supply to 38 active units.

This activity resulted in a Contract Ratio of 1.50 pendings per active listing, down from 1.97 in June and a decrease from 3.43 in July 2021. The Contract Ratio is 14% lower than the 5-year July average of 1.74. 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
29	23

## Avg DOM

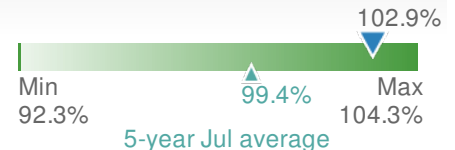
9



Jun 2022	Jul 2021	YTD
12	10	15

## Avg Sold to OLP Ratio

102.9%



Jun 2022	Jul 2021	YTD
103.0%	104.3%	101.9%

**July 2022**

Springfield (Delaware, PA)

Email: info@tcsr.realtor

**New Listings****25**

**-35.9%**  
 from Jun 2022: **39**

**-28.6%**  
 from Jul 2021: **35**

YTD	2022	2021	+/-
	<b>217</b>	<b>216</b>	0.5%

5-year Jul average: **31****New Pendings****25**

**-19.4%**  
 from Jun 2022: **31**

**-7.4%**  
 from Jul 2021: **27**

YTD	2022	2021	+/-
	<b>192</b>	<b>195</b>	-1.5%

5-year Jul average: **30****Closed Sales****31**

**-13.9%**  
 from Jun 2022: **36**

**-6.1%**  
 from Jul 2021: **33**

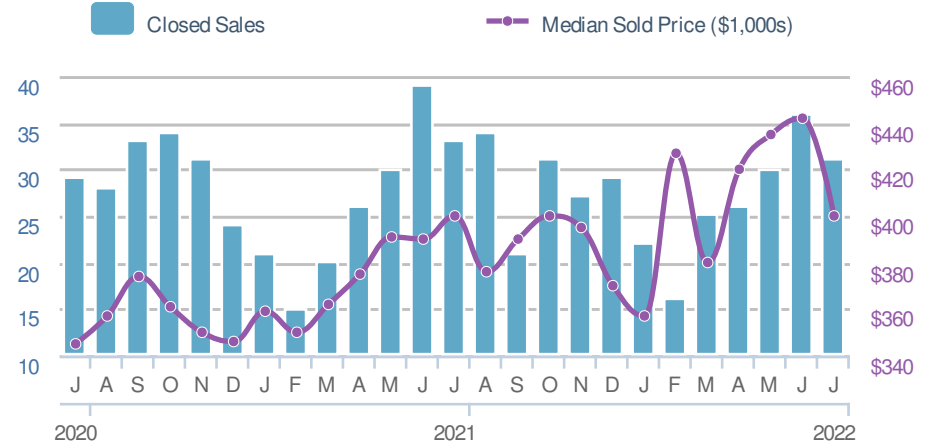
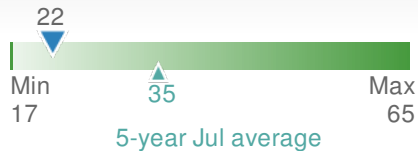
YTD	2022	2021	+/-
	<b>189</b>	<b>185</b>	2.2%

5-year Jul average: **33****Median Sold Price****\$400,000**

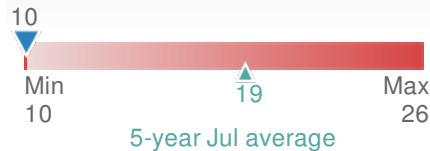
**-9.5%**  
 from Jun 2022: **\$442,000**

**0.0%**  
 from Jul 2021: **\$400,000**

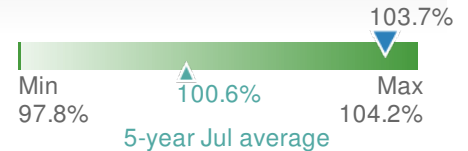
YTD	2022	2021	+/-
	<b>\$415,000</b>	<b>\$375,900</b>	10.4%

5-year Jul average: **\$349,800****Active Listings****22**

Jun 2022	Jul 2021
<b>22</b>	<b>23</b>

**Avg DOM****10**

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

**Avg Sold to OLP Ratio****103.7%**

Jun 2022	Jul 2021	YTD
<b>106.1%</b>	<b>104.2%</b>	<b>103.7%</b>

## July 2022

## Springfield (Delaware, PA) - Detached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

## New Listings

23

 **-36.1%**  
 from Jun 2022: **36**

 **-30.3%**  
 from Jul 2021: **33**

YTD	2022	2021	+/-
	<b>190</b>	<b>189</b>	0.5%

5-year Jul average: 27

## New Pendings

24

 **-7.7%**  
 from Jun 2022: **26**

 **-4.0%**  
 from Jul 2021: **25**


YTD	2022	2021	+/-
	<b>164</b>	<b>167</b>	-1.8%

5-year Jul average: 26

## Closed Sales

28

 **-9.7%**  
 from Jun 2022: **31**


 **0.0%**  
 from Jul 2021: **28**


YTD	2022	2021	+/-
	<b>162</b>	<b>158</b>	2.5%

5-year Jul average: 29

## Median Sold Price

\$407,500

 **-9.6%**  
 from Jun 2022: **\$450,630**

 **0.1%**  
 from Jul 2021: **\$407,000**

YTD	2022	2021	+/-
	<b>\$435,000</b>	<b>\$390,000</b>	11.5%

5-year Jul average: \$358,400

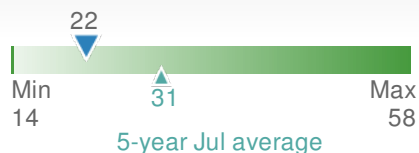
## Summary

In Springfield (Delaware, PA), the median sold price for Detached properties for July was \$407,500, representing a decrease of 9.6% compared to last month and an increase of 0.1% from Jul 2021. The average days on market for units sold in July was 8 days, 55% below the 5-year July average of 18 days. There was a 7.7% month over month decrease in new contract activity with 24 New Pendings; a 17.1% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 29; and no change in supply with 22 active units.

This activity resulted in a Contract Ratio of 1.32 pendings per active listing, down from 1.59 in June and a decrease from 1.64 in July 2021. The Contract Ratio is 16% lower than the 5-year July average of 1.57. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

## Active Listings

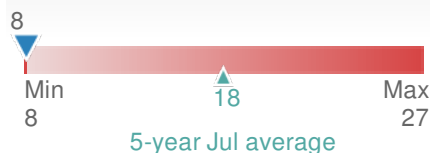
22



Jun 2022	Jul 2021
<b>22</b>	<b>22</b>

## Avg DOM

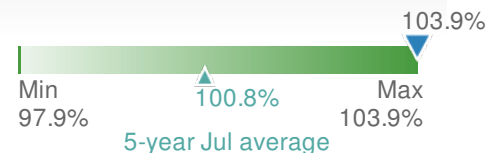
8



Jun 2022	Jul 2021	YTD
<b>9</b>	<b>9</b>	<b>10</b>

## Avg Sold to OLP Ratio

103.9%



Jun 2022	Jul 2021	YTD
<b>106.4%</b>	<b>103.9%</b>	<b>103.8%</b>

**July 2022**

## Springfield (Delaware, PA) - Attached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

**New Listings****2****↓ -33.3%**from Jun 2022:  
**3****↔ 0.0%**from Jul 2021:  
**2**

YTD	2022	2021	+/-
	<b>27</b>	<b>27</b>	0.0%

5-year Jul average: **4****New Pendings****1****↓ -80.0%**from Jun 2022:  
**5****↓ -50.0%**from Jul 2021:  
**2**

YTD	2022	2021	+/-
	<b>28</b>	<b>28</b>	0.0%

5-year Jul average: **4****Closed Sales****3****↓ -40.0%**from Jun 2022:  
**5****↓ -40.0%**from Jul 2021:  
**5**

YTD	2022	2021	+/-
	<b>27</b>	<b>27</b>	0.0%

5-year Jul average: **4****Median Sold Price****\$230,500****↓ -36.0%**from Jun 2022:  
**\$359,900****↓ -21.9%**from Jul 2021:  
**\$295,000**

YTD	2022	2021	+/-
	<b>\$285,000</b>	<b>\$276,000</b>	3.3%

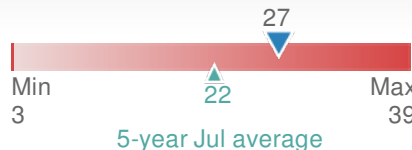
5-year Jul average: **\$240,200****Summary**

In Springfield (Delaware, PA), the median sold price for Attached properties for July was \$230,500, representing a decrease of 36% compared to last month and a decrease of 21.9% from Jul 2021. The average days on market for units sold in July was 27 days, 24% above the 5-year July average of 22 days. There was an 80% month over month decrease in new contract activity with 1 New Pendings; a 40% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 3; and no change in supply with 0 active units.

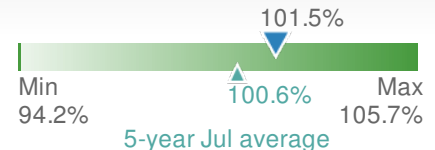
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from June and a decrease from 5.00 in July 2021. The Contract Ratio is 100% lower than the 5-year July average of 1.89. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****0**

Jun 2022	Jul 2021
<b>0</b>	<b>1</b>

**Avg DOM****27**

Jun 2022	Jul 2021	YTD
<b>15</b>	<b>15</b>	<b>23</b>

**Avg Sold to OLP Ratio****101.5%**

Jun 2022	Jul 2021	YTD
<b>104.1%</b>	<b>105.7%</b>	<b>103.0%</b>



**July 2022**

## Unionville-Chadds Ford (Delaware, PA)

Email: info@tcsr.realtor

**New Listings****8**

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

 **-27.3%**  
 from Jul 2021:  
**11**

YTD	2022	2021	+/-
	<b>49</b>	<b>62</b>	-21.0%


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


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

 **-11.1%**  
 from Jul 2021:  
**9**

YTD	2022	2021	+/-
	<b>47</b>	<b>52</b>	-9.6%


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


 **-33.3%**  
 from Jun 2022:  
**9**

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

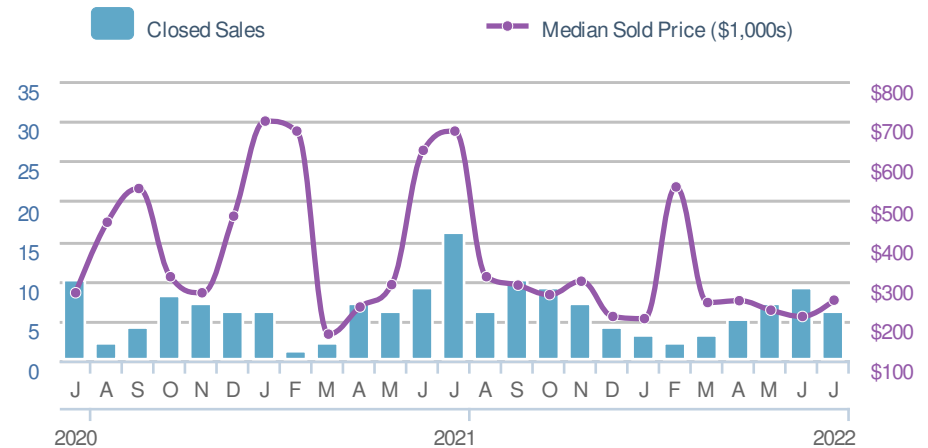
YTD	2022	2021	+/-
	<b>35</b>	<b>47</b>	-25.5%

5-year Jul average: **7****Median Sold Price****\$251,950**

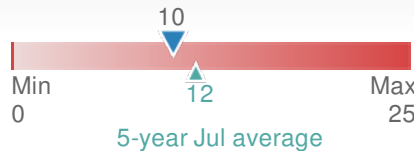
 **20.0%**  
 from Jun 2022:  
**\$210,000**

 **-62.7%**  
 from Jul 2021:  
**\$675,000**

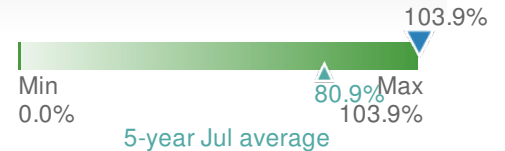
YTD	2022	2021	+/-
	<b>\$245,000</b>	<b>\$586,000</b>	-58.2%

5-year Jul average: **\$284,090****Active Listings****5**

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

**Avg DOM****10**

Jun 2022	Jul 2021	YTD
<b>27</b>	<b>9</b>	<b>21</b>

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

Jun 2022	Jul 2021	YTD
<b>101.6%</b>	<b>102.7%</b>	<b>101.6%</b>

**July 2022**

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

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

**New Listings****4**

↔ 0.0%

from Jun 2022:  
4

↓ -20.0%

from Jul 2021:  
5

YTD	2022	2021	+/-
	<b>20</b>	<b>32</b>	-37.5%

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

↑ 66.7%

from Jun 2022:  
3

↑ 66.7%

from Jul 2021:  
3

YTD	2022	2021	+/-
	<b>17</b>	<b>24</b>	-29.2%

5-year Jul average: **3****Closed Sales****0**

↓ -100.0%

from Jun 2022:  
3

↓ -100.0%

from Jul 2021:  
11

YTD	2022	2021	+/-
	<b>10</b>	<b>25</b>	-60.0%

5-year Jul average: **3****Median Sold Price****\$0**

↓ -100.0%

from Jun 2022:  
**\$725,000**

↓ -100.0%

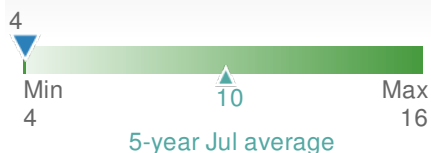
from Jul 2021:  
**\$775,000**

YTD	2022	2021	+/-
	<b>\$812,500</b>	<b>\$730,000</b>	11.3%

5-year Jul average: **\$393,450****Summary**

In Unionville-Chadds Ford (Delaware, PA), the median sold price for Detached 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 14 days. There was a 66.7% month over month increase in new contract activity with 5 New Pendings; a 125% MoM increase in All Pendings (new contracts + contracts carried over from June) to 9; and a 42.9% decrease in supply to 4 active units.

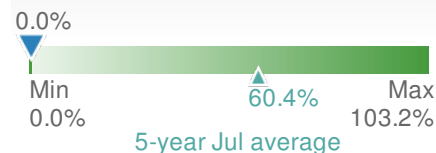
This activity resulted in a Contract Ratio of 2.25 pendings per active listing, up from 0.57 in June and an increase from 0.67 in July 2021. The Contract Ratio is 227% higher than the 5-year July average of 0.69. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****4**

Jun 2022	Jul 2021
<b>7</b>	<b>9</b>

**Avg DOM****0**

Jun 2022	Jul 2021	YTD
<b>57</b>	<b>10</b>	<b>56</b>

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

Jun 2022	Jul 2021	YTD
<b>96.4%</b>	<b>103.2%</b>	<b>96.2%</b>

**July 2022**

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

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

**New Listings****4** **-50.0%**from Jun 2022:  
**8** **-33.3%**from Jul 2021:  
**6**

YTD	2022	2021	+/-
	<b>29</b>	<b>30</b>	-3.3%

5-year Jul average: **4****New Pendings****3** **-66.7%**from Jun 2022:  
**9** **-50.0%**from Jul 2021:  
**6**

YTD	2022	2021	+/-
	<b>30</b>	<b>28</b>	7.1%

5-year Jul average: **2****Closed Sales****6** **0.0%**from Jun 2022:  
**6** **20.0%**from Jul 2021:  
**5**

YTD	2022	2021	+/-
	<b>25</b>	<b>22</b>	13.6%

5-year Jul average: **4****Median Sold Price****\$251,950** **24.0%**from Jun 2022:  
**\$203,250** **36.2%**from Jul 2021:  
**\$185,000**

YTD	2022	2021	+/-
	<b>\$210,000</b>	<b>\$180,000</b>	16.7%

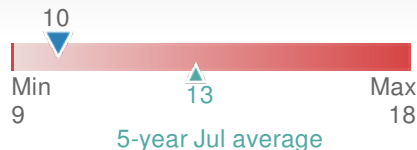
5-year Jul average: **\$194,225****Summary**

In Unionville-Chadds Ford (Delaware, PA), the median sold price for Attached properties for July was \$251,950, representing an increase of 24% compared to last month and an increase of 36.2% from Jul 2021. The average days on market for units sold in July was 10 days, 25% below the 5-year July average of 13 days. There was a 66.7% month over month decrease in new contract activity with 3 New Pendings; a 33.3% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 6; and a 0% increase in supply to 1 active units.

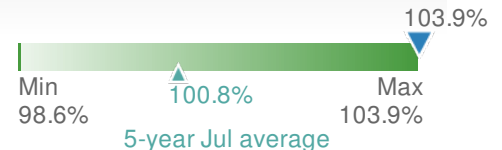
This activity resulted in a Contract Ratio of 6.00 pendings per active listing, up from 0.00 in June and an increase from 2.33 in July 2021. The Contract Ratio is 177% higher than the 5-year July average of 2.17. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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>3</b>

**Avg DOM****10**

Jun 2022	Jul 2021	YTD
<b>12</b>	<b>9</b>	<b>8</b>

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

Jun 2022	Jul 2021	YTD
<b>104.2%</b>	<b>101.7%</b>	<b>103.7%</b>

## July 2022

Upper Darby (Delaware, PA)

Email: info@tcsr.realtor

## New Listings

121

↓ -11.0%    ↓ -27.5%  
from Jun 2022:    from Jul 2021:  
136    167

YTD	2022	2021	+/-
	842	1,049	-19.7%

5-year Jul average: 140

## New Pendings

109

↑ 2.8%    ↓ -31.4%  
from Jun 2022:    from Jul 2021:  
106    159

YTD	2022	2021	+/-
	725	936	-22.5%

5-year Jul average: 125

## Closed Sales

99

↓ -2.0%    ↓ -28.3%  
from Jun 2022:    from Jul 2021:  
101    138

YTD	2022	2021	+/-
	680	871	-21.9%

5-year Jul average: 116

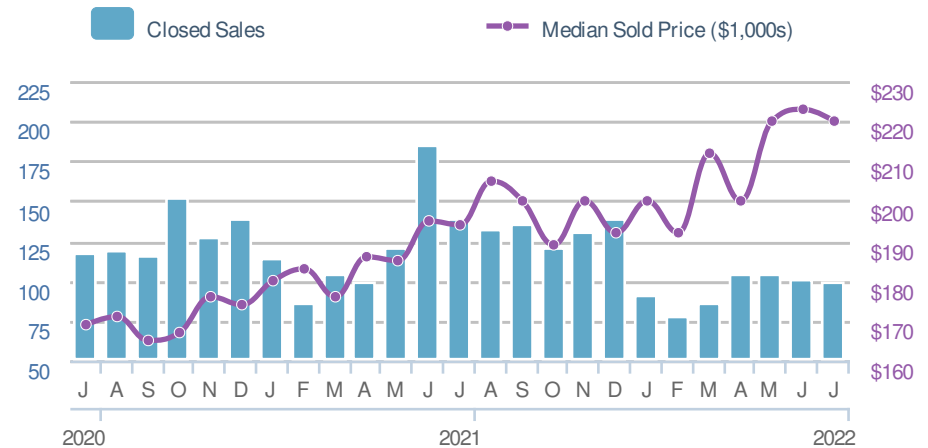
## Median Sold Price

\$220,000

↓ -1.3%    ↑ 13.1%  
from Jun 2022:    from Jul 2021:  
\$223,000    \$194,500

YTD	2022	2021	+/-
	\$209,450	\$186,250	12.5%

5-year Jul average: \$173,240



## Active Listings

98

98  
Min 98    176    Max 324  
5-year Jul average

Jun 2022	Jul 2021
100	99

## Avg DOM

12

12  
Min 11    29    Max 56  
5-year Jul average

Jun 2022	Jul 2021	YTD
13	11	17

## Avg Sold to OLP Ratio

103.8%

103.8%  
Min 95.9%    99.2%    Max 103.8%  
5-year Jul average

Jun 2022	Jul 2021	YTD
102.7%	103.0%	102.3%

## July 2022

## Upper Darby (Delaware, PA) - Detached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

## New Listings

29

↓ -34.1%    ↓ -48.2%

from Jun 2022: 44    from Jul 2021: 56

YTD	2022	2021	+/-
	252	303	-16.8%

5-year Jul average: 42

## New Pendings

37

↔ 0.0%    ↓ -22.9%

from Jun 2022: 37    from Jul 2021: 48

YTD	2022	2021	+/-
	215	270	-20.4%

5-year Jul average: 41

## Closed Sales

25

↓ -28.6%    ↓ -32.4%

from Jun 2022: 35    from Jul 2021: 37

YTD	2022	2021	+/-
	193	253	-23.7%

5-year Jul average: 35

## Median Sold Price

\$344,900

↑ 6.1%    ↑ 1.1%

from Jun 2022: \$325,000    from Jul 2021: \$341,000

YTD	2022	2021	+/-
	\$325,000	\$300,000	8.3%

5-year Jul average: \$270,970

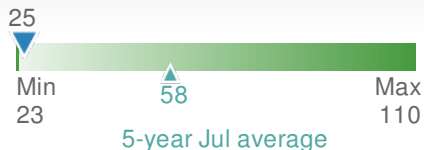
## Summary

In Upper Darby (Delaware, PA), the median sold price for Detached properties for July was \$344,900, representing an increase of 6.1% compared to last month and an increase of 1.1% from Jul 2021. The average days on market for units sold in July was 11 days, 61% below the 5-year July average of 28 days. There was no month over month change in new contract activity with 37 New Pendings; a 23.5% MoM increase in All Pendings (new contracts + contracts carried over from June) to 63; and a 30.6% decrease in supply to 25 active units.

This activity resulted in a Contract Ratio of 2.52 pendings per active listing, up from 1.42 in June and an increase from 2.24 in July 2021. The Contract Ratio is 38% higher than the 5-year July average of 1.83. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

## Active Listings

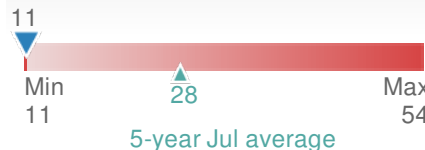
25



Jun 2022	Jul 2021
36	34

## Avg DOM

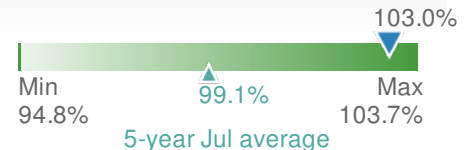
11



Jun 2022	Jul 2021	YTD
13	11	19

## Avg Sold to OLP Ratio

103.0%



Jun 2022	Jul 2021	YTD
101.7%	103.7%	102.3%

## July 2022

## Upper Darby (Delaware, PA) - Attached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

## New Listings

92

↔ 0.0%

from Jun 2022:  
92

↓ -17.1%

from Jul 2021:  
111

YTD	2022	2021	+/-
	590	746	-20.9%

5-year Jul average: 98

## New Pendings

72

↑ 4.3%

from Jun 2022:  
69

↓ -35.1%

from Jul 2021:  
111

YTD	2022	2021	+/-
	510	666	-23.4%

5-year Jul average: 84

## Closed Sales

74

↑ 12.1%

from Jun 2022:  
66

↓ -26.7%

from Jul 2021:  
101

YTD	2022	2021	+/-
	487	618	-21.2%

5-year Jul average: 81

## Median Sold Price

\$202,500

↑ 0.7%

from Jun 2022:  
\$201,000

↑ 12.5%

from Jul 2021:  
\$180,000

YTD	2022	2021	+/-
	\$188,000	\$169,900	10.7%

5-year Jul average: \$156,480

## Summary

In Upper Darby (Delaware, PA), the median sold price for Attached properties for July was \$202,500, representing an increase of 0.7% compared to last month and an increase of 12.5% from Jul 2021. The average days on market for units sold in July was 12 days, 58% below the 5-year July average of 29 days. There was a 4.3% month over month increase in new contract activity with 72 New Pendings; a 6.1% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 108; and a 14.1% increase in supply to 73 active units.

This activity resulted in a Contract Ratio of 1.48 pendings per active listing, down from 1.80 in June and a decrease from 2.38 in July 2021. The Contract Ratio is 4% higher than the 5-year July average of 1.43. 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

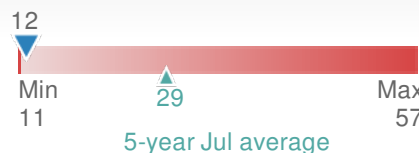
73



Jun 2022	Jul 2021
64	65

## Avg DOM

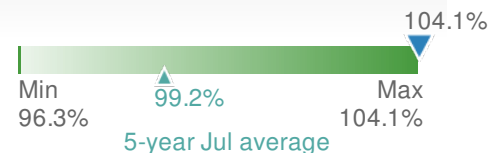
12



Jun 2022	Jul 2021	YTD
13	11	17

## Avg Sold to OLP Ratio

104.1%



Jun 2022	Jul 2021	YTD
103.2%	102.7%	102.3%

**July 2022**

## Wallingford-Swarthmore (Delaware, PA)

Email: info@tcsr.realtor

**New Listings****33****↓ -17.5%**from Jun 2022:  
**40****↓ -15.4%**from Jul 2021:  
**39**

YTD	2022	2021	+/-
	<b>218</b>	<b>246</b>	-11.4%

5-year Jul average: **32****New Pendings****30****↓ -21.1%**from Jun 2022:  
**38****↓ -9.1%**from Jul 2021:  
**33**

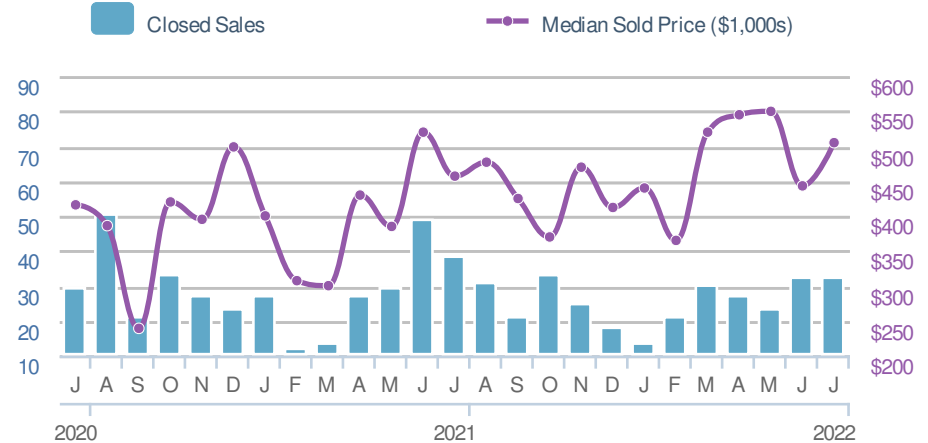
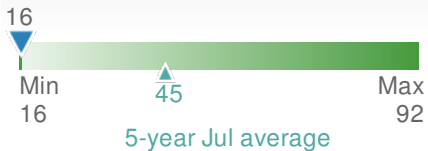
YTD	2022	2021	+/-
	<b>203</b>	<b>215</b>	-5.6%

5-year Jul average: **32****Closed Sales****32****↔ 0.0%**from Jun 2022:  
**32****↓ -15.8%**from Jul 2021:  
**38**

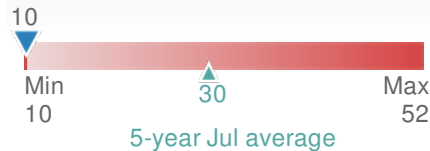
YTD	2022	2021	+/-
	<b>184</b>	<b>196</b>	-6.1%

5-year Jul average: **35****Median Sold Price****\$505,000****↑ 13.9%**from Jun 2022:  
**\$443,500****↑ 10.3%**from Jul 2021:  
**\$457,750**

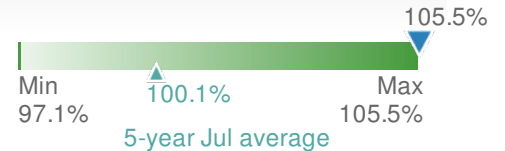
YTD	2022	2021	+/-
	<b>\$499,950</b>	<b>\$425,250</b>	17.6%

5-year Jul average: **\$426,650****Active Listings****16**

Jun 2022	Jul 2021
<b>16</b>	<b>26</b>

**Avg DOM****10**

Jun 2022	Jul 2021	YTD
<b>12</b>	<b>13</b>	<b>18</b>

**Avg Sold to OLP Ratio****105.5%**

Jun 2022	Jul 2021	YTD
<b>103.6%</b>	<b>103.2%</b>	<b>103.6%</b>

**July 2022****Wallingford-Swarthmore (Delaware, PA) - Detached**

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

**New Listings****18**

 **-28.0%**  
 from Jun 2022: **25**

 **-18.2%**  
 from Jul 2021: **22**

YTD	2022	2021	+/-
	<b>141</b>	<b>162</b>	-13.0%


5-year Jul average: **19****New Pendings****13**


 **-48.0%**  
 from Jun 2022: **25**

 **-40.9%**  
 from Jul 2021: **22**

YTD	2022	2021	+/-
	<b>132</b>	<b>139</b>	-5.0%


5-year Jul average: **19****Closed Sales****22**


 **0.0%**  
 from Jun 2022: **22**

 **-4.3%**  
 from Jul 2021: **23**

YTD	2022	2021	+/-
	<b>125</b>	<b>126</b>	-0.8%

5-year Jul average: **25****Median Sold Price****\$565,000**

 **13.0%**  
 from Jun 2022: **\$500,000**

 **-0.9%**  
 from Jul 2021: **\$570,000**

YTD	2022	2021	+/-
	<b>\$560,000</b>	<b>\$558,500</b>	0.3%

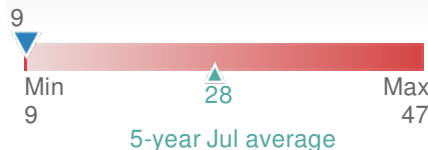
5-year Jul average: **\$491,980****Summary**

In Wallingford-Swarthmore (Delaware, PA), the median sold price for Detached properties for July was \$565,000, representing an increase of 13% compared to last month and a decrease of 0.9% from Jul 2021. The average days on market for units sold in July was 9 days, 67% below the 5-year July average of 28 days. There was a 48% month over month decrease in new contract activity with 13 New Pendings; a 24.3% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 28; and no change in supply with 10 active units.

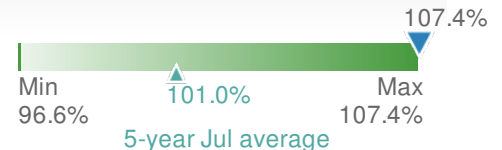
This activity resulted in a Contract Ratio of 2.80 pendings per active listing, down from 3.70 in June and an increase from 2.44 in July 2021. The Contract Ratio is 54% higher than the 5-year July average of 1.82. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****10**

Jun 2022	Jul 2021
<b>10</b>	<b>16</b>

**Avg DOM****9**

Jun 2022	Jul 2021	YTD
<b>13</b>	<b>13</b>	<b>19</b>

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

Jun 2022	Jul 2021	YTD
<b>104.1%</b>	<b>104.5%</b>	<b>103.5%</b>



## July 2022

## Wallingford-Swarthmore (Delaware, PA) - Attached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

## New Listings

15

↔ 0.0%    ↓ -11.8%

from Jun 2022: 15    from Jul 2021: 17

YTD	2022	2021	+/-
	77	84	-8.3%

5-year Jul average: 13

## New Pendings

17

↑ 30.8%    ↑ 54.5%

from Jun 2022: 13    from Jul 2021: 11

YTD	2022	2021	+/-
	71	76	-6.6%

5-year Jul average: 13

## Closed Sales

10

↔ 0.0%    ↓ -33.3%

from Jun 2022: 10    from Jul 2021: 15

YTD	2022	2021	+/-
	59	70	-15.7%

5-year Jul average: 10

## Median Sold Price

\$185,500

↓ -31.3%    ↓ -38.2%

from Jun 2022: \$270,000    from Jul 2021: \$300,000

YTD	2022	2021	+/-
	\$250,000	\$215,750	15.9%

5-year Jul average: \$202,800

## Summary

In Wallingford-Swarthmore (Delaware, PA), the median sold price for Attached properties for July was \$185,500, representing a decrease of 31.3% compared to last month and a decrease of 38.2% from Jul 2021. The average days on market for units sold in July was 13 days, 65% below the 5-year July average of 37 days. There was a 30.8% month over month increase in new contract activity with 17 New Pendings; a 25% MoM increase in All Pendings (new contracts + contracts carried over from June) to 30; and no change in supply with 6 active units.

This activity resulted in a Contract Ratio of 5.00 pendings per active listing, up from 4.00 in June and an increase from 1.60 in July 2021. The Contract Ratio is 169% higher than the 5-year July average of 1.86. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

## Active Listings

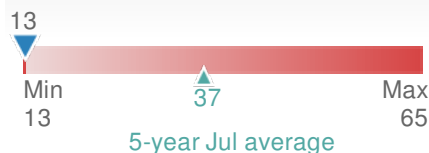
6



Jun 2022	Jul 2021
6	10

## Avg DOM

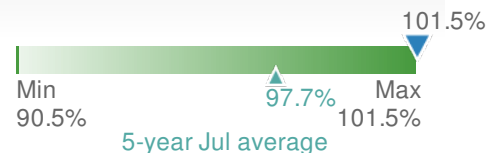
13



Jun 2022	Jul 2021	YTD
12	13	15

## Avg Sold to OLP Ratio

101.5%



Jun 2022	Jul 2021	YTD
102.4%	101.2%	103.7%

**July 2022**

## West Chester Area (Delaware, PA)

Email: info@tcsr.realtor

**New Listings****6****↓ -50.0%**from Jun 2022:  
**12****↑ 20.0%**from Jul 2021:  
**5**

YTD	2022	2021	+/-
	<b>40</b>	<b>61</b>	-34.4%

5-year Jul average: **8****New Pendings****4****↓ -55.6%**from Jun 2022:  
**9****↓ -69.2%**from Jul 2021:  
**13**

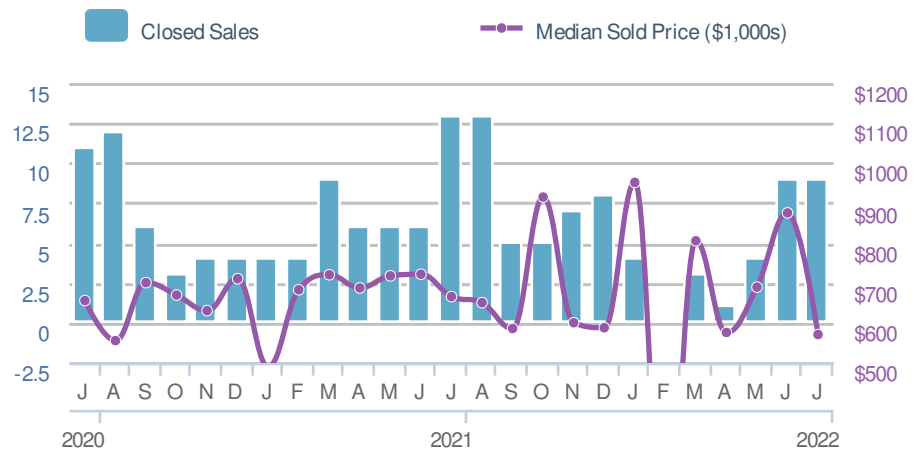
YTD	2022	2021	+/-
	<b>33</b>	<b>57</b>	-42.1%

5-year Jul average: **7****Closed Sales****9****↔ 0.0%**from Jun 2022:  
**9****↓ -30.8%**from Jul 2021:  
**13**

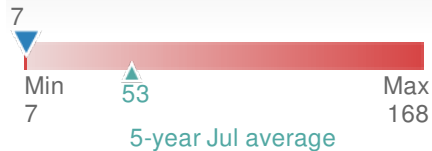
YTD	2022	2021	+/-
	<b>30</b>	<b>48</b>	-37.5%

5-year Jul average: **9****Median Sold Price****\$570,000****↓ -34.9%**from Jun 2022:  
**\$875,000****↓ -14.3%**from Jul 2021:  
**\$665,000**

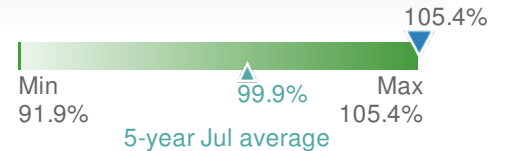
YTD	2022	2021	+/-
	<b>\$762,500</b>	<b>\$707,500</b>	7.8%

5-year Jul average: **\$634,560****Active Listings****6**

Jun 2022	Jul 2021
<b>3</b>	<b>7</b>

**Avg DOM****7**

Jun 2022	Jul 2021	YTD
<b>12</b>	<b>12</b>	<b>18</b>

**Avg Sold to OLP Ratio****105.4%**

Jun 2022	Jul 2021	YTD
<b>101.4%</b>	<b>100.4%</b>	<b>102.3%</b>

## July 2022

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

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

## New Listings

3

↓ -57.1%   ↓ -25.0%

from Jun 2022: 7   from Jul 2021: 4

YTD	2022	2021	+/-
	30	53	-43.4%

5-year Jul average: 5

## New Pendings

3

↓ -50.0%   ↓ -72.7%

from Jun 2022: 6   from Jul 2021: 11

YTD	2022	2021	+/-
	27	49	-44.9%

5-year Jul average: 6

## Closed Sales

7

↓ -12.5%   ↓ -41.7%

from Jun 2022: 8   from Jul 2021: 12

YTD	2022	2021	+/-
	26	41	-36.6%

5-year Jul average: 8

## Median Sold Price

\$1,165,000

↑ 25.9%   ↑ 53.8%

from Jun 2022: \$925,000   from Jul 2021: \$757,500

YTD	2022	2021	+/-
	\$847,450	\$750,000	13.0%

5-year Jul average: \$783,120

## Summary

In West Chester Area (Delaware, PA), the median sold price for Detached properties for July was \$1,165,000, representing an increase of 25.9% compared to last month and an increase of 53.8% from Jul 2021. The average days on market for units sold in July was 6 days, 89% below the 5-year July average of 53 days. There was a 50% month over month decrease in new contract activity with 3 New Pendings; a 50% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 4; and a 100% increase in supply to 2 active units.

This activity resulted in a Contract Ratio of 2.00 pendings per active listing, down from 8.00 in June and an increase from 1.71 in July 2021. The Contract Ratio is 46% higher than the 5-year July average of 1.37. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

## Active Listings

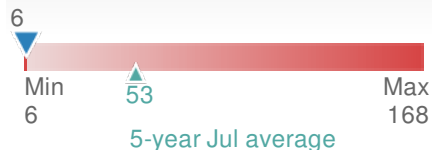
2



Jun 2022	Jul 2021
1	7

## Avg DOM

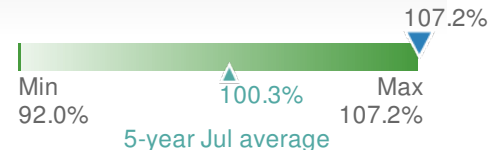
6



Jun 2022	Jul 2021	YTD
12	12	20

## Avg Sold to OLP Ratio

107.2%



Jun 2022	Jul 2021	YTD
101.1%	100.5%	102.6%

## July 2022

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

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

## New Listings

3

↓ -40.0%    ↑ 200.0%

from Jun 2022: 5    from Jul 2021: 1

YTD	2022	2021	+/-
	10	8	25.0%

5-year Jul average: 2

## New Pendings

1

↓ -66.7%    ↓ -50.0%

from Jun 2022: 3    from Jul 2021: 2

YTD	2022	2021	+/-
	6	8	-25.0%

5-year Jul average: 1

## Closed Sales

2

↑ 100.0%    ↑ 100.0%

from Jun 2022: 1    from Jul 2021: 1

YTD	2022	2021	+/-
	4	7	-42.9%

5-year Jul average: 1

## Median Sold Price

\$502,500

↓ -3.6%    ↑ 6.9%

from Jun 2022: \$521,000    from Jul 2021: \$470,000

YTD	2022	2021	+/-
	\$502,500	\$470,000	6.9%

5-year Jul average: \$349,375

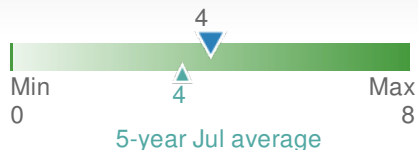
## Summary

In West Chester Area (Delaware, PA), the median sold price for Attached properties for July was \$502,500, representing a decrease of 3.6% compared to last month and an increase of 6.9% from Jul 2021. The average days on market for units sold in July was 11 days, 17% below the 5-year July average of 13 days. There was a 66.7% month over month decrease in new contract activity with 1 New Pendings; a 25% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 3; and a 100% increase in supply to 4 active units.

This activity resulted in a Contract Ratio of 0.75 pendings per active listing, down from 2.00 in June and an increase from 0.00 in July 2021. The Contract Ratio is 8% lower than the 5-year July average of 0.81. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

## Active Listings

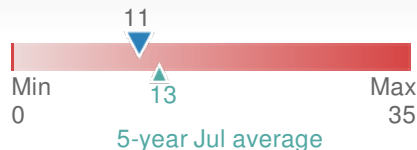
4



Jun 2022	Jul 2021
2	0

## Avg DOM

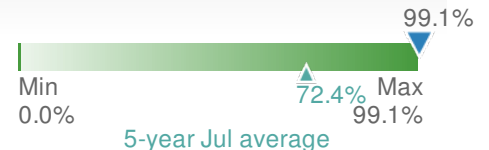
11



Jun 2022	Jul 2021	YTD
14	7	9

## Avg Sold to OLP Ratio

99.1%



Jun 2022	Jul 2021	YTD
104.2%	99.0%	100.9%

## July 2022

William Penn (Delaware, PA)

Email: info@tcsr.realtor

## New Listings

60

↓ -14.3%

from Jun 2022:  
70

↑ 42.9%

from Jul 2021:  
42

YTD	2022	2021	+/-
	421	336	25.3%

5-year Jul average: 52

## New Pendings

46

↓ -2.1%

from Jun 2022:  
47

↓ -8.0%

from Jul 2021:  
50

YTD	2022	2021	+/-
	324	285	13.7%

5-year Jul average: 44

## Closed Sales

43

↓ -15.7%

from Jun 2022:  
51

↑ 16.2%

from Jul 2021:  
37

YTD	2022	2021	+/-
	317	249	27.3%

5-year Jul average: 43

## Median Sold Price

\$201,000

↓ -7.6%

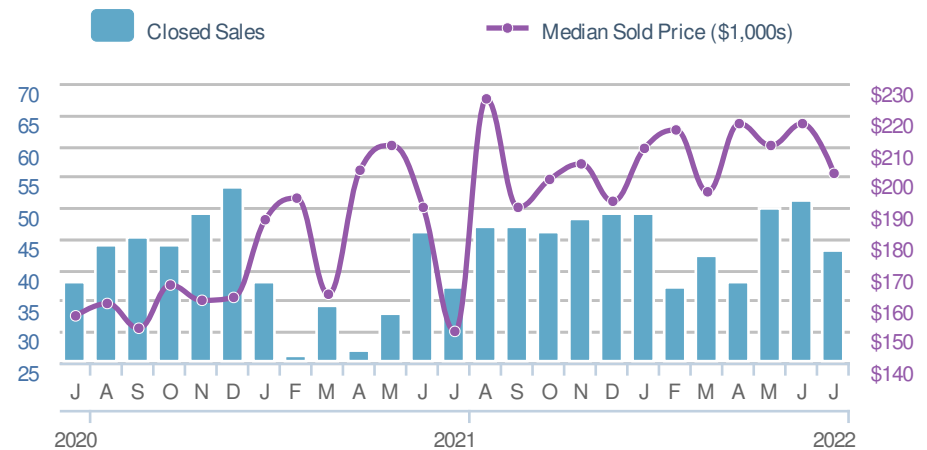
from Jun 2022:  
\$217,500

↑ 34.0%

from Jul 2021:  
\$150,000

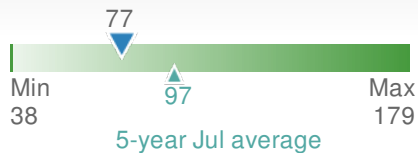
YTD	2022	2021	+/-
	\$213,750	\$176,500	21.1%

5-year Jul average: \$141,300



## Active Listings

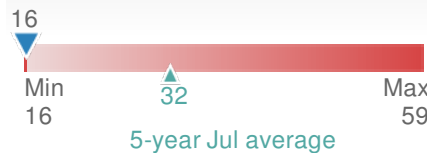
77



Jun 2022	Jul 2021
76	38

## Avg DOM

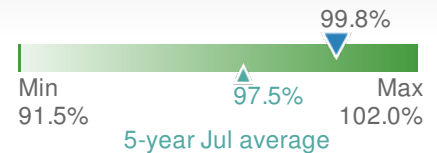
16



Jun 2022	Jul 2021	YTD
16	22	21

## Avg Sold to OLP Ratio

99.8%



Jun 2022	Jul 2021	YTD
101.6%	102.0%	100.7%

**July 2022****William Penn (Delaware, PA) - Detached**

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

**New Listings****18** **28.6%**from Jun 2022:  
**14** **38.5%**from Jul 2021:  
**13**

YTD	2022	2021	+/-
	<b>116</b>	<b>102</b>	13.7%

5-year Jul average: **16****New Pendings****15** **15.4%**from Jun 2022:  
**13** **15.4%**from Jul 2021:  
**13**

YTD	2022	2021	+/-
	<b>100</b>	<b>88</b>	13.6%

5-year Jul average: **13****Closed Sales****7** **-41.7%**from Jun 2022:  
**12** **-12.5%**from Jul 2021:  
**8**

YTD	2022	2021	+/-
	<b>93</b>	<b>82</b>	13.4%

5-year Jul average: **12****Median  
Sold Price****\$305,000** **-3.3%**from Jun 2022:  
**\$315,500** **28.0%**from Jul 2021:  
**\$238,250**

YTD	2022	2021	+/-
	<b>\$282,500</b>	<b>\$243,500</b>	16.0%

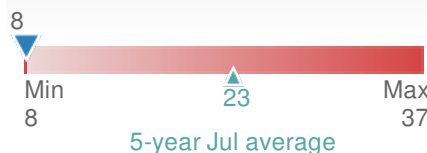
5-year Jul average: **\$221,850****Summary**

In William Penn (Delaware, PA), the median sold price for Detached properties for July was \$305,000, representing a decrease of 3.3% compared to last month and an increase of 28% from Jul 2021. The average days on market for units sold in July was 8 days, 66% below the 5-year July average of 23 days. There was a 15.4% month over month increase in new contract activity with 15 New Pendings; a 19% MoM increase in All Pendings (new contracts + contracts carried over from June) to 25; and a 16.7% decrease in supply to 15 active units.

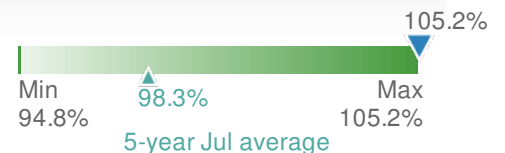
This activity resulted in a Contract Ratio of 1.67 pendings per active listing, up from 1.17 in June and a decrease from 2.45 in July 2021. The Contract Ratio is 6% higher than the 5-year July average of 1.58. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

**Active Listings****15**

Jun 2022	Jul 2021
<b>18</b>	<b>11</b>

**Avg DOM****8**

Jun 2022	Jul 2021	YTD
<b>6</b>	<b>37</b>	<b>18</b>

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

Jun 2022	Jul 2021	YTD
<b>103.3%</b>	<b>95.8%</b>	<b>101.4%</b>

## July 2022

## William Penn (Delaware, PA) - Attached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

## New Listings

42

-25.0%

 from Jun 2022:  
56

44.8%

 from Jul 2021:  
29

YTD	2022	2021	+/-
	305	234	30.3%

5-year Jul average: 36

## New Pendings

31

-8.8%

 from Jun 2022:  
34

-16.2%

 from Jul 2021:  
37

YTD	2022	2021	+/-
	224	197	13.7%

5-year Jul average: 31

## Closed Sales

36

-7.7%

 from Jun 2022:  
39

24.1%

 from Jul 2021:  
29

YTD	2022	2021	+/-
	224	167	34.1%

5-year Jul average: 31

## Median Sold Price

\$194,550

8.1%

 from Jun 2022:  
\$179,900

45.6%

 from Jul 2021:  
\$133,660

YTD	2022	2021	+/-
	\$179,900	\$152,500	18.0%

5-year Jul average: \$124,606

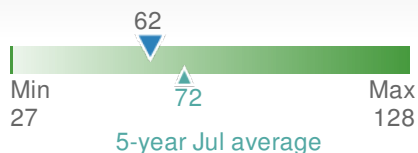
## Summary

In William Penn (Delaware, PA), the median sold price for Attached properties for July was \$194,550, representing an increase of 8.1% compared to last month and an increase of 45.6% from Jul 2021. The average days on market for units sold in July was 18 days, 50% below the 5-year July average of 36 days. There was an 8.8% month over month decrease in new contract activity with 31 New Pendings; a 15.4% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 44; and a 6.9% increase in supply to 62 active units.

This activity resulted in a Contract Ratio of 0.71 pendings per active listing, down from 0.90 in June and a decrease from 2.26 in July 2021. The Contract Ratio is 30% lower than the 5-year July average of 1.01. 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

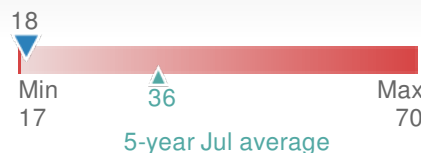
62



Jun 2022	Jul 2021
58	27

## Avg DOM

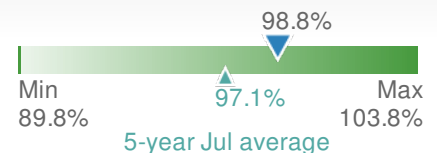
18



Jun 2022	Jul 2021	YTD
20	17	22

## Avg Sold to OLP Ratio

98.8%



Jun 2022	Jul 2021	YTD
101.1%	103.8%	100.4%