

August 2022

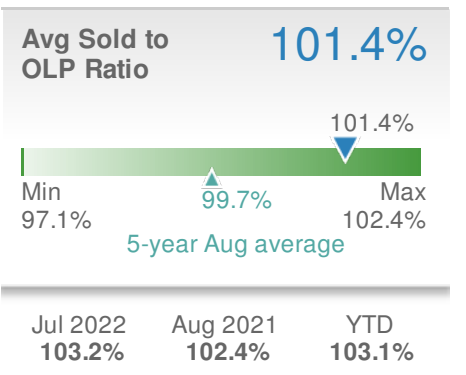
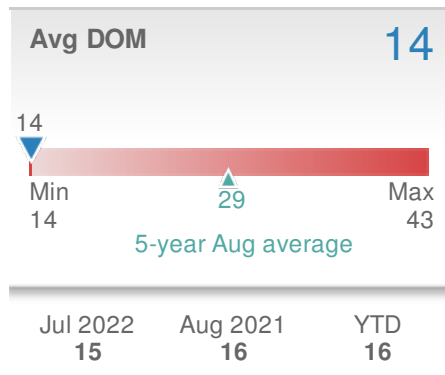
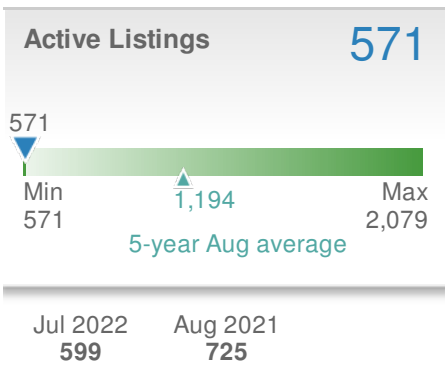
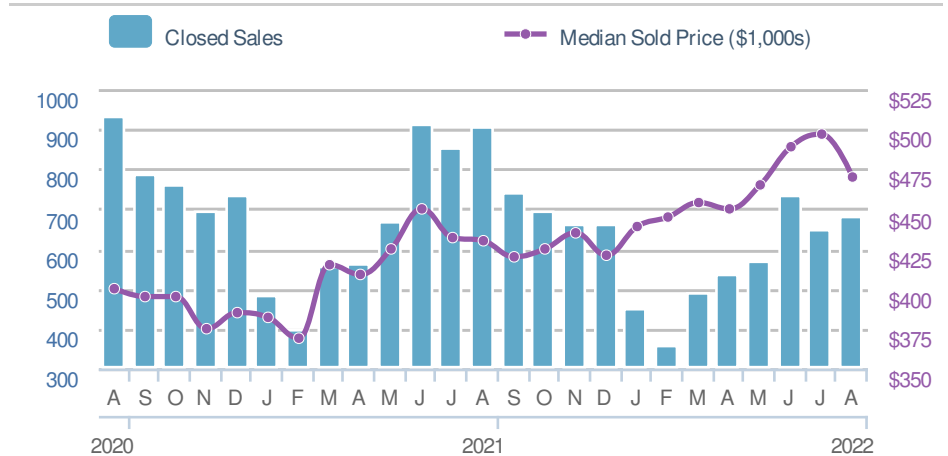
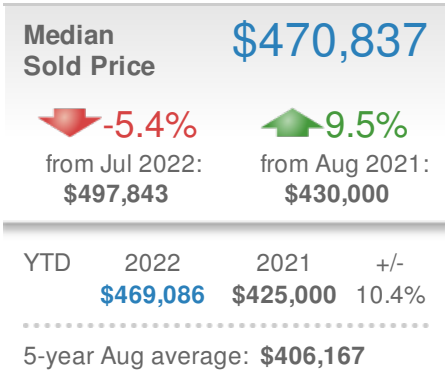
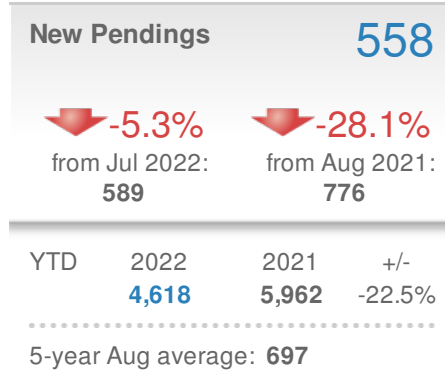
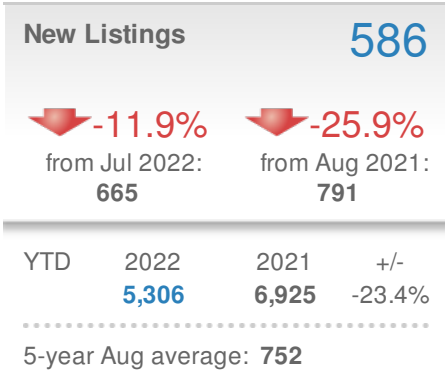
All Home Types
Detached
Attached

Local Market Insight

Chester County, PA

August 2022
Chester County, PA

Email: info@tcsr.realtor

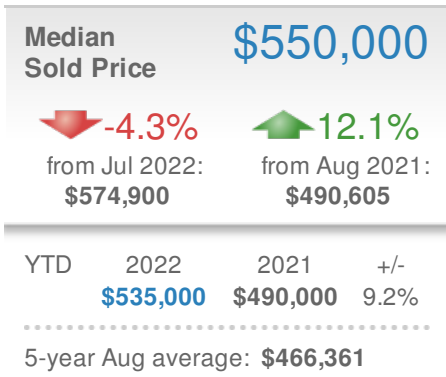
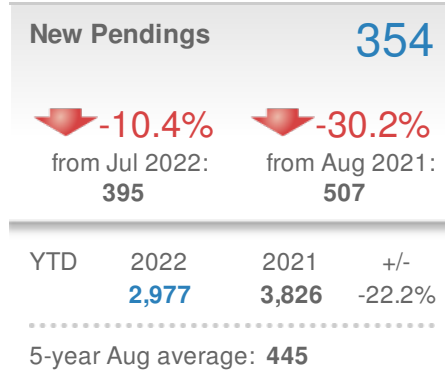
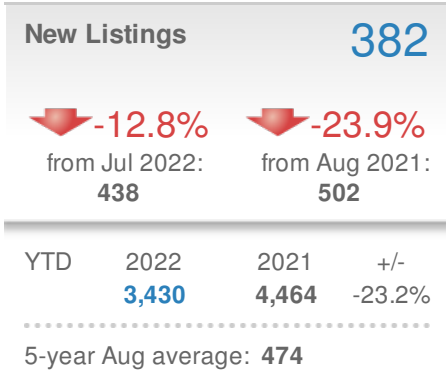


August 2022

Chester County, PA - Detached

Tri-County Suburban REALTORS

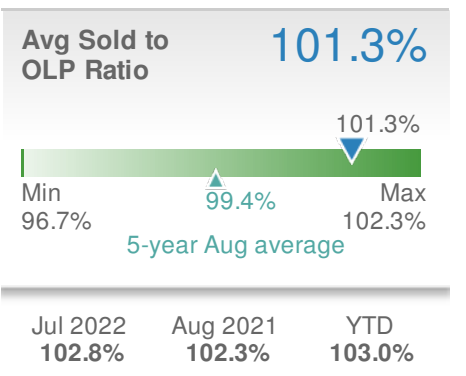
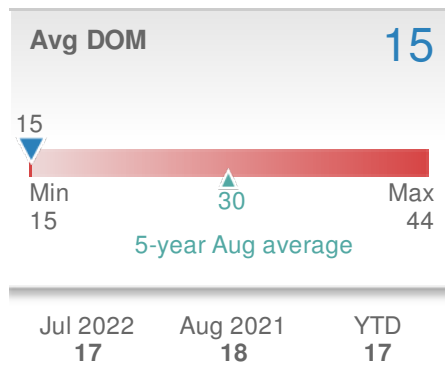
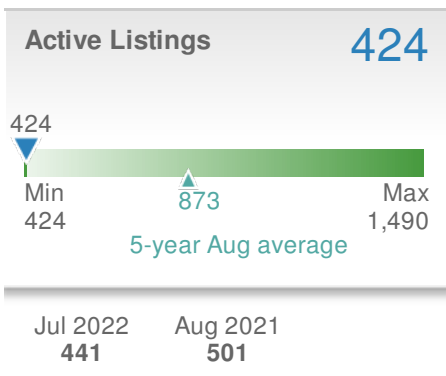
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Summary

In Chester County, PA, the median sold price for Detached properties for August was \$550,000, representing a decrease of 4.3% compared to last month and an increase of 12.1% from Aug 2021. The average days on market for units sold in August was 15 days, 49% below the 5-year August average of 30 days. There was a 10.4% month over month decrease in new contract activity with 354 New Pendings; an 18.4% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 600; and a 3.9% decrease in supply to 424 active units.

This activity resulted in a Contract Ratio of 1.42 pendings per active listing, down from 1.67 in July and a decrease from 1.96 in August 2021. The Contract Ratio is 18% higher than the 5-year August average of 1.21. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

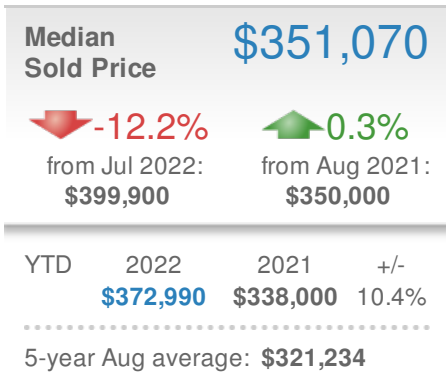
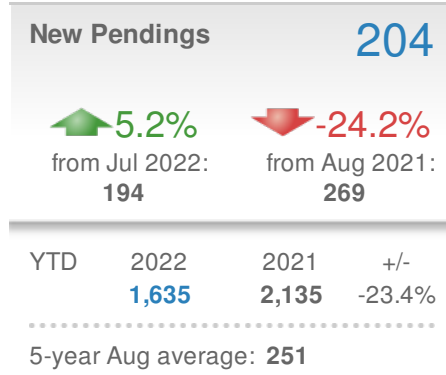


August 2022

Chester County, PA - Attached

Tri-County Suburban REALTORS

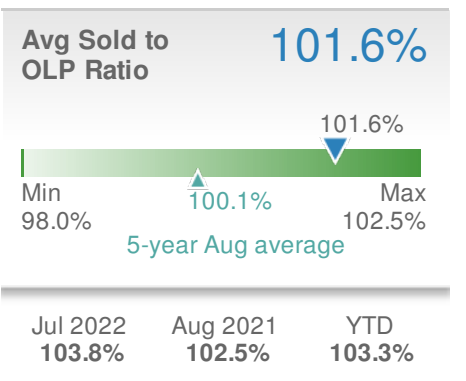
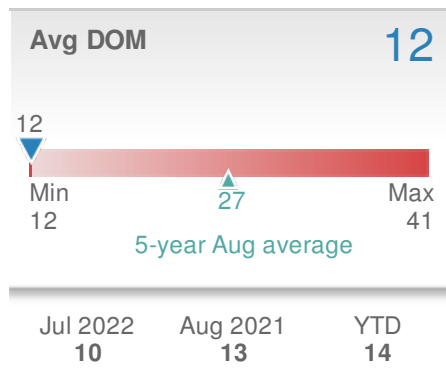
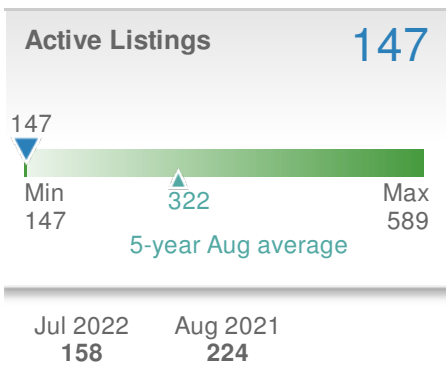
Email: info@tcsr.realtor



Summary

In Chester County, PA, the median sold price for Attached properties for August was \$351,070, representing a decrease of 12.2% compared to last month and an increase of 0.3% from Aug 2021. The average days on market for units sold in August was 12 days, 55% below the 5-year August average of 27 days. There was a 5.2% month over month increase in new contract activity with 204 New Pendings; a 9.5% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 380; and a 7% decrease in supply to 147 active units.

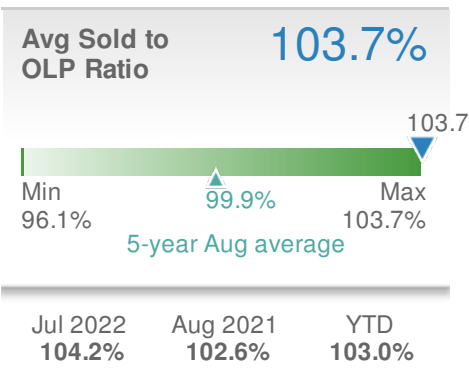
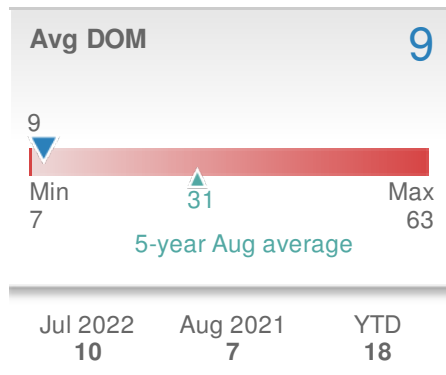
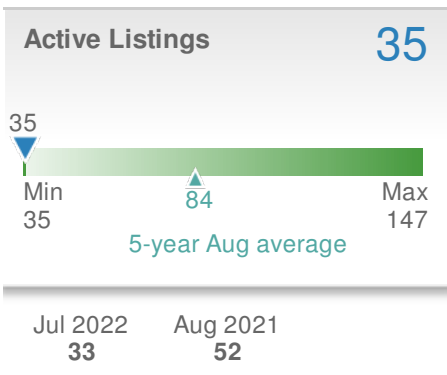
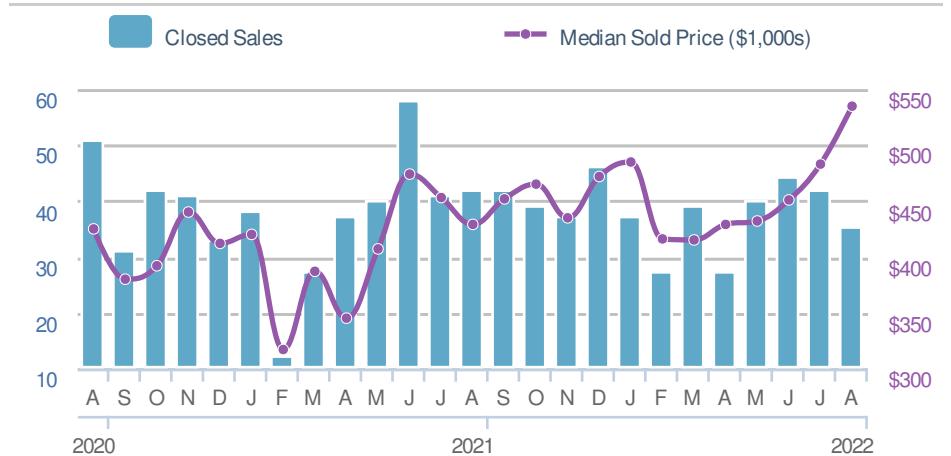
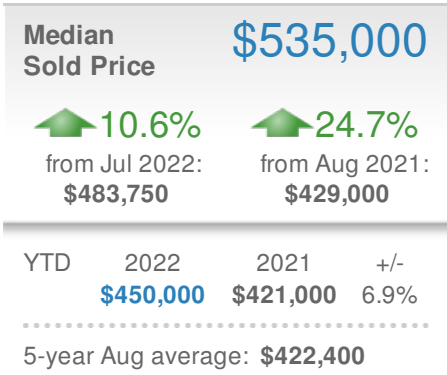
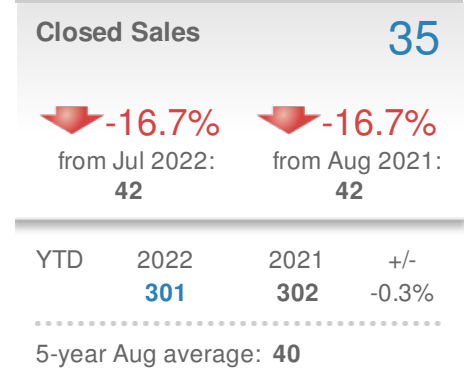
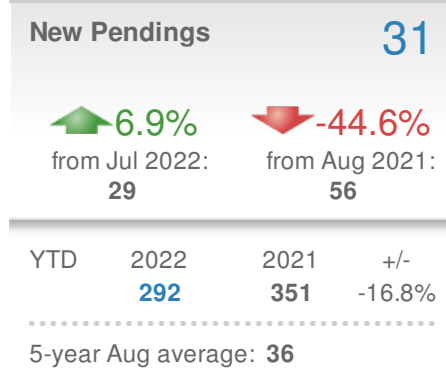
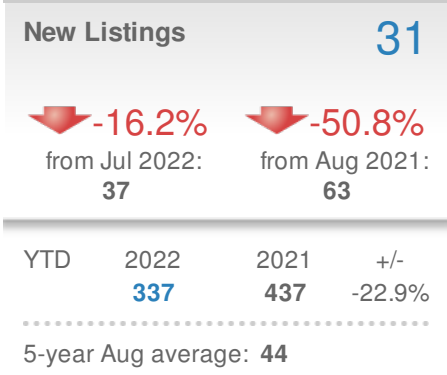
This activity resulted in a Contract Ratio of 2.59 pendings per active listing, down from 2.66 in July and a decrease from 2.64 in August 2021. The Contract Ratio is 36% higher than the 5-year August average of 1.91. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



August 2022

Avon Grove (Chester, PA)

Email: info@tcsr.realtor

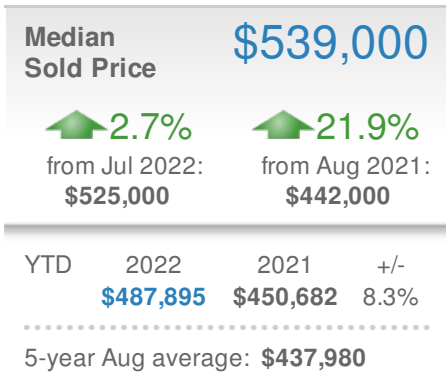
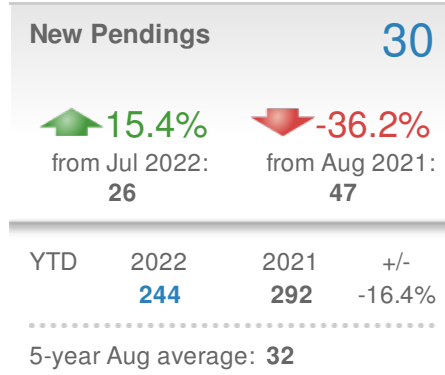
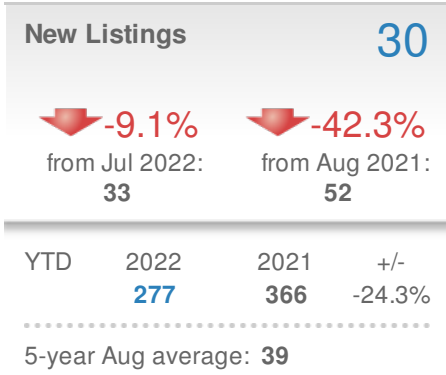


August 2022

Avon Grove (Chester, PA) - Detached

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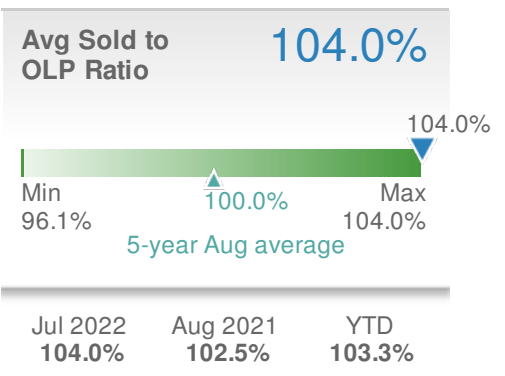
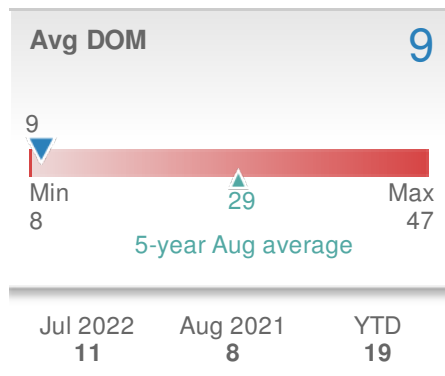
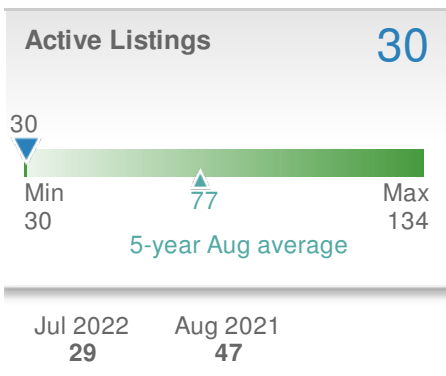
Email: info@tcsr.realtor



Summary

In Avon Grove (Chester, PA), the median sold price for Detached properties for August was \$539,000, representing an increase of 2.7% compared to last month and an increase of 21.9% from Aug 2021. The average days on market for units sold in August was 9 days, 69% below the 5-year August average of 29 days. There was a 15.4% month over month increase in new contract activity with 30 New Pendings; an 11.6% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 61; and a 3.4% increase in supply to 30 active units.

This activity resulted in a Contract Ratio of 2.03 pendings per active listing, down from 2.38 in July and an increase from 1.96 in August 2021. The Contract Ratio is 77% higher than the 5-year August average of 1.14. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

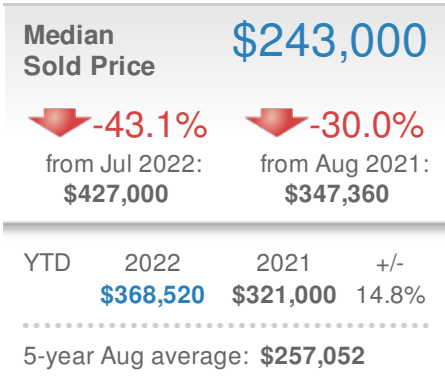
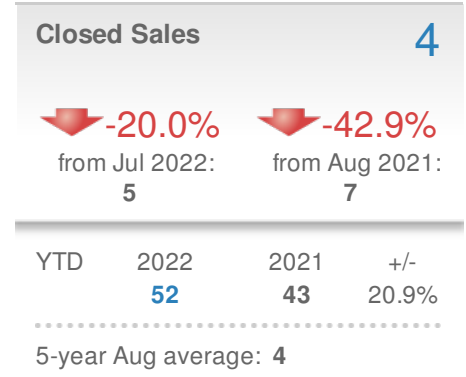
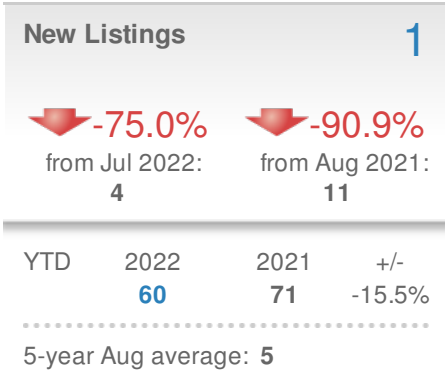


August 2022

Avon Grove (Chester, PA) - Attached

Tri-County Suburban REALTORS

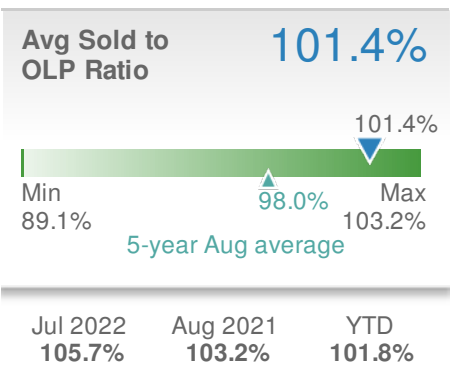
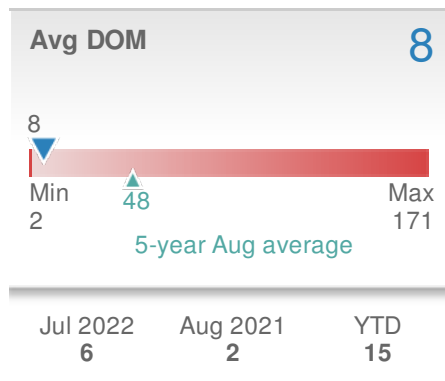
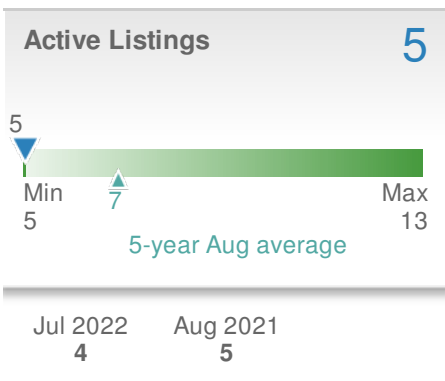
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Summary

In Avon Grove (Chester, PA), the median sold price for Attached properties for August was \$243,000, representing a decrease of 43.1% compared to last month and a decrease of 30% from Aug 2021. The average days on market for units sold in August was 8 days, 83% below the 5-year August average of 48 days. There was a 66.7% month over month decrease in new contract activity with 1 New Pendings; a 22.7% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 17; and a 25% increase in supply to 5 active units.

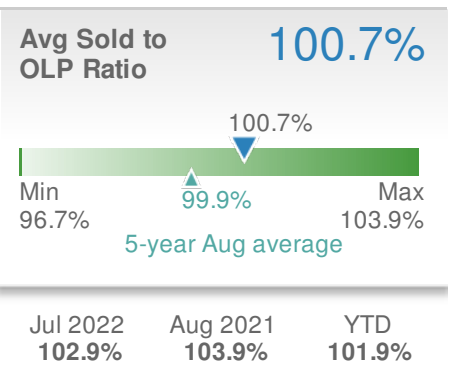
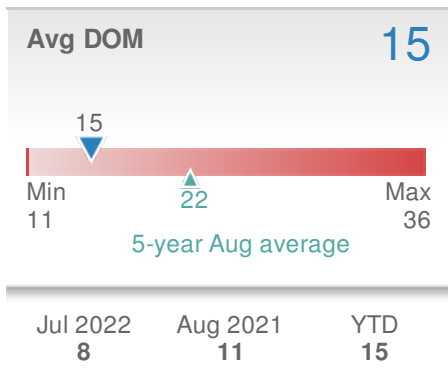
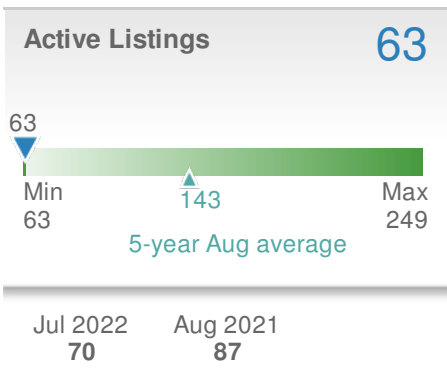
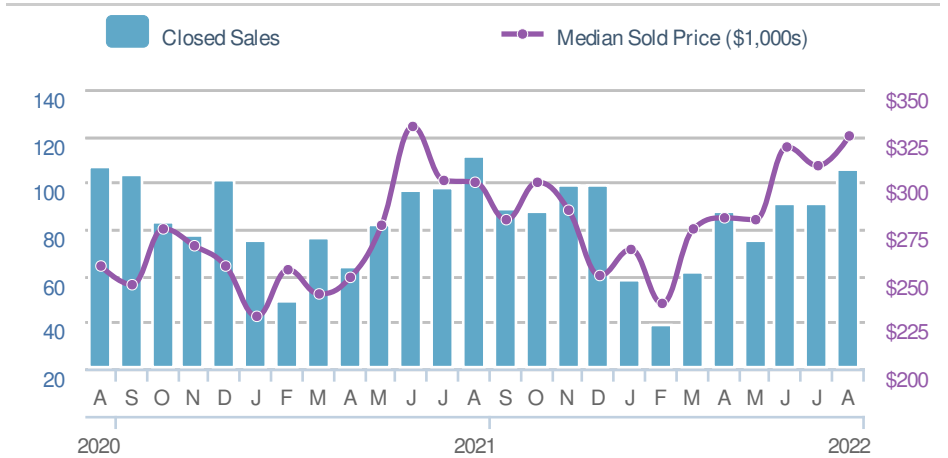
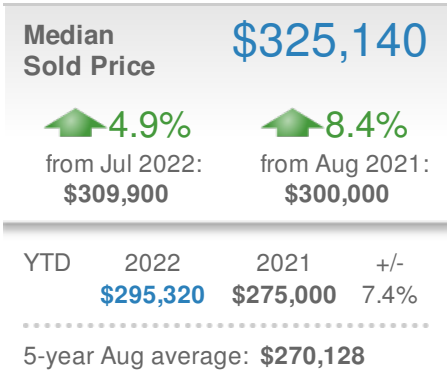
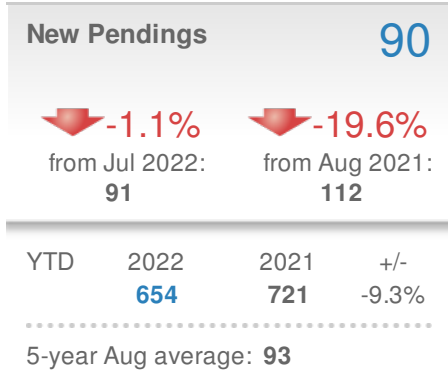
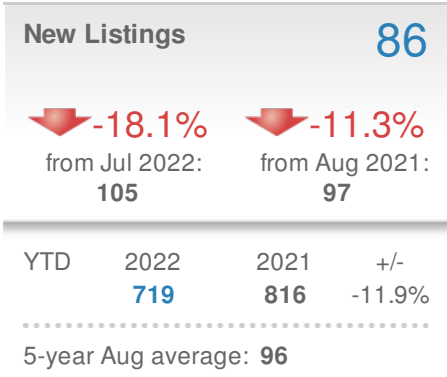
This activity resulted in a Contract Ratio of 3.40 pendings per active listing, down from 5.50 in July and a decrease from 5.80 in August 2021. The Contract Ratio is 33% higher than the 5-year August average of 2.56. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



August 2022

Coatesville Area (Chester, PA)

Email: info@tcsr.realtor

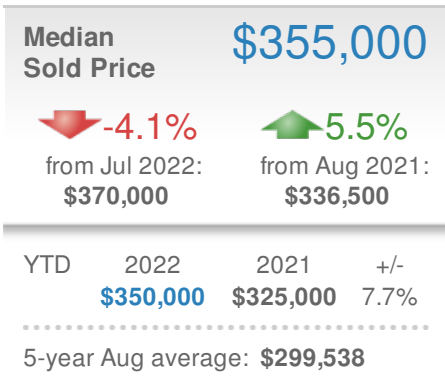
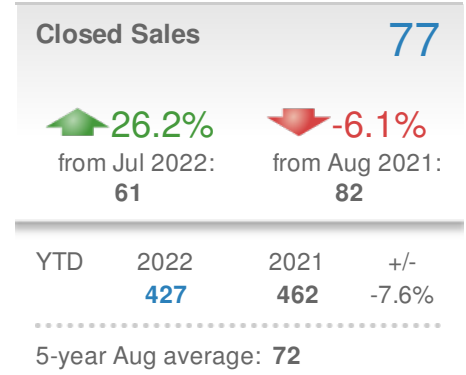
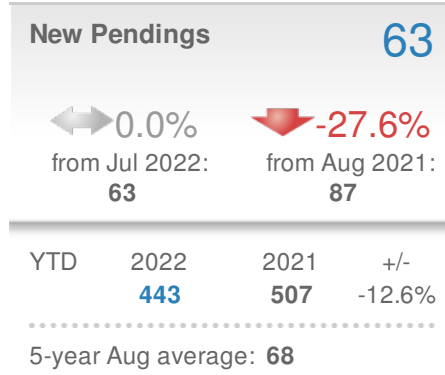
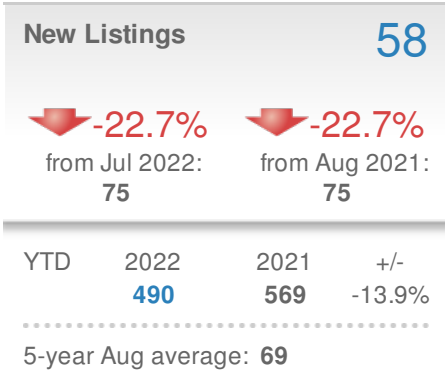


August 2022

Coatesville Area (Chester, PA) - Detached

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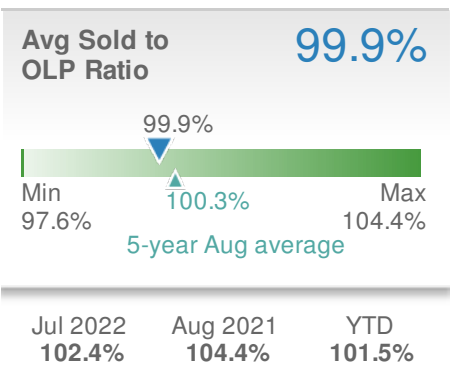
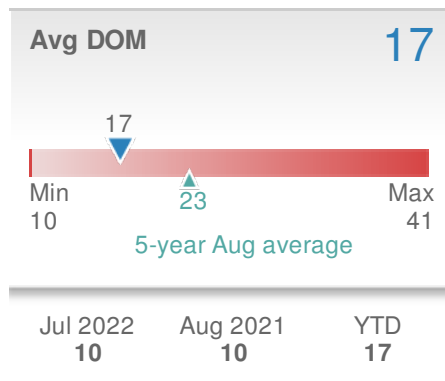
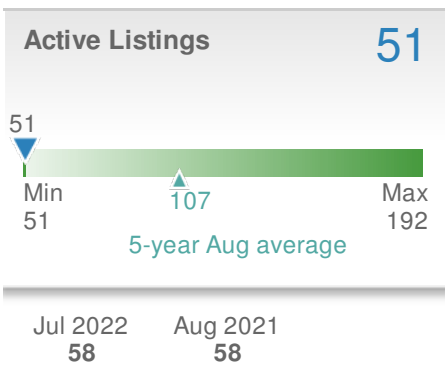
Email: info@tcsr.realtor



Summary

In Coatesville Area (Chester, PA), the median sold price for Detached properties for August was \$355,000, representing a decrease of 4.1% compared to last month and an increase of 5.5% from Aug 2021. The average days on market for units sold in August was 17 days, 25% below the 5-year August average of 23 days. There was no month over month change in new contract activity with 63 New Pendings; a 15.5% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 71; and a 12.1% decrease in supply to 51 active units.

This activity resulted in a Contract Ratio of 1.39 pendings per active listing, down from 1.45 in July and a decrease from 1.97 in August 2021. The Contract Ratio is 2% higher than the 5-year August 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.

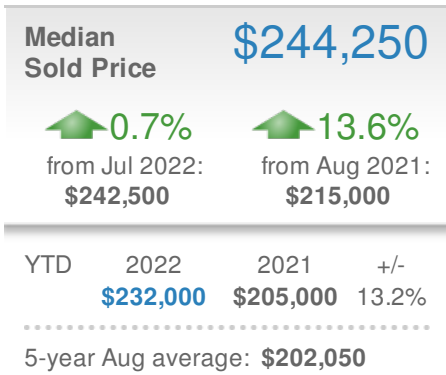
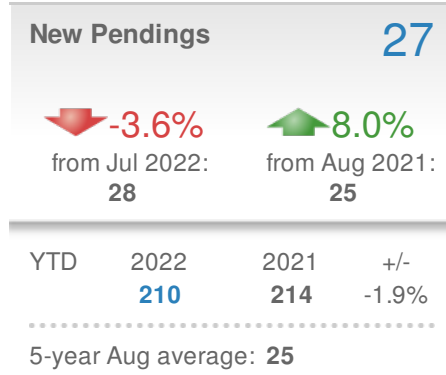
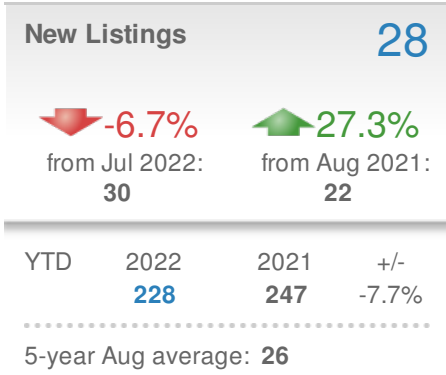


August 2022

Coatesville Area (Chester, PA) - Attached

Tri-County Suburban REALTORS

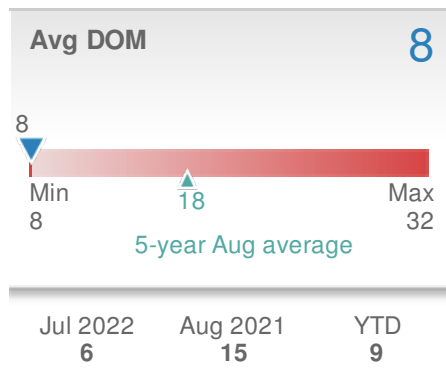
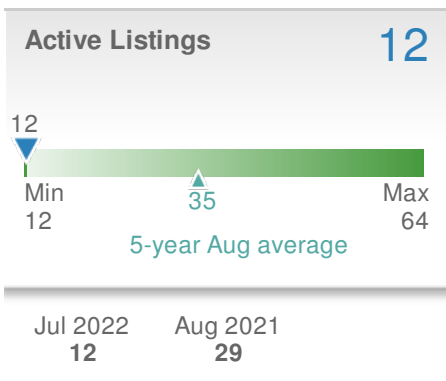
Email: info@tcsr.realtor



Summary

In Coatesville Area (Chester, PA), the median sold price for Attached properties for August was \$244,250, representing an increase of 0.7% compared to last month and an increase of 13.6% from Aug 2021. The average days on market for units sold in August was 8 days, 55% below the 5-year August average of 18 days. There was a 3.6% month over month decrease in new contract activity with 27 New Pendings; a 4.8% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 40; and no change in supply with 12 active units.

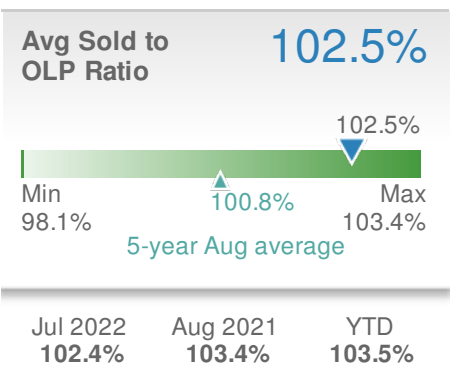
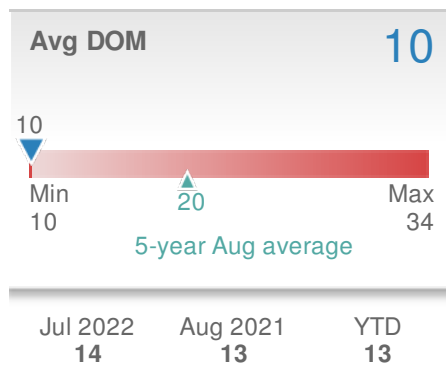
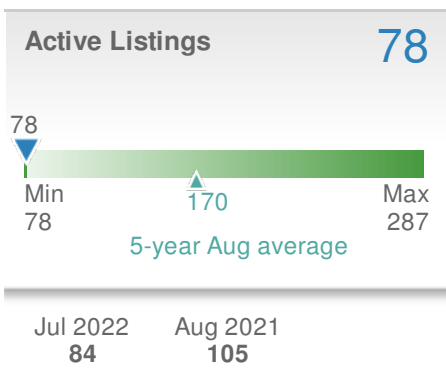
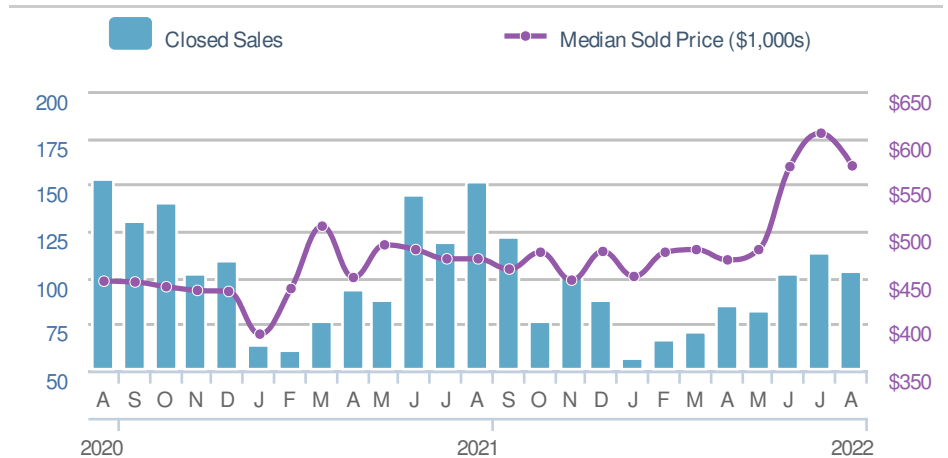
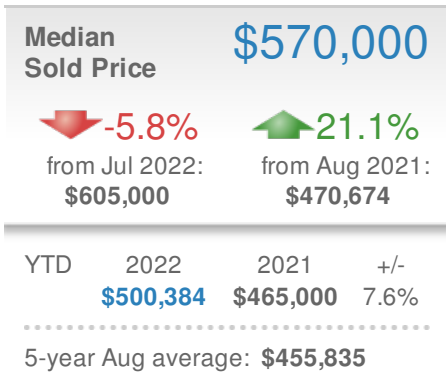
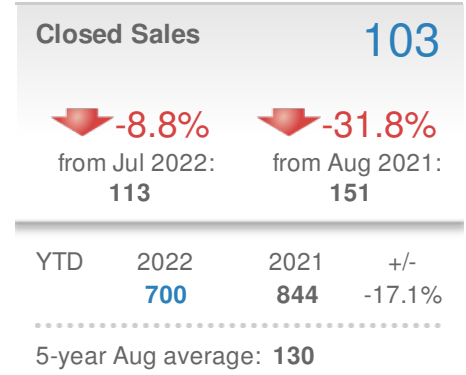
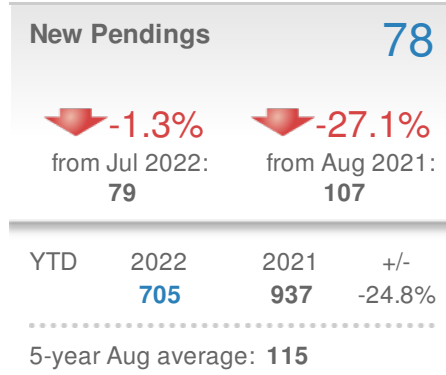
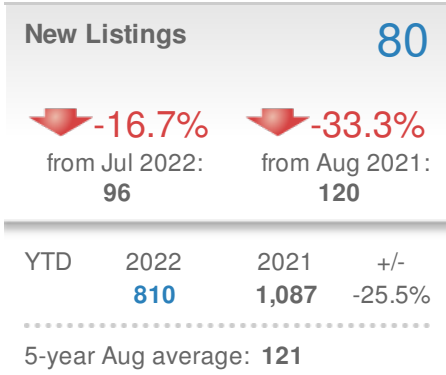
This activity resulted in a Contract Ratio of 3.33 pendings per active listing, down from 3.50 in July and an increase from 1.28 in August 2021. The Contract Ratio is 77% higher than the 5-year August average of 1.88. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



August 2022

Downingtown Area (Chester, PA)

Email: info@tcsr.realtor



August 2022

Downingtown Area (Chester, PA) - Detached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings 56

↓ -16.4% ↓ -16.4%
 from Jul 2022: 67 from Aug 2021: 67

YTD	2022	2021	+/-
	533	632	-15.7%

5-year Aug average: 75

New Pendings 56

↓ -3.4% ↓ -15.2%
 from Jul 2022: 58 from Aug 2021: 66

YTD	2022	2021	+/-
	461	576	-20.0%

5-year Aug average: 75

Closed Sales 69

↓ -19.8% ↓ -25.0%
 from Jul 2022: 86 from Aug 2021: 92

YTD	2022	2021	+/-
	421	548	-23.2%

5-year Aug average: 85

Median Sold Price \$650,000

↓ -3.0% ↑ 12.0%
 from Jul 2022: \$670,000 from Aug 2021: \$580,217

YTD	2022	2021	+/-
	\$615,000	\$551,995	11.4%

5-year Aug average: \$529,043

Summary

In Downingtown Area (Chester, PA), the median sold price for Detached properties for August was \$650,000, representing a decrease of 3% compared to last month and an increase of 12% from Aug 2021. The average days on market for units sold in August was 10 days, 56% below the 5-year August average of 23 days. There was a 3.4% month over month decrease in new contract activity with 56 New Pendings; a 14.8% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 109; and a 9.4% decrease in supply to 58 active units.

This activity resulted in a Contract Ratio of 1.88 pendings per active listing, down from 2.00 in July and a decrease from 2.73 in August 2021. The Contract Ratio is 7% higher than the 5-year August average of 1.76. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings 58

Jul 2022	Aug 2021
64	59

Avg DOM 10

Jul 2022	Aug 2021	YTD
15	16	15

Avg Sold to OLP Ratio 102.8%

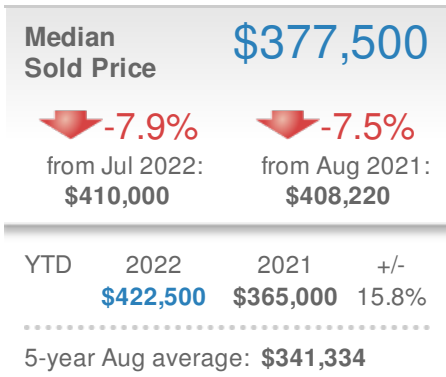
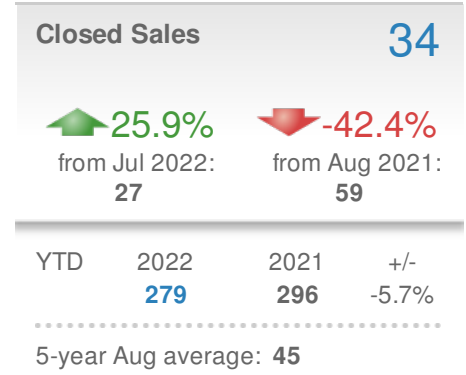
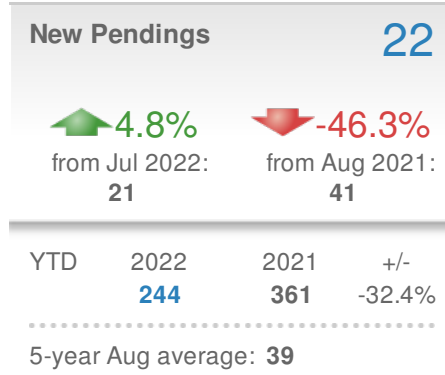
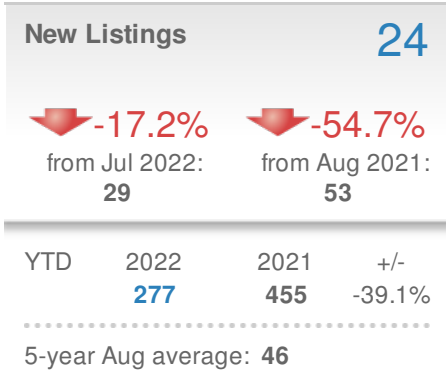
Jul 2022	Aug 2021	YTD
102.4%	102.1%	103.3%

August 2022

Downingtown Area (Chester, PA) - Attached

Tri-County Suburban REALTORS

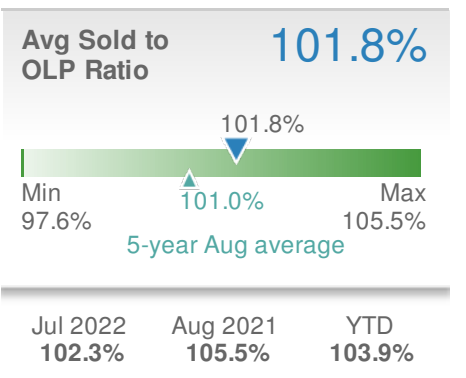
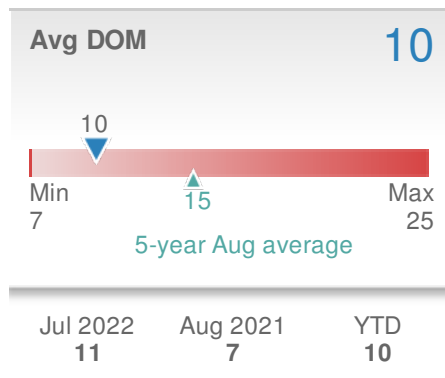
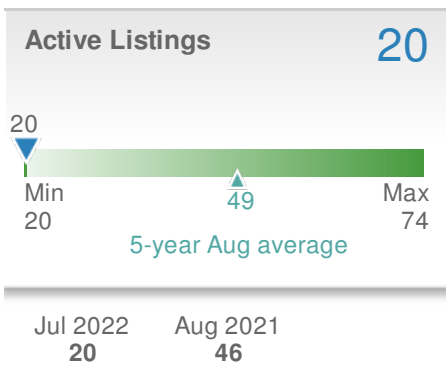
Email: info@tcsr.realtor



Summary

In Downingtown Area (Chester, PA), the median sold price for Attached properties for August was \$377,500, representing a decrease of 7.9% compared to last month and a decrease of 7.5% from Aug 2021. The average days on market for units sold in August was 10 days, 32% below the 5-year August average of 15 days. There was a 4.8% month over month increase in new contract activity with 22 New Pendings; a 19.6% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 74; and no change in supply with 20 active units.

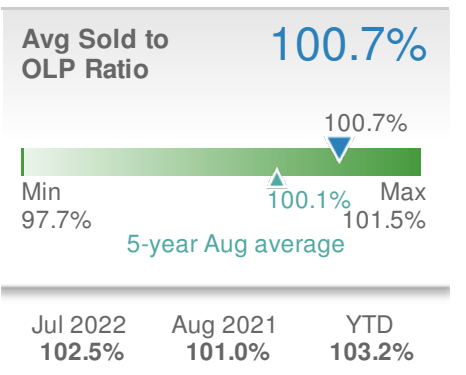
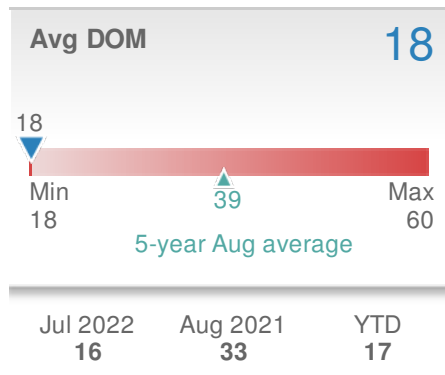
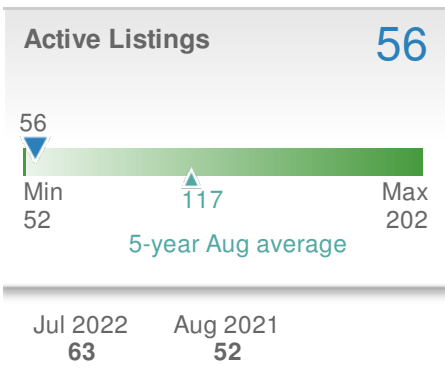
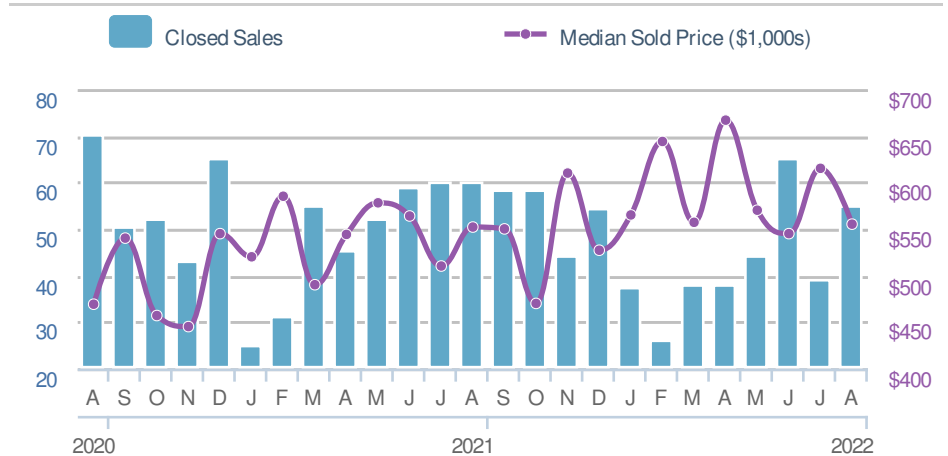
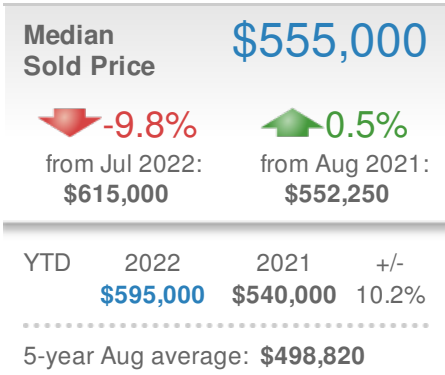
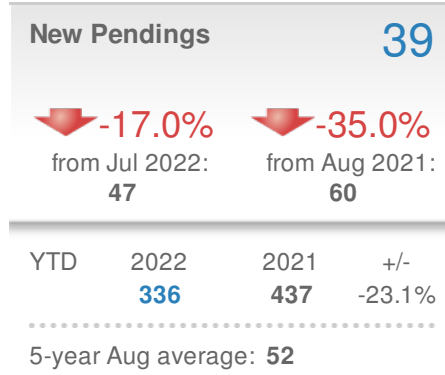
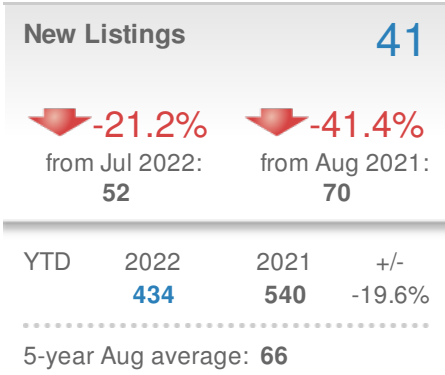
This activity resulted in a Contract Ratio of 3.70 pendencies per active listing, down from 4.60 in July and an increase from 2.93 in August 2021. The Contract Ratio is 69% higher than the 5-year August average of 2.18. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



August 2022

Great Valley (Chester, PA)

Email: info@tcsr.realtor

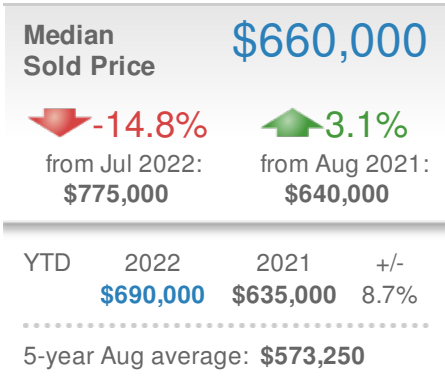
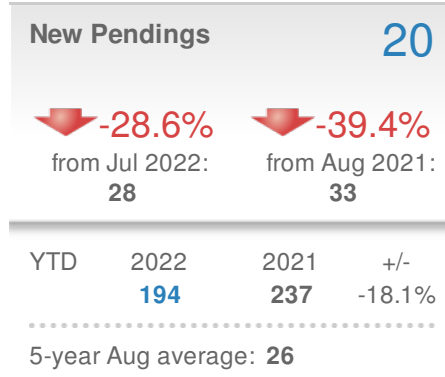
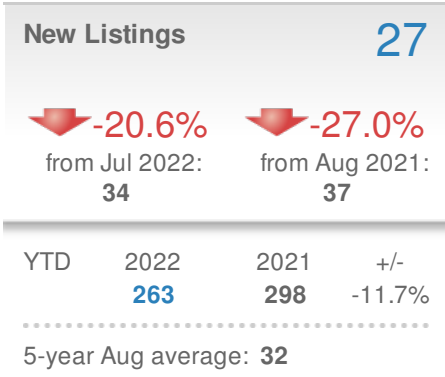


August 2022

Great Valley (Chester, PA) - Detached

Tri-County Suburban REALTORS

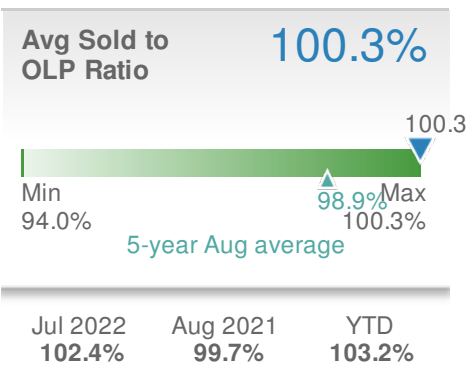
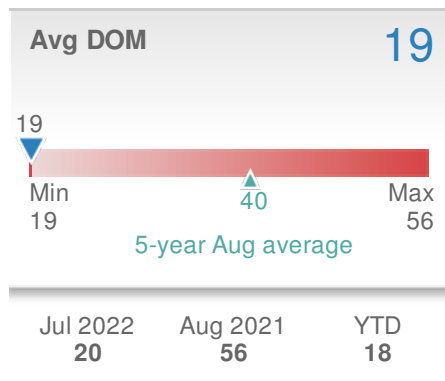
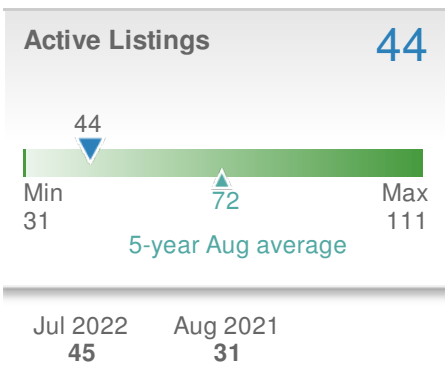
Email: info@tcsr.realtor



Summary

In Great Valley (Chester, PA), the median sold price for Detached properties for August was \$660,000, representing a decrease of 14.8% compared to last month and an increase of 3.1% from Aug 2021. The average days on market for units sold in August was 19 days, 53% below the 5-year August average of 40 days. There was a 28.6% month over month decrease in new contract activity with 20 New Pendings; a 28% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 36; and a 2.2% decrease in supply to 44 active units.

This activity resulted in a Contract Ratio of 0.82 pendings per active listing, down from 1.11 in July and a decrease from 2.19 in August 2021. The Contract Ratio is 21% lower than the 5-year August average of 1.03. 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.

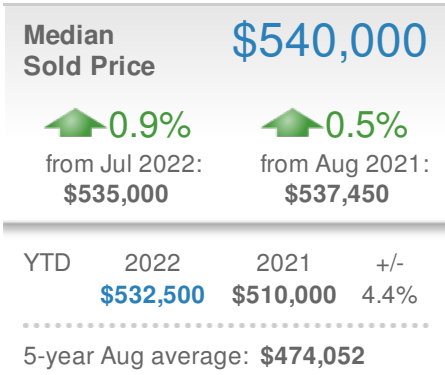
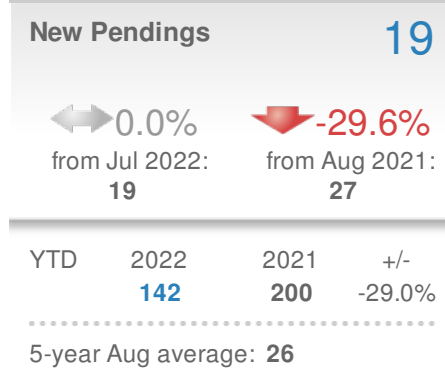
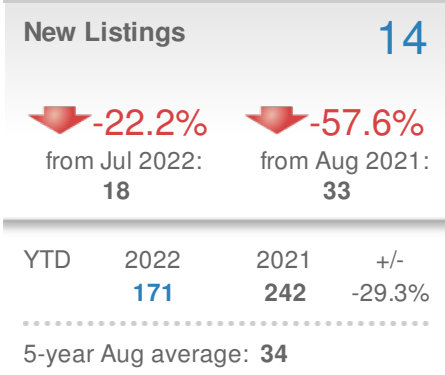


August 2022

Great Valley (Chester, PA) - Attached

Tri-County Suburban REALTORS

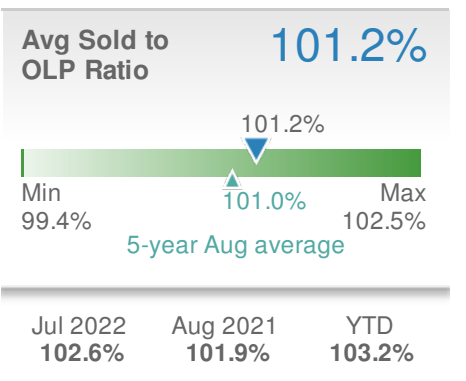
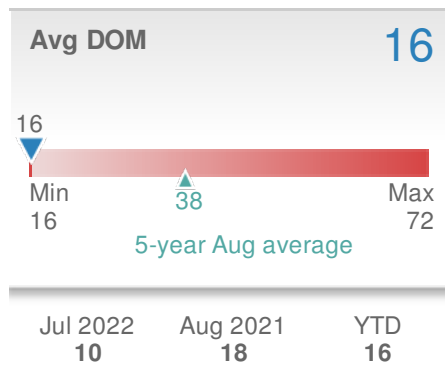
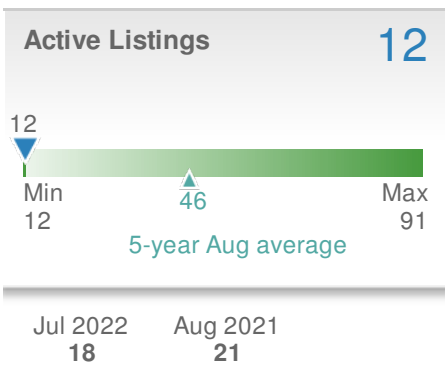
Email: info@tcsr.realtor



Summary

In Great Valley (Chester, PA), the median sold price for Attached properties for August was \$540,000, representing an increase of 0.9% compared to last month and an increase of 0.5% from Aug 2021. The average days on market for units sold in August was 16 days, 58% below the 5-year August average of 38 days. There was no month over month change in new contract activity with 19 New Pendings; a 12.9% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 27; and a 33.3% decrease in supply to 12 active units.

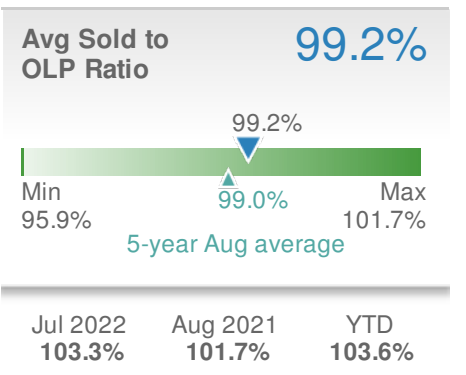
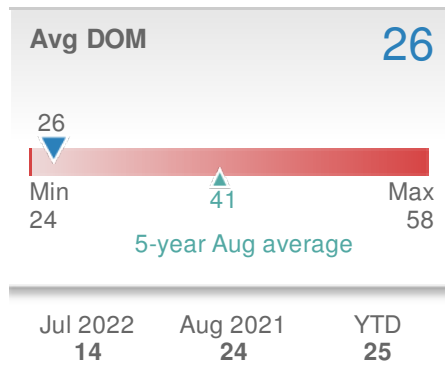
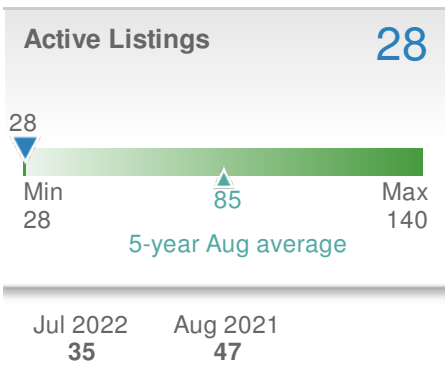
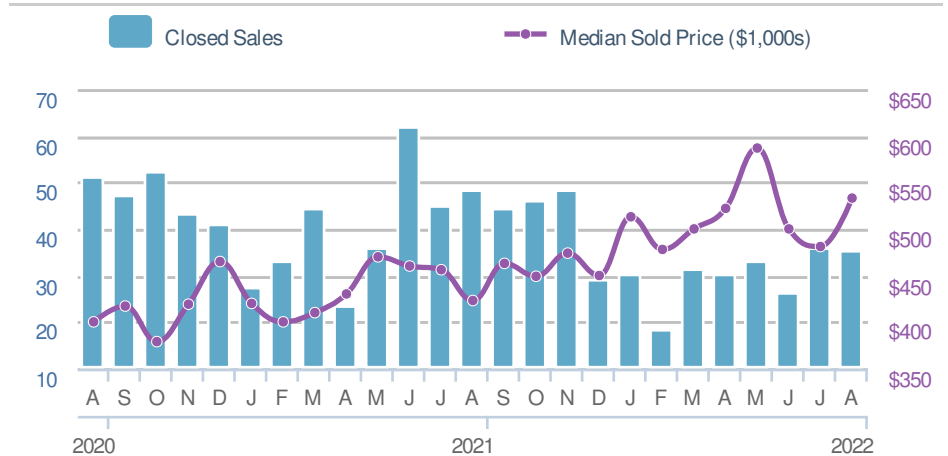
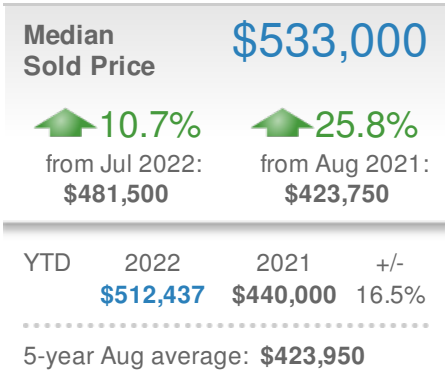
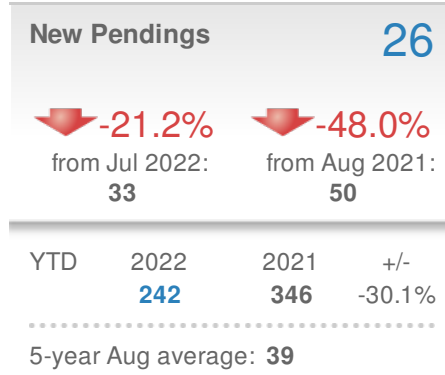
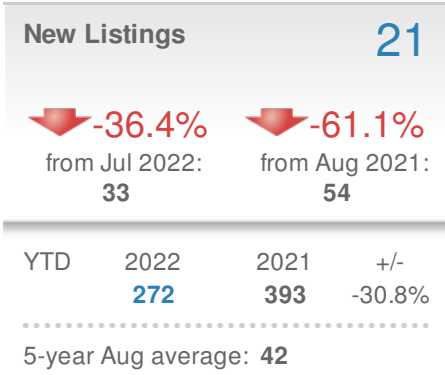
This activity resulted in a Contract Ratio of 2.25 pendings per active listing, up from 1.72 in July and a decrease from 3.48 in August 2021. The Contract Ratio is 13% higher than the 5-year August average of 2.00. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



August 2022

Kennett Consolidated (Chester, PA)

Email: info@tcsr.realtor

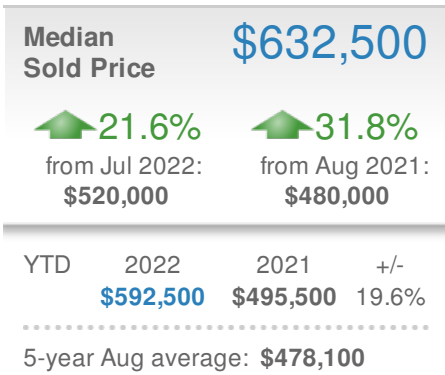
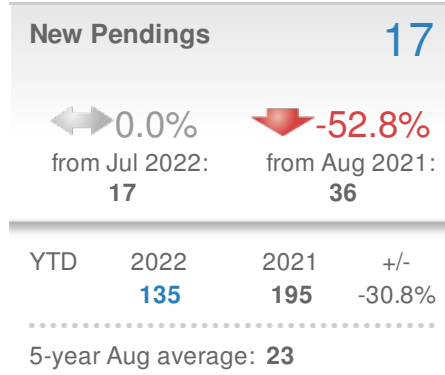
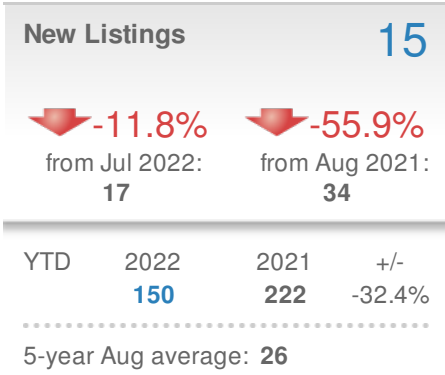


August 2022

Kennett Consolidated (Chester, PA) - Detached

Tri-County Suburban REALTORS

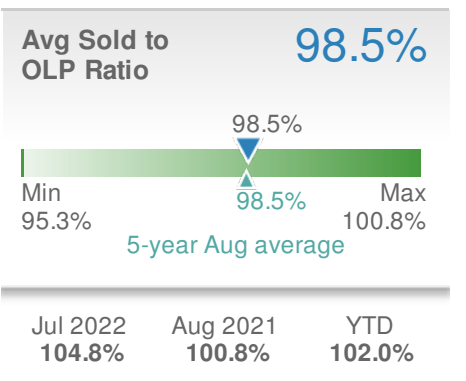
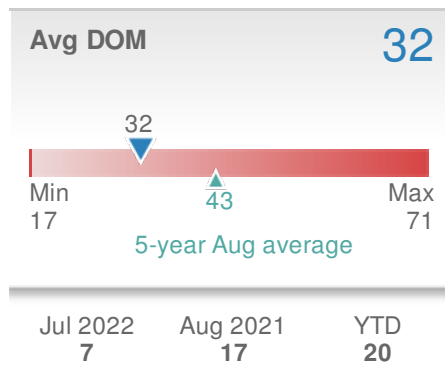
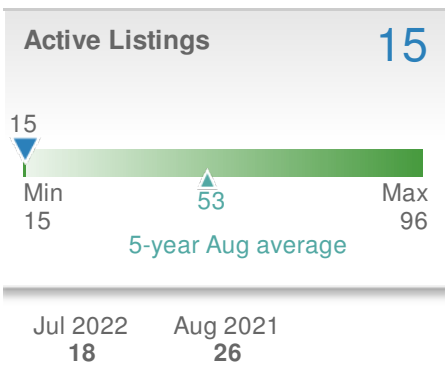
Email: info@tcsr.realtor



Summary

In Kennett Consolidated (Chester, PA), the median sold price for Detached properties for August was \$632,500, representing an increase of 21.6% compared to last month and an increase of 31.8% from Aug 2021. The average days on market for units sold in August was 32 days, 26% below the 5-year August average of 43 days. There was no month over month change in new contract activity with 17 New Pendings; a 26.7% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 22; and a 16.7% decrease in supply to 15 active units.

This activity resulted in a Contract Ratio of 1.47 pendings per active listing, down from 1.67 in July and a decrease from 1.62 in August 2021. The Contract Ratio is 49% higher than the 5-year August 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.

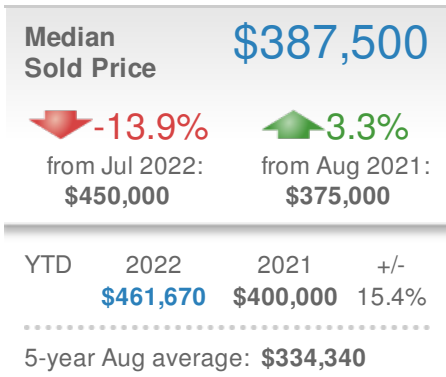
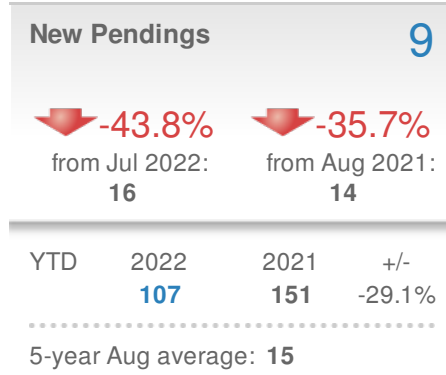
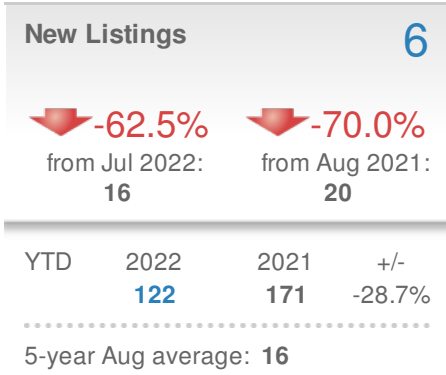


August 2022

Kennett Consolidated (Chester, PA) - Attached

Tri-County Suburban REALTORS

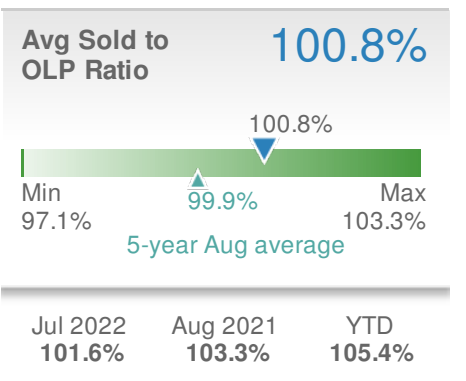
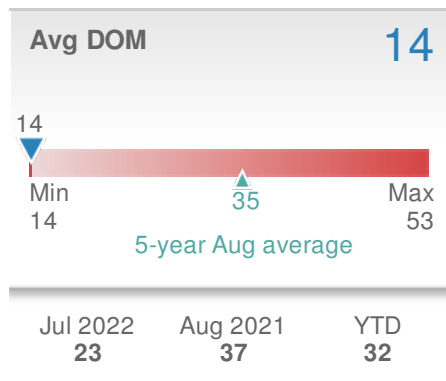
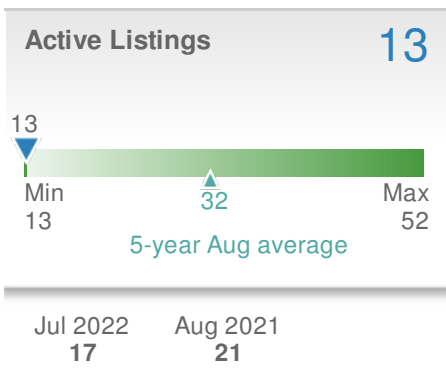
Email: info@tcsr.realtor



Summary

In Kennett Consolidated (Chester, PA), the median sold price for Attached properties for August was \$387,500, representing a decrease of 13.9% compared to last month and an increase of 3.3% from Aug 2021. The average days on market for units sold in August was 14 days, 60% below the 5-year August average of 35 days. There was a 43.8% month over month decrease in new contract activity with 9 New Pendings; a 9.6% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 47; and a 23.5% decrease in supply to 13 active units.

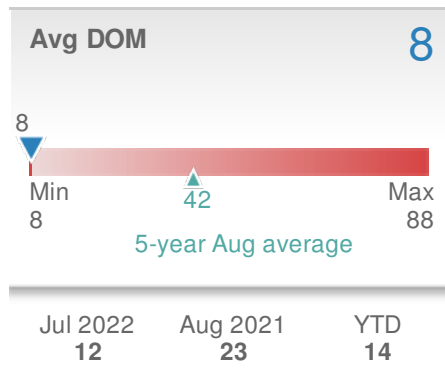
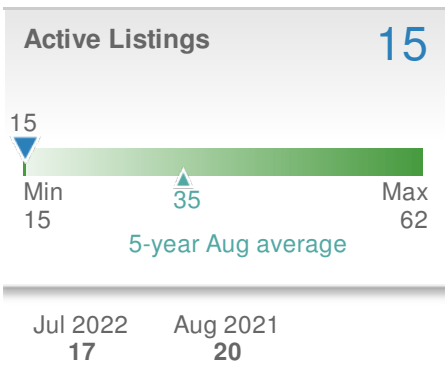
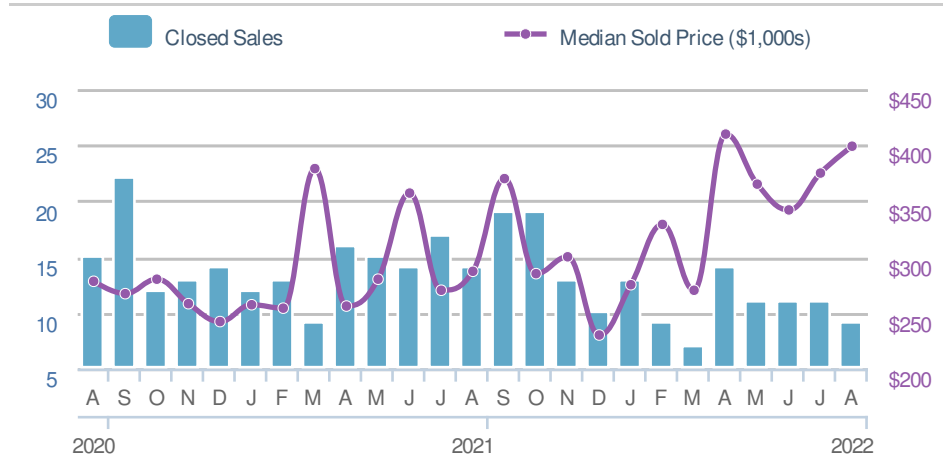
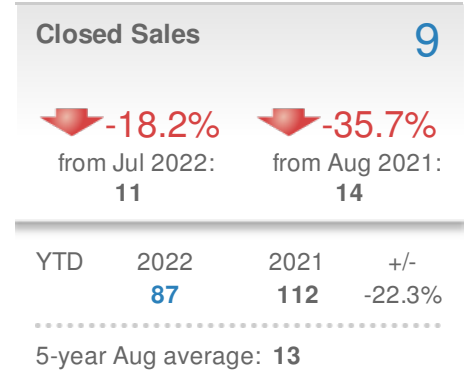
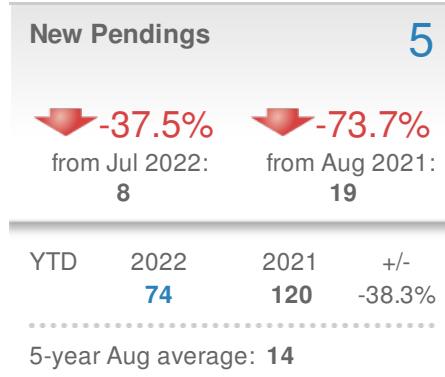
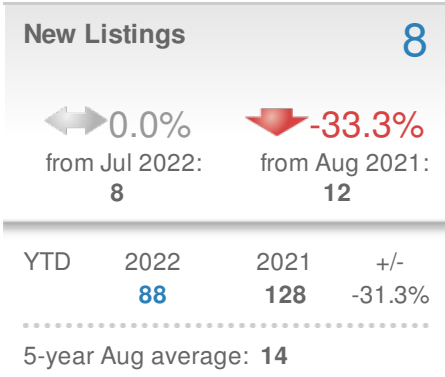
This activity resulted in a Contract Ratio of 3.62 pendencies per active listing, up from 3.06 in July and an increase from 3.29 in August 2021. The Contract Ratio is 66% higher than the 5-year August average of 2.18. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



August 2022

Octorara Area (Chester, PA)

Email: info@tcsr.realtor

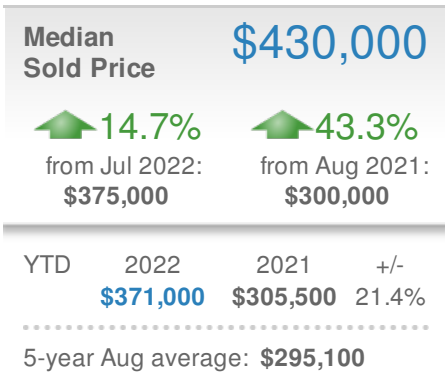
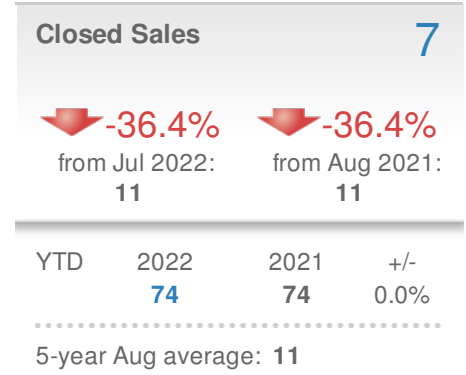
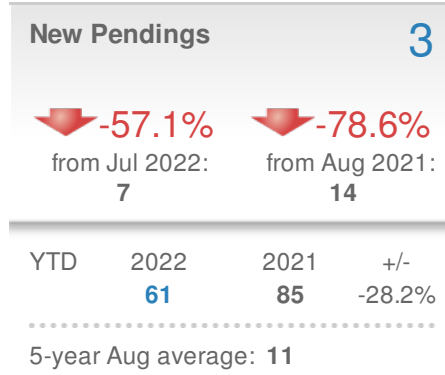
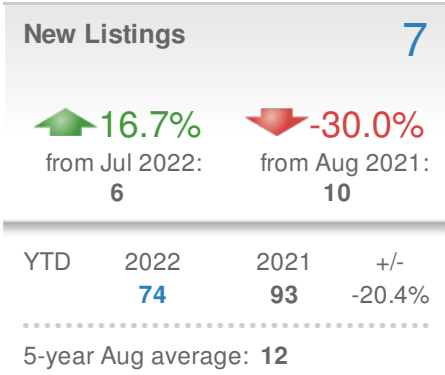


August 2022

Octorara Area (Chester, PA) - Detached

Tri-County Suburban REALTORS

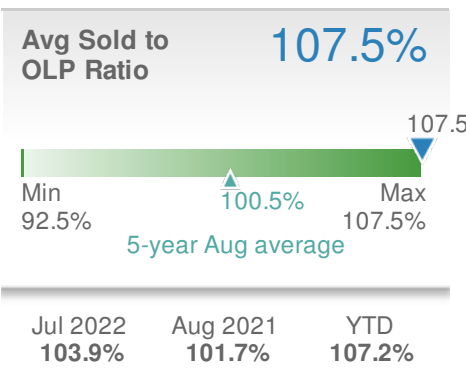
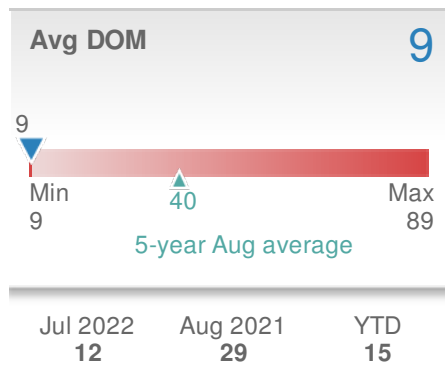
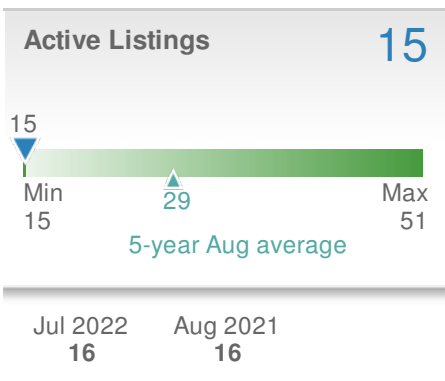
Email: info@tcsr.realtor



Summary

In Octorara Area (Chester, PA), the median sold price for Detached properties for August was \$430,000, representing an increase of 14.7% compared to last month and an increase of 43.3% from Aug 2021. The average days on market for units sold in August was 9 days, 78% below the 5-year August average of 40 days. There was a 57.1% month over month decrease in new contract activity with 3 New Pendings; a 42.9% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 8; and a 6.3% decrease in supply to 15 active units.

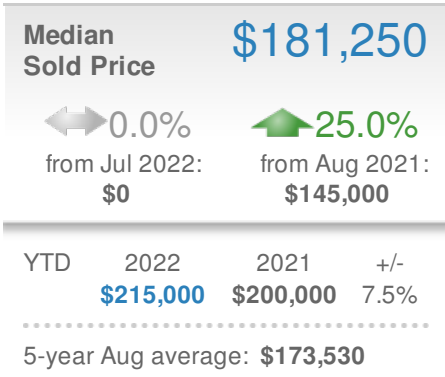
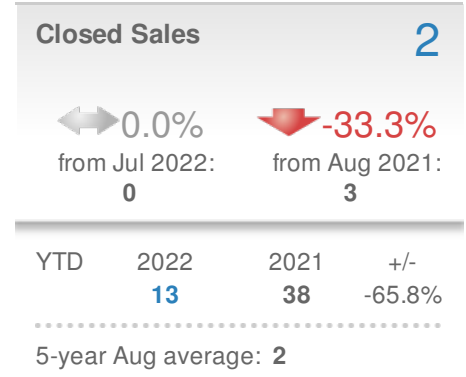
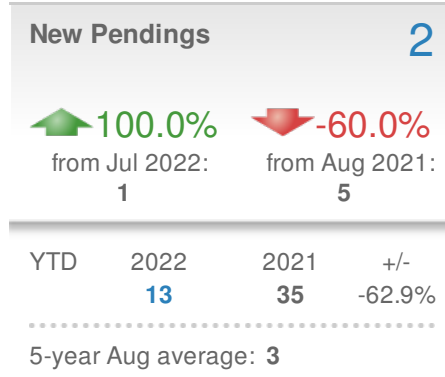
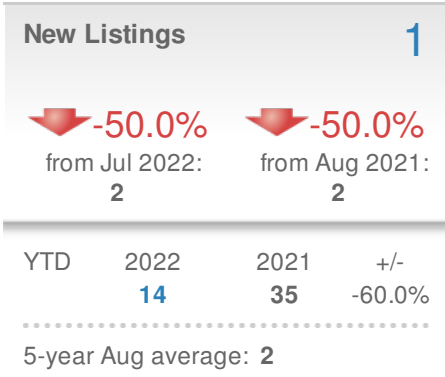
This activity resulted in a Contract Ratio of 0.53 pendings per active listing, down from 0.88 in July and a decrease from 1.44 in August 2021. The Contract Ratio is 32% lower than the 5-year August average of 0.78. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



August 2022

Octorara Area (Chester, PA) - Attached

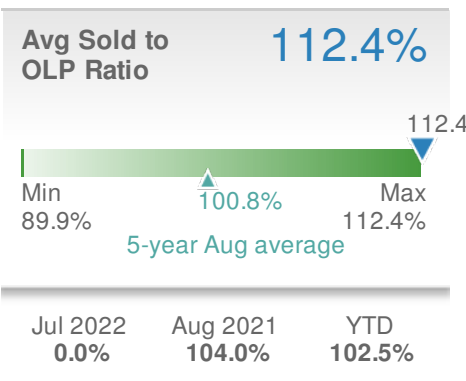
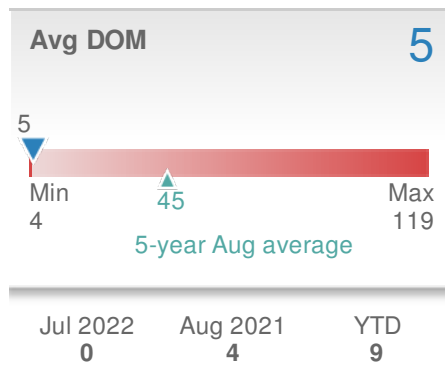
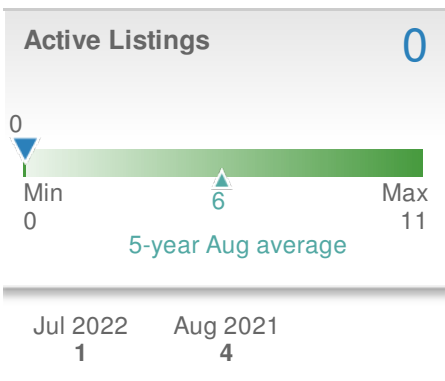
Tri-County Suburban REALTORS
Email: info@tcsr.realtor



Summary

In Octorara Area (Chester, PA), the median sold price for Attached properties for August was \$181,250, representing an increase of 0% compared to last month and an increase of 25% from Aug 2021. The average days on market for units sold in August was 5 days, 89% below the 5-year August average of 45 days. There was a 100% month over month increase in new contract activity with 2 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from July) with 3; and a 100% decrease in supply to 0 active units.

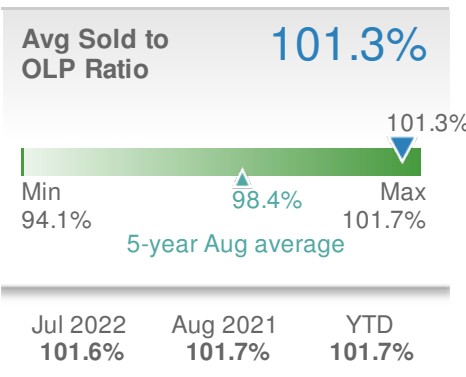
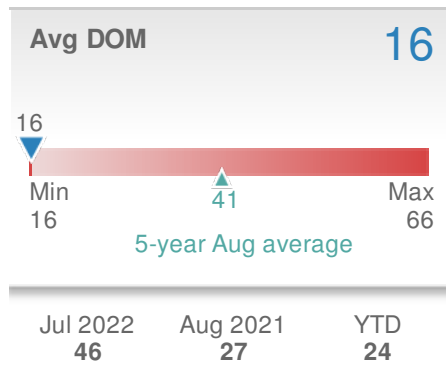
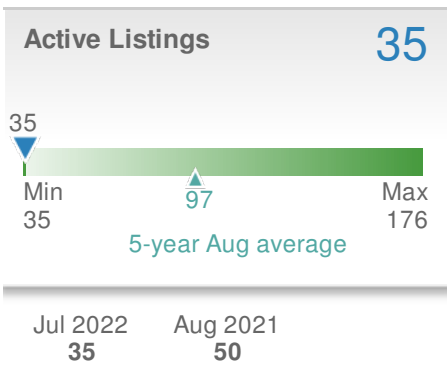
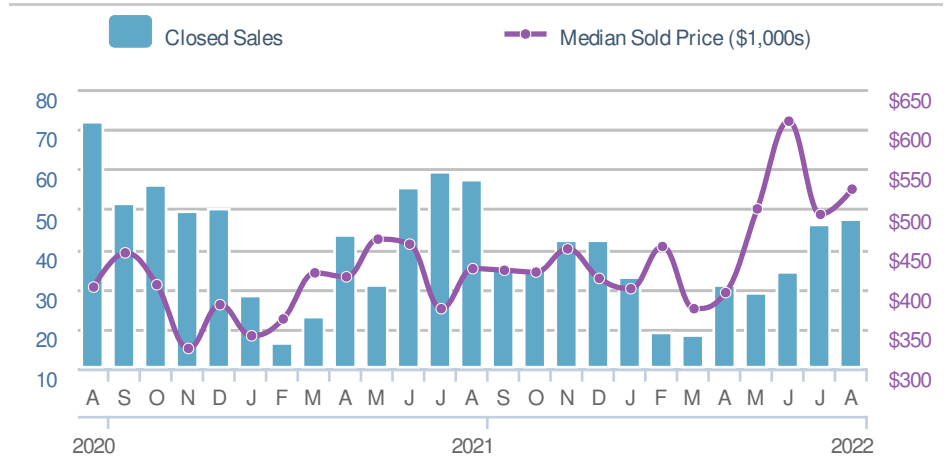
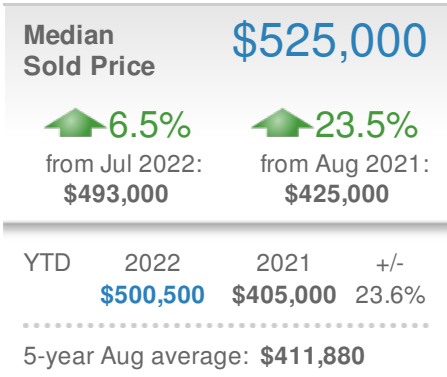
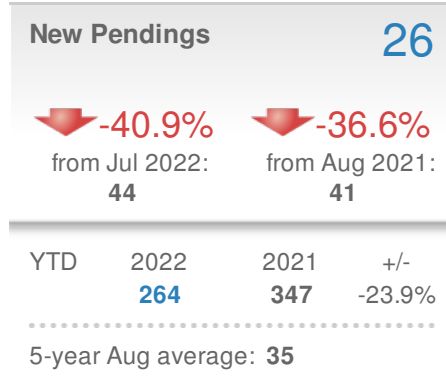
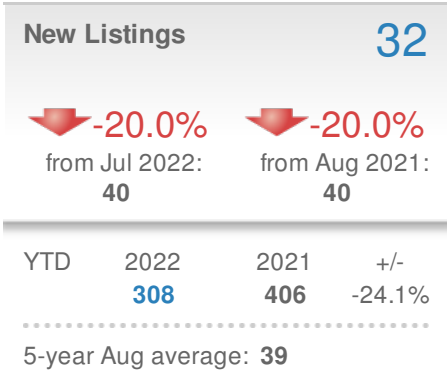
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, down from 3.00 in July and a decrease from 2.25 in August 2021. The Contract Ratio is 100% lower than the 5-year August average of 1.05. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



August 2022

Owen J Roberts (Chester, PA)

Email: info@tcsr.realtor

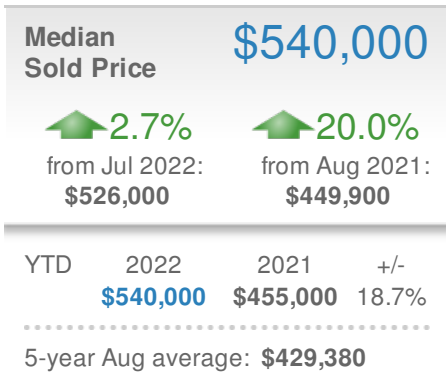
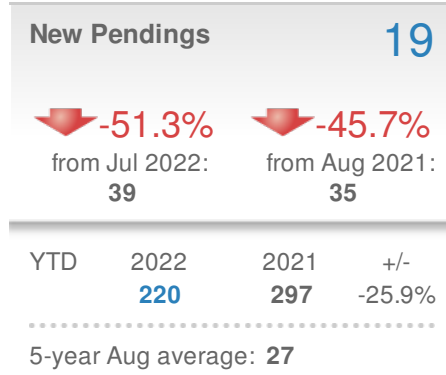
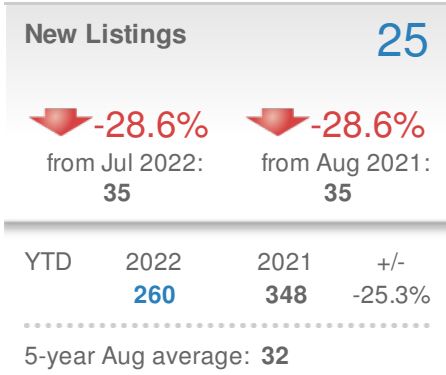


August 2022

Owen J Roberts (Chester, PA) - Detached

Tri-County Suburban REALTORS

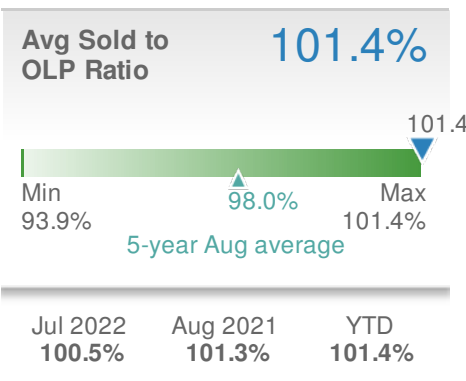
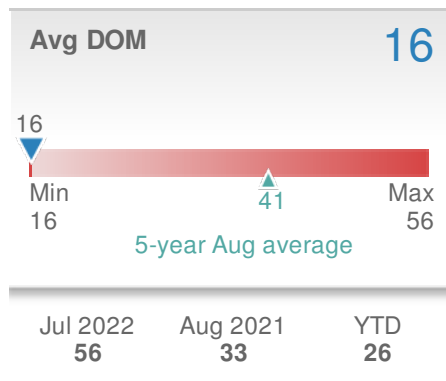
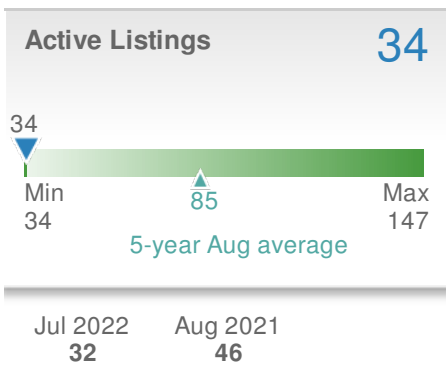
Email: info@tcsr.realtor



Summary

In Owen J Roberts (Chester, PA), the median sold price for Detached properties for August was \$540,000, representing an increase of 2.7% compared to last month and an increase of 20% from Aug 2021. The average days on market for units sold in August was 16 days, 61% below the 5-year August average of 41 days. There was a 51.3% month over month decrease in new contract activity with 19 New Pendings; a 42.4% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 34; and a 6.3% increase in supply to 34 active units.

This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 1.84 in July and a decrease from 1.33 in August 2021. The Contract Ratio is 16% higher than the 5-year August average of 0.86. 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.

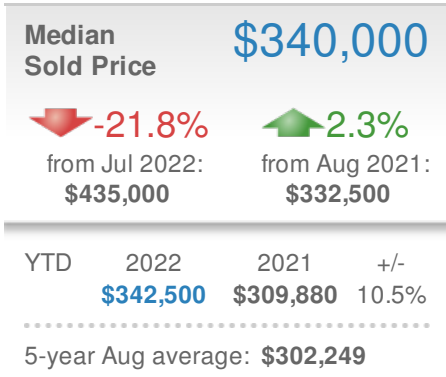
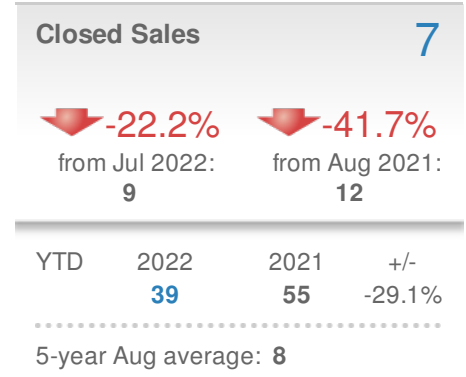
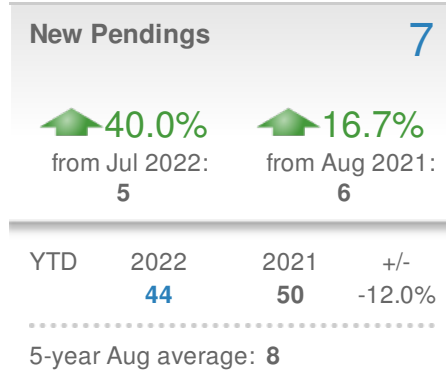
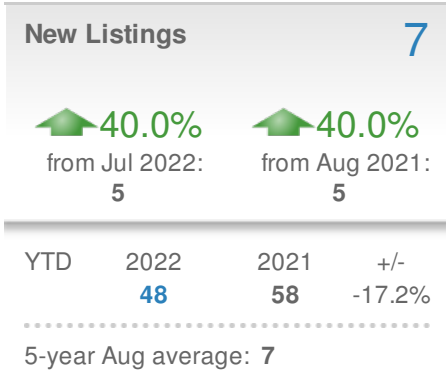


August 2022

Owen J Roberts (Chester, PA) - Attached

Tri-County Suburban REALTORS

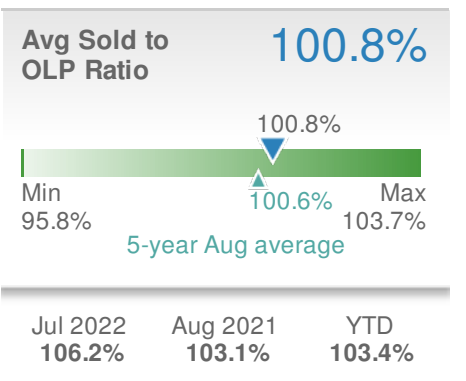
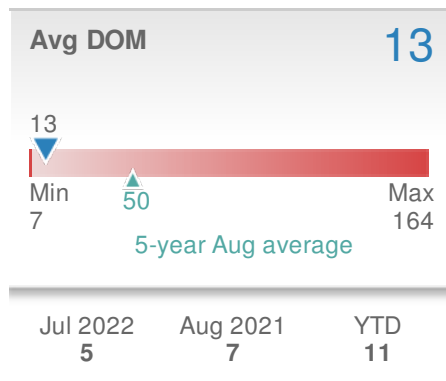
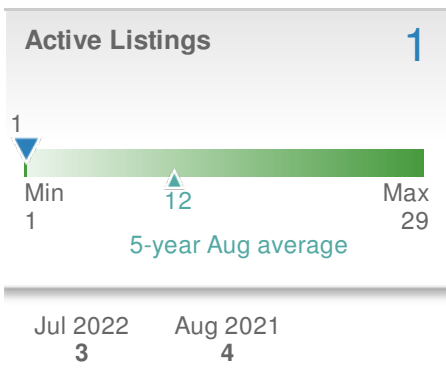
Email: info@tcsr.realtor



Summary

In Owen J Roberts (Chester, PA), the median sold price for Attached properties for August was \$340,000, representing a decrease of 21.8% compared to last month and an increase of 2.3% from Aug 2021. The average days on market for units sold in August was 13 days, 74% below the 5-year August average of 50 days. There was a 40% month over month increase in new contract activity with 7 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from July) with 9; and a 66.7% decrease in supply to 1 active units.

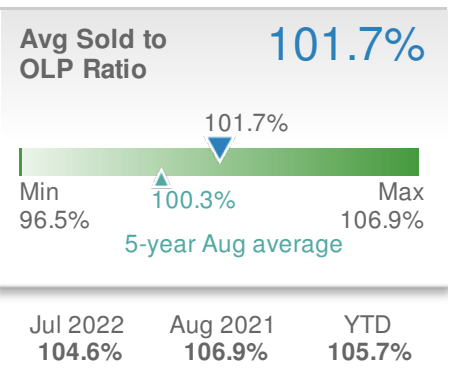
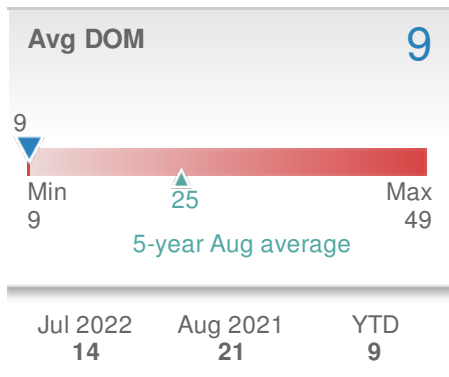
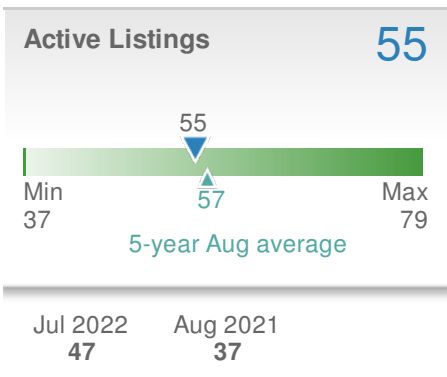
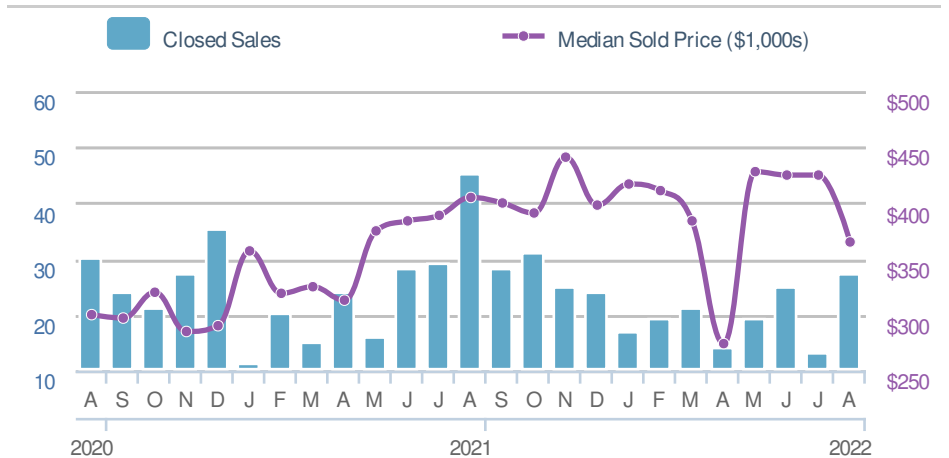
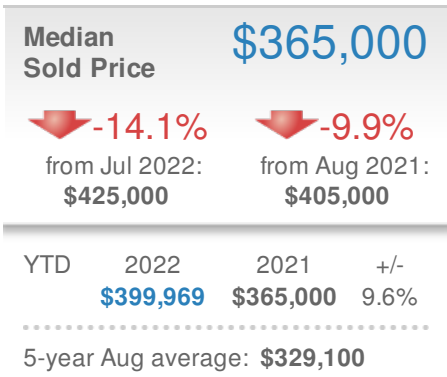
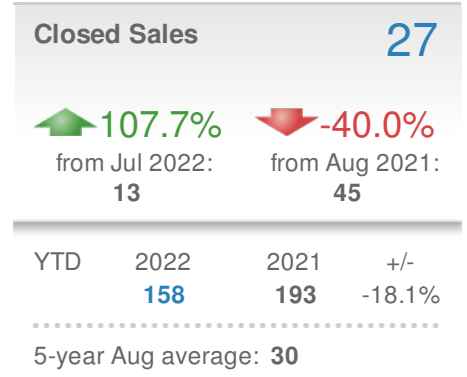
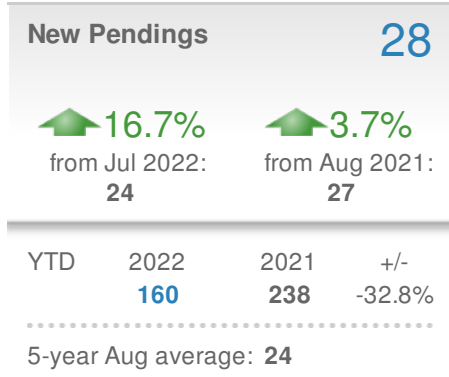
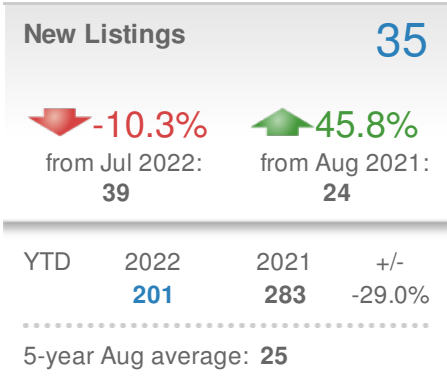
This activity resulted in a Contract Ratio of 9.00 pendings per active listing, up from 3.00 in July and an increase from 2.50 in August 2021. The Contract Ratio is 217% higher than the 5-year August average of 2.84. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



August 2022

Oxford Area (Chester, PA)

Email: info@tcsr.realtor

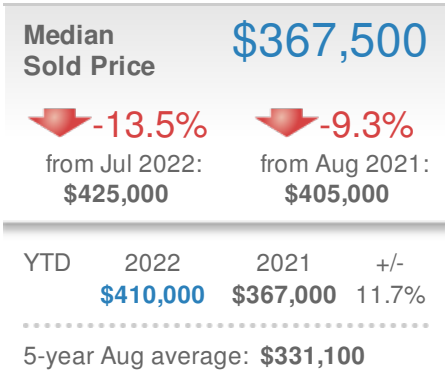
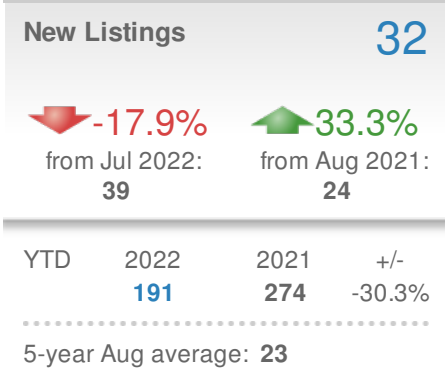


August 2022

Oxford Area (Chester, PA) - Detached

Tri-County Suburban REALTORS

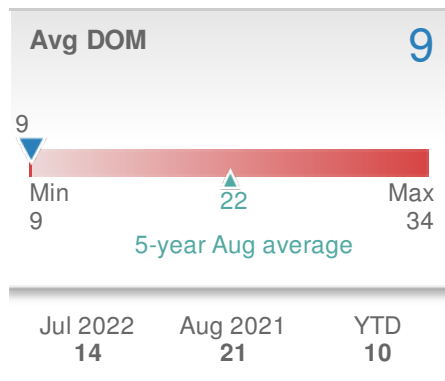
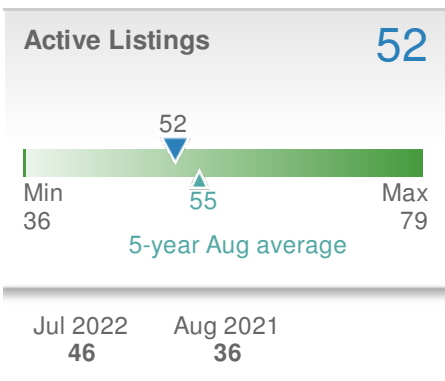
Email: info@tcsr.realtor



Summary

In Oxford Area (Chester, PA), the median sold price for Detached properties for August was \$367,500, representing a decrease of 13.5% compared to last month and a decrease of 9.3% from Aug 2021. The average days on market for units sold in August was 9 days, 59% below the 5-year August average of 22 days. There was an 8.3% month over month increase in new contract activity with 26 New Pendings; a 5.4% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 53; and a 13% increase in supply to 52 active units.

This activity resulted in a Contract Ratio of 1.02 pendings per active listing, down from 1.22 in July and a decrease from 2.31 in August 2021. The Contract Ratio is 9% lower than the 5-year August 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.

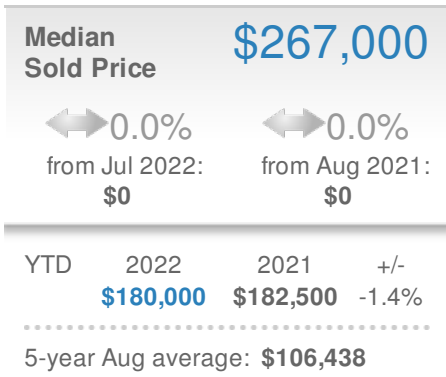
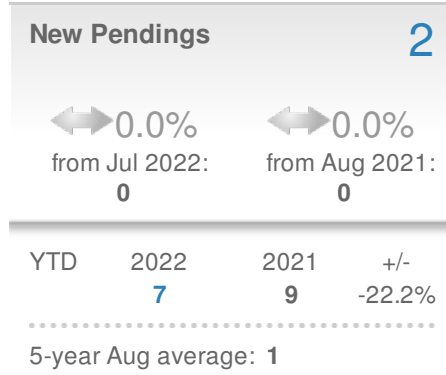
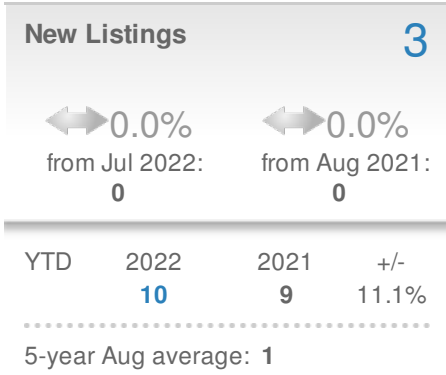


August 2022

Oxford Area (Chester, PA) - Attached

Tri-County Suburban REALTORS

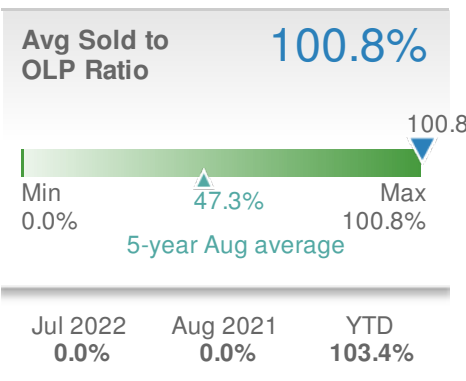
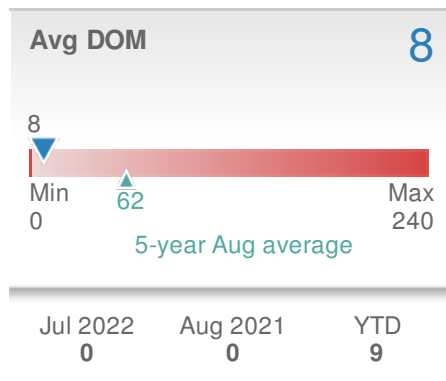
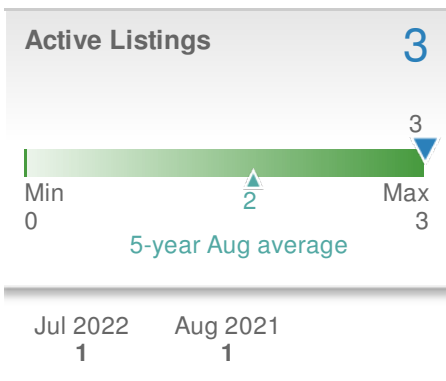
Email: info@tcsr.realtor



Summary

In Oxford Area (Chester, PA), the median sold price for Attached properties for August was \$267,000, representing an increase of 0% compared to last month and an increase of 0% from Aug 2021. The average days on market for units sold in August was 8 days, 87% below the 5-year August average of 62 days. There was a 0% month over month increase in new contract activity with 2 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from July) with 1; and a 200% increase in supply to 3 active units.

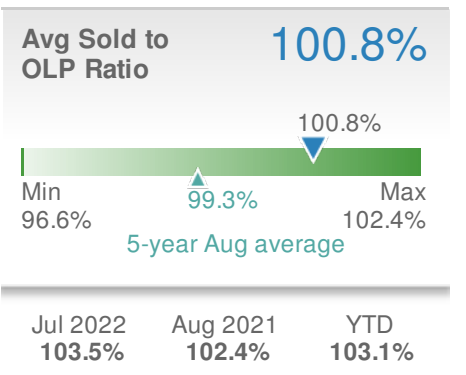
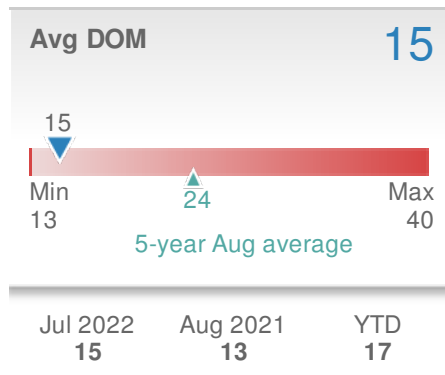
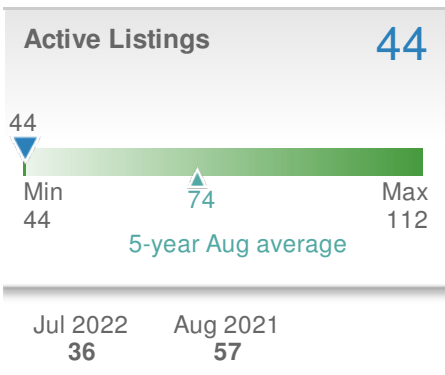
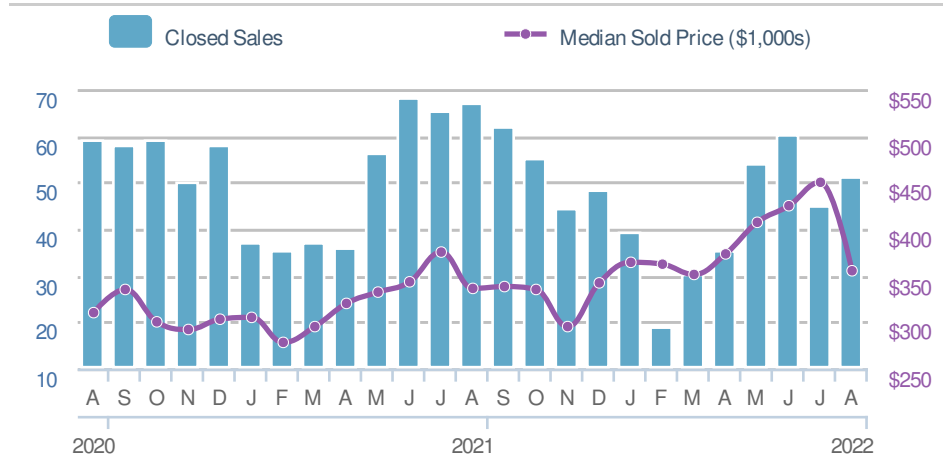
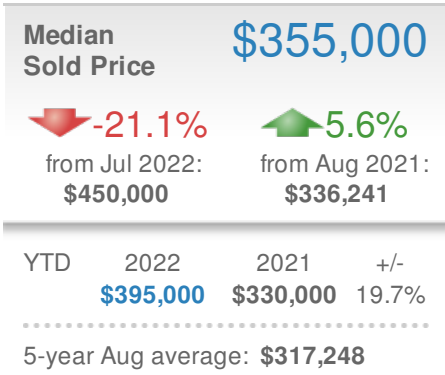
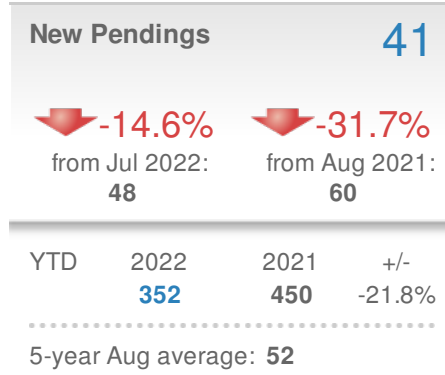
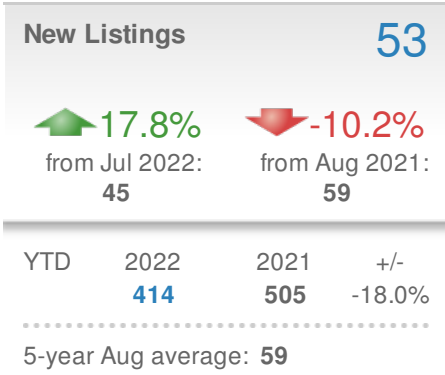
This activity resulted in a Contract Ratio of 0.33 pendings per active listing, down from 1.00 in July and a decrease from 1.00 in August 2021. The Contract Ratio is 43% lower than the 5-year August average of 0.58. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



August 2022

Phoenixville Area (Chester, PA)

Email: info@tcsr.realtor

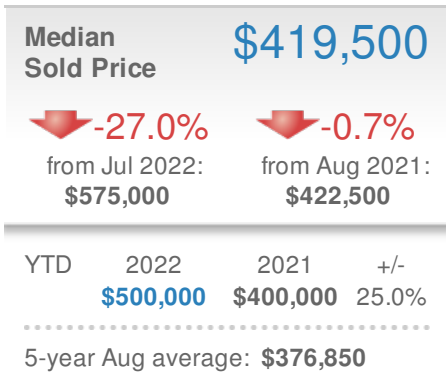
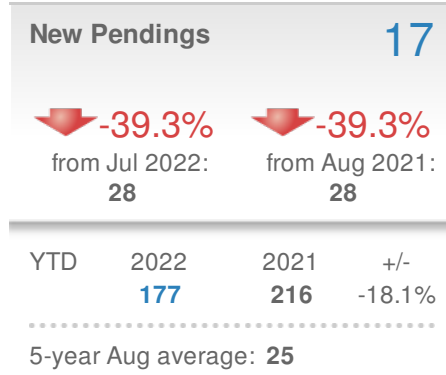
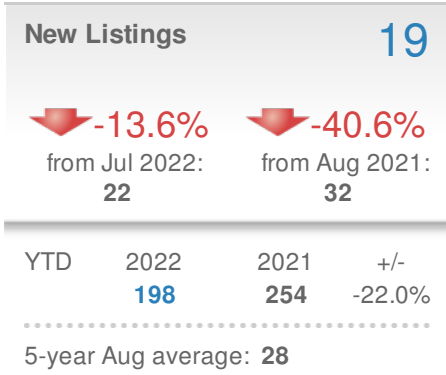


August 2022

Phoenixville Area (Chester, PA) - Detached

Tri-County Suburban REALTORS

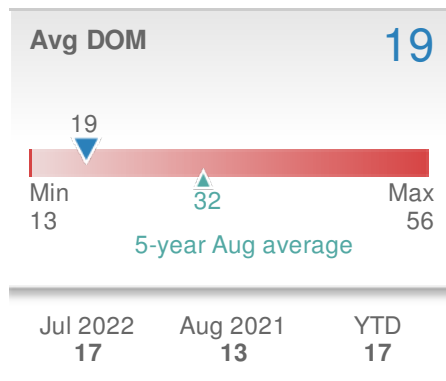
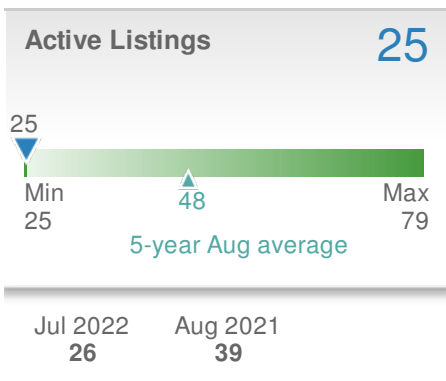
Email: info@tcsr.realtor



Summary

In Phoenixville Area (Chester, PA), the median sold price for Detached properties for August was \$419,500, representing a decrease of 27% compared to last month and a decrease of 0.7% from Aug 2021. The average days on market for units sold in August was 19 days, 41% below the 5-year August average of 32 days. There was a 39.3% month over month decrease in new contract activity with 17 New Pendings; a 33.3% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 26; and a 3.8% decrease in supply to 25 active units.

This activity resulted in a Contract Ratio of 1.04 pendings per active listing, down from 1.50 in July and a decrease from 1.10 in August 2021. The Contract Ratio is 3% higher than the 5-year August 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.

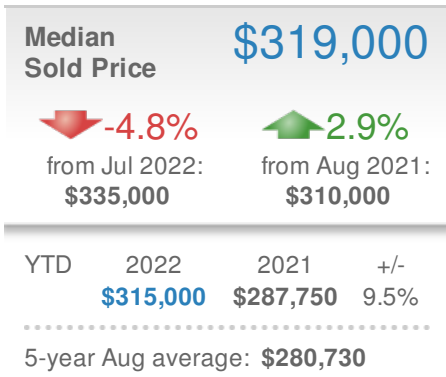
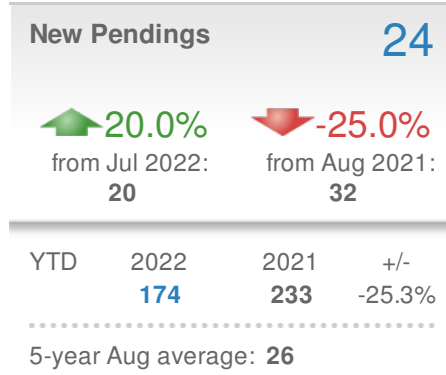
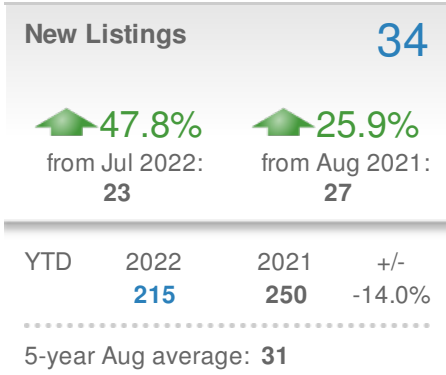


August 2022

Phoenixville Area (Chester, PA) - Attached

Tri-County Suburban REALTORS

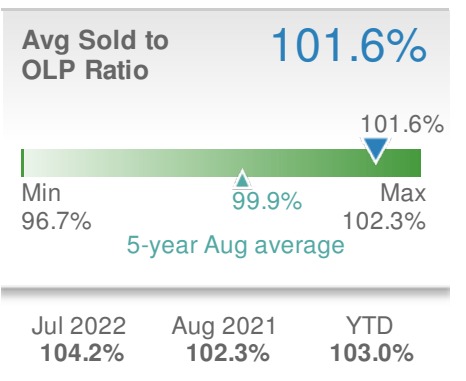
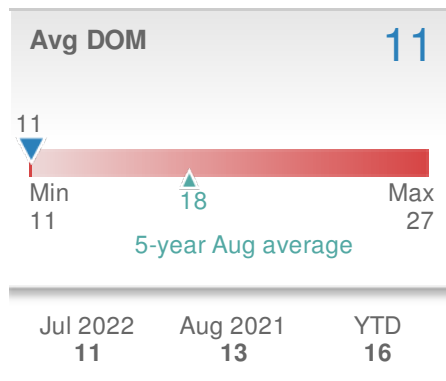
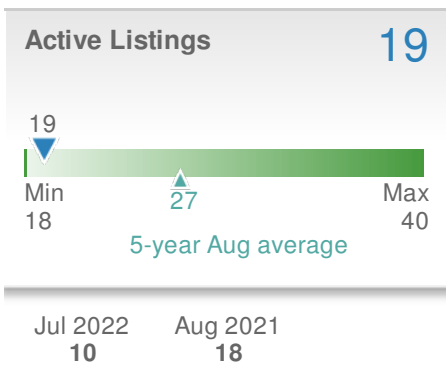
Email: info@tcsr.realtor



Summary

In Phoenixville Area (Chester, PA), the median sold price for Attached properties for August was \$319,000, representing a decrease of 4.8% compared to last month and an increase of 2.9% from Aug 2021. The average days on market for units sold in August was 11 days, 38% below the 5-year August average of 18 days. There was a 20% month over month increase in new contract activity with 24 New Pendings; a 5.3% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 36; and a 90% increase in supply to 19 active units.

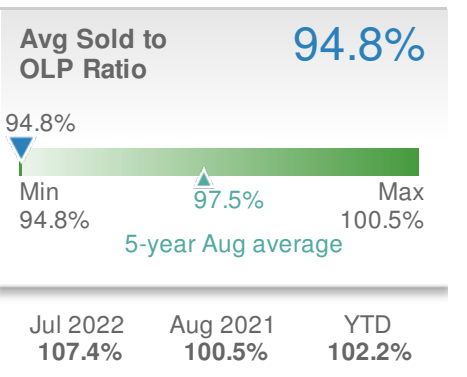
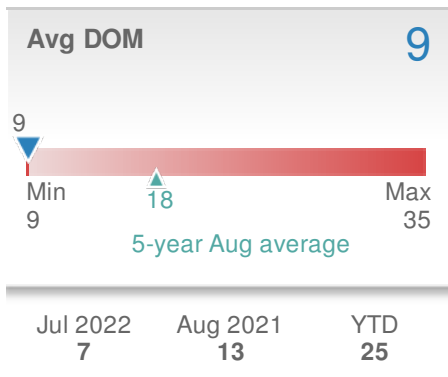
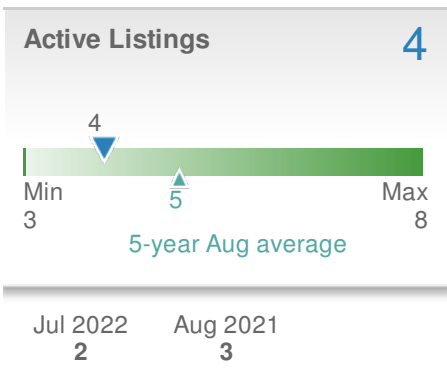
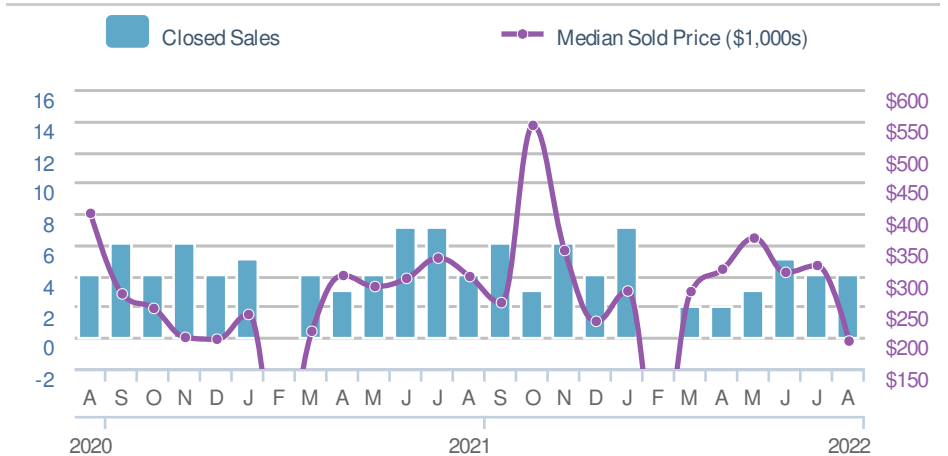
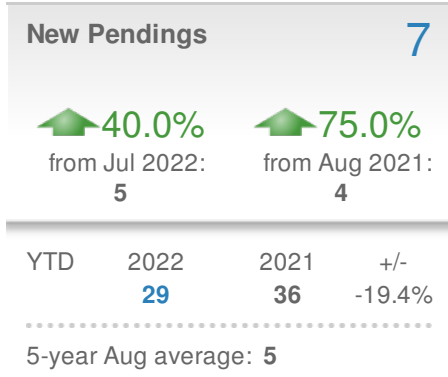
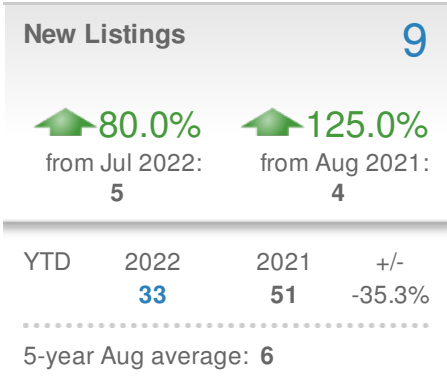
This activity resulted in a Contract Ratio of 1.89 pendings per active listing, down from 3.80 in July and a decrease from 2.72 in August 2021. The Contract Ratio is 17% higher than the 5-year August average of 1.61. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



August 2022

Spring-Ford Area (Chester, PA)

Email: info@tcsr.realtor

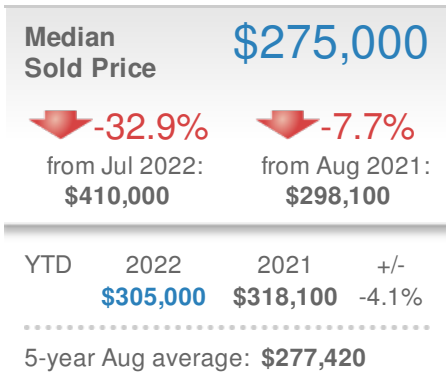
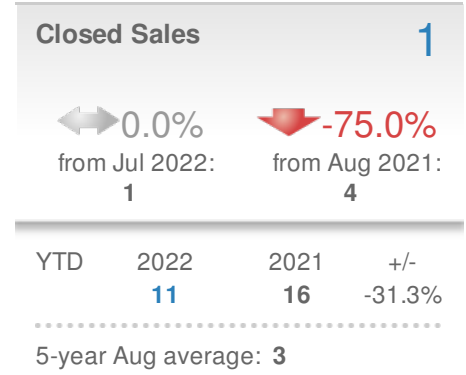
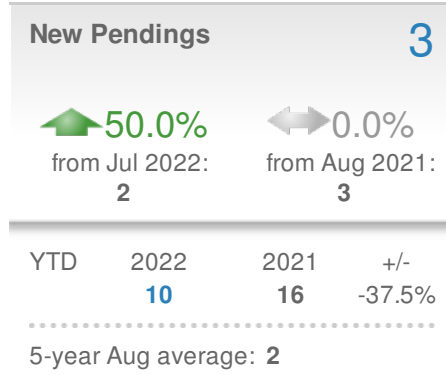
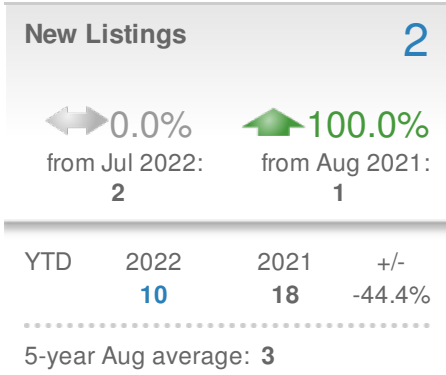


August 2022

Spring-Ford Area (Chester, PA) - Detached

Tri-County Suburban REALTORS

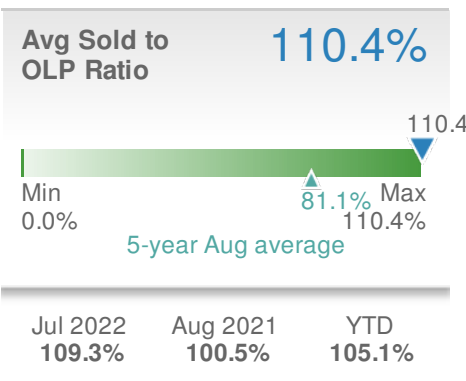
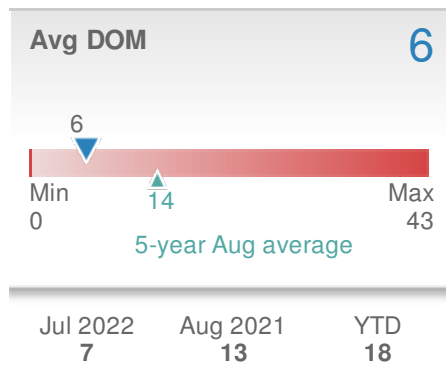
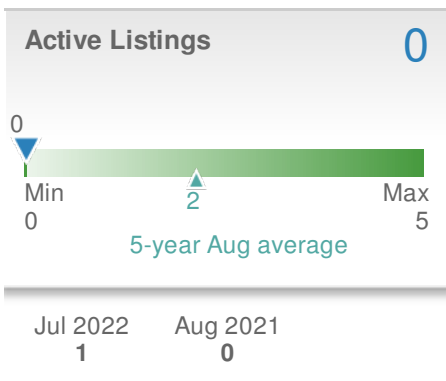
Email: info@tcsr.realtor



Summary

In Spring-Ford Area (Chester, PA), the median sold price for Detached properties for August was \$275,000, representing a decrease of 32.9% compared to last month and a decrease of 7.7% from Aug 2021. The average days on market for units sold in August was 6 days, 58% below the 5-year August average of 14 days. There was a 50% month over month increase in new contract activity with 3 New Pendings; a 100% MoM increase in All Pendings (new contracts + contracts carried over from July) to 4; and a 100% decrease in supply to 0 active units.

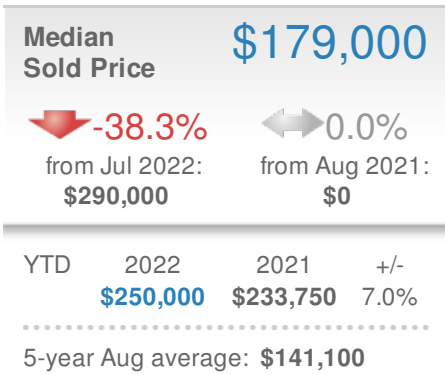
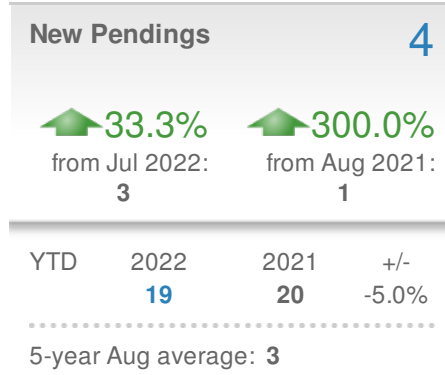
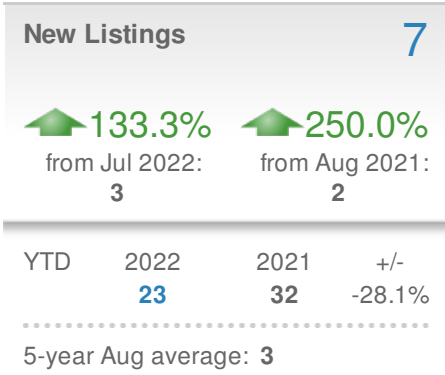
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, down from 2.00 in July and no change from August 2021. The Contract Ratio is 100% lower than the 5-year August average of 0.92. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



August 2022

Spring-Ford Area (Chester, PA) - Attached

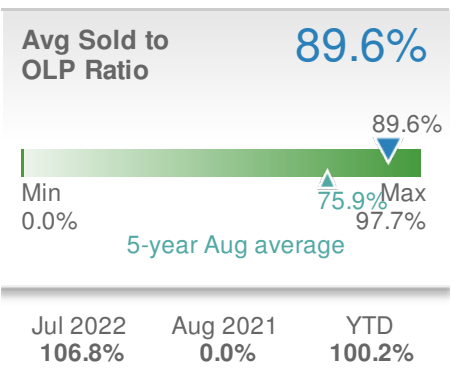
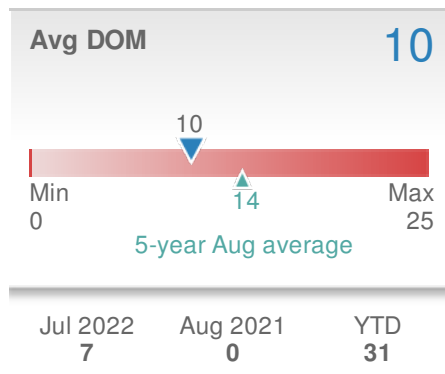
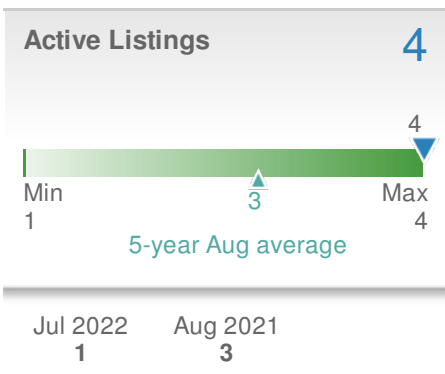
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Summary

In Spring-Ford Area (Chester, PA), the median sold price for Attached properties for August was \$179,000, representing a decrease of 38.3% compared to last month and an increase of 0% from Aug 2021. The average days on market for units sold in August was 10 days, 27% below the 5-year August average of 14 days. There was a 33.3% month over month increase in new contract activity with 4 New Pendings; a 25% MoM increase in All Pendings (new contracts + contracts carried over from July) to 5; and a 300% increase in supply to 4 active units.

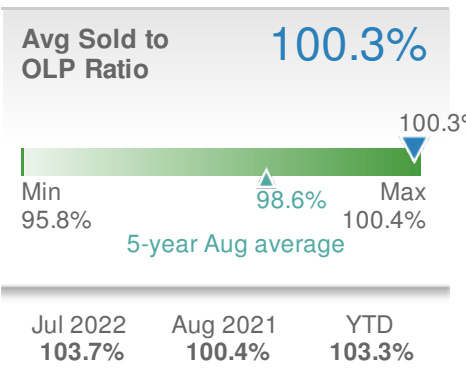
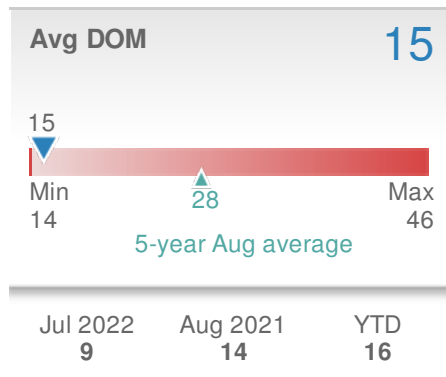
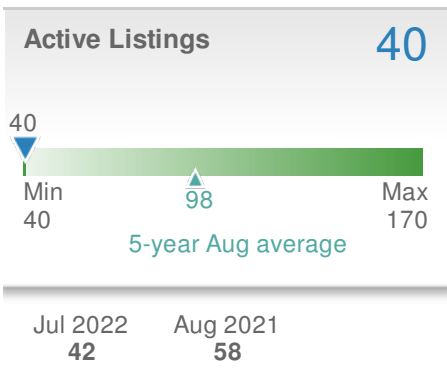
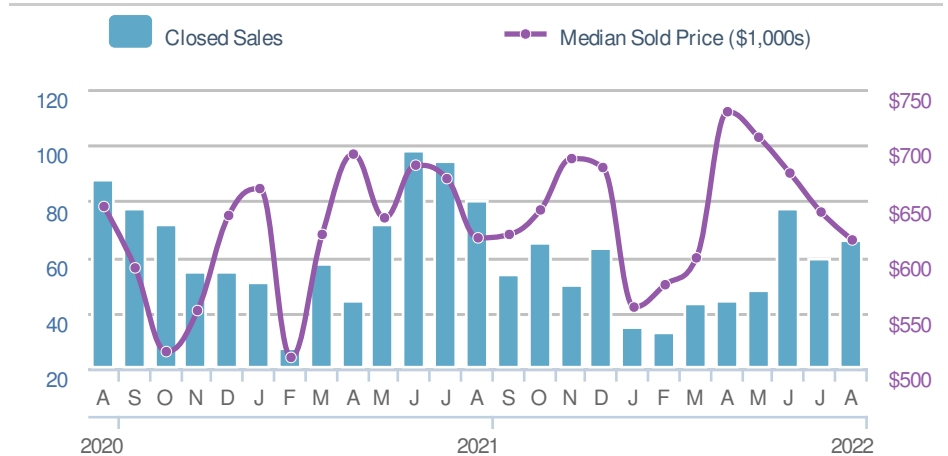
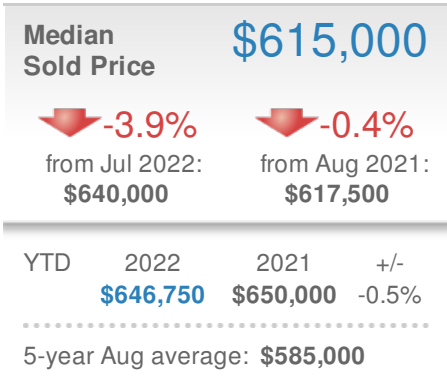
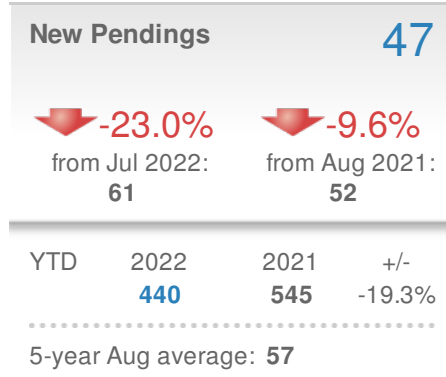
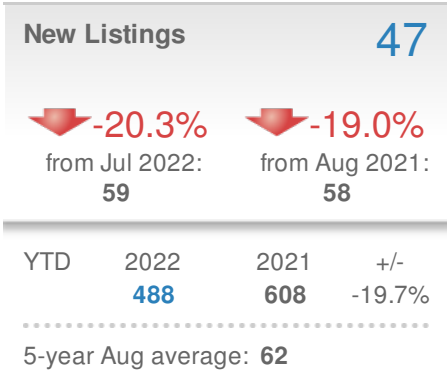
This activity resulted in a Contract Ratio of 1.25 pendings per active listing, down from 4.00 in July and a decrease from 1.33 in August 2021. The Contract Ratio is 30% lower than the 5-year August average of 1.78. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



August 2022

Tredyffrin-Easttown (Chester, PA)

Email: info@tcsr.realtor

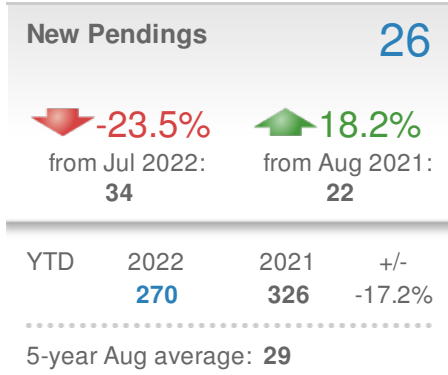
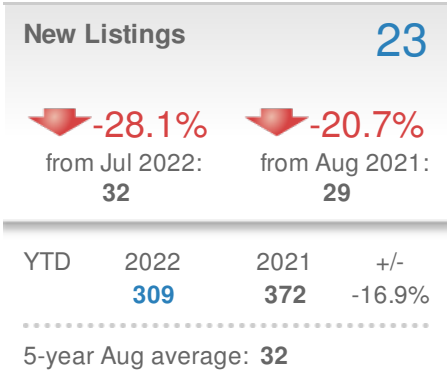


August 2022

Tredyffrin-Easttown (Chester, PA) - Detached

Tri-County Suburban REALTORS

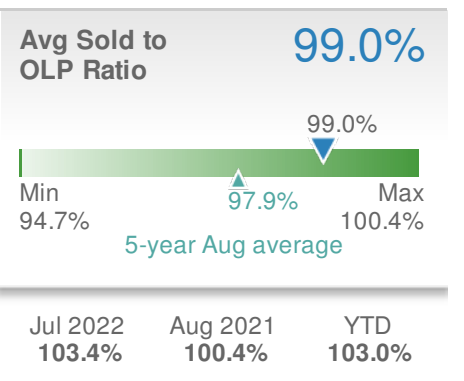
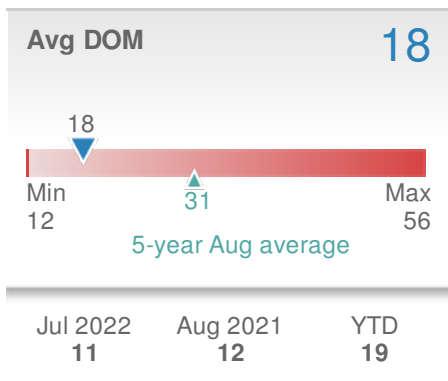
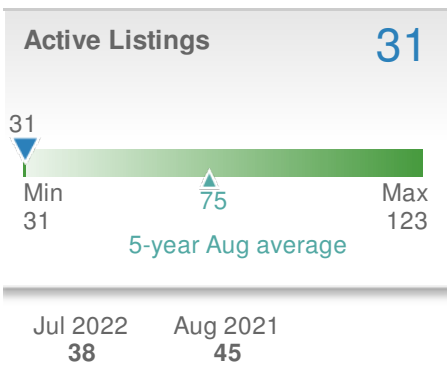
Email: info@tcsr.realtor



Summary

In Tredyffrin-Easttown (Chester, PA), the median sold price for Detached properties for August was \$835,000, representing no change compared to last month and an increase of 11.3% from Aug 2021. The average days on market for units sold in August was 18 days, 42% below the 5-year August average of 31 days. There was a 23.5% month over month decrease in new contract activity with 26 New Pendings; a 30% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 49; and an 18.4% decrease in supply to 31 active units.

This activity resulted in a Contract Ratio of 1.58 pendings per active listing, down from 1.84 in July and an increase from 1.44 in August 2021. The Contract Ratio is 56% higher than the 5-year August 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.

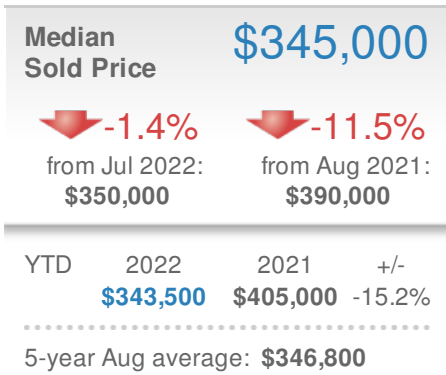
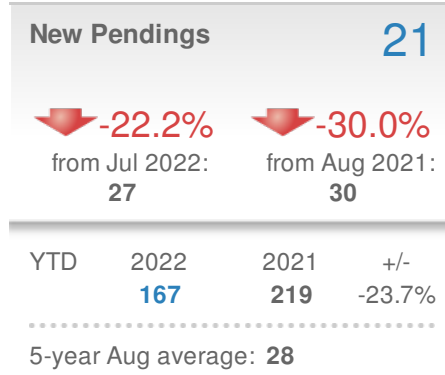


August 2022

Tredyffrin-Easttown (Chester, PA) - Attached

Tri-County Suburban REALTORS

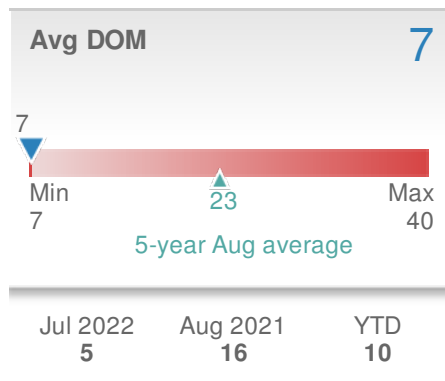
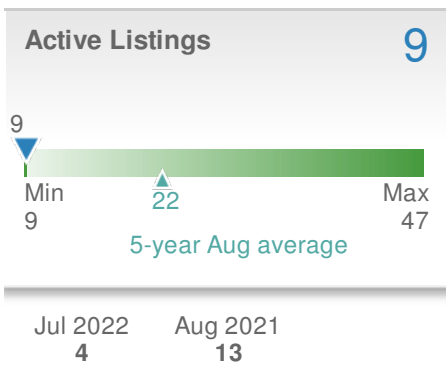
Email: info@tcsr.realtor



Summary

In Tredyffrin-Easttown (Chester, PA), the median sold price for Attached properties for August was \$345,000, representing a decrease of 1.4% compared to last month and a decrease of 11.5% from Aug 2021. The average days on market for units sold in August was 7 days, 70% below the 5-year August average of 23 days. There was a 22.2% month over month decrease in new contract activity with 21 New Pendings; a 6.1% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 31; and a 125% increase in supply to 9 active units.

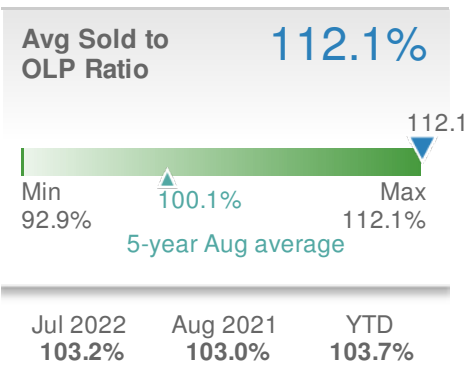
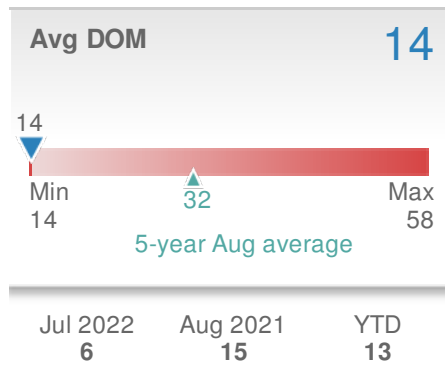
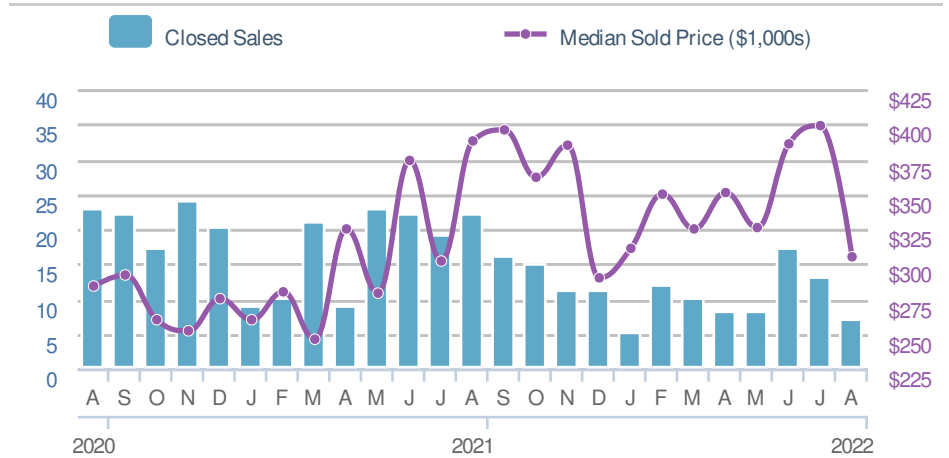
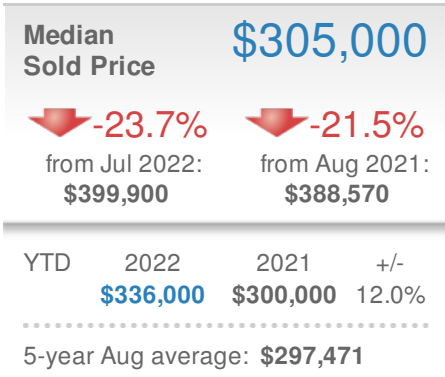
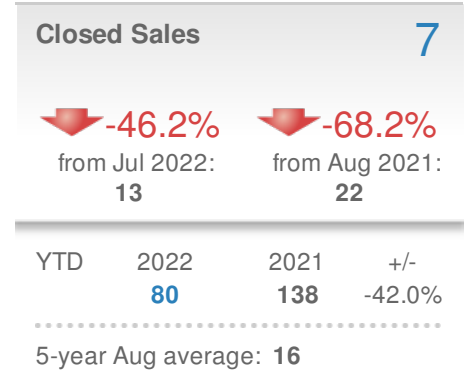
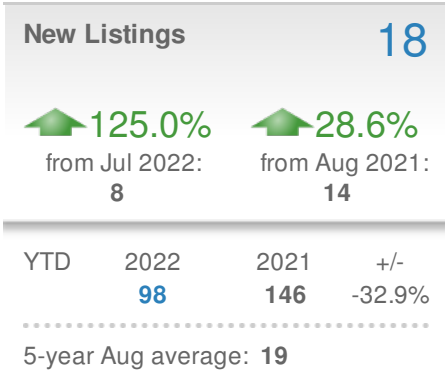
This activity resulted in a Contract Ratio of 3.44 pendings per active listing, down from 8.25 in July and a decrease from 3.69 in August 2021. The Contract Ratio is 23% higher than the 5-year August average of 2.79. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



August 2022

Twin Valley (Chester, PA)

Email: info@tcsr.realtor

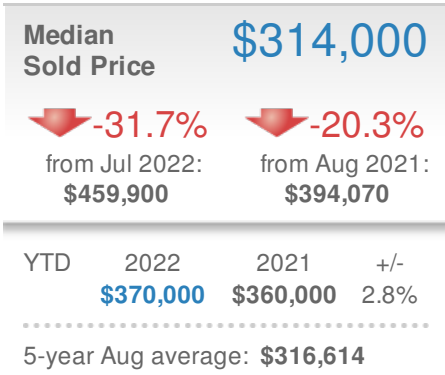
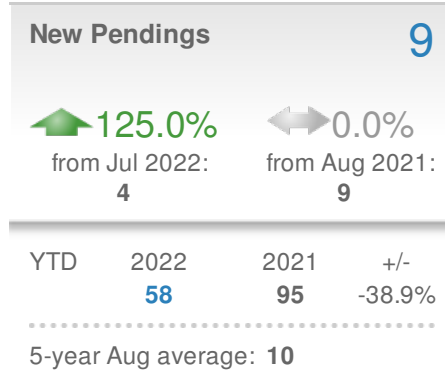
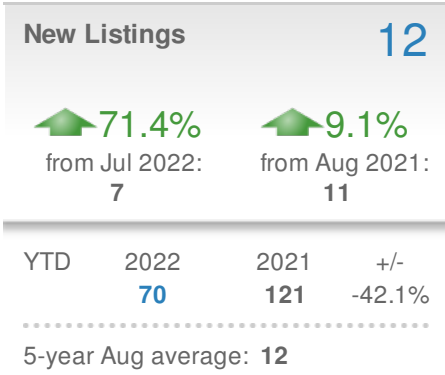


August 2022

Twin Valley (Chester, PA) - Detached

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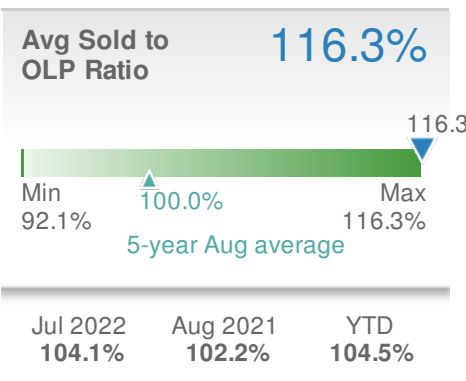
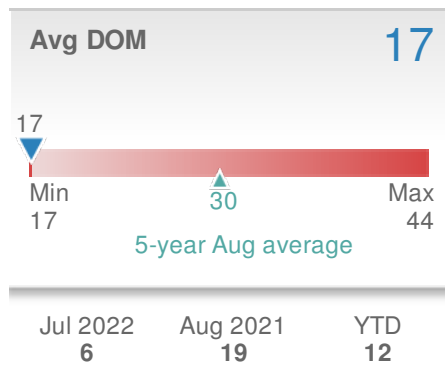
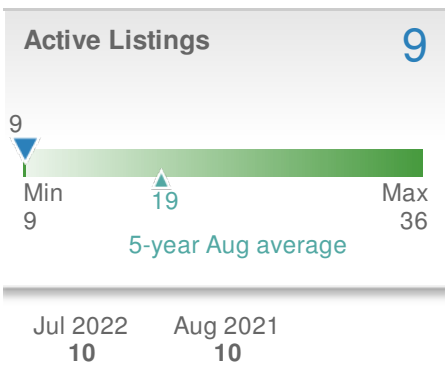
Email: info@tcsr.realtor



Summary

In Twin Valley (Chester, PA), the median sold price for Detached properties for August was \$314,000, representing a decrease of 31.7% compared to last month and a decrease of 20.3% from Aug 2021. The average days on market for units sold in August was 17 days, 44% below the 5-year August average of 30 days. There was a 125% month over month increase in new contract activity with 9 New Pendings; a 37.5% MoM increase in All Pendings (new contracts + contracts carried over from July) to 11; and a 10% decrease in supply to 9 active units.

This activity resulted in a Contract Ratio of 1.22 pendings per active listing, up from 0.80 in July and a decrease from 2.40 in August 2021. The Contract Ratio is 17% lower than the 5-year August average of 1.47. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

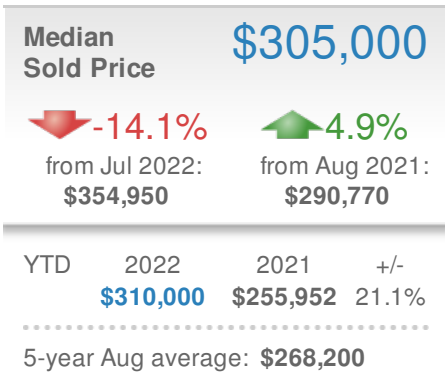
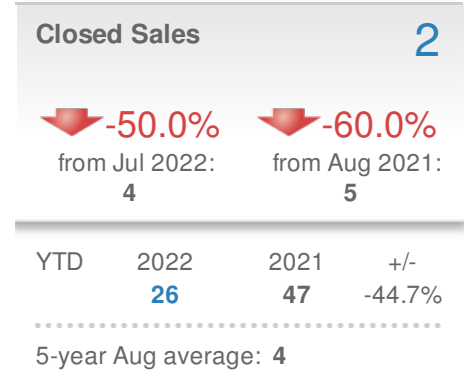
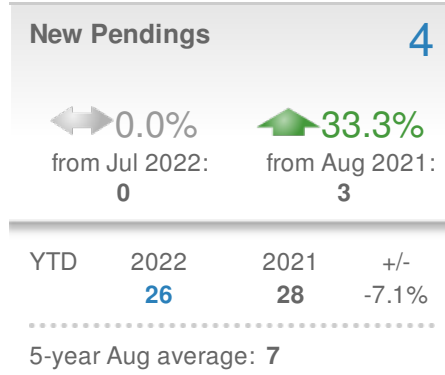
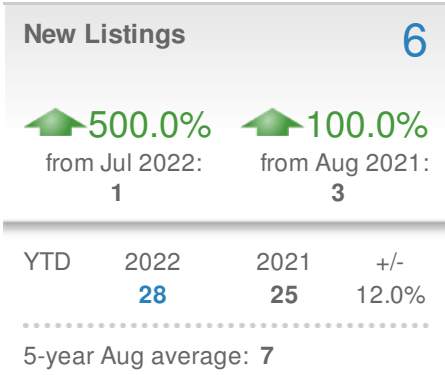


August 2022

Twin Valley (Chester, PA) - Attached

Tri-County Suburban REALTORS

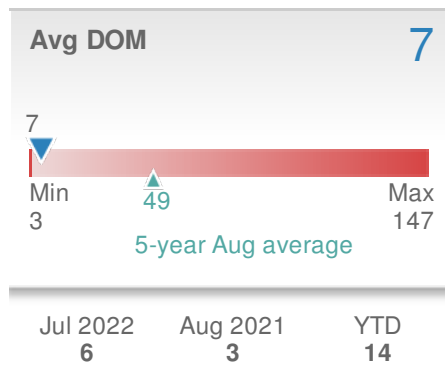
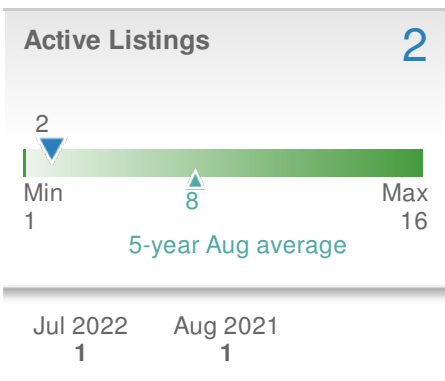
Email: info@tcsr.realtor



Summary

In Twin Valley (Chester, PA), the median sold price for Attached properties for August was \$305,000, representing a decrease of 14.1% compared to last month and an increase of 4.9% from Aug 2021. The average days on market for units sold in August was 7 days, 86% below the 5-year August average of 49 days. There was a 0% month over month increase in new contract activity with 4 New Pendings; a 100% MoM increase in All Pendings (new contracts + contracts carried over from July) to 4; and a 100% increase in supply to 2 active units.

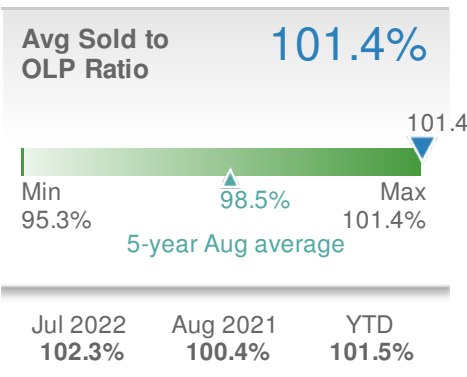
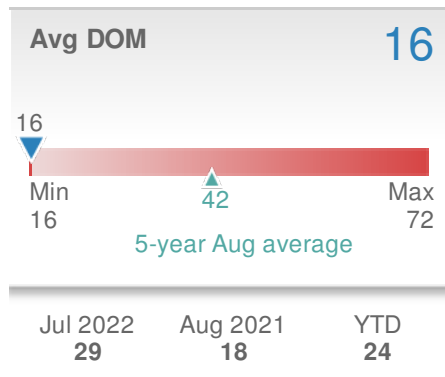
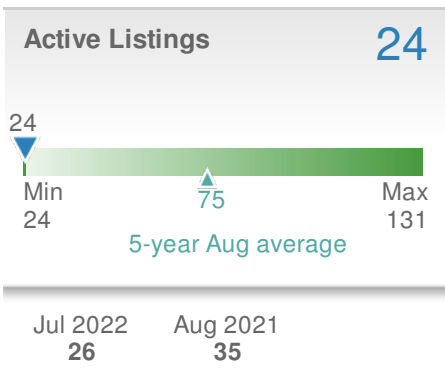
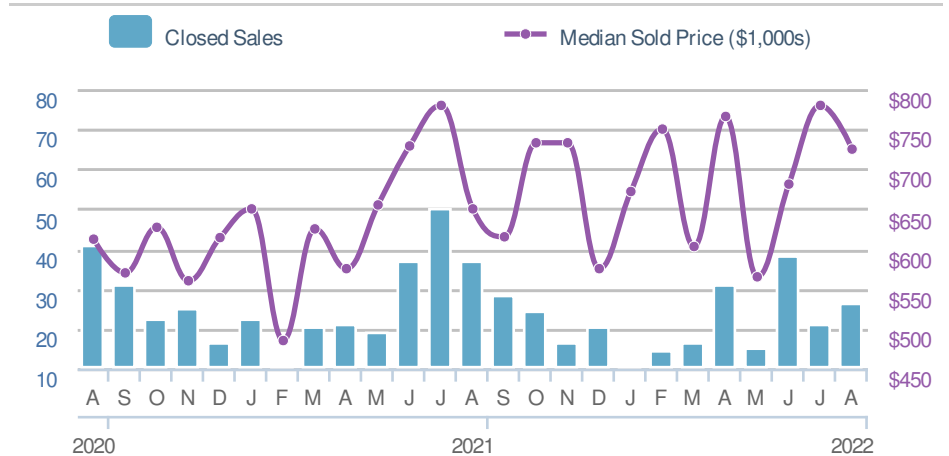
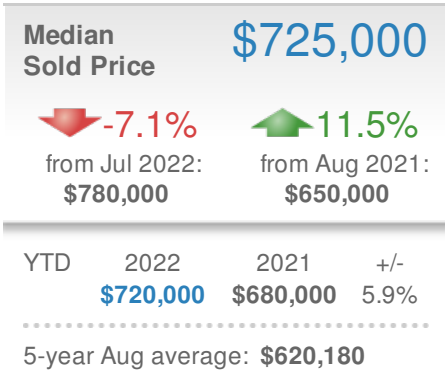
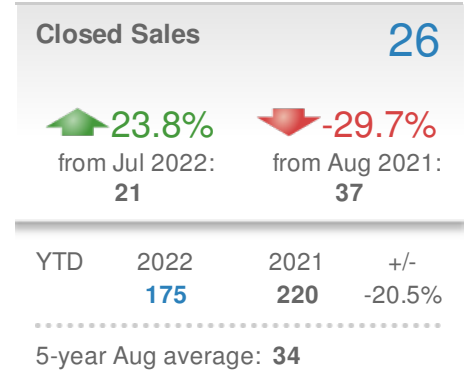
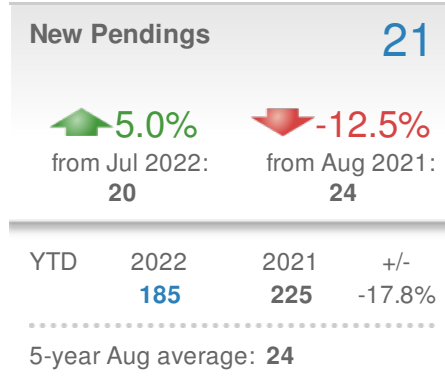
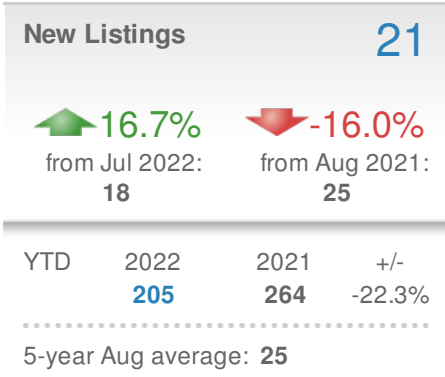
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, no change from July and a decrease from 6.00 in August 2021. The Contract Ratio is 20% lower than the 5-year August average of 2.50. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



August 2022

Unionville-Chadds Ford (Chester, PA)

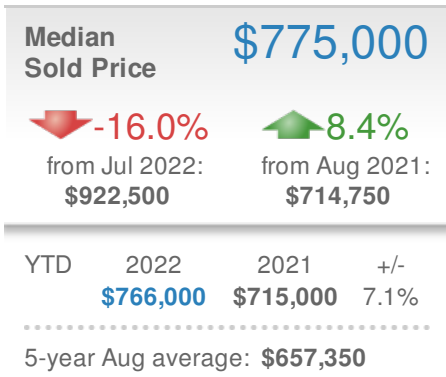
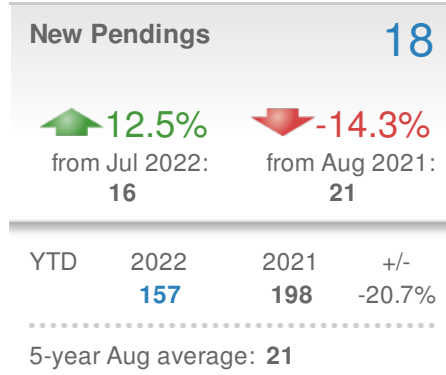
Email: info@tcsr.realtor



August 2022

Unionville-Chadds Ford (Chester, PA) - Detached

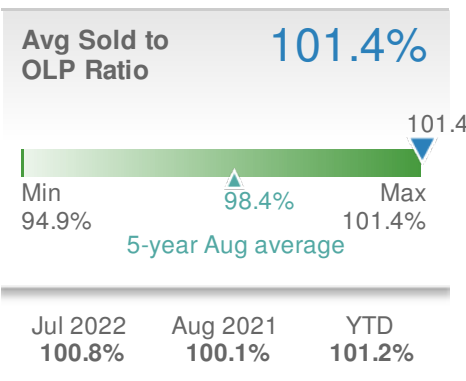
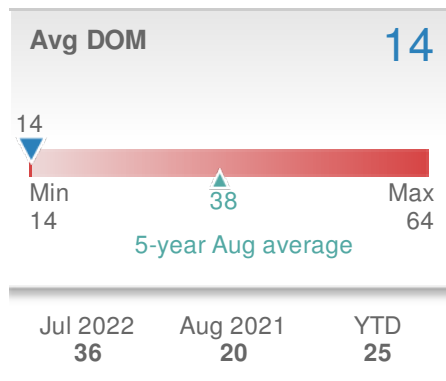
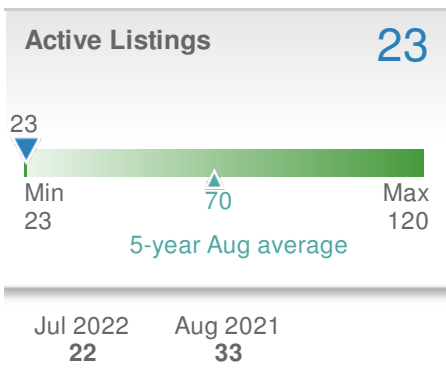
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Summary

In Unionville-Chadds Ford (Chester, PA), the median sold price for Detached properties for August was \$775,000, representing a decrease of 16% compared to last month and an increase of 8.4% from Aug 2021. The average days on market for units sold in August was 14 days, 64% below the 5-year August average of 38 days. There was a 12.5% month over month increase in new contract activity with 18 New Pendings; a 22.2% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 28; and a 4.5% increase in supply to 23 active units.

This activity resulted in a Contract Ratio of 1.22 pendings per active listing, down from 1.64 in July and a decrease from 1.27 in August 2021. The Contract Ratio is 64% higher than the 5-year August average of 0.74. 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.

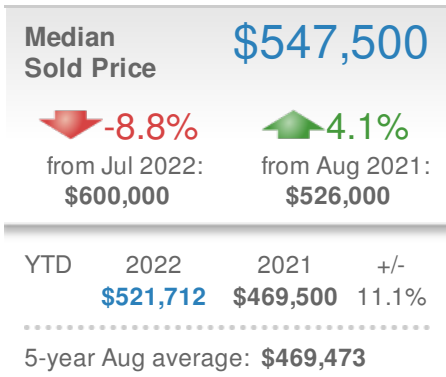
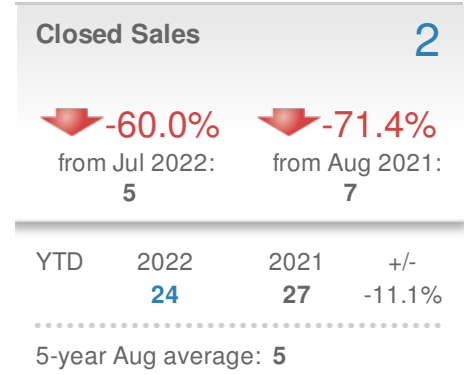
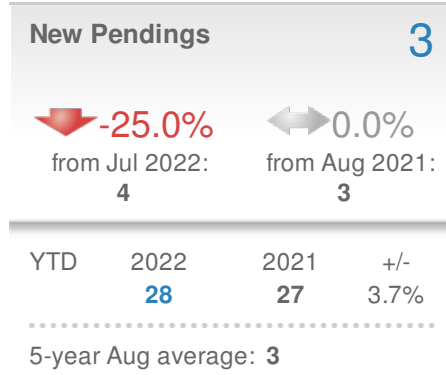
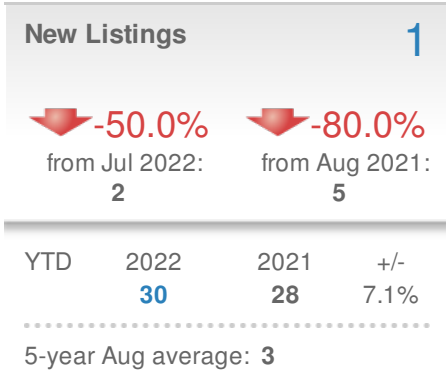


August 2022

Unionville-Chadds Ford (Chester, PA) - Attached

Tri-County Suburban REALTORS

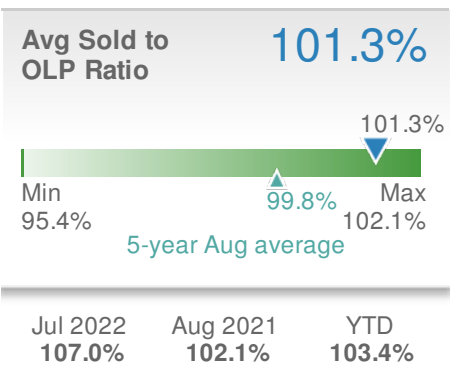
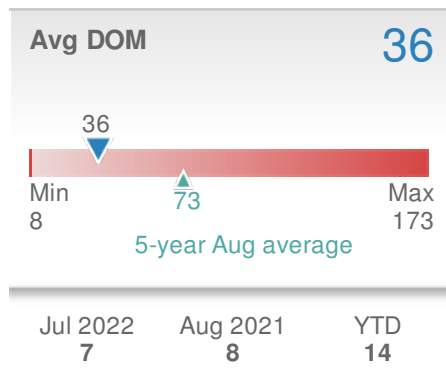
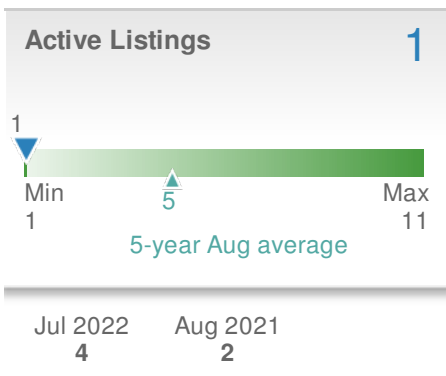
Email: info@tcsr.realtor



Summary

In Unionville-Chadds Ford (Chester, PA), the median sold price for Attached properties for August was \$547,500, representing a decrease of 8.8% compared to last month and an increase of 4.1% from Aug 2021. The average days on market for units sold in August was 36 days, 50% below the 5-year August average of 73 days. There was a 25% month over month decrease in new contract activity with 3 New Pendings; a 25% MoM increase in All Pendings (new contracts + contracts carried over from July) to 5; and a 75% decrease in supply to 1 active units.

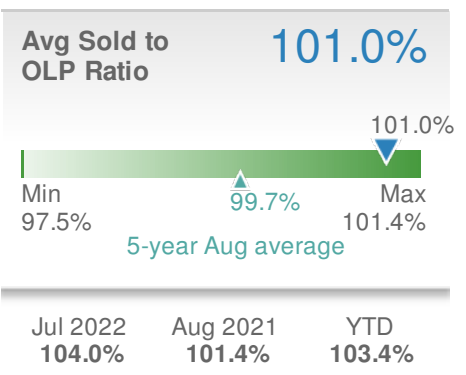
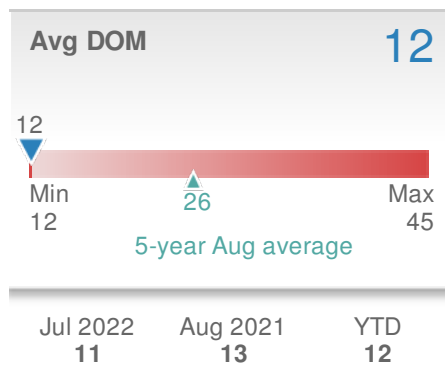
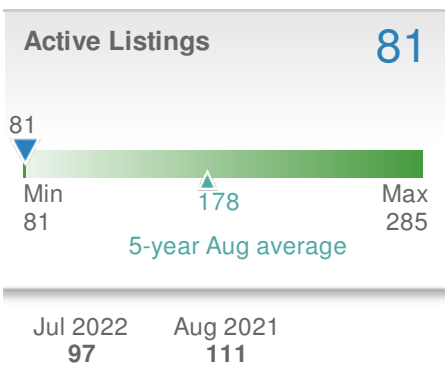
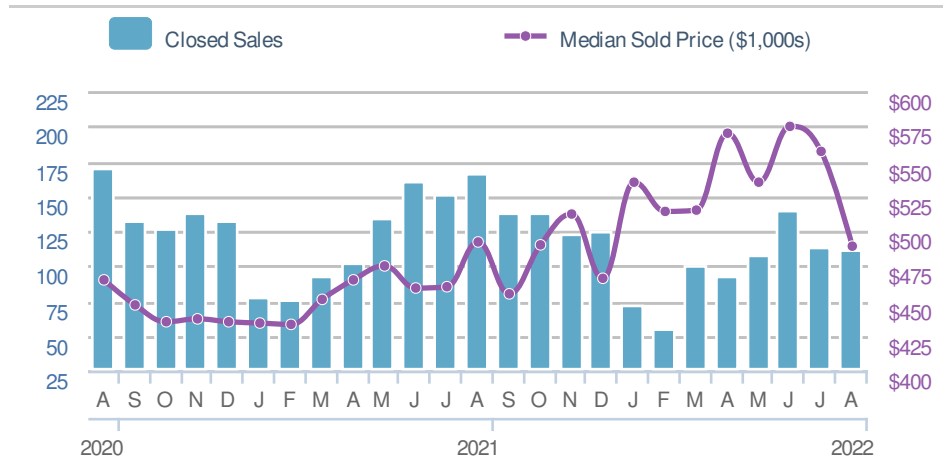
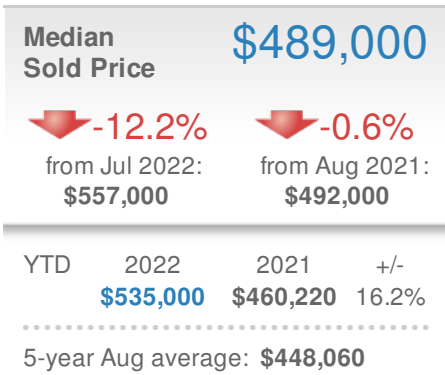
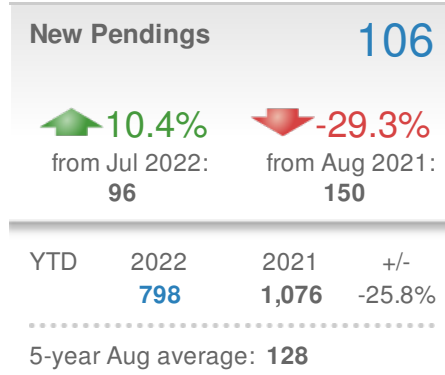
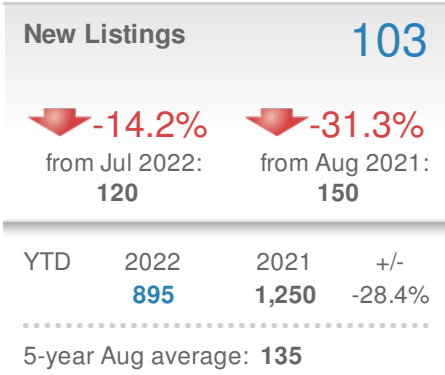
This activity resulted in a Contract Ratio of 5.00 pendings per active listing, up from 1.00 in July and an increase from 2.00 in August 2021. The Contract Ratio is 96% higher than the 5-year August average of 2.55. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



August 2022

West Chester Area (Chester, PA)

Email: info@tcsr.realtor

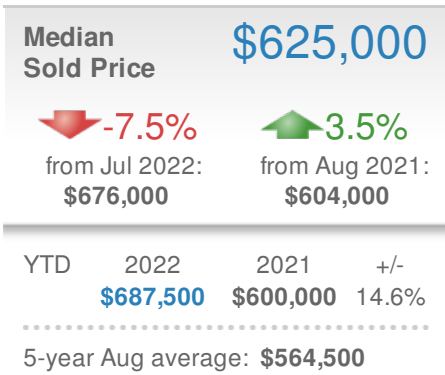
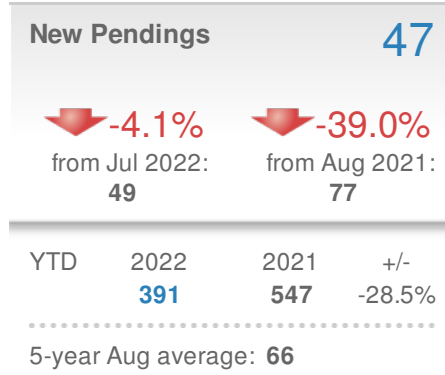


August 2022

West Chester Area (Chester, PA) - Detached

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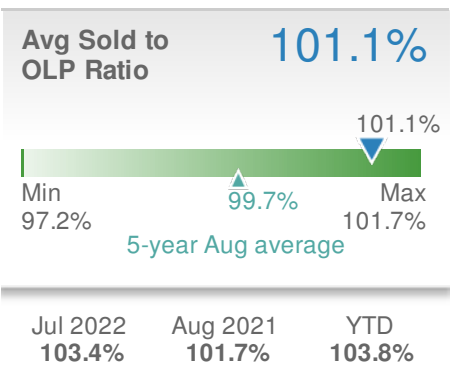
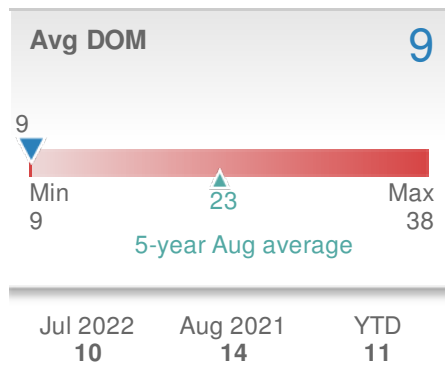
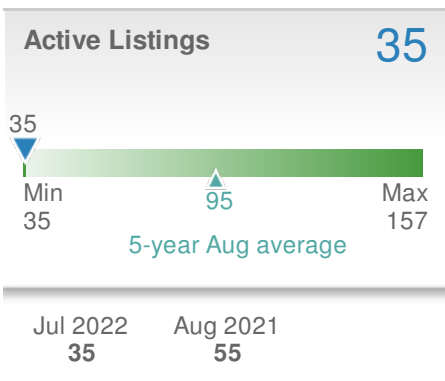
Email: info@tcsr.realtor



Summary

In West Chester Area (Chester, PA), the median sold price for Detached properties for August was \$625,000, representing a decrease of 7.5% compared to last month and an increase of 3.5% from Aug 2021. The average days on market for units sold in August was 9 days, 61% below the 5-year August average of 23 days. There was a 4.1% month over month decrease in new contract activity with 47 New Pendings; a 2.2% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 88; and no change in supply with 35 active units.

This activity resulted in a Contract Ratio of 2.51 pendings per active listing, down from 2.57 in July and a decrease from 2.87 in August 2021. The Contract Ratio is 50% higher than the 5-year August average of 1.68. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

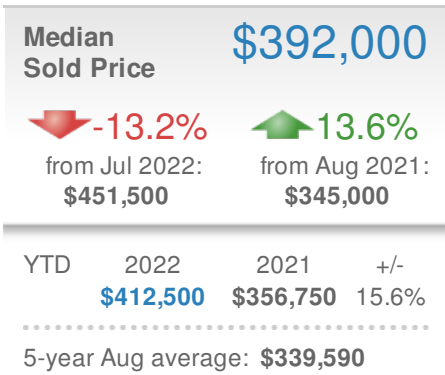
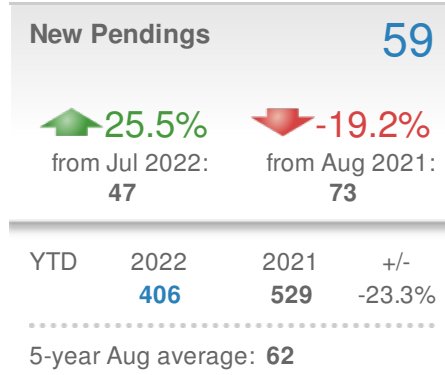
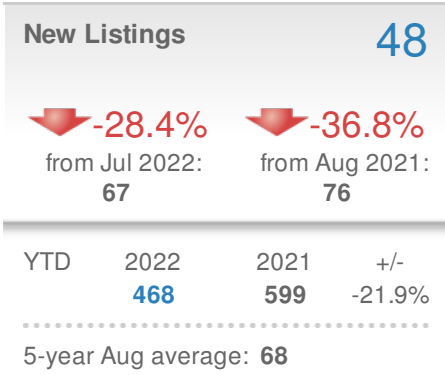


August 2022

West Chester Area (Chester, PA) - Attached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor



Summary

In West Chester Area (Chester, PA), the median sold price for Attached properties for August was \$392,000, representing a decrease of 13.2% compared to last month and an increase of 13.6% from Aug 2021. The average days on market for units sold in August was 14 days, 50% below the 5-year August average of 28 days. There was a 25.5% month over month increase in new contract activity with 59 New Pendings; a 6.9% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 81; and a 25.8% decrease in supply to 46 active units.

This activity resulted in a Contract Ratio of 1.76 pendings per active listing, up from 1.40 in July and a decrease from 2.09 in August 2021. The Contract Ratio is 19% higher than the 5-year August average of 1.48. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

