February 2023

All Home Types
Detached
Attached

Local Market Insight

Delaware County, PA

MarketStats by ShowingTime

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

Local Market **Insight**

Presented by
Tri-County Suburban REALTORS

February 2023

Delaware County, PA

Email: adepice@tcsr.realtor

New Listings 419

-13.6% -28.4%
from Jan 2023:from Feb 2022:
485 585

YTD 2023 2022 +/-
0 1,113 - 100.0%
5-year Feb average: **580**

New Pendings 425

5.2% -26.0%
from Jan 2023:from Feb 2022:
404 574

YTD 2023 2022 +/-
0 1,105 - 100.0%
5-year Feb average: **532**

Closed Sales 304

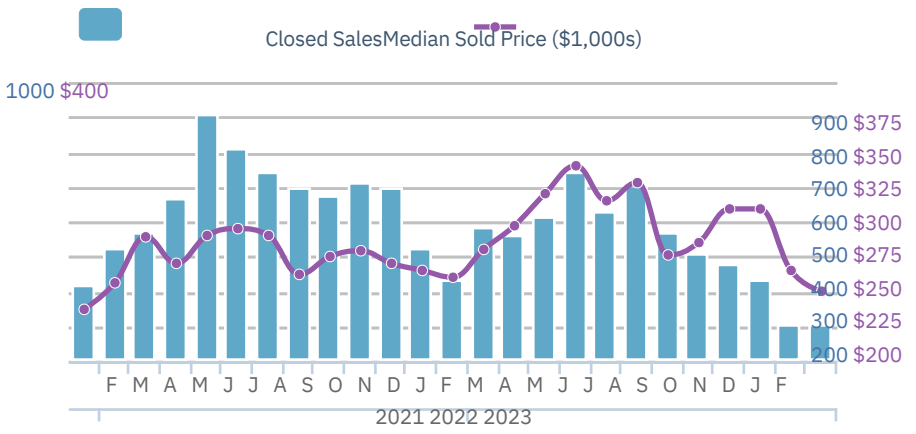
1.3% -28.8%
from Jan 2023:from Feb 2022:
300 427

YTD 2023 2022 +/-
0 962 - 100.0%
5-year Feb average: **358**

Median Sold Price $250,000

-5.7% -3.8%
from Jan 2023:from Feb 2022:
$265,000 $260,000

YTD 2023 2022 +/-
$0 $265,000 - 100.0%
5-year Feb average: **$235,000**



Active Listings 502

502
Min 395
735 Max 1,356
5-year Feb average

Jan 2023Feb 2022
530 395

Avg DOM 35

35
Min 27
40 Max 57
5-year Feb average

Jan 2023Feb 2022YTD
0 26 27

Avg Sold to OLP Ratio 97.4%

97.4%
Min 93.8%
96.8% Max 99.7%
5-year Feb average

Jan 2023Feb 2022YTD
97.0% 99.7% 0.0%

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Local Market **Insight**

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February 2023

Delaware County, PA - Detached

Tri-County Suburban REALTORS
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New Listings 180

-15.1% -34.3%
from Jan 2023:from Feb 2022:
212 274

YTD 2023 2022 +/-
403 517 -22.1%
5-year Feb average: **291**

New Pendings 188

-0.5% -33.3%
from Jan 2023:from Feb 2022:
189 282

YTD 2023 2022 +/-
368 536 -31.3%
5-year Feb average: **268**

Closed Sales 143

2.1% -33.5%
from Jan 2023:from Feb 2022:
140 215

YTD 2023 2022 +/-
288 475 -39.4%
5-year Feb average: **182**

Median Sold Price $390,000

2.0% 5.4%
from Jan 2023:from Feb 2022:
$382,500 $370,000

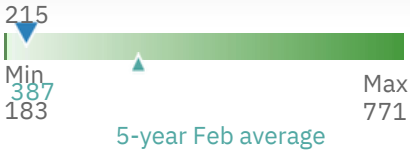
YTD 2023 2022 +/-
$385,000 $361,000 6.6%
5-year Feb average: **$344,600**

Summary

In Delaware County, PA, the median sold price for Detached properties for February was $390,000, representing an increase of 2% compared to last month and an increase of 5.4% from Feb 2022. The average days on market for units sold in February was 33 days, 21% below the 5-year February average of 42 days. There was a 0.5% month over month decrease in new contract activity with 188 New Pendings; a 10.8% MoM increase in All Pendings (new contracts + contracts carried over from January) to 307; and a 6.9% decrease in supply to 215 active units.

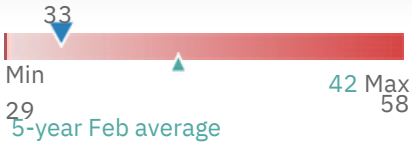
This activity resulted in a Contract Ratio of 1.43 pendings per active listing, up from 1.20 in January and a decrease from 2.46 in February 2022. The Contract Ratio is 5% lower than the 5-year February average of 1.51. A higher Contract Ratio signifies a relative increase in contract activity compared 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 215



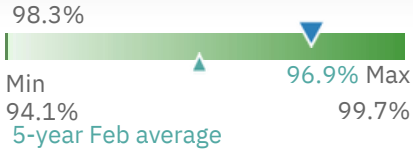
Jan 2023	Feb 2022
231	**183**

Avg DOM 33



Jan 2023	Feb 2022	YTD
27	**32**	**30**

Avg Sold to OLP Ratio 98.3%



Jan 2023	Feb 2022	YTD
97.1%	**99.7%**	**97.6%**

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February 2023

Delaware County, PA - Attached

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

New Listings 239

-12.5% -23.2%
from Jan 2023:from Feb 2022:
273 311

YTD 2023 2022 +/-
527 596 -11.6%
5-year Feb average: **289**

New Pendings 237

10.2% -18.8%
from Jan 2023:from Feb 2022:
215 292

YTD 2023 2022 +/-
452 569 -20.6%
5-year Feb average: **265**

Closed Sales 161

0.6% -24.1%
from Jan 2023:from Feb 2022:
160 212

YTD 2023 2022 +/-
333 487 -31.6%
5-year Feb average: **176**

Median Sold Price $190,000

-2.6% 2.7%
from Jan 2023:from Feb 2022:
$195,000 $185,000

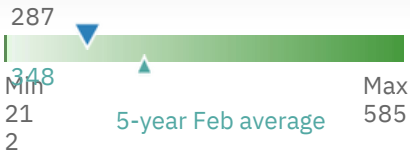
YTD 2023 2022 +/-
$193,000 $191,000 1.0%
5-year Feb average: **$161,250**

Summary

In Delaware County, PA, the median sold price for Attached properties for February was $190,000, representing a decrease of 2.6% compared to last month and an increase of 2.7% from Feb 2022. The average days on market for units sold in February was 36 days, 5% below the 5-year February average of 38 days. There was a 10.2% month over month increase in new contract activity with 237 New Pendings; a 17.9% MoM increase in All Pendings (new contracts + contracts carried over from January) to 363; and a 4% decrease in supply to 287 active units.

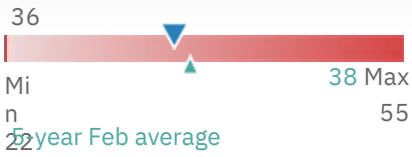
This activity resulted in a Contract Ratio of 1.26 pendings per active listing, up from 1.03 in January and a decrease from 2.48 in February 2022. The Contract Ratio is 19% lower than the 5-year February average of 1.55. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings 287



Jan 2023 Feb 2022
299 **212**

Avg DOM 36



Jan 2023 Feb 2022 YTD
25 **22** **31**

Avg Sold to OLP Ratio 96.6%



Jan 2023 Feb 2022 YTD
96.9% **99.8%** **96.6%**

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Local Market **Insight**

Presented by
Tri-County Suburban REALTORS

February 2023

Chichester (Delaware, PA)

Email: adepice@tcsr.realtor

New Listings 16

-50.0% -33.3%
from Jan 2023:from Feb 2022:
3224

YTD 2023 2022 +/-
059-
100.0%
5-year Feb average: **24**

New Pendings 22

-18.5% -15.4%
from Jan 2023:from Feb 2022:
2726

YTD 2023 2022 +/-
056-
100.0%
5-year Feb average: **27**

Closed Sales 16

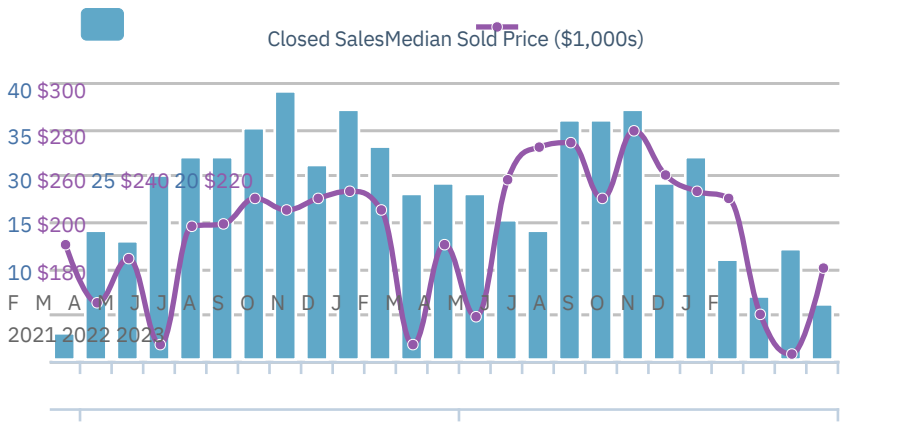
-27.3% -44.8%
from Jan 2023:from Feb 2022:
2229

YTD 2023 2022 +/-
058-
100.0%
5-year Feb average: **20**

Median Sold Price $220,000

19.9% -4.3%
from Jan 2023:from Feb 2022:
$183,500 $230,000

YTD 2023 2022 +/-
$0 $197,500 -
100.0%
5-year Feb average: **$214,400**



Active Listings 17

17
Min 10
30
Max 78
5-year Feb average

Jan 2023 Feb 2022
20 **10**

Avg DOM 15

15
Min 10
34
Max 70
5-year Feb average

Jan 2023 Feb 2022 YTD
0 **33** **10**

Avg Sold to OLP Ratio 101.6%

101.6%
98.0%
Max
Min 91.1%
5-year Feb average

Jan 2023 Feb 2022 YTD
100.2% **101.5%** **0.0%**

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Local Market **Insight**

Presented by

February 2023

Chichester (Delaware, PA) - Detached

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

New Listings 8

-52.9% -27.3%
from Jan 2023:from Feb 2022:
1711

YTD 2023 2022 +/-
26 27 -3.7%
5-year Feb average: **11**

New Pendings 10

-41.2% -23.1%
from Jan 2023:from Feb 2022:
1713

YTD 2023 2022 +/-
25 31 -19.4%
5-year Feb average: **13**

Closed Sales 11

0.0% -21.4%
from Jan 2023:from Feb 2022:
1114

YTD 2023 2022 +/-
22 28 -21.4%
5-year Feb average: **13**

Median Sold Price $285,000

32.6% 6.1%
from Jan 2023:from Feb 2022:
$215,000 $268,500

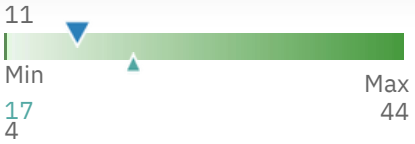
YTD 2023 2022 +/-
$244,750 $278,500 -12.1%
5-year Feb average: **$238,790**

Summary

In Chichester (Delaware, PA), the median sold price for Detached properties for February was $285,000, representing an increase of 32.6% compared to last month and an increase of 6.1% from Feb 2022. The average days on market for units sold in February was 9 days, 72% below the 5-year February average of 32 days. There was a 41.2% month over month decrease in new contract activity with 10 New Pendings; a 15.8% MoM decrease in All Pendings (new contracts + contracts carried over from January) to 16; and a 22.2% increase in supply to 11 active units.

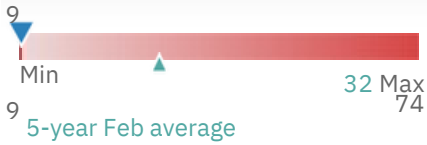
This activity resulted in a Contract Ratio of 1.45 pendings per active listing, down from 2.11 in January and a decrease from 6.50 in February 2022. The Contract Ratio is 41% lower than the 5-year February average of 2.46. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings 11



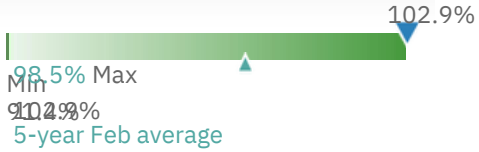
Jan 2023 Feb 2022
9 4

Avg DOM 9



Jan 2023 Feb 2022 YTD
27 12 18

Avg Sold to OLP Ratio 102.9%



Jan 2023 Feb 2022 YTD
97.3% 101.9% 100.1%

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February 2023

Chichester (Delaware, PA) - Attached

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

New Listings 8

-46.7% -38.5%
from Jan 2023:from Feb 2022:
1513

YTD 2023 2022 +/-
23 **32** -28.1%
5-year Feb average: **13**

New Pendings 12

20.0% -7.7%
from Jan 2023:from Feb 2022:
1013

YTD 2023 2022 +/-
21 **25** -16.0%
5-year Feb average: **13**

Closed Sales 5

-54.5% -66.7%
from Jan 2023:from Feb 2022:
1115

YTD 2023 2022 +/-
16 **30** -46.7%
5-year Feb average: **6**

Median Sold Price $170,000

0.0% 6.3%
from Jan 2023:from Feb 2022:
$170,000 **$160,000**

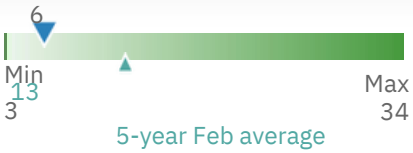
YTD 2023 2022 +/-
$170,000 **$162,500** 4.6%
5-year Feb average: **$163,880**

Summary

In Chichester (Delaware, PA), the median sold price for Attached properties for February was $170,000, representing no change compared to last month and an increase of 6.3% from Feb 2022. The average days on market for units sold in February was 29 days, 3% above the 5-year February average of 28 days. There was a 20% month over month increase in new contract activity with 12 New Pendings; a 66.7% MoM increase in All Pendings (new contracts + contracts carried over from January) to 15; and a 45.5% decrease in supply to 6 active units.

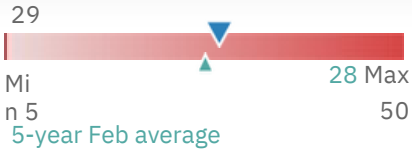
This activity resulted in a Contract Ratio of 2.50 pendings per active listing, up from 0.82 in January and a decrease from 3.00 in February 2022. The Contract Ratio is 14% lower than the 5-year February average of 2.92. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings 6



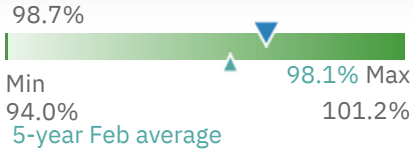
Jan 2023 Feb 2022
6 **11**

Avg DOM 29



Jan 2023 Feb 2022 YTD
39 **9** **36**

Avg Sold to OLP Ratio 98.7%



Jan 2023 Feb 2022 YTD
103.1% **101.2%** **101.7%**

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Local Market **Insight**

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Tri-County Suburban REALTORS

February 2023

Garnet Valley (Delaware, PA)

Email: adepice@tcsr.realtor

New Listings 16

14.3% -11.1%
from Jan 2023:from Feb 2022:
1418

YTD 2023 2022 +/-
036-
100.0%
5-year Feb average: **23**

New Pendings 16

6.7% -23.8%
from Jan 2023:from Feb 2022:
1521

YTD 2023 2022 +/-
036-
100.0%
5-year Feb average: **24**

Closed Sales 8

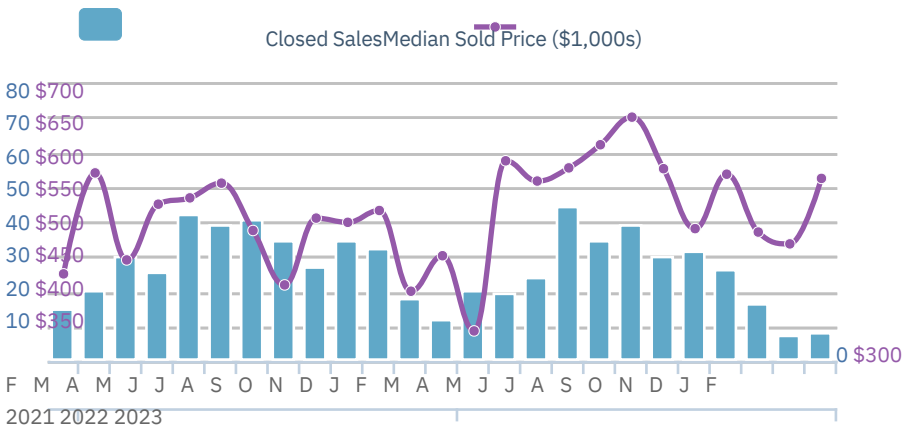
14.3% -33.3%
from Jan 2023:from Feb 2022:
12 **7**

YTD 2023 2022 +/-
031-
100.0%
5-year Feb average: **14**

Median Sold Price $562,000

20.1% 24.6%
from Jan 2023:from Feb 2022:
$468,000 $451,000

YTD 2023 2022 +/-
$0 $435,000 -
100.0%
5-year Feb average: **$465,650**



Active Listings 12

12
Min 12 | 41 | Max 83
5-year Feb average

Jan 2023 Feb 2022
13 **17**

Avg DOM 44

44
Min 33 | 45 | Max 77
5-year Feb average

Jan 2023 Feb 2022 YTD
0 **11** **34**

Avg Sold to OLP Ratio 97.3%

97.3%
Min 97.0% | 99.1% | 98.0% Max
5-year Feb average

Jan 2023 Feb 2022 YTD
98.4% **99.1%** **0.0%**

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February 2023

Garnet Valley (Delaware, PA) - Detached

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New Listings 12

33.3% from Jan 2023 | 0.0% from Feb 2022

912

YTD 2023 2022 +/-

21 **21** 0.0%

5-year Feb average: **16**

New Pendings 12

71.4% from Jan 2023 | -20.0% from Feb 2022

715

YTD 2023 2022 +/-

19 **20** -5.0%

5-year Feb average: **15**

Closed Sales 5

-16.7% from Jan 2023 | -44.4% from Feb 2022

6 **9**

YTD 2023 2022 +/-

11 **22** -50.0%

5-year Feb average: **10**

Median Sold Price $749,000

24.0% from Jan 2023 | 40.7% from Feb 2022

$604,000 **$532,500**

YTD 2023 2022 +/-

$740,000 **$490,000** 51.0%

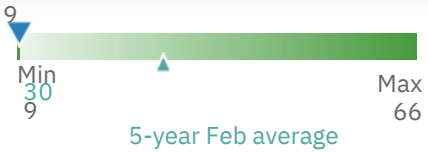
5-year Feb average: **$562,850**

Summary

In Garnet Valley (Delaware, PA), the median sold price for Detached properties for February was $749,000, representing an increase of 24% compared to last month and an increase of 40.7% from Feb 2022. The average days on market for units sold in February was 33 days, 29% below the 5-year February average of 46 days. There was a 71.4% month over month increase in new contract activity with 12 New Pendings; a 41.2% MoM increase in All Pendings (new contracts + contracts carried over from January) to 24; and a 10% decrease in supply to 9 active units.

This activity resulted in a Contract Ratio of 2.67 pendings per active listing, up from 1.70 in January and an increase from 1.62 in February 2022. The Contract Ratio is 93% higher than the 5-year February 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.

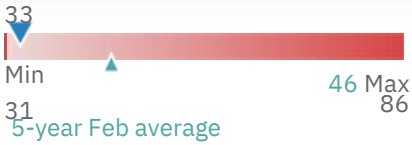
Active Listings 9



Jan 2023 Feb 2022

10 **13**

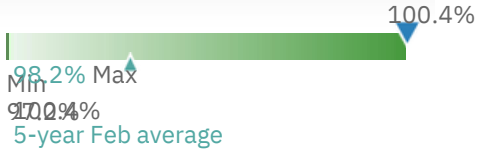
Avg DOM 33



Jan 2023 Feb 2022 YTD

11 **43** **21**

Avg Sold to OLP Ratio 100.4%



Jan 2023 Feb 2022 YTD

100.3% **97.4%** **100.4%**

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Local Market **Insight**

Presented by

February 2023

Garnet Valley (Delaware, PA) - Attached

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

New Listings 4

-20.0% from Jan 2023: **5**
-33.3% from Feb 2022: **6**

YTD 2023 2022 +/-
9 **15** -40.0%
5-year Feb average: **6**

New Pendings 4

-50.0% from Jan 2023: **8**
-33.3% from Feb 2022: **6**

YTD 2023 2022 +/-
12 **16** -25.0%
5-year Feb average: **9**

Closed Sales 3

200.0% from Jan 2023: **1**
0.0% from Feb 2022: **3**

YTD 2023 2022 +/-
4 **9** -55.6%
5-year Feb average: **5**

Median Sold Price $355,000

173.1% from Jan 2023: **$130,000**
31.5% from Feb 2022: **$270,000**

YTD 2023 2022 +/-
$317,500 **$300,000** 5.8%
5-year Feb average: **$329,060**

Summary

In Garnet Valley (Delaware, PA), the median sold price for Attached properties for February was $355,000, representing an increase of 173.1% compared to last month and an increase of 31.5% from Feb 2022. The average days on market for units sold in February was 61 days, 74% above the 5-year February average of 35 days. There was a 50% month over month decrease in new contract activity with 4 New Pendings; a 12.5% MoM increase in All Pendings (new contracts + contracts carried over from January) to 9; and no change in supply with 3 active units.

This activity resulted in a Contract Ratio of 3.00 pendings per active listing, up from 2.67 in January and a decrease from 3.50 in February 2022. The Contract Ratio is 32% higher than the 5-year February average of 2.28. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings 3

3
Min 3
11
Max 24
5-year Feb average

Jan 2023 Feb 2022
3 **4**

Avg DOM 61

61
Min 5
35
Max 61
5-year Feb average

Jan 2023 Feb 2022 YTD
12 **5** **48**

Avg Sold to OLP Ratio 92.1%

92.1%
Min 92.1%
98.1%
Max 104.2%
5-year Feb average

Jan 2023 Feb 2022 YTD
86.7% **104.2%** **90.7%**

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Local Market **Insight**

Presented by
Tri-County Suburban REALTORS

February 2023

Haverford Township (Delaware, PA)

Email: adepice@tcsr.realtor

New Listings 34

54.5% -38.2%
from Jan 2023:from Feb 2022:
2255

YTD 2023 2022 +/-
088-
100.0%
5-year Feb average: **50**

New Pendings 24

-7.7% -55.6%
from Jan 2023:from Feb 2022:
2654

YTD 2023 2022 +/-
0 101 -
100.0%
5-year Feb average: **46**

Closed Sales 21

-19.2% -44.7%
from Jan 2023:from Feb 2022:
2638

YTD 2023 2022 +/-
083-
100.0%
5-year Feb average: **28**

Median Sold Price $465,000

17.6% -1.1%
from Jan 2023:from Feb 2022:
$395,500 $470,000

YTD 2023 2022 +/-
$0 $422,000 -
100.0%
5-year Feb average: **$409,980**



Active Listings 20

20
Min 12
36
Max 78
5-year Feb average

Jan 2023 Feb 2022
12 **12**

Avg DOM 26

26
Min 21
31
Max 56
5-year Feb average

Jan 2023 Feb 2022 YTD
0 **21** **21**

Avg Sold to OLP Ratio 98.5%

98.5%
Min 96.0%
98.7%
Max 102.5%
5-year Feb average

Jan 2023 Feb 2022 YTD
97.0% **102.5%** **0.0%**

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MarketStats by ShowingTime

Local Market **Insight**

Presented by

February 2023

Haverford Township (Delaware, PA) - Detached

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

New Listings 24

33.3% -36.8%
from Jan 2023:from Feb 2022:
1838

YTD 2023 2022 +/-
43 **62** -30.6%
5-year Feb average: **36**

New Pendings 16

-33.3% -54.3%
from Jan 2023:from Feb 2022:
2435

YTD 2023 2022 +/-
41 **71** -42.3%
5-year Feb average: **33**

Closed Sales 19

5.6% -38.7%
from Jan 2023:from Feb 2022:
1831

YTD 2023 2022 +/-
37 **59** -37.3%
5-year Feb average: **22**

Median Sold Price $470,000

12.1% -6.5%
from Jan 2023:from Feb 2022:
$419,200 **$502,885**

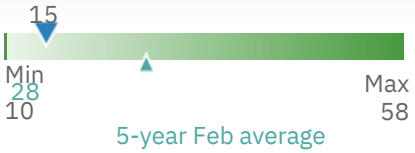
YTD 2023 2022 +/-
$460,000 **$454,000** 1.3%
5-year Feb average: **$426,077**

Summary

In Haverford Township (Delaware, PA), the median sold price for Detached properties for February was $470,000, representing an increase of 12.1% compared to last month and a decrease of 6.5% from Feb 2022. The average days on market for units sold in February was 24 days, 23% below the 5-year February average of 31 days. There was a 33.3% month over month decrease in new contract activity with 16 New Pendings; a 7.1% MoM decrease in All Pendings (new contracts + contracts carried over from January) to 26; and a 66.7% increase in supply to 15 active units.

This activity resulted in a Contract Ratio of 1.73 pendings per active listing, down from 3.11 in January and a decrease from 5.40 in February 2022. The Contract Ratio is 37% lower than the 5-year February average of 2.75. 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 15



Jan 2023 Feb 2022
9 **10**

Avg DOM 24



Jan 2023 Feb 2022 YTD
23 **23** **23**

Avg Sold to OLP Ratio 99.5%



Jan 2023 Feb 2022 YTD
96.6% **101.2%** **98.1%**

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Local Market **Insight**

Presented by

February 2023

Haverford Township (Delaware, PA) - Attached

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

New Listings 10

150.0% -41.2%
from Jan 2023:from Feb 2022:
417

YTD 2023 2022 +/-
14 **26** -46.2%
5-year Feb average: **14**

New Pendings 8

300.0% -57.9%
from Jan 2023:from Feb 2022:
219

YTD 2023 2022 +/-
10 **30** -66.7%
5-year Feb average: **13**

Closed Sales 2

-75.0% -71.4%
from Jan 2023:from Feb 2022:
8 **7**

YTD 2023 2022 +/-
10 **24** -58.3%
5-year Feb average: **6**

Median Sold Price $265,000

-18.5% -25.6%
from Jan 2023:from Feb 2022:
$325,000 **$356,001**

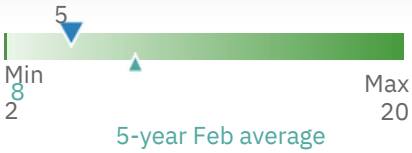
YTD 2023 2022 +/-
$325,000 **$358,000** -9.2%
5-year Feb average: **$289,300**

Summary

In Haverford Township (Delaware, PA), the median sold price for Attached properties for February was $265,000, representing a decrease of 18.5% compared to last month and a decrease of 25.6% from Feb 2022. The average days on market for units sold in February was 45 days, 45% above the 5-year February average of 31 days. There was a 300% month over month increase in new contract activity with 8 New Pendings; a 600% MoM increase in All Pendings (new contracts + contracts carried over from January) to 7; and a 66.7% increase in supply to 5 active units.

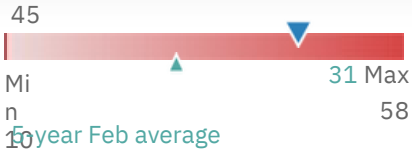
This activity resulted in a Contract Ratio of 1.40 pendings per active listing, up from 0.33 in January and a decrease from 11.50 in February 2022. The Contract Ratio is 72% lower than the 5-year February average of 4.94. A higher Contract Ratio signifies a relative increase in contract activity compared 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 5



Jan 2023 Feb 2022
3 **2**

Avg DOM 45



Jan 2023 Feb 2022 YTD
16 **10** **22**

Avg Sold to OLP Ratio 89.0%



Jan 2023 Feb 2022 YTD
97.8% **108.1%** **96.0%**

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Local Market **Insight**

Presented by
Tri-County Suburban REALTORS

February 2023

Interboro (Delaware, PA)

Email: adepice@tcsr.realtor

New Listings 16

-5.9% -40.7%
from Jan 2023:from Feb 2022:
1727

YTD 2023 2022 +/-
045-
100.0%
5-year Feb average: **21**

New Pendings 12

-53.8% -55.6%
from Jan 2023:from Feb 2022:
2627

YTD 2023 2022 +/-
041-
100.0%
5-year Feb average: **21**

Closed Sales 15

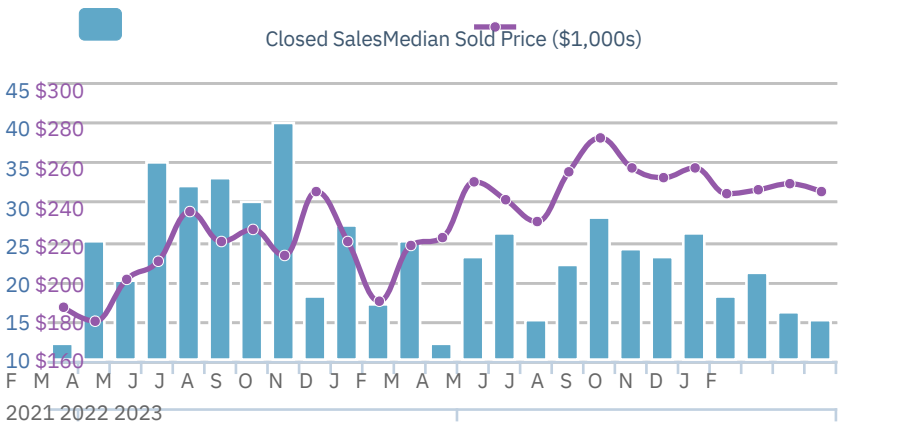
-6.3% 25.0%
from Jan 2023:from Feb 2022:
1612

YTD 2023 2022 +/-
038-
100.0%
5-year Feb average: **14**

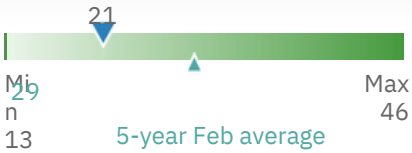
Median Sold Price $245,000

-1.6% 10.1%
from Jan 2023:from Feb 2022:
$249,000 $222,500

YTD 2023 2022 +/-
$0 $219,000 -
100.0%
5-year Feb average: **$196,040**

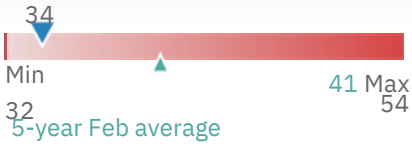


Active Listings 21



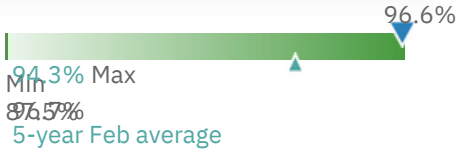
Jan 2023 Feb 2022
20 **20**

Avg DOM 34



Jan 2023 Feb 2022 YTD
0 **13** **32**

Avg Sold to OLP Ratio 96.6%



Jan 2023 Feb 2022 YTD
97.5% **96.3%** **0.0%**

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Local Market **Insight**

Presented by

February 2023

Interboro (Delaware, PA) - Detached

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

New Listings 7

-22.2% -46.2%
from Jan 2023:from Feb 2022:
913

YTD 2023 2022 +/-
16 25 -36.0%
5-year Feb average: **11**

New Pendings 5

-58.3% -68.8%
from Jan 2023:from Feb 2022:
1216

YTD 2023 2022 +/-
17 24 -29.2%
5-year Feb average: **11**

Closed Sales 5

-16.7% -44.4%
from Jan 2023:from Feb 2022:
6 **9**

YTD 2023 2022 +/-
11 20 -45.0%
5-year Feb average: **6**

Median Sold Price $315,000

9.6% 14.5%
from Jan 2023:from Feb 2022:
$287,500 $275,000

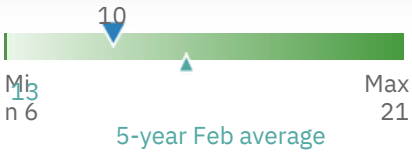
YTD 2023 2022 +/-
$290,000 $280,000 3.6%
5-year Feb average: **$229,690**

Summary

In Interboro (Delaware, PA), the median sold price for Detached properties for February was $315,000, representing an increase of 9.6% compared to last month and an increase of 14.5% from Feb 2022. The average days on market for units sold in February was 37 days, 8% above the 5-year February average of 34 days. There was a 58.3% month over month decrease in new contract activity with 5 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from January) with 15; and no change in supply with 10 active units.

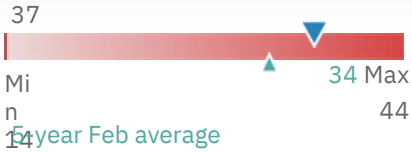
This activity resulted in a Contract Ratio of 1.50 pendings per active listing, no change from January and a decrease from 1.80 in February 2022. The Contract Ratio is 2% higher than the 5-year February average of 1.47. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings 10



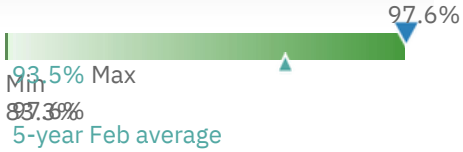
Jan 2023 Feb 2022
10 **10**

Avg DOM 37



Jan 2023 Feb 2022 YTD
12 **37** **23**

Avg Sold to OLP Ratio 97.6%



Jan 2023 Feb 2022 YTD
99.8% **95.6%** **98.8%**

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Local Market **Insight**

Presented by

February 2023

Interboro (Delaware, PA) - Attached

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

New Listings 9

12.5% -35.7%
from Jan 2023:from Feb 2022:
814

YTD 2023 2022 +/-
17 20 -15.0%
5-year Feb average: **11**

New Pendings 7

-50.0% -36.4%
from Jan 2023:from Feb 2022:
1411

YTD 2023 2022 +/-
21 17 23.5%
5-year Feb average: **10**

Closed Sales 10

0.0% 233.3%
from Jan 2023:from Feb 2022:
10 **3**

YTD 2023 2022 +/-
22 18 22.2%
5-year Feb average: **7**

Median Sold Price $232,500

8.9% 12.0%
from Jan 2023:from Feb 2022:
$213,500 $207,500

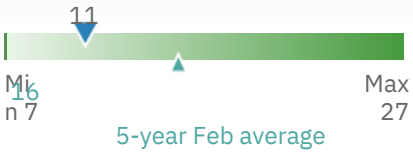
YTD 2023 2022 +/-
$219,950 $207,750 5.9%
5-year Feb average: **$182,740**

Summary

In Interboro (Delaware, PA), the median sold price for Attached properties for February was $232,500, representing an increase of 8.9% compared to last month and an increase of 12% from Feb 2022. The average days on market for units sold in February was 33 days, 17% below the 5-year February average of 40 days. There was a 50% month over month decrease in new contract activity with 7 New Pendings; a 29.4% MoM decrease in All Pendings (new contracts + contracts carried over from January) to 12; and a 10% increase in supply to 11 active units.

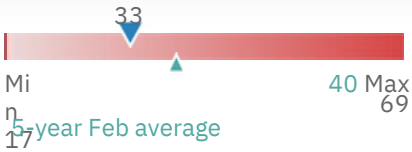
This activity resulted in a Contract Ratio of 1.09 pendings per active listing, down from 1.70 in January and a decrease from 1.90 in February 2022. The Contract Ratio is 27% lower than the 5-year February average of 1.48. A higher Contract Ratio signifies a relative increase in contract activity compared 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.

Active Listings 11



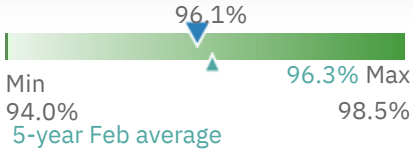
Jan 2023 Feb 2022
10 **10**

Avg DOM 33



Jan 2023 Feb 2022 YTD
13 **17** **24**

Avg Sold to OLP Ratio 96.1%



Jan 2023 Feb 2022 YTD
96.2% **98.5%** **95.8%**

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Local Market **Insight**

Presented by
Tri-County Suburban REALTORS

February 2023

Marple Newtown (Delaware, PA)

Email: adepice@tcsr.realtor

New Listings 26

-3.7% -35.0%
from Jan 2023:from Feb 2022:
2740

YTD 2023 2022 +/-
076-
100.0%
5-year Feb average: **44**

New Pendings 30

36.4% -21.1%
from Jan 2023:from Feb 2022:
2238

YTD 2023 2022 +/-
078-
100.0%
5-year Feb average: **35**

Closed Sales 17

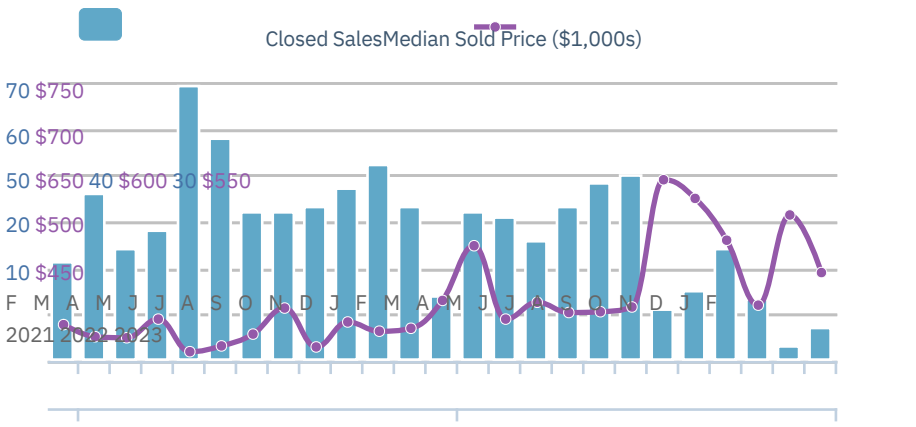
30.8% -29.2%
from Jan 2023:from Feb 2022:
1324

YTD 2023 2022 +/-
068-
100.0%
5-year Feb average: **18**

Median Sold Price $545,000

-10.2% 5.8%
from Jan 2023:from Feb 2022:
$607,000 $515,000

YTD 2023 2022 +/-
$0 $485,000 -
100.0%
5-year Feb average: **$453,480**



Active Listings 33

33
Min
64
30
Max
124
5-year Feb average

Jan 2023Feb 2022
38 **30**

Avg DOM 40

40
Mi
n
27
44 Max
69
5-year Feb average

Jan 2023Feb 2022YTD
0 **37** **27**

Avg Sold to OLP Ratio 96.4%

96.4%
Min
94.8% 100.4%
97.2% Max
5-year Feb average

Jan 2023Feb 2022YTD
99.3% **100.4%** **0.0%**

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Local Market **Insight**

Presented by

February 2023

Marple Newtown (Delaware, PA) - Detached

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

New Listings 19

90.0% -38.7%
from Jan 2023:from Feb 2022:
1031

YTD 2023 2022 +/-
31 **60** -48.3%
5-year Feb average: **30**

New Pendings 19

72.7% -34.5%
from Jan 2023:from Feb 2022:
1129

YTD 2023 2022 +/-
29 **65** -55.4%
5-year Feb average: **25**

Closed Sales 8

0.0% -60.0%
from Jan 2023:from Feb 2022:
820

YTD 2023 2022 +/-
17 **51** -66.7%
5-year Feb average: **13**

Median Sold Price $572,500

-6.7% 7.5%
from Jan 2023:from Feb 2022:
$613,500 **$532,500**

YTD 2023 2022 +/-
$590,000 **$530,000** 11.3%
5-year Feb average: **$513,740**

Summary

In Marple Newtown (Delaware, PA), the median sold price for Detached properties for February was $572,500, representing a decrease of 6.7% compared to last month and an increase of 7.5% from Feb 2022. The average days on market for units sold in February was 63 days, 25% above the 5-year February average of 50 days. There was a 72.7% month over month increase in new contract activity with 19 New Pendings; a 29% MoM increase in All Pendings (new contracts + contracts carried over from January) to 40; and no change in supply with 21 active units.

This activity resulted in a Contract Ratio of 1.90 pendings per active listing, up from 1.48 in January and a decrease from 2.21 in February 2022. The Contract Ratio is 15% higher than the 5-year February average of 1.65. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings 21

21
Min 15
40
Max 86
5-year Feb average

Jan 2023 Feb 2022
21 **24**

Avg DOM 63

63
Min 27
50
Max 76
5-year Feb average

Jan 2023 Feb 2022 YTD
36 **27** **47**

Avg Sold to OLP Ratio 94.7%

94.7%
Min 92.7%
96.5%
Max 100.8%
5-year Feb average

Jan 2023 Feb 2022 YTD
96.3% **100.8%** **94.8%**

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Local Market **Insight**

Presented by

February 2023

Marple Newtown (Delaware, PA) - Attached

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

New Listings 7

-58.8% from Jan 2023: -22.2% from Feb 2022:
17 9

YTD 2023 2022 +/-
25 **16** 56.3%

5-year Feb average: **13**

New Pendings 11

0.0% from Jan 2023: 22.2% from Feb 2022:
11 9

YTD 2023 2022 +/-
23 **13** 76.9%

5-year Feb average: **10**

Closed Sales 9

80.0% from Jan 2023: 125.0% from Feb 2022:
5 4

YTD 2023 2022 +/-
14 **17** -17.6%

5-year Feb average: **5**

Median Sold Price $540,000

-0.9% from Jan 2023: 36.7% from Feb 2022:
$545,000 **$395,000**

YTD 2023 2022 +/-
$542,500 **$410,000** 32.3%

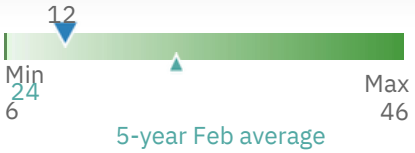
5-year Feb average: **$336,780**

Summary

In Marple Newtown (Delaware, PA), the median sold price for Attached properties for February was $540,000, representing a decrease of 0.9% compared to last month and an increase of 36.7% from Feb 2022. The average days on market for units sold in February was 20 days, 31% below the 5-year February average of 29 days. There was no month over month change in new contract activity with 11 New Pendings; a 13.6% MoM increase in All Pendings (new contracts + contracts carried over from January) to 25; and a 29.4% decrease in supply to 12 active units.

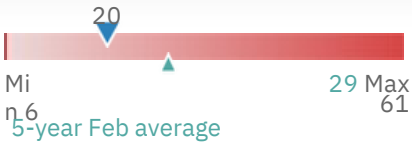
This activity resulted in a Contract Ratio of 2.08 pendings per active listing, up from 1.29 in January and a decrease from 3.17 in February 2022. The Contract Ratio is 17% higher than the 5-year February average of 1.78. A higher Contract Ratio signifies a relative increase in contract activity compared 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 12



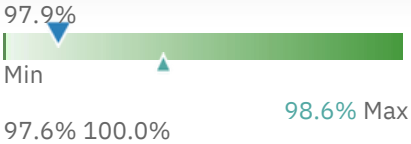
Jan 2023 Feb 2022
6 **17**

Avg DOM 20



Jan 2023 Feb 2022 YTD
39 **26** **27**

Avg Sold to OLP Ratio 97.9%



Jan 2023 Feb 2022 YTD
104.0% **98.3%** **100.1%**

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Local Market **Insight**

Presented by
Tri-County Suburban REALTORS

February 2023

Penn-Delco (Delaware, PA)

Email: adepice@tcsr.realtor

New Listings 18

-21.7% 28.6%
from Jan 2023:from Feb 2022:
2314

YTD 2023 2022 +/-
053-
100.0%
5-year Feb average: **26**

New Pendings 20

-9.1% -13.0%
from Jan 2023:from Feb 2022:
2223

YTD 2023 2022 +/-
059-
100.0%
5-year Feb average: **28**

Closed Sales 16

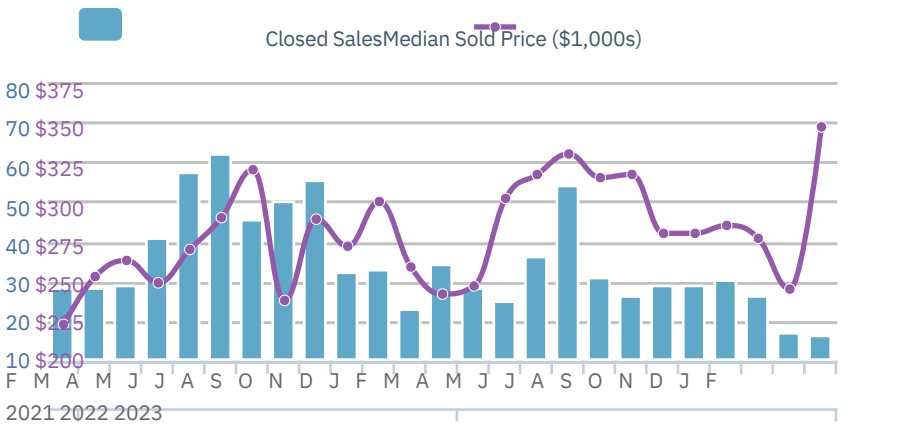
-5.9% -52.9%
from Jan 2023:from Feb 2022:
1734

YTD 2023 2022 +/-
059-
100.0%
5-year Feb average: **22**

Median Sold Price $347,500

41.8% 43.3%
from Jan 2023:from Feb 2022:
$245,000 $242,500

YTD 2023 2022 +/-
$0 $250,000 -
100.0%
5-year Feb average: **$244,675**



Active Listings 10

10
Min 7
26
Max 67
5-year Feb average

Jan 2023Feb 2022
7 14

Avg DOM 32

32
Min 32
35
Max 39
5-year Feb average

Jan 2023Feb 2022YTD
9 30

Avg Sold to OLP Ratio 96.8%

96.8%
Min 95.4%
96.7%
Max 99.4%
5-year Feb average

Jan 2023Feb 2022YTD
100.4% 99.4% 0.0%

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Local Market **Insight**

Presented by

February 2023

Penn-Delco (Delaware, PA) - Detached

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

New Listings 9

-35.7% from Jan 2023: **14**
50.0% from Feb 2022: **6**

YTD 2023 2022 +/-
23 **30** -23.3%

5-year Feb average: **15**

New Pendings 9

-40.0% from Jan 2023: **15**
-40.0% from Feb 2022: **15**

YTD 2023 2022 +/-
24 **38** -36.8%

5-year Feb average: **17**

Closed Sales 12

20.0% from Jan 2023: **10**
-47.8% from Feb 2022: **23**

YTD 2023 2022 +/-
23 **38** -39.5%

5-year Feb average: **13**

Median Sold Price $382,500

9.3% from Jan 2023: **$350,000**
47.1% from Feb 2022: **$260,000**

YTD 2023 2022 +/-
$365,000 **$262,000** 39.3%

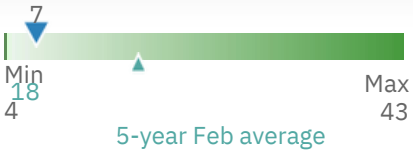
5-year Feb average: **$266,380**

Summary

In Penn-Delco (Delaware, PA), the median sold price for Detached properties for February was $382,500, representing an increase of 9.3% compared to last month and an increase of 47.1% from Feb 2022. The average days on market for units sold in February was 39 days, 9% below the 5-year February average of 43 days. There was a 40% month over month decrease in new contract activity with 9 New Pendings; a 19% MoM decrease in All Pendings (new contracts + contracts carried over from January) to 17; and a 22.2% decrease in supply to 7 active units.

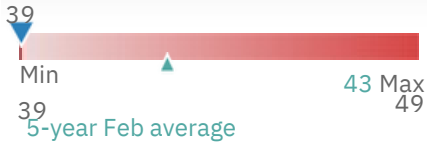
This activity resulted in a Contract Ratio of 2.43 pendings per active listing, up from 2.33 in January and a decrease from 5.75 in February 2022. The Contract Ratio is 19% lower than the 5-year February average of 2.99. A higher Contract Ratio signifies a relative increase in contract activity compared 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 7



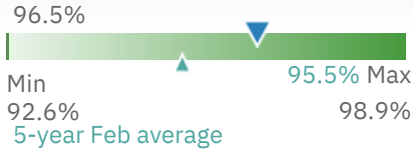
Jan 2023 Feb 2022
9 **4**

Avg DOM 39



Jan 2023 Feb 2022 YTD
9 **41** **24**

Avg Sold to OLP Ratio 96.5%



Jan 2023 Feb 2022 YTD
99.7% **98.9%** **98.2%**

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Local Market **Insight**

Presented by

February 2023

Penn-Delco (Delaware, PA) - Attached

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

New Listings 9

0.0% from Jan 2023: **9**

12.5% from Feb 2022: **8**

YTD 2023 2022 +/-

18 **23** -21.7%

5-year Feb average: **11**

New Pendings 11

57.1% from Jan 2023: **7**

37.5% from Feb 2022: **8**

YTD 2023 2022 +/-

18 **21** -14.3%

5-year Feb average: **10**

Closed Sales 4

-42.9% from Jan 2023: **711**

-63.6% from Feb 2022:

YTD 2023 2022 +/-

11 **21** -47.6%

5-year Feb average: **9**

Median Sold Price $278,500

86.9% from Jan 2023: **$149,000**

74.1% from Feb 2022: **$160,000**

YTD 2023 2022 +/-

$169,900 **$205,500** -17.3%

5-year Feb average: **$187,570**

Summary

In Penn-Delco (Delaware, PA), the median sold price for Attached properties for February was $278,500, representing an increase of 86.9% compared to last month and an increase of 74.1% from Feb 2022. The average days on market for units sold in February was 12 days, 45% below the 5-year February average of 22 days. There was a 57.1% month over month increase in new contract activity with 11 New Pendings; a 100% MoM increase in All Pendings (new contracts + contracts carried over from January) to 14; and a 40% decrease in supply to 3 active units.

This activity resulted in a Contract Ratio of 4.67 pendings per active listing, up from 1.40 in January and an increase from 4.33 in February 2022. The Contract Ratio is 36% higher than the 5-year February average of 3.43. 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 3

3 Min 3

Max 24

8 5-year Feb average

Jan 2023 **5** Feb 2022 **3**

Avg DOM 12

12 Min 12

22 Max 39

5-year Feb average

Jan 2023 **11** Feb 2022 **18** YTD **11**

Avg Sold to OLP Ratio 97.5%

97.5% Min

98.4% Max

97.2% 100.5% 5-year Feb average

Jan 2023 **101.4%** Feb 2022 **100.5%** YTD **100.0%**

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Local Market **Insight**

Presented by
Tri-County Suburban REALTORS

February 2023

Radnor Township (Delaware, PA)

Email: adepice@tcsr.realtor

New Listings 23

64.3% -30.3%
from Jan 2023:from Feb 2022:
1433

YTD 2023 2022 +/-
049-
100.0%
5-year Feb average: **37**

New Pendings 24

118.2% -17.2%
from Jan 2023:from Feb 2022:
1129

YTD 2023 2022 +/-
048-
100.0%
5-year Feb average: **27**

Closed Sales 12

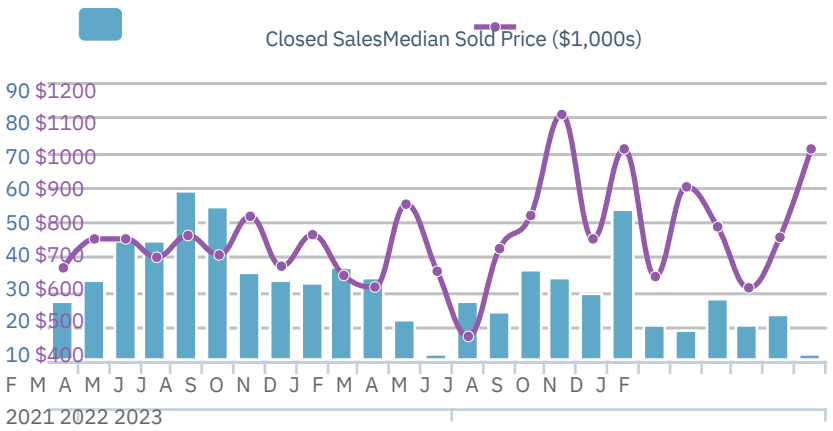
-47.8% 0.0%
from Jan 2023:from Feb 2022:
2312

YTD 2023 2022 +/-
035-
100.0%
5-year Feb average: **16**

Median Sold Price $1,008,750

33.6% 53.5%
from Jan 2023:from Feb 2022:
$755,000 $657,000

YTD 2023 2022 +/-
$0 $815,000 -
100.0%
5-year Feb average: **$730,650**



Active Listings 29

29
Min 28
63
Max 102
5-year Feb average

Jan 2023Feb 2022
29 **28**

Avg DOM 58

58
Min 33
53
Max 79
5-year Feb average

Jan 2023Feb 2022YTD
0 **25** **43**

Avg Sold to OLP Ratio 98.4%

98.4%
95.7%
Max
Min 92.4%
5-year Feb average

Jan 2023Feb 2022YTD
95.8% **95.6%** **0.0%**

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Local Market **Insight**

Presented by

February 2023

Radnor Township (Delaware, PA) - Detached

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

New Listings 16

128.6% from Jan 2023 | -11.1% from Feb 2022

718

YTD 2023 2022 +/-

26 **25** 4.0%

5-year Feb average: **27**

New Pendings 19

280.0% from Jan 2023 | 26.7% from Feb 2022

515

YTD 2023 2022 +/-

23 **23** 0.0%

5-year Feb average: **19**

Closed Sales 8

-50.0% from Jan 2023 | 33.3% from Feb 2022

16 | 6

YTD 2023 2022 +/-

25 **22** 13.6%

5-year Feb average: **11**

Median Sold Price $989,500

-19.7% from Jan 2023 | -1.1% from Feb 2022

$1,232,500 **$1,000,000**

YTD 2023 2022 +/-

$1,275,000 **$1,017,500** 25.3%

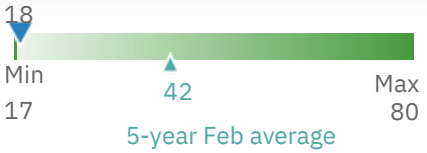
5-year Feb average: **$865,900**

Summary

In Radnor Township (Delaware, PA), the median sold price for Detached properties for February was $989,500, representing a decrease of 19.7% compared to last month and a decrease of 1.1% from Feb 2022. The average days on market for units sold in February was 42 days, 18% below the 5-year February average of 51 days. There was a 280% month over month increase in new contract activity with 19 New Pendings; a 56.3% MoM increase in All Pendings (new contracts + contracts carried over from January) to 25; and a 10% decrease in supply to 18 active units.

This activity resulted in a Contract Ratio of 1.39 pendings per active listing, up from 0.80 in January and a decrease from 1.47 in February 2022. The Contract Ratio is 10% higher than the 5-year February average of 1.26. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

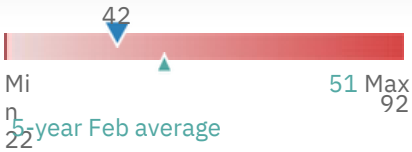
Active Listings 18



Jan 2023 | Feb 2022

20 | **17**

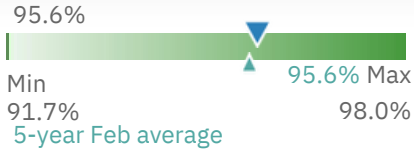
Avg DOM 42



Jan 2023 | Feb 2022 | YTD

30 | **46** | **33**

Avg Sold to OLP Ratio 95.6%



Jan 2023 | Feb 2022 | YTD

94.9% | **98.0%** | **95.4%**

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Local Market **Insight**

Presented by

February 2023

Radnor Township (Delaware, PA) - Attached

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

New Listings 7

0.0% -53.3%
from Jan 2023:from Feb 2022:
715

YTD 2023 2022 +/-
14 **24** -41.7%
5-year Feb average: **10**

New Pendings 5

-16.7% -64.3%
from Jan 2023:from Feb 2022:
614

YTD 2023 2022 +/-
11 **25** -56.0%
5-year Feb average: **8**

Closed Sales 4

-42.9% -33.3%
from Jan 2023:from Feb 2022:
7 **6**

YTD 2023 2022 +/-
11 **13** -15.4%
5-year Feb average: **5**

Median Sold Price $1,238,250

306.0% 165.1%
from Jan 2023:from Feb 2022:
$305,000 **$467,000**

YTD 2023 2022 +/-
$450,000 **$379,900** 18.5%
5-year Feb average: **$538,200**

Summary

In Radnor Township (Delaware, PA), the median sold price for Attached properties for February was $1,238,250, representing an increase of 306% compared to last month and an increase of 165.1% from Feb 2022. The average days on market for units sold in February was 91 days, 67% above the 5-year February average of 54 days. There was a 16.7% month over month decrease in new contract activity with 5 New Pendings; a 6.3% MoM increase in All Pendings (new contracts + contracts carried over from January) to 17; and a 22.2% increase in supply to 11 active units.

This activity resulted in a Contract Ratio of 1.55 pendings per active listing, down from 1.78 in January and a decrease from 2.64 in February 2022. The Contract Ratio is 32% higher than the 5-year February average of 1.18. 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.

Active Listings 11

11
Min 11
20
Max 30
5-year Feb average

Jan 2023 Feb 2022
9 **11**

Avg DOM 91

91
Min 37
54
Max 91
5-year Feb average

Jan 2023 Feb 2022 YTD
12 **40** **41**

Avg Sold to OLP Ratio 103.8%

103.8%
Min 93.8%
96.4%
Max 103.8%
5-year Feb average

Jan 2023 Feb 2022 YTD
97.9% **93.3%** **100.1%**

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Local Market **Insight**

Presented by
Tri-County Suburban REALTORS

February 2023

Ridley (Delaware, PA)

Email: adepice@tcsr.realtor

New Listings 23

-14.8% -39.5%
from Jan 2023:from Feb 2022:
2738

YTD 2023 2022 +/-
075-
100.0%
5-year Feb average: **37**

New Pendings 29

11.5% -27.5%
from Jan 2023:from Feb 2022:
2640

YTD 2023 2022 +/-
074-
100.0%
5-year Feb average: **38**

Closed Sales 20

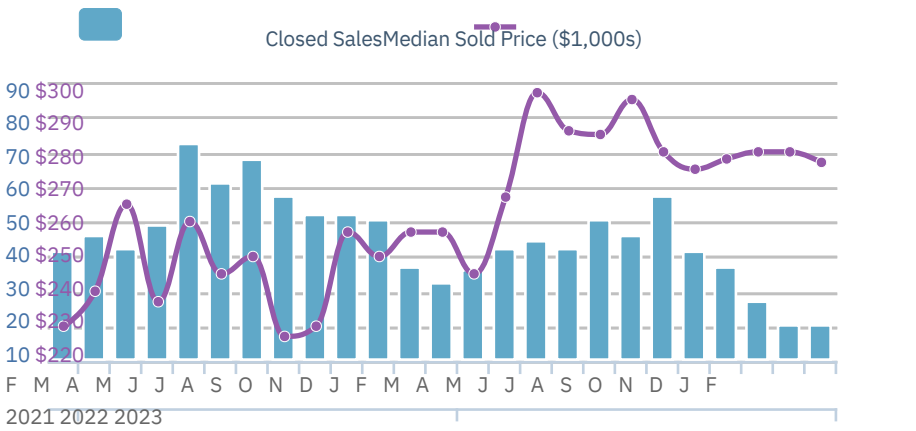
0.0% -37.5%
from Jan 2023:from Feb 2022:
2032

YTD 2023 2022 +/-
070-
100.0%
5-year Feb average: **30**

Median Sold Price $277,700

-0.8% 7.9%
from Jan 2023:from Feb 2022:
$280,000 $257,448

YTD 2023 2022 +/-
$0 $256,000 -
100.0%
5-year Feb average: **$235,930**



Active Listings 15

15
Min
42
15
Max
96
5-year Feb average

Jan 2023Feb 2022
17 **19**

Avg DOM 35

35
Mi
n
14
32 Max
47
5-year Feb average

Jan 2023Feb 2022YTD
0 **31** **23**

Avg Sold to OLP Ratio 96.5%

96.5%
Min
95.9% 99.5%
5-year Feb average
97.2% Max

Jan 2023Feb 2022YTD
95.9% **99.5%** **0.0%**

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Local Market **Insight**

Presented by

February 2023

Ridley (Delaware, PA) - Detached

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

New Listings 14

0.0% -30.0%
from Jan 2023:from Feb 2022:
1420

YTD 2023 2022 +/-
28 **36** -22.2%
5-year Feb average: **19**

New Pendings 19

18.8% -20.8%
from Jan 2023:from Feb 2022:
1624

YTD 2023 2022 +/-
33 **41** -19.5%
5-year Feb average: **22**

Closed Sales 12

-7.7% -33.3%
from Jan 2023:from Feb 2022:
1318

YTD 2023 2022 +/-
25 **36** -30.6%
5-year Feb average: **17**

Median Sold Price $307,000

7.3% 6.8%
from Jan 2023:from Feb 2022:
$286,000 **$287,500**

YTD 2023 2022 +/-
$305,000 **$280,000** 8.9%
5-year Feb average: **$271,700**

Summary

In Ridley (Delaware, PA), the median sold price for Detached properties for February was $307,000, representing an increase of 7.3% compared to last month and an increase of 6.8% from Feb 2022. The average days on market for units sold in February was 46 days, 17% above the 5-year February average of 39 days. There was an 18.8% month over month increase in new contract activity with 19 New Pendings; a 23.8% MoM increase in All Pendings (new contracts + contracts carried over from January) to 26; and a 20% decrease in supply to 8 active units.

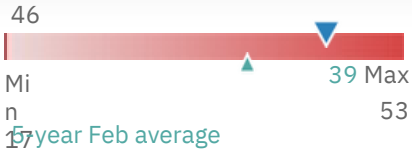
This activity resulted in a Contract Ratio of 3.25 pendings per active listing, up from 2.10 in January and an increase from 2.58 in February 2022. The Contract Ratio is 63% higher than the 5-year February average of 2.00. A higher Contract Ratio signifies a relative increase in contract activity compared 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.

Active Listings 8



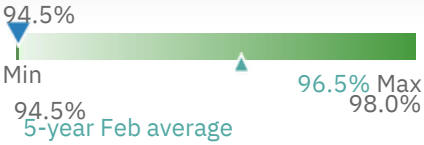
Jan 2023 Feb 2022
10 **12**

Avg DOM 46



Jan 2023 Feb 2022 YTD
40 **32** **43**

Avg Sold to OLP Ratio 94.5%



Jan 2023 Feb 2022 YTD
94.5% **98.0%** **94.5%**

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Local Market **Insight**

Presented by

February 2023

Ridley (Delaware, PA) - Attached

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

New Listings 9

-30.8% from Jan 2023 | -50.0% from Feb 2022: **1318**

YTD 2023 2022 +/-
24 39 -38.5%

5-year Feb average: **17**

New Pendings 10

0.0% from Jan 2023 | -37.5% from Feb 2022: **1016**

YTD 2023 2022 +/-
20 33 -39.4%

5-year Feb average: **16**

Closed Sales 8

14.3% from Jan 2023 | -42.9% from Feb 2022: **714**

YTD 2023 2022 +/-
16 34 -52.9%

5-year Feb average: **12**

Median Sold Price $226,175

-0.6% from Jan 2023 | -6.0% from Feb 2022: **$227,500 $240,500**

YTD 2023 2022 +/-
$216,250 $240,500 -10.1%

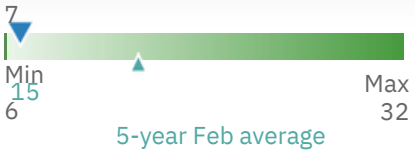
5-year Feb average: **$194,035**

Summary

In Ridley (Delaware, PA), the median sold price for Attached properties for February was $226,175, representing a decrease of 0.6% compared to last month and a decrease of 6% from Feb 2022. The average days on market for units sold in February was 17 days, 18% below the 5-year February average of 21 days. There was no month over month change in new contract activity with 10 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from January) with 14; and no change in supply with 7 active units.

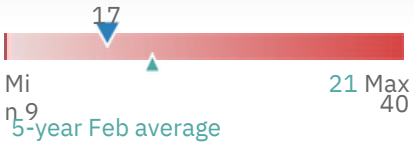
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, no change from January and a decrease from 3.29 in February 2022. The Contract Ratio is 16% lower than the 5-year February average of 2.37. A higher Contract Ratio signifies a relative increase in contract activity compared 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 7



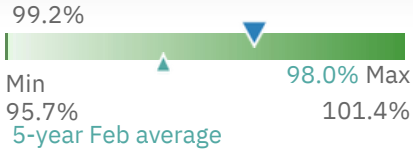
Jan 2023	Feb 2022
7	7

Avg DOM 17



Jan 2023	Feb 2022	YTD
14	10	19

Avg Sold to OLP Ratio 99.2%



Jan 2023	Feb 2022	YTD
98.7%	101.4%	98.7%

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Local Market **Insight**

Presented by
Tri-County Suburban REALTORS

February 2023

Rose Tree Media (Delaware, PA)

Email: adepice@tcsr.realtor

New Listings 45

21.6% -2.2%
from Jan 2023:from Feb 2022:
3746

YTD 2023 2022 +/-
089-
100.0%
5-year Feb average: **44**

New Pendings 32

33.3% -28.9%
from Jan 2023:from Feb 2022:
2445

YTD 2023 2022 +/-
089-
100.0%
5-year Feb average: **36**

Closed Sales 20

0.0% -31.0%
from Jan 2023:from Feb 2022:
2029

YTD 2023 2022 +/-
067-
100.0%
5-year Feb average: **23**

Median Sold Price $736,500

25.1% 33.9%
from Jan 2023:from Feb 2022:
$588,898 $550,000

YTD 2023 2022 +/-
$0 $575,000 -
100.0%
5-year Feb average: **$477,900**



Active Listings 57

57
Min 33
Max 118
5-year Feb average

Jan 2023	Feb 2022
51	33

Avg DOM 35

35
Min 19
Max 67
5-year Feb average

Jan 2023	Feb 2022	YTD
0	11	52

Avg Sold to OLP Ratio 99.1%

99.1%
Min 97.3%
Max 99.1%
5-year Feb average

Jan 2023	Feb 2022	YTD
103.5%	97.2%	0.0%

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Local Market **Insight**

Presented by

February 2023

Rose Tree Media (Delaware, PA) - Detached

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

New Listings 25

31.6% -3.8%
from Jan 2023:from Feb 2022:
1926

YTD 2023 2022 +/-
44 **47** -6.4%

5-year Feb average: **26**

New Pendings 13

8.3% -48.0%
from Jan 2023:from Feb 2022:
1225

YTD 2023 2022 +/-
25 **48** -47.9%

5-year Feb average: **21**

Closed Sales 14

55.6% -33.3%
from Jan 2023:from Feb 2022:
921

YTD 2023 2022 +/-
23 **41** -43.9%

5-year Feb average: **14**

Median Sold Price $870,747

-27.4% 58.3%
from Jan 2023:from Feb 2022:
$1,200,000 **$550,000**

YTD 2023 2022 +/-
$884,000 **$599,900** 47.4%

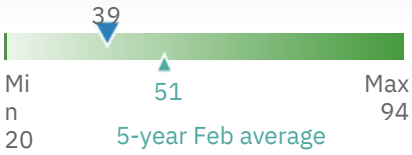
5-year Feb average: **$519,689**

Summary

In Rose Tree Media (Delaware, PA), the median sold price for Detached properties for February was $870,747, representing a decrease of 27.4% compared to last month and an increase of 58.3% from Feb 2022. The average days on market for units sold in February was 39 days, 27% below the 5-year February average of 54 days. There was an 8.3% month over month increase in new contract activity with 13 New Pendings; a 5% MoM decrease in All Pendings (new contracts + contracts carried over from January) to 19; and an 18.2% increase in supply to 39 active units.

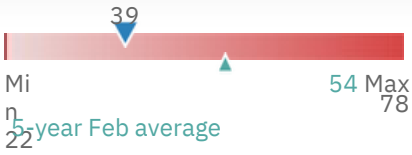
This activity resulted in a Contract Ratio of 0.49 pendings per active listing, down from 0.61 in January and a decrease from 2.45 in February 2022. The Contract Ratio is 50% lower than the 5-year February average of 0.98. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings 39



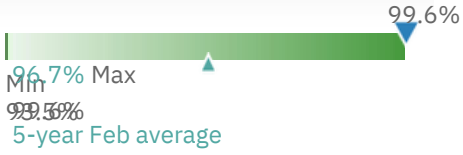
Jan 2023 Feb 2022
33 **20**

Avg DOM 39



Jan 2023 Feb 2022 YTD
18 **62** **31**

Avg Sold to OLP Ratio 99.6%



Jan 2023 Feb 2022 YTD
110.2% **95.6%** **103.8%**

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Local Market **Insight**

Presented by

February 2023

Rose Tree Media (Delaware, PA) - Attached

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

New Listings 20

11.1% from Jan 2023 | 0.0% from Feb 2022

1820

YTD 2023 2022 +/-

40 **42** -4.8%

5-year Feb average: **18**

New Pendings 19

58.3% from Jan 2023 | -5.0% from Feb 2022

1220

YTD 2023 2022 +/-

31 **41** -24.4%

5-year Feb average: **15**

Closed Sales 6

-45.5% from Jan 2023 | -25.0% from Feb 2022

11 **8**

YTD 2023 2022 +/-

18 **26** -30.8%

5-year Feb average: **9**

Median Sold Price $425,000

-16.7% from Jan 2023 | -11.1% from Feb 2022

$510,000 **$478,022**

YTD 2023 2022 +/-

$480,000 **$565,242** -15.1%

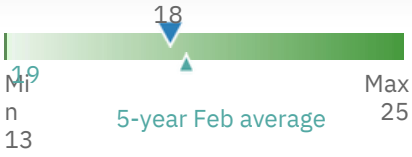
5-year Feb average: **$376,654**

Summary

In Rose Tree Media (Delaware, PA), the median sold price for Attached properties for February was $425,000, representing a decrease of 16.7% compared to last month and a decrease of 11.1% from Feb 2022. The average days on market for units sold in February was 26 days, 22% below the 5-year February average of 33 days. There was a 58.3% month over month increase in new contract activity with 19 New Pendings; a 34.3% MoM increase in All Pendings (new contracts + contracts carried over from January) to 47; and no change in supply with 18 active units.

This activity resulted in a Contract Ratio of 2.61 pendings per active listing, up from 1.94 in January and a decrease from 6.23 in February 2022. The Contract Ratio is 5% lower than the 5-year February average of 2.74. 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.

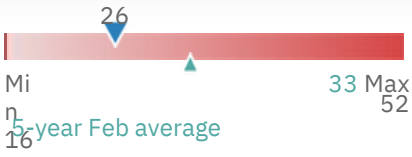
Active Listings 18



Jan 2023 Feb 2022

18 **13**

Avg DOM 26



Jan 2023 Feb 2022 YTD

6 **24** **12**

Avg Sold to OLP Ratio 97.9%



Jan 2023 Feb 2022 YTD

98.0% **101.5%** **98.0%**

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Local Market **Insight**

Presented by
Tri-County Suburban REALTORS

February 2023

Southeast Delco (Delaware, PA)

Email: adepice@tcsr.realtor

New Listings 44

10.0% 12.8%
from Jan 2023:from Feb 2022:
4039

YTD 2023 2022 +/-
076-
100.0%
5-year Feb average: **38**

New Pendings 36

-12.2% -16.3%
from Jan 2023:from Feb 2022:
4143

YTD 2023 2022 +/-
086-
100.0%
5-year Feb average: **35**

Closed Sales 27

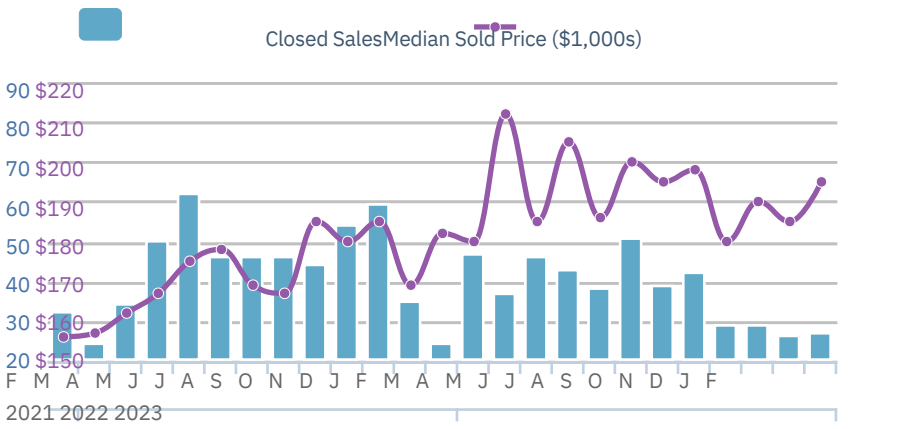
3.8% 12.5%
from Jan 2023:from Feb 2022:
2624

YTD 2023 2022 +/-
060-
100.0%
5-year Feb average: **25**

Median Sold Price $195,000

5.4% 6.8%
from Jan 2023:from Feb 2022:
$185,000 $182,500

YTD 2023 2022 +/-
$0 $179,450 -
100.0%
5-year Feb average: **$156,579**



Active Listings 50

50
47
Min 26
5-year Feb average
Max 83

Jan 2023 Feb 2022
41 **26**

Avg DOM 65

65
Min 17
5-year Feb average
44 Max 72

Jan 2023 Feb 2022 YTD
0 **32** **23**

Avg Sold to OLP Ratio 91.7%

91.7%
Min 91.7%
5-year Feb average
96.4% Max 100.3%

Jan 2023 Feb 2022 YTD
94.0% **98.2%** **0.0%**

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Local Market **Insight**

Presented by

February 2023

Southeast Delco (Delaware, PA) - Detached

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

New Listings 3

-62.5% from Jan 2023: **8**

-25.0% from Feb 2022: **4**

YTD 2023 2022 +/-

11 **10** 10.0%

5-year Feb average: **4**

New Pendings 3

-40.0% from Jan 2023: **5**

50.0% from Feb 2022: **2**

YTD 2023 2022 +/-

7 **9** -22.2%

5-year Feb average: **3**

Closed Sales 3

50.0% from Jan 2023: **2**

50.0% from Feb 2022: **2**

YTD 2023 2022 +/-

5 **10** -50.0%

5-year Feb average: **2**

Median Sold Price $255,000

-17.5% from Jan 2023: **$309,000**

36.0% from Feb 2022: **$187,500**

YTD 2023 2022 +/-

$273,000 **$215,000** 27.0%

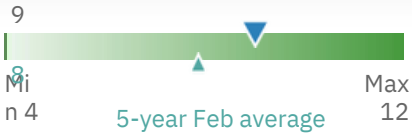
5-year Feb average: **$199,290**

Summary

In Southeast Delco (Delaware, PA), the median sold price for Detached properties for February was $255,000, representing a decrease of 17.5% compared to last month and an increase of 36% from Feb 2022. The average days on market for units sold in February was 56 days, 122% above the 5-year February average of 25 days. There was a 40% month over month decrease in new contract activity with 3 New Pendings; a 16.7% MoM decrease in All Pendings (new contracts + contracts carried over from January) to 5; and a 12.5% increase in supply to 9 active units.

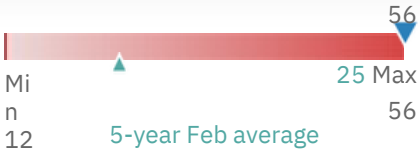
This activity resulted in a Contract Ratio of 0.56 pendings per active listing, down from 0.75 in January and a decrease from 1.80 in February 2022. The Contract Ratio is 50% lower than the 5-year February average of 1.13. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings 9



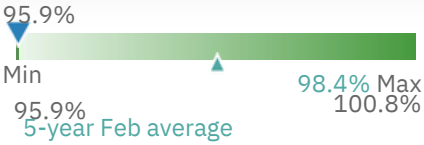
Jan 2023 **8** Feb 2022 **5**

Avg DOM 56



Jan 2023 **25** Feb 2022 **15** YTD **44**

Avg Sold to OLP Ratio 95.9%



Jan 2023 **99.2%** Feb 2022 **100.8%** YTD **97.2%**

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Local Market **Insight**

Presented by

February 2023

Southeast Delco (Delaware, PA) - Attached

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

New Listings 41

28.1% 17.1%
from Jan 2023:from Feb 2022:
3235

YTD 2023 2022 +/-
74 **66** 12.1%
5-year Feb average: **34**

New Pendings 33

-8.3% -19.5%
from Jan 2023:from Feb 2022:
3641

YTD 2023 2022 +/-
67 **77** -13.0%
5-year Feb average: **32**

Closed Sales 24

0.0% 9.1%
from Jan 2023:from Feb 2022:
2422

YTD 2023 2022 +/-
50 **50** 0.0%
5-year Feb average: **22**

Median Sold Price $189,950

4.3% 4.1%
from Jan 2023:from Feb 2022:
$182,150 **$182,500**

YTD 2023 2022 +/-
$185,750 **$176,000** 5.5%
5-year Feb average: **$153,850**

Summary

In Southeast Delco (Delaware, PA), the median sold price for Attached properties for February was $189,950, representing an increase of 4.3% compared to last month and an increase of 4.1% from Feb 2022. The average days on market for units sold in February was 66 days, 45% above the 5-year February average of 45 days. There was an 8.3% month over month decrease in new contract activity with 33 New Pendings; a 9.8% MoM increase in All Pendings (new contracts + contracts carried over from January) to 45; and a 24.2% increase in supply to 41 active units.

This activity resulted in a Contract Ratio of 1.10 pendings per active listing, down from 1.24 in January and a decrease from 3.14 in February 2022. The Contract Ratio is 37% lower than the 5-year February 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 41

41
Min 17
39 5-year Feb average
Max 71

Jan 2023 Feb 2022
33 **21**

Avg DOM 66

66
Min 17
45 5-year Feb average
Max 77

Jan 2023 Feb 2022 YTD
32 **24** **48**

Avg Sold to OLP Ratio 91.1%

91.1%
Min 91.1%
96.2% 5-year Feb average
Max 100.5%

Jan 2023 Feb 2022 YTD
93.6% **97.9%** **92.7%**

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Local Market **Insight**

Presented by
Tri-County Suburban REALTORS

February 2023

Springfield (Delaware, PA)

Email: adepice@tcsr.realtor

New Listings 18

-5.3% -18.2%
from Jan 2023:from Feb 2022:
1922

YTD 2023 2022 +/-
044-
100.0%
5-year Feb average: **23**

New Pendings 25

92.3% 38.9%
from Jan 2023:from Feb 2022:
1318

YTD 2023 2022 +/-
040-
100.0%
5-year Feb average: **23**

Closed Sales 9

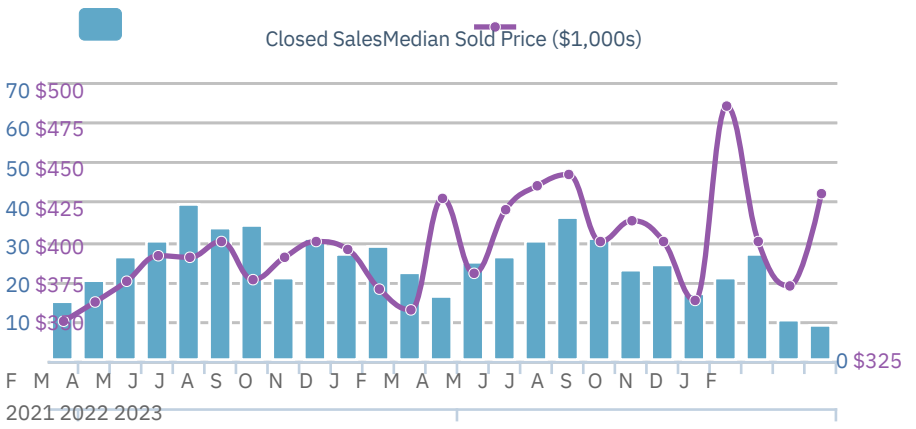
-10.0% -43.8%
from Jan 2023:from Feb 2022:
1016

YTD 2023 2022 +/-
038-
100.0%
5-year Feb average: **14**

Median Sold Price $430,000

15.4% 0.6%
from Jan 2023:from Feb 2022:
$372,500 $427,500

YTD 2023 2022 +/-
$0 $395,000 -
100.0%
5-year Feb average: **$361,700**



Active Listings 10

10
Min 9
19
Max 37
5-year Feb average

Jan 2023Feb 2022
9 18

Avg DOM 6

6
Min 6
28
Max 53
5-year Feb average

Jan 2023Feb 2022YTD
0 35 20

Avg Sold to OLP Ratio 105.6%

105.6%
99.6% Max
Min 95.5%
5-year Feb average

Jan 2023Feb 2022YTD
94.9% 100.9% 0.0%

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Local Market **Insight**

Presented by

February 2023

Springfield (Delaware, PA) - Detached

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

New Listings 15

7.1% -25.0%
from Jan 2023:from Feb 2022:
1420

YTD 2023 2022 +/-
29 **38** -23.7%
5-year Feb average: **20**

New Pendings 20

100.0% 17.6%
from Jan 2023:from Feb 2022:
1017

YTD 2023 2022 +/-
30 **34** -11.8%
5-year Feb average: **20**

Closed Sales 7

-30.0% -50.0%
from Jan 2023:from Feb 2022:
1014

YTD 2023 2022 +/-
18 **35** -48.6%
5-year Feb average: **12**

Median Sold Price $444,900

19.4% 3.5%
from Jan 2023:from Feb 2022:
$372,500 **$430,000**

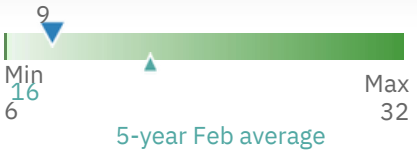
YTD 2023 2022 +/-
$392,500 **$400,000** -1.9%
5-year Feb average: **$373,320**

Summary

In Springfield (Delaware, PA), the median sold price for Detached properties for February was $444,900, representing an increase of 19.4% compared to last month and an increase of 3.5% from Feb 2022. The average days on market for units sold in February was 7 days, 76% below the 5-year February average of 29 days. There was a 100% month over month increase in new contract activity with 20 New Pendings; a 109.1% MoM increase in All Pendings (new contracts + contracts carried over from January) to 23; and a 40% decrease in supply to 9 active units.

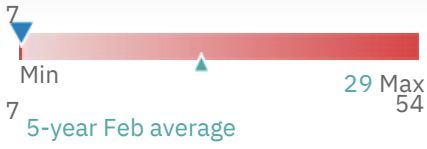
This activity resulted in a Contract Ratio of 2.56 pendings per active listing, up from 0.73 in January and a decrease from 4.33 in February 2022. The Contract Ratio is the same as the 5-year February average of 2.54. A higher Contract Ratio signifies a relative increase in contract activity compared 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



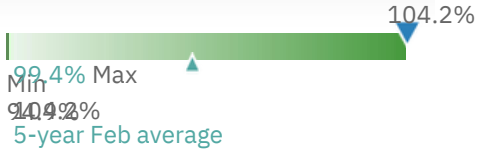
Jan 2023 Feb 2022
6 **15**

Avg DOM 7



Jan 2023 Feb 2022 YTD
35 **19** **24**

Avg Sold to OLP Ratio 104.2%



Jan 2023 Feb 2022 YTD
94.9% **101.0%** **98.6%**

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Local Market **Insight**

Presented by

February 2023

Springfield (Delaware, PA) - Attached

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

New Listings 3

-40.0% from Jan 2023: **5**
50.0% from Feb 2022: **2**

YTD 2023 2022 +/-
8 **6** 33.3%
5-year Feb average: **3**

New Pendings 5

66.7% from Jan 2023: **3**
400.0% from Feb 2022: **1**

YTD 2023 2022 +/-
8 **6** 33.3%
5-year Feb average: **3**

Closed Sales 2

0.0% from Jan 2023: **0**
0.0% from Feb 2022: **2**

YTD 2023 2022 +/-
2 **3** -33.3%
5-year Feb average: **2**

Median Sold Price $251,750

0.0% from Jan 2023: **$0**
-27.0% from Feb 2022: **$345,000**

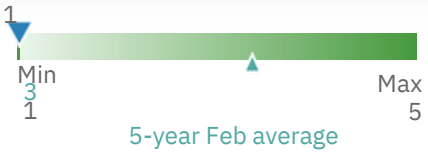
YTD 2023 2022 +/-
$251,750 **$260,000** -3.2%
5-year Feb average: **$253,450**

Summary

In Springfield (Delaware, PA), the median sold price for Attached properties for February was $251,750, representing an increase of 0% compared to last month and a decrease of 27% from Feb 2022. The average days on market for units sold in February was 4 days, 81% below the 5-year February average of 21 days. There was a 66.7% month over month increase in new contract activity with 5 New Pendings; a 100% MoM increase in All Pendings (new contracts + contracts carried over from January) to 6; and a 66.7% decrease in supply to 1 active units.

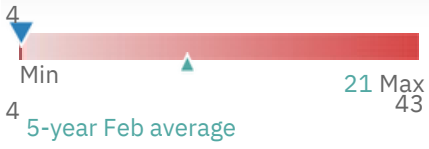
This activity resulted in a Contract Ratio of 6.00 pendings per active listing, up from 1.00 in January and an increase from 1.67 in February 2022. The Contract Ratio is 160% higher than the 5-year February average of 2.31. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings 1



Jan 2023 Feb 2022
3 **3**

Avg DOM 4



Jan 2023 Feb 2022 YTD
0 **21** **4**

Avg Sold to OLP Ratio 110.4%



Jan 2023 Feb 2022 YTD
0.0% **100.2%** **110.4%**

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Local Market **Insight**

Presented by
Tri-County Suburban REALTORS

February 2023

Unionville-Chadds Ford (Delaware, PA)

Email: adepice@tcsr.realtor

New Listings 4

-60.0% from Jan 2023: 10
0.0% from Feb 2022: 4

YTD 2023 2022 +/-
0 6 -100.0%

5-year Feb average: **6**

New Pendings 3

0.0% from Jan 2023: 3
0.0% from Feb 2022: 3

YTD 2023 2022 +/-
0 7 -100.0%

5-year Feb average: **6**

Closed Sales 1

-50.0% from Jan 2023: 2
-50.0% from Feb 2022: 2

YTD 2023 2022 +/-
0 5 -100.0%

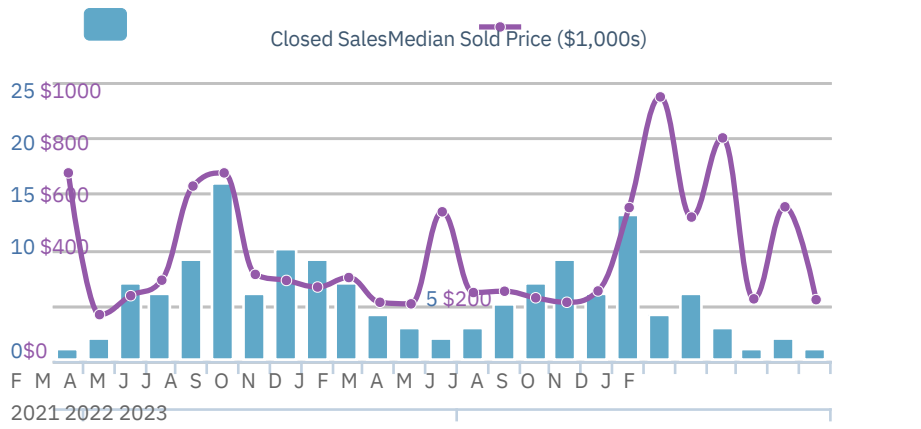
5-year Feb average: **2**

Median Sold Price $220,000

-60.3% from Jan 2023: $553,500
-58.9% from Feb 2022: $535,000

YTD 2023 2022 +/-
$0 $205,000 -100.0%

5-year Feb average: **$423,900**



Active Listings 11

11
Min 1
10
5-year Feb average
Max 20

Jan 2023: 5
Feb 2022: 10

Avg DOM 6

6
Min 6
53
5-year Feb average
Max 100

Jan 2023: 0
Feb 2022: 38
YTD: 58

Avg Sold to OLP Ratio 102.8%

102.8%
98.0%
5-year Feb average
Max

Jan 2023: 91.3%
Feb 2022: 98.6%
YTD: 0.0%

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Local Market **Insight**

Presented by

February 2023

Unionville-Chadds Ford (Delaware, PA) - Detached

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

New Listings 1

-88.9% from Jan 2023: **9**
-50.0% from Feb 2022: **2**

YTD 2023 2022 +/-
10 **2** 400.0%
5-year Feb average: **3**

New Pendings 1

-50.0% from Jan 2023: **2**
0.0% from Feb 2022: **1**

YTD 2023 2022 +/-
3 **2** 50.0%
5-year Feb average: **2**

Closed Sales 0

-100.0% from Jan 2023: **1**
-100.0% from Feb 2022: **1**

YTD 2023 2022 +/-
1 **2** -50.0%
5-year Feb average: **1**

Median Sold Price $0

-100.0% from Jan 2023: **$935,000**
-100.0% from Feb 2022: **$895,000**

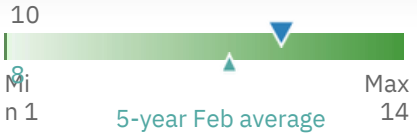
YTD 2023 2022 +/-
$935,000 **$665,000** 40.6%
5-year Feb average: **$434,000**

Summary

In Unionville-Chadds Ford (Delaware, PA), the median sold price for Detached properties for February was $0, representing a decrease of 100% compared to last month and a decrease of 100% from Feb 2022. The average days on market for units sold in February was 0 days, 100% below the 5-year February average of 47 days. There was a 50% month over month decrease in new contract activity with 1 New Pendings; a 33.3% MoM increase in All Pendings (new contracts + contracts carried over from January) to 4; and no change in supply with 10 active units.

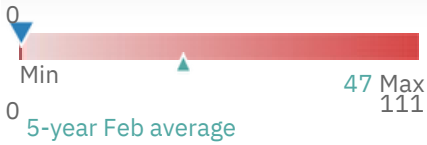
This activity resulted in a Contract Ratio of 0.40 pendings per active listing, up from 0.30 in January and a decrease from 0.50 in February 2022. The Contract Ratio is 28% lower than the 5-year February average of 0.56. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings 10



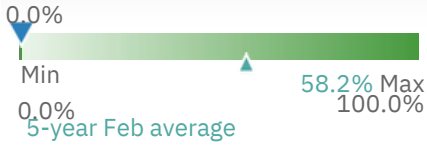
Jan 2023 **4** Feb 2022 **10**

Avg DOM 0



Jan 2023 **72** Feb 2022 **111** YTD **72**

Avg Sold to OLP Ratio 0.0%



Jan 2023 **81.3%** Feb 2022 **94.2%** YTD **81.3%**

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Local Market **Insight**

Presented by

February 2023

Unionville-Chadds Ford (Delaware, PA) - Attached

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

New Listings 3

200.0% from Jan 2023: **1**
50.0% from Feb 2022: **2**

YTD 2023 2022 +/-
4 **4** 0.0%

5-year Feb average: **3**

New Pendings 2

100.0% from Jan 2023: **1**
0.0% from Feb 2022: **2**

YTD 2023 2022 +/-
3 **5** -40.0%

5-year Feb average: **3**

Closed Sales 1

0.0% from Jan 2023: **1**
0.0% from Feb 2022: **1**

YTD 2023 2022 +/-
2 **3** -33.3%

5-year Feb average: **1**

Median Sold Price $220,000

27.9% from Jan 2023: **$172,000**
25.7% from Feb 2022: **$175,000**

YTD 2023 2022 +/-
$196,000 **$175,000** 12.0%

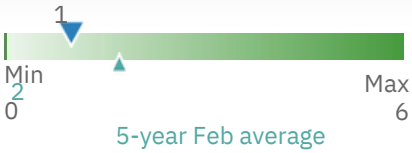
5-year Feb average: **$162,480**

Summary

In Unionville-Chadds Ford (Delaware, PA), the median sold price for Attached properties for February was $220,000, representing an increase of 27.9% compared to last month and an increase of 25.7% from Feb 2022. The average days on market for units sold in February was 6 days, 82% below the 5-year February average of 33 days. There was a 100% month over month increase in new contract activity with 2 New Pendings; a 100% MoM increase in All Pendings (new contracts + contracts carried over from January) to 2; and a 0% increase in supply to 1 active units.

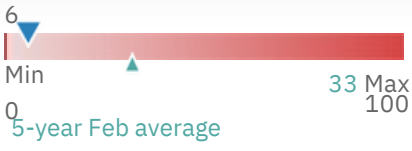
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, up from 0.00 in January and a decrease from 3.00 in February 2022. The Contract Ratio is 22% higher than the 5-year February average of 1.63. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings 1



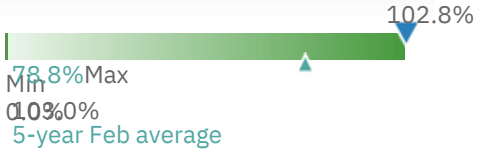
Jan 2023 Feb 2022
0 **1**

Avg DOM 6



Jan 2023 Feb 2022 YTD
5 **6** **5**

Avg Sold to OLP Ratio 102.8%



Jan 2023 Feb 2022 YTD
101.2% **103.0%** **102.0%**

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Local Market **Insight**

Presented by
Tri-County Suburban REALTORS

February 2023

Upper Darby (Delaware, PA)

Email: adepice@tcsr.realtor

New Listings 66

-29.8% -31.3%
from Jan 2023:from Feb 2022:
9496

YTD 2023 2022 +/-
0 184 - 100.0%
5-year Feb average: **96**

New Pendings 73

-3.9% -23.2%
from Jan 2023:from Feb 2022:
7695

YTD 2023 2022 +/-
0 178 - 100.0%
5-year Feb average: **91**

Closed Sales 59

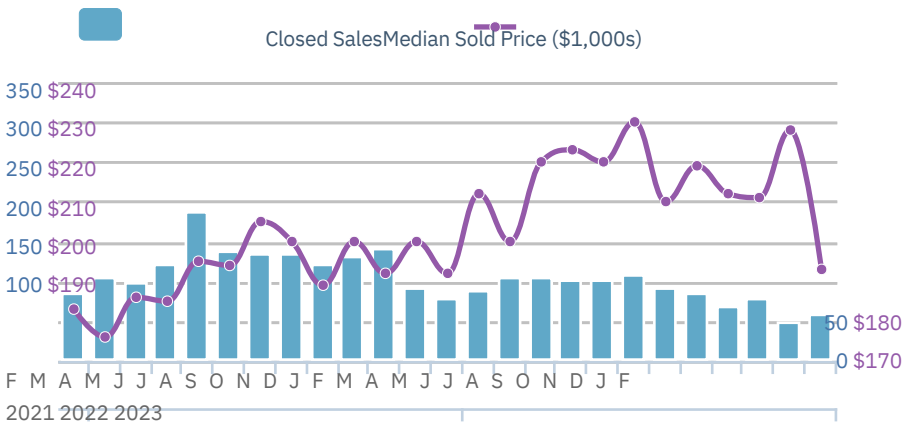
22.9% -23.4%
from Jan 2023:from Feb 2022:
4877

YTD 2023 2022 +/-
0 170 - 100.0%
5-year Feb average: **66**

Median Sold Price $193,000

-15.4% 0.5%
from Jan 2023:from Feb 2022:
$228,000 $192,000

YTD 2023 2022 +/-
$0 $195,000 - 100.0%
5-year Feb average: **$167,100**



Active Listings 77

77
Min 62
116
Max 243
5-year Feb average

Jan 2023Feb 2022
86 **66**

Avg DOM 32

32
Min 22
34
Max 54
5-year Feb average

Jan 2023Feb 2022YTD
0 **26** **22**

Avg Sold to OLP Ratio 97.7%

97.7%
Min 90.7%
97.0%
Max 101.4%
5-year Feb average

Jan 2023Feb 2022YTD
96.4% **101.4%** **0.0%**

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Local Market **Insight**

Presented by

February 2023

Upper Darby (Delaware, PA) - Detached

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

New Listings 11

-62.1% -60.7%
from Jan 2023:from Feb 2022:
2928

YTD 2023 2022 +/-
43 **54** -20.4%
5-year Feb average: **30**

New Pendings 16

-36.0% -44.8%
from Jan 2023:from Feb 2022:
2529

YTD 2023 2022 +/-
39 **50** -22.0%
5-year Feb average: **28**

Closed Sales 20

17.6% 0.0%
from Jan 2023:from Feb 2022:
1720

YTD 2023 2022 +/-
38 **48** -20.8%
5-year Feb average: **20**

Median Sold Price $295,250

-3.2% 0.2%
from Jan 2023:from Feb 2022:
$305,000 **$294,700**

YTD 2023 2022 +/-
$297,750 **$292,250** 1.9%
5-year Feb average: **$245,730**

Summary

In Upper Darby (Delaware, PA), the median sold price for Detached properties for February was $295,250, representing a decrease of 3.2% compared to last month and an increase of 0.2% from Feb 2022. The average days on market for units sold in February was 28 days, 28% below the 5-year February average of 39 days. There was a 36% month over month decrease in new contract activity with 16 New Pendings; a 20.6% MoM decrease in All Pendings (new contracts + contracts carried over from January) to 27; and a 23.5% decrease in supply to 13 active units.

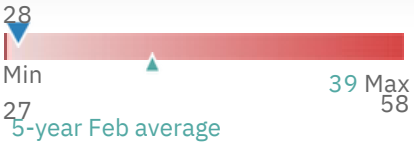
This activity resulted in a Contract Ratio of 2.08 pendings per active listing, up from 2.00 in January and a decrease from 2.10 in February 2022. The Contract Ratio is 11% higher than the 5-year February average of 1.88. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings 13



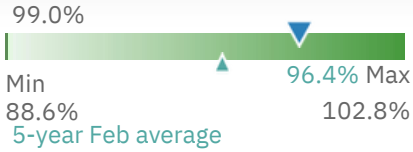
Jan 2023 Feb 2022
17 **21**

Avg DOM 28



Jan 2023 Feb 2022 YTD
26 **28** **28**

Avg Sold to OLP Ratio 99.0%



Jan 2023 Feb 2022 YTD
97.4% **102.8%** **97.7%**

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Local Market **Insight**

Presented by

February 2023

Upper Darby (Delaware, PA) - Attached

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

New Listings 55

-15.4% -19.1%
from Jan 2023:from Feb 2022:
6568

YTD 2023 2022 +/-
124 130 -4.6%
5-year Feb average: **67**

New Pendings 57

11.8% -13.6%
from Jan 2023:from Feb 2022:
5166

YTD 2023 2022 +/-
108 128 -15.6%
5-year Feb average: **63**

Closed Sales 39

25.8% -31.6%
from Jan 2023:from Feb 2022:
3157

YTD 2023 2022 +/-
73 122 -40.2%
5-year Feb average: **46**

Median Sold Price $179,900

-7.7% -0.1%
from Jan 2023:from Feb 2022:
$195,000 $180,000

YTD 2023 2022 +/-
$180,000 $180,000 0.0%
5-year Feb average: **$148,370**

Summary

In Upper Darby (Delaware, PA), the median sold price for Attached properties for February was $179,900, representing a decrease of 7.7% compared to last month and a decrease of 0.1% from Feb 2022. The average days on market for units sold in February was 35 days, 8% above the 5-year February average of 32 days. There was an 11.8% month over month increase in new contract activity with 57 New Pendings; a 21.3% MoM increase in All Pendings (new contracts + contracts carried over from January) to 74; and a 7.2% decrease in supply to 64 active units.

This activity resulted in a Contract Ratio of 1.16 pendings per active listing, up from 0.88 in January and a decrease from 2.18 in February 2022. The Contract Ratio is 24% lower than the 5-year February average of 1.53. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings 64

64
Min 75 Max 145
45
5-year Feb average

Jan 2023Feb 2022
69 45

Avg DOM 35

35
Min 21 Max 52
32
5-year Feb average

Jan 2023Feb 2022YTD
26 21 32

Avg Sold to OLP Ratio 97.0%

97.0%
Min 91.9% Max 100.9%
97.4%
5-year Feb average

Jan 2023Feb 2022YTD
95.8% 100.9% 96.1%

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Local Market **Insight**

Presented by
Tri-County Suburban REALTORS

February 2023

Wallingford-Swarthmore (Delaware, PA)

Email: adepice@tcsr.realtor

New Listings 14

-39.1% -36.4%
from Jan 2023:from Feb 2022:
2322

YTD 2023 2022 +/-
044-
100.0%
5-year Feb average: **23**

New Pendings 19

35.7% -17.4%
from Jan 2023:from Feb 2022:
1423

YTD 2023 2022 +/-
050-
100.0%
5-year Feb average: **20**

Closed Sales 11

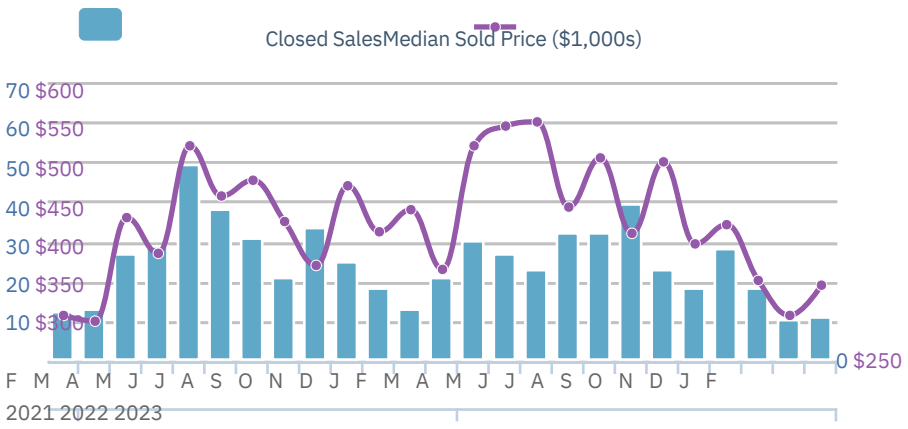
10.0% -47.6%
from Jan 2023:from Feb 2022:
1021

YTD 2023 2022 +/-
035-
100.0%
5-year Feb average: **18**

Median Sold Price $345,000

12.2% -5.5%
from Jan 2023:from Feb 2022:
$307,500 $365,000

YTD 2023 2022 +/-
$0 $402,000 -
100.0%
5-year Feb average: **$352,500**



Active Listings 19

19
Min 29 9
Max 64
5-year Feb average

Jan 2023Feb 2022
24
9

Avg DOM 28

28
Min 27
46 Max 67
5-year Feb average

Jan 2023Feb 2022YTD
0 38 27

Avg Sold to OLP Ratio 101.8%

101.8%
98.0% Max
Min 94.1%
5-year Feb average

Jan 2023Feb 2022YTD
97.7% 100.6% 0.0%

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Local Market **Insight**

Presented by

February 2023

Wallingford-Swarthmore (Delaware, PA) - Detached

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

New Listings 5

-72.2% -66.7%
from Jan 2023:from Feb 2022:
1815

YTD 2023 2022 +/-
24 29 -17.2%
5-year Feb average: **16**

New Pendings 9

-10.0% -50.0%
from Jan 2023:from Feb 2022:
1018

YTD 2023 2022 +/-
18 33 -45.5%
5-year Feb average: **14**

Closed Sales 7

16.7% -41.7%
from Jan 2023:from Feb 2022:
612

YTD 2023 2022 +/-
13 23 -43.5%
5-year Feb average: **11**

Median Sold Price $484,050

-5.1% 4.4%
from Jan 2023:from Feb 2022:
$510,000 $463,500

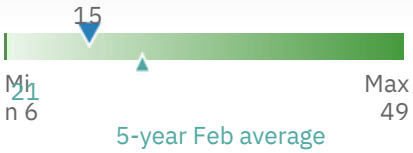
YTD 2023 2022 +/-
$490,000 $525,000 -6.7%
5-year Feb average: **$430,710**

Summary

In Wallingford-Swarthmore (Delaware, PA), the median sold price for Detached properties for February was $484,050, representing a decrease of 5.1% compared to last month and an increase of 4.4% from Feb 2022. The average days on market for units sold in February was 32 days, 35% below the 5-year February average of 49 days. There was a 10% month over month decrease in new contract activity with 9 New Pendings; a 7.7% MoM increase in All Pendings (new contracts + contracts carried over from January) to 14; and a 21.1% decrease in supply to 15 active units.

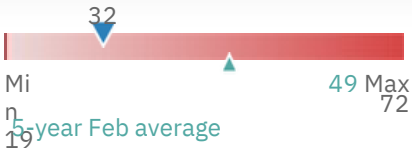
This activity resulted in a Contract Ratio of 0.93 pendings per active listing, up from 0.68 in January and a decrease from 5.33 in February 2022. The Contract Ratio is 51% lower than the 5-year February average of 1.89. A higher Contract Ratio signifies a relative increase in contract activity compared 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 15



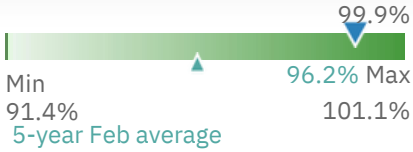
Jan 2023 Feb 2022
6 **19**

Avg DOM 32



Jan 2023 Feb 2022 YTD
45 **19** **38**

Avg Sold to OLP Ratio 99.9%



Jan 2023 Feb 2022 YTD
94.9% **101.1%** **97.6%**

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Local Market **Insight**

Presented by

February 2023

Wallingford-Swarthmore (Delaware, PA) - Attached

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

New Listings 9

80.0% from Jan 2023: **5**
28.6% from Feb 2022: **7**

YTD 2023 2022 +/-
15 **15** 0.0%

5-year Feb average: **7**

New Pendings 10

150.0% from Jan 2023: **4**
100.0% from Feb 2022: **5**

YTD 2023 2022 +/-
14 **17** -17.6%

5-year Feb average: **6**

Closed Sales 4

0.0% from Jan 2023: **4**
-55.6% from Feb 2022: **9**

YTD 2023 2022 +/-
8 **12** -33.3%

5-year Feb average: **7**

Median Sold Price $210,500

-13.1% from Jan 2023: **$242,250**
-12.3% from Feb 2022: **$239,999**

YTD 2023 2022 +/-
$210,500 **$168,500** 24.9%

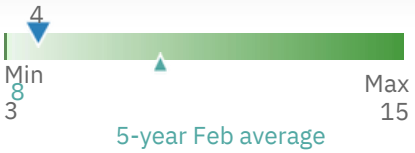
5-year Feb average: **$181,230**

Summary

In Wallingford-Swarthmore (Delaware, PA), the median sold price for Attached properties for February was $210,500, representing a decrease of 13.1% compared to last month and a decrease of 12.3% from Feb 2022. The average days on market for units sold in February was 20 days, 52% below the 5-year February average of 42 days. There was a 150% month over month increase in new contract activity with 10 New Pendings; a 60% MoM increase in All Pendings (new contracts + contracts carried over from January) to 16; and a 20% decrease in supply to 4 active units.

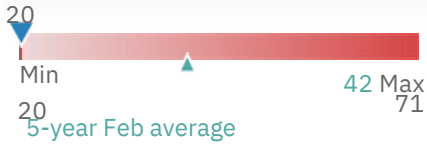
This activity resulted in a Contract Ratio of 4.00 pendings per active listing, up from 2.00 in January and a decrease from 7.67 in February 2022. The Contract Ratio is 42% higher than the 5-year February average of 2.82. A higher Contract Ratio signifies a relative increase in contract activity compared 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 4



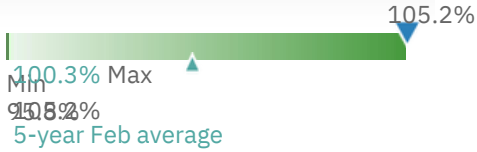
Jan 2023	Feb 2022
5	3

Avg DOM 20



Jan 2023	Feb 2022	YTD
27	37	24

Avg Sold to OLP Ratio 105.2%



Jan 2023	Feb 2022	YTD
102.1%	100.0%	103.7%

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MarketStats by ShowingTime

Local Market **Insight**

Presented by
Tri-County Suburban REALTORS

February 2023

West Chester Area (Delaware, PA)

Email: adepice@tcsr.realtor

New Listings 4

-50.0% from Jan 2023: **8**
33.3% from Feb 2022: **3**

YTD 2023 2022 +/-
0 **6** -100.0%

5-year Feb average: **6**

New Pendings 7

40.0% from Jan 2023: **5**
600.0% from Feb 2022: **1**

YTD 2023 2022 +/-
0 **3** -100.0%

5-year Feb average: **6**

Closed Sales 1

0.0% from Jan 2023: **1**
0.0% from Feb 2022: **0**

YTD 2023 2022 +/-
0 **4** -100.0%

5-year Feb average: **3**

Median Sold Price $855,000

46.2% from Jan 2023: **$584,900**
0.0% from Feb 2022: **$0**

YTD 2023 2022 +/-
$0 **$952,500** -100.0%

5-year Feb average: **$512,080**



Active Listings 3

3
Min 3
11
Max 31
5-year Feb average

Jan 2023 **9**
Feb 2022 **3**

Avg DOM 1

1
Min 0
44
Max 101
5-year Feb average

Jan 2023
Feb 2022
YTD **5** **0** **0**

Avg Sold to OLP Ratio 103.0%

103.0%
Min 0.0%
78.2%
Max 103.0%
5-year Feb average

Jan 2023 **100.0%**
Feb 2022 **0.0%**
YTD **0.0%**

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Local Market **Insight**

Presented by

February 2023

West Chester Area (Delaware, PA) - Detached

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

New Listings 2

-60.0% from Jan 2023: **5**
-33.3% from Feb 2022: **3**

YTD 2023 2022 +/-
7 **6** 16.7%

5-year Feb average: **5**

New Pendings 5

25.0% from Jan 2023: **4**
400.0% from Feb 2022: **1**

YTD 2023 2022 +/-
9 **3** 200.0%

5-year Feb average: **5**

Closed Sales 1

0.0% from Jan 2023: **0**
0.0% from Feb 2022: **0**

YTD 2023 2022 +/-
1 **3** -66.7%

5-year Feb average: **3**

Median Sold Price $855,000

0.0% from Jan 2023: **$0**
0.0% from Feb 2022: **$0**

YTD 2023 2022 +/-
$855,000 **$1,255,000** -31.9%

5-year Feb average: **$512,080**

Summary

In West Chester Area (Delaware, PA), the median sold price for Detached properties for February was $855,000, representing an increase of 0% compared to last month and an increase of 0% from Feb 2022. The average days on market for units sold in February was 1 days, 98% below the 5-year February average of 44 days. There was a 25% month over month increase in new contract activity with 5 New Pendings; a 100% MoM increase in All Pendings (new contracts + contracts carried over from January) to 8; and an 85.7% decrease in supply to 1 active units.

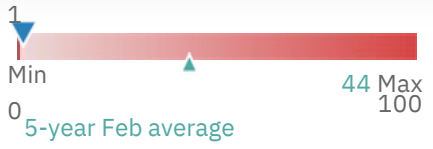
This activity resulted in a Contract Ratio of 8.00 pendings per active listing, up from 0.57 in January and an increase from 1.00 in February 2022. The Contract Ratio is 145% higher than the 5-year February average of 3.26. A higher Contract Ratio signifies a relative increase in contract activity compared 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



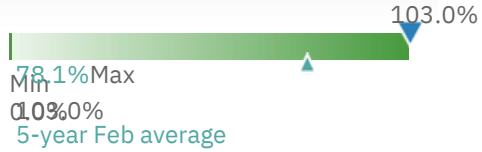
Jan 2023	Feb 2022
7	**3**

Avg DOM 1



Jan 2023	Feb 2022	YTD
0	**0**	**1**

Avg Sold to OLP Ratio 103.0%



Jan 2023	Feb 2022	YTD
0.0%	**0.0%**	**103.0%**

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Local Market **Insight**

Presented by

February 2023

West Chester Area (Delaware, PA) - Attached

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

New Listings 2

-33.3% from Jan 2023: **3**
0.0% from Feb 2022: **0**

YTD 2023 2022 +/-
5 **0** 0.0%

5-year Feb average: **1**

New Pendings 2

100.0% from Jan 2023: **1**
0.0% from Feb 2022: **0**

YTD 2023 2022 +/-
3 **0** 0.0%

5-year Feb average: **1**

Closed Sales 0

-100.0% from Jan 2023: **1**
0.0% from Feb 2022: **0**

YTD 2023 2022 +/-
1 **1** 0.0%

5-year Feb average: **0**

Median Sold Price $0

-100.0% from Jan 2023: **$584,900**
0.0% from Feb 2022: **$0**

YTD 2023 2022 +/-
$584,900 **$475,000** 23.1%

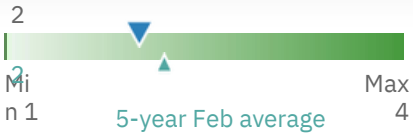
5-year Feb average: **$115,750**

Summary

In West Chester Area (Delaware, PA), the median sold price for Attached properties for February was $0, representing a decrease of 100% compared to last month and no change from Feb 2022. The average days on market for units sold in February was 0 days, 100% below the 5-year February average of 26 days. There was a 100% month over month increase in new contract activity with 2 New Pendings; a 200% MoM increase in All Pendings (new contracts + contracts carried over from January) to 3; and no change in supply with 2 active units.

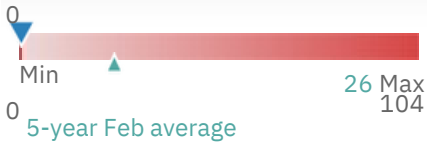
This activity resulted in a Contract Ratio of 1.50 pendings per active listing, up from 0.50 in January and an increase from 0.00 in February 2022. The Contract Ratio is 33% higher than the 5-year February average of 1.13. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings 2



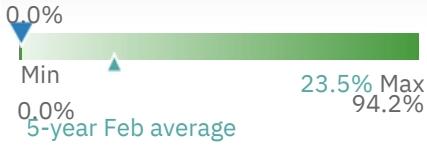
Jan 2023	Feb 2022
2	**0**

Avg DOM 0



Jan 2023	Feb 2022	YTD
5	**0**	**5**

Avg Sold to OLP Ratio 0.0%



Jan 2023	Feb 2022	YTD
100.0%	**0.0%**	**100.0%**

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Local Market **Insight**

Presented by
Tri-County Suburban REALTORS

February 2023

William Penn (Delaware, PA)

Email: adepice@tcsr.realtor

New Listings 23

-42.5% -53.1%
from Jan 2023:from Feb 2022:
4049

YTD 2023 2022 +/-
0 102 -
100.0%
5-year Feb average: **46**

New Pendings 23

-14.8% -47.7%
from Jan 2023:from Feb 2022:
2744

YTD 2023 2022 +/-
090-
100.0%
5-year Feb average: **35**

Closed Sales 25

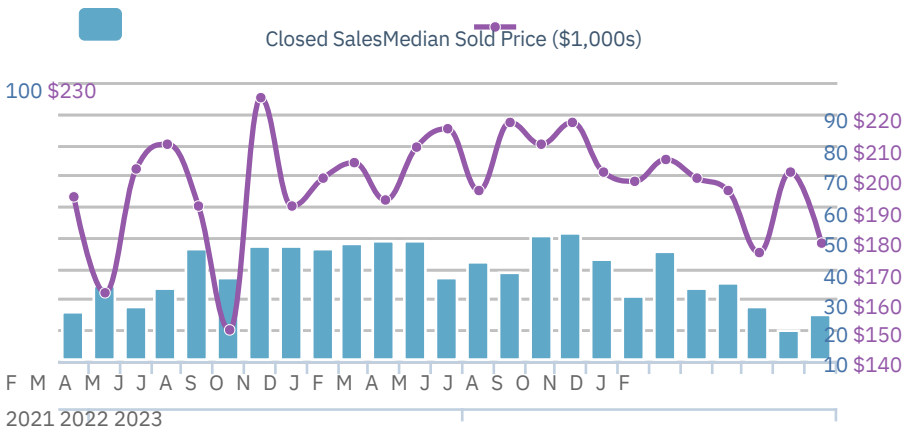
25.0% -32.4%
from Jan 2023:from Feb 2022:
2037

YTD 2023 2022 +/-
087-
100.0%
5-year Feb average: **28**

Median Sold Price $178,977

-11.2% -16.8%
from Jan 2023:from Feb 2022:
$201,561 $215,000

YTD 2023 2022 +/-
$0 $215,000 -
100.0%
5-year Feb average: **$167,545**



Active Listings 63

63
74
Min 28
5-year Feb average
Max 154

Jan 2023Feb 2022
68 **48**

Avg DOM 31

31
Min 27
5-year Feb average
49 Max 97

Jan 2023Feb 2022YTD
0 **40** **27**

Avg Sold to OLP Ratio 95.9%

95.9%
Min 86.2%
5-year Feb average
94.6% Max 101.8%

Jan 2023Feb 2022YTD
96.8% **101.8%** **0.0%**

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Local Market **Insight**

Presented by

February 2023

William Penn (Delaware, PA) - Detached

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

New Listings 2

-66.7% -87.5%
from Jan 2023:from Feb 2022:
16 6

YTD 2023 2022 +/-
8 29 -72.4%
5-year Feb average: **12**

New Pendings 6

-33.3% -60.0%
from Jan 2023:from Feb 2022:
915

YTD 2023 2022 +/-
15 30 -50.0%
5-year Feb average: **11**

Closed Sales 7

75.0% -30.0%
from Jan 2023:from Feb 2022:
410

YTD 2023 2022 +/-
11 28 -60.7%
5-year Feb average: **9**

Median Sold Price $278,750

-3.0% 1.0%
from Jan 2023:from Feb 2022:
$287,375 $275,885

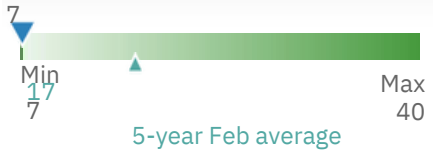
YTD 2023 2022 +/-
$278,750 $271,770 2.6%
5-year Feb average: **$224,177**

Summary

In William Penn (Delaware, PA), the median sold price for Detached properties for February was $278,750, representing a decrease of 3% compared to last month and an increase of 1% from Feb 2022. The average days on market for units sold in February was 37 days, 6% below the 5-year February average of 39 days. There was a 33.3% month over month decrease in new contract activity with 6 New Pendings; a 16.7% MoM decrease in All Pendings (new contracts + contracts carried over from January) to 10; and a 30% decrease in supply to 7 active units.

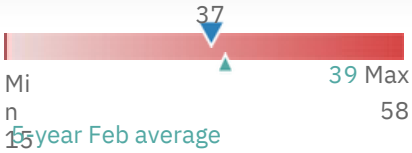
This activity resulted in a Contract Ratio of 1.43 pendings per active listing, up from 1.20 in January and a decrease from 1.62 in February 2022. The Contract Ratio is 10% higher than the 5-year February average of 1.31. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings 7



Jan 2023 Feb 2022
10 **13**

Avg DOM 37



Jan 2023 Feb 2022 YTD
16 **15** **29**

Avg Sold to OLP Ratio 96.7%



Jan 2023 Feb 2022 YTD
97.5% **101.8%** **97.0%**

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Local Market **Insight**

Presented by

February 2023

William Penn (Delaware, PA) - Attached

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

New Listings 21

-38.2% from Jan 2023 | -36.4% from Feb 2022

3433

YTD 2023 2022 +/-

57 **73** -21.9%

5-year Feb average: **33**

New Pendings 17

-5.6% from Jan 2023 | -41.4% from Feb 2022

1829

YTD 2023 2022 +/-

36 **60** -40.0%

5-year Feb average: **25**

Closed Sales 18

12.5% from Jan 2023 | -33.3% from Feb 2022

1627

YTD 2023 2022 +/-

35 **59** -40.7%

5-year Feb average: **19**

Median Sold Price $157,500

-13.2% from Jan 2023 | -14.9% from Feb 2022

$181,500 **$185,000**

YTD 2023 2022 +/-

$178,500 **$185,000** -3.5%

5-year Feb average: **$137,980**

Summary

In William Penn (Delaware, PA), the median sold price for Attached properties for February was $157,500, representing a decrease of 13.2% compared to last month and a decrease of 14.9% from Feb 2022. The average days on market for units sold in February was 29 days, 46% below the 5-year February average of 53 days. There was a 5.6% month over month decrease in new contract activity with 17 New Pendings; a 10.3% MoM decrease in All Pendings (new contracts + contracts carried over from January) to 26; and a 3.4% decrease in supply to 56 active units.

This activity resulted in a Contract Ratio of 0.46 pendings per active listing, down from 0.50 in January and a decrease from 1.31 in February 2022. The Contract Ratio is 57% lower than the 5-year February average of 1.08. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

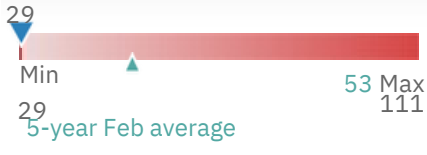
Active Listings 56



Jan 2023 | Feb 2022

58 | **35**

Avg DOM 29



Jan 2023 | Feb 2022 | YTD

46 | **31** | **37**

Avg Sold to OLP Ratio 95.6%



Jan 2023 | Feb 2022 | YTD

96.6% | **101.8%** | **95.7%**

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