February 2023

All Home Types
Detached
Attached

Local Market Insight

Chester-Upland (Delaware, PA)

MarketStats by ShowingTime

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

Local Market **Insight**

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Chester-Upland (Delaware, PA)

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New Listings — 26

-25.7% from Jan 2023: **35**
-46.9% from Feb 2022: **49**

YTD	2023	2022	+/-
	0	**72**	-100.0%

5-year Feb average: **28**

New Pendings — 27

3.8% from Jan 2023: **26**
-27.0% from Feb 2022: **37**

YTD	2023	2022	+/-
	0	**59**	-100.0%

5-year Feb average: **26**

Closed Sales — 26

85.7% from Jan 2023: **14**
13.0% from Feb 2022: **23**

YTD	2023	2022	+/-
	0	**44**	-100.0%

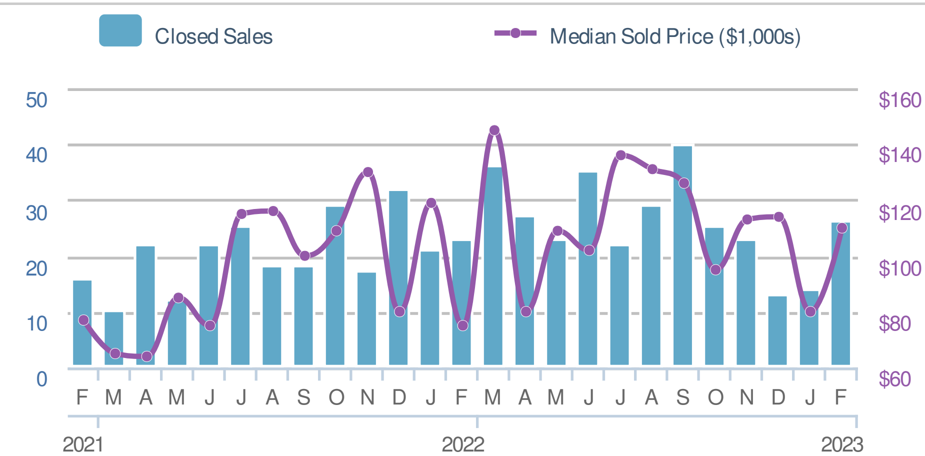
5-year Feb average: **19**

Median Sold Price — $110,101

37.6% from Jan 2023: **$80,000**
46.8% from Feb 2022: **$75,000**

YTD	2023	2022	+/-
	$0	**$90,000**	-100.0%

5-year Feb average: **$72,420**



Active Listings — 48

48
Min 28
53
Max 97
5-year Feb average

Jan 2023	Feb 2022
52	**48**

Avg DOM — 29

29
Min 22
45
Max 76
5-year Feb average

Jan 2023	Feb 2022	YTD
33	**22**	**0**

Avg Sold to OLP Ratio — 95.9%

95.9%
Min 87.7%
91.3%
Max 95.9%
5-year Feb average

Jan 2023	Feb 2022	YTD
88.0%	**92.1%**	**0.0%**

Data Source: Bright MLS. Statistics calculated November 30, -1.

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Chester-Upland (Delaware, PA) - Detached

New Listings 4

0.0% from Jan 2023: **4**

-42.9% from Feb 2022: **7**

YTD	2023	2022	+/-
	8	**10**	-20.0%

5-year Feb average: **4**

New Pendings 4

-20.0% from Jan 2023: **5**

-50.0% from Feb 2022: **8**

YTD	2023	2022	+/-
	9	**8**	12.5%

5-year Feb average: **4**

Closed Sales 4

300.0% from Jan 2023: **1**

0.0% from Feb 2022: **0**

YTD	2023	2022	+/-
	5	**2**	150.0%

5-year Feb average: **2**

Median Sold Price $240,000

1,233.3% from Jan 2023: **$18,000**

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

YTD	2023	2022	+/-
	$240,000	**$106,500**	125.4%

5-year Feb average: **$122,580**

Summary

In Chester-Upland (Delaware, PA), the median sold price for Detached properties for February was $240,000, representing an increase of 1% compared to last month and an increase of 0% from Feb 2022. The average days on market for units sold in February was 39 days, 18% below the 5-year February average of 48 days. There was a 20% month over month decrease in new contract activity with 4 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from January) with 4; and a 14.3% decrease in supply to 6 active units.

This activity resulted in a Contract Ratio of 0.67 pendings per active listing, up from 0.57 in January and a decrease from 1.50 in February 2022. The Contract Ratio is 38% lower than the 5-year February average of 1.07. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings 6

6

Min 4 — 6 — Max 11

5-year Feb average

Jan 2023	Feb 2022
7	**6**

Avg DOM 39

39

Min 0 — 48 — Max 172

5-year Feb average

Jan 2023	Feb 2022	YTD
139	**0**	**59**

Avg Sold to OLP Ratio 90.1%

90.1%

Min 0.0% — 74.4% — Max 102.0%

5-year Feb average

Jan 2023	Feb 2022	YTD
51.4%	**0.0%**	**82.3%**

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Chester-Upland (Delaware, PA) - Attached

New Listings 22

-29.0% from Jan 2023: **31**

-47.6% from Feb 2022: **42**

YTD	2023	2022	+/-
	55	**62**	-11.3%

5-year Feb average: **24**

New Pendings 23

9.5% from Jan 2023: **21**

-20.7% from Feb 2022: **29**

YTD	2023	2022	+/-
	45	**51**	-11.8%

5-year Feb average: **22**

Closed Sales 22

69.2% from Jan 2023: **13**

-4.3% from Feb 2022: **23**

YTD	2023	2022	+/-
	37	**42**	-11.9%

5-year Feb average: **18**

Median Sold Price $107,000

16.9% from Jan 2023: **$91,500**

42.7% from Feb 2022: **$75,000**

YTD	2023	2022	+/-
	$103,000	**$90,000**	14.4%

5-year Feb average: **$68,400**

Summary

In Chester-Upland (Delaware, PA), the median sold price for Attached properties for February was $107,000, representing an increase of 16.9% compared to last month and an increase of 42.7% from Feb 2022. The average days on market for units sold in February was 27 days, 36% below the 5-year February average of 42 days. There was a 9.5% month over month increase in new contract activity with 23 New Pendings; a 9.1% MoM decrease in All Pendings (new contracts + contracts carried over from January) to 30; and a 6.7% decrease in supply to 42 active units.

This activity resulted in a Contract Ratio of 0.71 pendings per active listing, down from 0.73 in January and a decrease from 0.98 in February 2022. The Contract Ratio is the same as the 5-year February average of 0.71. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings 42

42

Min 24 | 46 5-year Feb average | Max 86

Jan 2023	Feb 2022
45	**42**

Avg DOM 27

27

Min 22 | 42 5-year Feb average | Max 57

Jan 2023	Feb 2022	YTD
24	**22**	**29**

Avg Sold to OLP Ratio 97.1%

97.1%

Min 86.8% | 91.5% 5-year Feb average | Max 97.1%

Jan 2023	Feb 2022	YTD
91.0%	**92.1%**	**94.3%**