February 2023

All Home Types
Detached
Attached

Local Market **Insight**

Twin Valley (Chester, PA)

MarketStats by ShowingTime

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

Local Market **Insight**

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February 2023

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New Listings 7

-30.0% from Jan 2023: **10**

-22.2% from Feb 2022: **9**

YTD	2023	2022	+/-
	0	**21**	-100.0%

5-year Feb average: **13**

New Pendings 5

-16.7% from Jan 2023: **6**

25.0% from Feb 2022: **4**

YTD	2023	2022	+/-
	0	**18**	-100.0%

5-year Feb average: **11**

Closed Sales 2

-50.0% from Jan 2023: **4**

-83.3% from Feb 2022: **12**

YTD	2023	2022	+/-
	0	**17**	-100.0%

5-year Feb average: **6**

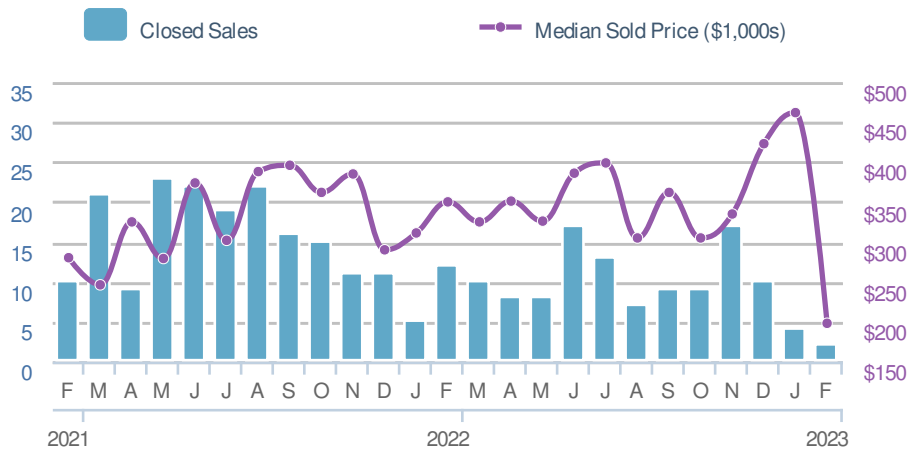
Median Sold Price $198,500

-57.1% from Jan 2023: **$462,250**

-43.3% from Feb 2022: **$350,000**

YTD	2023	2022	+/-
	$0	**$345,000**	-100.0%

5-year Feb average: **$288,879**



Active Listings 9

9
Min 9
21
Max 47
5-year Feb average

Jan 2023	Feb 2022
6	**9**

Avg DOM 10

10
Min 10
35
Max 68
5-year Feb average

Jan 2023	Feb 2022	YTD
22	**12**	**0**

Avg Sold to OLP Ratio 94.8%

94.8%
Min 94.8%
97.8%
Max 101.1%
5-year Feb average

Jan 2023	Feb 2022	YTD
105.0%	**99.7%**	**0.0%**

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

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Twin Valley (Chester, PA) - Detached

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New Listings 6

-40.0% from Jan 2023: **10**

-25.0% from Feb 2022: **8**

YTD	2023	2022	+/-
	16	**14**	14.3%

5-year Feb average: **9**

New Pendings 4

-33.3% from Jan 2023: **6**

0.0% from Feb 2022: **4**

YTD	2023	2022	+/-
	10	**10**	0.0%

5-year Feb average: **7**

Closed Sales 2

-50.0% from Jan 2023: **4**

-71.4% from Feb 2022: **7**

YTD	2023	2022	+/-
	6	**10**	-40.0%

5-year Feb average: **4**

Median Sold Price $198,500

-57.1% from Jan 2023: **$462,250**

-51.6% from Feb 2022: **$410,000**

YTD	2023	2022	+/-
	$381,750	**$355,000**	7.5%

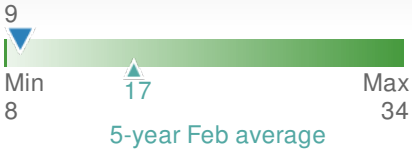
5-year Feb average: **$318,540**

Summary

In Twin Valley (Chester, PA), the median sold price for Detached properties for February was $198,500, representing a decrease of 57.1% compared to last month and a decrease of 51.6% from Feb 2022. The average days on market for units sold in February was 10 days, 73% below the 5-year February average of 37 days. There was a 33.3% month over month decrease in new contract activity with 4 New Pendings; an 8.3% MoM increase in All Pendings (new contracts + contracts carried over from January) to 13; and a 50% increase in supply to 9 active units.

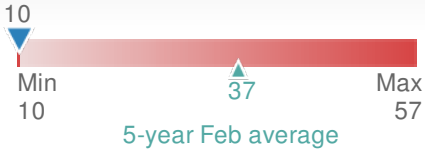
This activity resulted in a Contract Ratio of 1.44 pendings per active listing, down from 2.00 in January and an increase from 1.00 in February 2022. The Contract Ratio is 23% higher than the 5-year February average of 1.17. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings 9



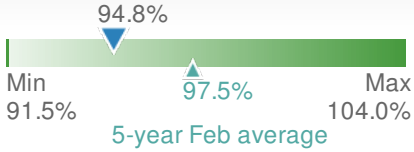
Jan 2023	Feb 2022
6	**8**

Avg DOM 10



Jan 2023	Feb 2022	YTD
22	**17**	**18**

Avg Sold to OLP Ratio 94.8%



Jan 2023	Feb 2022	YTD
105.0%	**99.0%**	**101.6%**

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New Listings 1

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

YTD	2023	2022	+/-
	1	7	-85.7%

5-year Feb average: **4**

New Pendings 1

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

YTD	2023	2022	+/-
	1	8	-87.5%

5-year Feb average: **4**

Closed Sales 0

0.0%	-100.0%
from Jan 2023: **0**	from Feb 2022: **5**

YTD	2023	2022	+/-
	0	7	-100.0%

5-year Feb average: **3**

Median Sold Price $0

0.0%	-100.0%
from Jan 2023: **$0**	from Feb 2022: **$345,000**

YTD	2023	2022	+/-
	$0	$345,000	-100.0%

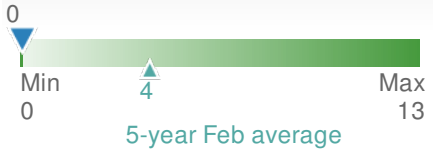
5-year Feb average: **$221,829**

Summary

In Twin Valley (Chester, PA), the median sold price for Attached properties for February was $0, representing no change 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 35 days. There was a 0% month over month increase in new contract activity with 1 New Pendings; a 100% MoM increase in All Pendings (new contracts + contracts carried over from January) to 2; and no change in supply with 0 active units.

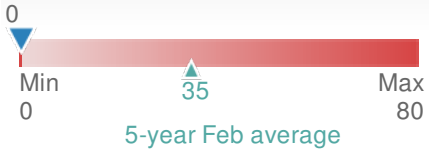
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from January and a decrease from 5.00 in February 2022. The Contract Ratio is 100% lower than the 5-year February average of 1.50. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings 0



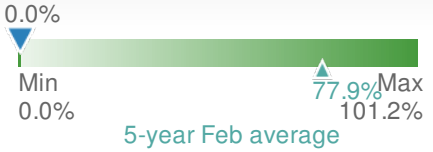
Jan 2023	Feb 2022
0	1

Avg DOM 0



Jan 2023	Feb 2022	YTD
0	4	0

Avg Sold to OLP Ratio 0.0%



Jan 2023	Feb 2022	YTD
0.0%	100.6%	0.0%

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