

March 2023

All Home Types
Detached
Attached

Local Market Insight

Chester County, PA

March 2023 Chester County, PA

Email: adepice@tcsr.realtor

New Listings 571

↑ 35.3% ↓ -19.2%
 from Feb 2023: from Mar 2022:
422 707

YTD 2023 2022 +/-
1,433 1,650 -13.2%
 5-year Mar average: **773**

New Pendings 473

↑ 18.0% ↓ -27.3%
 from Feb 2023: from Mar 2022:
401 651

YTD 2023 2022 +/-
1,193 1,568 -23.9%
 5-year Mar average: **641**

Closed Sales 382

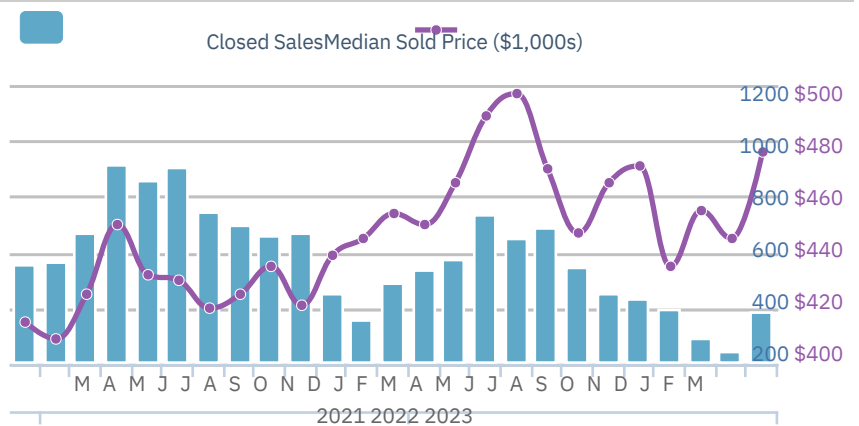
↑ 57.2% ↓ -21.7%
 from Feb 2023: from Mar 2022:
243 488

YTD 2023 2022 +/-
938 1,316 -28.7%
 5-year Mar average: **502**

Median Sold Price \$476,000

↑ 7.0% ↑ 4.7%
 from Feb 2023: from Mar 2022:
\$445,000 \$454,770

YTD 2023 2022 +/-
\$463,500 \$446,000 3.9%
 5-year Mar average: **\$405,154**



Active Listings 550

550
 Min 373 Max 855
 5-year Mar average 1,631

Feb 2023 Mar 2022
473 373

Avg DOM 23

23
 Min 21 Max 36
 5-year Mar average 55

Feb 2023 Mar 2022 YTD
28 21 25

Avg Sold to OLP Ratio 100.6%

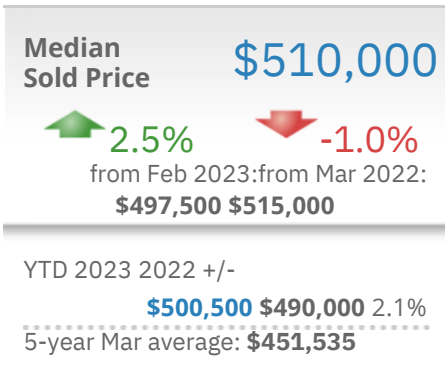
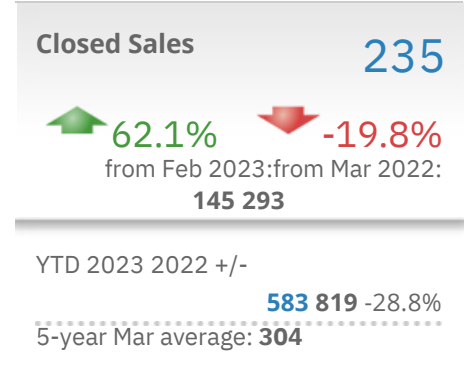
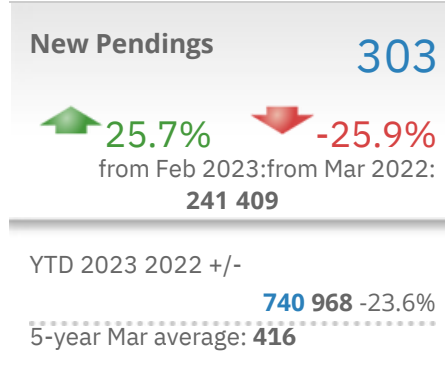
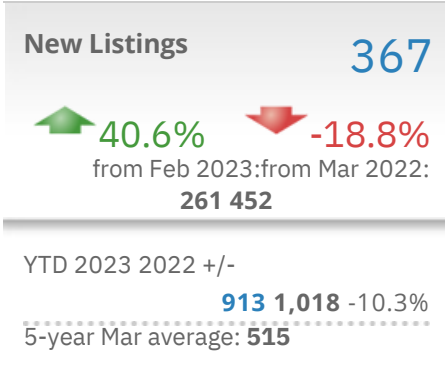
100.6%
 Min 96.9% Max 99.7%
 5-year Mar average 103.0%

Feb 2023 Mar 2022 YTD
99.0% 103.0% 99.9%

March 2023

Chester County, PA - Detached

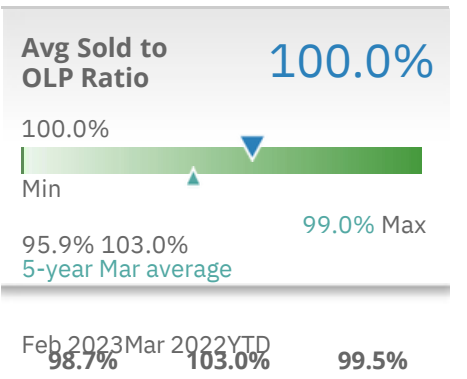
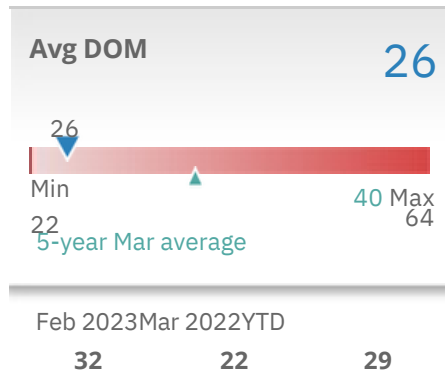
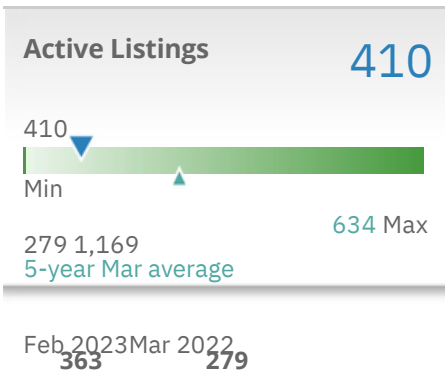
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Summary

In Chester County, PA, the median sold price for Detached properties for March was \$510,000, representing an increase of 2.5% compared to last month and a decrease of 1% from Mar 2022. The average days on market for units sold in March was 26 days, 35% below the 5-year March average of 40 days. There was a 25.7% month over month increase in new contract activity with 303 New Pendings; a 12.6% MoM increase in All Pendings (new contracts + contracts carried over from February) to 483; and a 12.9% increase in supply to 410 active units.

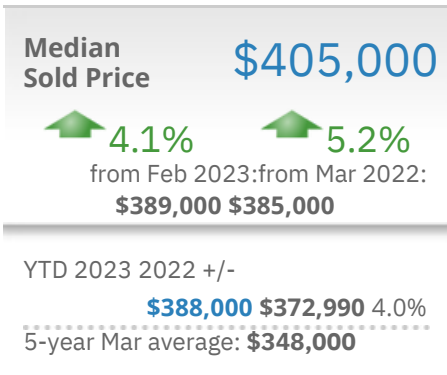
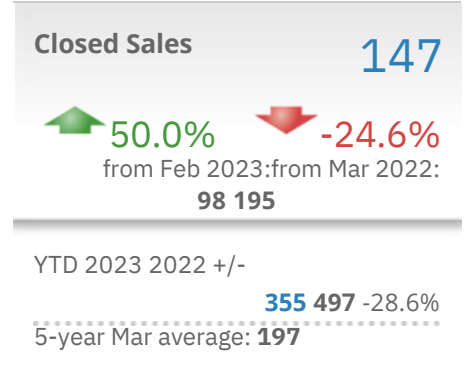
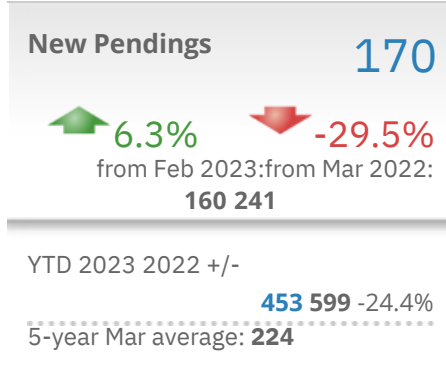
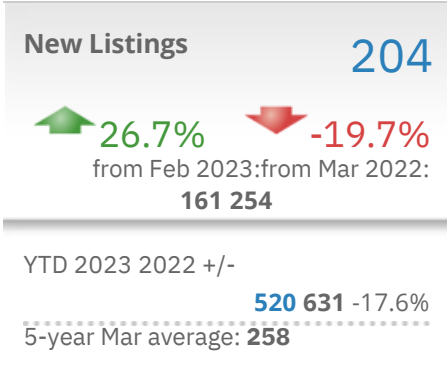
This activity resulted in a Contract Ratio of 1.18 pendings per active listing, no change from February and a decrease from 2.67 in March 2022. The Contract Ratio is 22% lower than the 5-year March average of 1.52. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



March 2023

Chester County, PA - Attached

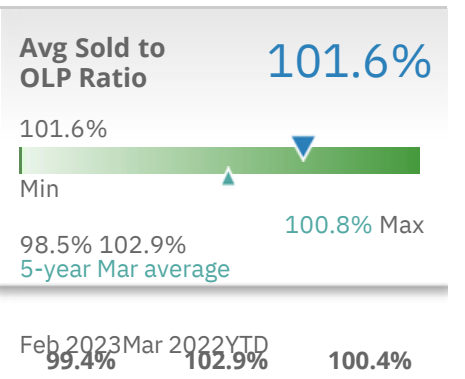
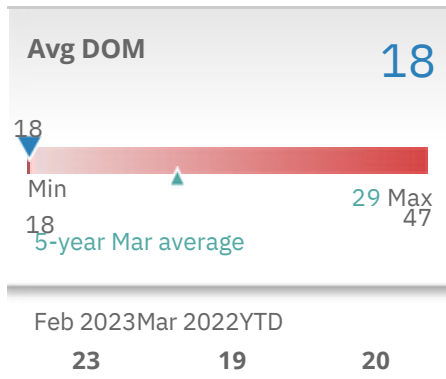
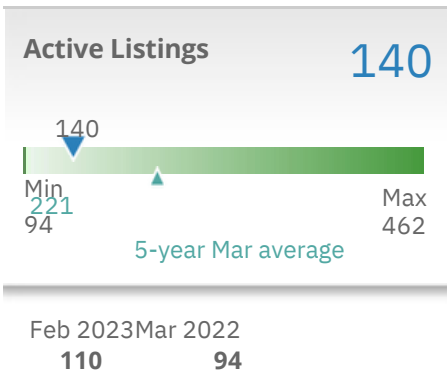
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Summary

In Chester County, PA, the median sold price for Attached properties for March was \$405,000, representing an increase of 4.1% compared to last month and an increase of 5.2% from Mar 2022. The average days on market for units sold in March was 18 days, 38% below the 5-year March average of 29 days. There was a 6.3% month over month increase in new contract activity with 170 New Pendings; a 5.4% MoM increase in All Pendings (new contracts + contracts carried over from February) to 312; and a 27.3% increase in supply to 140 active units.

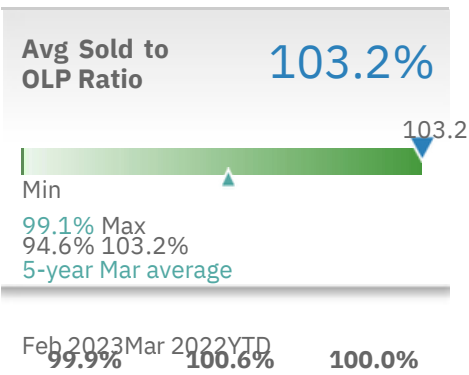
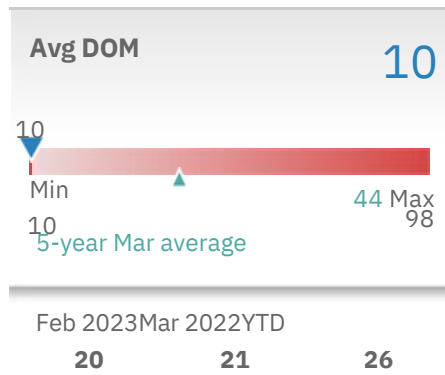
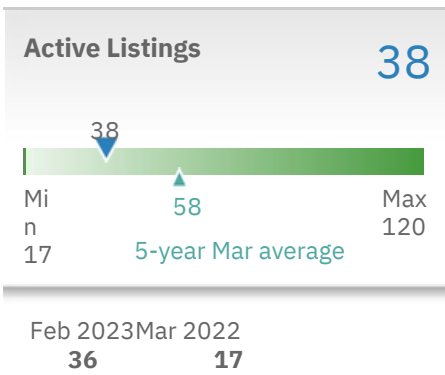
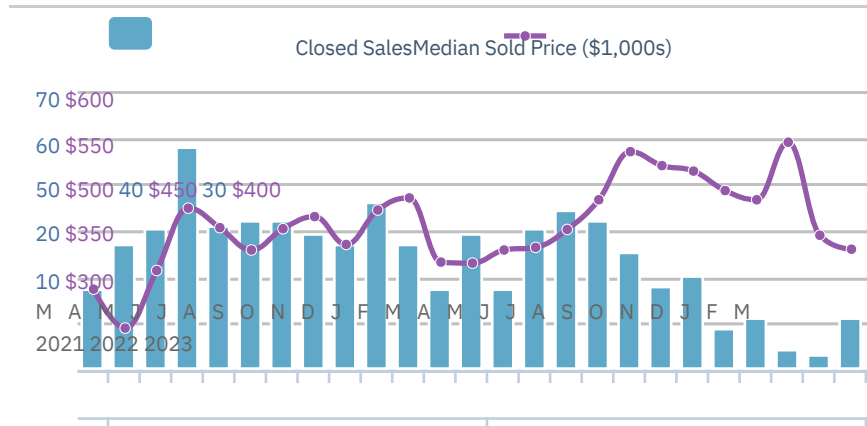
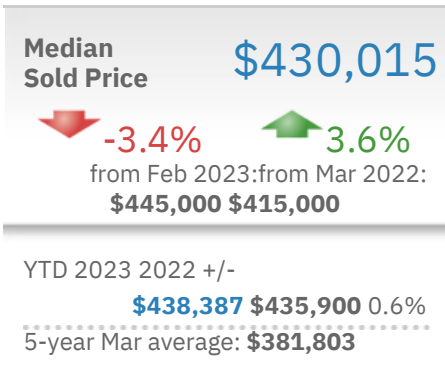
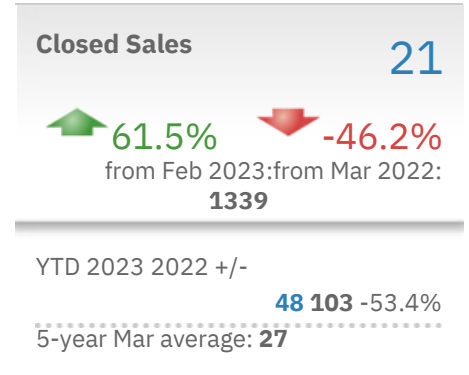
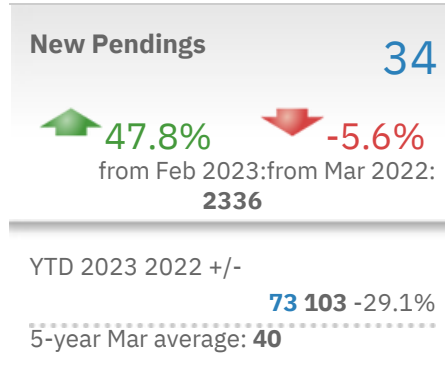
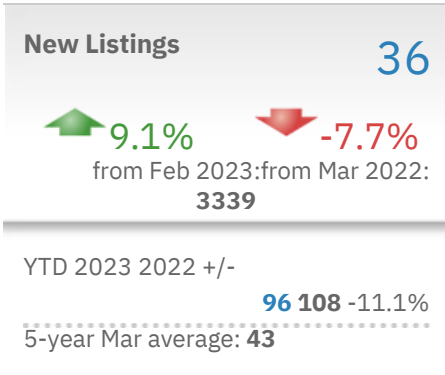
This activity resulted in a Contract Ratio of 2.23 pendings per active listing, down from 2.69 in February and a decrease from 4.96 in March 2022. The Contract Ratio is 18% lower than the 5-year March average of 2.73. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



March 2023

Avon Grove (Chester, PA)

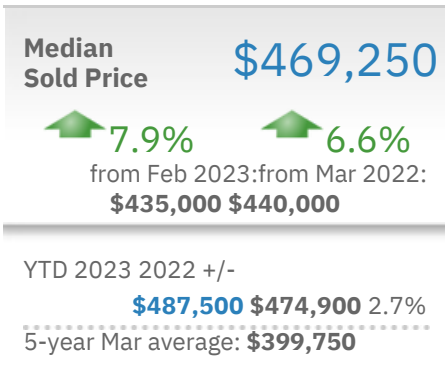
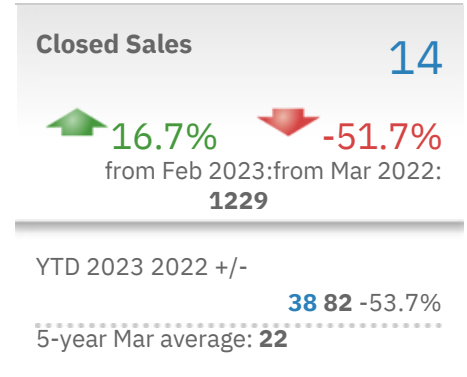
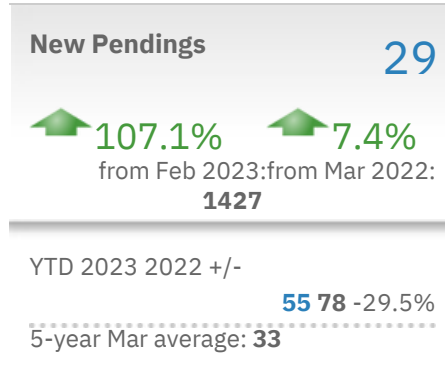
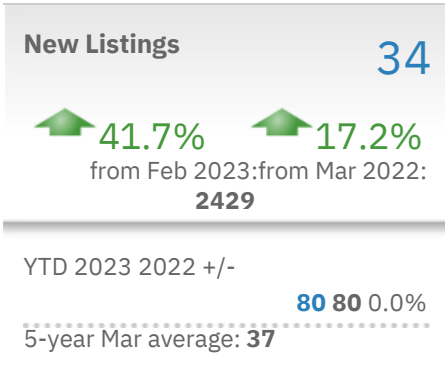
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March 2023

Avon Grove (Chester, PA) - Detached

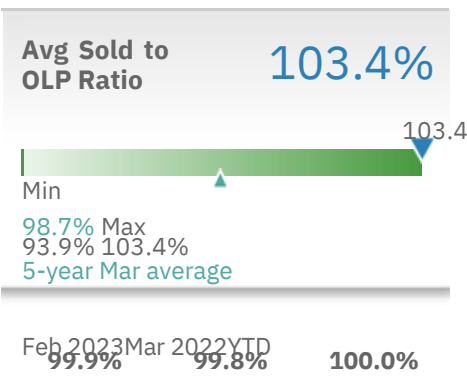
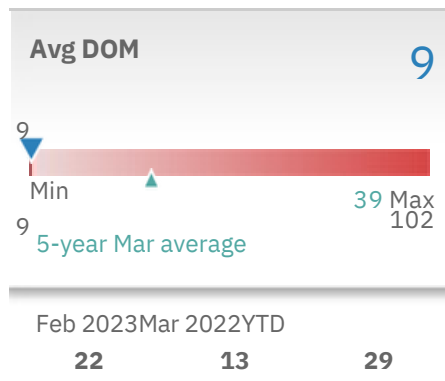
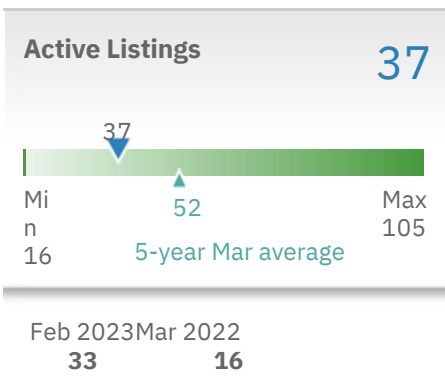
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Summary

In Avon Grove (Chester, PA), the median sold price for Detached properties for March was \$469,250, representing an increase of 7.9% compared to last month and an increase of 6.6% from Mar 2022. The average days on market for units sold in March was 9 days, 77% below the 5-year March average of 39 days. There was a 107.1% month over month increase in new contract activity with 29 New Pendings; a 58.3% MoM increase in All Pendings (new contracts + contracts carried over from February) to 38; and a 12.1% increase in supply to 37 active units.

This activity resulted in a Contract Ratio of 1.03 pendings per active listing, up from 0.73 in February and a decrease from 4.00 in March 2022. The Contract Ratio is 38% lower than the 5-year March average of 1.67. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

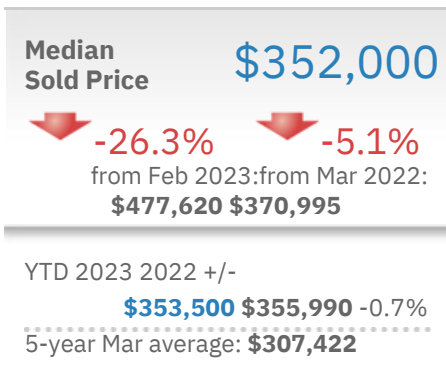
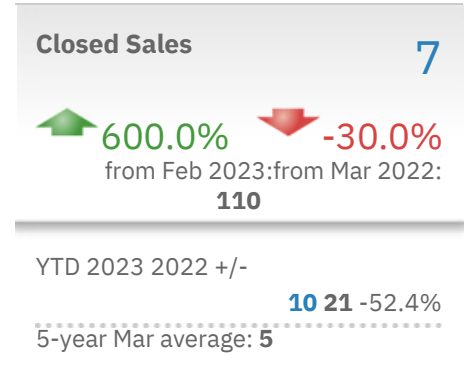
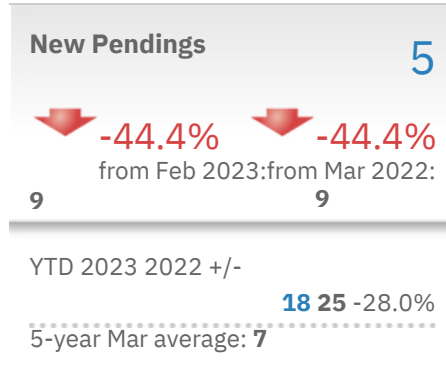
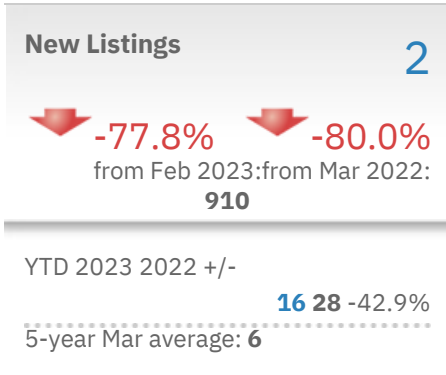


March 2023

Avon Grove (Chester, PA) - Attached

Tri-County Suburban REALTORS

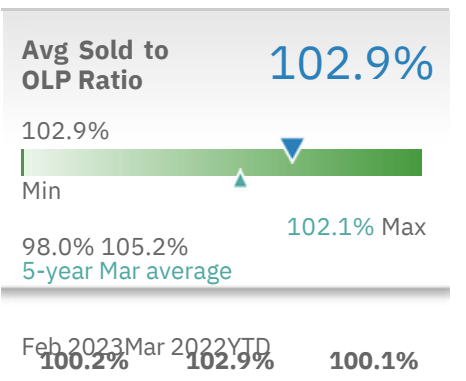
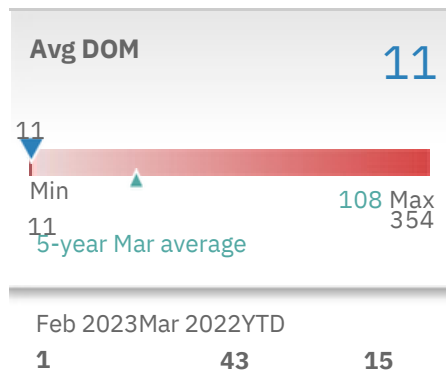
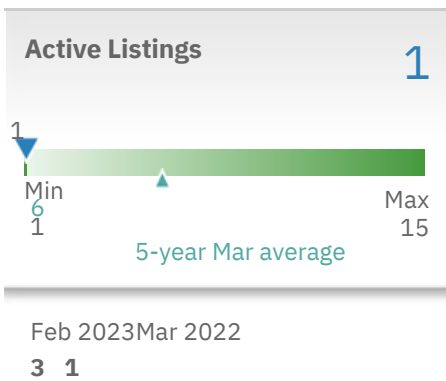
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Summary

In Avon Grove (Chester, PA), the median sold price for Attached properties for March was \$352,000, representing a decrease of 26.3% compared to last month and a decrease of 5.1% from Mar 2022. The average days on market for units sold in March was 11 days, 90% below the 5-year March average of 108 days. There was a 44.4% month over month decrease in new contract activity with 5 New Pendings; a 17.4% MoM decrease in All Pendings (new contracts + contracts carried over from February) to 19; and a 66.7% decrease in supply to 1 active units.

This activity resulted in a Contract Ratio of 19.00 pendings per active listing, up from 7.67 in February and a decrease from 27.00 in March 2022. The Contract Ratio is 84% higher than the 5-year March average of 10.35. 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.



March 2023

Coatesville Area (Chester, PA)

Email: adepice@tcsr.realtor

New Listings 89

↑ 29.0% ↓ -9.2%
 from Feb 2023: from Mar 2022:
6998

YTD 2023 2022 +/-
215 221 -2.7%

5-year Mar average: **103**

New Pendings 76

↑ 26.7% ↓ -24.0%
 from Feb 2023: from Mar 2022:
60 **100**

YTD 2023 2022 +/-
173 218 -20.6%

5-year Mar average: **93**

Closed Sales 40

↑ 37.9% ↓ -34.4%
 from Feb 2023: from Mar 2022:
2961

YTD 2023 2022 +/-
126 162 -22.2%

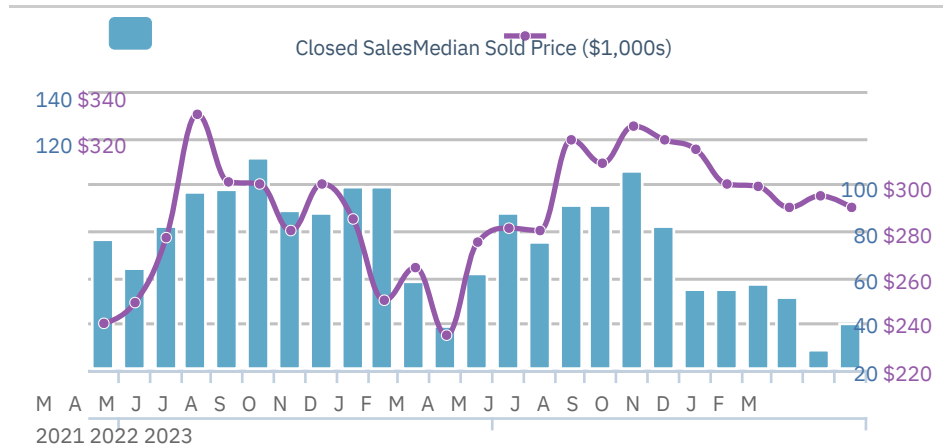
5-year Mar average: **71**

Median Sold Price \$290,000

↓ -1.7% ↑ 5.5%
 from Feb 2023: from Mar 2022:
\$295,000 **\$275,000**

YTD 2023 2022 +/-
\$294,990 \$260,500 13.2%

5-year Mar average: **\$254,200**



Active Listings 63

63
 Min 42 Max 99
 5-year Mar average

Feb 2023 Mar 2022
58 **42**

Avg DOM 16

16
 Min 15 Max 30
 5-year Mar average

Feb 2023 Mar 2022 YTD
23 **15** **21**

Avg Sold to OLP Ratio 102.1%

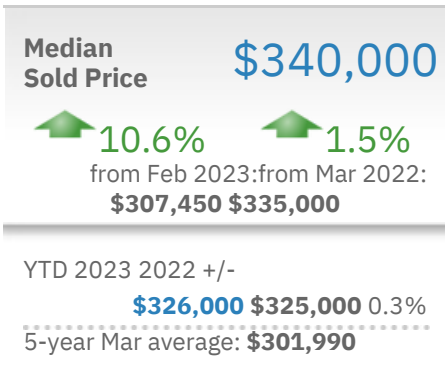
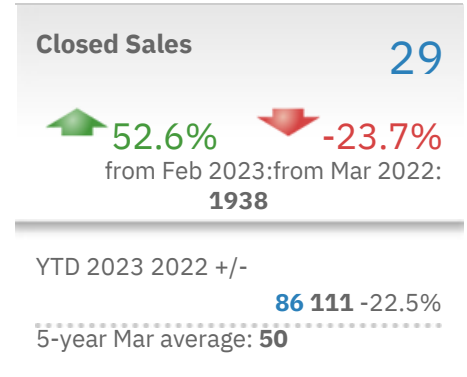
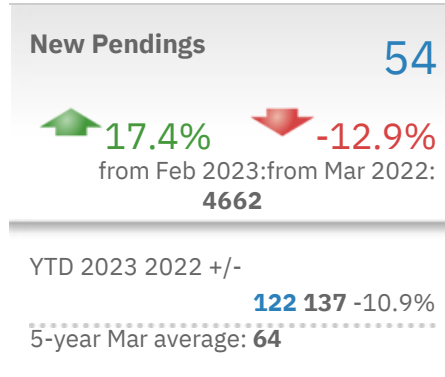
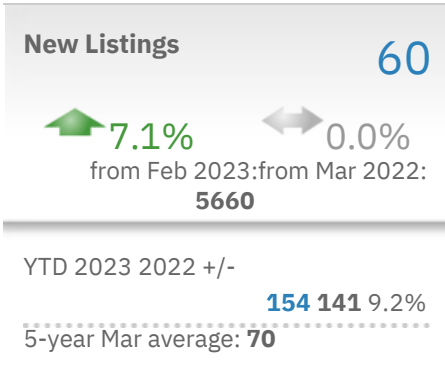
102.1%
 Min 99.4% Max 102.4%
 5-year Mar average

Feb 2023 Mar 2022 YTD
99.2% **102.4%** **100.0%**

March 2023

Coatesville Area (Chester, PA) - Detached

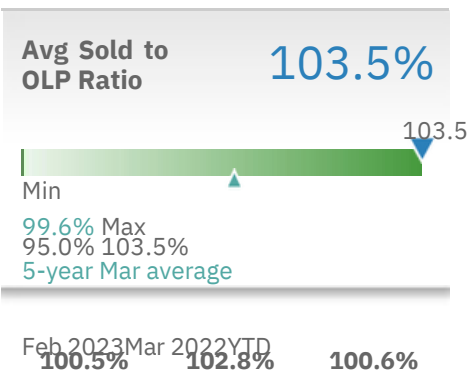
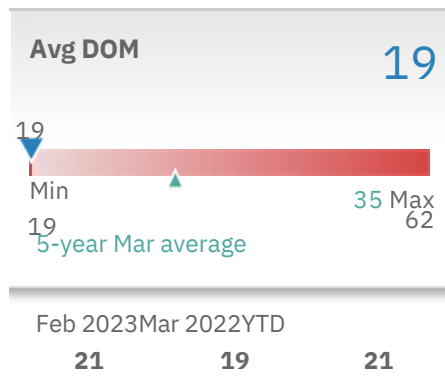
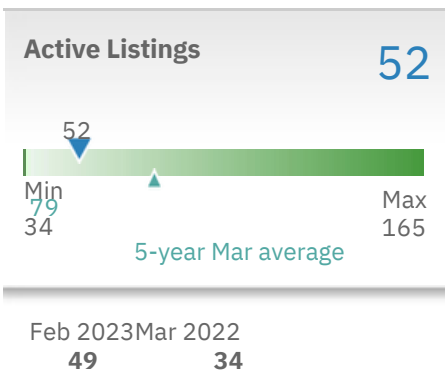
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Summary

In Coatesville Area (Chester, PA), the median sold price for Detached properties for March was \$340,000, representing an increase of 10.6% compared to last month and an increase of 1.5% from Mar 2022. The average days on market for units sold in March was 19 days, 46% below the 5-year March average of 35 days. There was a 17.4% month over month increase in new contract activity with 54 New Pendings; a 37.5% MoM increase in All Pendings (new contracts + contracts carried over from February) to 77; and a 6.1% increase in supply to 52 active units.

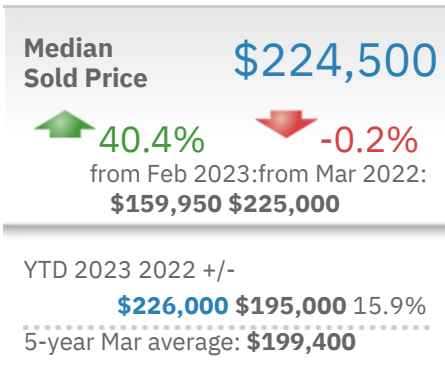
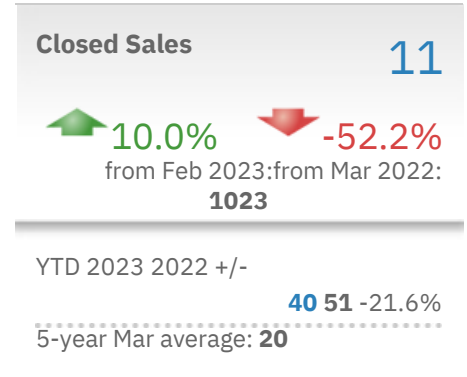
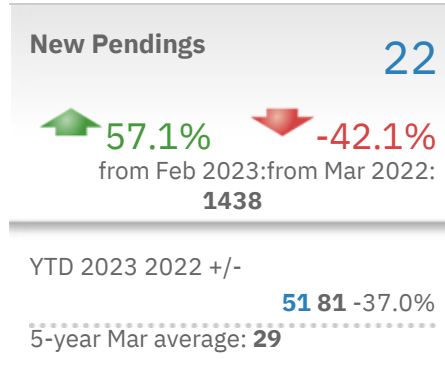
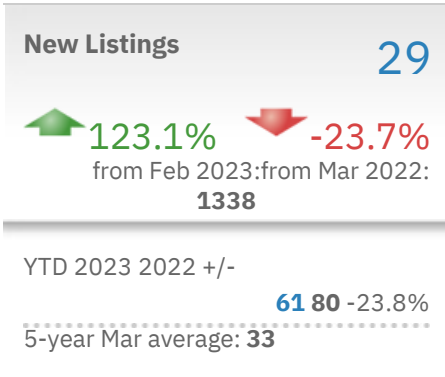
This activity resulted in a Contract Ratio of 1.48 pendings per active listing, up from 1.14 in February and a decrease from 2.41 in March 2022. The Contract Ratio is 5% lower than the 5-year March average of 1.56. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



March 2023

Coatesville Area (Chester, PA) - Attached

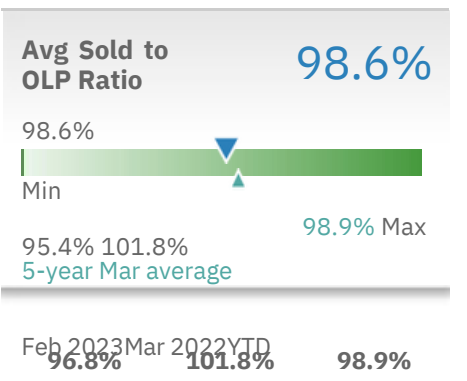
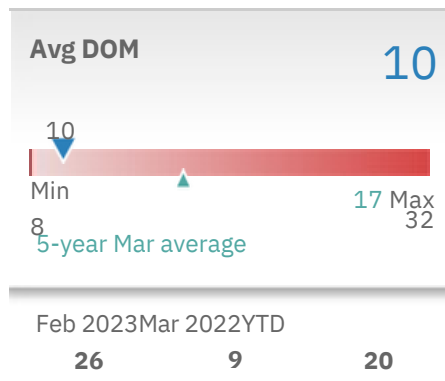
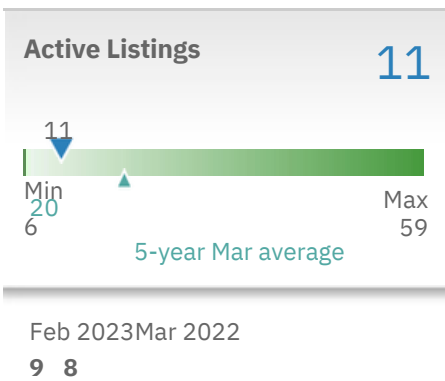
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Summary

In Coatesville Area (Chester, PA), the median sold price for Attached properties for March was \$224,500, representing an increase of 40.4% compared to last month and a decrease of 0.2% from Mar 2022. The average days on market for units sold in March was 10 days, 43% below the 5-year March average of 17 days. There was a 57.1% month over month increase in new contract activity with 22 New Pendings; a 32.3% MoM increase in All Pendings (new contracts + contracts carried over from February) to 41; and a 22.2% increase in supply to 11 active units.

This activity resulted in a Contract Ratio of 3.73 pendings per active listing, up from 3.44 in February and a decrease from 6.63 in March 2022. The Contract Ratio is 5% lower than the 5-year March average of 3.93. 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.



March 2023

Downingtown Area (Chester, PA)

Email: adevice@tcsr.realtor

New Listings 67

↑ 39.6% ↓ -35.6%
 from Feb 2023: from Mar 2022:
48 104

YTD 2023 2022 +/-
172 272 -36.8%

5-year Mar average: **114**

New Pendings 68

↑ 7.9% ↓ -29.9%
 from Feb 2023: from Mar 2022:
63 97

YTD 2023 2022 +/-
167 247 -32.4%

5-year Mar average: **92**

Closed Sales 64

↑ 156.0% ↓ -9.9%
 from Feb 2023: from Mar 2022:
25 71

YTD 2023 2022 +/-
127 196 -35.2%

5-year Mar average: **80**

Median Sold Price \$499,197

↓ -3.1% ↑ 3.9%
 from Feb 2023: from Mar 2022:
\$515,000 \$480,495

YTD 2023 2022 +/-
\$500,000 \$475,000 5.3%

5-year Mar average: **\$445,142**



Active Listings 73

73
 Min 56 Max 121
 5-year Mar average

Feb 2023 Mar 2022
61 62

Avg DOM 30

30
 Min 29 Max 36
 5-year Mar average

Feb 2023 Mar 2022 YTD
34 24 29

Avg Sold to OLP Ratio 99.8%

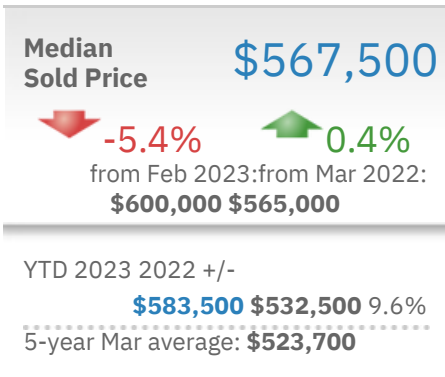
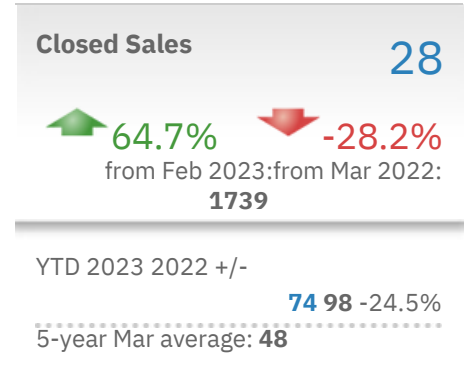
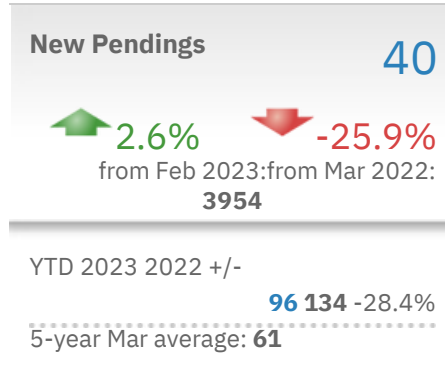
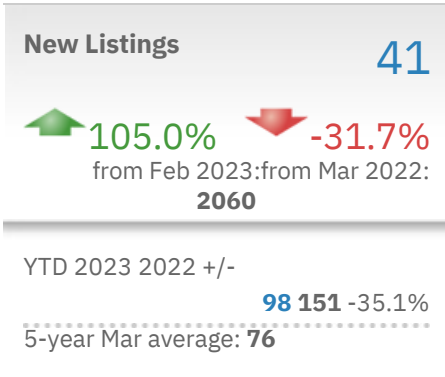
99.8%
 Min 98.9% Max 101.1%
 5-year Mar average

Feb 2023 Mar 2022 YTD
96.3% 104.2% 98.6%

March 2023

Downingtown Area (Chester, PA) - Detached

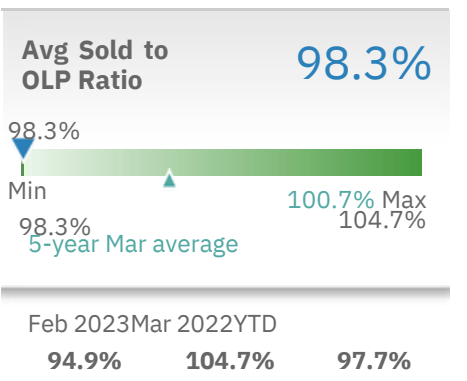
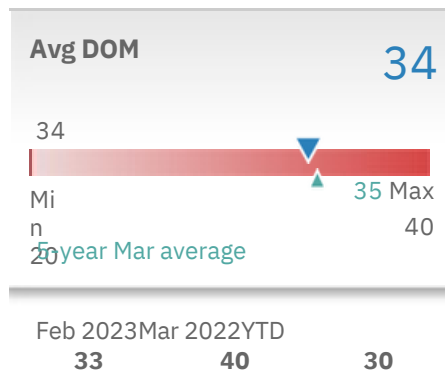
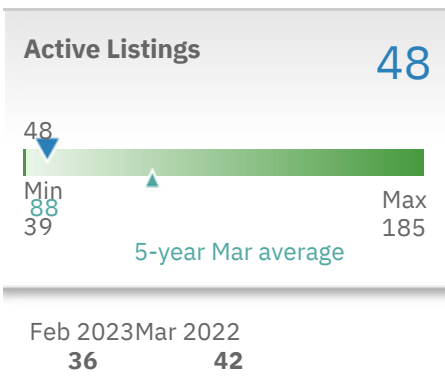
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Summary

In Downingtown Area (Chester, PA), the median sold price for Detached properties for March was \$567,500, representing a decrease of 5.4% compared to last month and an increase of 0.4% from Mar 2022. The average days on market for units sold in March was 34 days, 2% below the 5-year March average of 35 days. There was a 2.6% month over month increase in new contract activity with 40 New Pendings; an 11.8% MoM increase in All Pendings (new contracts + contracts carried over from February) to 76; and a 33.3% increase in supply to 48 active units.

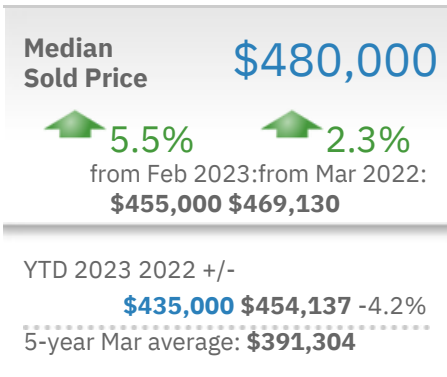
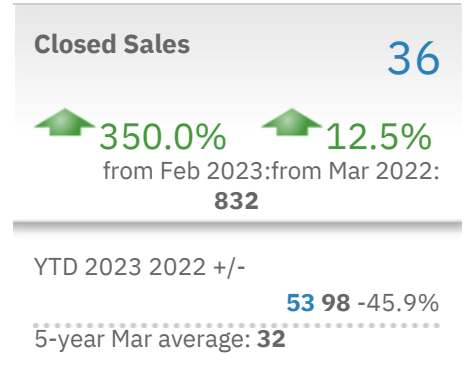
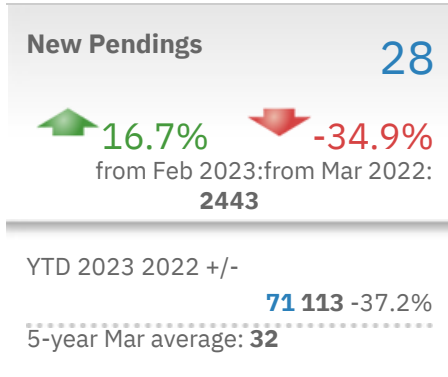
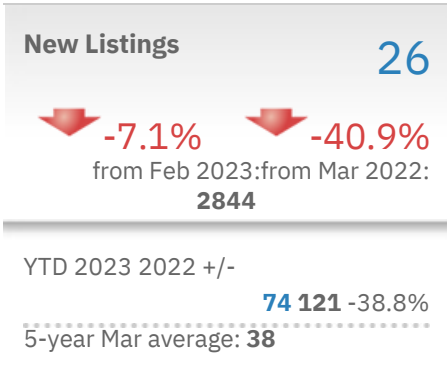
This activity resulted in a Contract Ratio of 1.58 pendings per active listing, down from 1.89 in February and a decrease from 2.83 in March 2022. The Contract Ratio is 25% lower than the 5-year March average of 2.12. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



March 2023

Downingtown Area (Chester, PA) - Attached

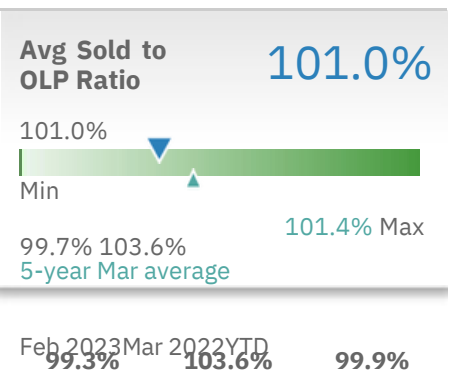
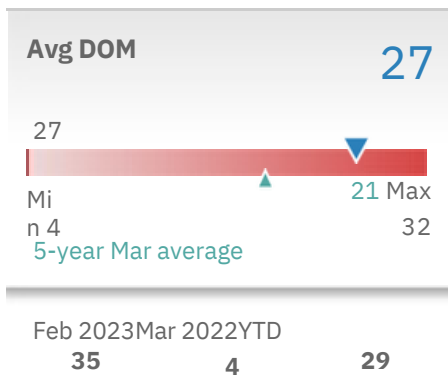
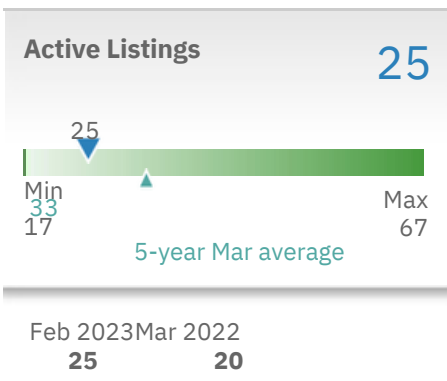
Tri-County Suburban REALTORS
Email: adeptice@tcsr.realtor



Summary

In Downingtown Area (Chester, PA), the median sold price for Attached properties for March was \$480,000, representing an increase of 5.5% compared to last month and an increase of 2.3% from Mar 2022. The average days on market for units sold in March was 27 days, 27% above the 5-year March average of 21 days. There was a 16.7% month over month increase in new contract activity with 28 New Pendings; a 14.9% MoM decrease in All Pendings (new contracts + contracts carried over from February) to 57; and no change in supply with 25 active units.

This activity resulted in a Contract Ratio of 2.28 pendings per active listing, down from 2.68 in February and a decrease from 6.35 in March 2022. The Contract Ratio is 35% lower than the 5-year March average of 3.48. 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.



March 2023

Great Valley (Chester, PA)

Email: adepice@tcsr.realtor

New Listings 43

↑ 38.7% ↓ -21.8%
 from Feb 2023: from Mar 2022:
3155

YTD 2023 2022 +/-
115 129 -10.9%
 5-year Mar average: **65**

New Pendings 26

↓ -16.1% ↓ -36.6%
 from Feb 2023: from Mar 2022:
3141

YTD 2023 2022 +/-
77 104 -26.0%
 5-year Mar average: **48**

Closed Sales 28

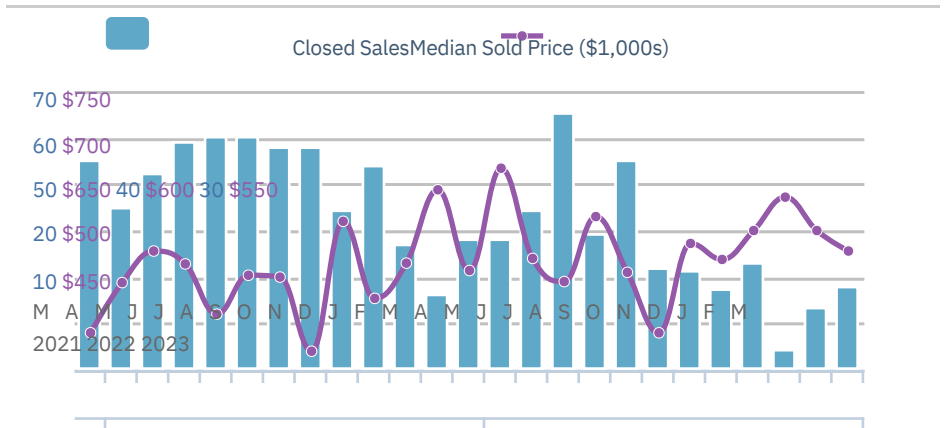
↑ 21.7% ↓ -26.3%
 from Feb 2023: from Mar 2022:
2338

YTD 2023 2022 +/-
65 101 -35.6%
 5-year Mar average: **45**

Median Sold Price \$578,000

↓ -3.7% ↑ 3.7%
 from Feb 2023: from Mar 2022:
\$600,000 \$557,500

YTD 2023 2022 +/-
\$621,000 \$620,000 0.2%
 5-year Mar average: **\$502,120**



Active Listings 57

57
 Min 28 Max 174
 87
 5-year Mar average

Feb 2023 Mar 2022 YTD
46 28

Avg DOM 25

25
 Min 23 Max 54
 37
 5-year Mar average

Feb 2023 Mar 2022 YTD
27 39 22

Avg Sold to OLP Ratio 99.2%

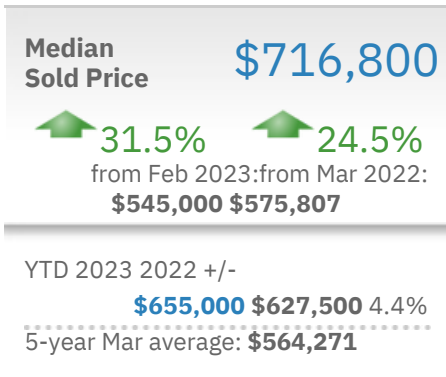
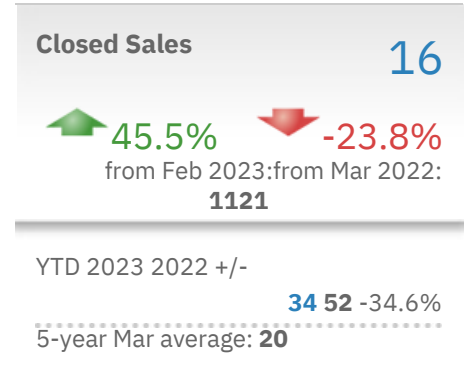
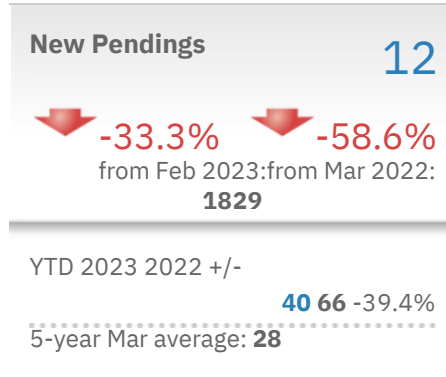
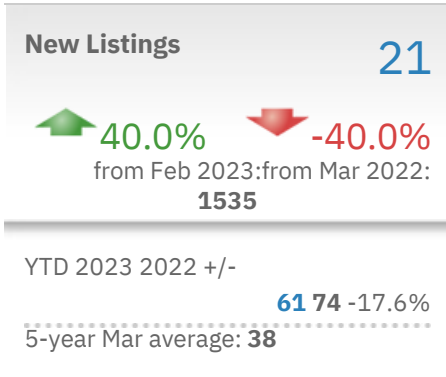
99.2%
 Min 99.2% Max 102.5%
 100.4%
 5-year Mar average

Feb 2023 Mar 2022 YTD
97.6% 102.5% 99.5%

March 2023

Great Valley (Chester, PA) - Detached

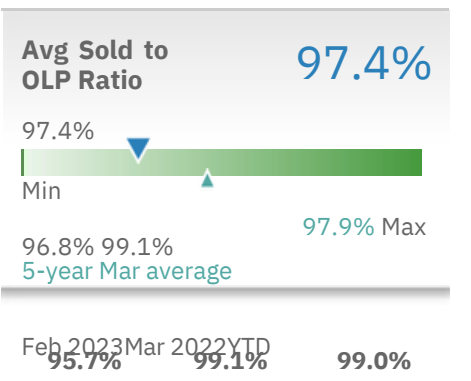
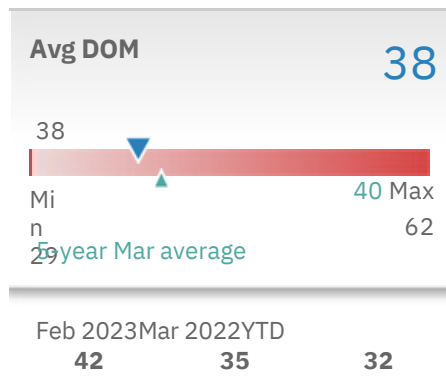
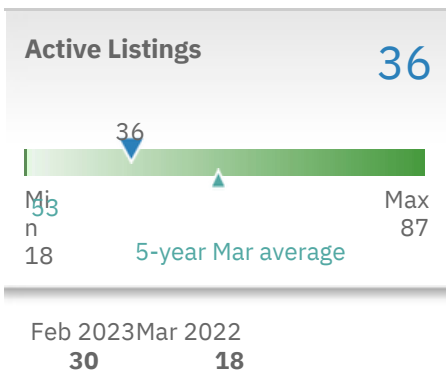
Tri-County Suburban REALTORS
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Summary

In Great Valley (Chester, PA), the median sold price for Detached properties for March was \$716,800, representing an increase of 31.5% compared to last month and an increase of 24.5% from Mar 2022. The average days on market for units sold in March was 38 days, 6% below the 5-year March average of 40 days. There was a 33.3% month over month decrease in new contract activity with 12 New Pendings; a 14.7% MoM decrease in All Pendings (new contracts + contracts carried over from February) to 29; and a 20% increase in supply to 36 active units.

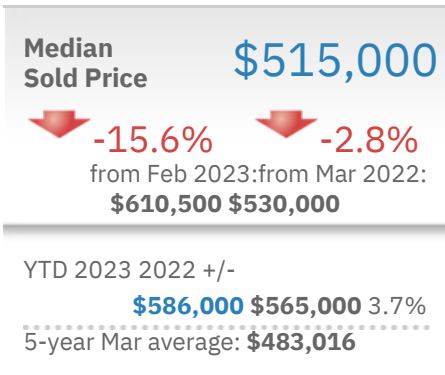
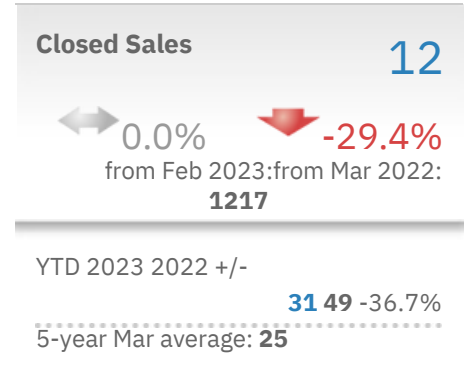
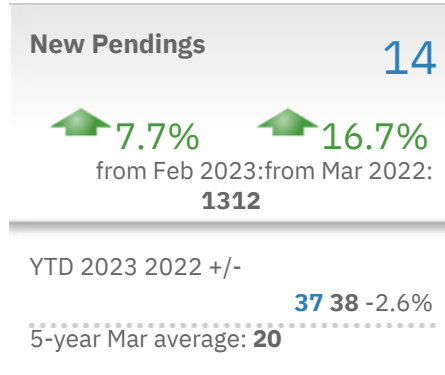
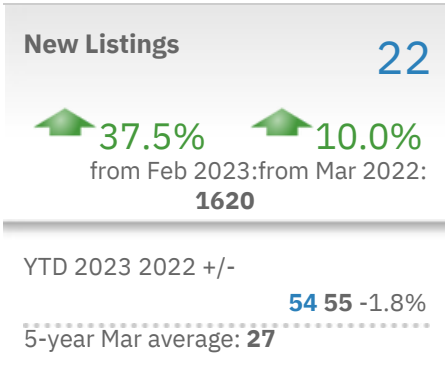
This activity resulted in a Contract Ratio of 0.81 pendings per active listing, down from 1.13 in February and a decrease from 2.94 in March 2022. The Contract Ratio is 43% lower than the 5-year March average of 1.42. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



March 2023

Great Valley (Chester, PA) - Attached

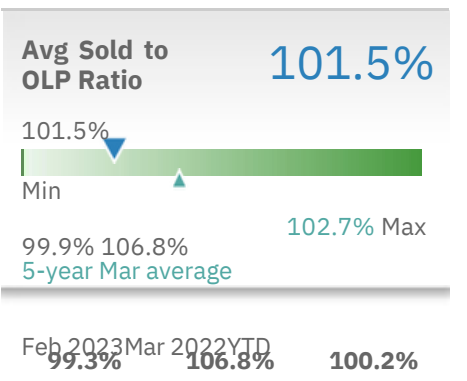
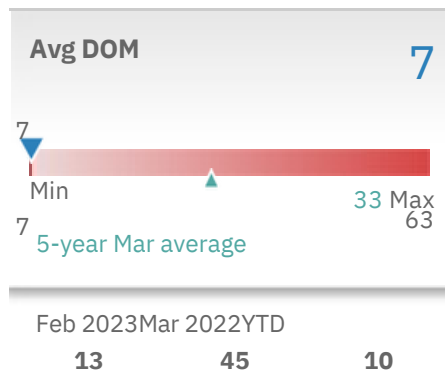
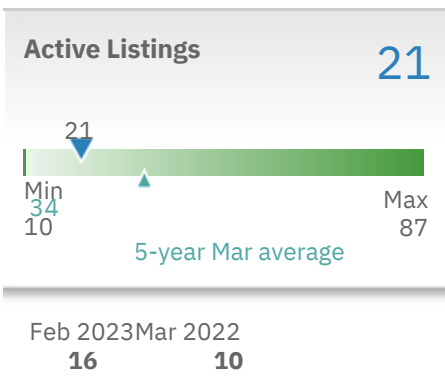
Tri-County Suburban REALTORS
Email: adeptice@tcsr.realtor



Summary

In Great Valley (Chester, PA), the median sold price for Attached properties for March was \$515,000, representing a decrease of 15.6% compared to last month and a decrease of 2.8% from Mar 2022. The average days on market for units sold in March was 7 days, 79% below the 5-year March average of 33 days. There was a 7.7% month over month increase in new contract activity with 14 New Pendings; a 15% MoM increase in All Pendings (new contracts + contracts carried over from February) to 23; and a 31.3% increase in supply to 21 active units.

This activity resulted in a Contract Ratio of 1.10 pendings per active listing, down from 1.25 in February and a decrease from 2.10 in March 2022. The Contract Ratio is 53% lower than the 5-year March average of 2.32. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



March 2023

Kennett Consolidated (Chester, PA)

Email: adepice@tcsr.realtor

New Listings 25

↓ -7.4% ↓ -35.9%
 from Feb 2023: from Mar 2022:
2739

YTD 2023 2022 +/-
86 85 1.2%
 5-year Mar average: **39**

New Pendings 21

↓ -25.0% ↓ -41.7%
 from Feb 2023: from Mar 2022:
2836

YTD 2023 2022 +/-
71 89 -20.2%
 5-year Mar average: **35**

Closed Sales 26

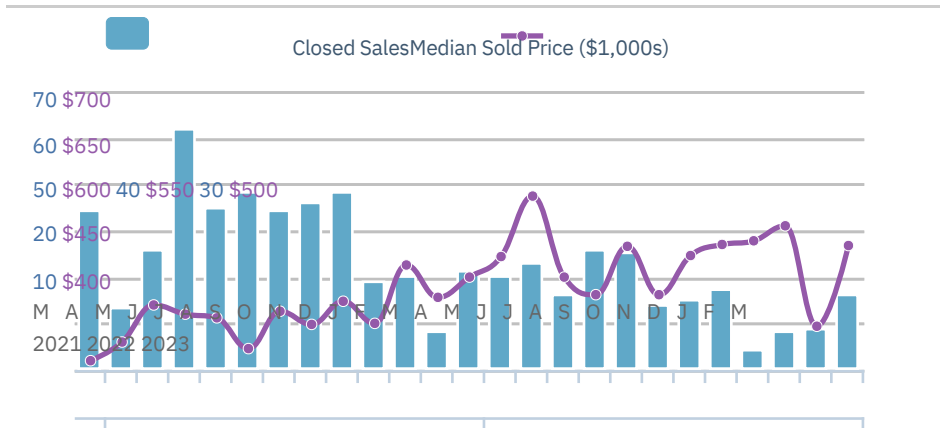
↑ 36.8% ↓ -16.1%
 from Feb 2023: from Mar 2022:
1931

YTD 2023 2022 +/-
64 79 -19.0%
 5-year Mar average: **31**

Median Sold Price \$534,900

↑ 19.7% ↑ 7.0%
 from Feb 2023: from Mar 2022:
\$447,000 \$500,000

YTD 2023 2022 +/-
\$516,241 \$496,010 4.1%
 5-year Mar average: **\$448,465**



Active Listings 32

32
 Min 21 Max 130
 5-year Mar average 64

Feb 2023 Mar 2022
28 21

Avg DOM 23

23
 Min 23 Max 103
 5-year Mar average 50

Feb 2023 Mar 2022 YTD
28 29 27

Avg Sold to OLP Ratio 102.0%

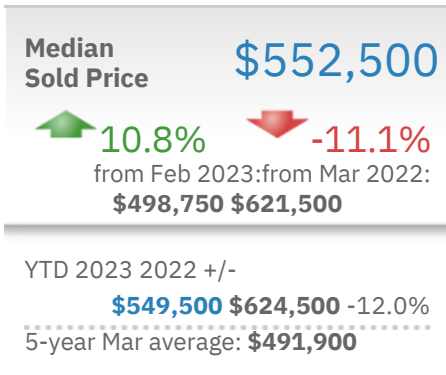
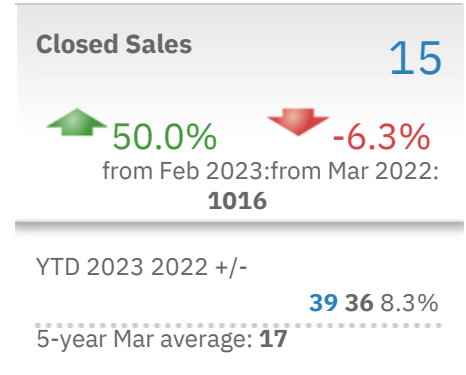
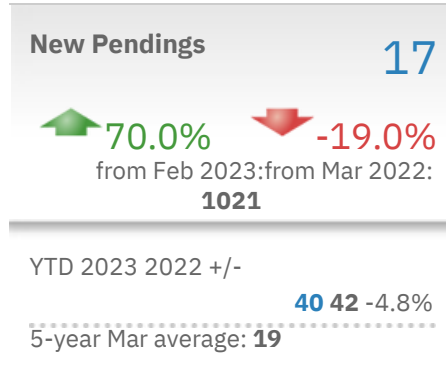
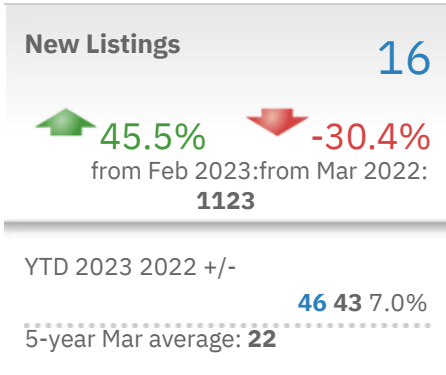
102.0%
 Min 99.5% Max 102.8%
 5-year Mar average 94.8%

Feb 2023 Mar 2022 YTD
99.0% 102.8% 101.3%

March 2023

Kennett Consolidated (Chester, PA) - Detached

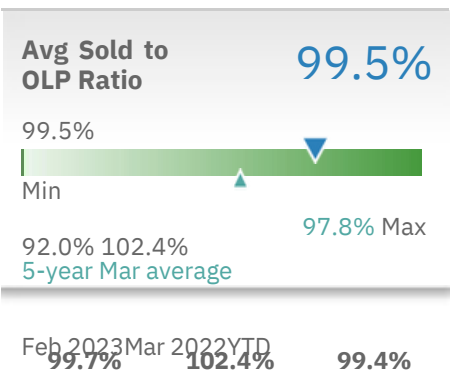
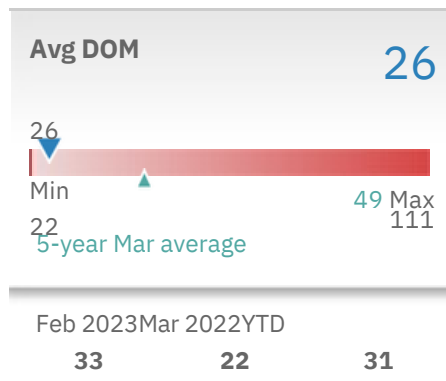
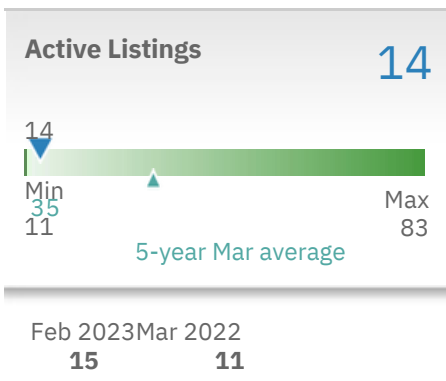
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Summary

In Kennett Consolidated (Chester, PA), the median sold price for Detached properties for March was \$552,500, representing an increase of 10.8% compared to last month and a decrease of 11.1% from Mar 2022. The average days on market for units sold in March was 26 days, 47% below the 5-year March average of 49 days. There was a 70% month over month increase in new contract activity with 17 New Pendings; an 11.8% MoM increase in All Pendings (new contracts + contracts carried over from February) to 19; and a 6.7% decrease in supply to 14 active units.

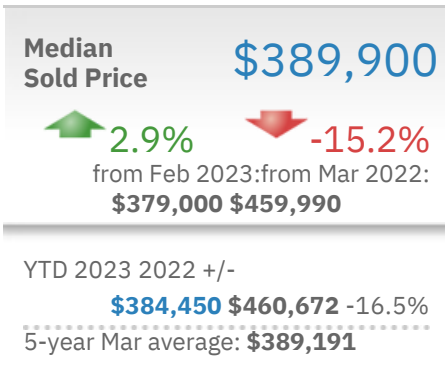
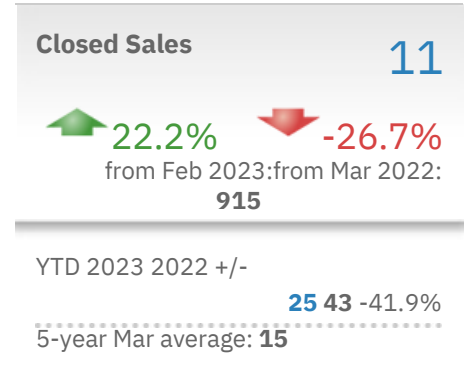
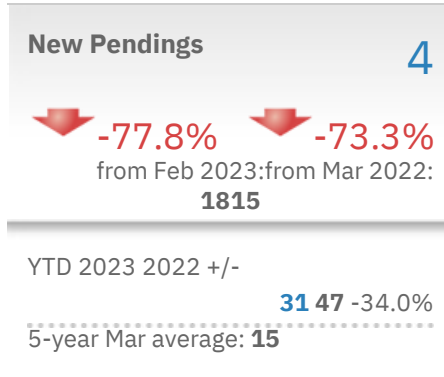
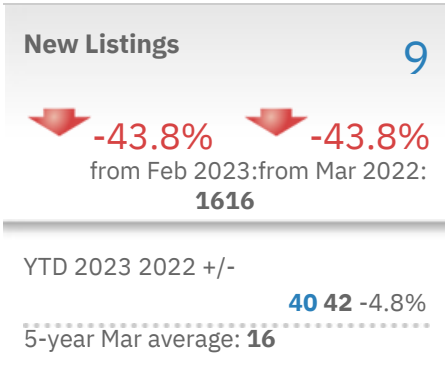
This activity resulted in a Contract Ratio of 1.36 pendings per active listing, up from 1.13 in February and a decrease from 2.45 in March 2022. The Contract Ratio is 15% higher than the 5-year March average of 1.19. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



March 2023

Kennett Consolidated (Chester, PA) - Attached

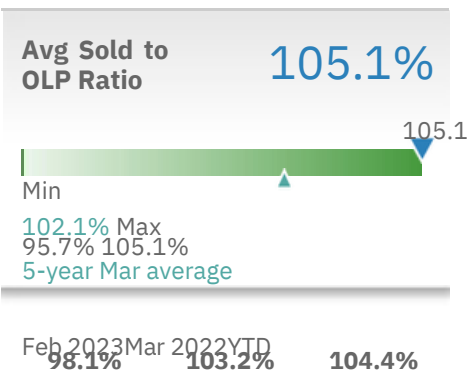
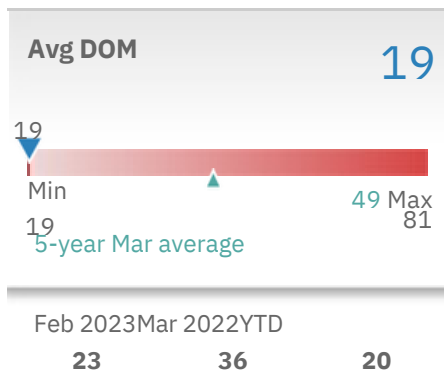
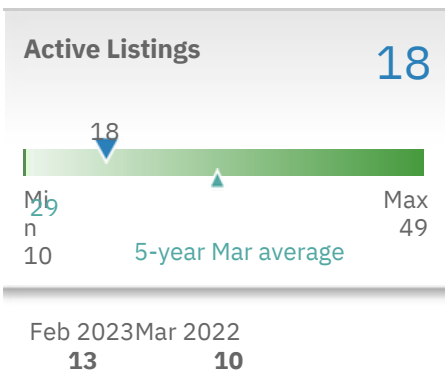
Tri-County Suburban REALTORS
Email: adeptice@tcsr.realtor



Summary

In Kennett Consolidated (Chester, PA), the median sold price for Attached properties for March was \$389,900, representing an increase of 2.9% compared to last month and a decrease of 15.2% from Mar 2022. The average days on market for units sold in March was 19 days, 61% below the 5-year March average of 49 days. There was a 77.8% month over month decrease in new contract activity with 4 New Pendings; a 19.6% MoM decrease in All Pendings (new contracts + contracts carried over from February) to 41; and a 38.5% increase in supply to 18 active units.

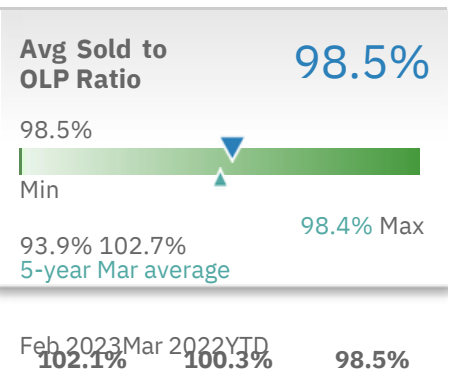
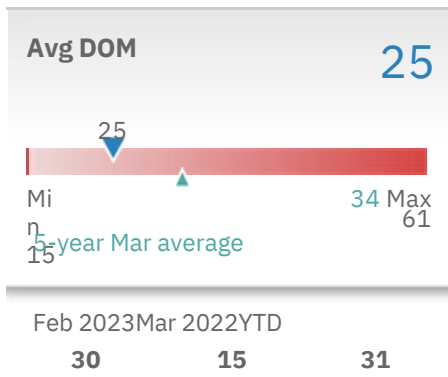
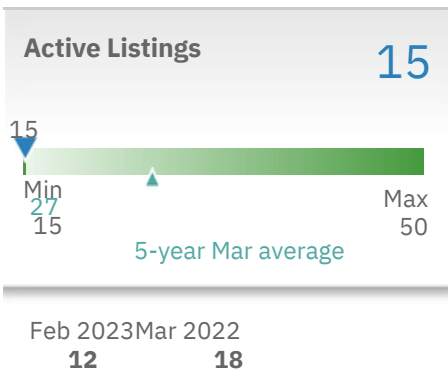
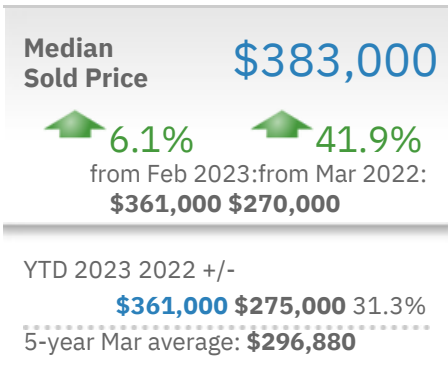
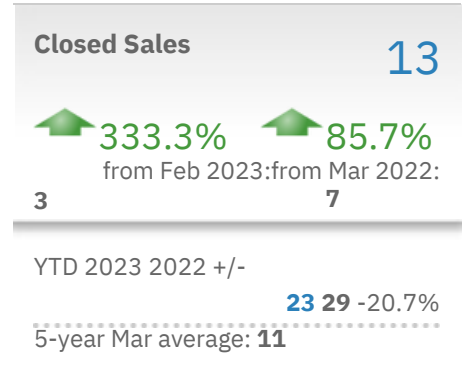
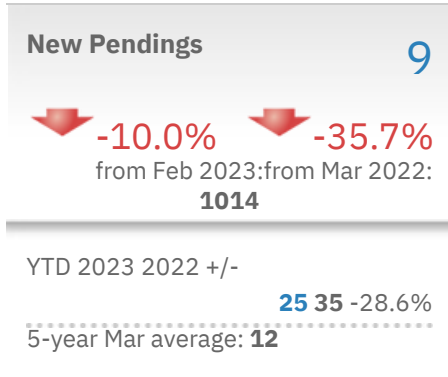
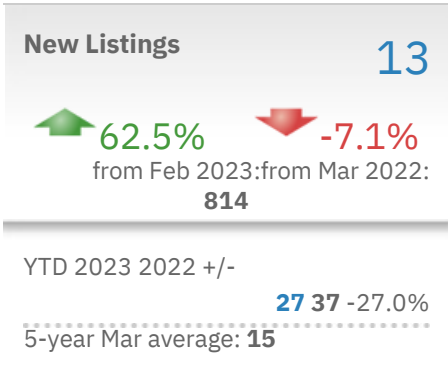
This activity resulted in a Contract Ratio of 2.28 pendings per active listing, down from 3.92 in February and a decrease from 5.70 in March 2022. The Contract Ratio is 15% lower than the 5-year March average of 2.68. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



March 2023

Octorara Area (Chester, PA)

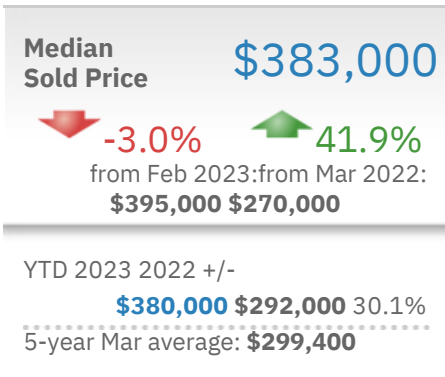
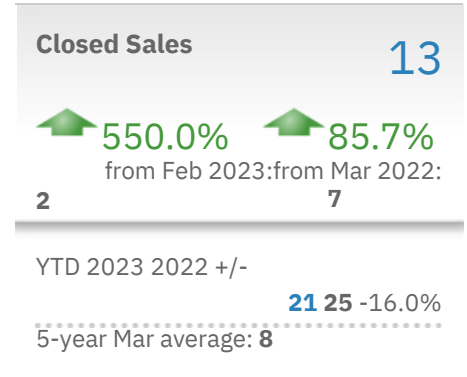
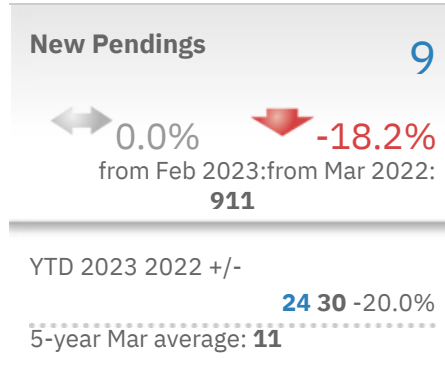
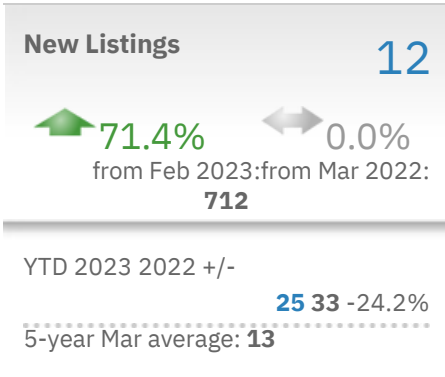
Email: adepice@tcsr.realtor



March 2023

Octorara Area (Chester, PA) - Detached

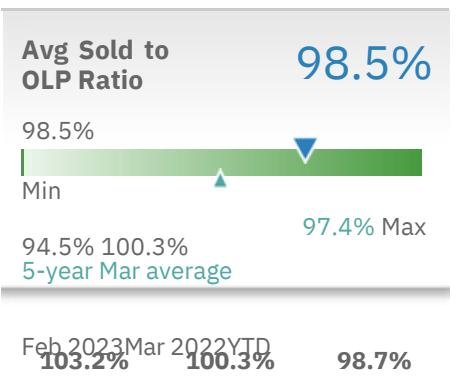
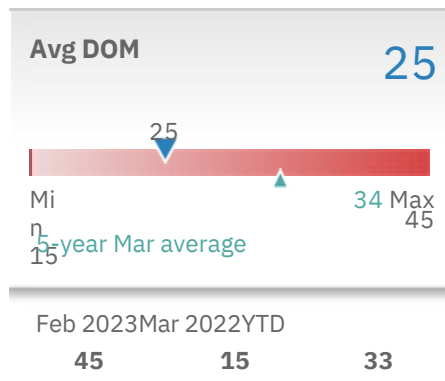
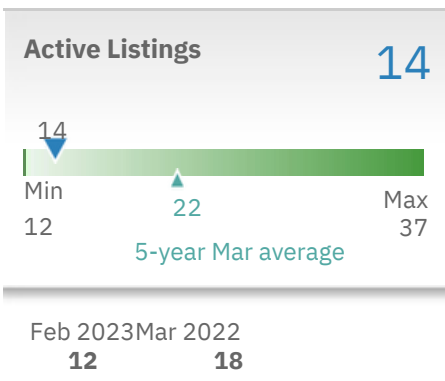
Tri-County Suburban REALTORS
Email: adeptice@tcsr.realtor



Summary

In Octorara Area (Chester, PA), the median sold price for Detached properties for March was \$383,000, representing a decrease of 3% compared to last month and an increase of 41.9% from Mar 2022. The average days on market for units sold in March was 25 days, 27% below the 5-year March average of 34 days. There was no month over month change in new contract activity with 9 New Pendings; a 23.1% MoM decrease in All Pendings (new contracts + contracts carried over from February) to 10; and a 16.7% increase in supply to 14 active units.

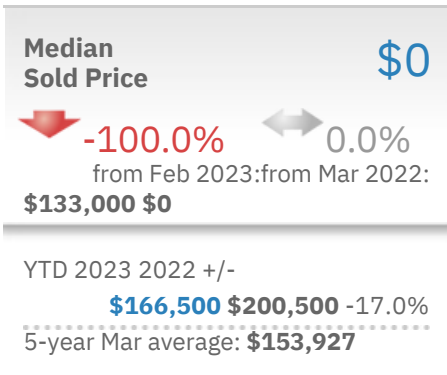
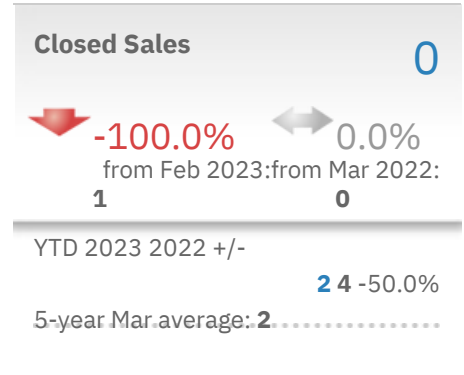
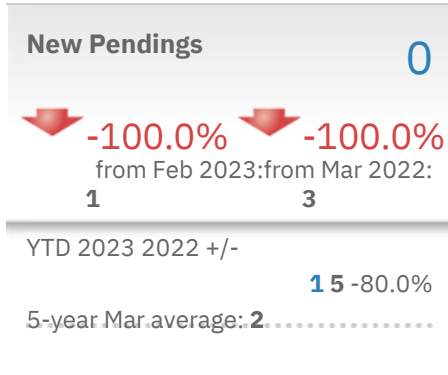
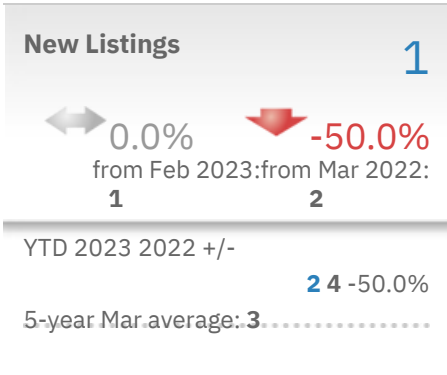
This activity resulted in a Contract Ratio of 0.71 pendings per active listing, down from 1.08 in February and a decrease from 1.50 in March 2022. The Contract Ratio is 34% lower than the 5-year March average of 1.07. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



March 2023

Octorara Area (Chester, PA) - Attached

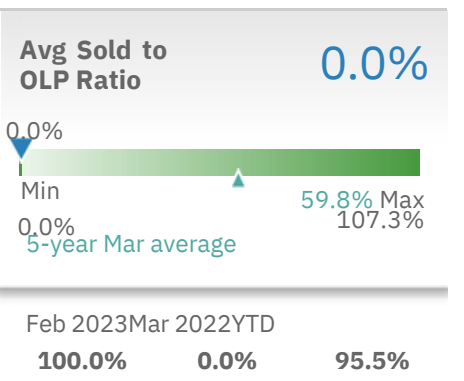
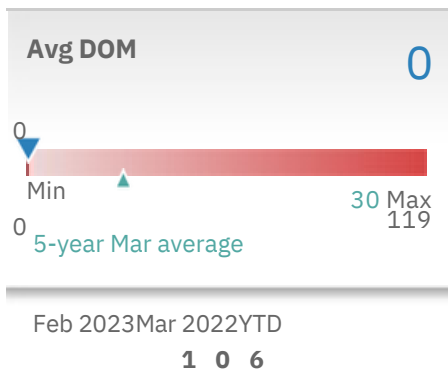
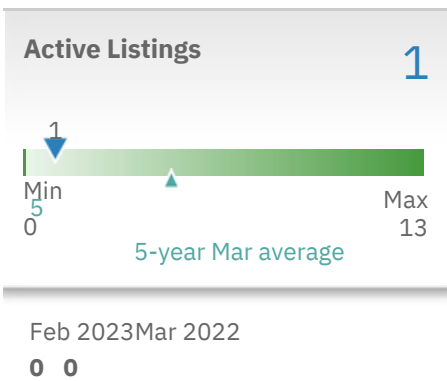
Tri-County Suburban REALTORS
Email: adeptice@tcsr.realtor



Summary

In Octorara Area (Chester, PA), the median sold price for Attached properties for March was \$0, representing a decrease of 100% compared to last month and no change from Mar 2022. The average days on market for units sold in March was 0 days, 100% below the 5-year March average of 30 days. There was a 100% month over month decrease in new contract activity with 0 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from February) with 0; and a 0% increase in supply to 1 active units.

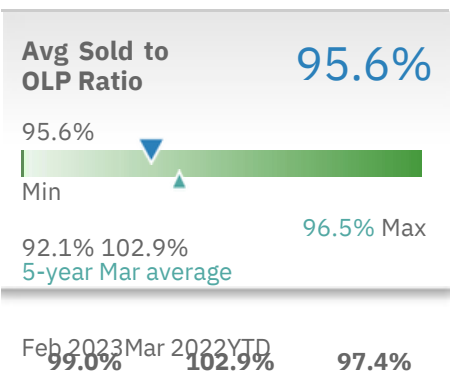
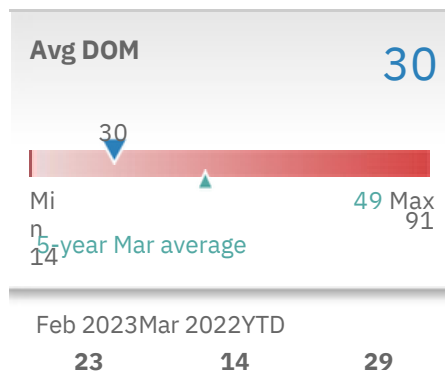
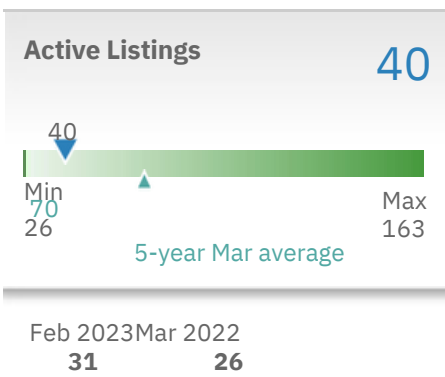
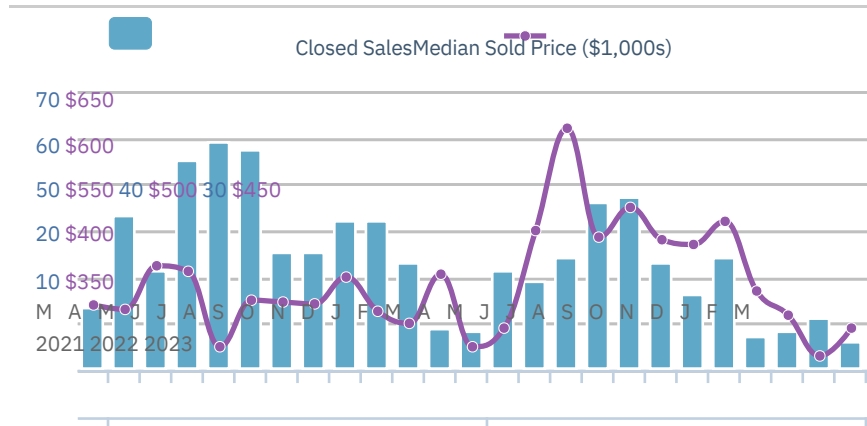
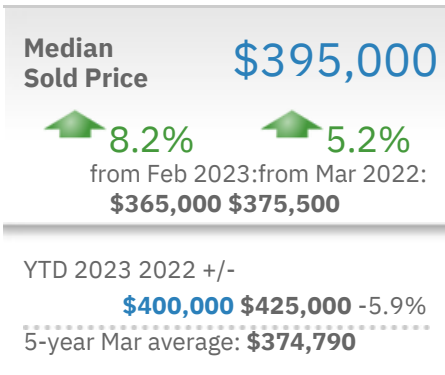
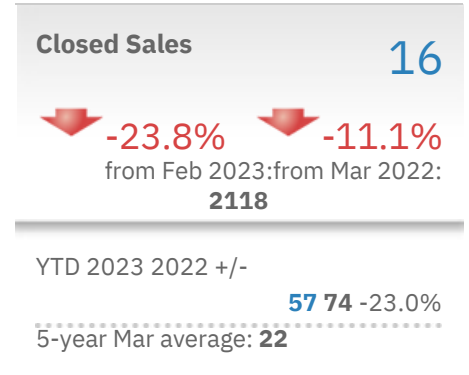
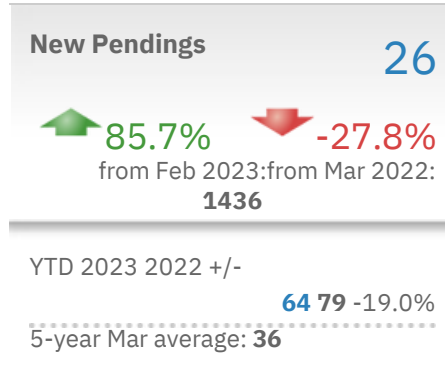
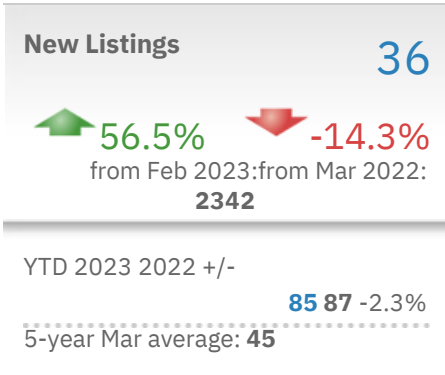
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from February and no change from March 2022. The Contract Ratio is 100% lower than the 5-year March average of 0.51. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



March 2023

Owen J Roberts (Chester, PA)

Email: adevice@tcsr.realtor

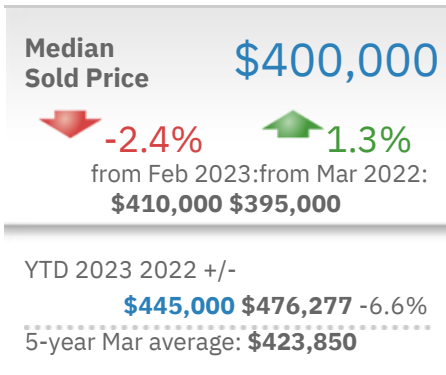
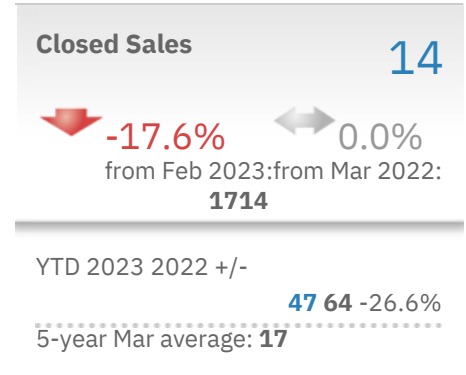
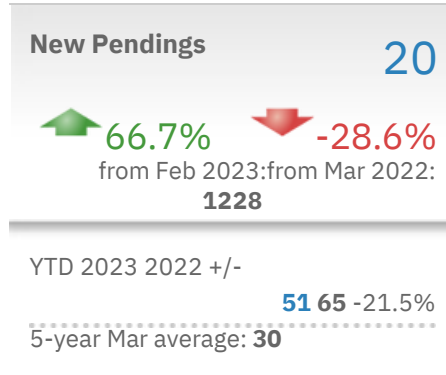
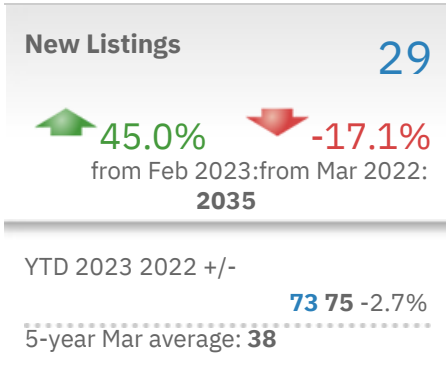


March 2023

Owen J Roberts (Chester, PA) - Detached

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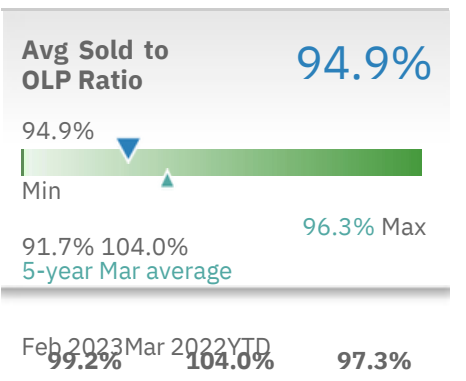
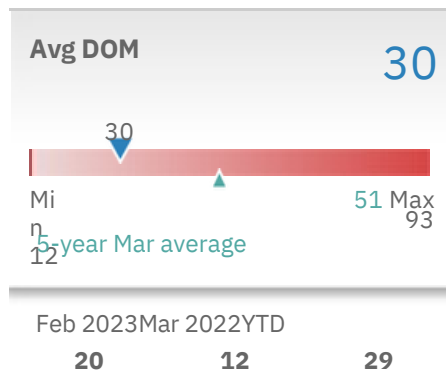
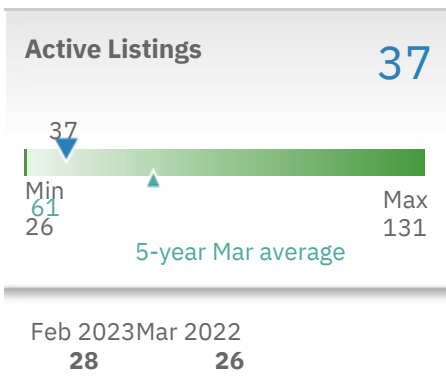
Email: adeptice@tcsr.realtor



Summary

In Owen J Roberts (Chester, PA), the median sold price for Detached properties for March was \$400,000, representing a decrease of 2.4% compared to last month and an increase of 1.3% from Mar 2022. The average days on market for units sold in March was 30 days, 41% below the 5-year March average of 51 days. There was a 66.7% month over month increase in new contract activity with 20 New Pendings; a 15.4% MoM increase in All Pendings (new contracts + contracts carried over from February) to 30; and a 32.1% increase in supply to 37 active units.

This activity resulted in a Contract Ratio of 0.81 pendings per active listing, down from 0.93 in February and a decrease from 1.69 in March 2022. The Contract Ratio is 27% lower than the 5-year March average of 1.11. 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.

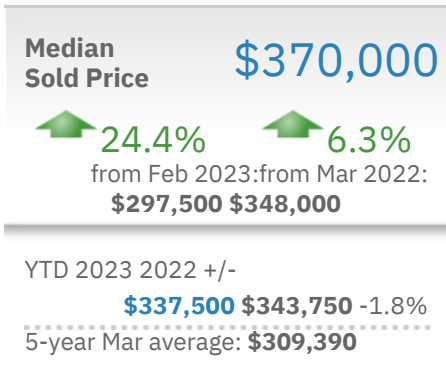
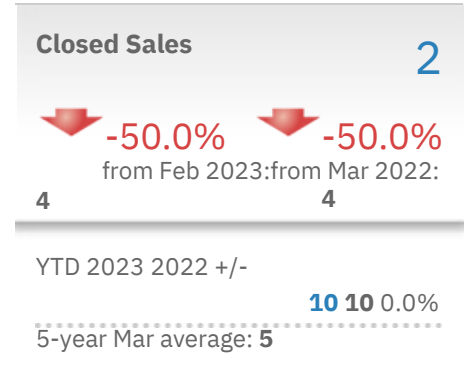
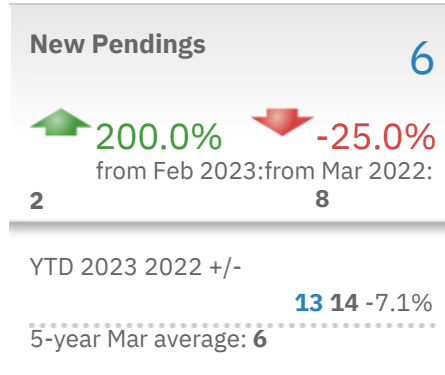
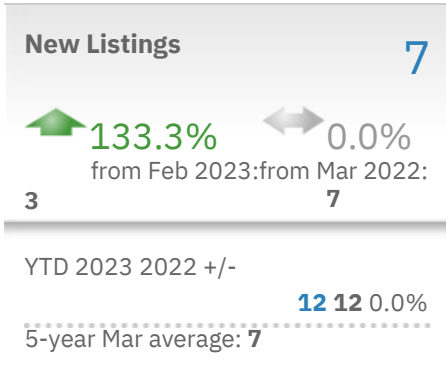


March 2023

Owen J Roberts (Chester, PA) - Attached

Tri-County Suburban REALTORS

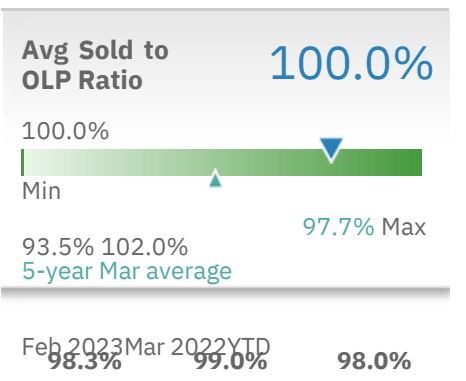
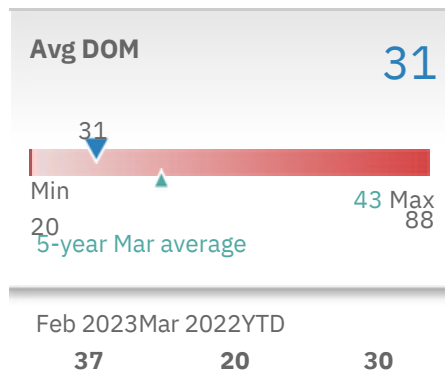
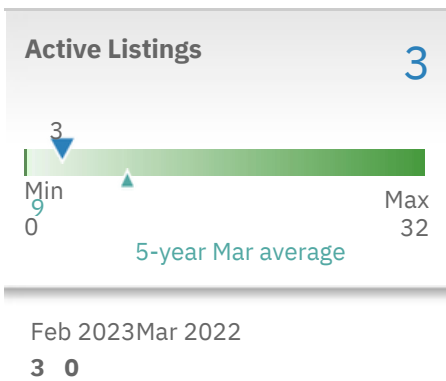
Email: adeptice@tcsr.realtor



Summary

In Owen J Roberts (Chester, PA), the median sold price for Attached properties for March was \$370,000, representing an increase of 24.4% compared to last month and an increase of 6.3% from Mar 2022. The average days on market for units sold in March was 31 days, 28% below the 5-year March average of 43 days. There was a 200% month over month increase in new contract activity with 6 New Pendings; a 133.3% MoM increase in All Pendings (new contracts + contracts carried over from February) to 7; and no change in supply with 3 active units.

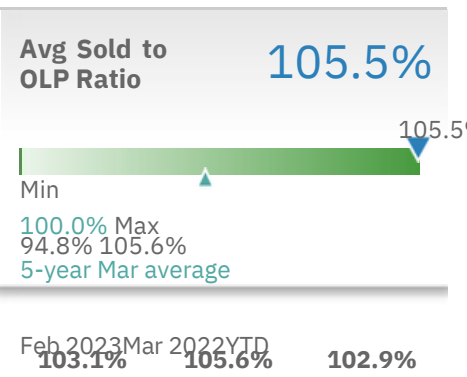
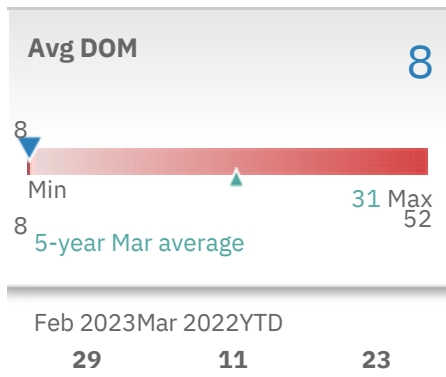
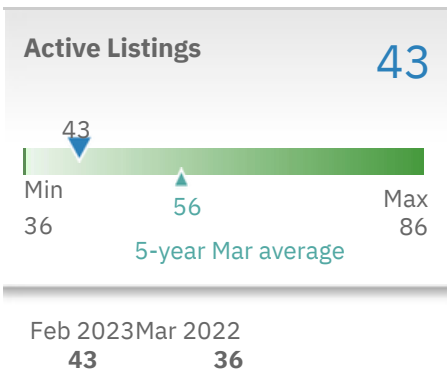
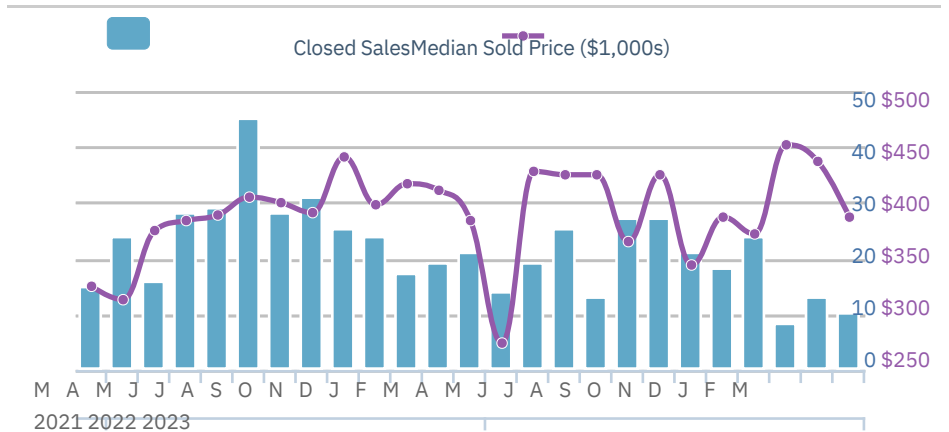
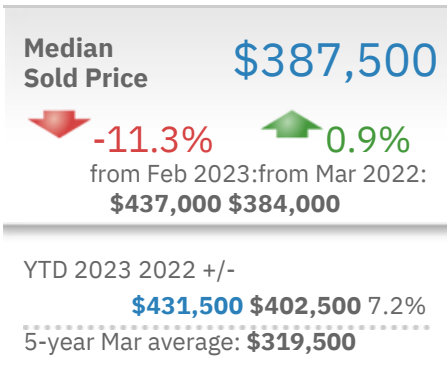
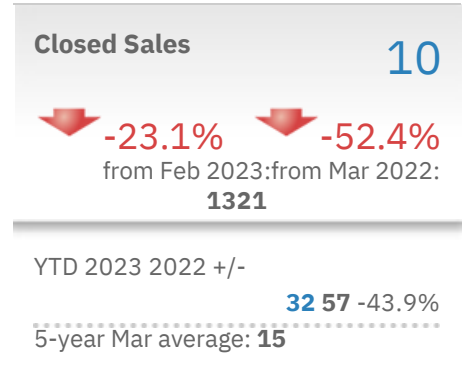
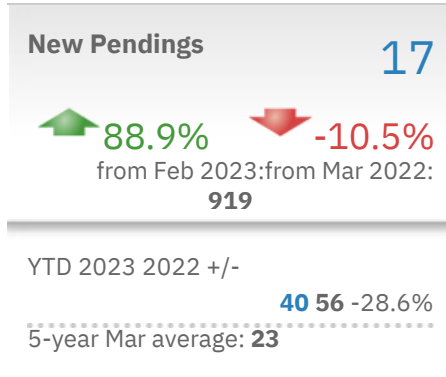
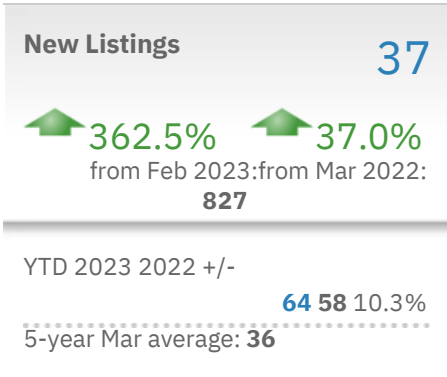
This activity resulted in a Contract Ratio of 2.33 pendings per active listing, up from 1.00 in February and an increase from 0.00 in March 2022. The Contract Ratio is 173% higher than the 5-year March average of 0.85. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



March 2023

Oxford Area (Chester, PA)

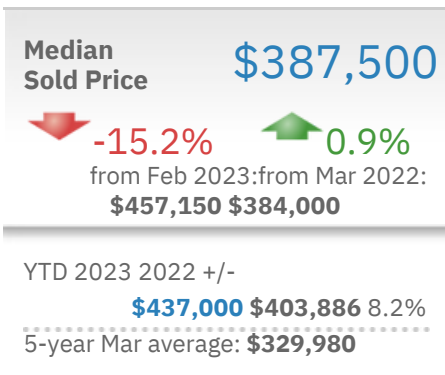
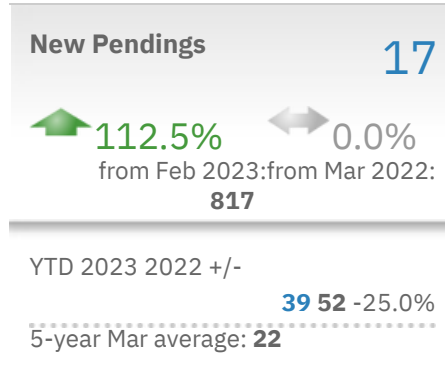
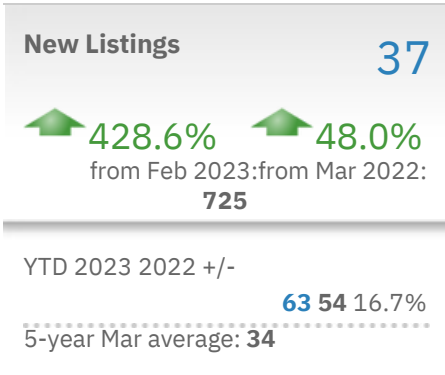
Email: adevice@tcsr.realtor



March 2023

Oxford Area (Chester, PA) - Detached

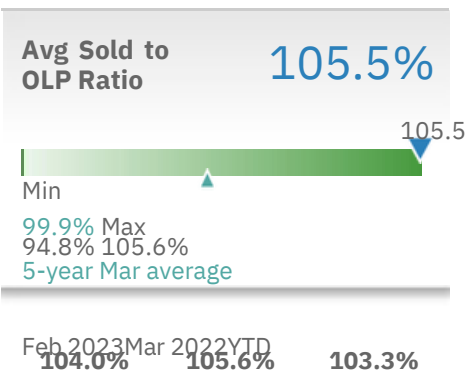
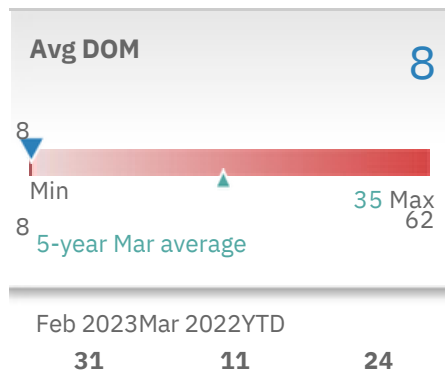
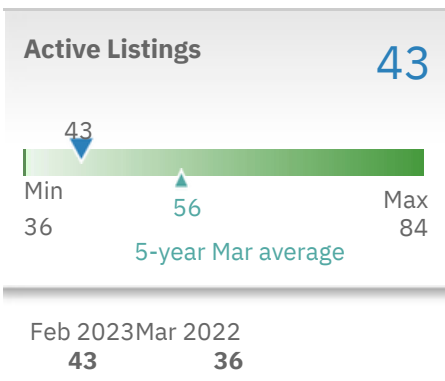
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Summary

In Oxford Area (Chester, PA), the median sold price for Detached properties for March was \$387,500, representing a decrease of 15.2% compared to last month and an increase of 0.9% from Mar 2022. The average days on market for units sold in March was 8 days, 77% below the 5-year March average of 35 days. There was a 112.5% month over month increase in new contract activity with 17 New Pendings; a 38.9% MoM increase in All Pendings (new contracts + contracts carried over from February) to 25; and no change in supply with 43 active units.

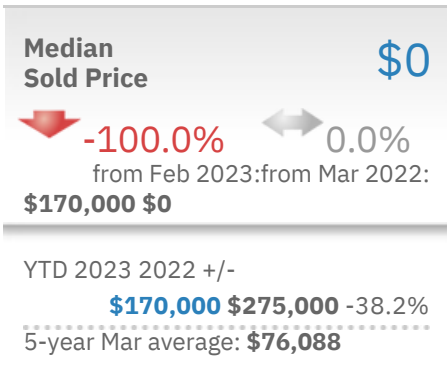
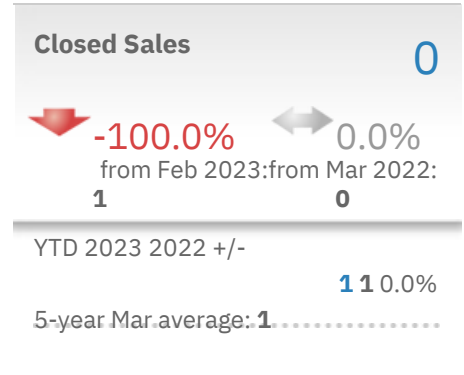
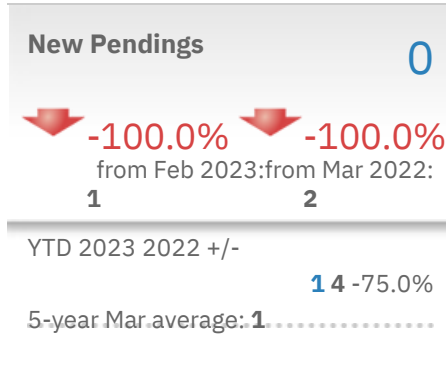
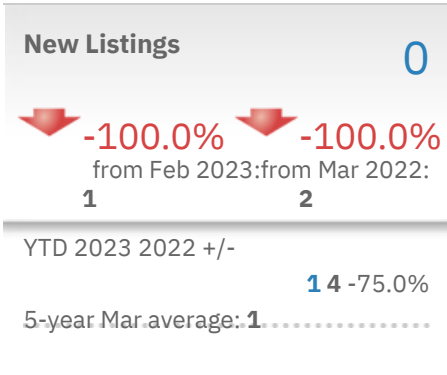
This activity resulted in a Contract Ratio of 0.58 pendencies per active listing, up from 0.42 in February and a decrease from 1.31 in March 2022. The Contract Ratio is 31% lower than the 5-year March average of 0.85. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



March 2023

Oxford Area (Chester, PA) - Attached

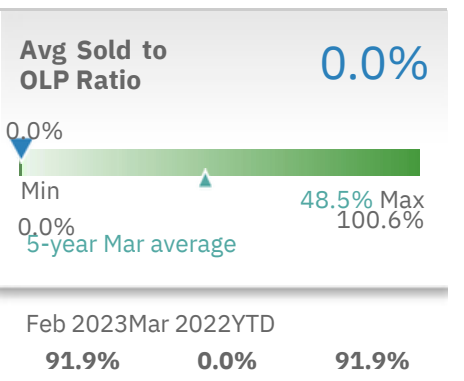
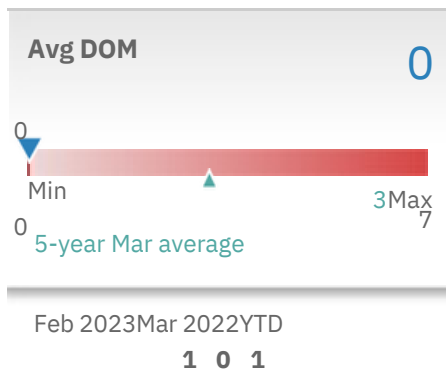
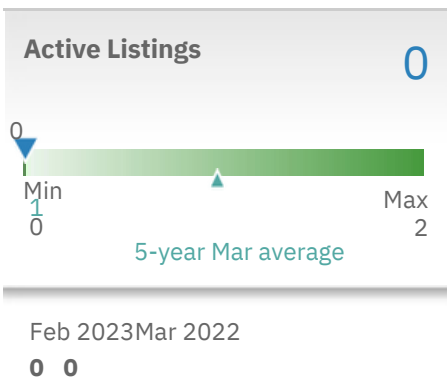
Tri-County Suburban REALTORS
Email: adeptice@tcsr.realtor



Summary

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

This activity resulted in a Contract Ratio of 0.00 pendings per active listing, down from 0.00 in February and a decrease from 0.00 in March 2022. The Contract Ratio is 100% lower than the 5-year March average of 0.25. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



March 2023

Phoenixville Area (Chester, PA)

Email: adepice@tcsr.realtor

New Listings 51

▲ 82.1% ▼ -13.6%
 from Feb 2023: from Mar 2022:
2859

YTD 2023 2022 +/-
108 118 -8.5%

5-year Mar average: **54**

New Pendings 43

▲ 38.7% ▼ -21.8%
 from Feb 2023: from Mar 2022:
3155

YTD 2023 2022 +/-
104 113 -8.0%

5-year Mar average: **48**

Closed Sales 30

▲ 50.0% ↔ 0.0%
 from Feb 2023: from Mar 2022:
2030

YTD 2023 2022 +/-
82 91 -9.9%

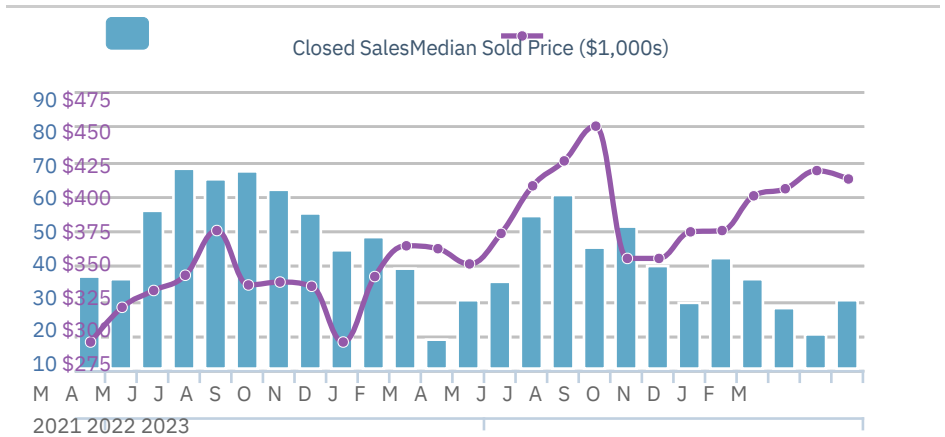
5-year Mar average: **35**

Median Sold Price \$412,500

▼ -1.4% ▲ 17.5%
 from Feb 2023: from Mar 2022:
\$418,550 **\$351,000**

YTD 2023 2022 +/-
\$412,500 \$362,450 13.8%

5-year Mar average: **\$321,700**



Active Listings 27

27
 Min 44 Max 87
 27
 5-year Mar average

Feb 2023 Mar 2022
19 **28**

Avg DOM 21

21
 Min 17 Max 68
 17
 5-year Mar average

Feb 2023 Mar 2022 YTD
35 **22** **27**

Avg Sold to OLP Ratio 101.8%

101.8%
 Min 100.2% Max 103.3%
 96.0% 103.3%
 5-year Mar average

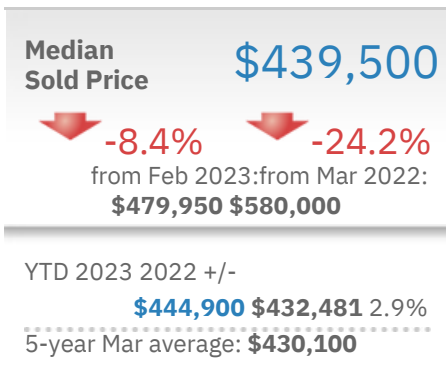
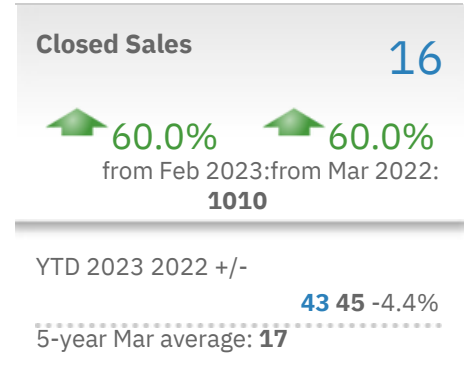
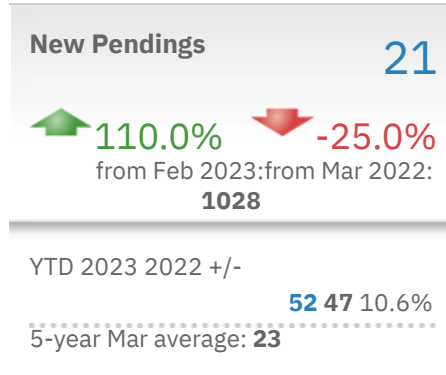
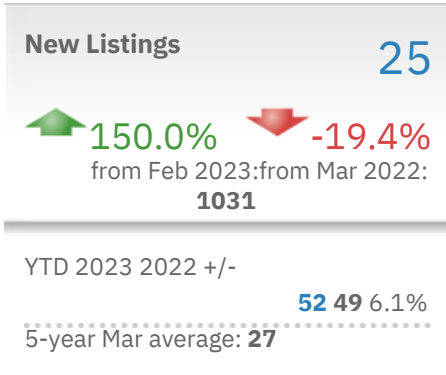
Feb 2023 Mar 2022 YTD
97.9% **103.3%** **99.8%**

March 2023

Phoenixville Area (Chester, PA) - Detached

Tri-County Suburban REALTORS

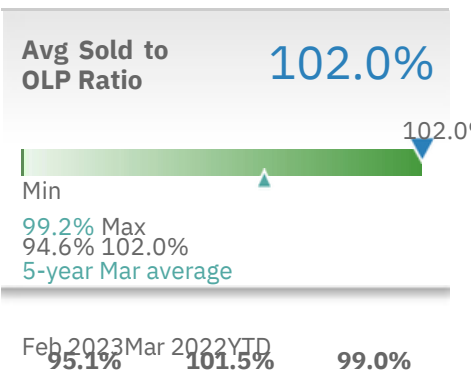
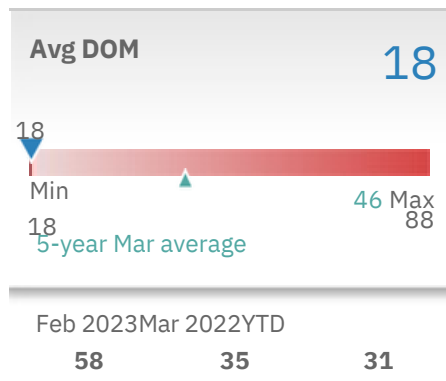
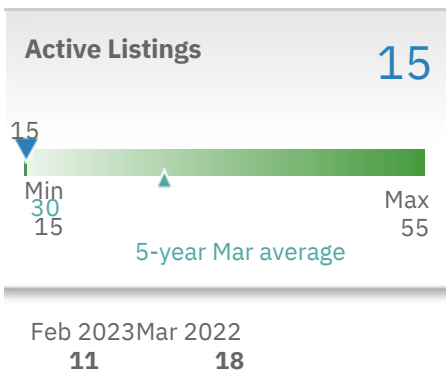
Email: adepice@tcsr.realtor



Summary

In Phoenixville Area (Chester, PA), the median sold price for Detached properties for March was \$439,500, representing a decrease of 8.4% compared to last month and a decrease of 24.2% from Mar 2022. The average days on market for units sold in March was 18 days, 61% below the 5-year March average of 46 days. There was a 110% month over month increase in new contract activity with 21 New Pendings; a 20.8% MoM increase in All Pendings (new contracts + contracts carried over from February) to 29; and a 36.4% increase in supply to 15 active units.

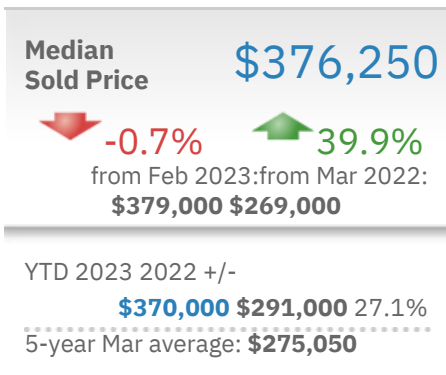
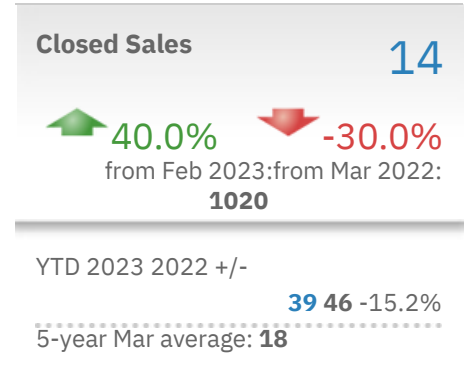
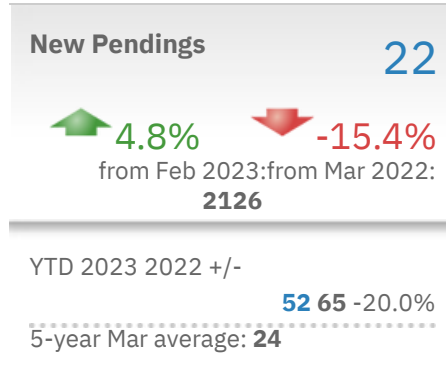
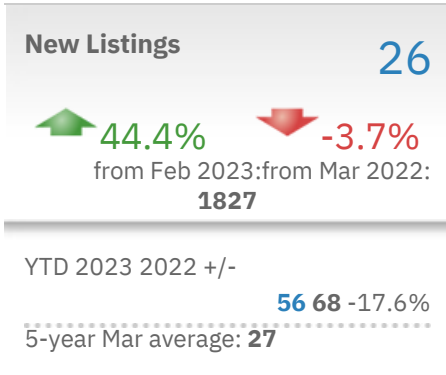
This activity resulted in a Contract Ratio of 1.93 pendings per active listing, down from 2.18 in February and an increase from 1.89 in March 2022. The Contract Ratio is 48% higher than the 5-year March average of 1.31. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



March 2023

Phoenixville Area (Chester, PA) - Attached

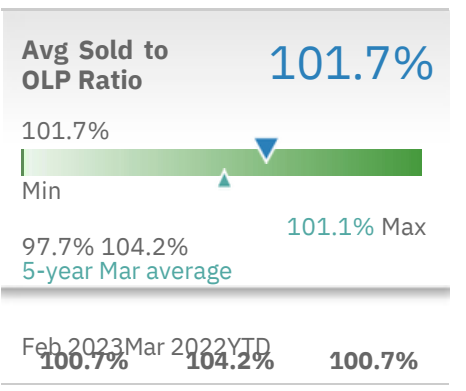
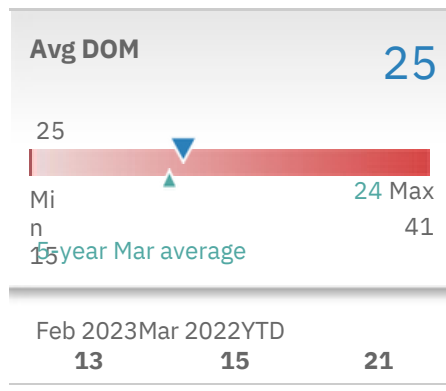
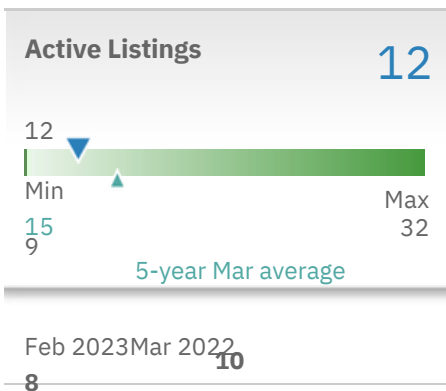
Tri-County Suburban REALTORS
Email: adepice@tcsr.realtor



Summary

In Phoenixville Area (Chester, PA), the median sold price for Attached properties for March was \$376,250, representing a decrease of 0.7% compared to last month and an increase of 39.9% from Mar 2022. The average days on market for units sold in March was 25 days, 3% above the 5-year March average of 24 days. There was a 4.8% month over month increase in new contract activity with 22 New Pendings; a 29.2% MoM increase in All Pendings (new contracts + contracts carried over from February) to 31; and a 50% increase in supply to 12 active units.

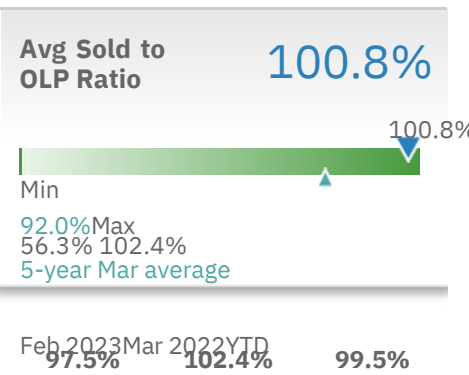
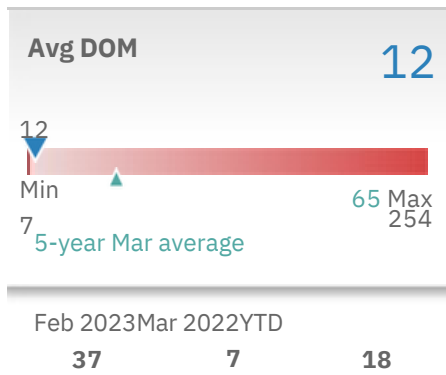
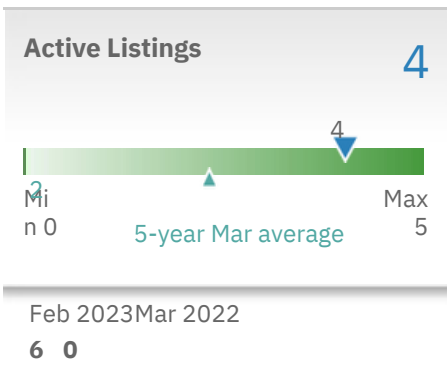
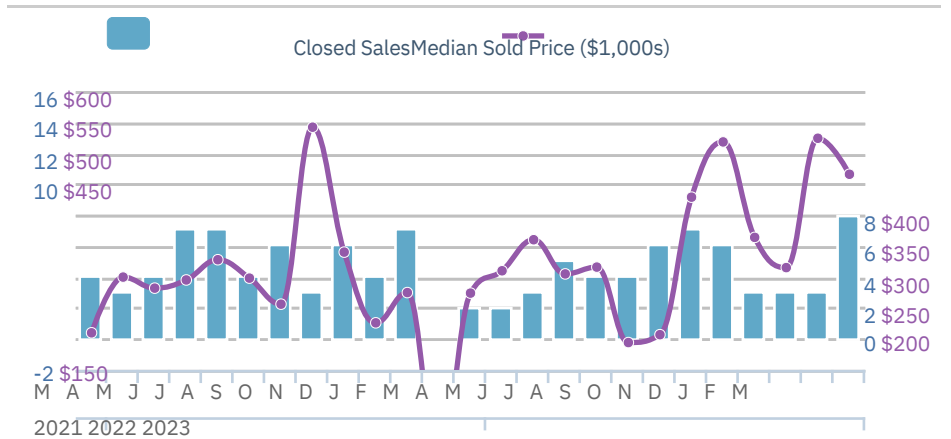
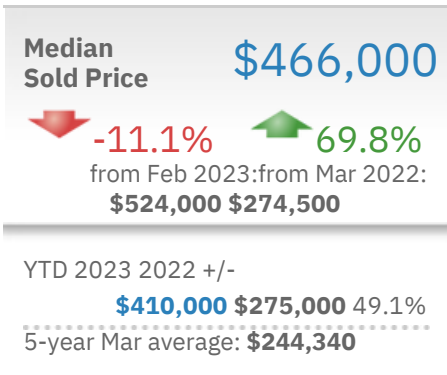
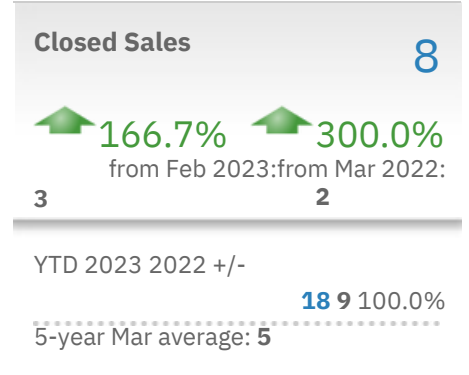
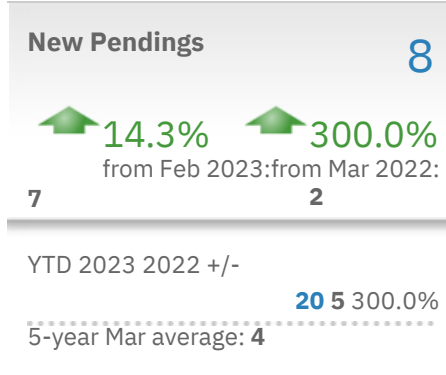
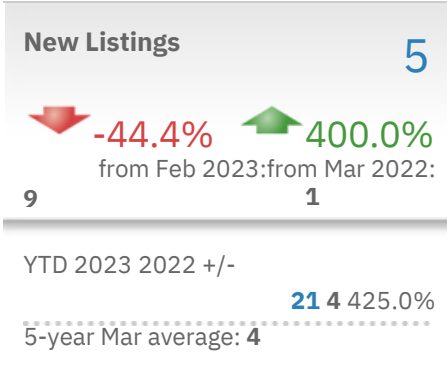
This activity resulted in a Contract Ratio of 2.58 pendencies per active listing, down from 3.00 in February and a decrease from 3.80 in March 2022. The Contract Ratio is 12% lower than the 5-year March average of 2.92. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



March 2023

Spring-Ford Area (Chester, PA)

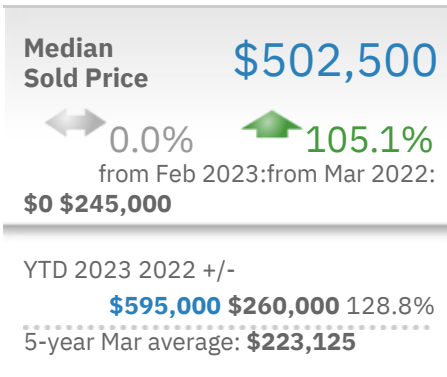
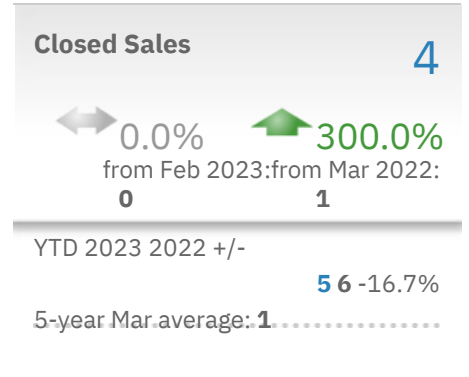
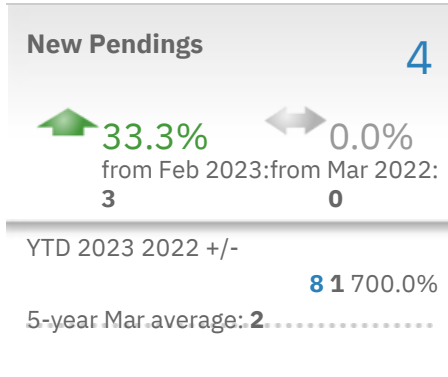
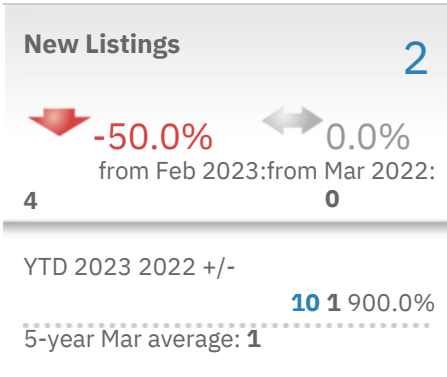
Email: adevice@tcsr.realtor



March 2023

Spring-Ford Area (Chester, PA) - Detached

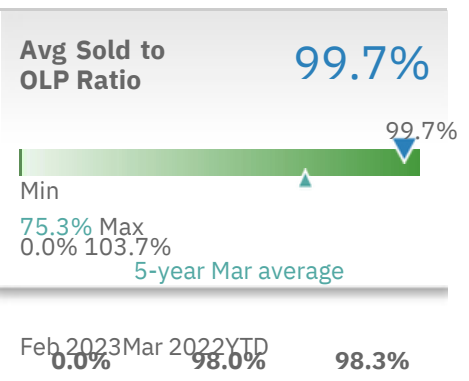
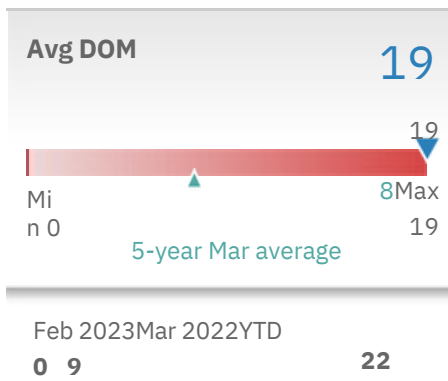
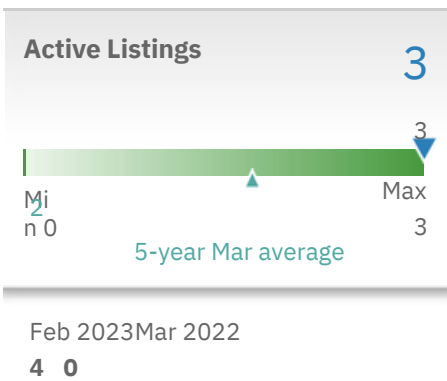
Tri-County Suburban REALTORS
Email: adeptice@tcsr.realtor



Summary

In Spring-Ford Area (Chester, PA), the median sold price for Detached properties for March was \$502,500, representing an increase of 0% compared to last month and an increase of 105.1% from Mar 2022. The average days on market for units sold in March was 19 days, 130% above the 5-year March average of 8 days. There was a 33.3% month over month increase in new contract activity with 4 New Pendings; a 20% MoM decrease in All Pendings (new contracts + contracts carried over from February) to 4; and a 25% decrease in supply to 3 active units.

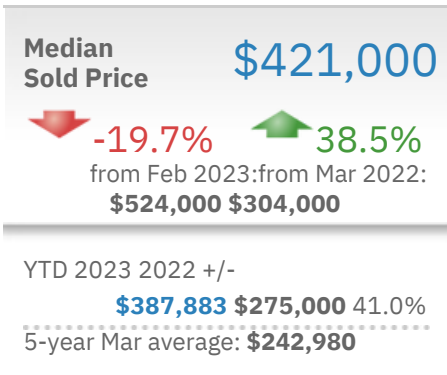
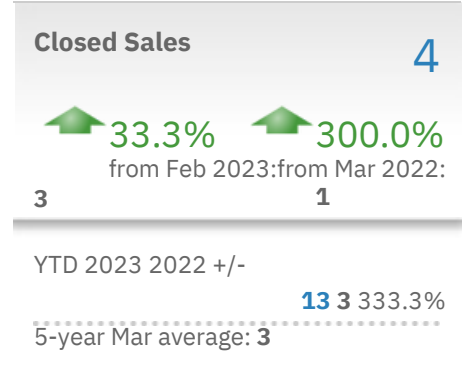
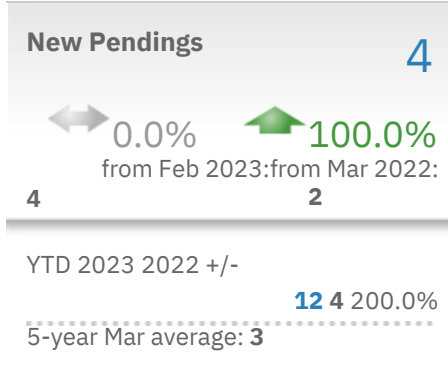
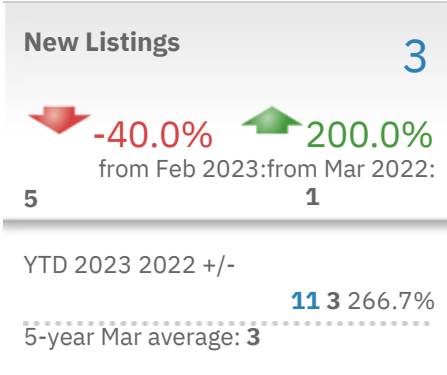
This activity resulted in a Contract Ratio of 1.33 pendings per active listing, up from 1.25 in February and an increase from 0.00 in March 2022. The Contract Ratio is 6% higher than the 5-year March average of 1.25. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



March 2023

Spring-Ford Area (Chester, PA) - Attached

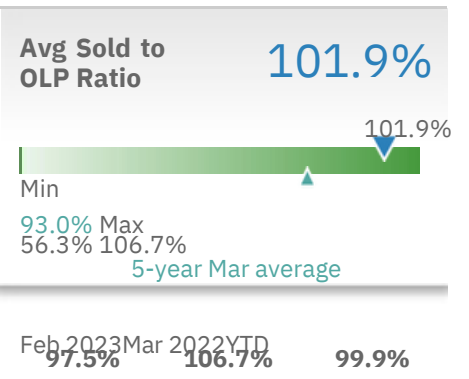
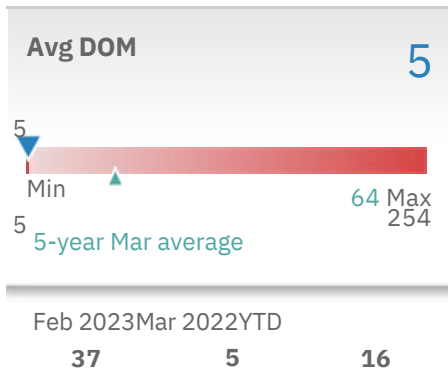
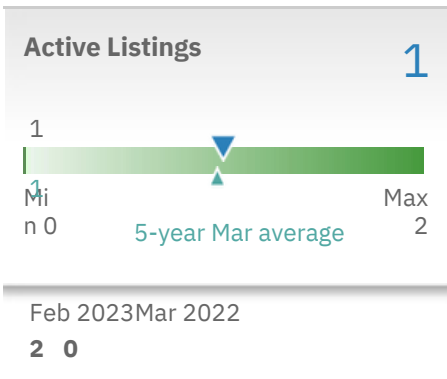
Tri-County Suburban REALTORS
Email: adeptice@tcsr.realtor



Summary

In Spring-Ford Area (Chester, PA), the median sold price for Attached properties for March was \$421,000, representing a decrease of 19.7% compared to last month and an increase of 38.5% from Mar 2022. The average days on market for units sold in March was 5 days, 92% below the 5-year March average of 64 days. There was no month over month change in new contract activity with 4 New Pendings; a 33.3% MoM increase in All Pendings (new contracts + contracts carried over from February) to 4; and a 50% decrease in supply to 1 active units.

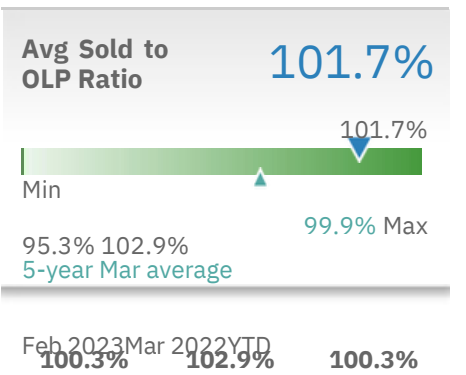
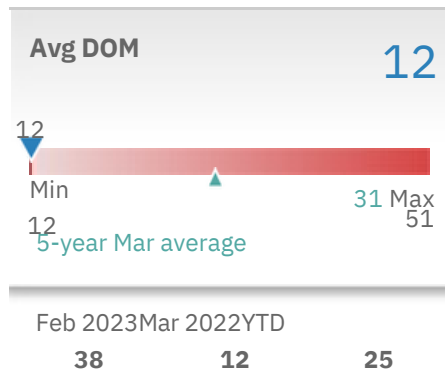
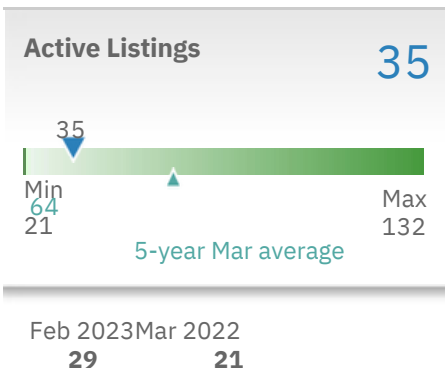
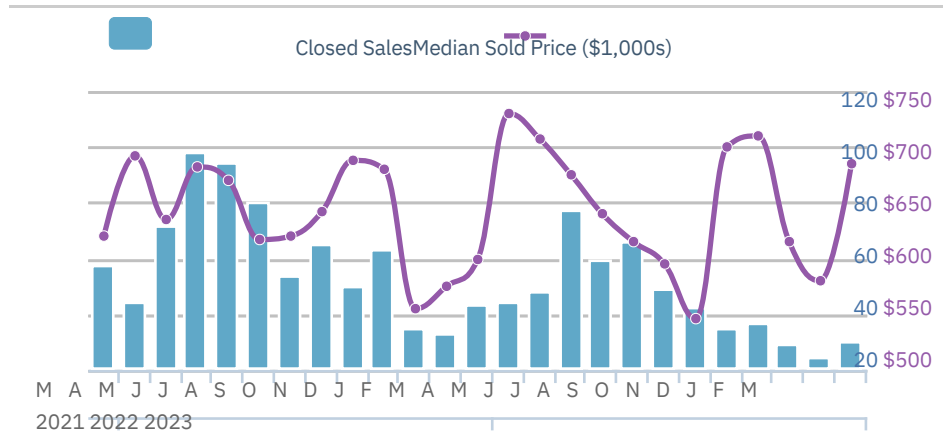
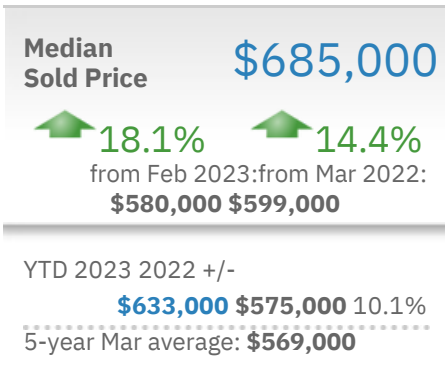
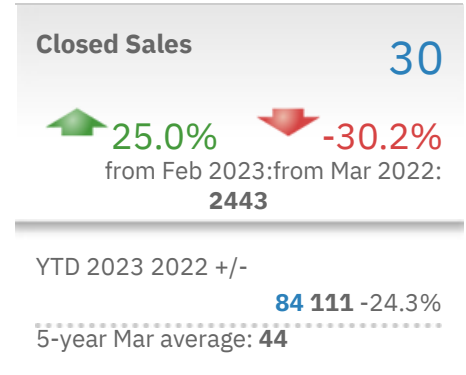
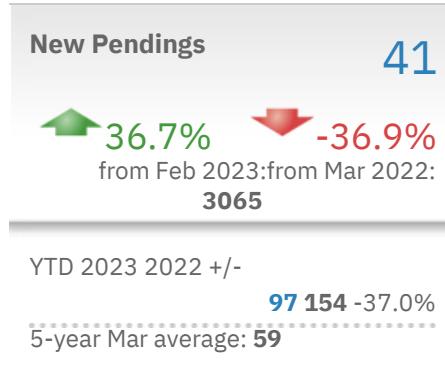
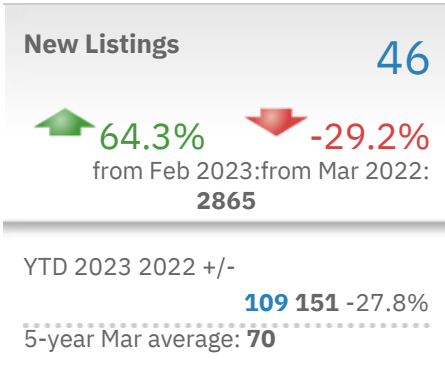
This activity resulted in a Contract Ratio of 4.00 pendings per active listing, up from 1.50 in February and an increase from 0.00 in March 2022. The Contract Ratio is 135% higher than the 5-year March average of 1.70. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



March 2023

Tredyffrin-Easttown (Chester, PA)

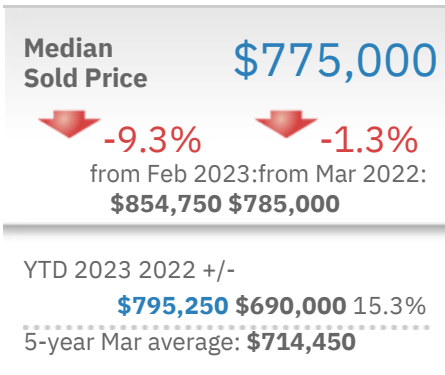
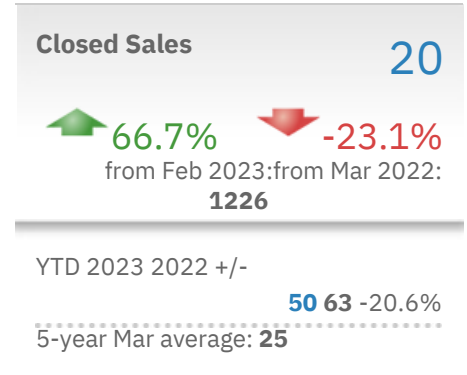
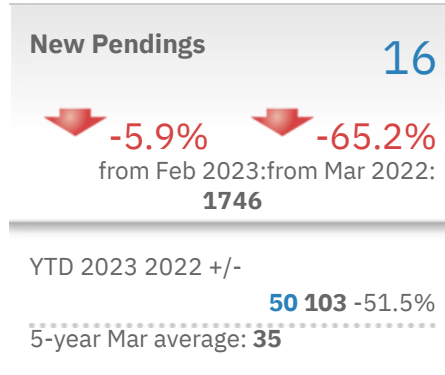
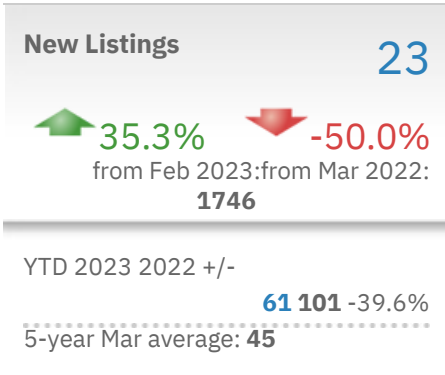
Email: adepice@tcsr.realtor



March 2023

Tredyffrin-Easttown (Chester, PA) - Detached

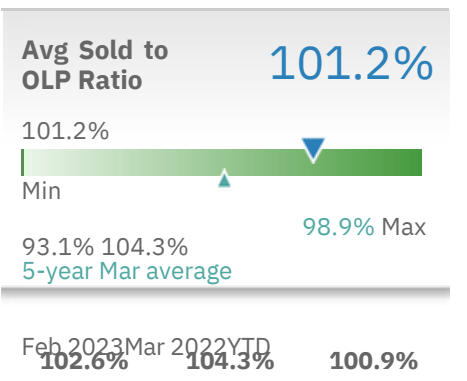
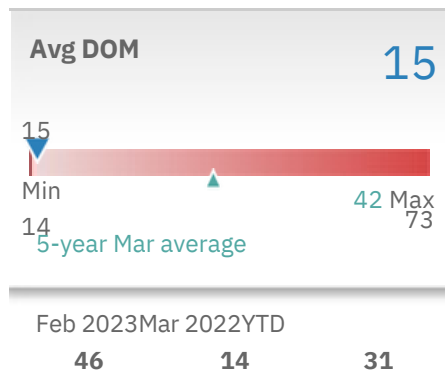
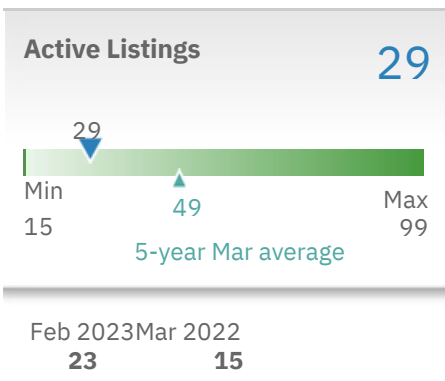
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Summary

In Tredyffrin-Easttown (Chester, PA), the median sold price for Detached properties for March was \$775,000, representing a decrease of 9.3% compared to last month and a decrease of 1.3% from Mar 2022. The average days on market for units sold in March was 15 days, 64% below the 5-year March average of 42 days. There was a 5.9% month over month decrease in new contract activity with 16 New Pendings; an 11.8% MoM decrease in All Pendings (new contracts + contracts carried over from February) to 30; and a 26.1% increase in supply to 29 active units.

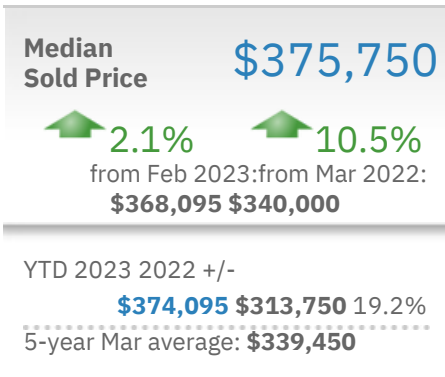
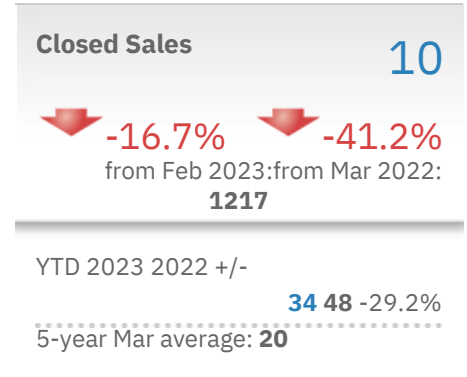
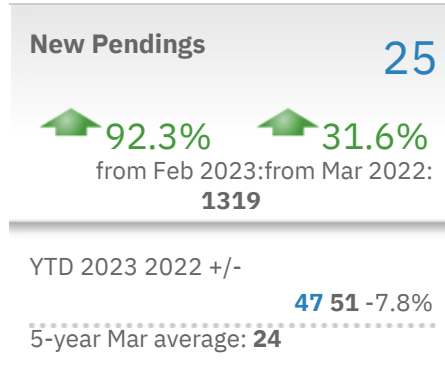
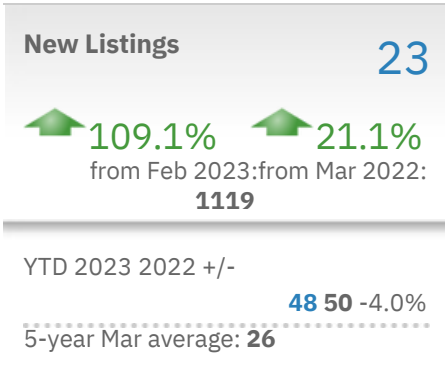
This activity resulted in a Contract Ratio of 1.03 pendings per active listing, down from 1.48 in February and a decrease from 5.27 in March 2022. The Contract Ratio is 54% lower than the 5-year March average of 2.22. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



March 2023

Tredyffrin-Easttown (Chester, PA) - Attached

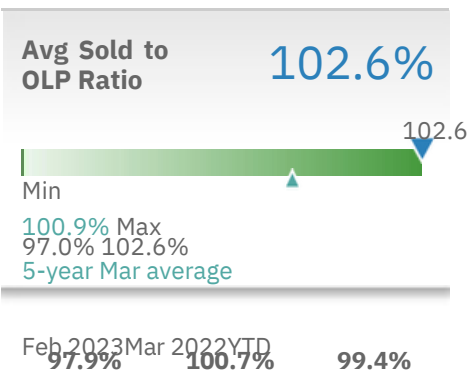
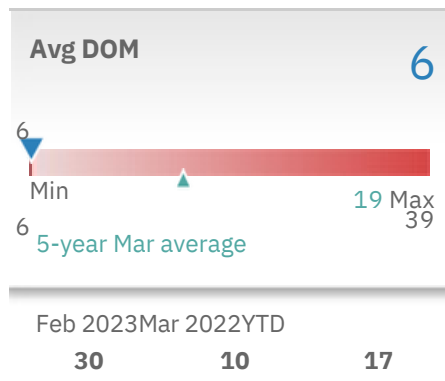
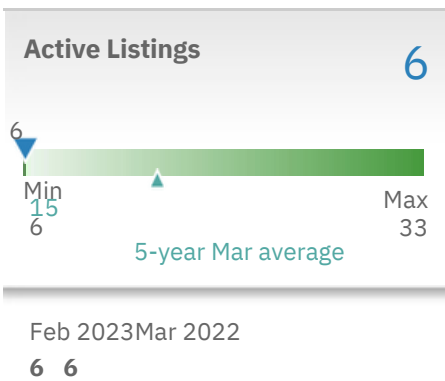
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Summary

In Tredyffrin-Easttown (Chester, PA), the median sold price for Attached properties for March was \$375,750, representing an increase of 2.1% compared to last month and an increase of 10.5% from Mar 2022. The average days on market for units sold in March was 6 days, 68% below the 5-year March average of 19 days. There was a 92.3% month over month increase in new contract activity with 25 New Pendings; a 125% MoM increase in All Pendings (new contracts + contracts carried over from February) to 27; and no change in supply with 6 active units.

This activity resulted in a Contract Ratio of 4.50 pendings per active listing, up from 2.00 in February and an increase from 3.50 in March 2022. The Contract Ratio is 56% higher than the 5-year March average of 2.89. 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.



March 2023

Twin Valley (Chester, PA)

Email: adepice@tcsr.realtor

New Listings 11

↑ 57.1% ↑ 57.1%
 from Feb 2023: from Mar 2022:
 7 7

YTD 2023 2022 +/-
28 28 0.0%

5-year Mar average: **15**

New Pendings 5

↔ 0.0% ↓ -50.0%
 from Feb 2023: from Mar 2022:
 510

YTD 2023 2022 +/-
15 28 -46.4%

5-year Mar average: **11**

Closed Sales 5

↑ 150.0% ↓ -50.0%
 from Feb 2023: from Mar 2022:
 210

YTD 2023 2022 +/-
11 27 -59.3%

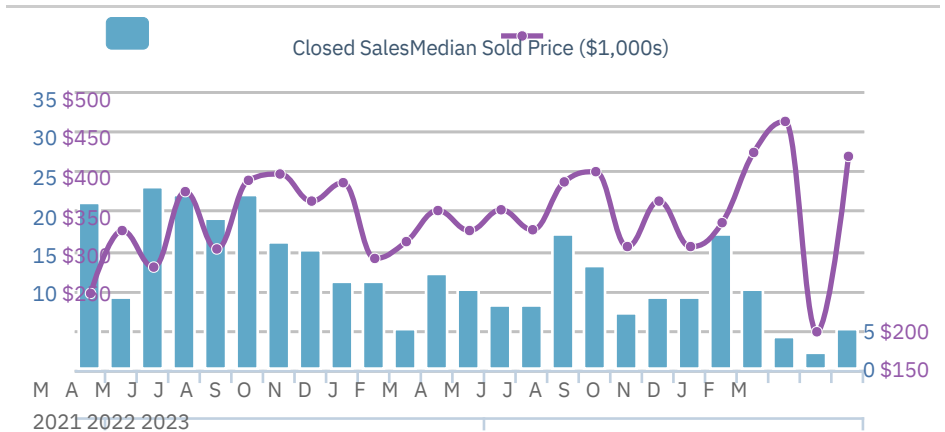
5-year Mar average: **10**

Median Sold Price \$418,250

↑ 110.7% ↑ 28.7%
 from Feb 2023: from Mar 2022:
\$198,500 \$325,000

YTD 2023 2022 +/-
\$393,750 \$330,000 19.3%

5-year Mar average: **\$312,182**



Active Listings 14

14
 Min ▲ 24 ▼ Max 52
 5 5-year Mar average

Feb 2023 Mar 2022
9 5

Avg DOM 10

10
 Min ▲ 44 ▼ Max 99
 10 5-year Mar average

Feb 2023 Mar 2022 YTD
10 30 15

Avg Sold to OLP Ratio 98.8%

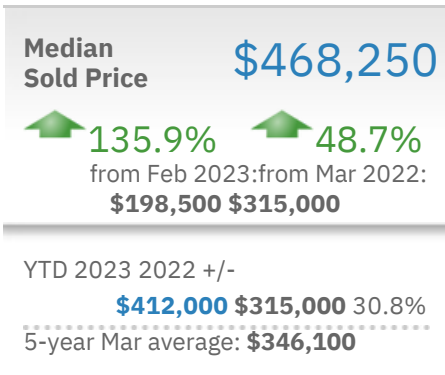
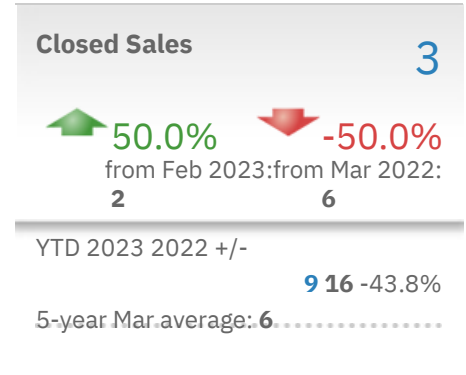
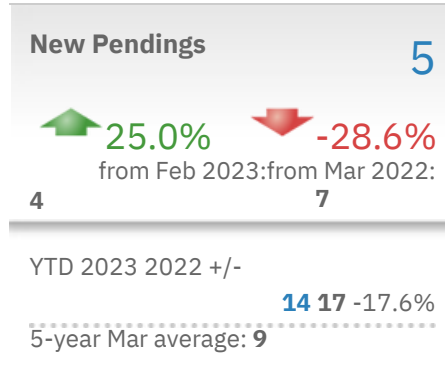
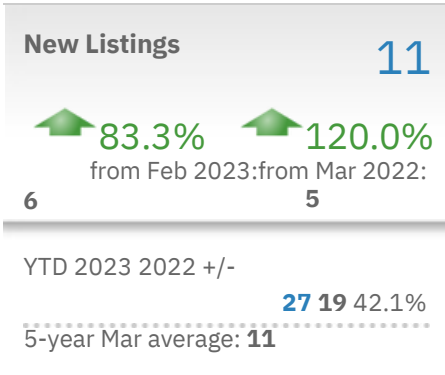
98.8%
 Min ▲ 98.5% ▼ Max
 93.1% 103.8% 5-year Mar average

Feb 2023 Mar 2022 YTD
94.8% 103.8% 100.5%

March 2023

Twin Valley (Chester, PA) - Detached

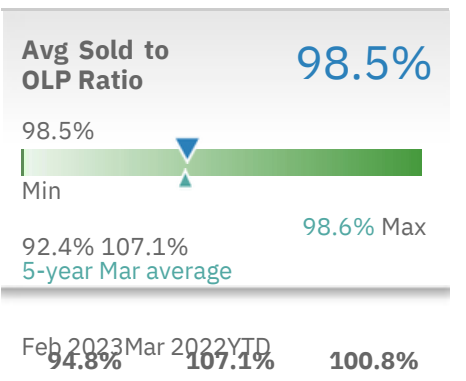
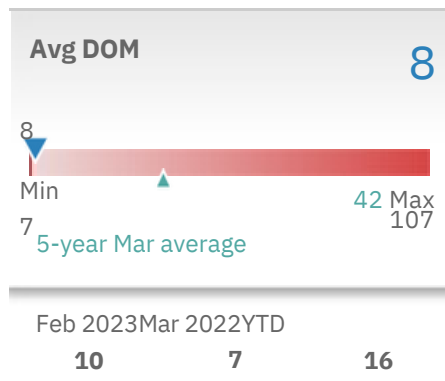
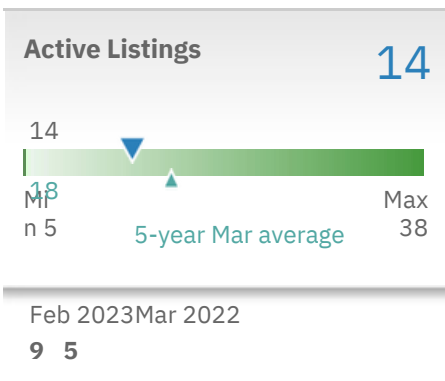
Tri-County Suburban REALTORS
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Summary

In Twin Valley (Chester, PA), the median sold price for Detached properties for March was \$468,250, representing an increase of 135.9% compared to last month and an increase of 48.7% from Mar 2022. The average days on market for units sold in March was 8 days, 81% below the 5-year March average of 42 days. There was a 25% month over month increase in new contract activity with 5 New Pendings; a 7.7% MoM increase in All Pendings (new contracts + contracts carried over from February) to 14; and a 55.6% increase in supply to 14 active units.

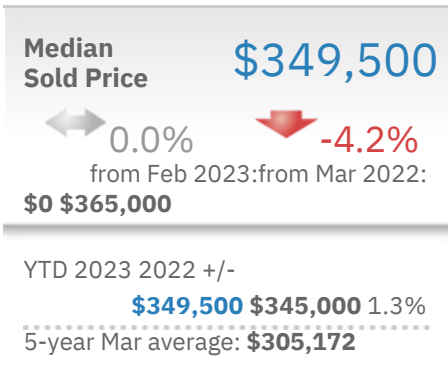
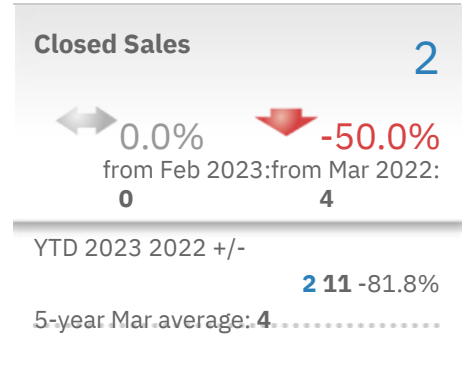
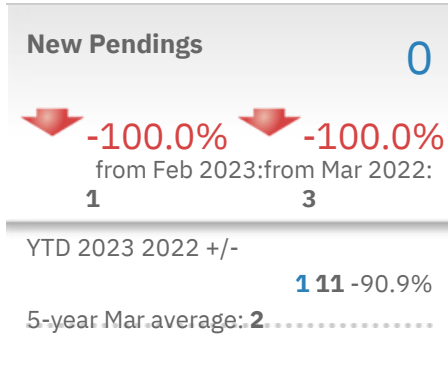
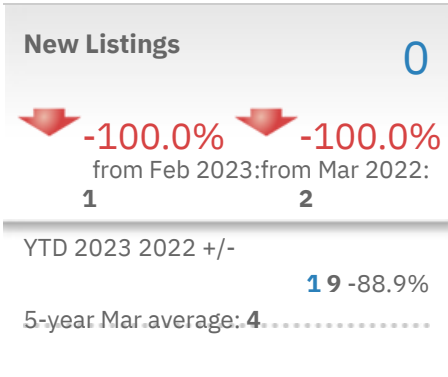
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 1.44 in February and a decrease from 1.80 in March 2022. The Contract Ratio is 29% lower than the 5-year March average of 1.40. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



March 2023

Twin Valley (Chester, PA) - Attached

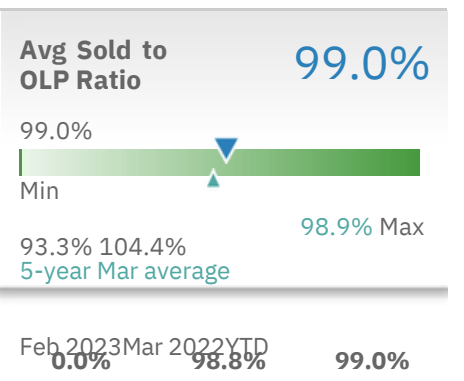
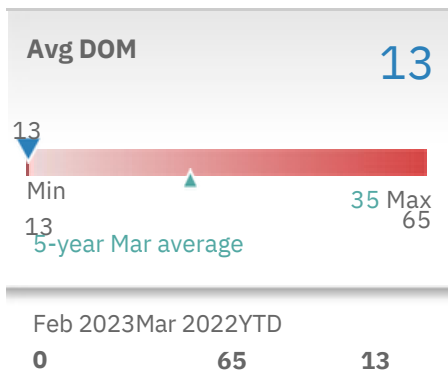
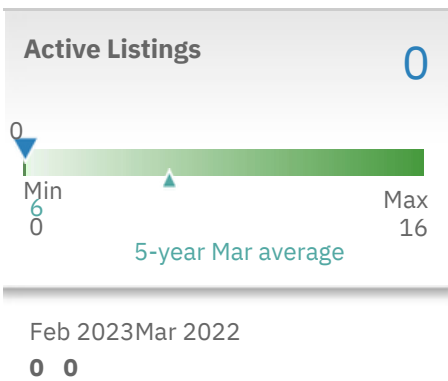
Tri-County Suburban REALTORS
Email: adeptice@tcsr.realtor



Summary

In Twin Valley (Chester, PA), the median sold price for Attached properties for March was \$349,500, representing an increase of 0% compared to last month and a decrease of 4.2% from Mar 2022. The average days on market for units sold in March was 13 days, 63% below the 5-year March average of 35 days. There was a 100% month over month decrease in new contract activity with 0 New Pendings; a 100% MoM decrease in All Pendings (new contracts + contracts carried over from February) to 0; and no change in supply with 0 active units.

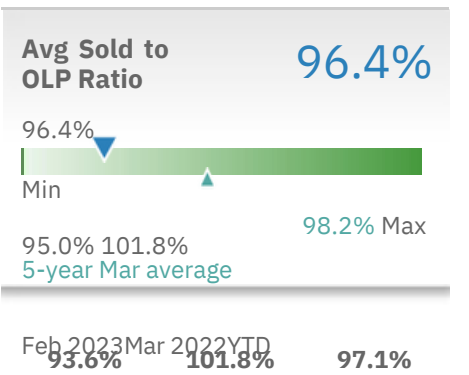
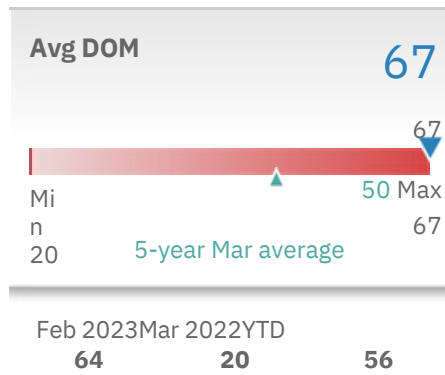
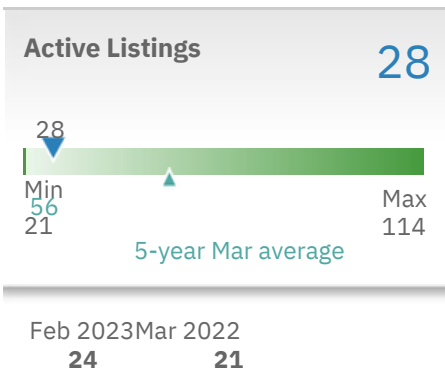
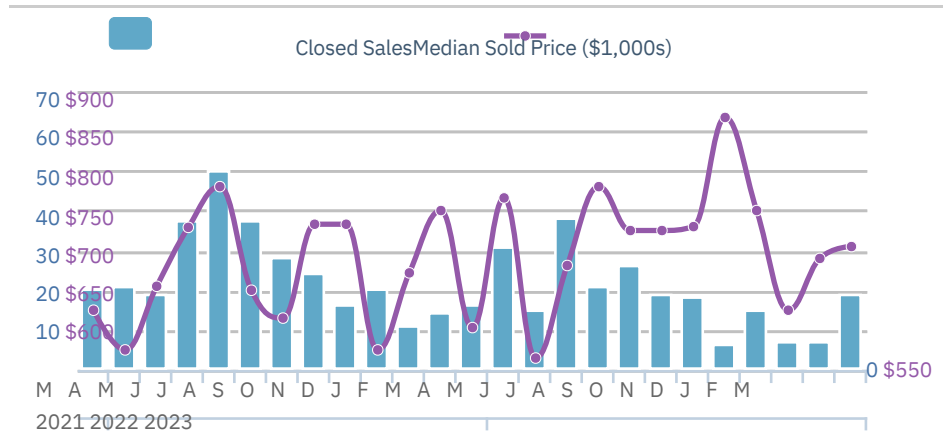
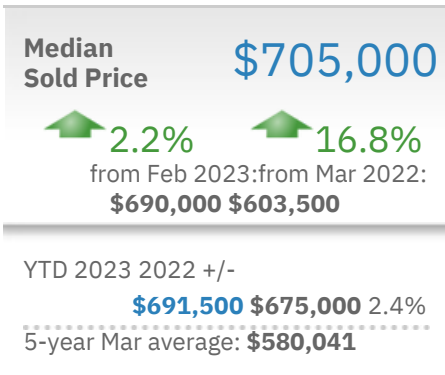
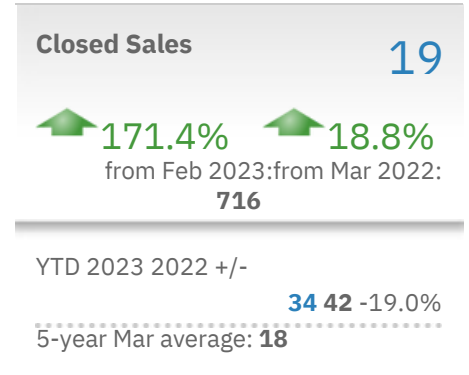
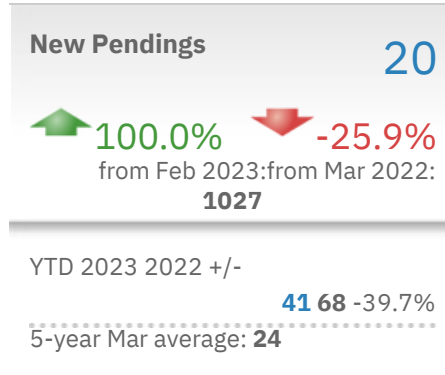
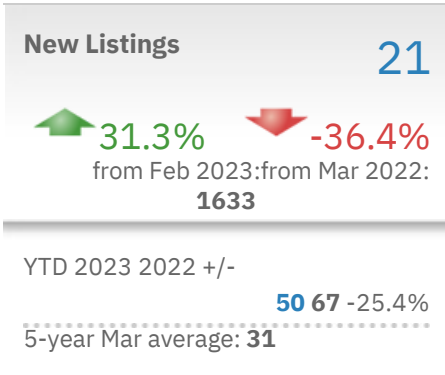
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from February and no change from March 2022. The Contract Ratio is 100% lower than the 5-year March average of 0.29. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



March 2023

Unionville-Chadds Ford (Chester, PA)

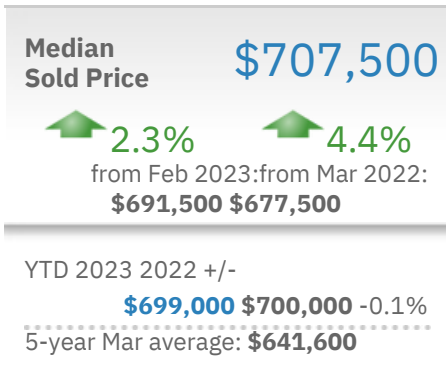
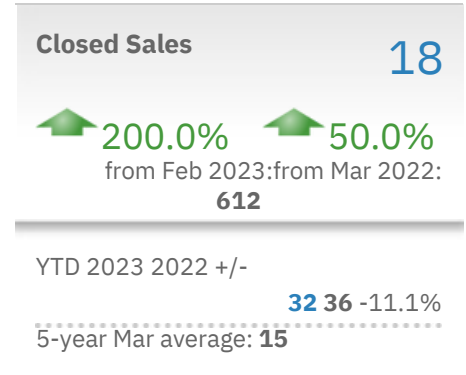
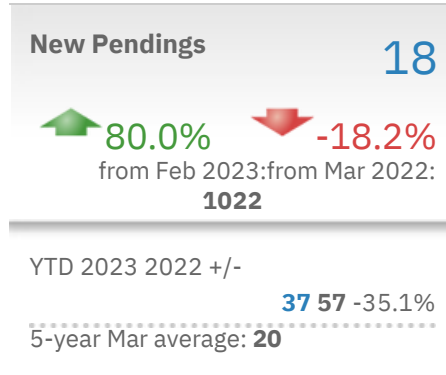
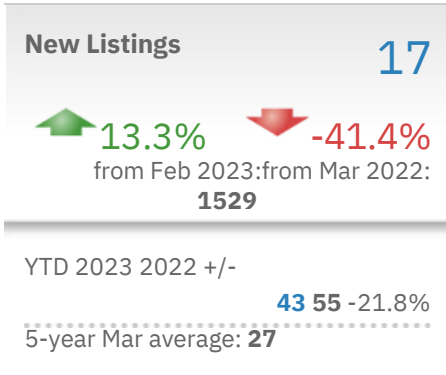
Email: adevice@tcsr.realtor



March 2023

Unionville-Chadds Ford (Chester, PA) - Detached

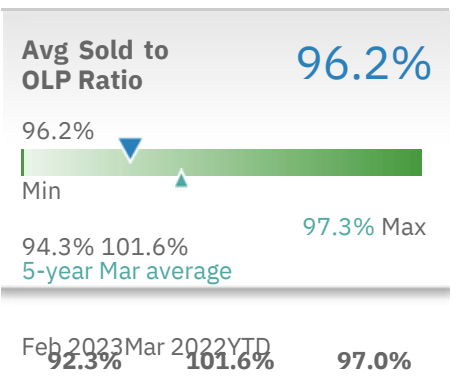
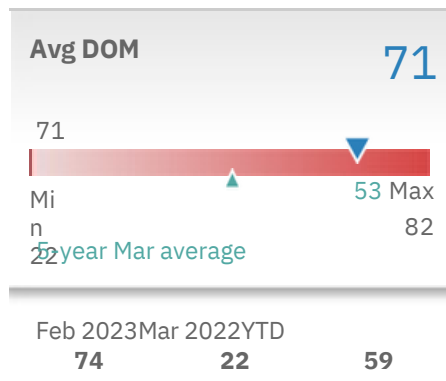
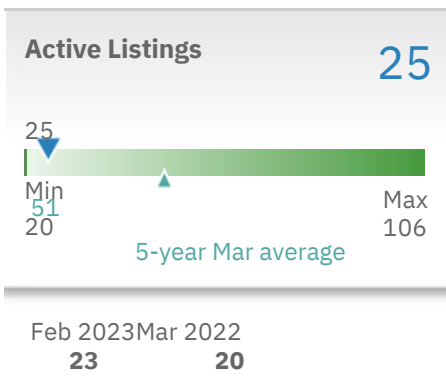
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Summary

In Unionville-Chadds Ford (Chester, PA), the median sold price for Detached properties for March was \$707,500, representing an increase of 2.3% compared to last month and an increase of 4.4% from Mar 2022. The average days on market for units sold in March was 71 days, 34% above the 5-year March average of 53 days. There was an 80% month over month increase in new contract activity with 18 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from February) with 21; and an 8.7% increase in supply to 25 active units.

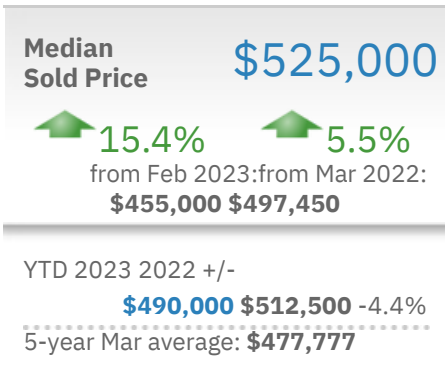
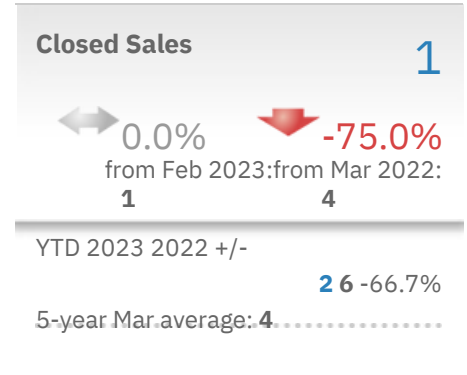
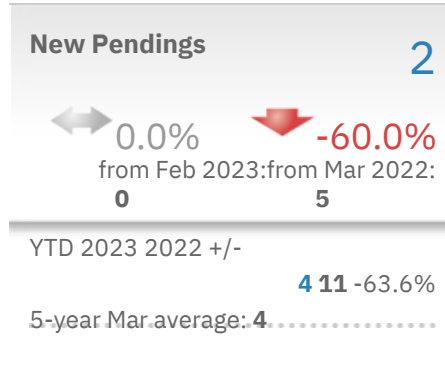
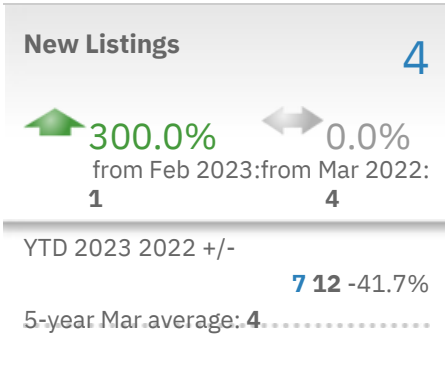
This activity resulted in a Contract Ratio of 0.84 pendings per active listing, down from 0.91 in February and a decrease from 2.15 in March 2022. The Contract Ratio is 17% lower than the 5-year March average of 1.01. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



March 2023

Unionville-Chadds Ford (Chester, PA) - Attached

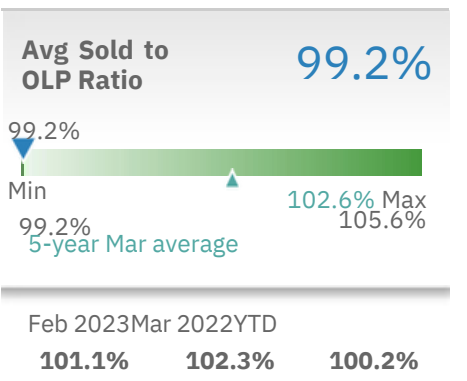
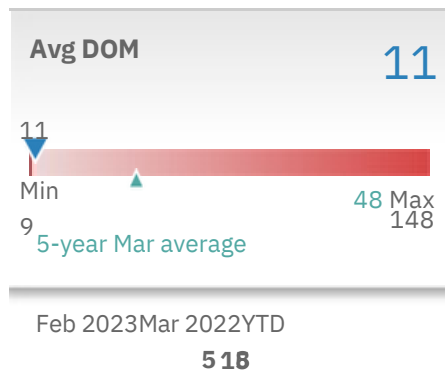
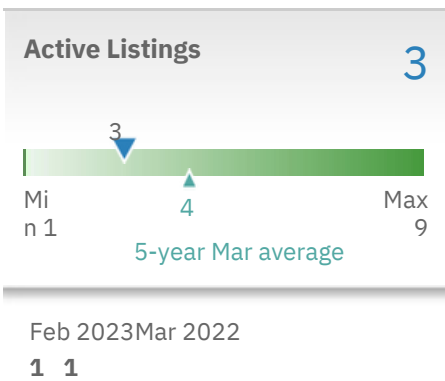
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Summary

In Unionville-Chadds Ford (Chester, PA), the median sold price for Attached properties for March was \$525,000, representing an increase of 15.4% compared to last month and an increase of 5.5% from Mar 2022. The average days on market for units sold in March was 11 days, 77% below the 5-year March average of 48 days. There was a 0% 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 February) to 2; and a 200% increase in supply to 3 active units.

This activity resulted in a Contract Ratio of 0.67 pendings per active listing, down from 1.00 in February and a decrease from 6.00 in March 2022. The Contract Ratio is 69% lower than the 5-year March average of 2.13. 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.



March 2023

West Chester Area (Chester, PA)

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New Listings 90

↑ 3.4% ↓ -27.4%
 from Feb 2023: from Mar 2022:
87 124

YTD 2023 2022 +/-
256 283 -9.5%
 5-year Mar average: **138**

New Pendings 78

↓ -2.5% ↓ -31.0%
 from Feb 2023: from Mar 2022:
80 113

YTD 2023 2022 +/-
225 266 -15.4%
 5-year Mar average: **113**

Closed Sales 72

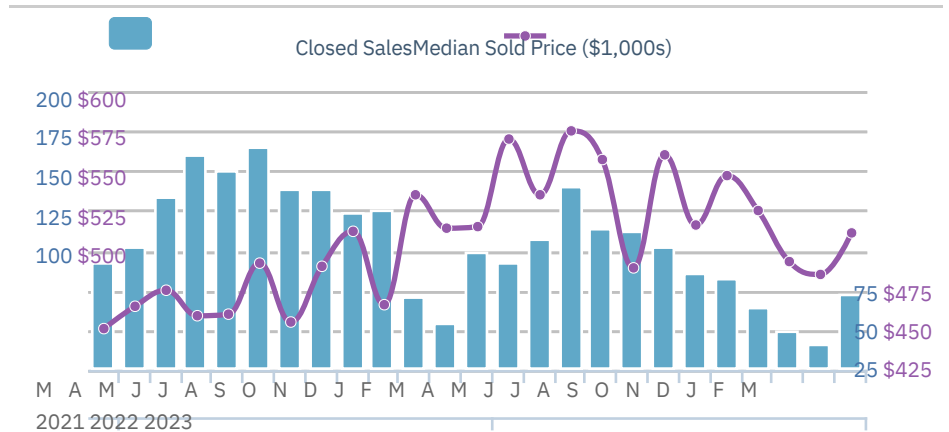
↑ 75.6% ↓ -27.3%
 from Feb 2023: from Mar 2022:
4199

YTD 2023 2022 +/-
167 231 -27.7%
 5-year Mar average: **91**

Median Sold Price \$511,250

↑ 5.4% ↓ -0.7%
 from Feb 2023: from Mar 2022:
\$485,000 \$515,000

YTD 2023 2022 +/-
\$505,000 \$515,000 -1.9%
 5-year Mar average: **\$447,350**



Active Listings 81

81
 Min 133 Max 297
 48 5-year Mar average

Feb 2023 Mar 2022
71 48

Avg DOM 20

20
 Min 18 Max 57
 5-year Mar average

Feb 2023 Mar 2022 YTD
19 18 20

Avg Sold to OLP Ratio 100.7%

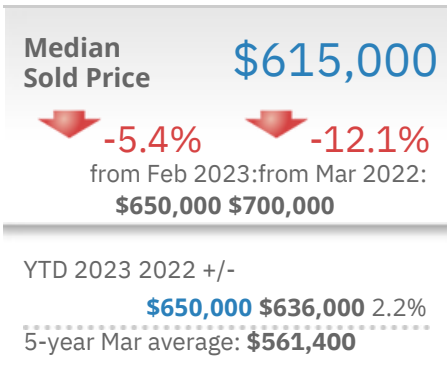
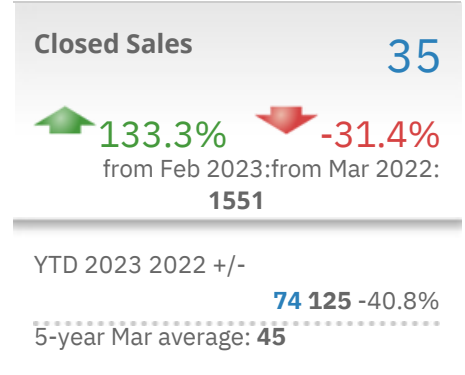
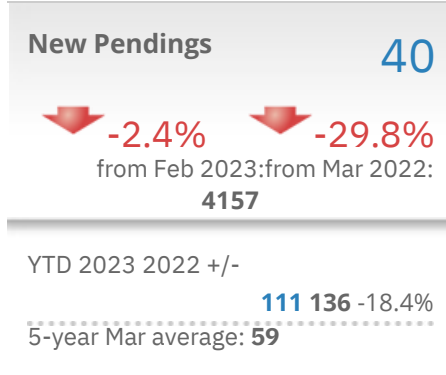
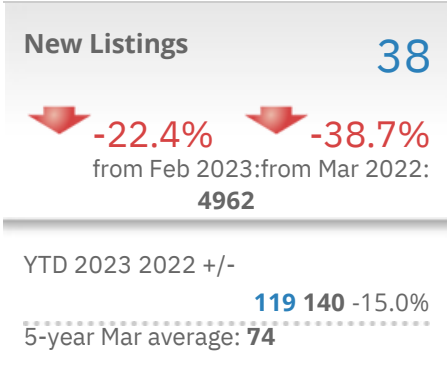
100.7%
 Min 96.9% Max 103.2%
 5-year Mar average

Feb 2023 Mar 2022 YTD
100.5% 103.2% 100.9%

March 2023

West Chester Area (Chester, PA) - Detached

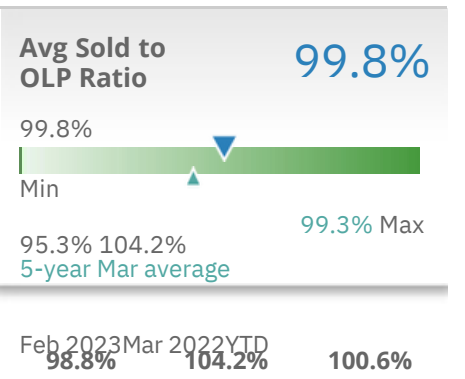
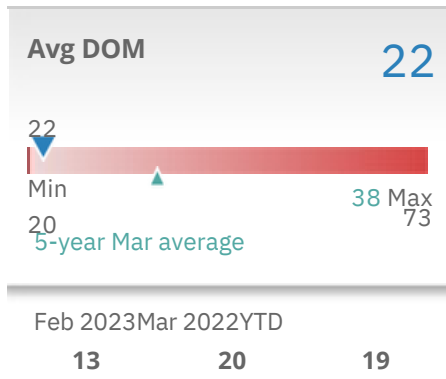
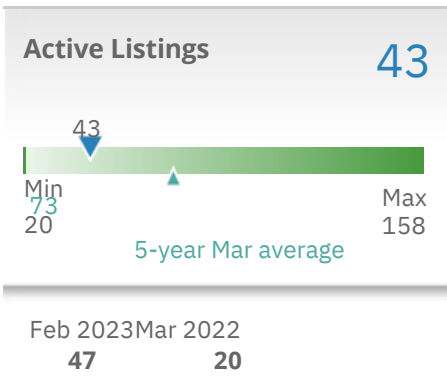
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Summary

In West Chester Area (Chester, PA), the median sold price for Detached properties for March was \$615,000, representing a decrease of 5.4% compared to last month and a decrease of 12.1% from Mar 2022. The average days on market for units sold in March was 22 days, 42% below the 5-year March average of 38 days. There was a 2.4% month over month decrease in new contract activity with 40 New Pendings; a 5.3% MoM increase in All Pendings (new contracts + contracts carried over from February) to 80; and an 8.5% decrease in supply to 43 active units.

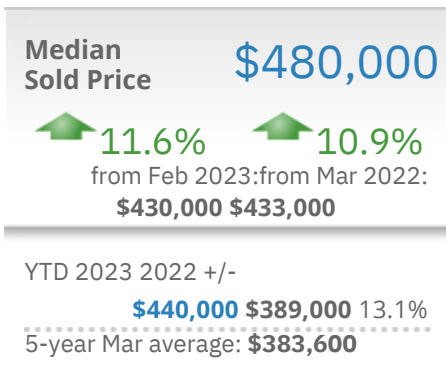
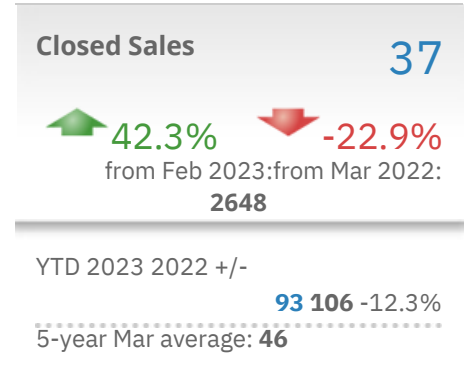
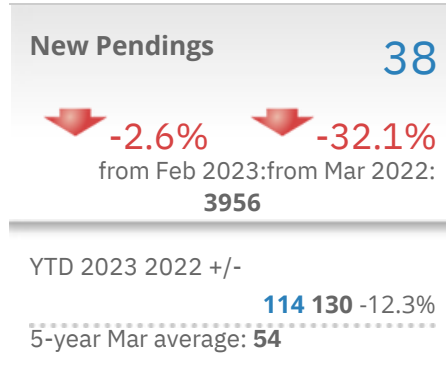
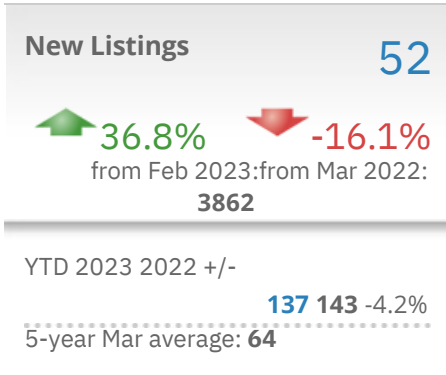
This activity resulted in a Contract Ratio of 1.86 pendings per active listing, up from 1.62 in February and a decrease from 5.75 in March 2022. The Contract Ratio is 27% lower than the 5-year March average of 2.55. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



March 2023

West Chester Area (Chester, PA) - Attached

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Summary

In West Chester Area (Chester, PA), the median sold price for Attached properties for March was \$480,000, representing an increase of 11.6% compared to last month and an increase of 10.9% from Mar 2022. The average days on market for units sold in March was 19 days, 35% below the 5-year March average of 29 days. There was a 2.6% month over month decrease in new contract activity with 38 New Pendings; a 1.7% MoM increase in All Pendings (new contracts + contracts carried over from February) to 60; and a 58.3% increase in supply to 38 active units.

This activity resulted in a Contract Ratio of 1.58 pendings per active listing, down from 2.46 in February and a decrease from 3.32 in March 2022. The Contract Ratio is 15% lower than the 5-year March average of 1.87. 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.

