

March 2023

All Home Types
Detached
Attached

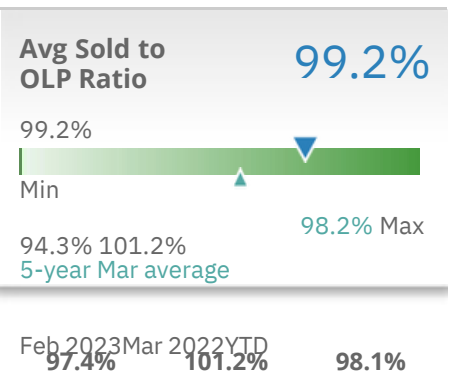
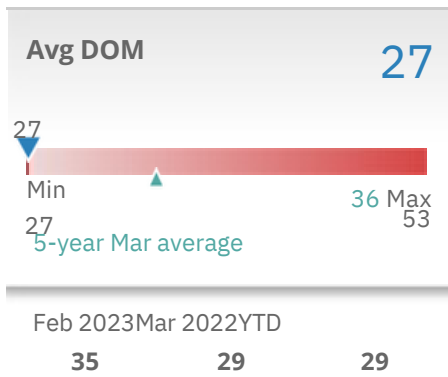
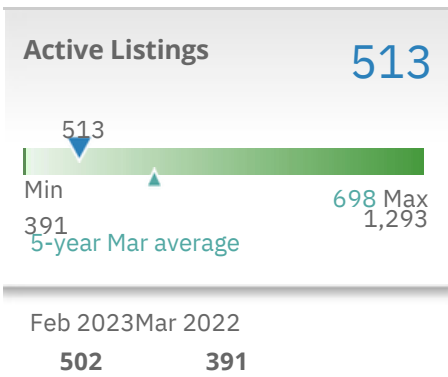
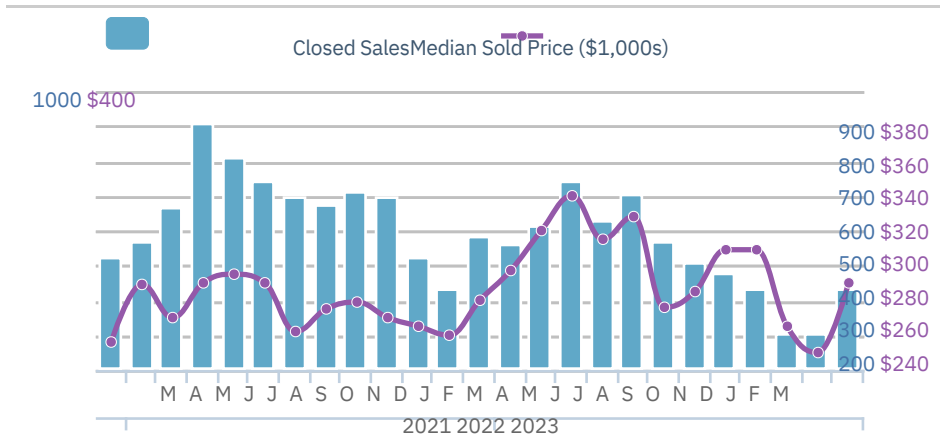
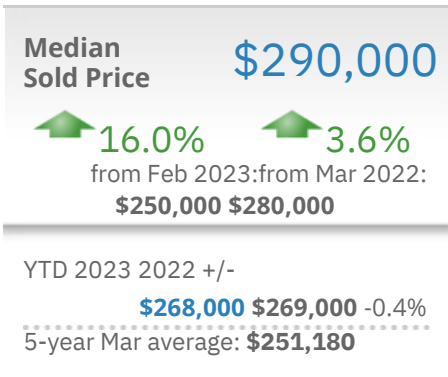
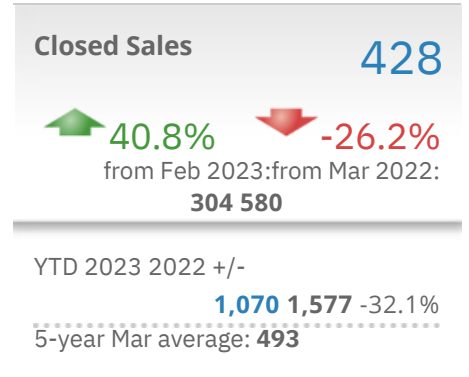
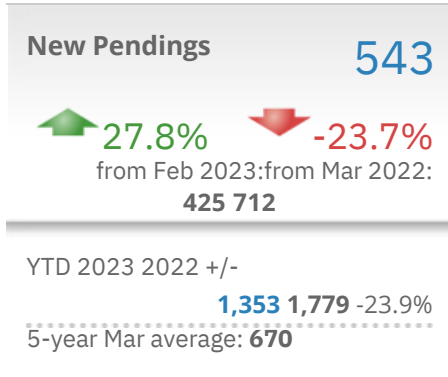
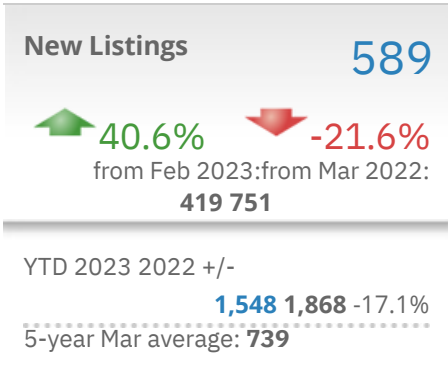
Local Market Insight

Delaware County, PA

March 2023

Delaware County, PA

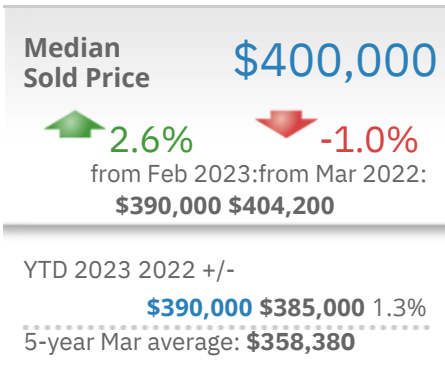
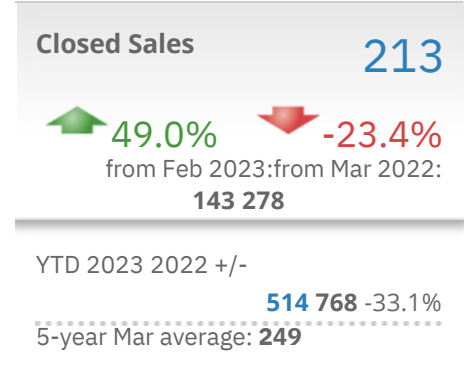
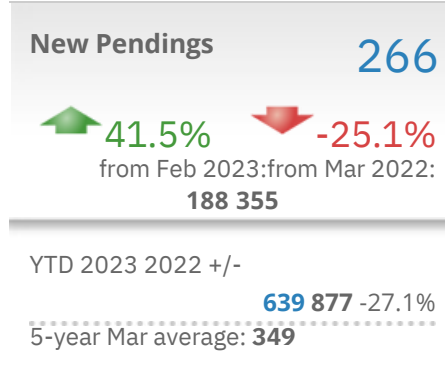
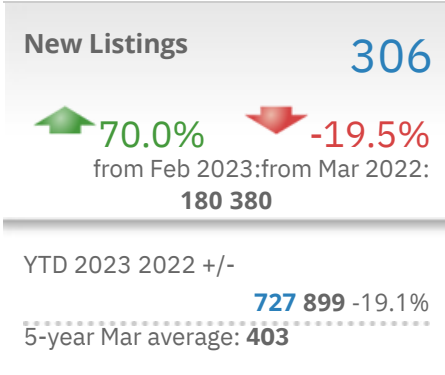
Email: adevice@tcsr.realtor



March 2023

Delaware County, PA - Detached

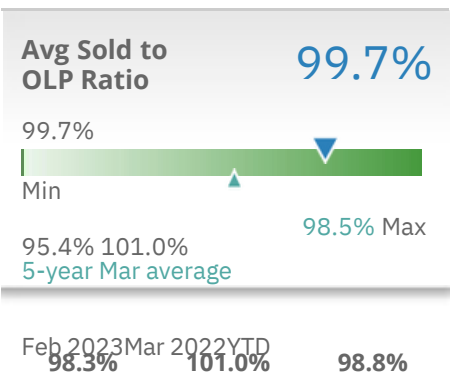
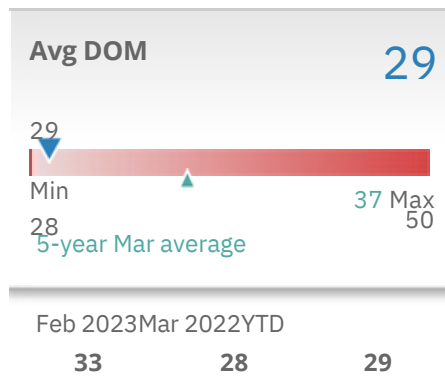
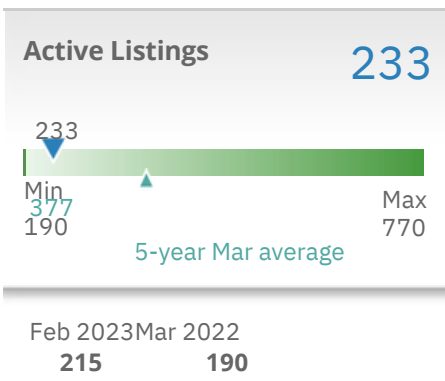
Tri-County Suburban REALTORS
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Summary

In Delaware County, PA, the median sold price for Detached properties for March was \$400,000, representing an increase of 2.6% compared to last month and a decrease of 1% from Mar 2022. The average days on market for units sold in March was 29 days, 22% below the 5-year March average of 37 days. There was a 41.5% month over month increase in new contract activity with 266 New Pendings; a 16.3% MoM increase in All Pendings (new contracts + contracts carried over from February) to 357; and an 8.4% increase in supply to 233 active units.

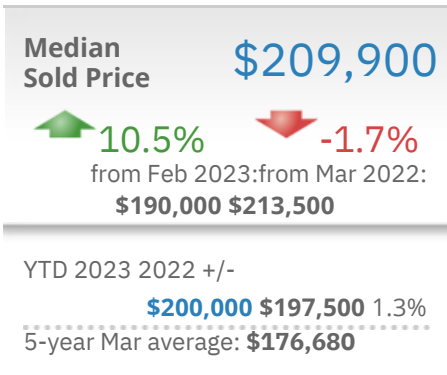
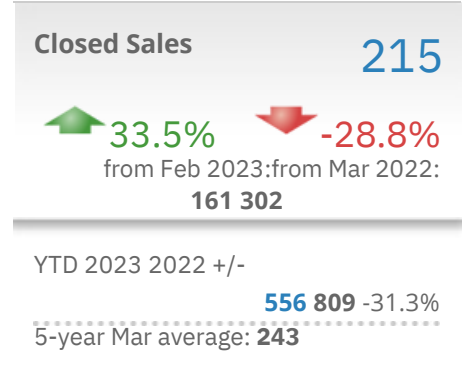
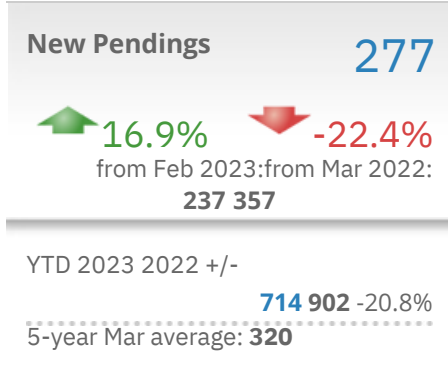
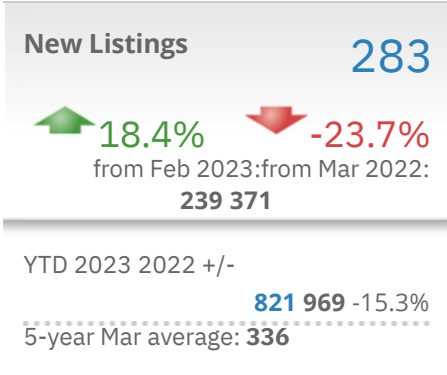
This activity resulted in a Contract Ratio of 1.53 pendings per active listing, up from 1.43 in February and a decrease from 2.64 in March 2022. The Contract Ratio is 13% lower than the 5-year March average of 1.75. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



March 2023

Delaware County, PA - Attached

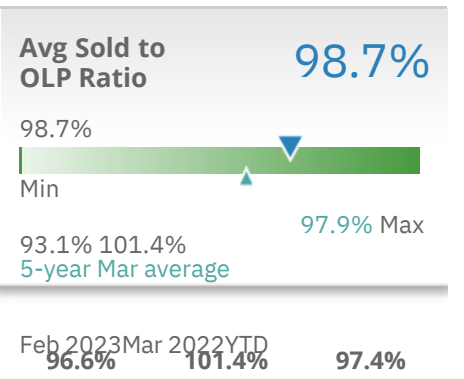
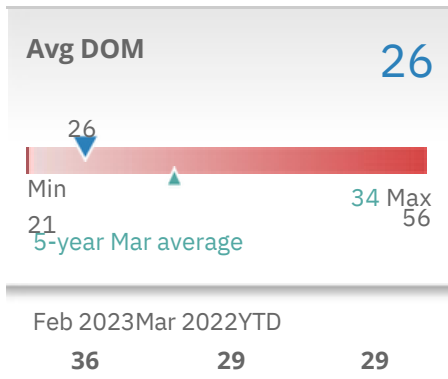
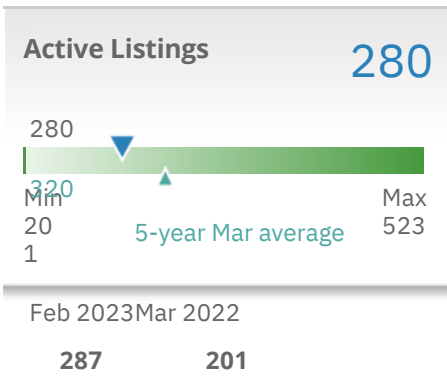
Tri-County Suburban REALTORS
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Summary

In Delaware County, PA, the median sold price for Attached properties for March was \$209,900, representing an increase of 10.5% compared to last month and a decrease of 1.7% from Mar 2022. The average days on market for units sold in March was 26 days, 24% below the 5-year March average of 34 days. There was a 16.9% month over month increase in new contract activity with 277 New Pendings; a 9.4% MoM increase in All Pendings (new contracts + contracts carried over from February) to 397; and a 2.4% decrease in supply to 280 active units.

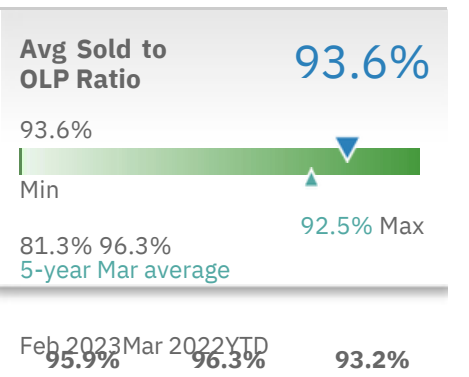
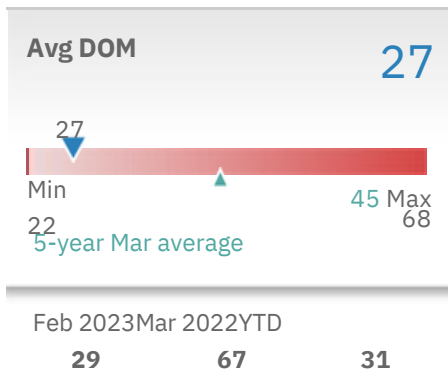
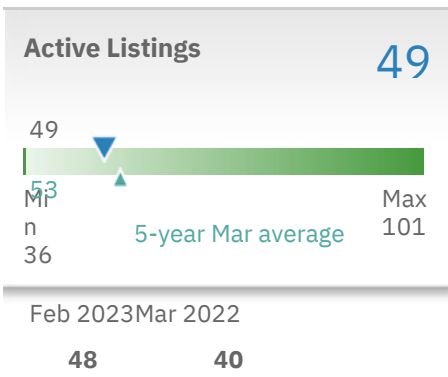
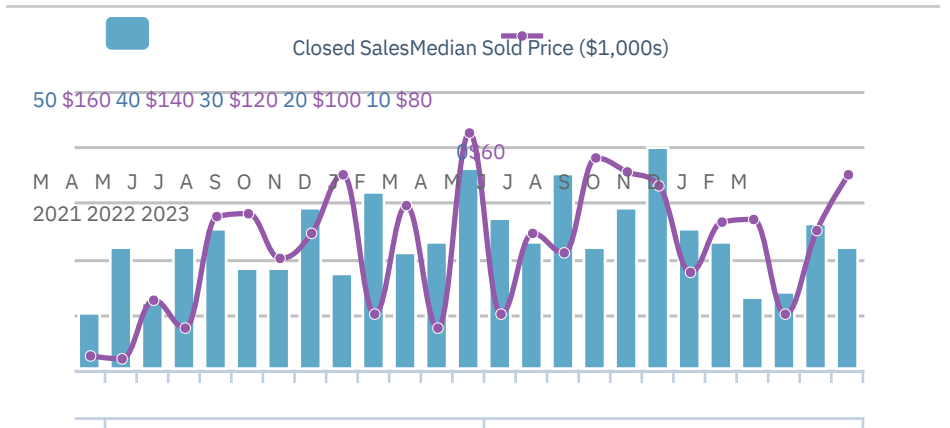
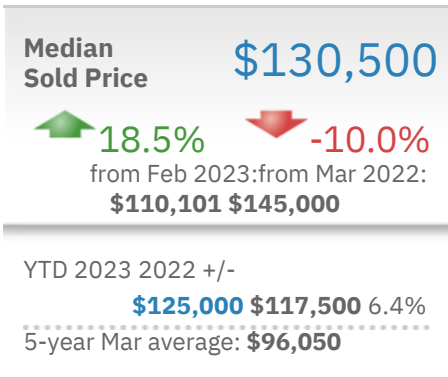
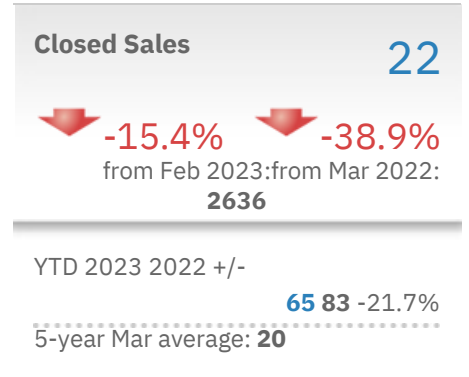
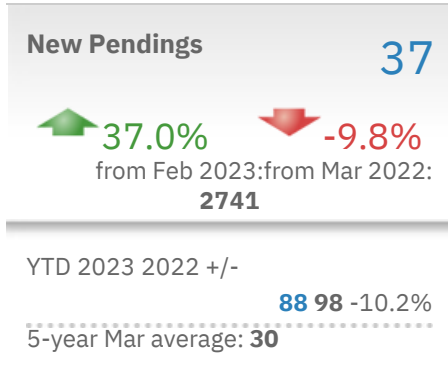
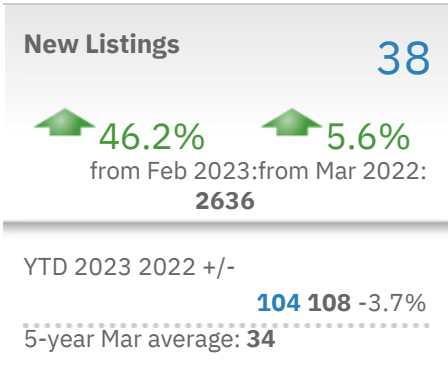
This activity resulted in a Contract Ratio of 1.42 pendings per active listing, up from 1.26 in February and a decrease from 2.63 in March 2022. The Contract Ratio is 20% lower than the 5-year March average of 1.77. A higher Contract Ratio signifies a relative increase in contract activity compared to 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-Upland (Delaware, PA)

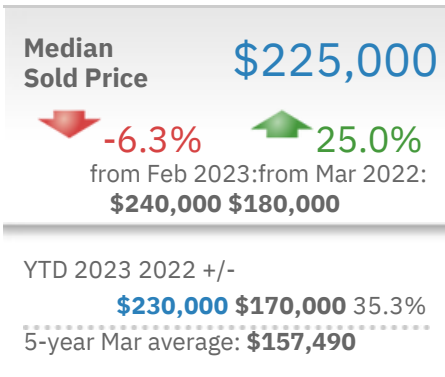
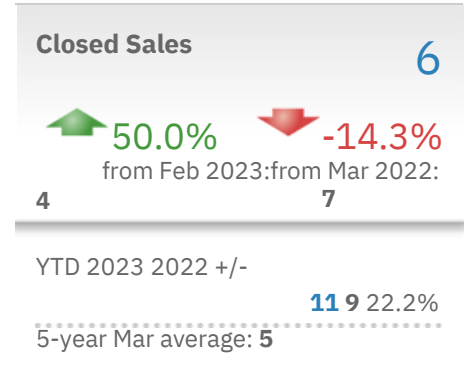
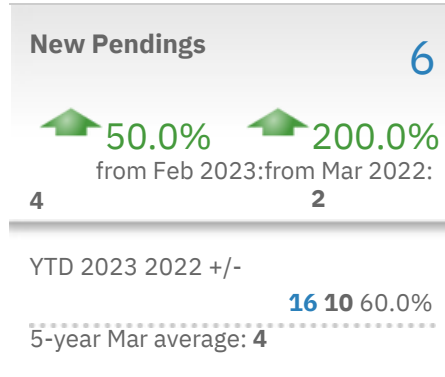
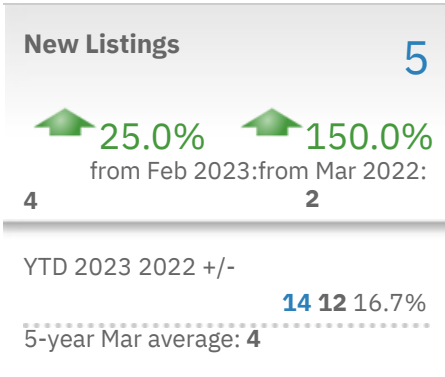
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March 2023

Chester-Upland (Delaware, PA) - Detached

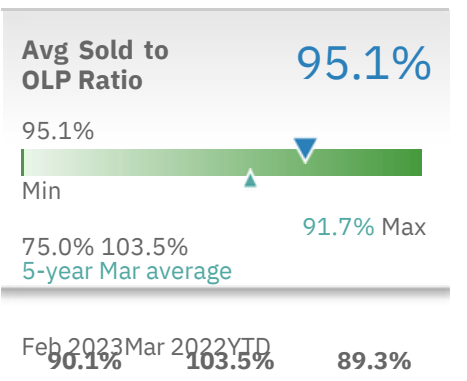
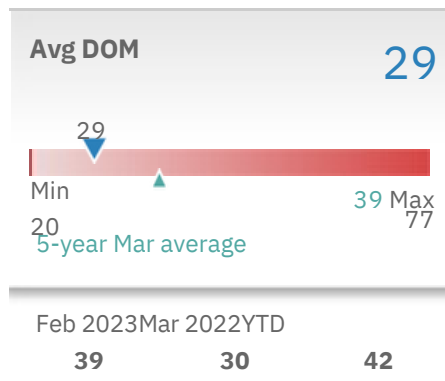
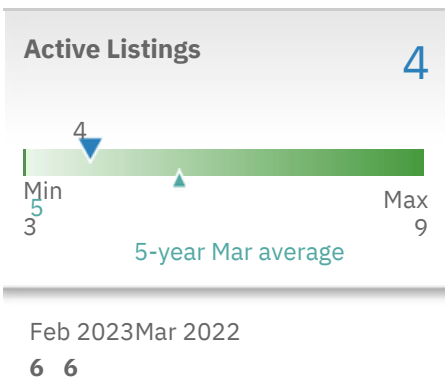
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Summary

In Chester-Upland (Delaware, PA), the median sold price for Detached properties for March was \$225,000, representing a decrease of 6.3% compared to last month and an increase of 25% from Mar 2022. The average days on market for units sold in March was 29 days, 26% below the 5-year March average of 39 days. There was a 50% month over month increase in new contract activity with 6 New Pendings; a 25% MoM increase in All Pendings (new contracts + contracts carried over from February) to 5; and a 33.3% decrease in supply to 4 active units.

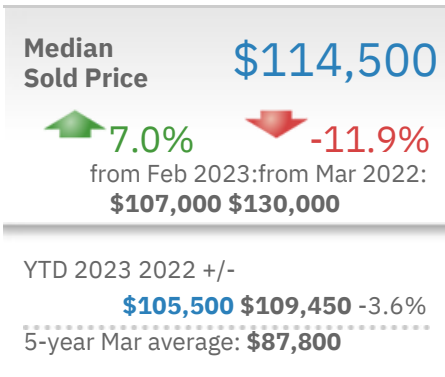
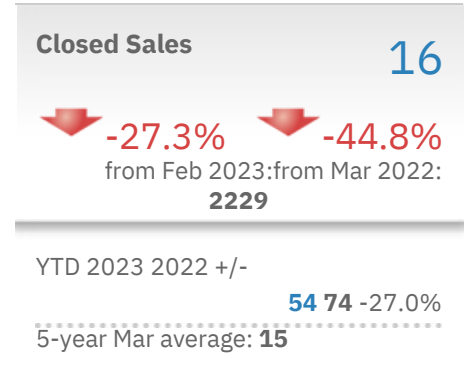
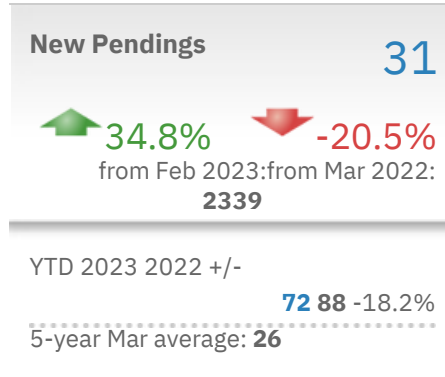
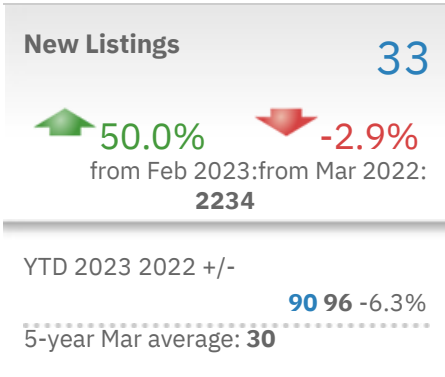
This activity resulted in a Contract Ratio of 1.25 pendings per active listing, up from 0.67 in February and an increase from 0.67 in March 2022. The Contract Ratio is 2% higher than the 5-year March average of 1.23. A higher Contract Ratio signifies a relative increase in contract activity compared 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-Upland (Delaware, PA) - Attached

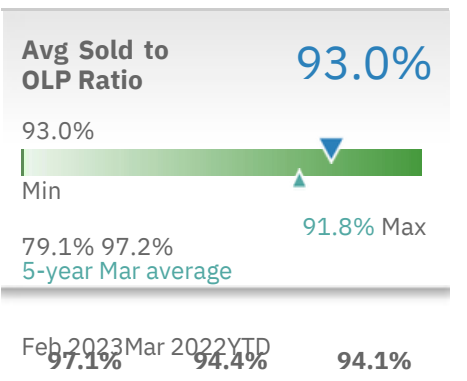
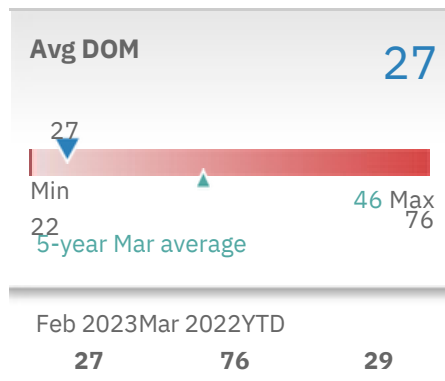
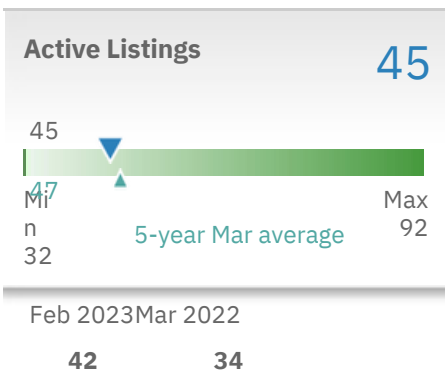
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Summary

In Chester-Upland (Delaware, PA), the median sold price for Attached properties for March was \$114,500, representing an increase of 7% compared to last month and a decrease of 11.9% from Mar 2022. The average days on market for units sold in March was 27 days, 42% below the 5-year March average of 46 days. There was a 34.8% month over month increase in new contract activity with 31 New Pendings; a 33.3% MoM increase in All Pendings (new contracts + contracts carried over from February) to 40; and a 7.1% increase in supply to 45 active units.

This activity resulted in a Contract Ratio of 0.89 pendings per active listing, up from 0.71 in February and a decrease from 1.35 in March 2022. The Contract Ratio is 1% lower than the 5-year March average of 0.90. 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

Chichester (Delaware, PA)

Email: adevice@tcsr.realtor

New Listings 25

↑ 56.3% ↓ -32.4%
 from Feb 2023: from Mar 2022:
1637

YTD 2023 2022 +/-
75 97 -22.7%

5-year Mar average: **31**

New Pendings 28

↑ 27.3% ↓ -9.7%
 from Feb 2023: from Mar 2022:
2231

YTD 2023 2022 +/-
73 88 -17.0%

5-year Mar average: **29**

Closed Sales 17

↑ 6.3% ↓ -39.3%
 from Feb 2023: from Mar 2022:
1628

YTD 2023 2022 +/-
56 89 -37.1%

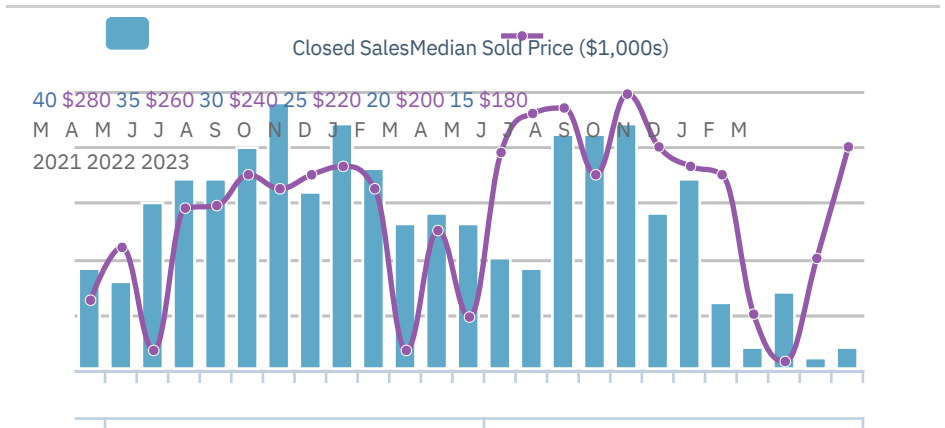
5-year Mar average: **23**

Median Sold Price \$260,000

↑ 18.2% ↑ 30.3%
 from Feb 2023: from Mar 2022:
\$220,000 \$199,500

YTD 2023 2022 +/-
\$201,250 \$200,000 0.6%

5-year Mar average: **\$195,200**



Active Listings 14

14
 Min 28 Max 72
 14
 5-year Mar average

Feb 2023 Mar 2022
17 14

Avg DOM 21

21
 Min 1259 Max 28
 5-year Mar average

Feb 2023 Mar 2022 YTD
15 15 25

Avg Sold to OLP Ratio 97.0%

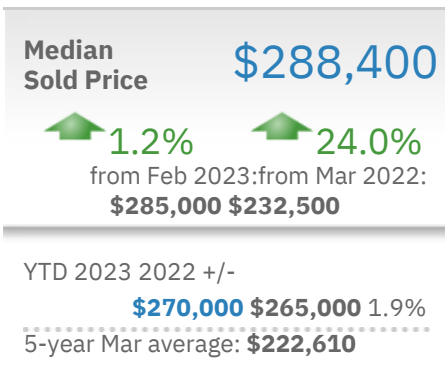
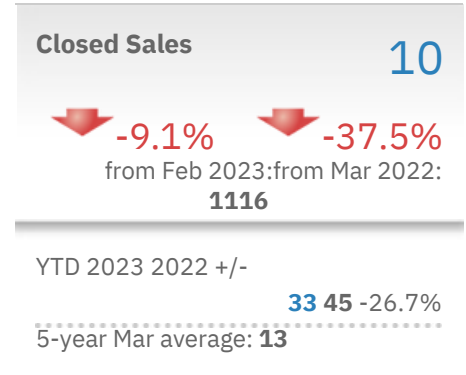
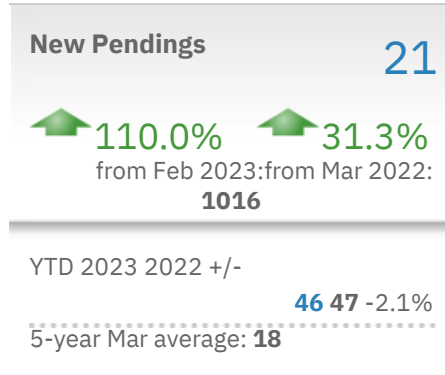
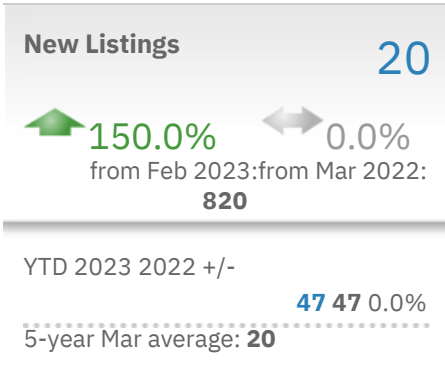
97.0%
 Min 96.3% Max 98.3%
 5-year Mar average

Feb 2023 Mar 2022 YTD
101.6% 100.8% 99.5%

March 2023

Chichester (Delaware, PA) - Detached

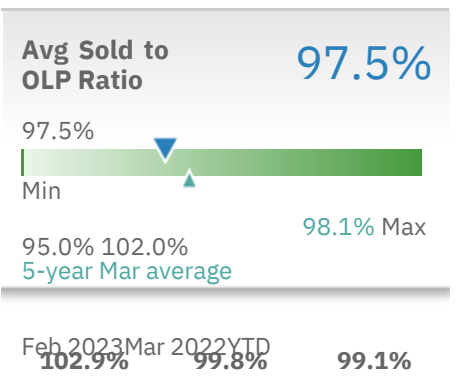
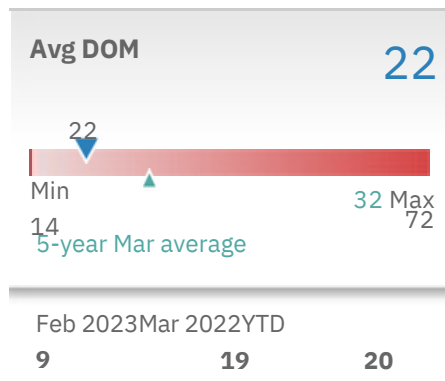
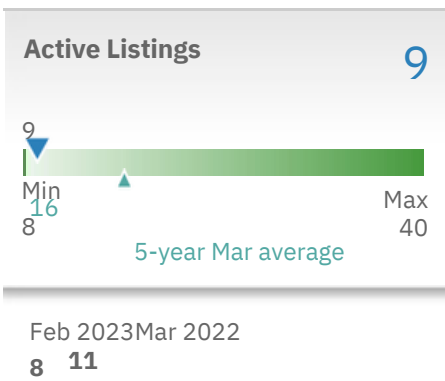
Tri-County Suburban REALTORS
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Summary

In Chichester (Delaware, PA), the median sold price for Detached properties for March was \$288,400, representing an increase of 1.2% compared to last month and an increase of 24% from Mar 2022. The average days on market for units sold in March was 22 days, 31% below the 5-year March average of 32 days. There was a 110% month over month increase in new contract activity with 21 New Pendings; a 62.5% MoM increase in All Pendings (new contracts + contracts carried over from February) to 26; and an 18.2% decrease in supply to 9 active units.

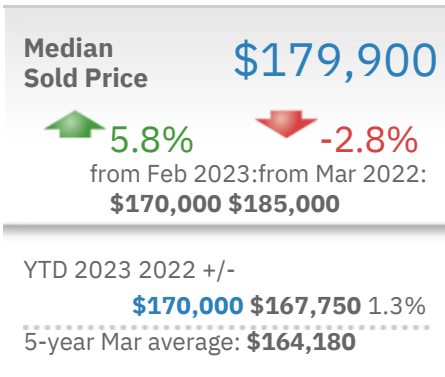
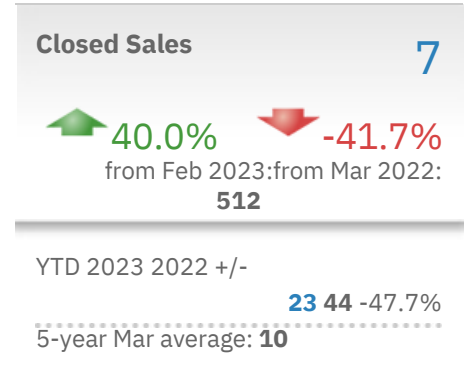
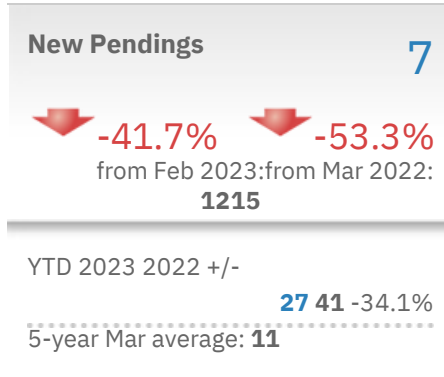
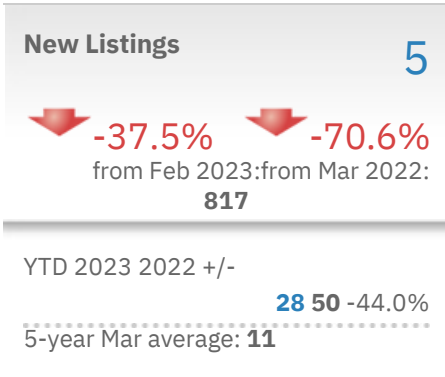
This activity resulted in a Contract Ratio of 2.89 pendings per active listing, up from 1.45 in February and a decrease from 3.25 in March 2022. The Contract Ratio is 30% higher than the 5-year March average of 2.22. A higher Contract Ratio signifies a relative increase in contract activity compared 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

Chichester (Delaware, PA) - Attached

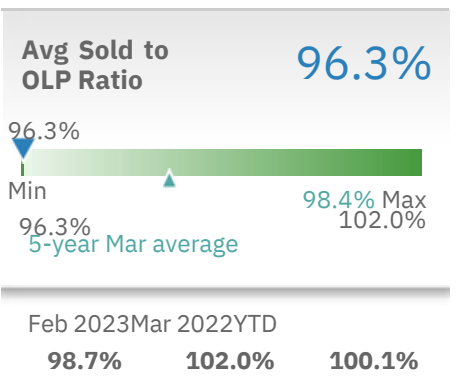
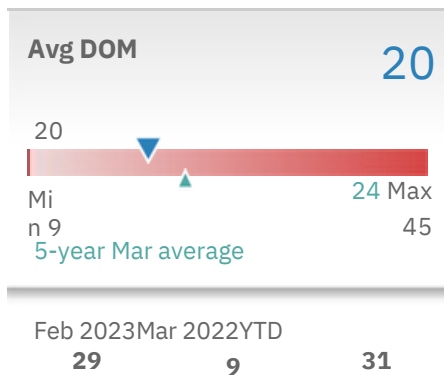
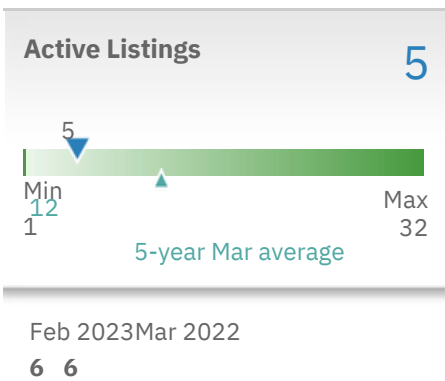
Tri-County Suburban REALTORS
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Summary

In Chichester (Delaware, PA), the median sold price for Attached properties for March was \$179,900, representing an increase of 5.8% compared to last month and a decrease of 2.8% from Mar 2022. The average days on market for units sold in March was 20 days, 16% below the 5-year March average of 24 days. There was a 41.7% month over month decrease in new contract activity with 7 New Pendings; a 6.7% MoM decrease in All Pendings (new contracts + contracts carried over from February) to 14; and a 16.7% decrease in supply to 5 active units.

This activity resulted in a Contract Ratio of 2.80 pendings per active listing, up from 2.50 in February and a decrease from 3.17 in March 2022. The Contract Ratio is 39% lower than the 5-year March average of 4.56. 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

Garnet Valley (Delaware, PA)

Email: adevice@tcsr.realtor

New Listings 23

↑ 43.8% ↓ -11.5%
 from Feb 2023: from Mar 2022:
1626

YTD 2023 2022 +/-
54 62 -12.9%

5-year Mar average: **30**

New Pendings 19

↑ 18.8% ↓ -26.9%
 from Feb 2023: from Mar 2022:
1626

YTD 2023 2022 +/-
50 62 -19.4%

5-year Mar average: **26**

Closed Sales 18

↑ 125.0% ↓ -10.0%
 from Feb 2023: from Mar 2022:
820

YTD 2023 2022 +/-
33 51 -35.3%

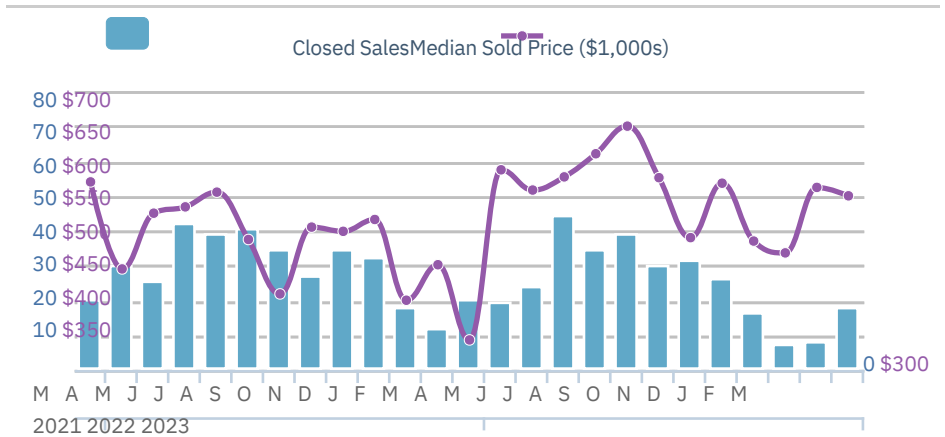
5-year Mar average: **22**

Median Sold Price \$550,000

↓ -2.1% ↑ 60.3%
 from Feb 2023: from Mar 2022:
\$562,000 \$343,000

YTD 2023 2022 +/-
\$525,000 \$429,900 22.1%

5-year Mar average: **\$431,780**



Active Listings 16

16
 Min 41 Max 89
 16
 5-year Mar average

Feb 2023 Mar 2022
12 16

Avg DOM 40

40
 Min 5 Max 52
 5
 5-year Mar average

Feb 2023 Mar 2022 YTD
44 5 35

Avg Sold to OLP Ratio 99.8%

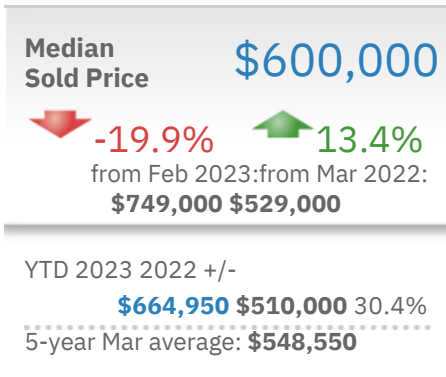
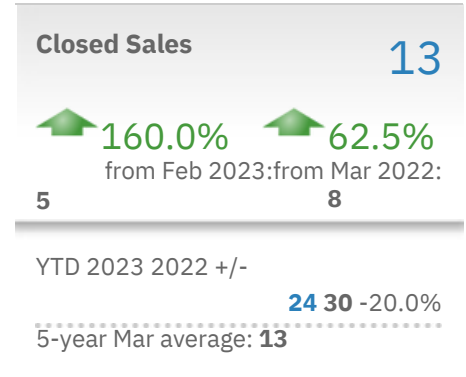
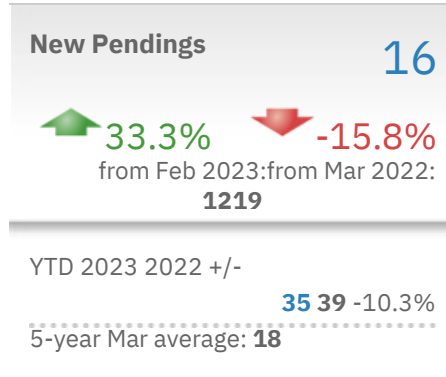
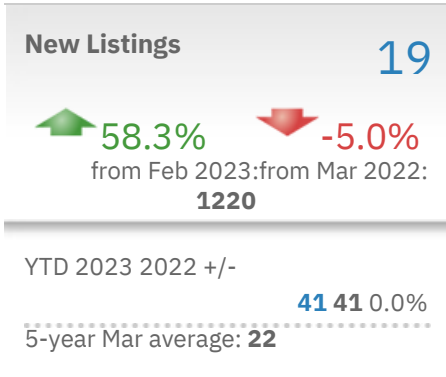
99.8%
 Min 96.9% Max 102.7%
 99.8%
 5-year Mar average

Feb 2023 Mar 2022 YTD
97.3% 102.7% 98.9%

March 2023

Garnet Valley (Delaware, PA) - Detached

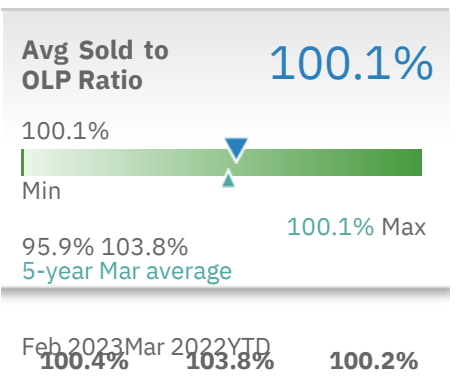
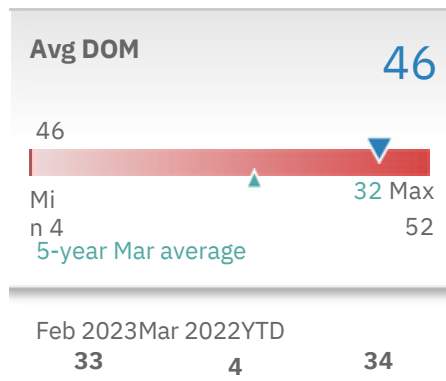
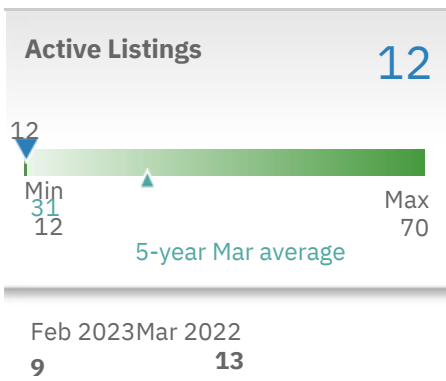
Tri-County Suburban REALTORS
Email: adeptice@tcsr.realtor



Summary

In Garnet Valley (Delaware, PA), the median sold price for Detached properties for March was \$600,000, representing a decrease of 19.9% compared to last month and an increase of 13.4% from Mar 2022. The average days on market for units sold in March was 46 days, 46% above the 5-year March average of 32 days. There was a 33.3% month over month increase in new contract activity with 16 New Pendings; a 12.5% MoM increase in All Pendings (new contracts + contracts carried over from February) to 27; and a 33.3% increase in supply to 12 active units.

This activity resulted in a Contract Ratio of 2.25 pendings per active listing, down from 2.67 in February and a decrease from 2.46 in March 2022. The Contract Ratio is 44% higher 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.

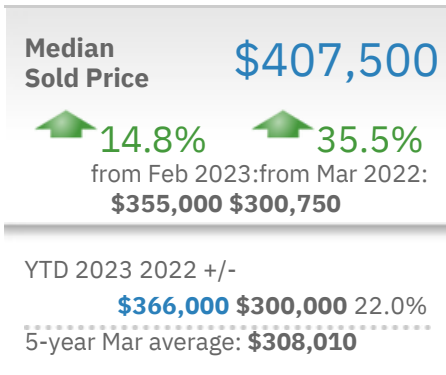
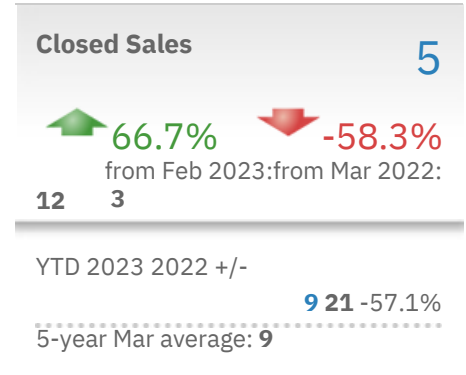
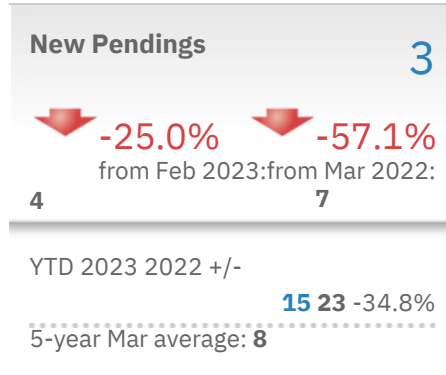
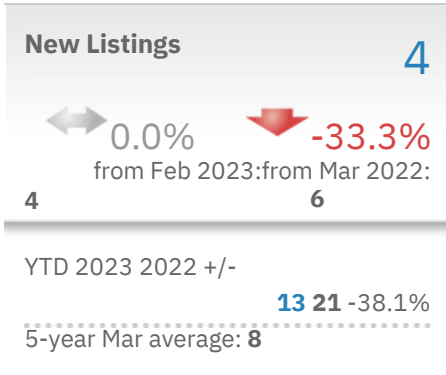


March 2023

Garnet Valley (Delaware, PA) - Attached

Tri-County Suburban REALTORS

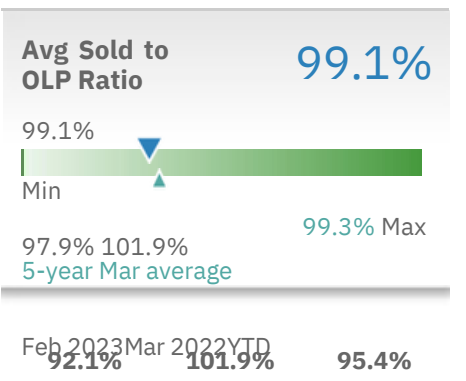
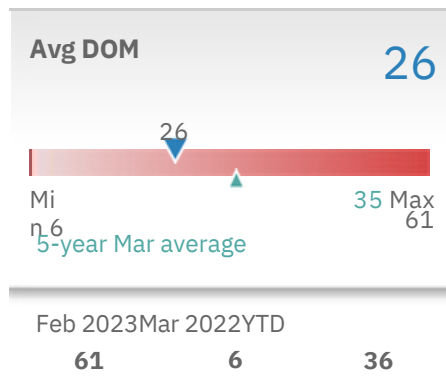
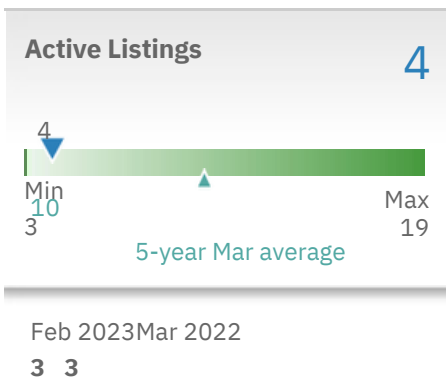
Email: adevice@tcsr.realtor



Summary

In Garnet Valley (Delaware, PA), the median sold price for Attached properties for March was \$407,500, representing an increase of 14.8% compared to last month and an increase of 35.5% from Mar 2022. The average days on market for units sold in March was 26 days, 26% below the 5-year March average of 35 days. There was a 25% month over month decrease in new contract activity with 3 New Pendings; a 22.2% MoM decrease in All Pendings (new contracts + contracts carried over from February) to 7; and a 33.3% increase in supply to 4 active units.

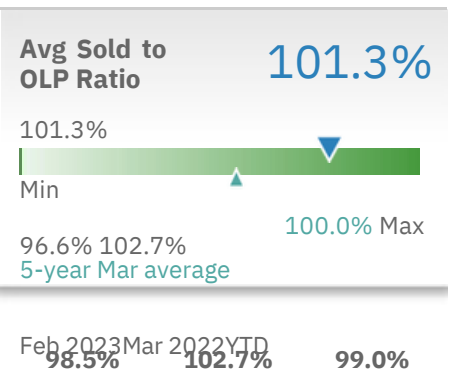
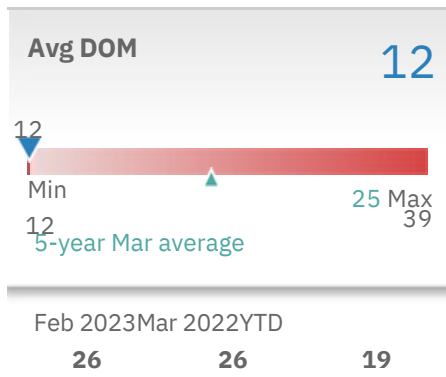
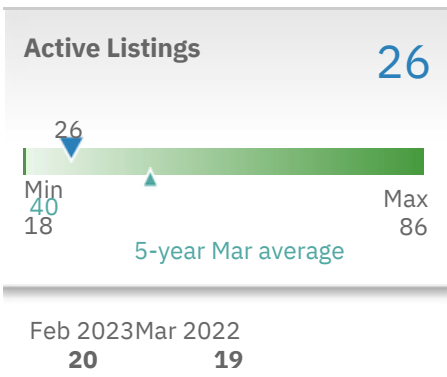
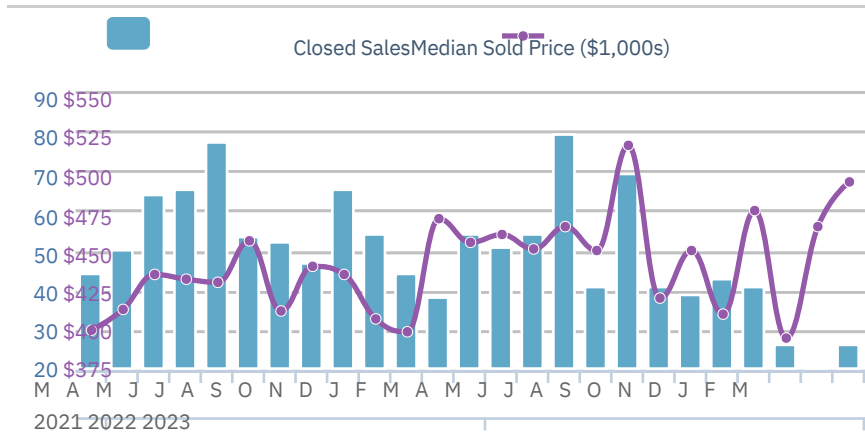
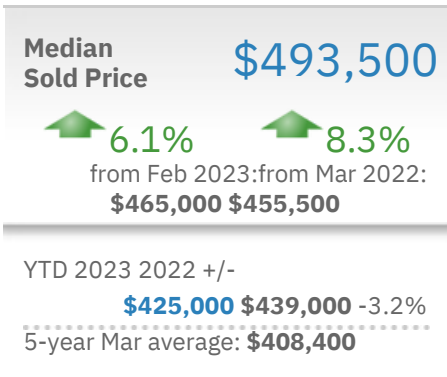
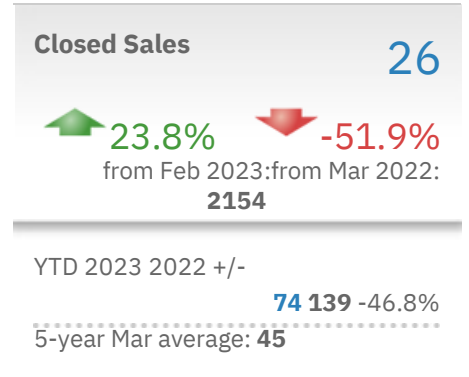
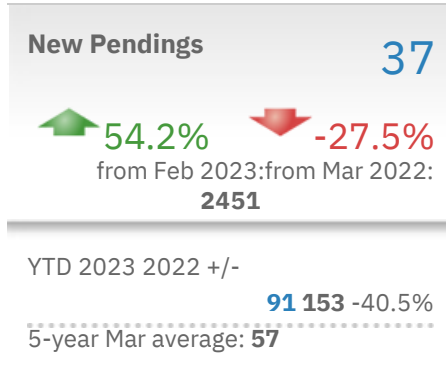
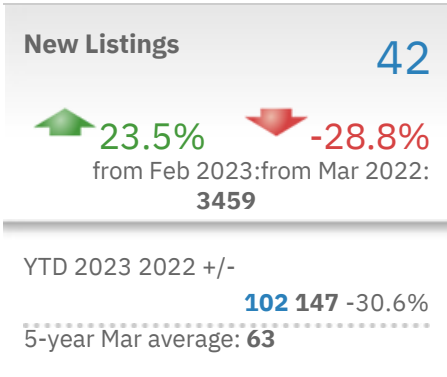
This activity resulted in a Contract Ratio of 1.75 pendings per active listing, down from 3.00 in February and a decrease from 3.00 in March 2022. The Contract Ratio is 8% lower than the 5-year March average of 1.90. A higher Contract Ratio signifies a relative increase in contract activity compared 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

Haverford Township (Delaware, PA)

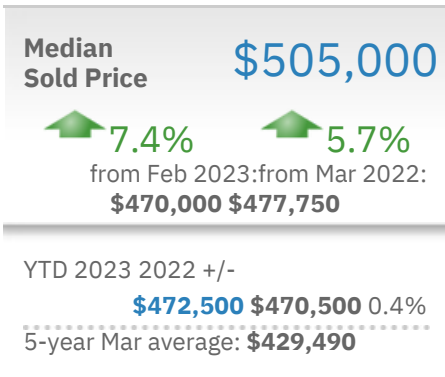
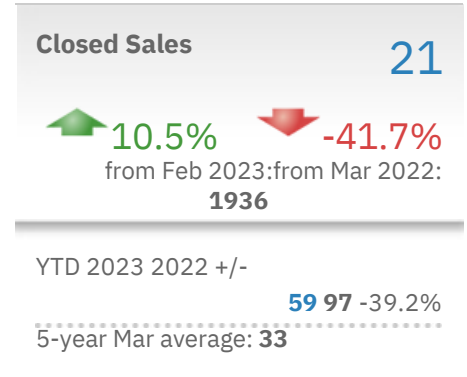
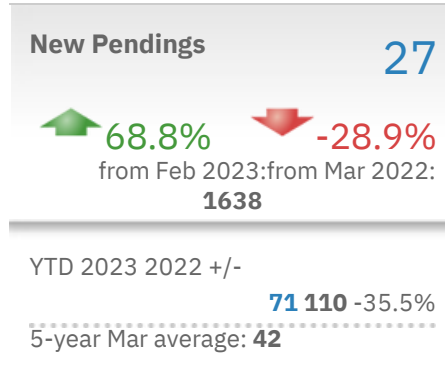
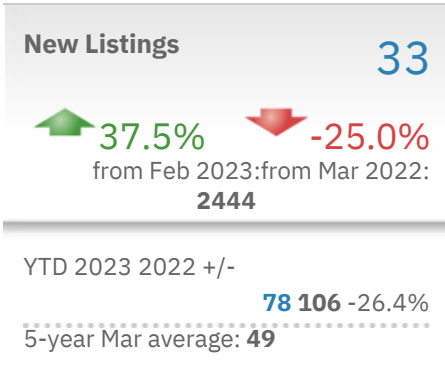
Email: adevice@tcsr.realtor



March 2023

Haverford Township (Delaware, PA) - Detached

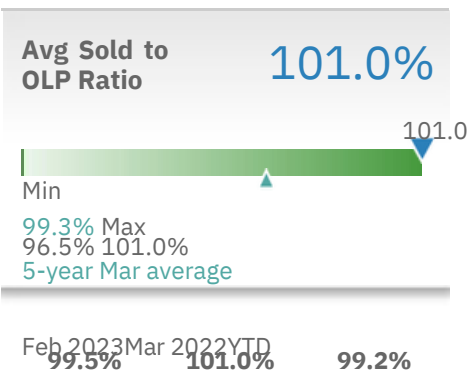
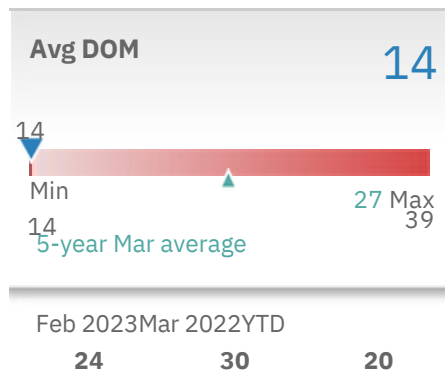
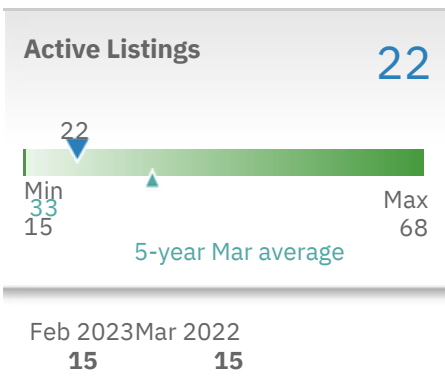
Tri-County Suburban REALTORS
Email: adeptice@tcsr.realtor



Summary

In Haverford Township (Delaware, PA), the median sold price for Detached properties for March was \$505,000, representing an increase of 7.4% compared to last month and an increase of 5.7% from Mar 2022. The average days on market for units sold in March was 14 days, 47% below the 5-year March average of 27 days. There was a 68.8% month over month increase in new contract activity with 27 New Pendings; a 30.8% MoM increase in All Pendings (new contracts + contracts carried over from February) to 34; and a 46.7% increase in supply to 22 active units.

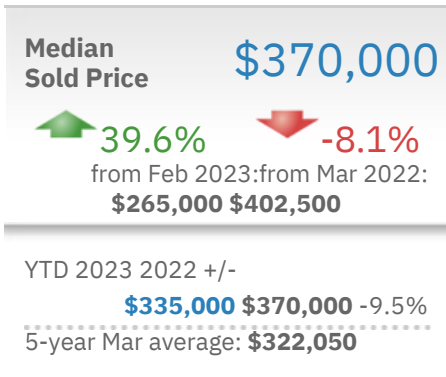
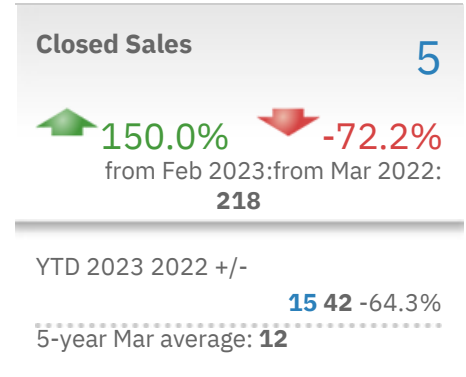
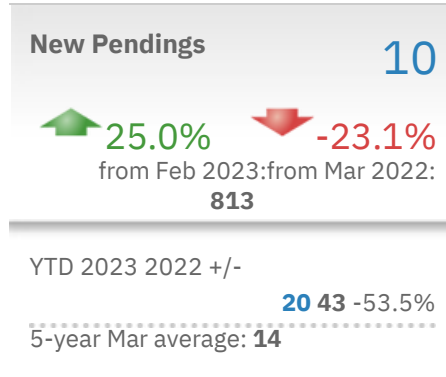
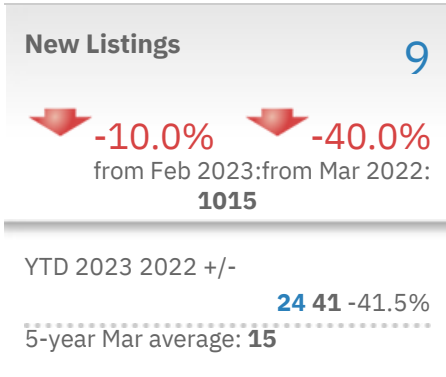
This activity resulted in a Contract Ratio of 1.55 pendings per active listing, down from 1.73 in February and a decrease from 3.67 in March 2022. The Contract Ratio is 38% lower than the 5-year March average of 2.52. A higher Contract Ratio signifies a relative increase in contract activity compared 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

Haverford Township (Delaware, PA) - Attached

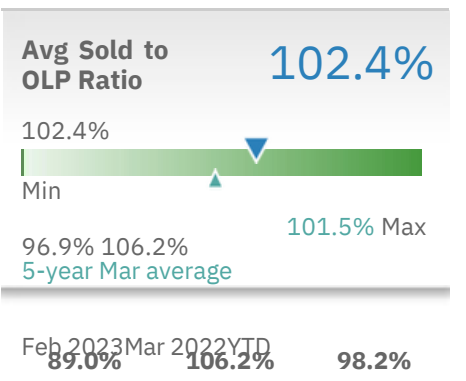
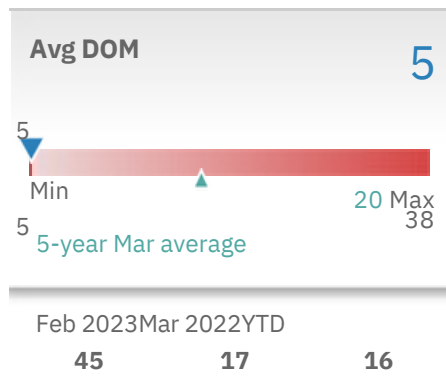
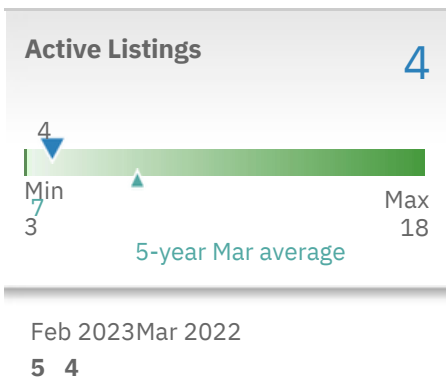
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Email: adeptice@tcsr.realtor



Summary

In Haverford Township (Delaware, PA), the median sold price for Attached properties for March was \$370,000, representing an increase of 39.6% compared to last month and a decrease of 8.1% from Mar 2022. The average days on market for units sold in March was 5 days, 75% below the 5-year March average of 20 days. There was a 25% month over month increase in new contract activity with 10 New Pendings; a 71.4% MoM increase in All Pendings (new contracts + contracts carried over from February) to 12; and a 20% decrease in supply to 4 active units.

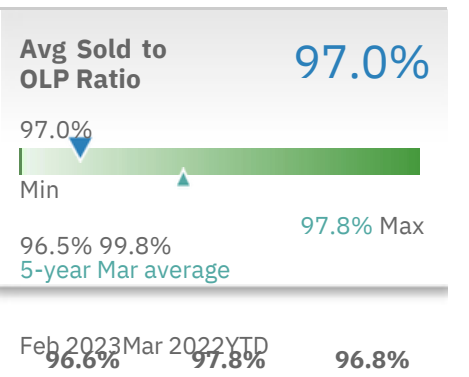
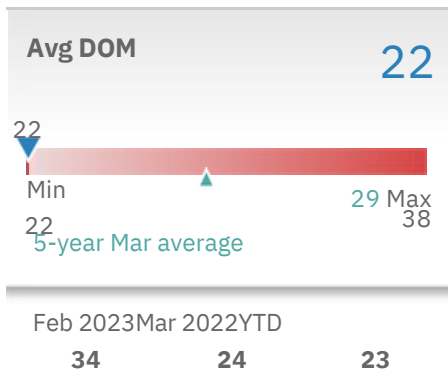
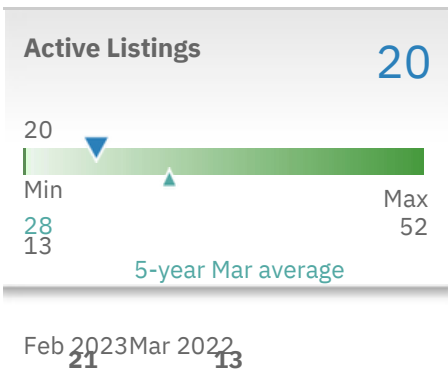
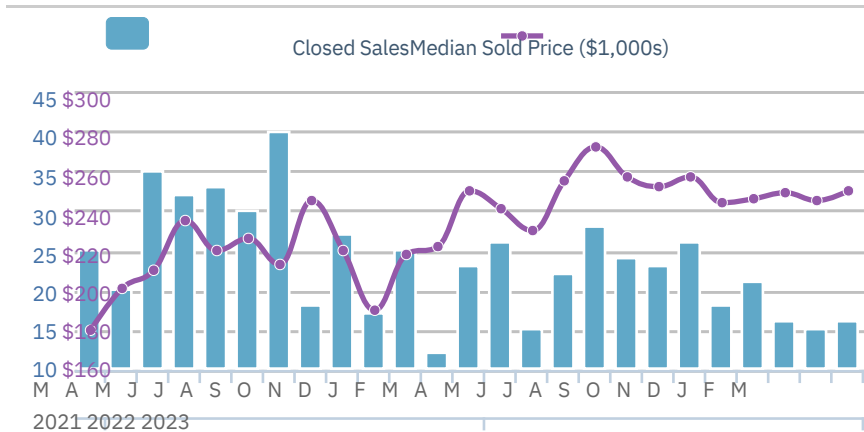
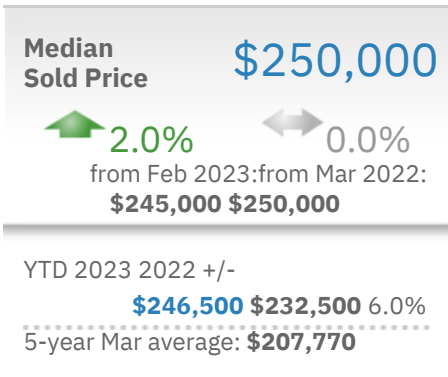
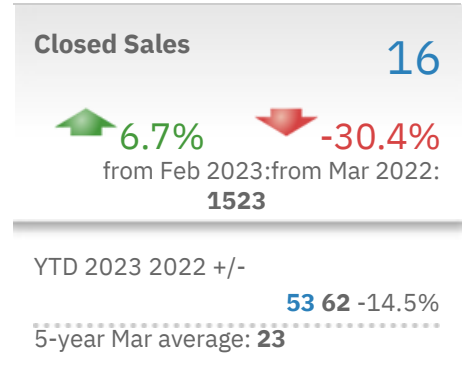
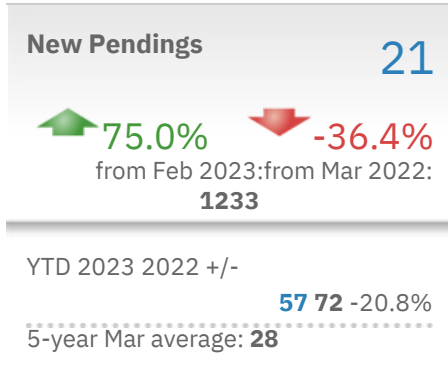
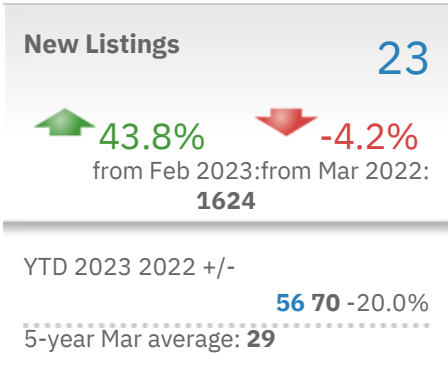
This activity resulted in a Contract Ratio of 3.00 pendings per active listing, up from 1.40 in February and a decrease from 4.50 in March 2022. The Contract Ratio is 17% lower than the 5-year March average of 3.63. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



March 2023

Interboro (Delaware, PA)

Email: adepice@tcsr.realtor

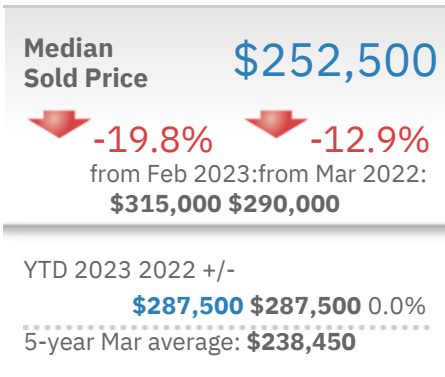
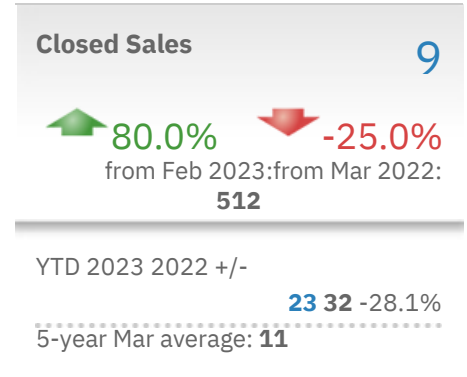
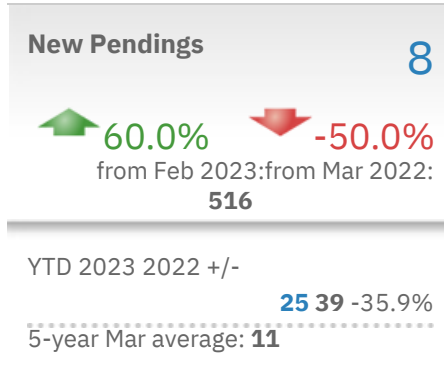
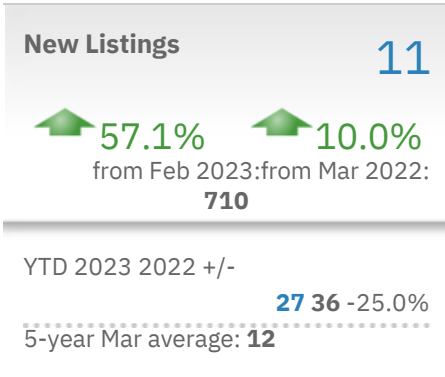


March 2023

Interboro (Delaware, PA) - Detached

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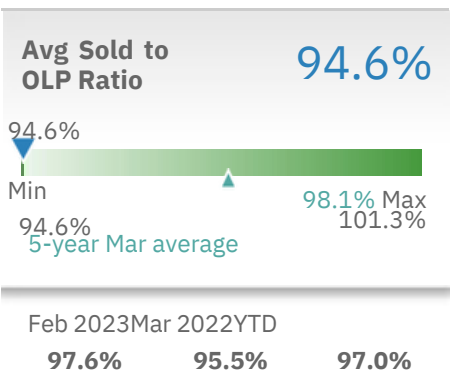
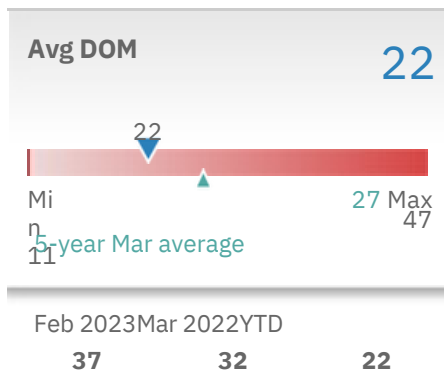
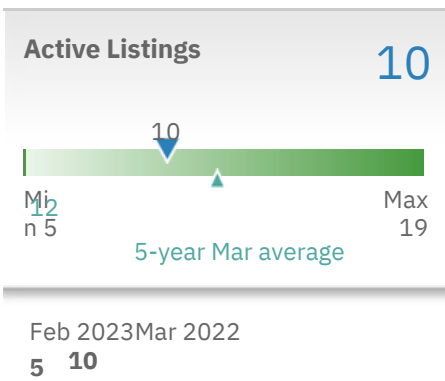
Email: adepice@tcsr.realtor



Summary

In Interboro (Delaware, PA), the median sold price for Detached properties for March was \$252,500, representing a decrease of 19.8% compared to last month and a decrease of 12.9% from Mar 2022. The average days on market for units sold in March was 22 days, 20% below the 5-year March average of 27 days. There was a 60% month over month increase in new contract activity with 8 New Pendings; a 26.7% MoM decrease in All Pendings (new contracts + contracts carried over from February) to 11; and no change in supply with 10 active units.

This activity resulted in a Contract Ratio of 1.10 pendings per active listing, down from 1.50 in February and a decrease from 4.20 in March 2022. The Contract Ratio is 37% lower than the 5-year March average of 1.76. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

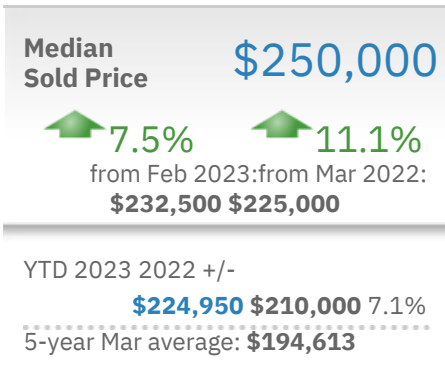
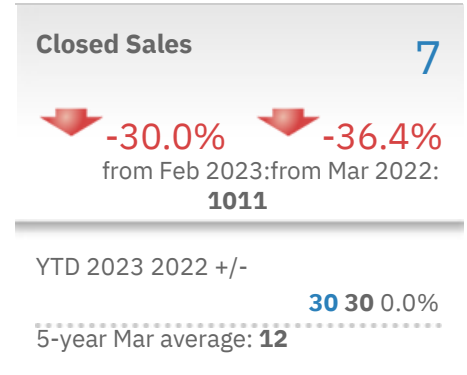
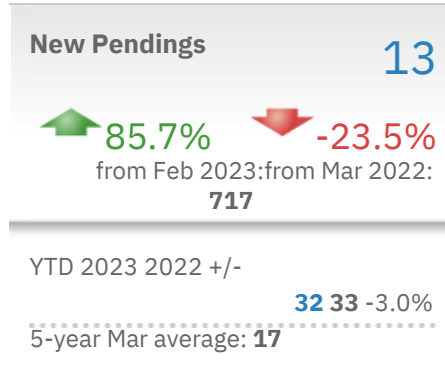
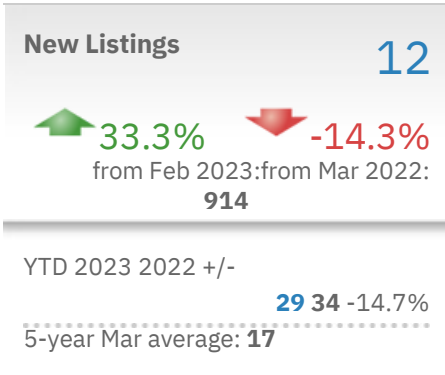


March 2023

Interboro (Delaware, PA) - Attached

Tri-County Suburban REALTORS

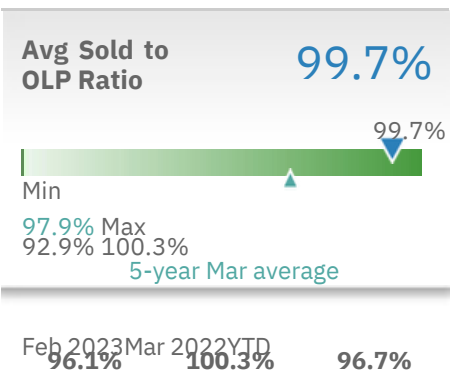
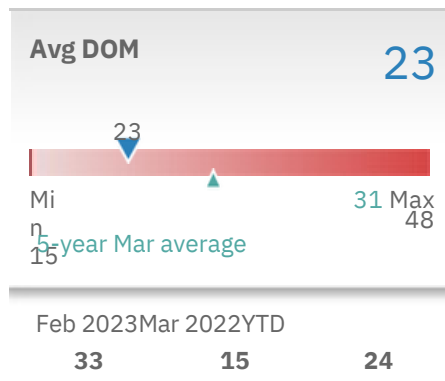
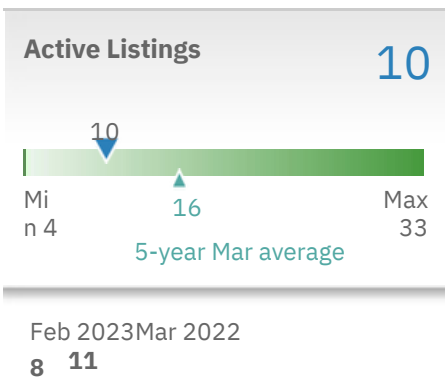
Email: adepice@tcsr.realtor



Summary

In Interboro (Delaware, PA), the median sold price for Attached properties for March was \$250,000, representing an increase of 7.5% compared to last month and an increase of 11.1% from Mar 2022. The average days on market for units sold in March was 23 days, 25% below the 5-year March average of 31 days. There was an 85.7% month over month increase in new contract activity with 13 New Pendings; a 25% MoM increase in All Pendings (new contracts + contracts carried over from February) to 15; and a 9.1% decrease in supply to 10 active units.

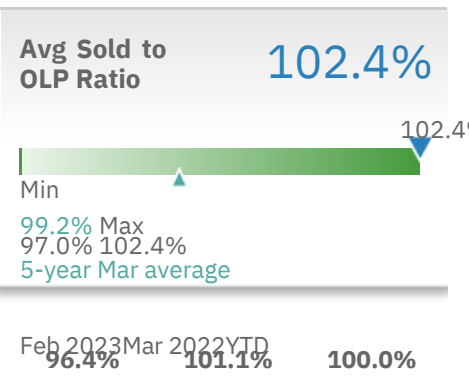
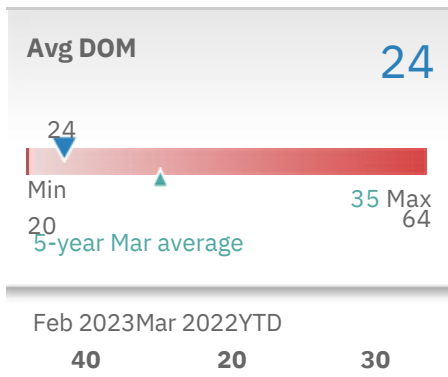
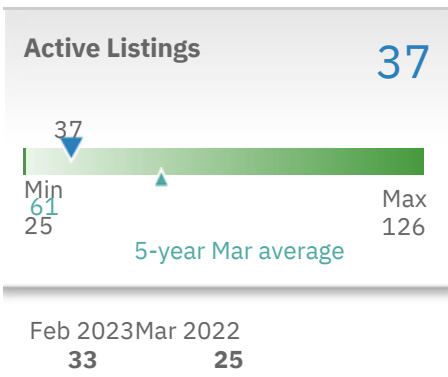
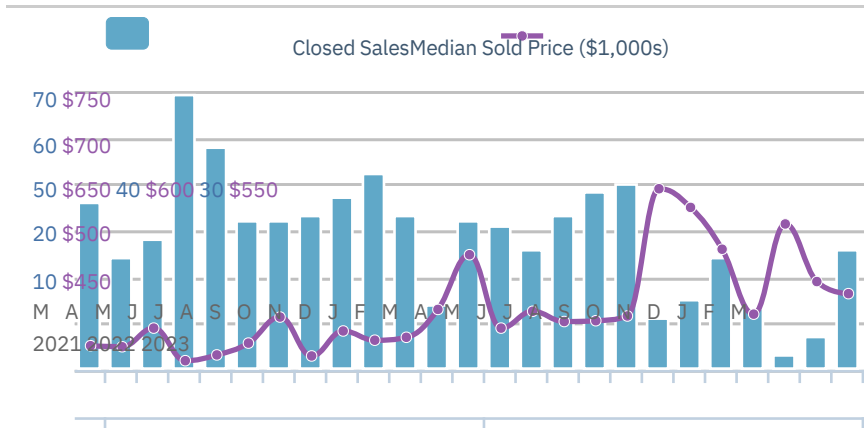
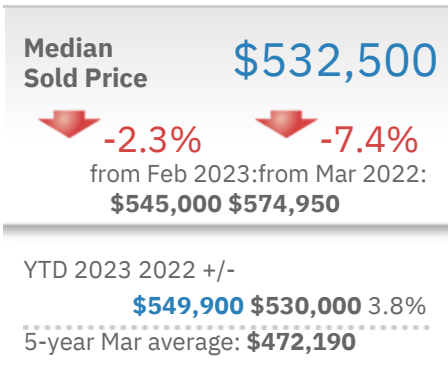
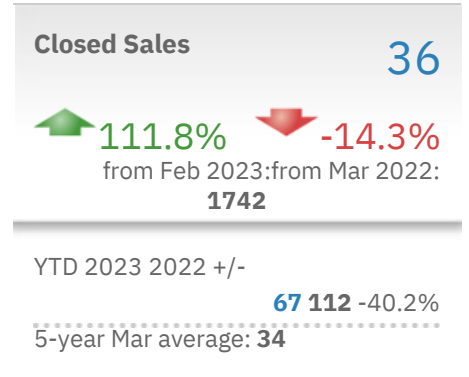
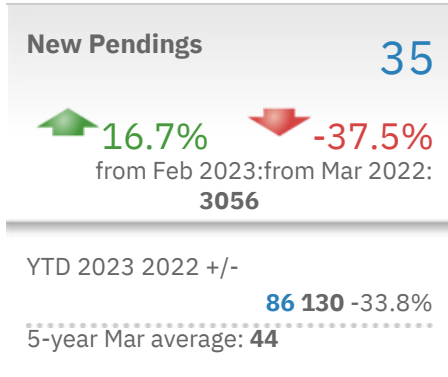
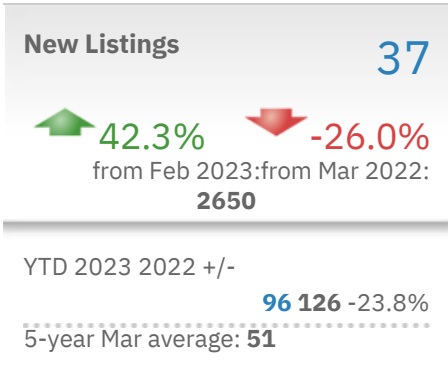
This activity resulted in a Contract Ratio of 1.50 pendings per active listing, up from 1.09 in February and a decrease from 2.88 in March 2022. The Contract Ratio is 43% lower than the 5-year March average of 2.65. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



March 2023

Marple Newtown (Delaware, PA)

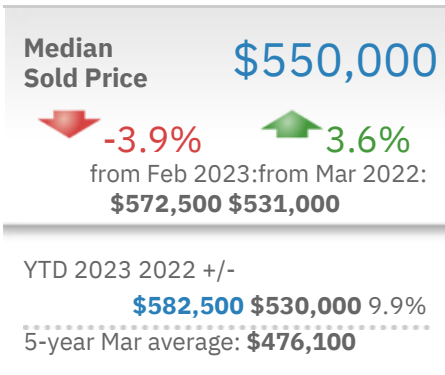
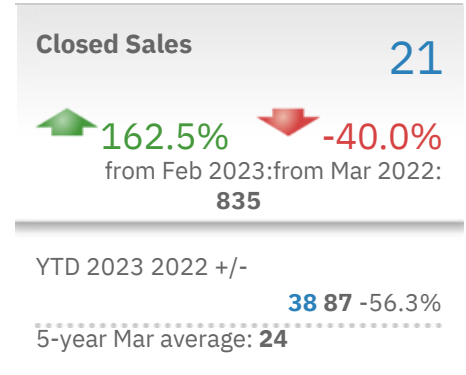
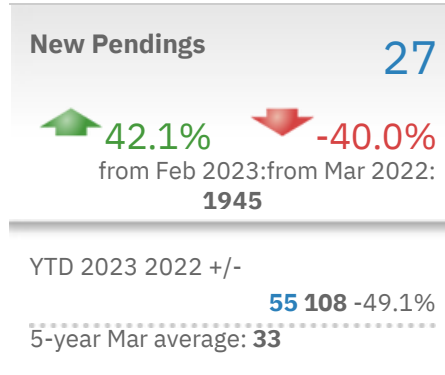
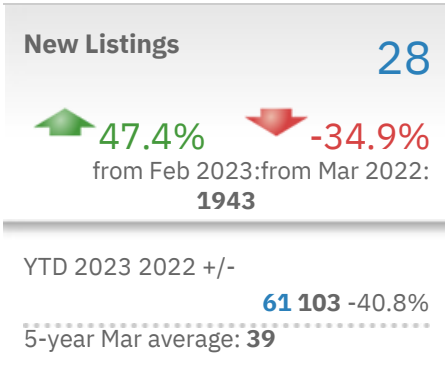
Email: adevice@tcsr.realtor



March 2023

Marple Newtown (Delaware, PA) - Detached

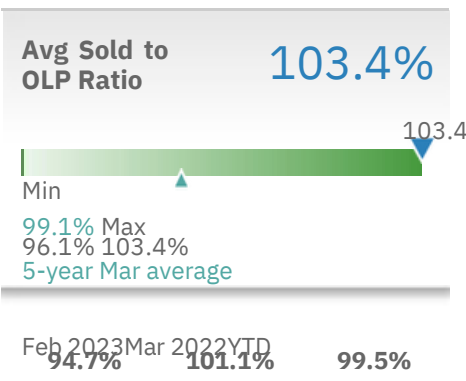
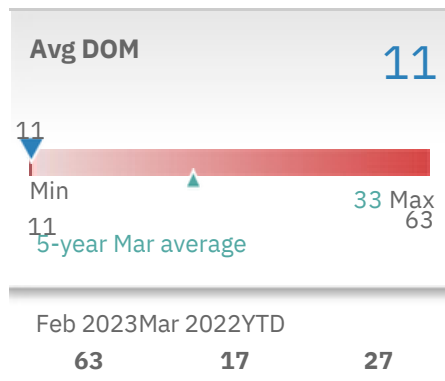
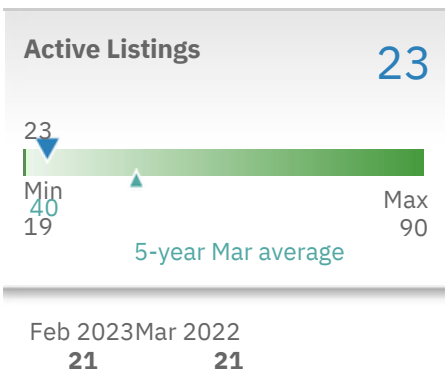
Tri-County Suburban REALTORS
Email: adeptice@tcsr.realtor



Summary

In Marple Newtown (Delaware, PA), the median sold price for Detached properties for March was \$550,000, representing a decrease of 3.9% compared to last month and an increase of 3.6% from Mar 2022. The average days on market for units sold in March was 11 days, 67% below the 5-year March average of 33 days. There was a 42.1% month over month increase in new contract activity with 27 New Pendings; a 12.5% MoM increase in All Pendings (new contracts + contracts carried over from February) to 45; and a 9.5% increase in supply to 23 active units.

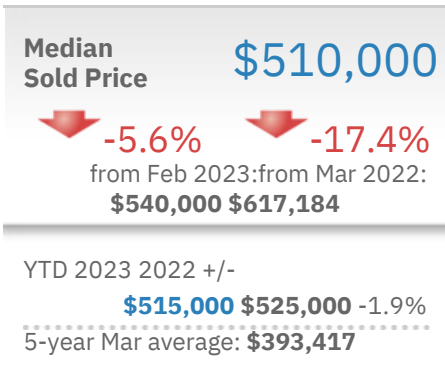
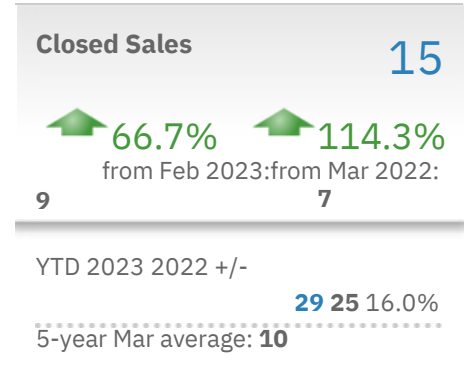
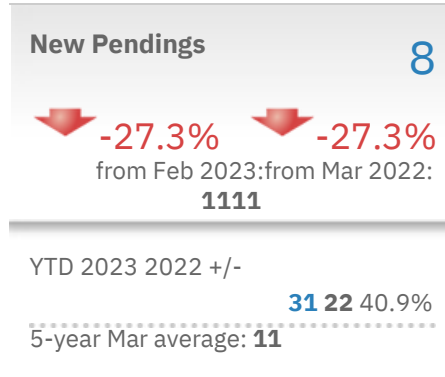
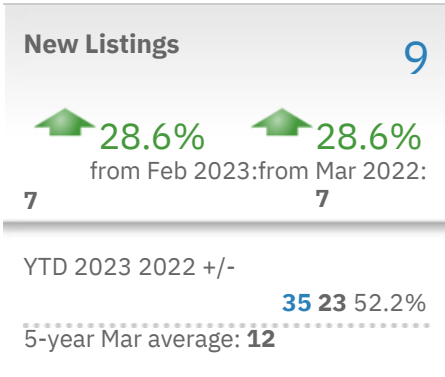
This activity resulted in a Contract Ratio of 1.96 pendings per active listing, up from 1.90 in February and a decrease from 2.86 in March 2022. The Contract Ratio is 12% higher than the 5-year March average of 1.75. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



March 2023

Marple Newtown (Delaware, PA) - Attached

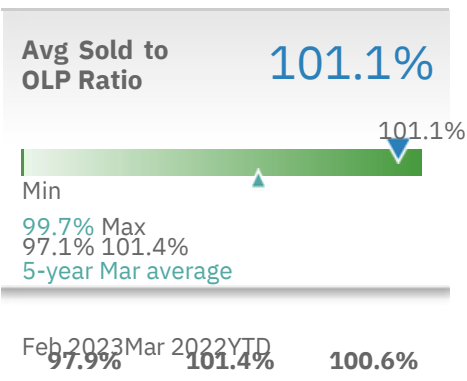
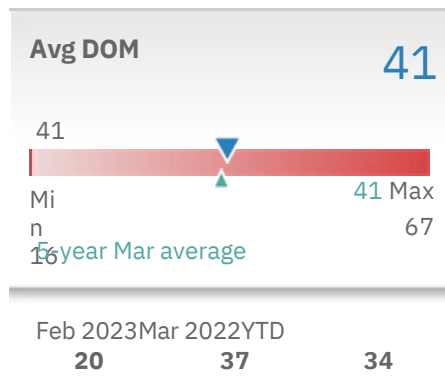
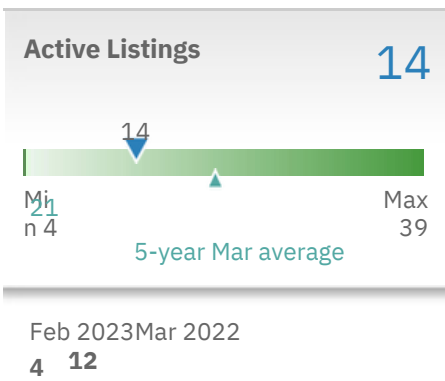
Tri-County Suburban REALTORS
Email: adeptice@tcsr.realtor



Summary

In Marple Newtown (Delaware, PA), the median sold price for Attached properties for March was \$510,000, representing a decrease of 5.6% compared to last month and a decrease of 17.4% from Mar 2022. The average days on market for units sold in March was 41 days, the same as the 5-year March average of 41 days. There was a 27.3% month over month decrease in new contract activity with 8 New Pendings; a 32% MoM decrease in All Pendings (new contracts + contracts carried over from February) to 17; and a 16.7% increase in supply to 14 active units.

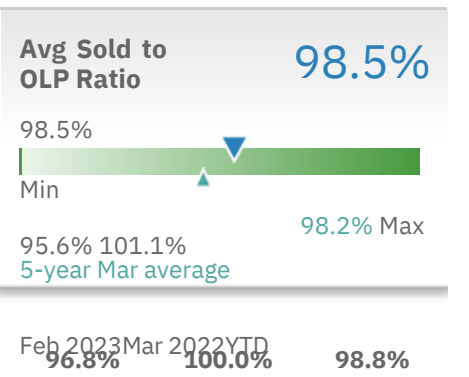
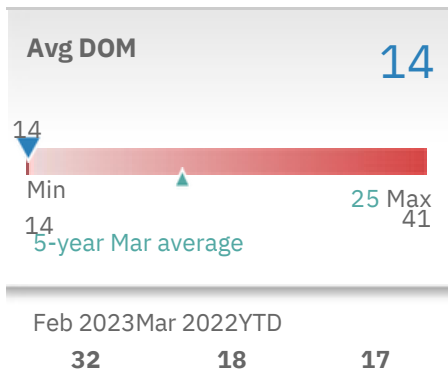
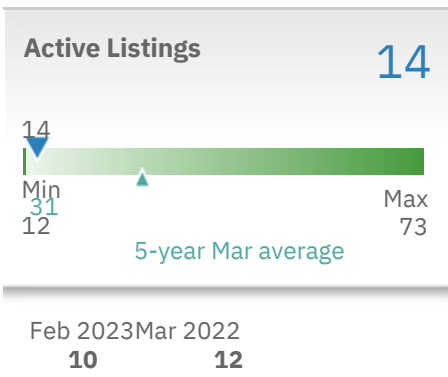
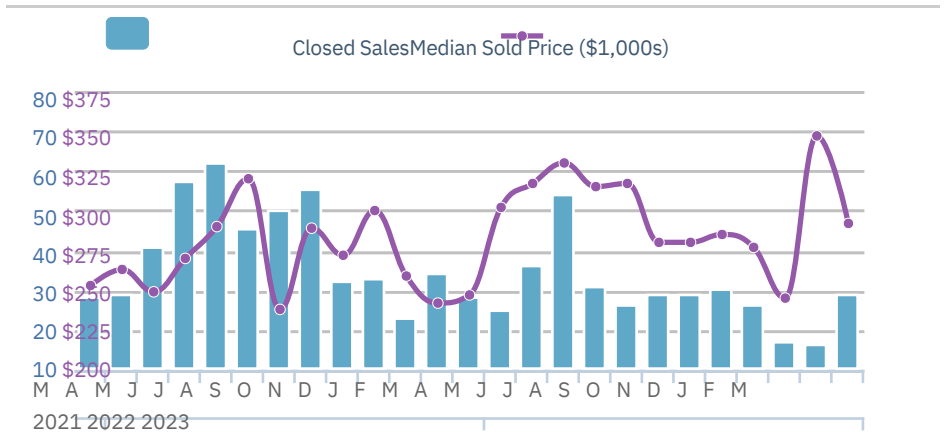
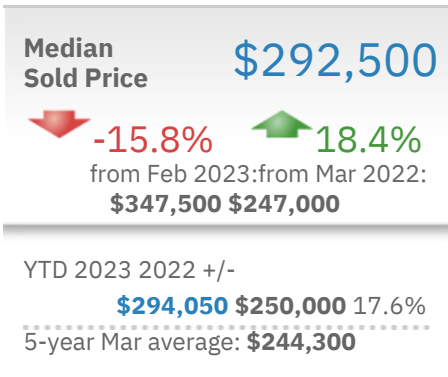
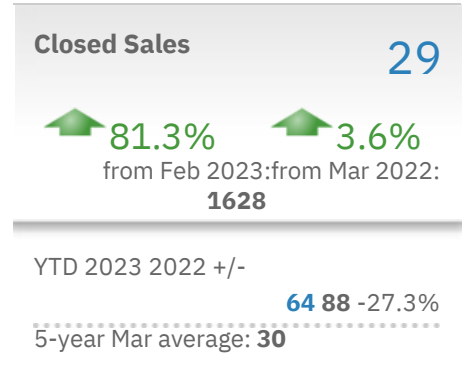
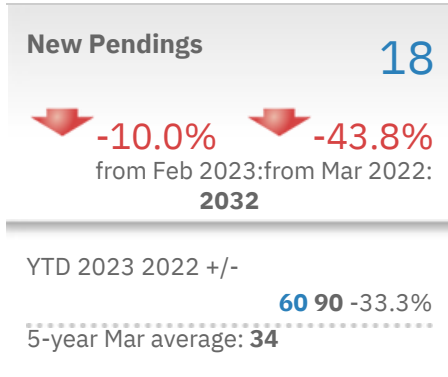
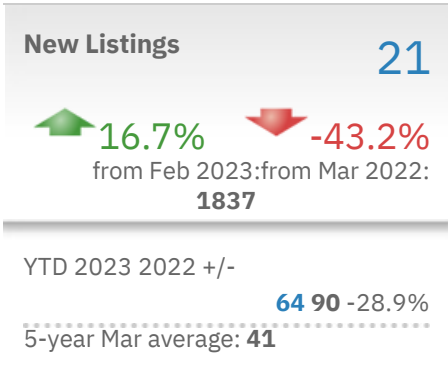
This activity resulted in a Contract Ratio of 1.21 pendings per active listing, down from 2.08 in February and a decrease from 5.00 in March 2022. The Contract Ratio is 44% lower than the 5-year March average of 2.17. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



March 2023

Penn-Delco (Delaware, PA)

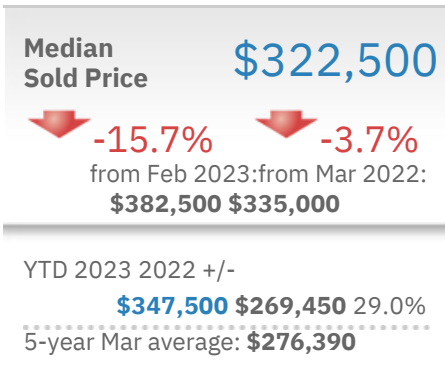
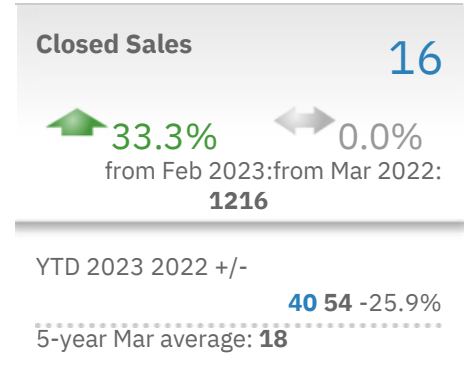
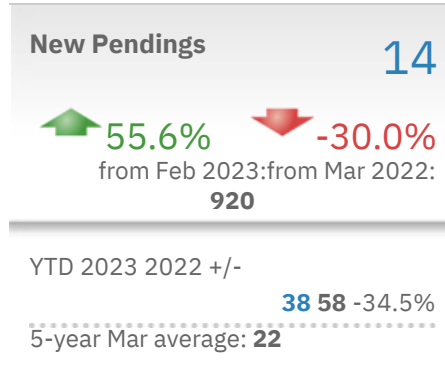
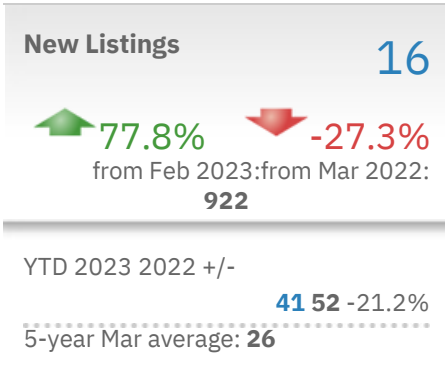
Email: adevice@tcsr.realtor



March 2023

Penn-Delco (Delaware, PA) - Detached

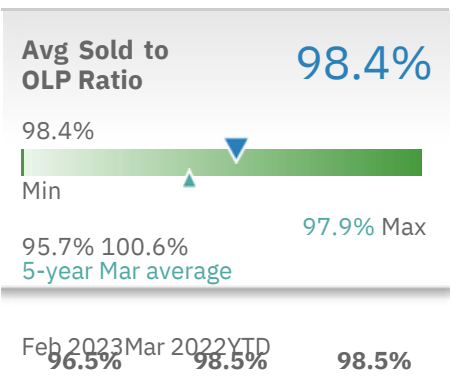
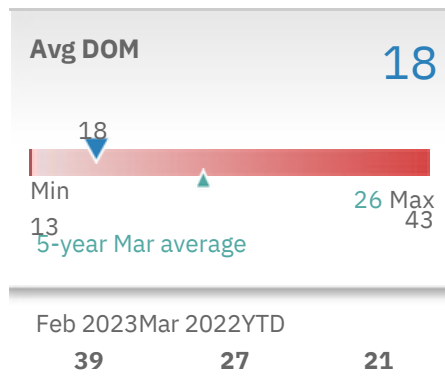
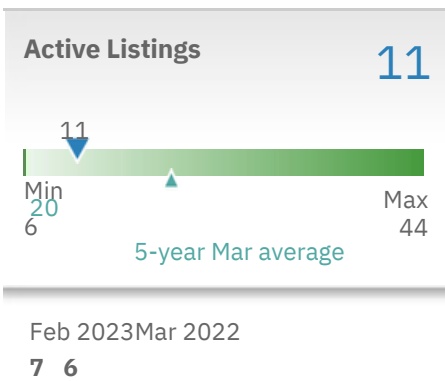
Tri-County Suburban REALTORS
Email: adeptice@tcsr.realtor



Summary

In Penn-Delco (Delaware, PA), the median sold price for Detached properties for March was \$322,500, representing a decrease of 15.7% compared to last month and a decrease of 3.7% from Mar 2022. The average days on market for units sold in March was 18 days, 32% below the 5-year March average of 26 days. There was a 55.6% month over month increase in new contract activity with 14 New Pendings; a 23.5% MoM decrease in All Pendings (new contracts + contracts carried over from February) to 13; and a 57.1% increase in supply to 11 active units.

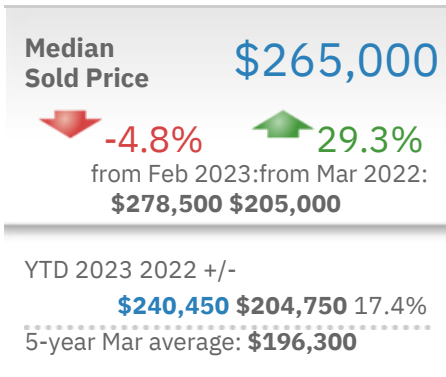
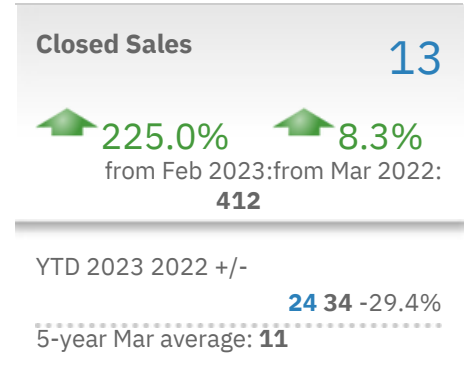
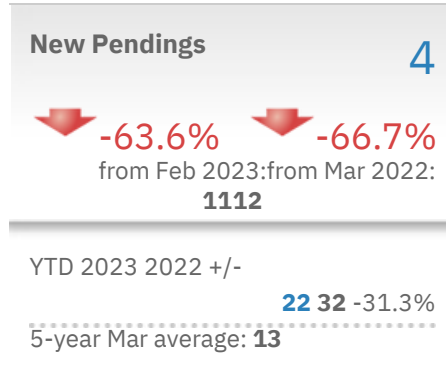
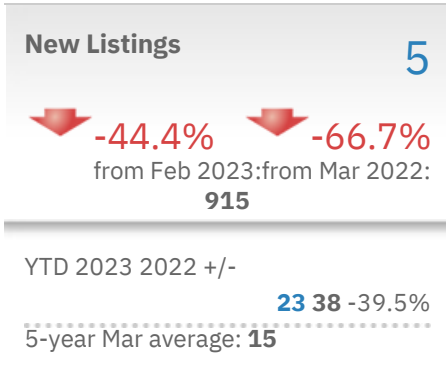
This activity resulted in a Contract Ratio of 1.18 pendings per active listing, down from 2.43 in February and a decrease from 4.50 in March 2022. The Contract Ratio is 47% lower than the 5-year March average of 2.23. A higher Contract Ratio signifies a relative increase in contract activity compared 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

Penn-Delco (Delaware, PA) - Attached

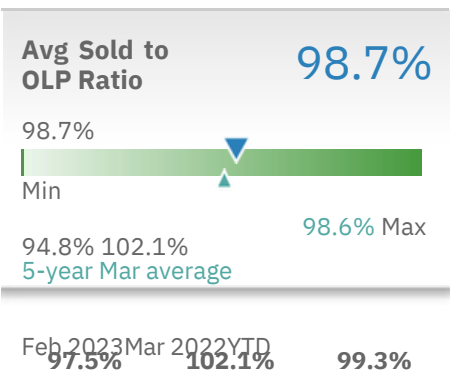
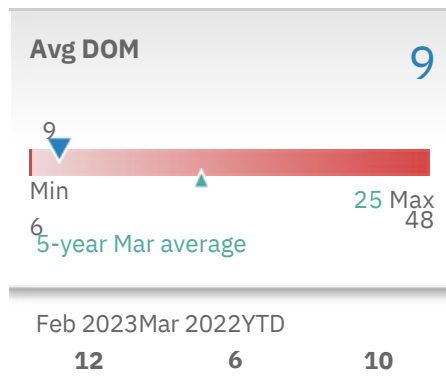
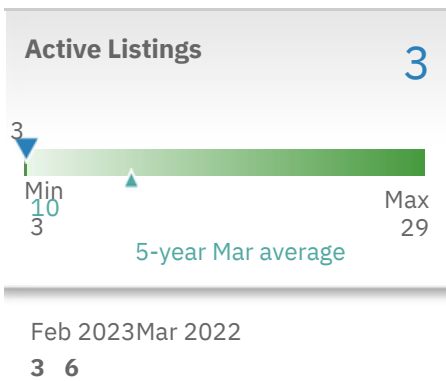
Tri-County Suburban REALTORS
Email: adeptice@tcsr.realtor



Summary

In Penn-Delco (Delaware, PA), the median sold price for Attached properties for March was \$265,000, representing a decrease of 4.8% compared to last month and an increase of 29.3% from Mar 2022. The average days on market for units sold in March was 9 days, 63% below the 5-year March average of 25 days. There was a 63.6% month over month decrease in new contract activity with 4 New Pendings; a 64.3% MoM decrease in All Pendings (new contracts + contracts carried over from February) to 5; and no change in supply with 3 active units.

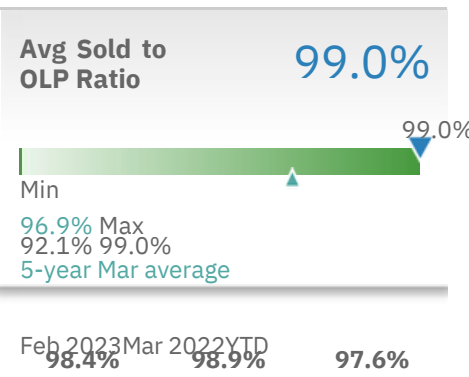
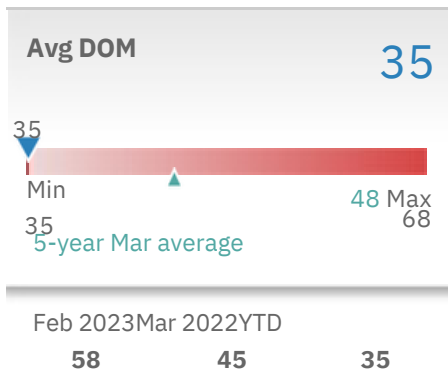
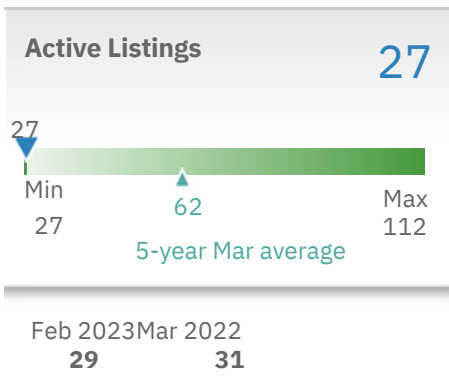
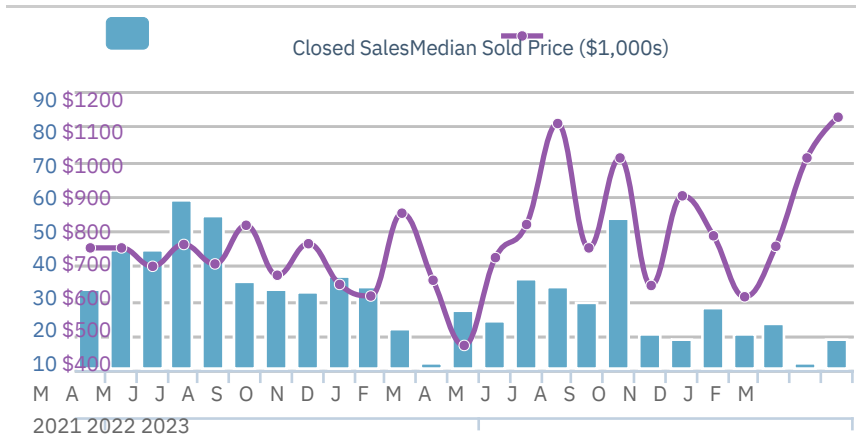
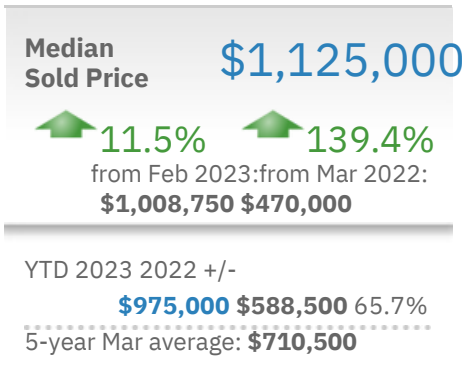
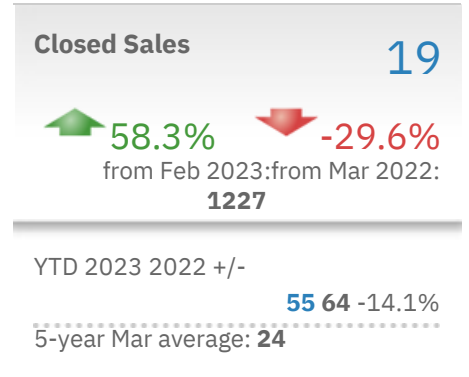
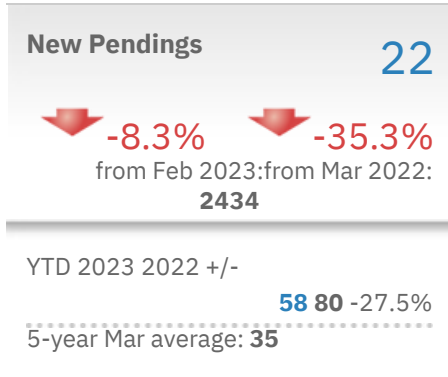
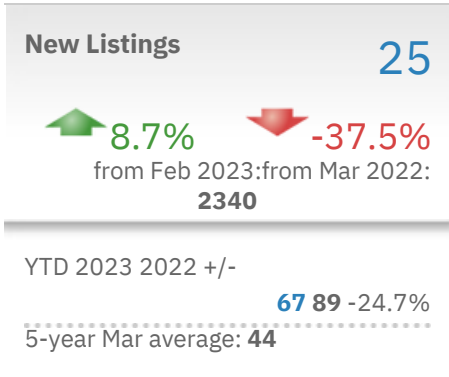
This activity resulted in a Contract Ratio of 1.67 pendings per active listing, down from 4.67 in February and a decrease from 1.83 in March 2022. The Contract Ratio is 25% lower than the 5-year March average of 2.23. A higher Contract Ratio signifies a relative increase in contract activity compared 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

Radnor Township (Delaware, PA)

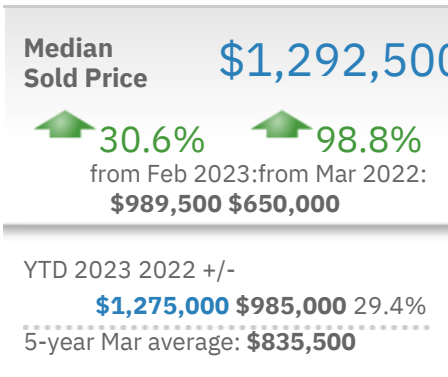
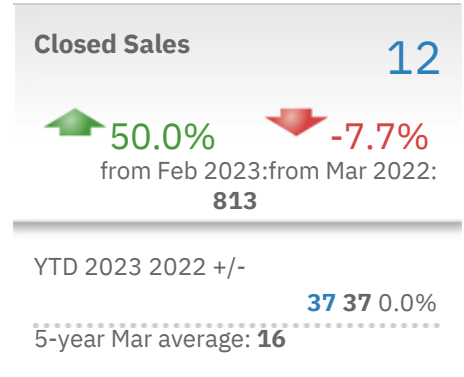
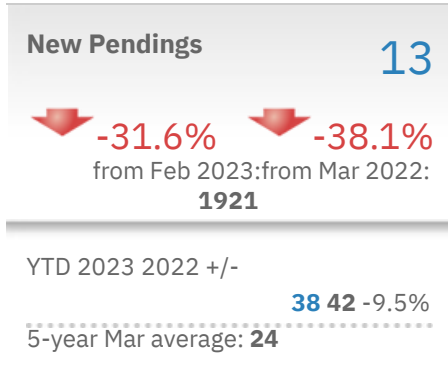
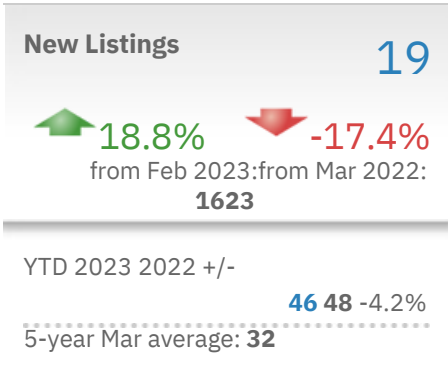
Email: adevice@tcsr.realtor



March 2023

Radnor Township (Delaware, PA) - Detached

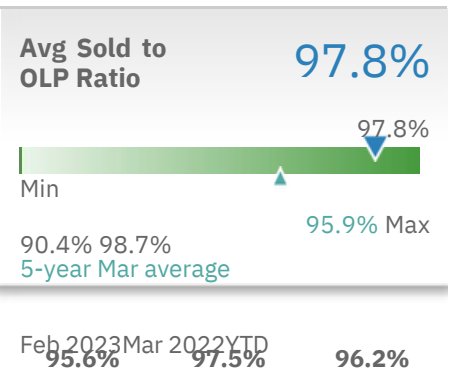
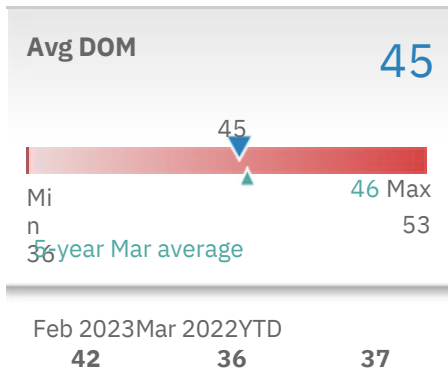
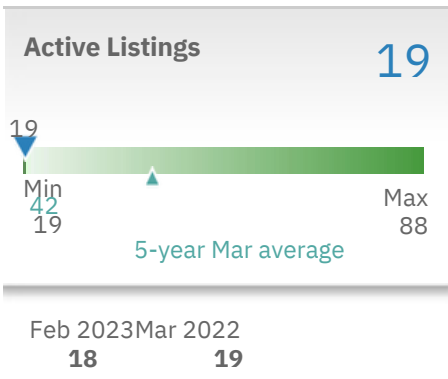
Tri-County Suburban REALTORS
Email: adeptice@tcsr.realtor



Summary

In Radnor Township (Delaware, PA), the median sold price for Detached properties for March was \$1,292,500, representing an increase of 30.6% compared to last month and an increase of 98.8% from Mar 2022. The average days on market for units sold in March was 45 days, 1% below the 5-year March average of 46 days. There was a 31.6% month over month decrease in new contract activity with 13 New Pendings; a 12% MoM increase in All Pendings (new contracts + contracts carried over from February) to 28; and a 5.6% increase in supply to 19 active units.

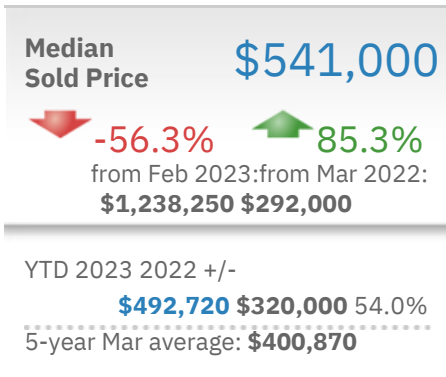
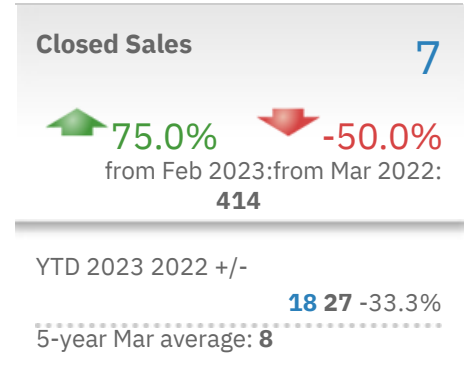
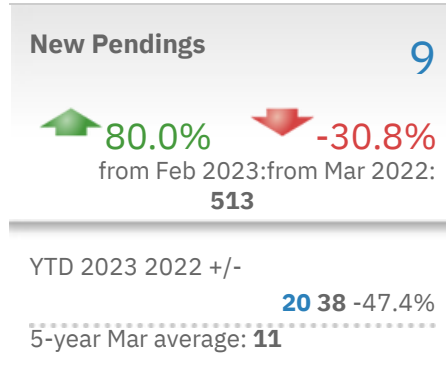
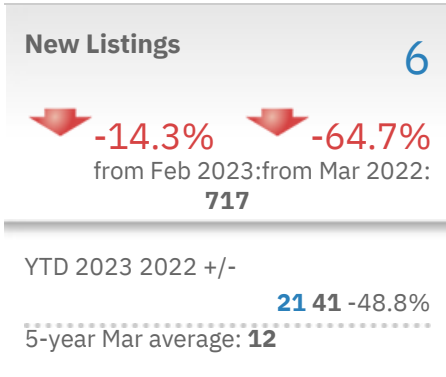
This activity resulted in a Contract Ratio of 1.47 pendings per active listing, up from 1.39 in February and a decrease from 1.58 in March 2022. The Contract Ratio is 1% lower than the 5-year March average of 1.49. A higher Contract Ratio signifies a relative increase in contract activity compared to 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

Radnor Township (Delaware, PA) - Attached

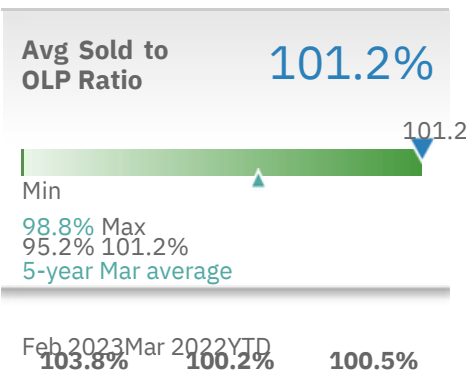
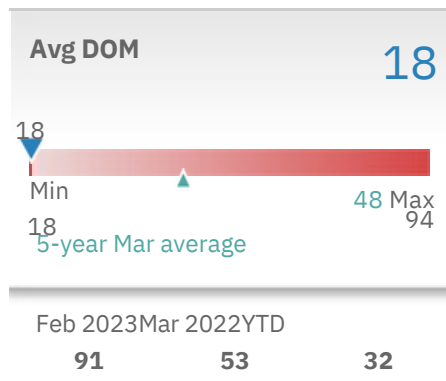
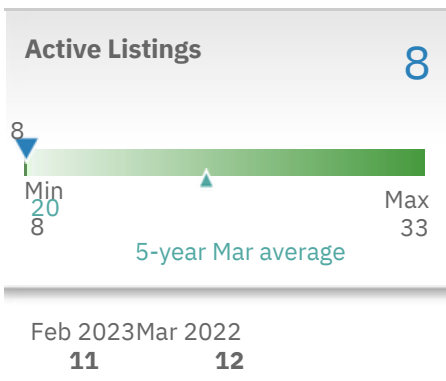
Tri-County Suburban REALTORS
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Summary

In Radnor Township (Delaware, PA), the median sold price for Attached properties for March was \$541,000, representing a decrease of 56.3% compared to last month and an increase of 85.3% from Mar 2022. The average days on market for units sold in March was 18 days, 63% below the 5-year March average of 48 days. There was an 80% month over month increase in new contract activity with 9 New Pendings; an 11.8% MoM increase in All Pendings (new contracts + contracts carried over from February) to 19; and a 27.3% decrease in supply to 8 active units.

This activity resulted in a Contract Ratio of 2.38 pendings per active listing, up from 1.55 in February and an increase from 2.33 in March 2022. The Contract Ratio is 75% higher than the 5-year March average of 1.36. 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

Ridley (Delaware, PA)

Email: adepice@tcsr.realtor

New Listings 34

▲ 47.8% ▼ -27.7%
 from Feb 2023: from Mar 2022:
2347

YTD 2023 2022 +/-
87 122 -28.7%

5-year Mar average: **52**

New Pendings 34

▲ 17.2% ▼ -27.7%
 from Feb 2023: from Mar 2022:
2947

YTD 2023 2022 +/-
86 117 -26.5%

5-year Mar average: **48**

Closed Sales 22

▲ 10.0% ▼ -38.9%
 from Feb 2023: from Mar 2022:
2036

YTD 2023 2022 +/-
64 106 -39.6%

5-year Mar average: **33**

Median Sold Price \$272,500

▼ -1.9% ▲ 11.2%
 from Feb 2023: from Mar 2022:
\$277,700 \$245,000

YTD 2023 2022 +/-
\$275,000 \$255,000 7.8%

5-year Mar average: **\$230,600**



Active Listings 14

14
 Min 41 Max 96
 14
 5-year Mar average

Feb 2023 Mar 2022
15 21

Avg DOM 27

27
 Min 22 Max 94
 22
 5-year Mar average

Feb 2023 Mar 2022 YTD
35 31 31

Avg Sold to OLP Ratio 100.5%

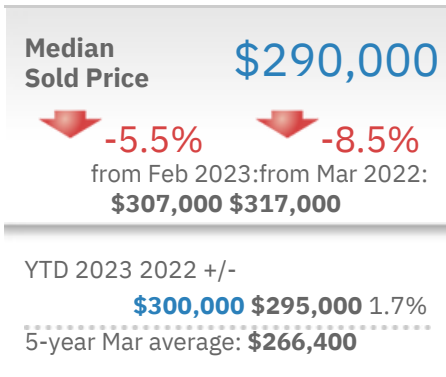
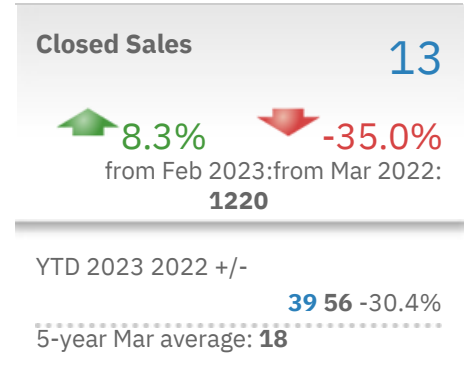
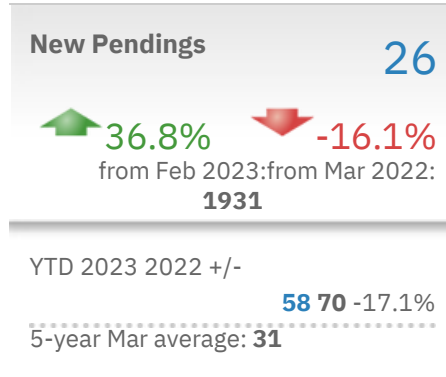
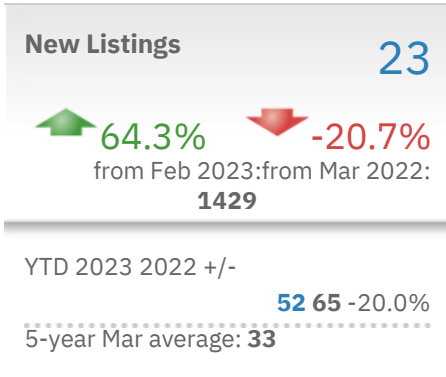
100.5%
 Min 97.8% Max 94.0%
 94.0% 100.5%
 5-year Mar average

Feb 2023 Mar 2022 YTD
96.5% 98.5% 97.5%

March 2023

Ridley (Delaware, PA) - Detached

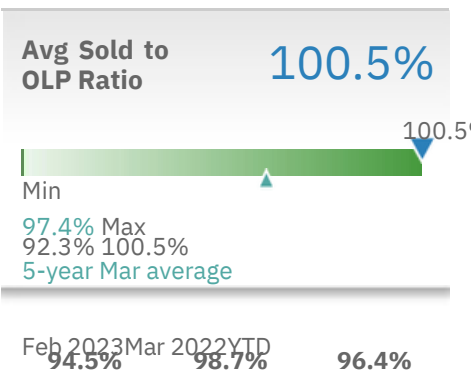
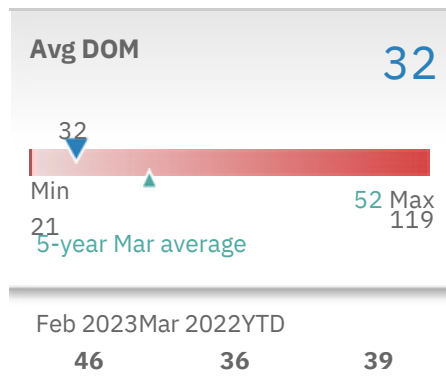
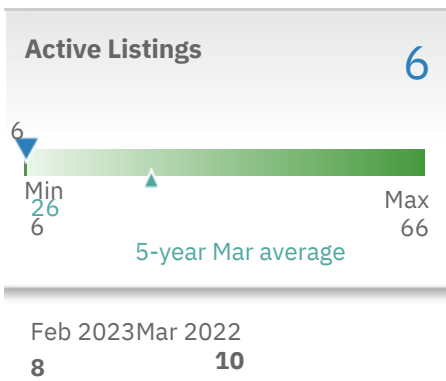
Tri-County Suburban REALTORS
Email: adeptice@tcsr.realtor



Summary

In Ridley (Delaware, PA), the median sold price for Detached properties for March was \$290,000, representing a decrease of 5.5% compared to last month and a decrease of 8.5% from Mar 2022. The average days on market for units sold in March was 32 days, 38% below the 5-year March average of 52 days. There was a 36.8% month over month increase in new contract activity with 26 New Pendings; a 42.3% MoM increase in All Pendings (new contracts + contracts carried over from February) to 37; and a 25% decrease in supply to 6 active units.

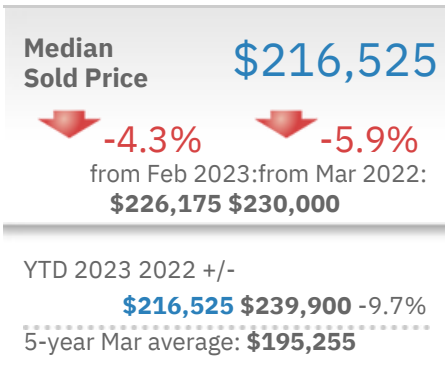
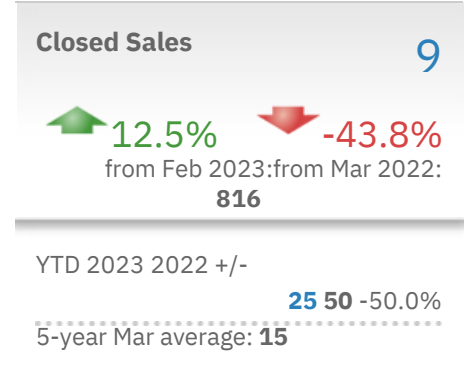
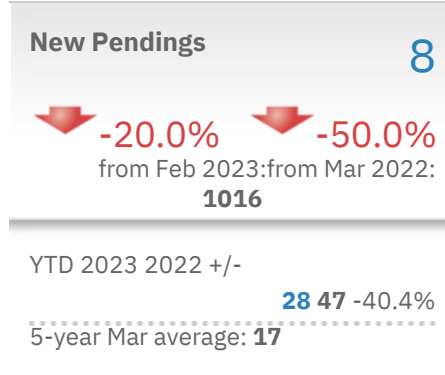
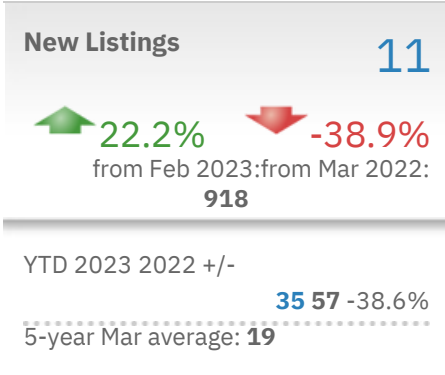
This activity resulted in a Contract Ratio of 6.17 pendings per active listing, up from 3.25 in February and an increase from 4.00 in March 2022. The Contract Ratio is 89% higher than the 5-year March average of 3.26. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



March 2023

Ridley (Delaware, PA) - Attached

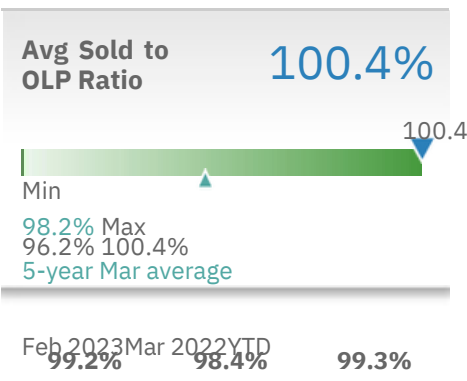
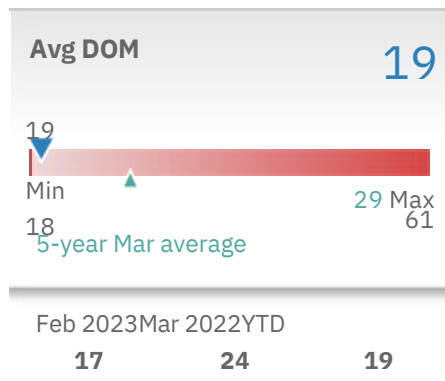
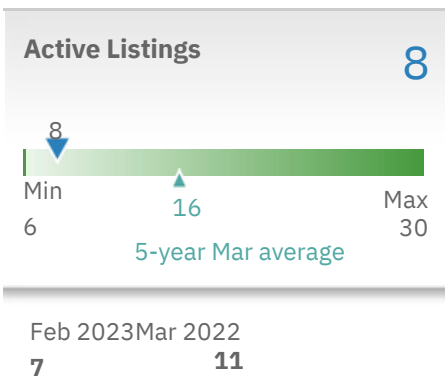
Tri-County Suburban REALTORS
Email: adeptice@tcsr.realtor



Summary

In Ridley (Delaware, PA), the median sold price for Attached properties for March was \$216,525, representing a decrease of 4.3% compared to last month and a decrease of 5.9% 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 20% month over month decrease in new contract activity with 8 New Pendings; a 14.3% MoM decrease in All Pendings (new contracts + contracts carried over from February) to 12; and a 14.3% increase in supply to 8 active units.

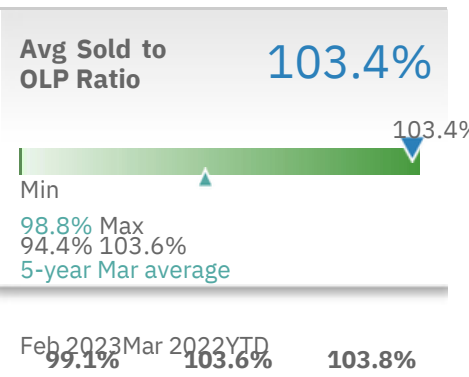
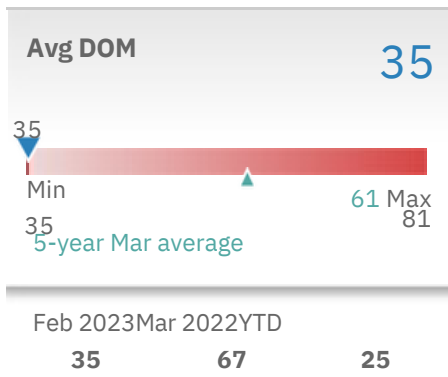
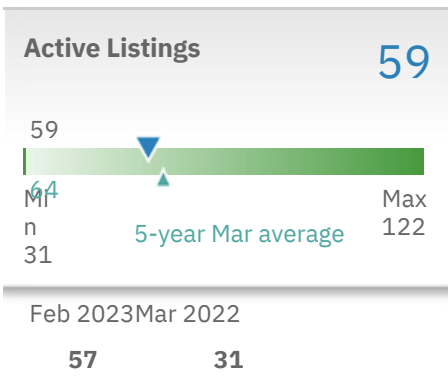
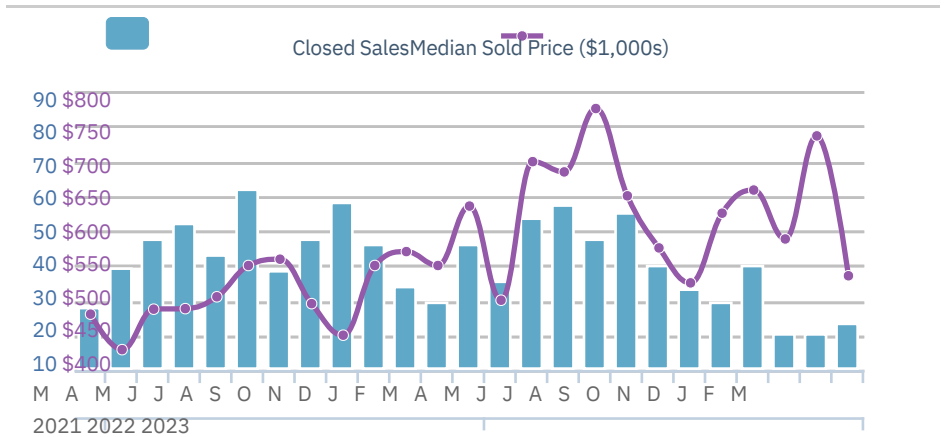
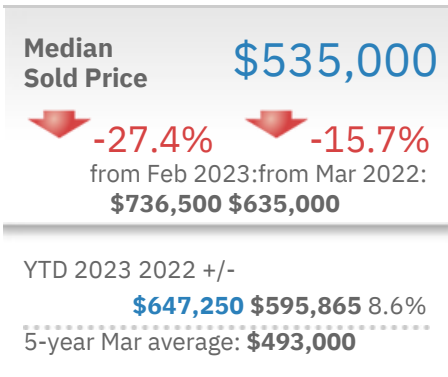
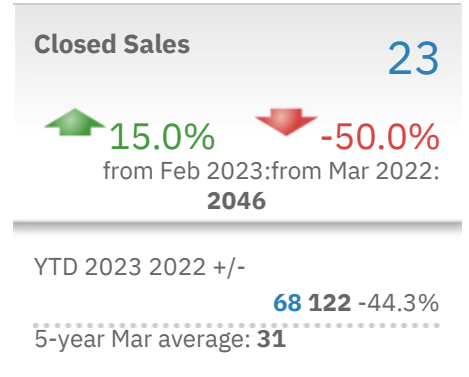
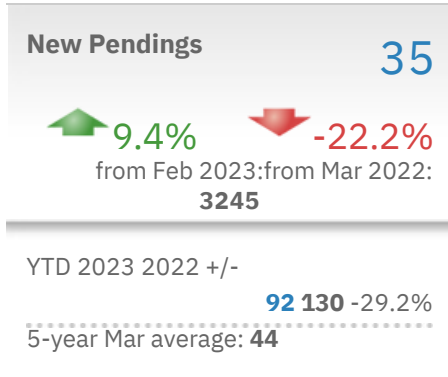
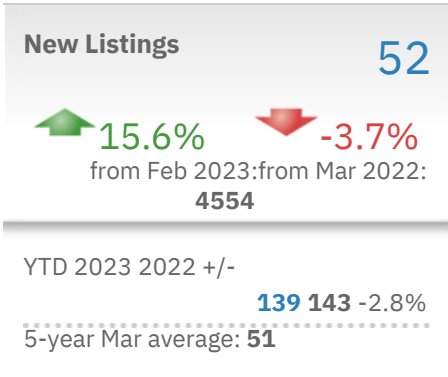
This activity resulted in a Contract Ratio of 1.50 pendings per active listing, down from 2.00 in February and a decrease from 1.91 in March 2022. The Contract Ratio is 31% lower than the 5-year March average of 2.18. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



March 2023

Rose Tree Media (Delaware, PA)

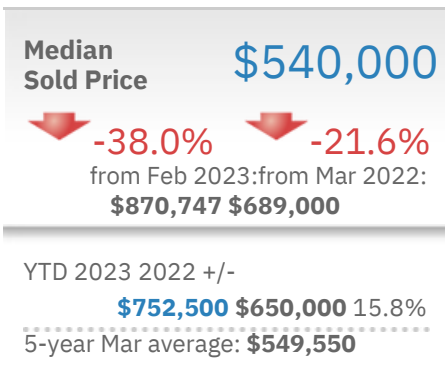
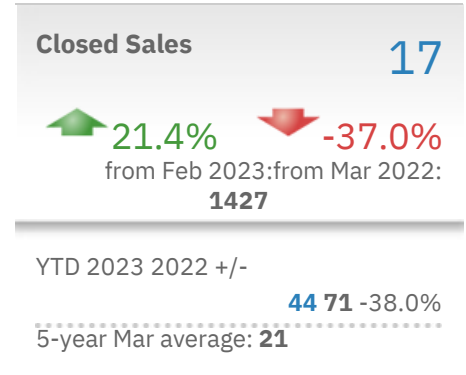
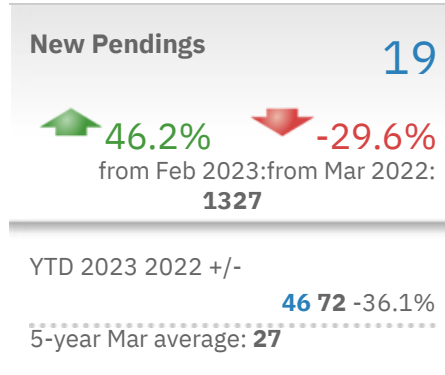
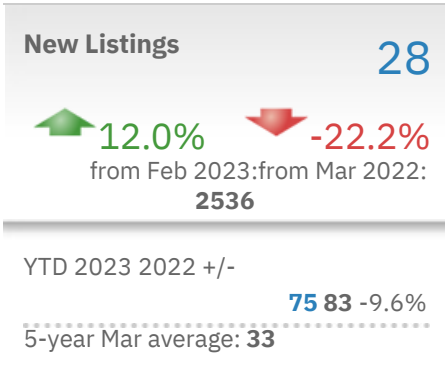
Email: adepice@tcsr.realtor



March 2023

Rose Tree Media (Delaware, PA) - Detached

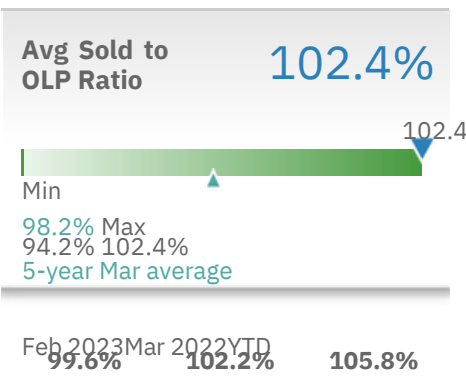
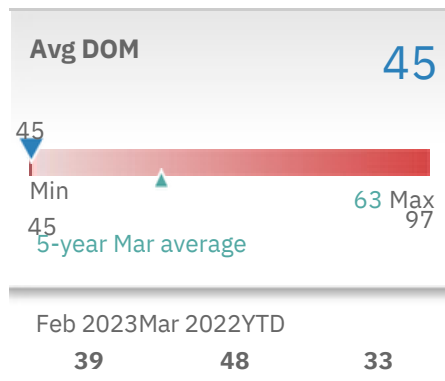
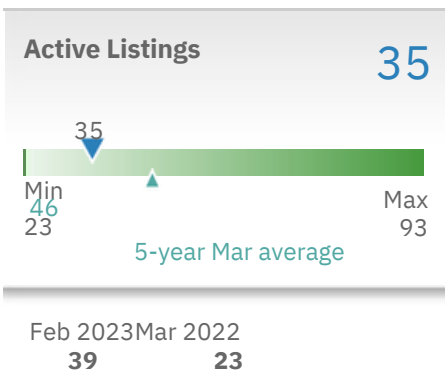
Tri-County Suburban REALTORS
Email: adeptice@tcsr.realtor



Summary

In Rose Tree Media (Delaware, PA), the median sold price for Detached properties for March was \$540,000, representing a decrease of 38% compared to last month and a decrease of 21.6% from Mar 2022. The average days on market for units sold in March was 45 days, 28% below the 5-year March average of 63 days. There was a 46.2% month over month increase in new contract activity with 19 New Pendings; a 26.3% MoM increase in All Pendings (new contracts + contracts carried over from February) to 24; and a 10.3% decrease in supply to 35 active units.

This activity resulted in a Contract Ratio of 0.69 pendings per active listing, up from 0.49 in February and a decrease from 2.09 in March 2022. The Contract Ratio is 39% lower than the 5-year March average of 1.13. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

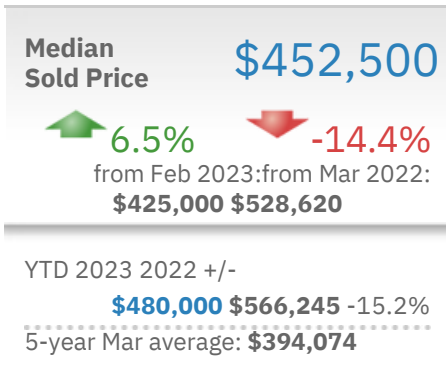
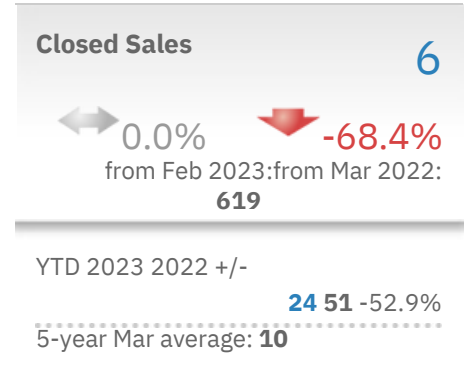
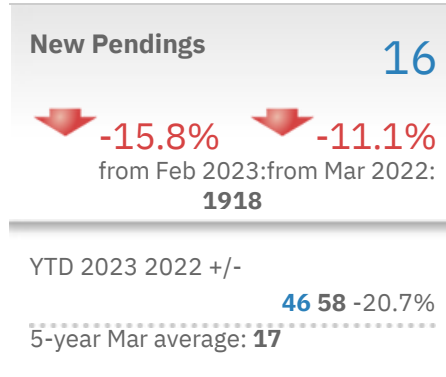
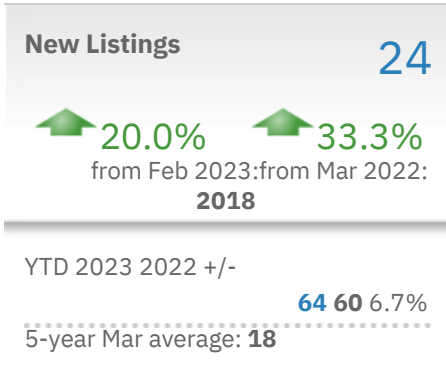


March 2023

Rose Tree Media (Delaware, PA) - Attached

Tri-County Suburban REALTORS

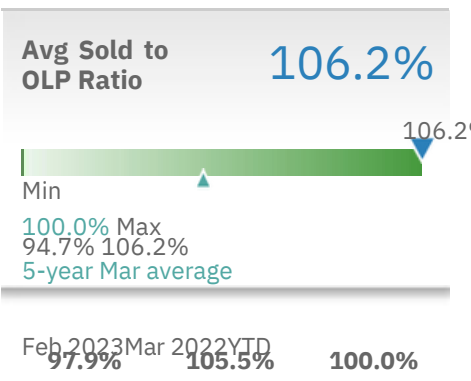
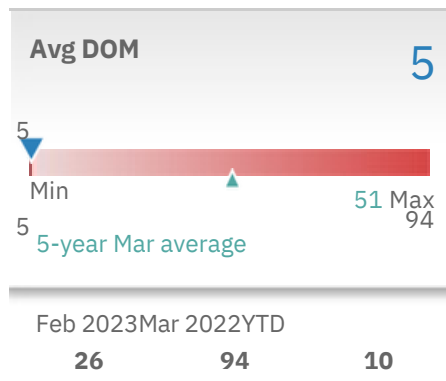
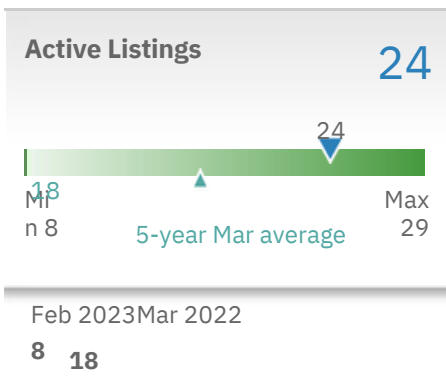
Email: adeptice@tcsr.realtor



Summary

In Rose Tree Media (Delaware, PA), the median sold price for Attached properties for March was \$452,500, representing an increase of 6.5% compared to last month and a decrease of 14.4% from Mar 2022. The average days on market for units sold in March was 5 days, 90% below the 5-year March average of 51 days. There was a 15.8% month over month decrease in new contract activity with 16 New Pendings; a 17% MoM increase in All Pendings (new contracts + contracts carried over from February) to 55; and a 33.3% increase in supply to 24 active units.

This activity resulted in a Contract Ratio of 2.29 pendings per active listing, down from 2.61 in February and a decrease from 9.13 in March 2022. The Contract Ratio is 38% lower than the 5-year March average of 3.71. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



March 2023

Southeast Delco (Delaware, PA)

Email: adevice@tcsr.realtor

New Listings 56

↑ 27.3% ↓ -6.7%
 from Feb 2023: from Mar 2022:
4460

YTD 2023 2022 +/-
144 136 5.9%

5-year Mar average: **48**

New Pending 63

↑ 75.0% ↑ 21.2%
 from Feb 2023: from Mar 2022:
3652

YTD 2023 2022 +/-
131 134 -2.2%

5-year Mar average: **48**

Closed Sales 36

↑ 33.3% ↓ -23.4%
 from Feb 2023: from Mar 2022:
2747

YTD 2023 2022 +/-
92 110 -16.4%

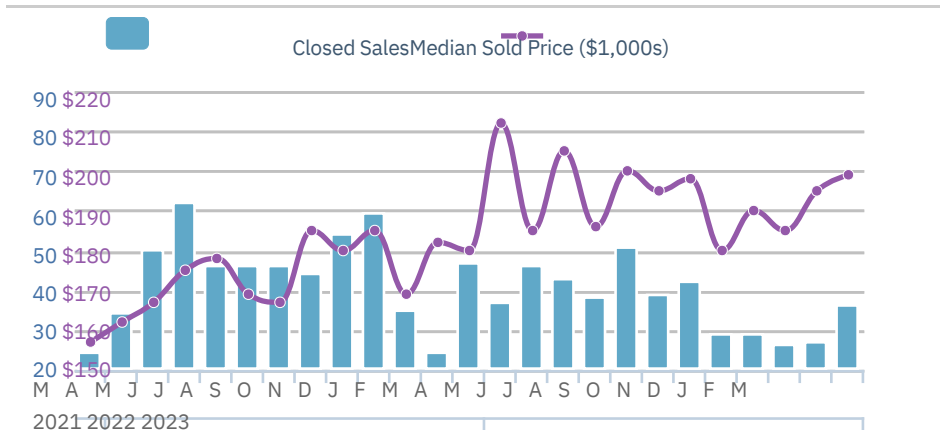
5-year Mar average: **34**

Median Sold Price \$199,000

↑ 2.1% ↑ 10.6%
 from Feb 2023: from Mar 2022:
\$195,000 **\$180,000**

YTD 2023 2022 +/-
\$192,750 \$179,450 7.4%

5-year Mar average: **\$156,824**



Active Listings 41

41
 |-----|
 Min 23 5-year Mar average 71 Max

Feb 2023 Mar 2022
50 **27**

Avg DOM 33

33
 |-----|
 Min 20 5-year Mar average 63 Max

Feb 2023 Mar 2022 YTD
65 **23** **41**

Avg Sold to OLP Ratio 98.2%

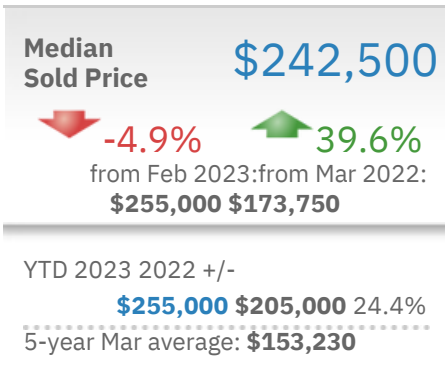
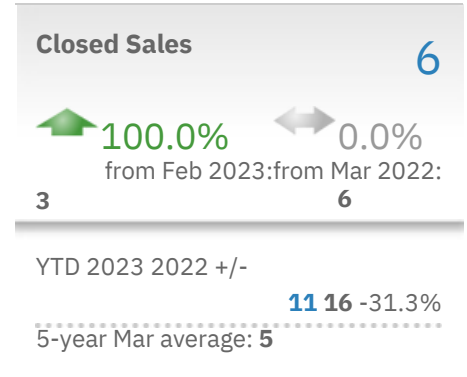
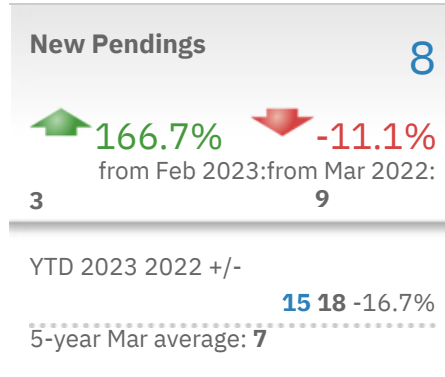
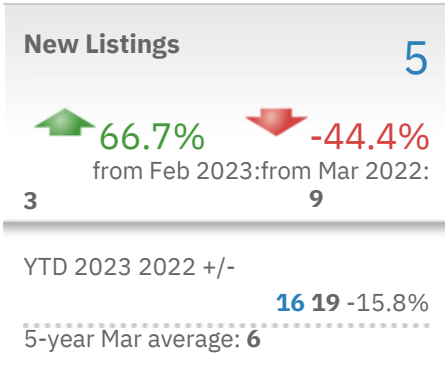
98.2%
 |-----|
 Min 91.9% 5-year Mar average 97.3% Max

Feb 2023 Mar 2022 YTD
91.7% **99.9%** **95.2%**

March 2023

Southeast Delco (Delaware, PA) - Detached

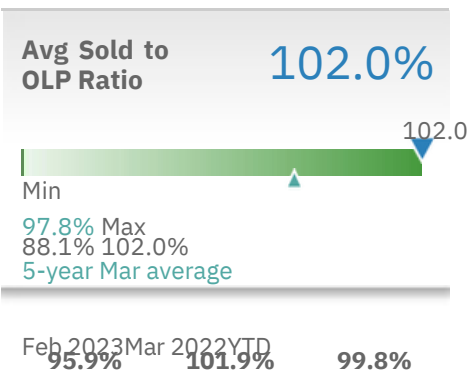
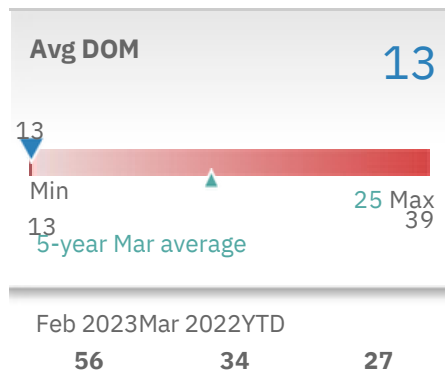
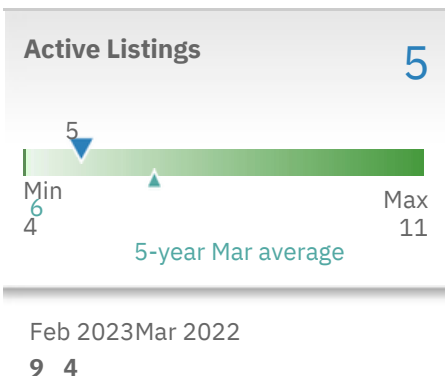
Tri-County Suburban REALTORS
Email: adeptice@tcsr.realtor



Summary

In Southeast Delco (Delaware, PA), the median sold price for Detached properties for March was \$242,500, representing a decrease of 4.9% compared to last month and an increase of 39.6% from Mar 2022. The average days on market for units sold in March was 13 days, 48% below the 5-year March average of 25 days. There was a 166.7% month over month increase in new contract activity with 8 New Pendings; a 40% MoM increase in All Pendings (new contracts + contracts carried over from February) to 7; and a 44.4% decrease in supply to 5 active units.

This activity resulted in a Contract Ratio of 1.40 pendings per active listing, up from 0.56 in February and a decrease from 2.75 in March 2022. The Contract Ratio is 4% lower than the 5-year March average of 1.46. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

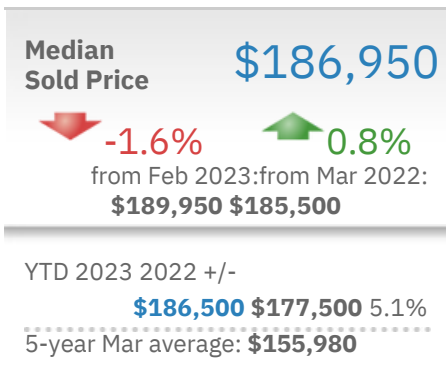
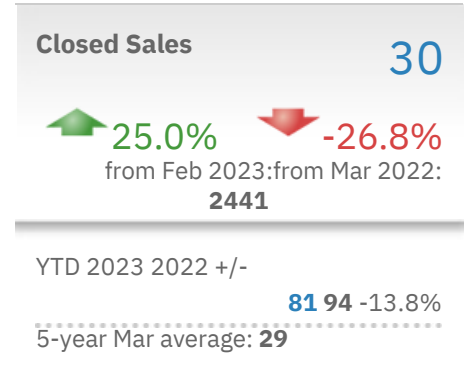
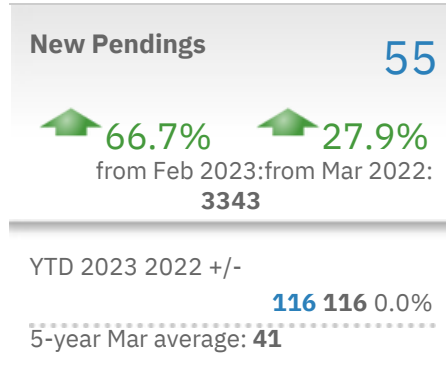
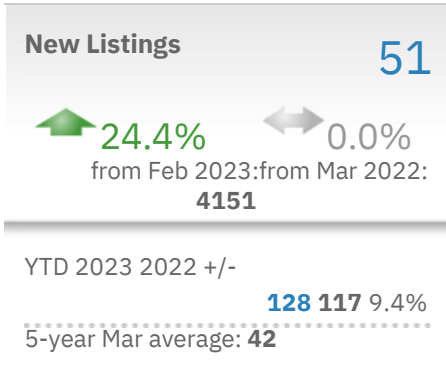


March 2023

Southeast Delco (Delaware, PA) - Attached

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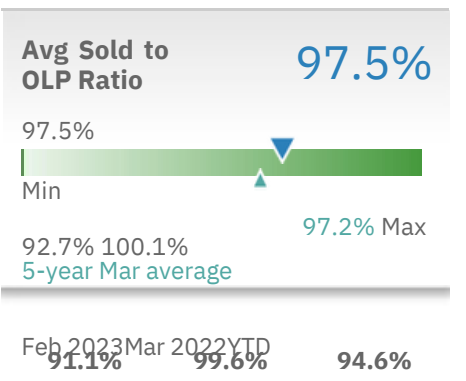
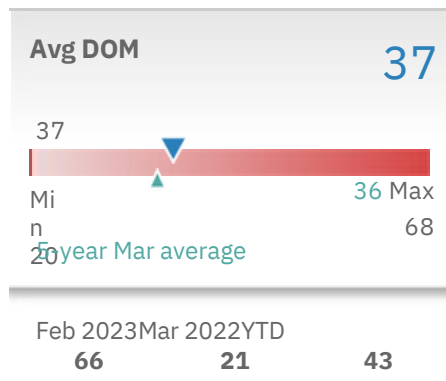
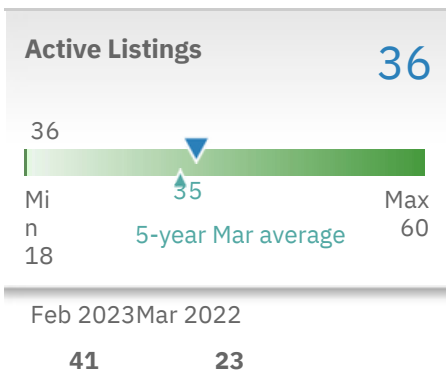
Email: adevice@tcsr.realtor



Summary

In Southeast Delco (Delaware, PA), the median sold price for Attached properties for March was \$186,950, representing a decrease of 1.6% compared to last month and an increase of 0.8% from Mar 2022. The average days on market for units sold in March was 37 days, 3% above the 5-year March average of 36 days. There was a 66.7% month over month increase in new contract activity with 55 New Pendings; a 40% MoM increase in All Pendings (new contracts + contracts carried over from February) to 63; and a 12.2% decrease in supply to 36 active units.

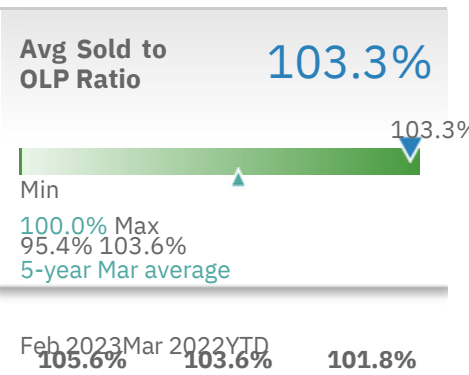
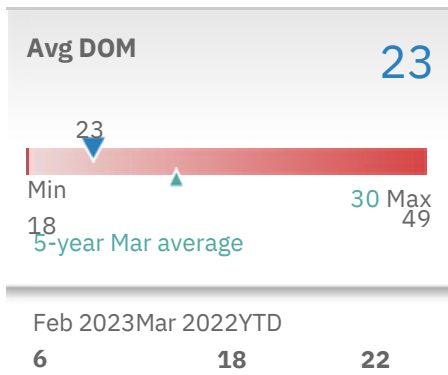
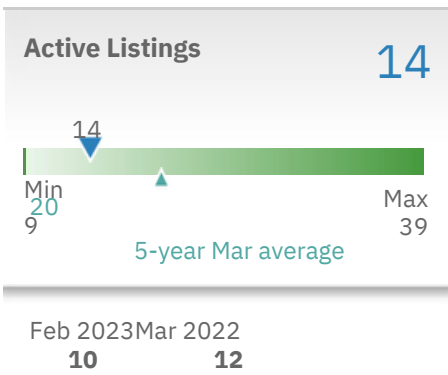
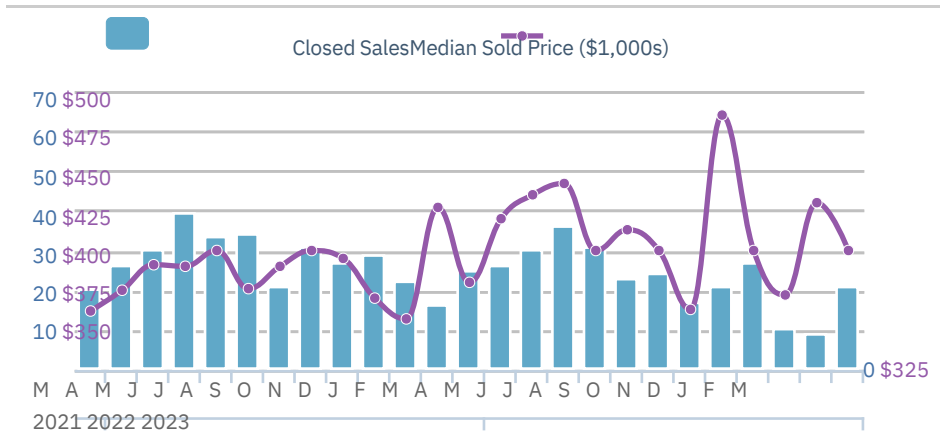
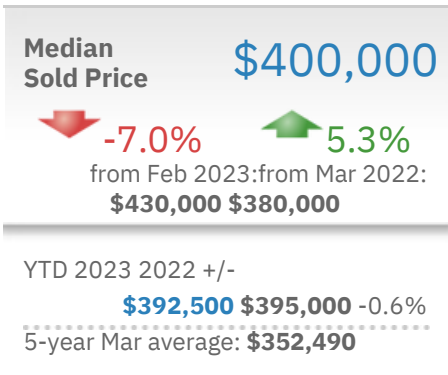
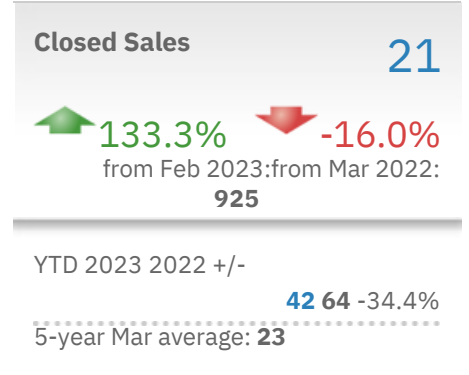
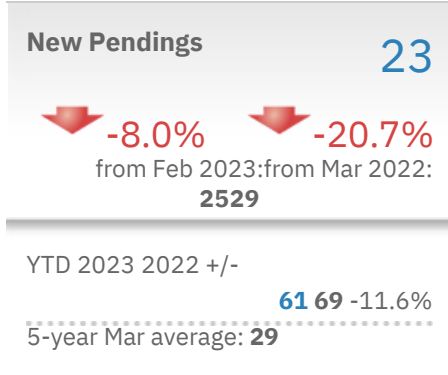
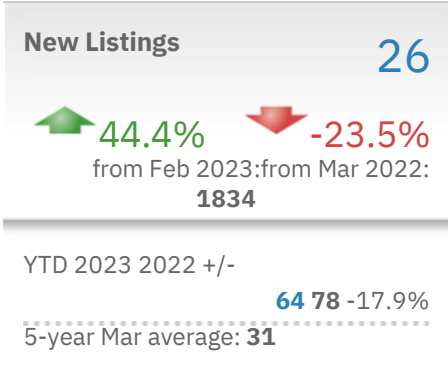
This activity resulted in a Contract Ratio of 1.75 pendings per active listing, up from 1.10 in February and a decrease from 2.57 in March 2022. The Contract Ratio is 11% lower than the 5-year March average of 1.96. A higher Contract Ratio signifies a relative increase in contract activity compared to 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

Springfield (Delaware, PA)

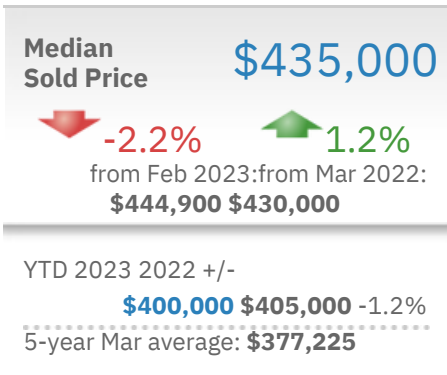
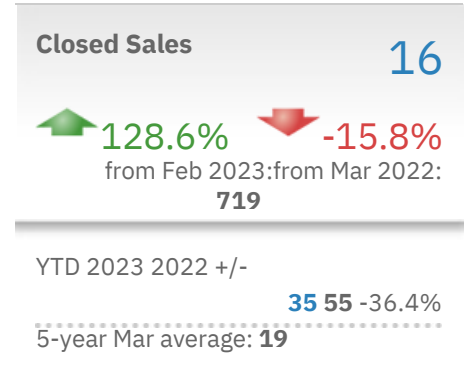
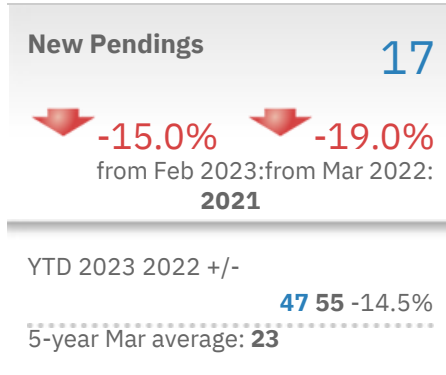
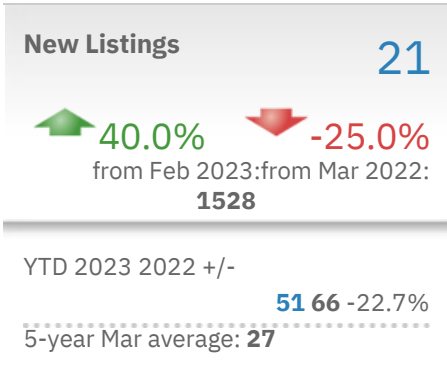
Email: adepice@tcsr.realtor



March 2023

Springfield (Delaware, PA) - Detached

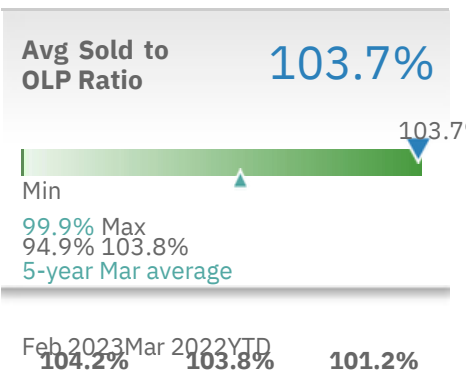
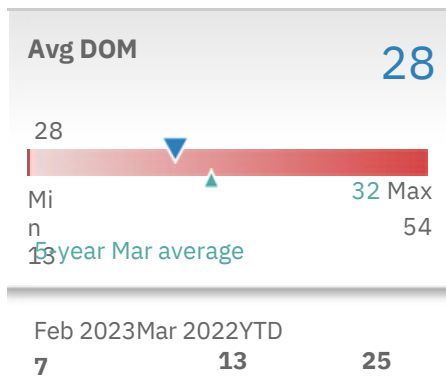
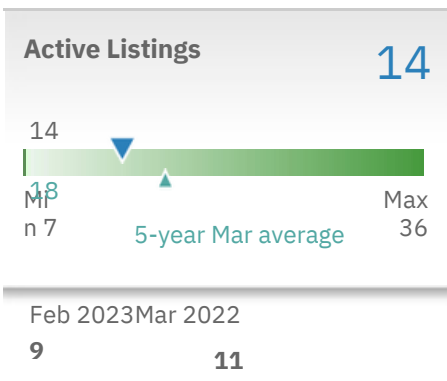
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Summary

In Springfield (Delaware, PA), the median sold price for Detached properties for March was \$435,000, representing a decrease of 2.2% compared to last month and an increase of 1.2% from Mar 2022. The average days on market for units sold in March was 28 days, 14% below the 5-year March average of 32 days. There was a 15% month over month decrease in new contract activity with 17 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from February) with 23; and a 55.6% increase in supply to 14 active units.

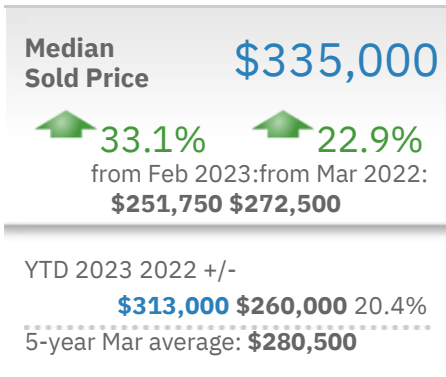
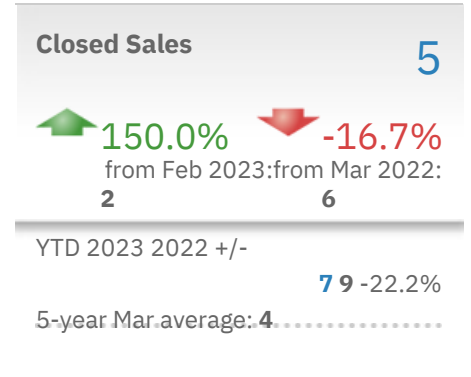
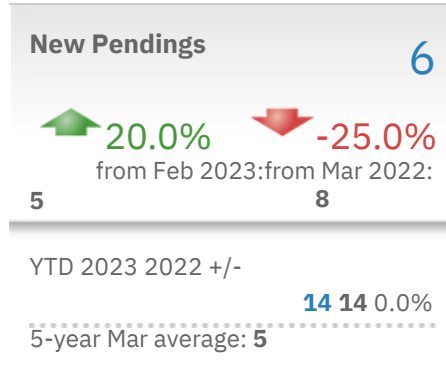
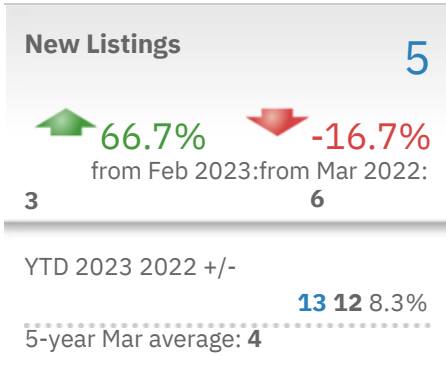
This activity resulted in a Contract Ratio of 1.64 pendings per active listing, down from 2.56 in February and a decrease from 2.45 in March 2022. The Contract Ratio is 35% lower than the 5-year March average of 2.53. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



March 2023

Springfield (Delaware, PA) - Attached

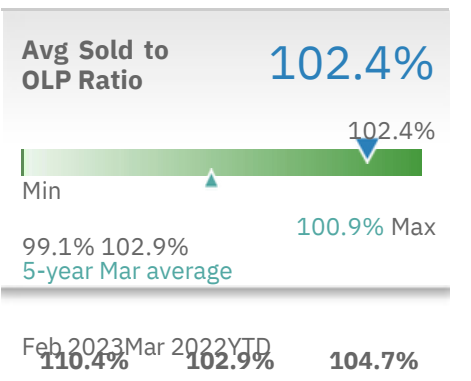
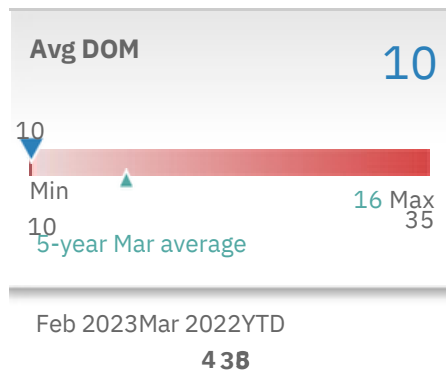
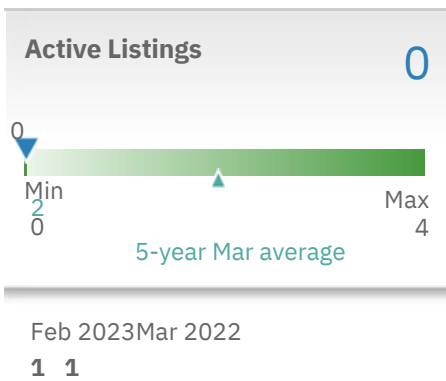
Tri-County Suburban REALTORS
Email: adeptice@tcsr.realtor



Summary

In Springfield (Delaware, PA), the median sold price for Attached properties for March was \$335,000, representing an increase of 33.1% compared to last month and an increase of 22.9% from Mar 2022. The average days on market for units sold in March was 10 days, 39% below the 5-year March average of 16 days. There was a 20% month over month increase in new contract activity with 6 New Pendings; a 16.7% MoM increase in All Pendings (new contracts + contracts carried over from February) to 7; and a 100% decrease in supply to 0 active units.

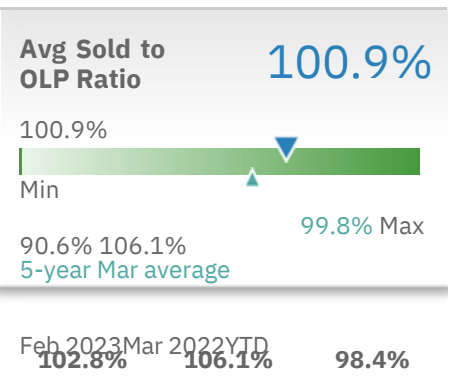
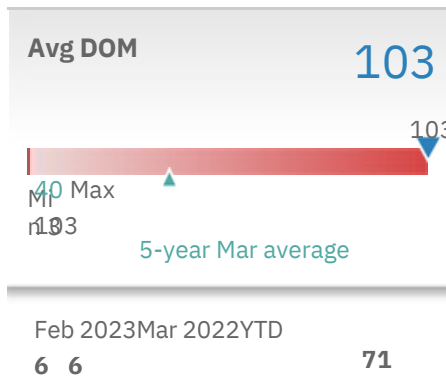
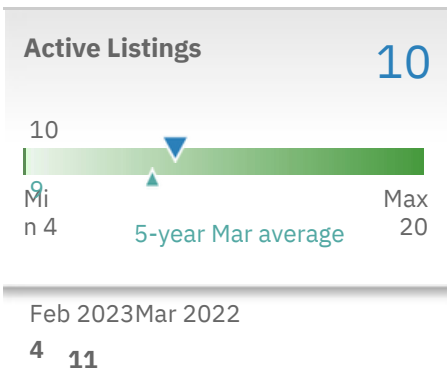
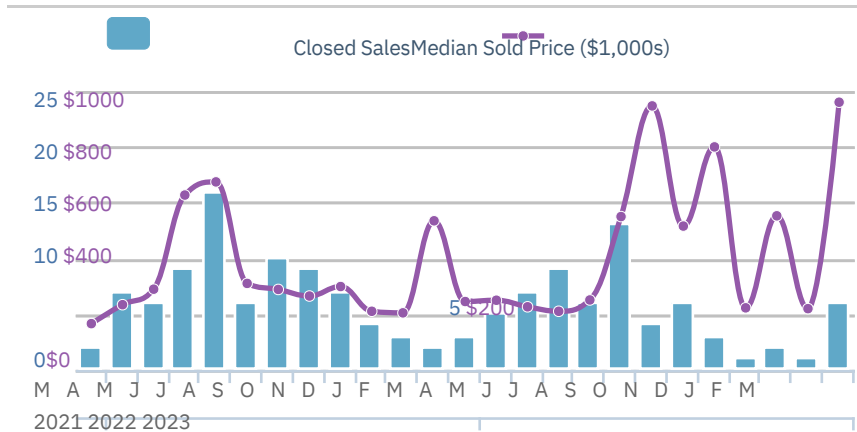
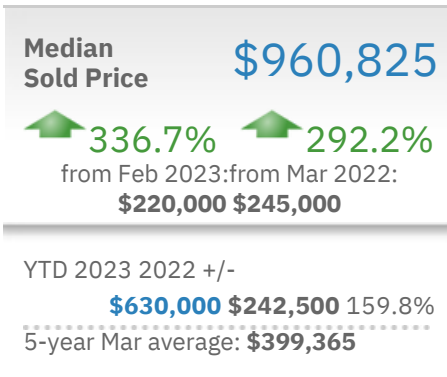
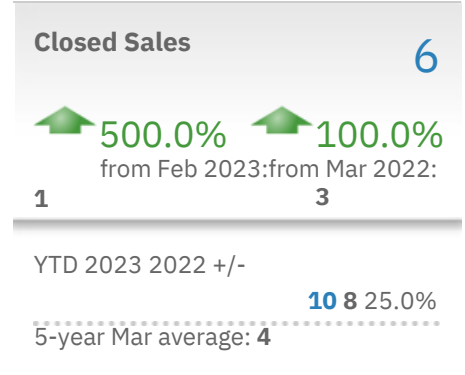
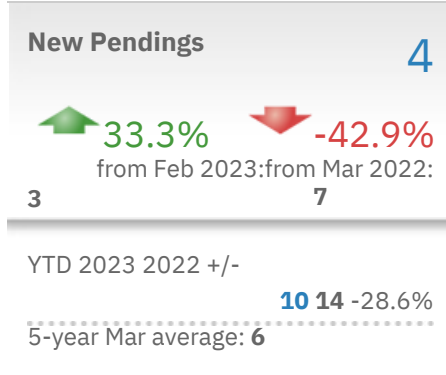
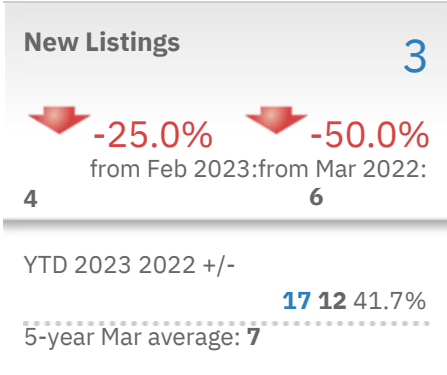
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, down from 6.00 in February and a decrease from 7.00 in March 2022. The Contract Ratio is 100% lower than the 5-year March average of 2.82. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



March 2023

Unionville-Chadds Ford (Delaware, PA)

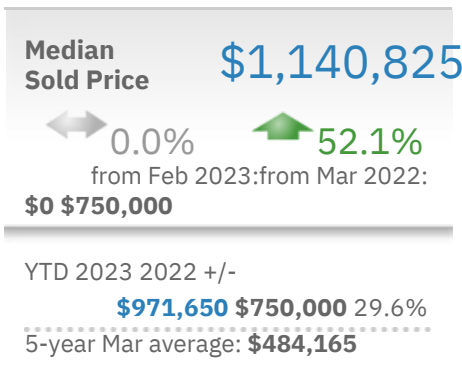
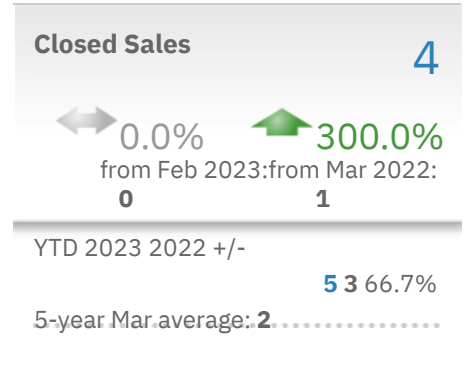
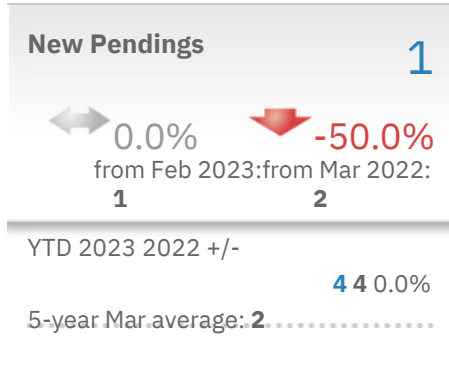
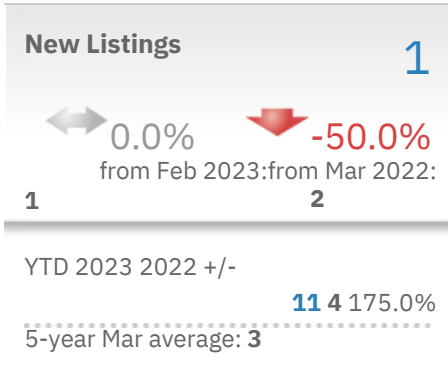
Email: adevice@tcsr.realtor



March 2023

Unionville-Chadds Ford (Delaware, PA) - Detached

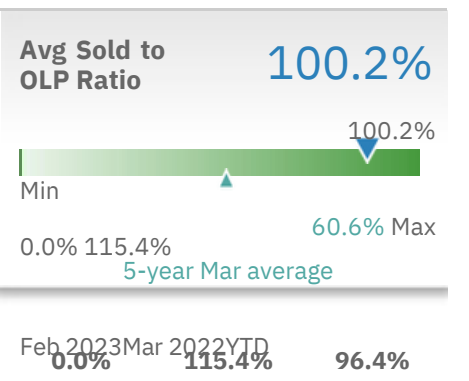
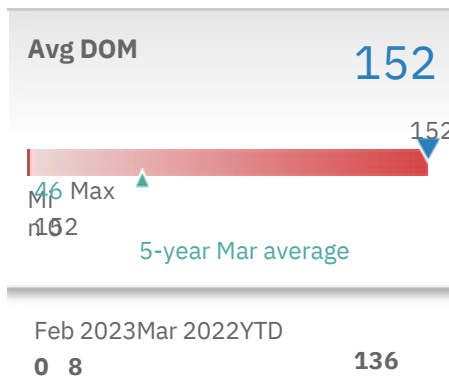
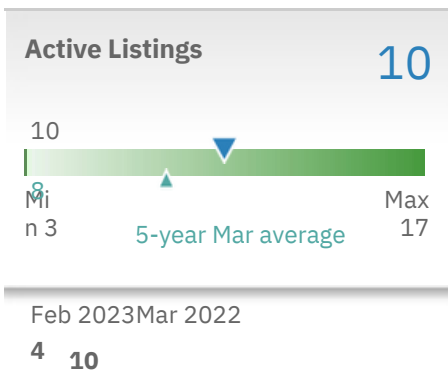
Tri-County Suburban REALTORS
Email: adeptice@tcsr.realtor



Summary

In Unionville-Chadds Ford (Delaware, PA), the median sold price for Detached properties for March was \$1,140,825, representing an increase of 0% compared to last month and an increase of 52.1% from Mar 2022. The average days on market for units sold in March was 152 days, 233% above the 5-year March average of 46 days. There was no month over month change in new contract activity with 1 New Pendings; a 75% MoM decrease in All Pendings (new contracts + contracts carried over from February) to 1; and no change in supply with 10 active units.

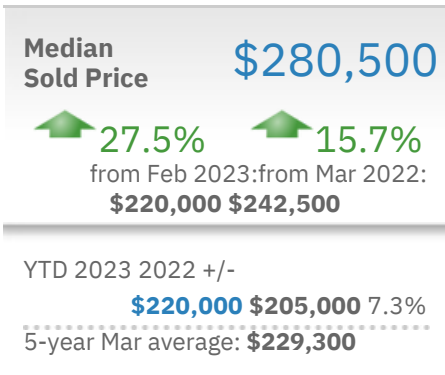
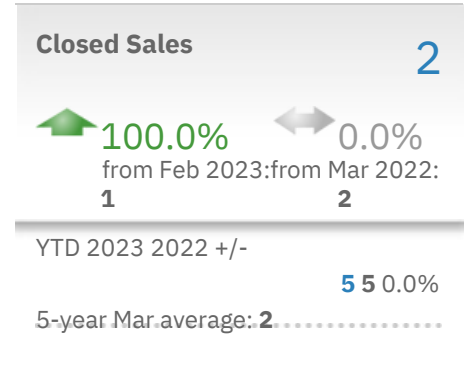
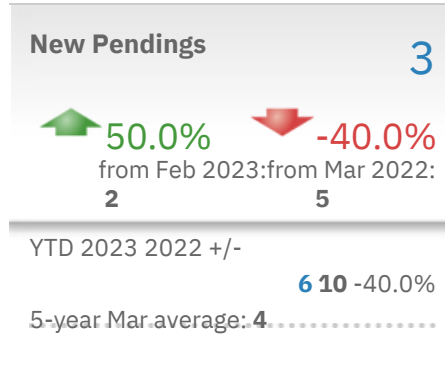
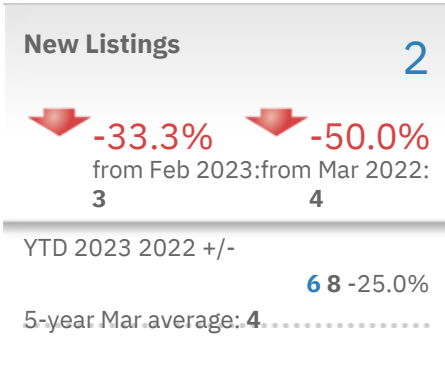
This activity resulted in a Contract Ratio of 0.10 pendings per active listing, down from 0.40 in February and a decrease from 0.75 in March 2022. The Contract Ratio is 81% lower than the 5-year March average of 0.52. A higher Contract Ratio signifies a relative increase in contract activity compared 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

Unionville-Chadds Ford (Delaware, PA) - Attached

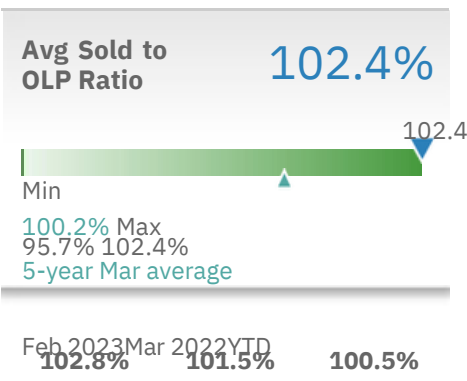
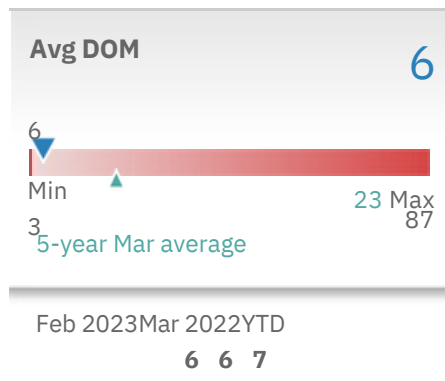
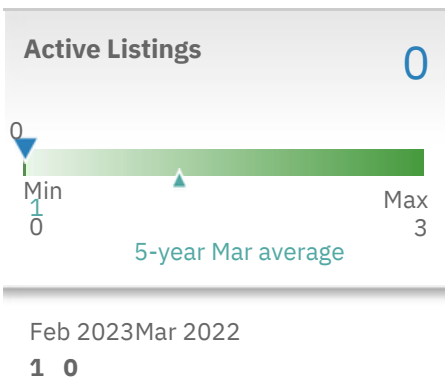
Tri-County Suburban REALTORS
Email: adeptice@tcsr.realtor



Summary

In Unionville-Chadds Ford (Delaware, PA), the median sold price for Attached properties for March was \$280,500, representing an increase of 27.5% compared to last month and an increase of 15.7% from Mar 2022. The average days on market for units sold in March was 6 days, 74% below the 5-year March average of 23 days. There was a 50% month over month increase in new contract activity with 3 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from February) with 2; and a 100% decrease in supply to 0 active units.

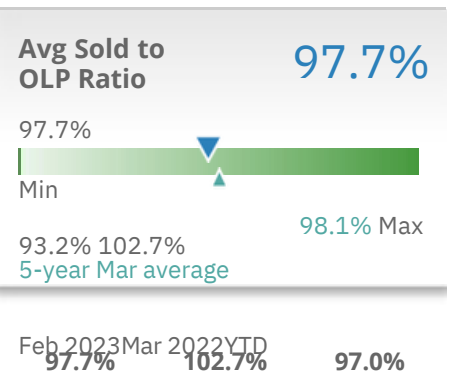
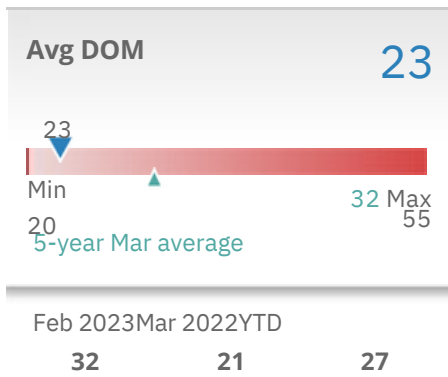
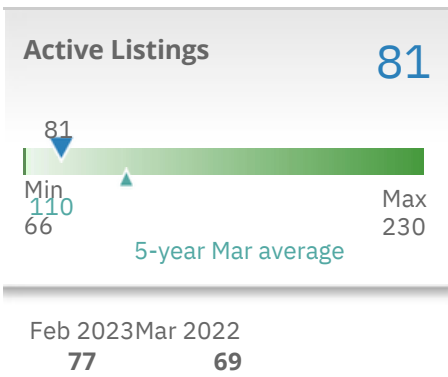
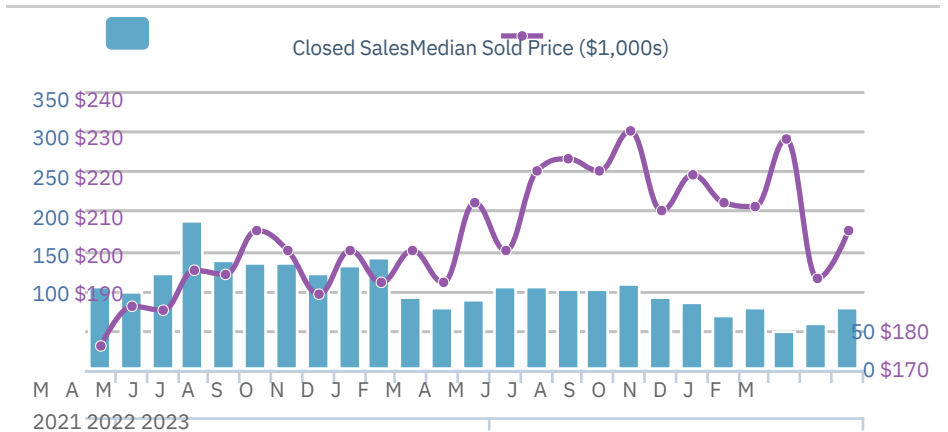
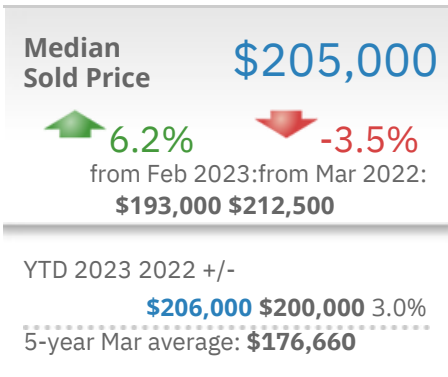
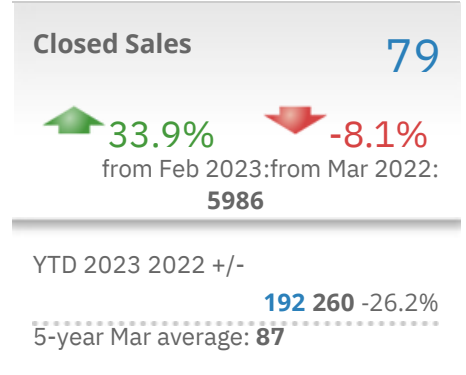
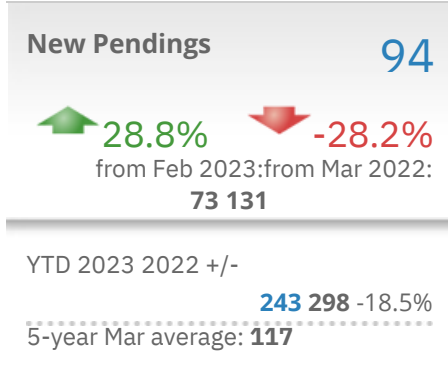
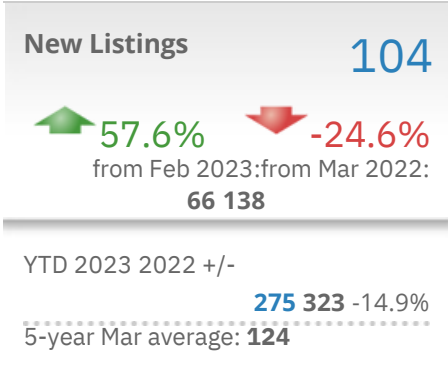
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, down from 2.00 in February and no change from March 2022. The Contract Ratio is 100% lower than the 5-year March average of 1.47. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



March 2023

Upper Darby (Delaware, PA)

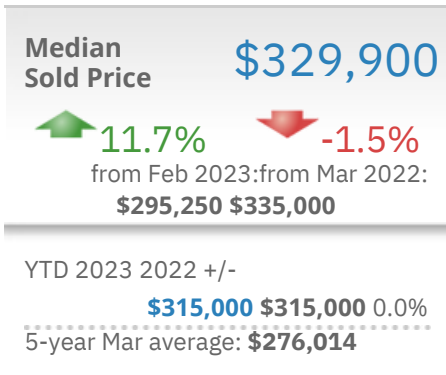
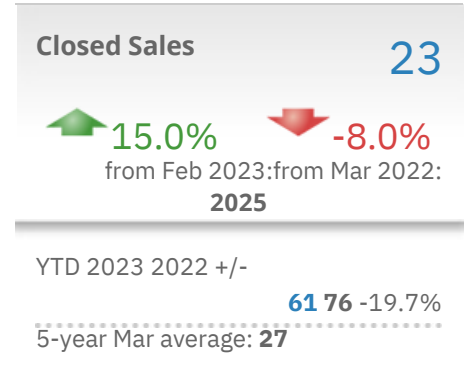
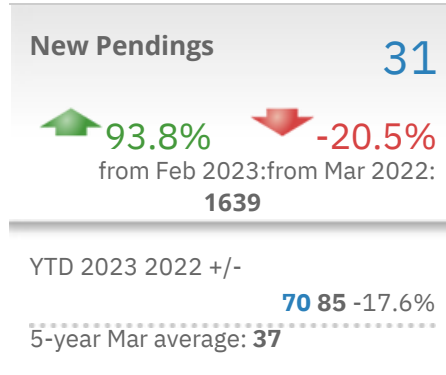
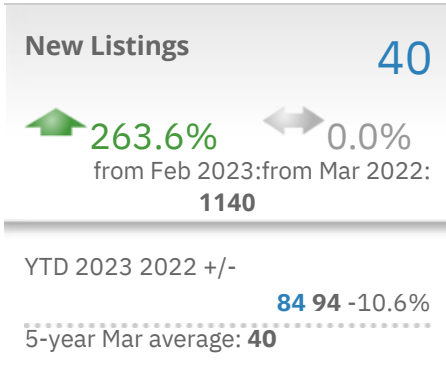
Email: adepice@tcsr.realtor



March 2023

Upper Darby (Delaware, PA) - Detached

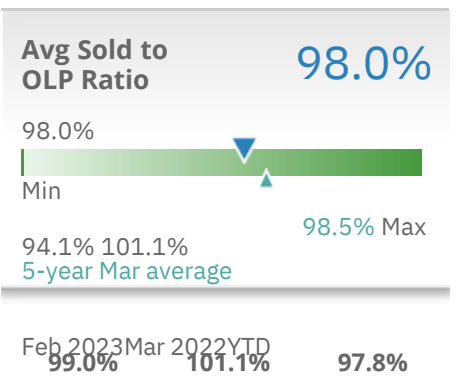
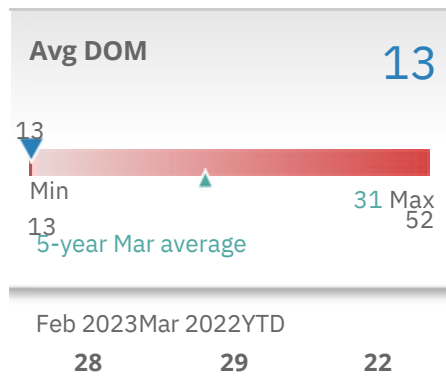
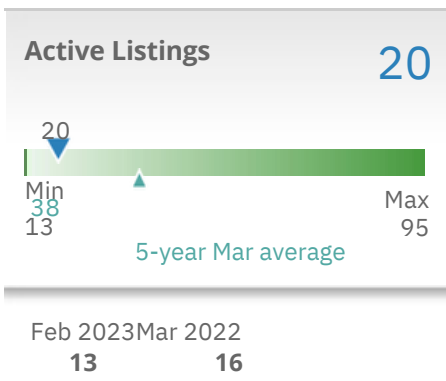
Tri-County Suburban REALTORS
Email: adeptice@tcsr.realtor



Summary

In Upper Darby (Delaware, PA), the median sold price for Detached properties for March was \$329,900, representing an increase of 11.7% compared to last month and a decrease of 1.5% from Mar 2022. The average days on market for units sold in March was 13 days, 58% below the 5-year March average of 31 days. There was a 93.8% month over month increase in new contract activity with 31 New Pendings; a 29.6% MoM increase in All Pendings (new contracts + contracts carried over from February) to 35; and a 53.8% increase in supply to 20 active units.

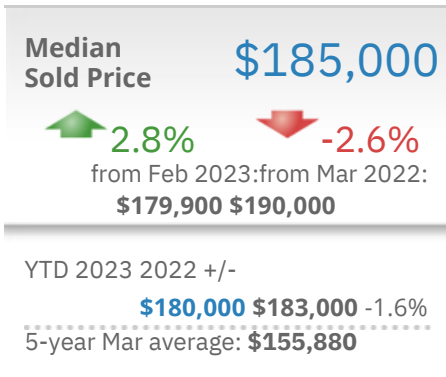
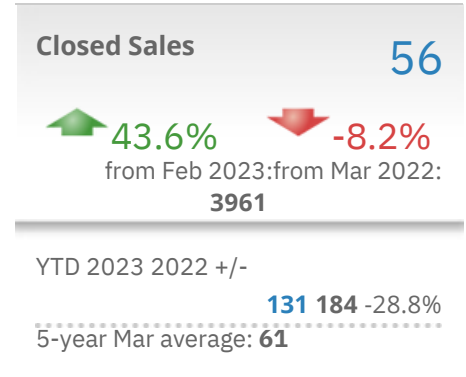
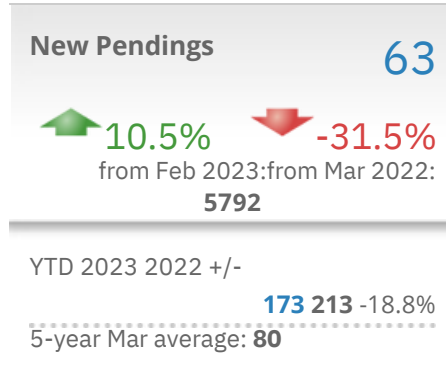
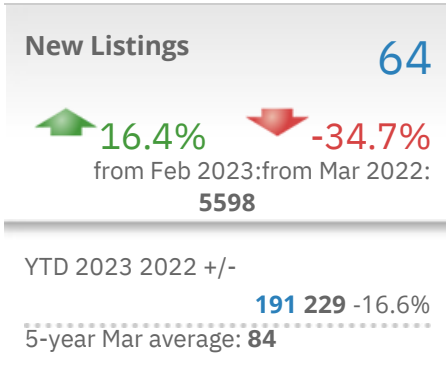
This activity resulted in a Contract Ratio of 1.75 pendings per active listing, down from 2.08 in February and a decrease from 3.13 in March 2022. The Contract Ratio is 19% lower than the 5-year March average of 2.17. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



March 2023

Upper Darby (Delaware, PA) - Attached

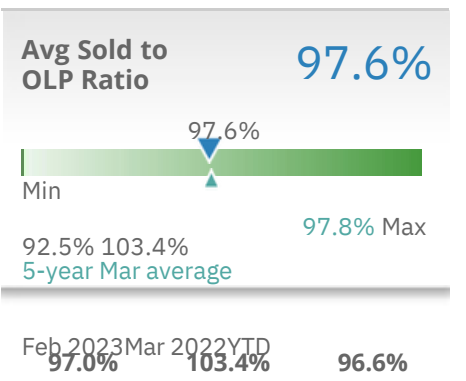
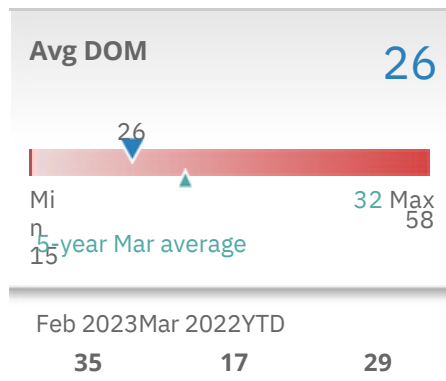
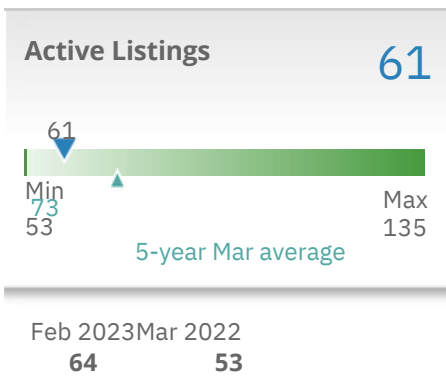
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Summary

In Upper Darby (Delaware, PA), the median sold price for Attached properties for March was \$185,000, representing an increase of 2.8% compared to last month and a decrease of 2.6% from Mar 2022. The average days on market for units sold in March was 26 days, 19% below the 5-year March average of 32 days. There was a 10.5% month over month increase in new contract activity with 63 New Pendings; a 9.5% MoM increase in All Pendings (new contracts + contracts carried over from February) to 81; and a 4.7% decrease in supply to 61 active units.

This activity resulted in a Contract Ratio of 1.33 pendings per active listing, up from 1.16 in February and a decrease from 2.19 in March 2022. The Contract Ratio is 21% lower than the 5-year March average of 1.68. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



March 2023

Wallingford-Swarthmore (Delaware, PA)

Email: adevice@tcsr.realtor

New Listings 22

↑ 57.1% ↓ -37.1%
 from Feb 2023: from Mar 2022:
1435

YTD 2023 2022 +/-
62 79 -21.5%

5-year Mar average: **39**

New Pendings 23

↑ 21.1% ↓ -23.3%
 from Feb 2023: from Mar 2022:
1930

YTD 2023 2022 +/-
52 79 -34.2%

5-year Mar average: **35**

Closed Sales 21

↑ 90.9% ↓ -30.0%
 from Feb 2023: from Mar 2022:
1130

YTD 2023 2022 +/-
44 65 -32.3%

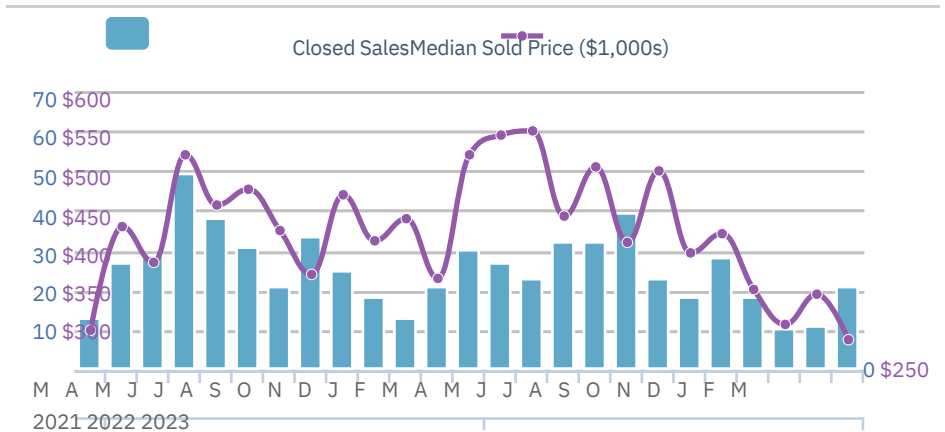
5-year Mar average: **20**

Median Sold Price \$288,000

↓ -16.5% ↓ -44.6%
 from Feb 2023: from Mar 2022:
\$345,000 \$520,170

YTD 2023 2022 +/-
\$332,000 \$479,825 -30.8%

5-year Mar average: **\$331,534**



Active Listings 20

20
 Min 29 Max 69
 5-year Mar average

Feb 2023 Mar 2022
19 12

Avg DOM 36

36
 Min 25 Max 53
 5-year Mar average

Feb 2023 Mar 2022 YTD
28 25 33

Avg Sold to OLP Ratio 100.5%

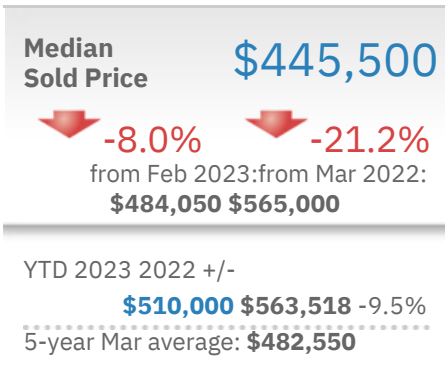
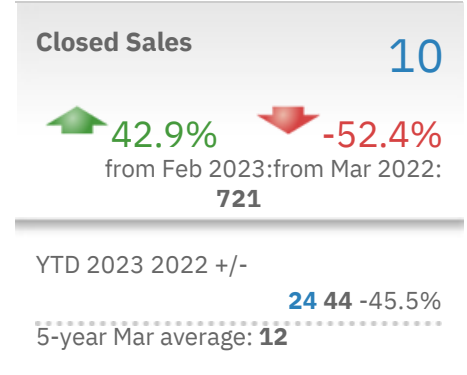
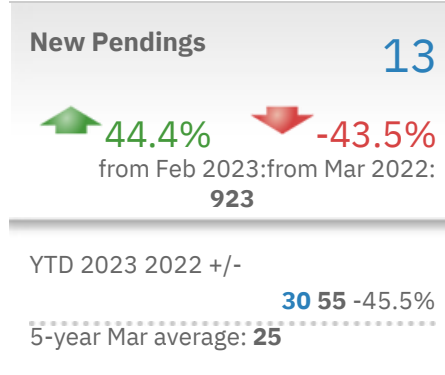
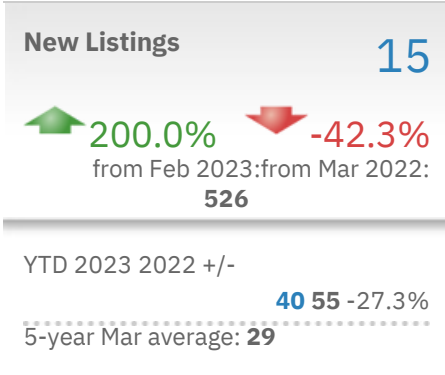
100.5%
 Min 99.1% Max
 5-year Mar average

Feb 2023 Mar 2022 YTD
101.8% 105.2% 100.2%

March 2023

Wallingford-Swarthmore (Delaware, PA) - Detached

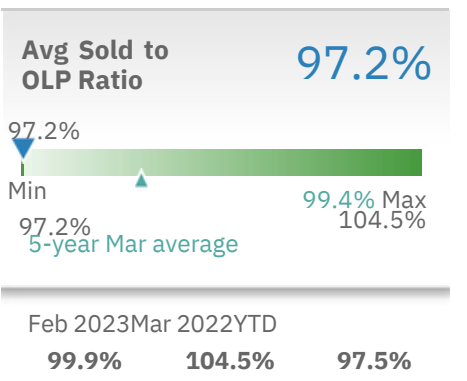
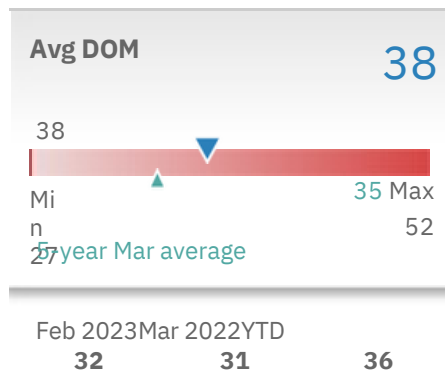
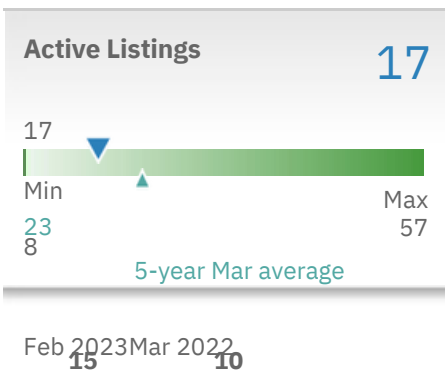
Tri-County Suburban REALTORS
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Summary

In Wallingford-Swarthmore (Delaware, PA), the median sold price for Detached properties for March was \$445,500, representing a decrease of 8% compared to last month and a decrease of 21.2% from Mar 2022. The average days on market for units sold in March was 38 days, 8% above the 5-year March average of 35 days. There was a 44.4% month over month increase in new contract activity with 13 New Pendings; a 14.3% MoM increase in All Pendings (new contracts + contracts carried over from February) to 16; and a 13.3% increase in supply to 17 active units.

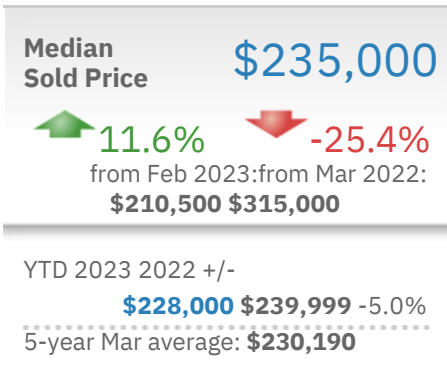
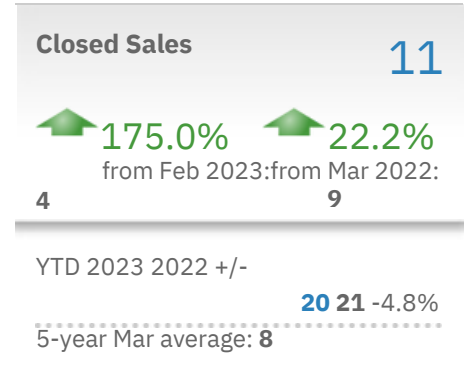
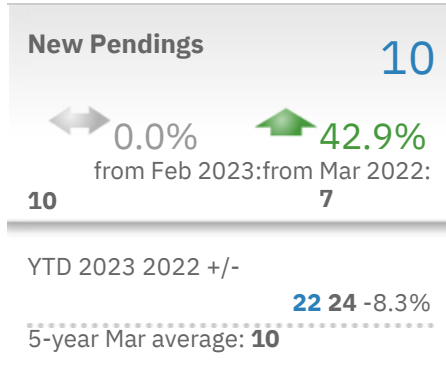
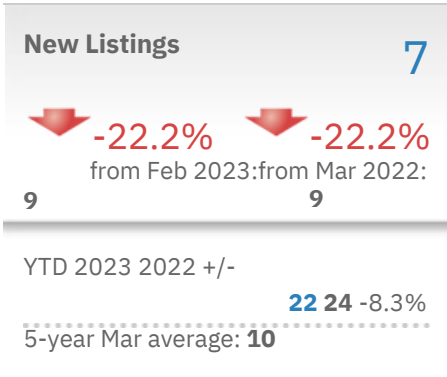
This activity resulted in a Contract Ratio of 0.94 pendings per active listing, up from 0.93 in February and a decrease from 3.30 in March 2022. The Contract Ratio is 59% lower than the 5-year March average of 2.27. A higher Contract Ratio signifies a relative increase in contract activity compared to 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

Wallingford-Swarthmore (Delaware, PA) - Attached

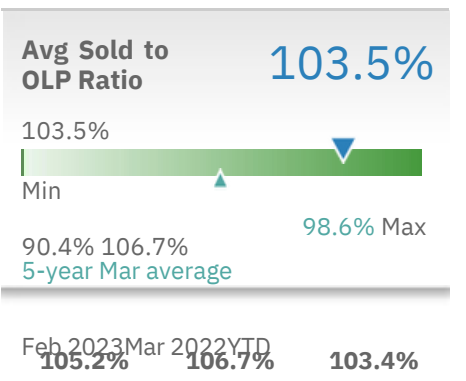
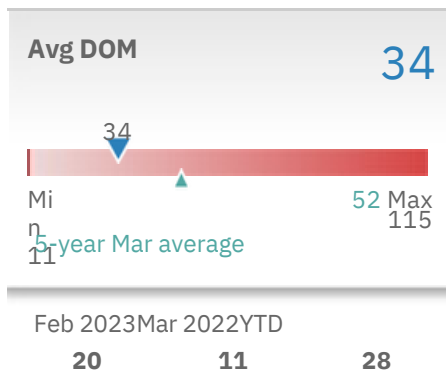
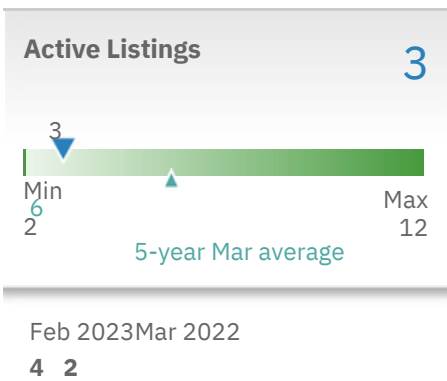
Tri-County Suburban REALTORS
Email: adeptice@tcsr.realtor



Summary

In Wallingford-Swarthmore (Delaware, PA), the median sold price for Attached properties for March was \$235,000, representing an increase of 11.6% compared to last month and a decrease of 25.4% from Mar 2022. The average days on market for units sold in March was 34 days, 34% below the 5-year March average of 52 days. There was no month over month change in new contract activity with 10 New Pendings; a 25% MoM decrease in All Pendings (new contracts + contracts carried over from February) to 12; and a 25% decrease in supply to 3 active units.

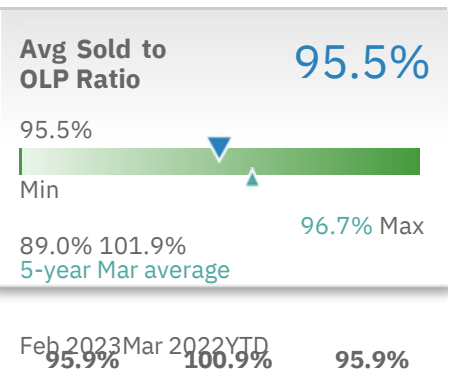
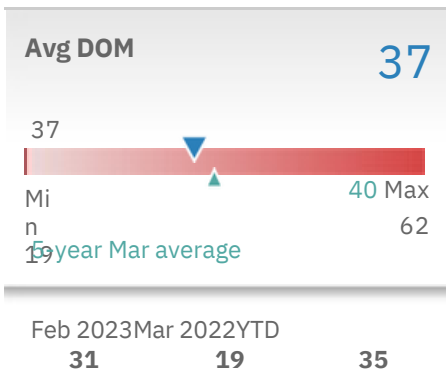
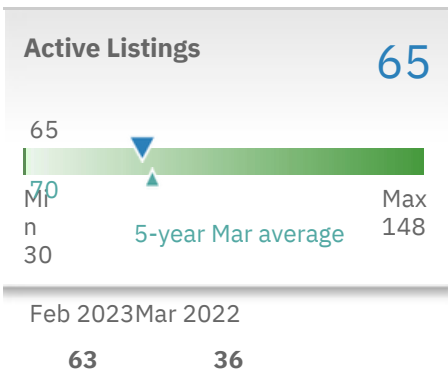
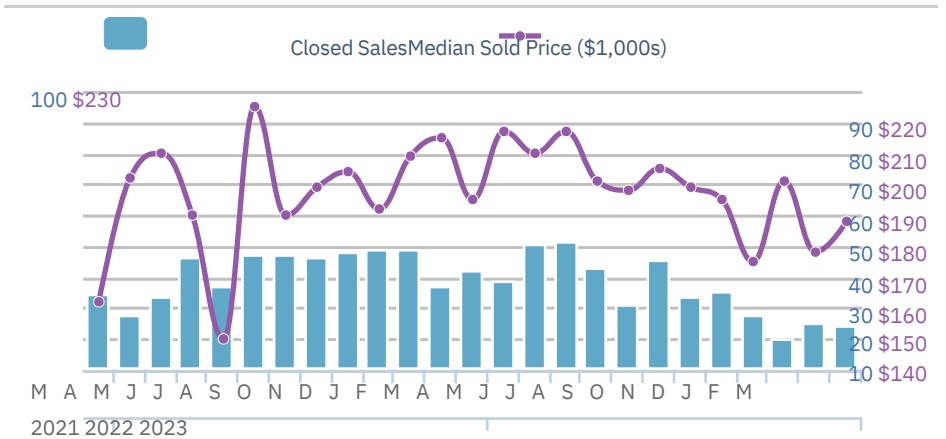
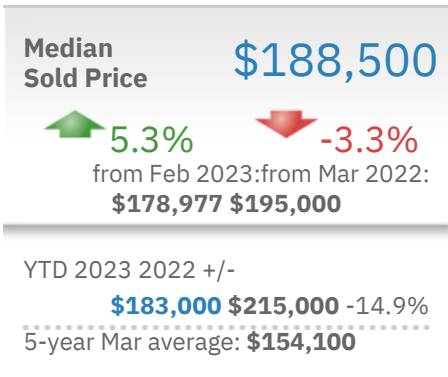
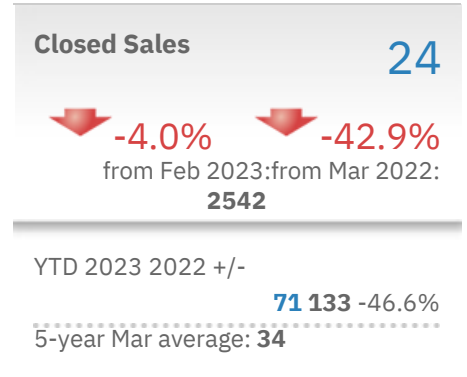
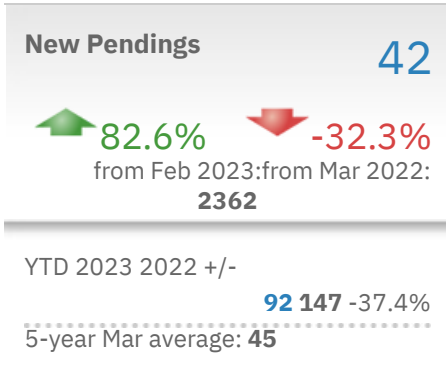
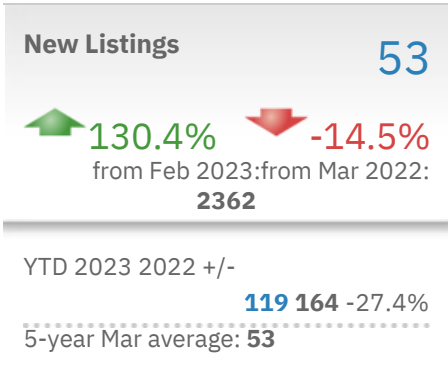
This activity resulted in a Contract Ratio of 4.00 pendings per active listing, no change from February and a decrease from 10.50 in March 2022. The Contract Ratio is 1% higher than the 5-year March average of 3.95. A higher Contract Ratio signifies a relative increase in contract activity compared to 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

William Penn (Delaware, PA)

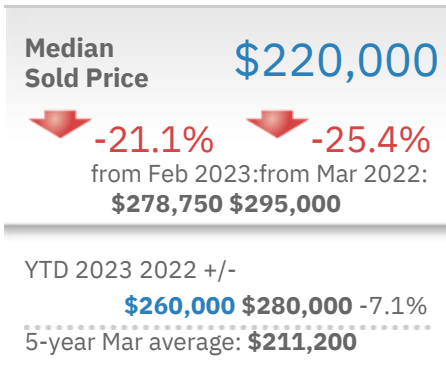
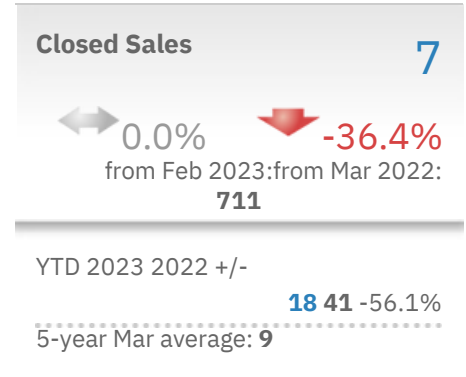
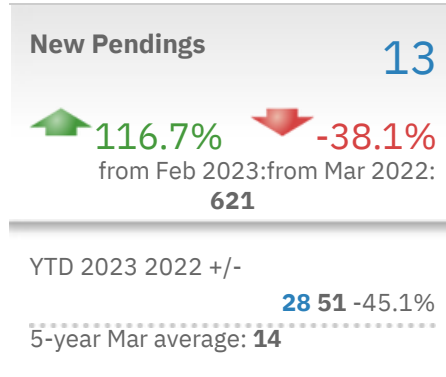
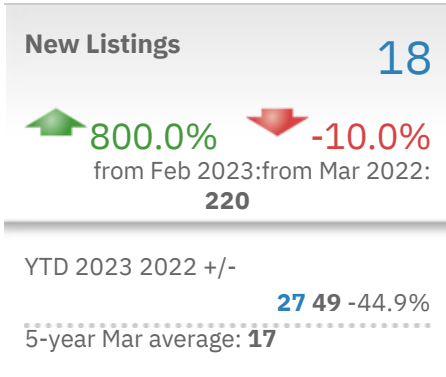
Email: adevice@tcsr.realtor



March 2023

William Penn (Delaware, PA) - Detached

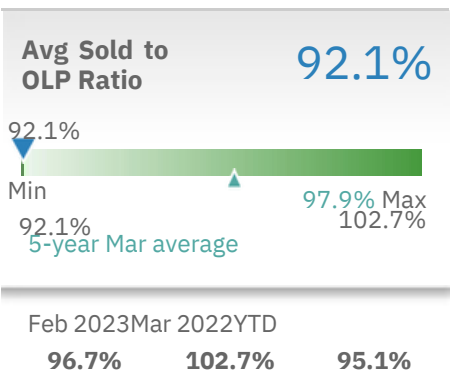
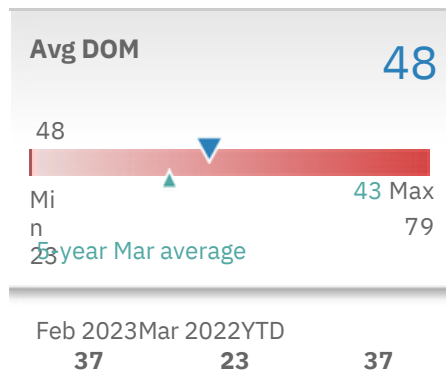
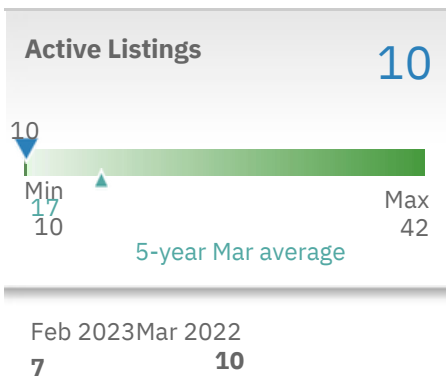
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Summary

In William Penn (Delaware, PA), the median sold price for Detached properties for March was \$220,000, representing a decrease of 21.1% compared to last month and a decrease of 25.4% from Mar 2022. The average days on market for units sold in March was 48 days, 11% above the 5-year March average of 43 days. There was a 116.7% month over month increase in new contract activity with 13 New Pendings; a 60% MoM increase in All Pendings (new contracts + contracts carried over from February) to 16; and a 42.9% increase in supply to 10 active units.

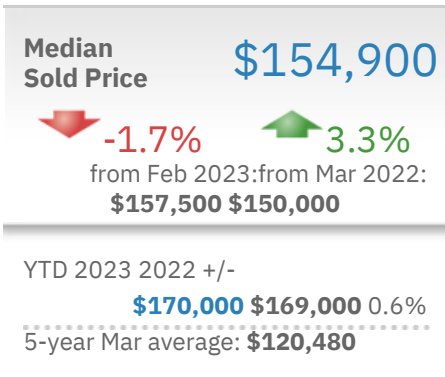
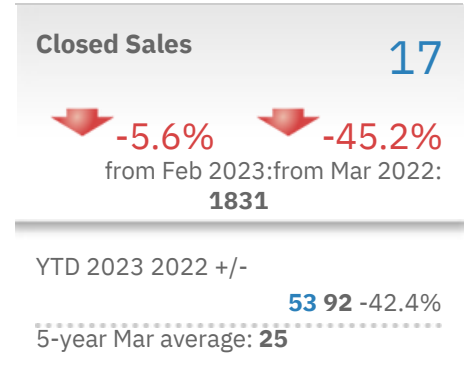
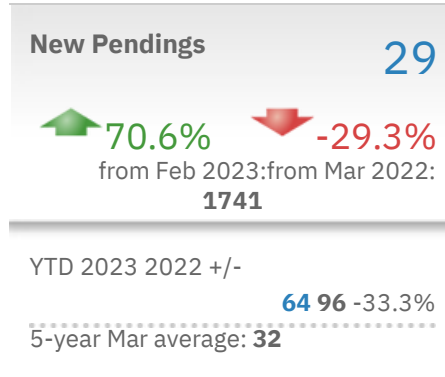
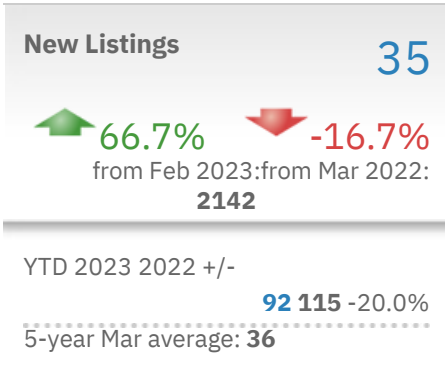
This activity resulted in a Contract Ratio of 1.60 pendings per active listing, up from 1.43 in February and a decrease from 2.80 in March 2022. The Contract Ratio is 6% lower than the 5-year March average of 1.69. A higher Contract Ratio signifies a relative increase in contract activity compared to 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

William Penn (Delaware, PA) - Attached

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Summary

In William Penn (Delaware, PA), the median sold price for Attached properties for March was \$154,900, representing a decrease of 1.7% compared to last month and an increase of 3.3% from Mar 2022. The average days on market for units sold in March was 32 days, 10% below the 5-year March average of 35 days. There was a 70.6% month over month increase in new contract activity with 29 New Pendings; a 30.8% MoM increase in All Pendings (new contracts + contracts carried over from February) to 34; and a 1.8% decrease in supply to 55 active units.

This activity resulted in a Contract Ratio of 0.62 pendings per active listing, up from 0.46 in February and a decrease from 1.88 in March 2022. The Contract Ratio is 46% lower than the 5-year March average of 1.15. 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.

