All Home Types Detached Attached

# Local Market Insight

Delaware County, PA



Delaware County, PA

Email: adepice@tcsr.realtor



YTD 2023 2022 +/-

**1,548 1,868** -17.1%

5-year Mar average: 739



YTD 2023 2022 +/-

**1,353 1,779** -23.9%

5-year Mar average: 670



YTD 2023 2022 +/-

**1,070 1,577** -32.1%

5-year Mar average: 493



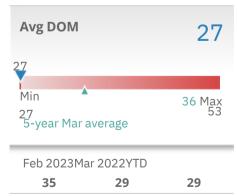
YTD 2023 2022 +/-

**\$268,000 \$269,000** -0.4% 5-year Mar average: **\$251,180** 

Closed SalesMedian Sold Price (\$1,000s)

900 \$380
800 \$360
760 \$320
500 \$300
\$260
MAMJJASONDJFMAMJJASONDJFM
2021 2022 2023







#### **March 2023**

Delaware County, PA - Detached

#### **Tri-County Suburban REALTORS**

Email: adepice@tcsr.realtor



YTD 2023 2022 +/-

**727 899** -19.1%

5-year Mar average: 403



YTD 2023 2022 +/-

**639 877** -27.1%

5-year Mar average: 349



YTD 2023 2022 +/-

**514 768** -33.1%

5-year Mar average: 249



2.6% -1.0% from Feb 2023:from Mar 2022: \$390.000 \$404.200

YTD 2023 2022 +/-

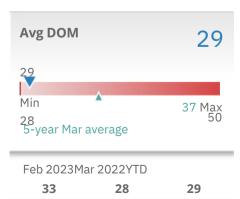
**\$390,000 \$385,000** 1.3% 5-year Mar average: **\$358,380** 

# **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**

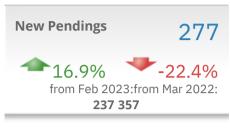
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YTD 2023 2022 +/-

**821 969** -15.3%

5-year Mar average: 336



YTD 2023 2022 +/-

**714 902** -20.8%

5-year Mar average: 320



YTD 2023 2022 +/-

**556 809** -31.3%

5-year Mar average: 243



10.5% -1.7% from Feb 2023:from Mar 2022: \$190,000 \$213,500

YTD 2023 2022 +/-

**\$200,000 \$197,500** 1.3% 5-year Mar average: **\$176,680** 

# **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.









Chester-Upland (Delaware, PA)

Email: adepice@tcsr.realtor



YTD 2023 2022 +/-

**104 108 -**3.7%

5-year Mar average: 34



88 98 -10.2%

5-year Mar average: 30





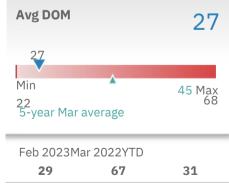
YTD 2023 2022 +/-

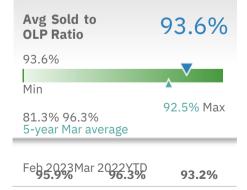
**\$125,000 \$117,500** 6.4%

5-year Mar average: **\$96,050** 









#### **March 2023**

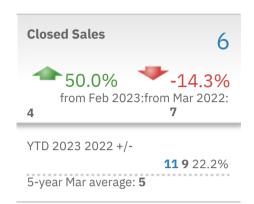
Chester-Upland (Delaware, PA) - Detached

#### **Tri-County Suburban REALTORS**

Email: adepice@tcsr.realtor









YTD 2023 2022 +/-

**\$230,000 \$170,000** 35.3% 5-year Mar average: **\$157,490** 

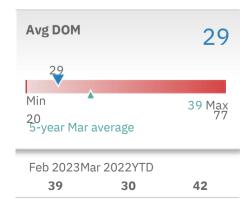
# **Summary**

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.



Feb 2023Mar 2022





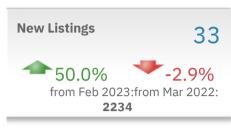


#### **March 2023**

Chester-Upland (Delaware, PA) - Attached

#### **Tri-County Suburban REALTORS**

Email: adepice@tcsr.realtor



YTD 2023 2022 +/-

**90 96 -**6.3%

5-year Mar average: **30** 



5-year Mar average: 26





7.0% -11.9% from Feb 2023:from Mar 2022:

\$107,000 \$130,000

YTD 2023 2022 +/-

**\$105,500 \$109,450** -3.6% 5-year Mar average: **\$87,800** 

#### **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.







Chichester (Delaware, PA)

Email: adepice@tcsr.realtor



YTD 2023 2022 +/-

**75 97 -**22.7%

5-year Mar average: **31** 



5-year Mar average: 29



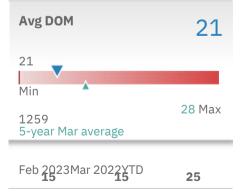


YTD 2023 2022 +/-

**\$201,250 \$200,000** 0.6% 5-year Mar average: **\$195,200** 







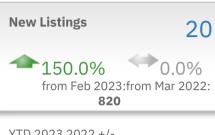


#### **March 2023**

Chichester (Delaware, PA) - Detached

#### **Tri-County Suburban REALTORS**

Email: adepice@tcsr.realtor



YTD 2023 2022 +/-

**47 47** 0.0%

5-year Mar average: 20



5-year Mar average: 18



Median \$288,400

1.2% 24.0% from Feb 2023:from Mar 2022: \$285,000 \$232,500

YTD 2023 2022 +/-

**\$270,000 \$265,000** 1.9% 5-year Mar average: **\$222,610** 

# **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.



Feb 2023Mar 2022 8 **11** 







#### **March 2023**

Chichester (Delaware, PA) - Attached

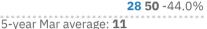
#### **Tri-County Suburban REALTORS**

Email: adepice@tcsr.realtor









# Median \$179,900 \$5.8% \$-2.8%

from Feb 2023:from Mar 2022: **\$170,000 \$185,000** 

YTD 2023 2022 +/-

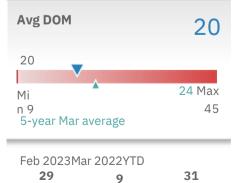
**\$170,000 \$167,750** 1.3% 5-year Mar average: **\$164,180** 

#### **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.









Garnet Valley (Delaware, PA)

Email: adepice@tcsr.realtor



YTD 2023 2022 +/-

**54 62 -**12.9%

5-year Mar average: 30



50 62 -19.4%

5-year Mar average: 26





YTD 2023 2022 +/-

12

**\$525,000 \$429,900** 22.1% 5-year Mar average: **\$431,780** 





16





#### **March 2023**

Garnet Valley (Delaware, PA) - Detached

#### **Tri-County Suburban REALTORS**

Email: adepice@tcsr.realtor



41 41 0.0%

5-year Mar average: **22** 



**35 39 -**10.3%

Y I D 2023 2022 +/-

5-year Mar average: **18** 





\$749,000 \$529,000

YTD 2023 2022 +/-

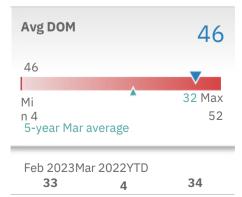
**\$664,950 \$510,000** 30.4% 5-year Mar average: **\$548,550** 

#### **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**

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YTD 2023 2022 +/-

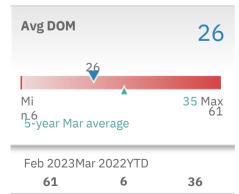
**\$366,000 \$300,000** 22.0% 5-year Mar average: **\$308,010** 

#### **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.







Haverford Township (Delaware, PA)

Email: adepice@tcsr.realtor



YTD 2023 2022 +/-

**102 147 -**30.6%

5-year Mar average: 63





YTD 2023 2022 +/-

**74 139 -**46.8%

5-year Mar average: 45

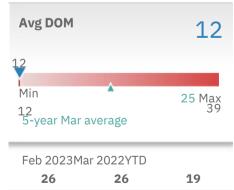


YTD 2023 2022 +/-

**\$425,000 \$439,000** -3.2% 5-year Mar average: **\$408,400** 







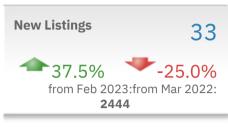


#### **March 2023**

Haverford Township (Delaware, PA) - Detached

#### **Tri-County Suburban REALTORS**

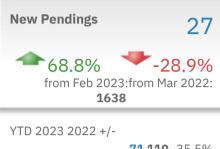
Email: adepice@tcsr.realtor



YTD 2023 2022 +/-

**78 106 -**26.4%

5-year Mar average: 49



**71 110 -**35.5%

5-year Mar average: 42





7.4% 5.7% from Feb 2023:from Mar 2022: \$470,000 \$477,750

YTD 2023 2022 +/-

**\$472,500 \$470,500** 0.4% 5-year Mar average: **\$429,490** 

#### **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.









Haverford Township (Delaware, PA) - Attached

#### **Tri-County Suburban REALTORS**

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YTD 2023 2022 +/-

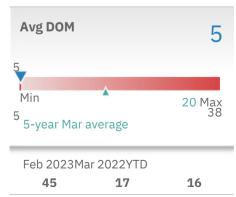
**\$335,000 \$370,000** -9.5% 5-year Mar average: **\$322,050** 

#### **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.







Interboro (Delaware, PA)

Email: adepice@tcsr.realtor



YTD 2023 2022 +/-

**56 70** -20.0%

5-year Mar average: 29



**37 72 -**20.0

5-year Mar average: 28





YTD 2023 2022 +/-

**\$246,500 \$232,500** 6.0%

5-year Mar average: **\$207,770** 









#### **March 2023**

Interboro (Delaware, PA) - Detached

#### **Tri-County Suburban REALTORS**

Email: adepice@tcsr.realtor



YTD 2023 2022 +/-

**27 36 -**25.0%

5-year Mar average: **12** 







-19.8% -12.9% from Feb 2023:from Mar 2022: \$315,000 \$290,000

YTD 2023 2022 +/-

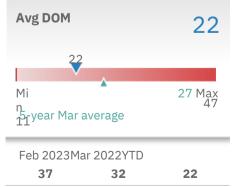
**\$287,500 \$287,500** 0.0% 5-year Mar average: **\$238,450** 

#### **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



YTD 2023 2022 +/-

**29 34 -**14.7%

5-year Mar average: **17** 





YTD 2023 2022 +/-

**30 30** 0.0%

5-year Mar average: 12



7.5% 11.1% from Feb 2023:from Mar 2022: \$232,500 \$225,000

YTD 2023 2022 +/-

**\$224,950 \$210,000** 7.1% 5-year Mar average: **\$194,613** 

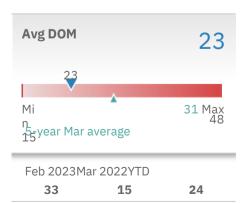
#### **Summary**

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.



Feb 2023Mar 2022 **a 11** 

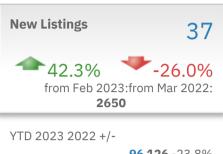






Marple Newtown (Delaware, PA)

Email: adepice@tcsr.realtor



**96 126 -**23.8%

5-year Mar average: **51** 



5-year Mar average: 44

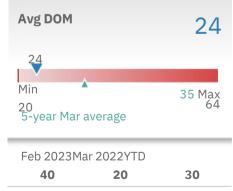


Median \$532,500 **Sold Price** -7.4% -2.3% from Feb 2023:from Mar 2022: \$545,000 \$574,950 YTD 2023 2022 +/-**\$549,900 \$530,000** 3.8%

5-year Mar average: **\$472,190** 









#### **March 2023**

Marple Newtown (Delaware, PA) - Detached

#### **Tri-County Suburban REALTORS**

Email: adepice@tcsr.realtor



YTD 2023 2022 +/-

**61 103 -**40.8%

5-year Mar average: **39** 



5-year Mar average: 33





YTD 2023 2022 +/-

**\$582,500 \$530,000** 9.9% 5-year Mar average: **\$476,100** 

\$572,500 \$531,000

#### **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: adepice@tcsr.realtor









5-year Mar average: \$393,417

# 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.







Penn-Delco (Delaware, PA)

Email: adepice@tcsr.realtor



YTD 2023 2022 +/-

**64 90 -**28.9%

5-year Mar average: **41** 



5-year Mar average: **34** 

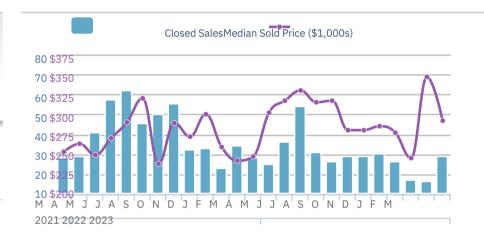


Median \$292,500

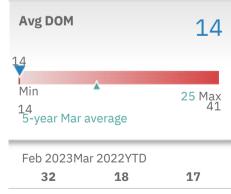
-15.8% 18.4% from Feb 2023:from Mar 2022: \$347,500 \$247,000

YTD 2023 2022 +/-

**\$294,050 \$250,000** 17.6% 5-year Mar average: **\$244,300** 









#### **March 2023**

Penn-Delco (Delaware, PA) - Detached

#### **Tri-County Suburban REALTORS**

Email: adepice@tcsr.realtor



YTD 2023 2022 +/-

**41 52 -**21.2%

5-year Mar average: 26



5-year Mar average: **22** 



5-year Mar average: **18** 



-15.7% -3.7% from Feb 2023:from Mar 2022: \$382,500 \$335,000

YTD 2023 2022 +/-

**\$347,500 \$269,450** 29.0% 5-year Mar average: **\$276,390** 

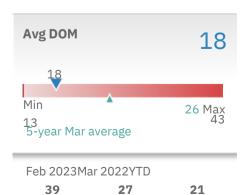
# **Summary**

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.



Feb 2023Mar 2022







#### **March 2023**

Penn-Delco (Delaware, PA) - Attached

#### **Tri-County Suburban REALTORS**

Email: adepice@tcsr.realtor









YTD 2023 2022 +/-

**\$240,450 \$204,750** 17.4% 5-year Mar average: **\$196,300** 

#### 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.

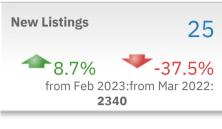






Radnor Township (Delaware, PA)

Email: adepice@tcsr.realtor



YTD 2023 2022 +/-

**67 89 -**24.7%

5-year Mar average: 44



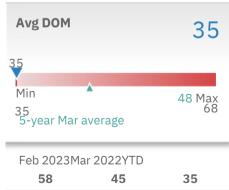
5-year Mar average: 35













#### **March 2023**

Radnor Township (Delaware, PA) - Detached

#### **Tri-County Suburban REALTORS**

Email: adepice@tcsr.realtor







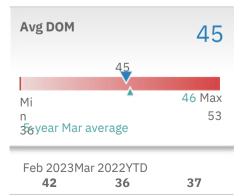


# Summary

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**

Email: adepice@tcsr.realtor









YTD 2023 2022 +/-

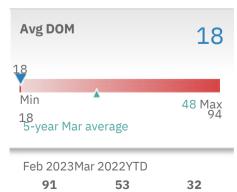
**\$492,720 \$320,000** 54.0% 5-year Mar average: **\$400,870** 

#### **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.







Ridley (Delaware, PA)

Email: adepice@tcsr.realtor



YTD 2023 2022 +/-

**87 122 -**28.7%

5-year Mar average: **52** 



YTD 2023 2022 +/-

**86 117 -**26.5%

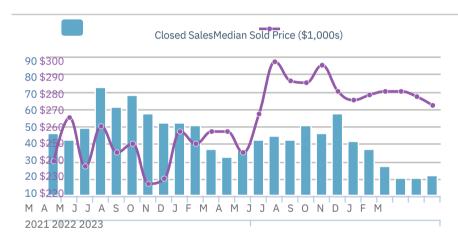
5-year Mar average: 48



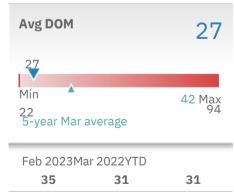


YTD 2023 2022 +/-

**\$275,000 \$255,000** 7.8% 5-year Mar average: **\$230,600** 









#### **March 2023**

Ridley (Delaware, PA) - Detached

#### **Tri-County Suburban REALTORS**

Email: adepice@tcsr.realtor



YTD 2023 2022 +/-

**52 65 -**20.0%

5-year Mar average: **33** 







YTD 2023 2022 +/-

**\$300,000 \$295,000** 1.7% 5-year Mar average: **\$266,400** 

# **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: adepice@tcsr.realtor









YTD 2023 2022 +/-

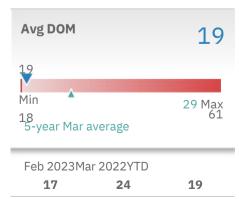
**\$216,525 \$239,900** -9.7% 5-year Mar average: **\$195,255** 

# **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.







Rose Tree Media (Delaware, PA)

Email: adepice@tcsr.realtor



YTD 2023 2022 +/-

**139 143 -**2.8%

5-year Mar average: 51

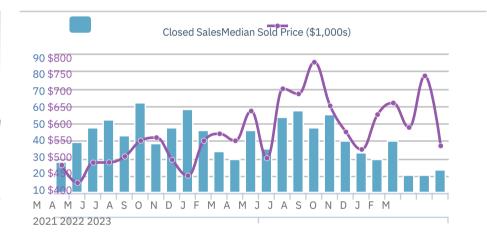


5-year Mar average: 44



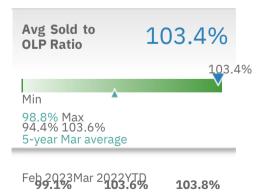


**\$647,250 \$595,865** 8.6% 5-year Mar average: **\$493,000** 









#### **March 2023**

Rose Tree Media (Delaware, PA) - Detached

#### **Tri-County Suburban REALTORS**

Email: adepice@tcsr.realtor









YTD 2023 2022 +/-

**\$752,500 \$650,000** 15.8% 5-year Mar average: **\$549,550** 

### **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: adepice@tcsr.realtor



YTD 2023 2022 +/-

**64 60** 6.7%

5-year Mar average: **18** 







6.5% -14.4% from Feb 2023:from Mar 2022: \$425,000 \$528,620

YTD 2023 2022 +/-

**\$480,000 \$566,245** -15.2% 5-year Mar average: **\$394,074** 

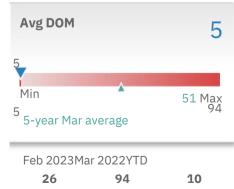
#### **Summary**

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.



18





Southeast Delco (Delaware, PA)

Email: adepice@tcsr.realtor



YTD 2023 2022 +/-

**144 136** 5.9%

5-year Mar average: 48



YTD 2023 2022 +/-

**131 134 -**2.2%

5-year Mar average: 48



**92 110** -16.4%

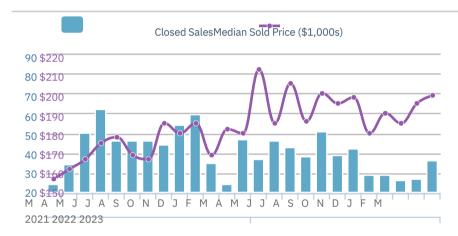
5-year Mar average: **34** 



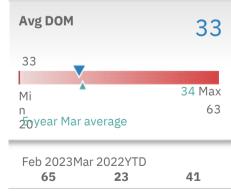
YTD 2023 2022 +/-

**\$192,750 \$179,450** 7.4%

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









#### **March 2023**

Southeast Delco (Delaware, PA) - Detached

#### **Tri-County Suburban REALTORS**

Email: adepice@tcsr.realtor









YTD 2023 2022 +/-

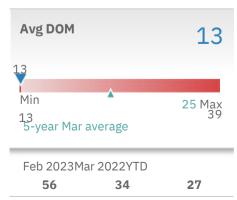
**\$255,000 \$205,000** 24.4% 5-year Mar average: **\$153,230** 

#### **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

#### **Tri-County Suburban REALTORS**

Email: adepice@tcsr.realtor



YTD 2023 2022 +/-

**128 117** 9.4%

5-year Mar average: 42



YTD 2023 2022 +/-

**116 116** 0.0%

5-year Mar average: 41



Median Sold Price \$186,950

-1.6% -0.8%

from Feb 2023:from Mar 2022: **\$189,950 \$185,500** 

YTD 2023 2022 +/-

**\$186,500 \$177,500** 5.1% 5-year Mar average: **\$155,980** 

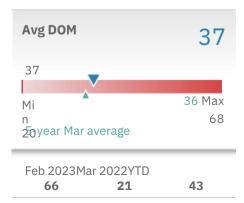
110 2023 2022 +/-

## **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.







Springfield (Delaware, PA)

Email: adepice@tcsr.realtor



YTD 2023 2022 +/-

**64 78 -**17.9%

5-year Mar average: **31** 





YTD 2023 2022 +/-

**42 64 -**34.4%

5-year Mar average: 23

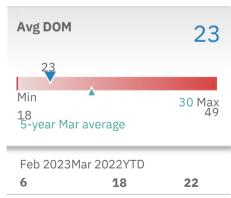


YTD 2023 2022 +/-

**\$392,500 \$395,000** -0.6% 5-year Mar average: **\$352,490** 









## **March 2023**

Springfield (Delaware, PA) - Detached

#### **Tri-County Suburban REALTORS**

Email: adepice@tcsr.realtor



YTD 2023 2022 +/-

**51 66 -**22.7%

5-year Mar average: 27





5-year Mar average: 19



YTD 2023 2022 +/-

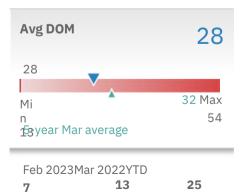
**\$400,000 \$405,000** -1.2% 5-year Mar average: **\$377,225** 

# **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: adepice@tcsr.realtor







# Median \$335,000 \$33.1% \$22.9%

from Feb 2023:from Mar 2022: \$251,750 \$272,500

YTD 2023 2022 +/-

**\$313,000 \$260,000** 20.4% 5-year Mar average: **\$280,500** 

# **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.







Unionville-Chadds Ford (Delaware, PA)

Email: adepice@tcsr.realtor



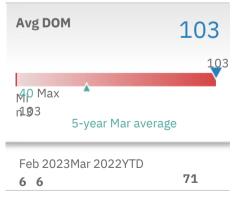












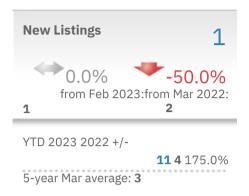


## **March 2023**

Unionville-Chadds Ford (Delaware, PA) - Detached

#### **Tri-County Suburban REALTORS**

Email: adepice@tcsr.realtor









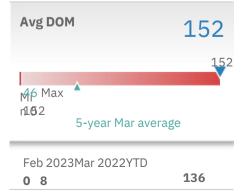
**\$971,650 \$750,000** 29.6% 5-year Mar average: \$484,165

# 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.







Unionville-Chadds Ford (Delaware, PA) - Attached

#### **Tri-County Suburban REALTORS**

Email: adepice@tcsr.realtor









YTD 2023 2022 +/-

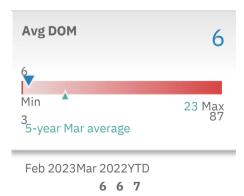
**\$220,000 \$205,000** 7.3% 5-year Mar average: **\$229,300** 

## **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.







Upper Darby (Delaware, PA)

Email: adepice@tcsr.realtor



YTD 2023 2022 +/-

**275 323** -14.9%

5-year Mar average: **124** 



YTD 2023 2022 +/-

**243 298** -18.5%

5-year Mar average: 117





YTD 2023 2022 +/-

**\$206,000 \$200,000** 3.0% 5-year Mar average: **\$176,660** 

Closed SalesMedian Sold Price (\$1,000s)

350 \$240

300 \$230

250 \$220

200 \$210

150 \$200

100 \$190

M A M J J A S O N D J F M A M J J A S O N D J F M

2021 2022 2023





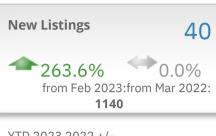


## March 2023

Upper Darby (Delaware, PA) - Detached

#### **Tri-County Suburban REALTORS**

Email: adepice@tcsr.realtor



YTD 2023 2022 +/-

**84 94 -**10.6%

5-year Mar average: **40** 



5-year Mar average: **37** 



5-year Mar average: **27** 



11.7% -1.5% from Feb 2023:from Mar 2022: \$295,250 \$335,000

YTD 2023 2022 +/-

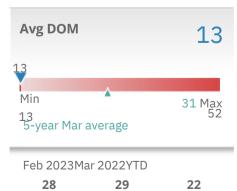
**\$315,000 \$315,000** 0.0% 5-year Mar average: **\$276,014** 

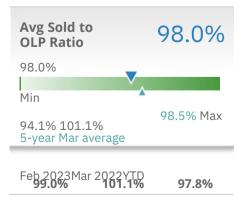
# **Summary**

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

#### **Tri-County Suburban REALTORS**

Email: adepice@tcsr.realtor



YTD 2023 2022 +/-

**191 229** -16.6%

5-year Mar average: 84



**173 213** -18.8%

5-year Mar average: 80



**131 184** -28.8%

5-year Mar average: 61

#### Median \$185,000 **Sold Price**

-2.6% 2.8% from Feb 2023:from Mar 2022: \$179.900 \$190.000

YTD 2023 2022 +/-

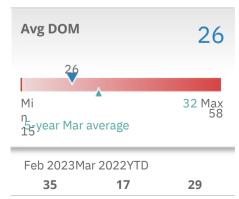
**\$180,000 \$183,000** -1.6% 5-year Mar average: **\$155,880** 

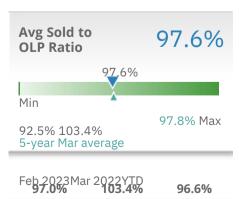
# Summary

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.







Wallingford-Swarthmore (Delaware, PA)

Email: adepice@tcsr.realtor



YTD 2023 2022 +/-

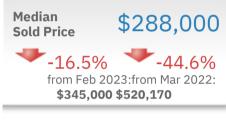
**62 79 -**21.5%

5-year Mar average: **39** 



5-year Mar average: 35



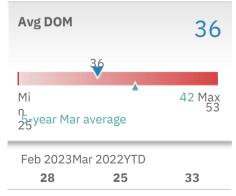


YTD 2023 2022 +/-

**\$332,000 \$479,825** -30.8% 5-year Mar average: **\$331,534** 









## **March 2023**

Wallingford-Swarthmore (Delaware, PA) - Detached

#### **Tri-County Suburban REALTORS**

Email: adepice@tcsr.realtor



YTD 2023 2022 +/-

**40 55 -**27.3%

5-year Mar average: 29



5-year Mar average: 25



5-year Mar average: **12** 



-8.0% -21.2% from Feb 2023:from Mar 2022:

\$484,050 \$565,000

YTD 2023 2022 +/-

**\$510,000 \$563,518** -9.5% 5-year Mar average: **\$482,550** 

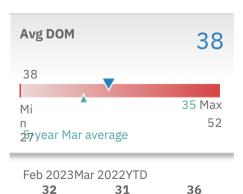
# **Summary**

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.



Feb 2023Mar 2022





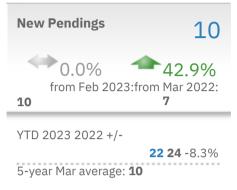
## **March 2023**

Wallingford-Swarthmore (Delaware, PA) - Attached

#### **Tri-County Suburban REALTORS**

Email: adepice@tcsr.realtor









YTD 2023 2022 +/-

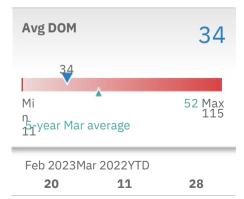
**\$228,000 \$239,999** -5.0% 5-year Mar average: **\$230,190** 

# **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.







William Penn (Delaware, PA)

Email: adepice@tcsr.realtor



YTD 2023 2022 +/-

**119 164 -**27.4%

5-year Mar average: **53** 



YTD 2023 2022 +/-

**92 147 -**37.4%

5-year Mar average: 45



YTD 2023 2022 +/-

**71 133 -**46.6%

5-year Mar average: **34** 

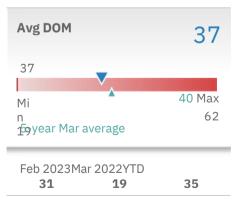


YTD 2023 2022 +/-

**\$183,000 \$215,000** -14.9% 5-year Mar average: **\$154,100** 









## **March 2023**

William Penn (Delaware, PA) - Detached

#### **Tri-County Suburban REALTORS**

Email: adepice@tcsr.realtor







**27 49** -44.9%

5-year Mar average: **17** 





YTD 2023 2022 +/-

**\$260,000 \$280,000** -7.1% 5-year Mar average: **\$211,200** 

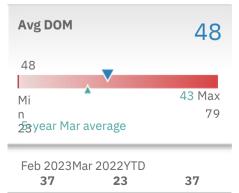
## **Summary**

5-year Mar average: 14

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

#### **Tri-County Suburban REALTORS**

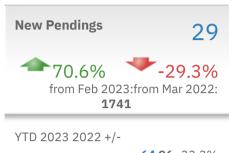
Email: adepice@tcsr.realtor



YTD 2023 2022 +/-

**92 115 -**20.0%

5-year Mar average: **36** 



**64 96 -**33.3%

5-year Mar average: 32



5-year Mar average: **25** 



\$157,500 \$150,000

YTD 2023 2022 +/-

**\$170,000 \$169,000** 0.6% 5-year Mar average: **\$120,480** 

# **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.



