

April 2023

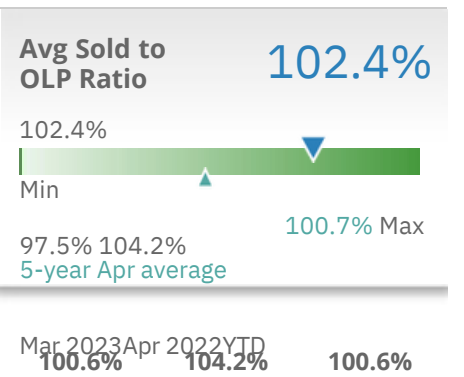
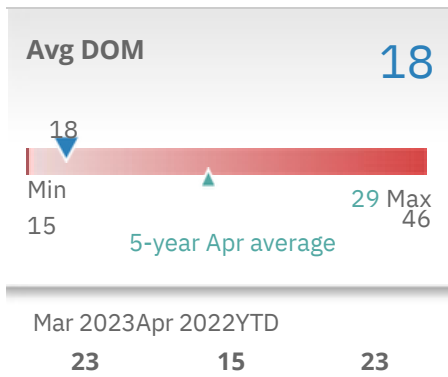
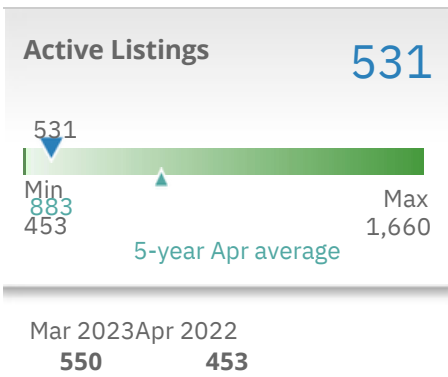
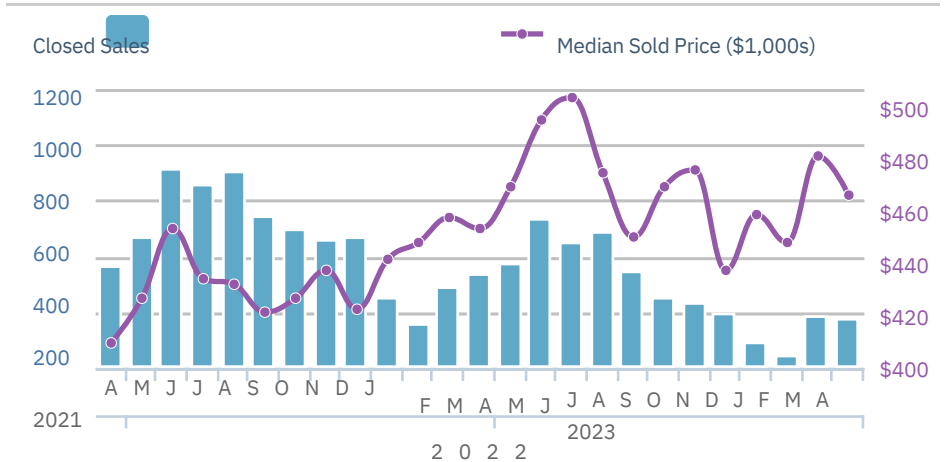
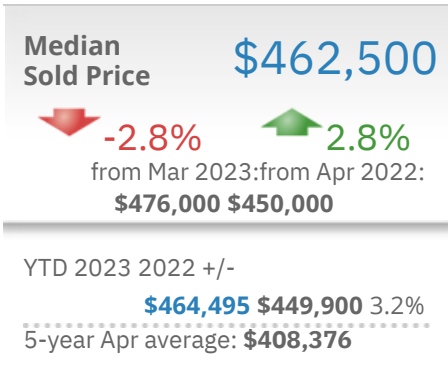
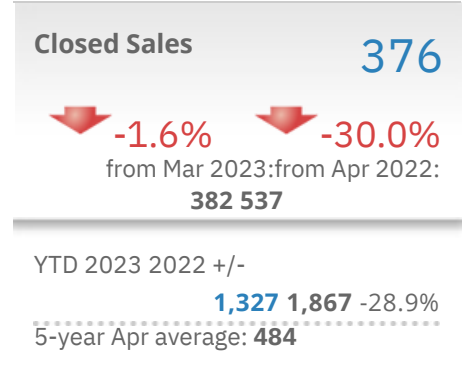
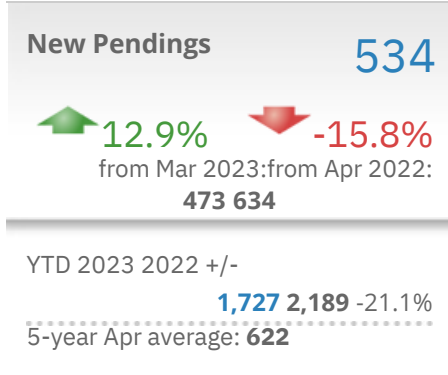
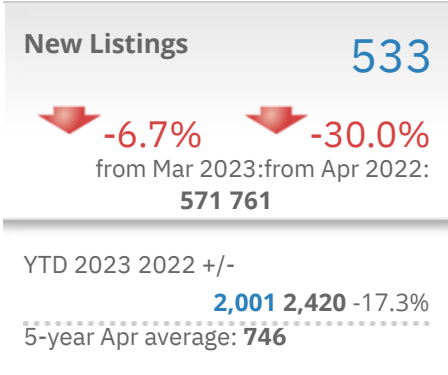
All Home Types
Detached
Attached

Local Market Insight

Chester County, PA

April 2023
Chester County, PA

Email: adevice@tcsr.realtor

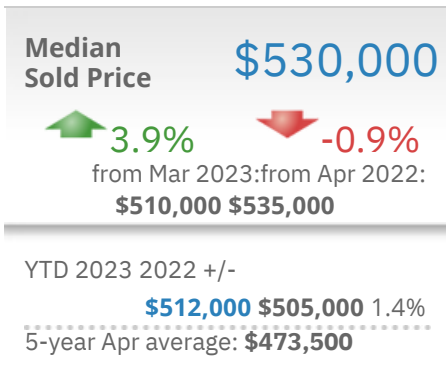
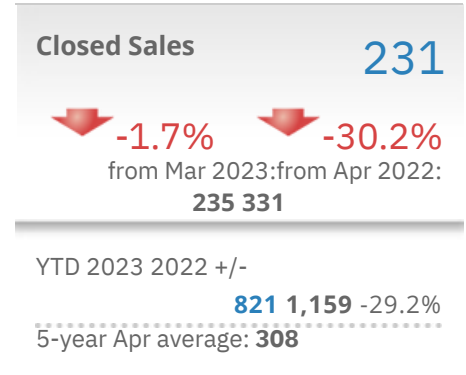
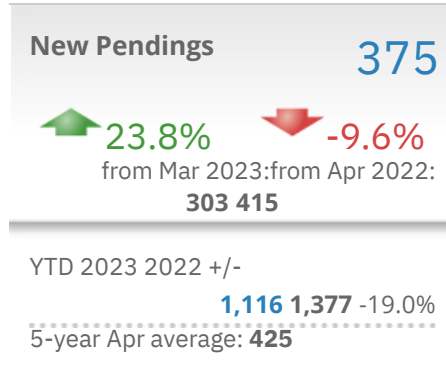
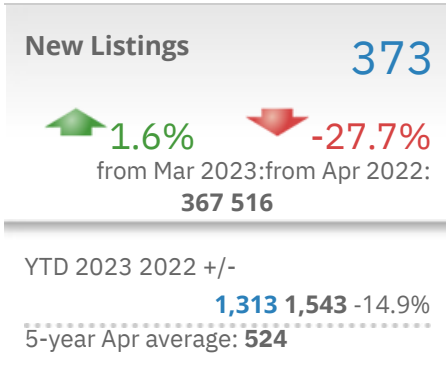


April 2023

Chester County, PA - Detached

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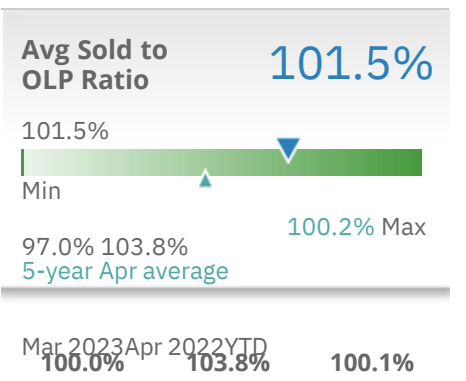
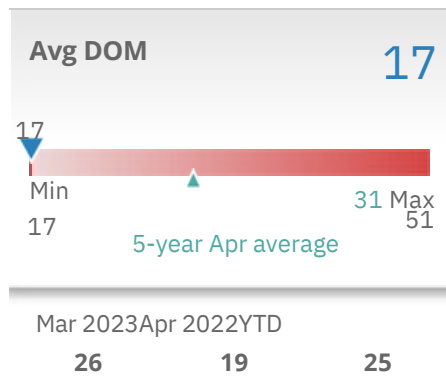
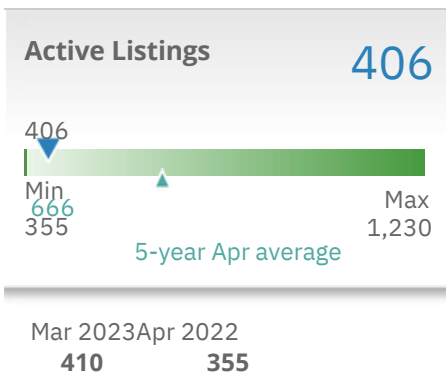
Email: adevice@tcsr.realtor



Summary

In Chester County, PA, the median sold price for Detached properties for April was \$530,000, representing an increase of 3.9% compared to last month and a decrease of 0.9% from Apr 2022. The average days on market for units sold in April was 17 days, 46% below the 5-year April average of 31 days. There was a 23.8% month over month increase in new contract activity with 375 New Pendings; a 28.4% MoM increase in All Pendings (new contracts + contracts carried over from March) to 620; and a 1% decrease in supply to 406 active units.

This activity resulted in a Contract Ratio of 1.53 pendencies per active listing, up from 1.18 in March and a decrease from 2.29 in April 2022. The Contract Ratio is 2% lower than the 5-year April 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.

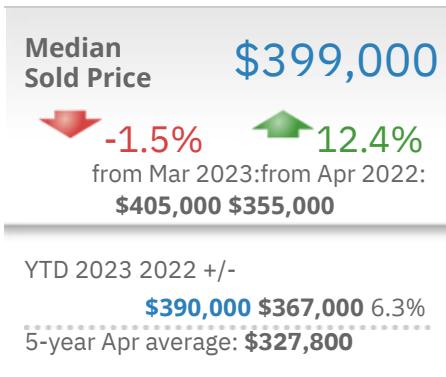
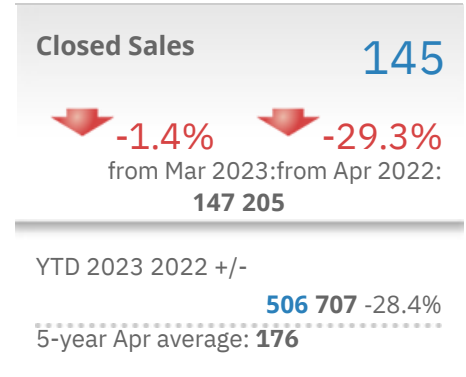
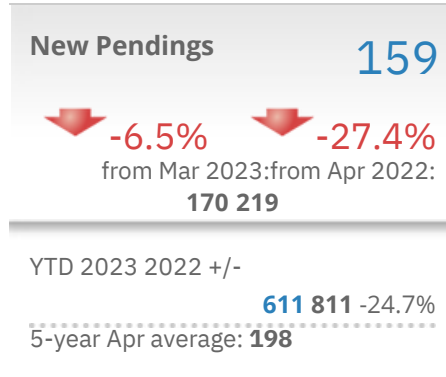
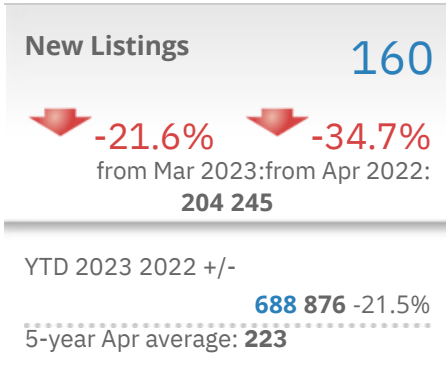


April 2023

Chester County, PA - Attached

Tri-County Suburban REALTORS

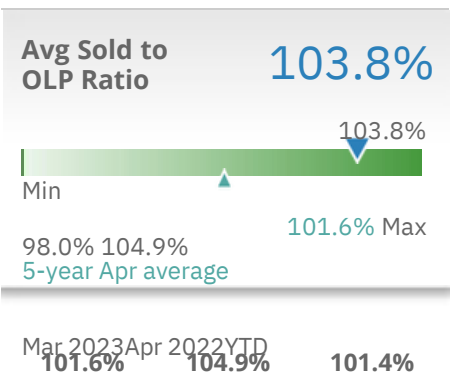
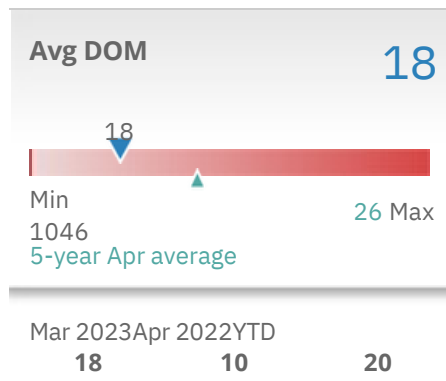
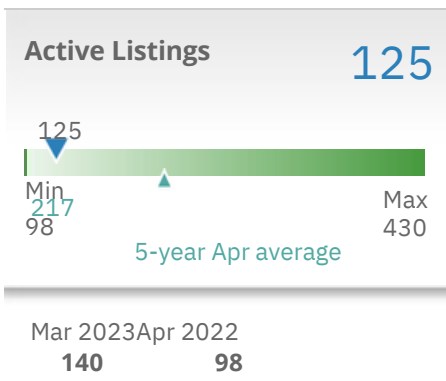
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Summary

In Chester County, PA, the median sold price for Attached properties for April was \$399,000, representing a decrease of 1.5% compared to last month and an increase of 12.4% from Apr 2022. The average days on market for units sold in April was 18 days, 30% below the 5-year April average of 26 days. There was a 6.5% month over month decrease in new contract activity with 159 New Pendings; a 1.3% MoM increase in All Pendings (new contracts + contracts carried over from March) to 316; and a 10.7% decrease in supply to 125 active units.

This activity resulted in a Contract Ratio of 2.53 pendings per active listing, up from 2.23 in March and a decrease from 4.77 in April 2022. The Contract Ratio is 6% lower than the 5-year April average of 2.69. 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.



April 2023

Avon Grove (Chester, PA)

Email: adepice@tcsr.realtor

New Listings 33

↓ -8.3% ↓ -43.1%
 from Mar 2023: from Apr 2022:
3658

YTD 2023 2022 +/-
130 166 -21.7%
 5-year Apr average: **44**

New Pendings 34

↔ 0.0% ↓ -26.1%
 from Mar 2023: from Apr 2022:
3446

YTD 2023 2022 +/-
107 149 -28.2%
 5-year Apr average: **37**

Closed Sales 12

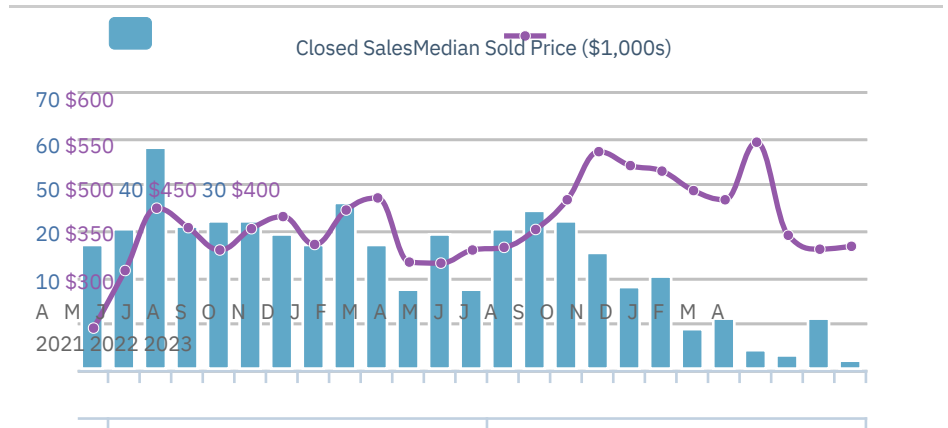
↓ -42.9% ↓ -55.6%
 from Mar 2023: from Apr 2022:
2127

YTD 2023 2022 +/-
61 130 -53.1%
 5-year Apr average: **25**

Median Sold Price \$433,000

↑ 0.7% ↑ 0.7%
 from Mar 2023: from Apr 2022:
\$430,015 **\$429,990**

YTD 2023 2022 +/-
\$435,500 \$433,755 0.4%
 5-year Apr average: **\$403,183**



Active Listings 37

37
 Min 60 Max 130
 5-year Apr average

Mar 2023 Apr 2022
38 **21**

Avg DOM 15

15
 Min 13 Max 84
 5-year Apr average

Mar 2023 Apr 2022 YTD
10 **34** **23**

Avg Sold to OLP Ratio 102.8%

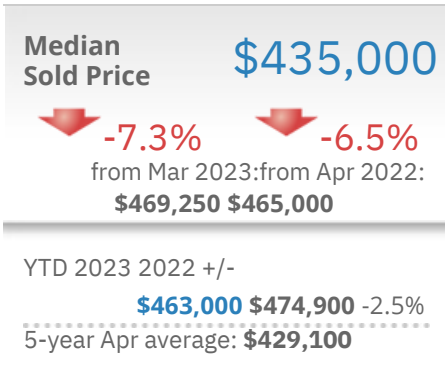
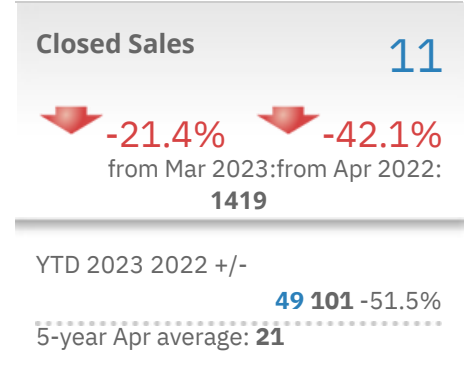
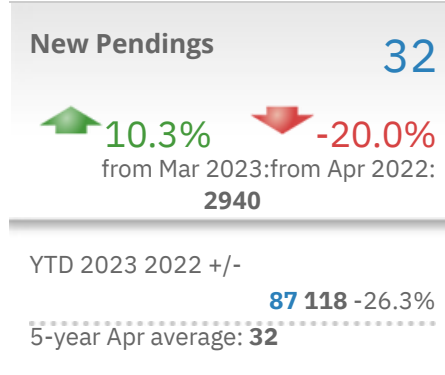
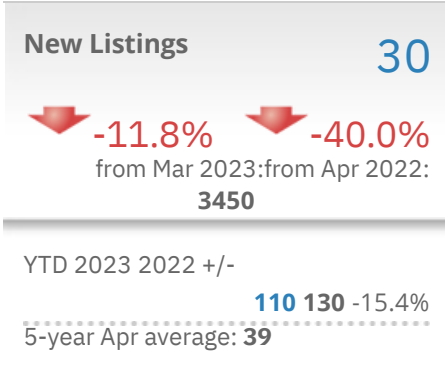
102.8%
 Min 95.9% Max 105.2%
 5-year Apr average

Mar 2023 Apr 2022 YTD
103.2% **105.2%** **100.4%**

April 2023

Avon Grove (Chester, PA) - Detached

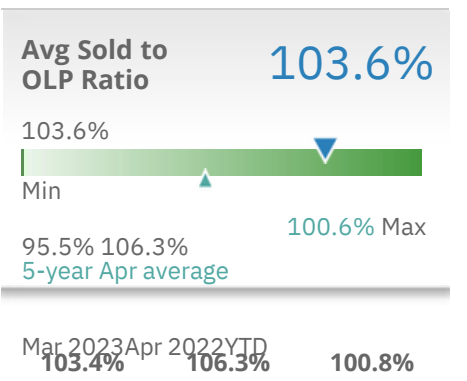
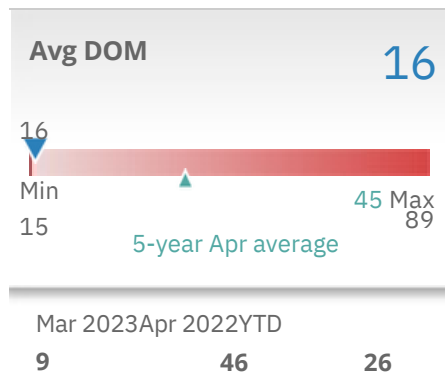
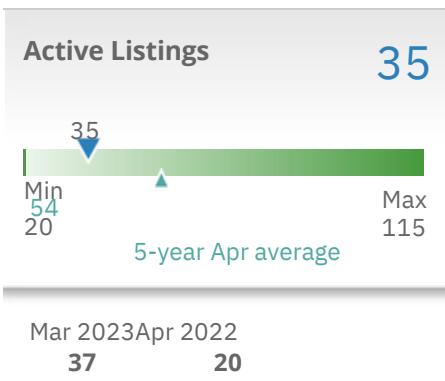
Tri-County Suburban REALTORS
Email: adeptice@tcsr.realtor



Summary

In Avon Grove (Chester, PA), the median sold price for Detached properties for April was \$435,000, representing a decrease of 7.3% compared to last month and a decrease of 6.5% from Apr 2022. The average days on market for units sold in April was 16 days, 64% below the 5-year April average of 45 days. There was a 10.3% month over month increase in new contract activity with 32 New Pendings; a 55.3% MoM increase in All Pendings (new contracts + contracts carried over from March) to 59; and a 5.4% decrease in supply to 35 active units.

This activity resulted in a Contract Ratio of 1.69 pendings per active listing, up from 1.03 in March and a decrease from 4.25 in April 2022. The Contract Ratio is 11% lower than the 5-year April average of 1.89. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

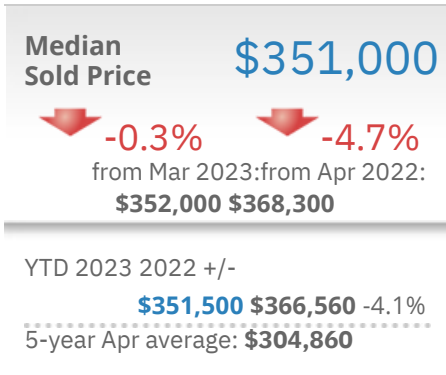
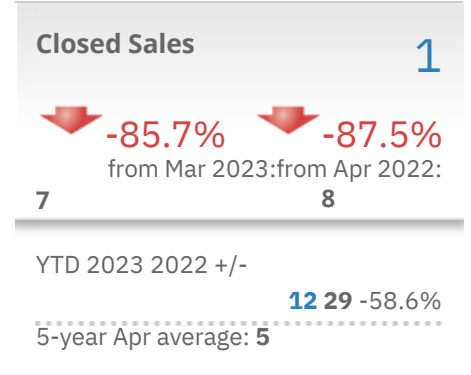
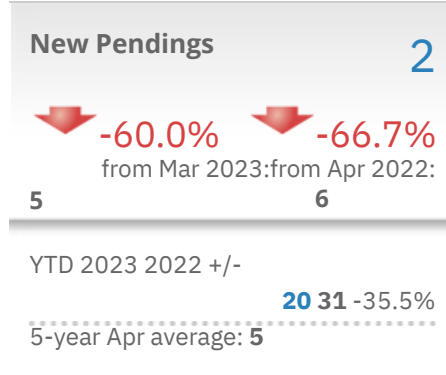
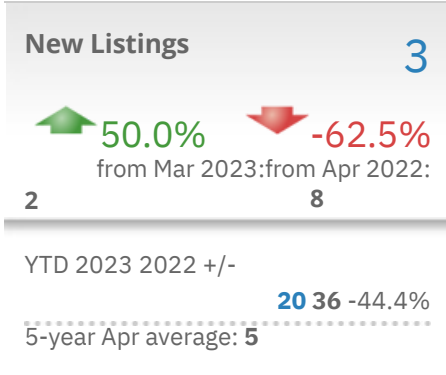


April 2023

Avon Grove (Chester, PA) - Attached

Tri-County Suburban REALTORS

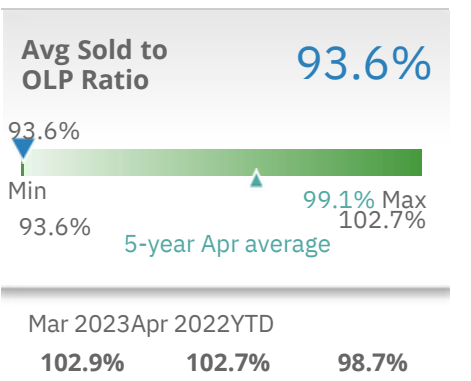
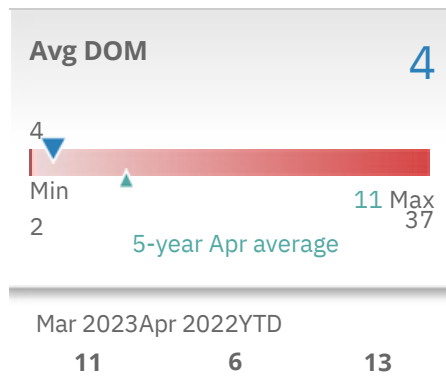
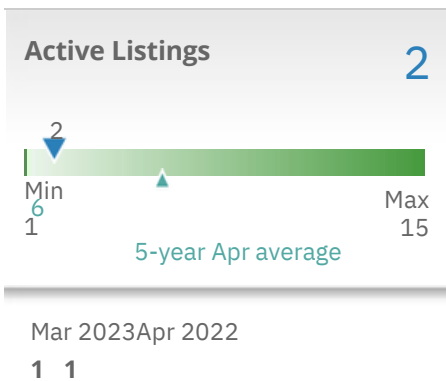
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Summary

In Avon Grove (Chester, PA), the median sold price for Attached properties for April was \$351,000, representing a decrease of 0.3% compared to last month and a decrease of 4.7% from Apr 2022. The average days on market for units sold in April was 4 days, 64% below the 5-year April average of 11 days. There was a 60% month over month decrease in new contract activity with 2 New Pendings; a 10.5% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 17; and a 100% increase in supply to 2 active units.

This activity resulted in a Contract Ratio of 8.50 pendings per active listing, down from 19.00 in March and a decrease from 25.00 in April 2022. The Contract Ratio is 8% higher than the 5-year April average of 7.85. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



April 2023

Coatesville Area (Chester, PA)

Email: adepice@tcsr.realtor

New Listings 68

↓ -23.6% ↓ -26.9%
 from Mar 2023: from Apr 2022:
8993

YTD 2023 2022 +/-
289 317 -8.8%
 5-year Apr average: **92**

New Pendings 79

↑ 3.9% ↓ -10.2%
 from Mar 2023: from Apr 2022:
7688

YTD 2023 2022 +/-
250 304 -17.8%
 5-year Apr average: **80**

Closed Sales 66

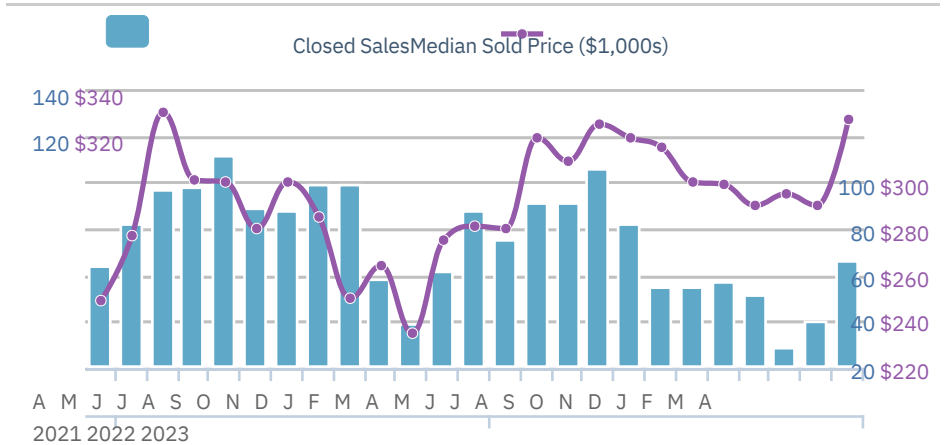
↑ 65.0% ↓ -24.1%
 from Mar 2023: from Apr 2022:
4087

YTD 2023 2022 +/-
192 252 -23.8%
 5-year Apr average: **72**

Median Sold Price \$327,627

↑ 13.0% ↑ 16.5%
 from Mar 2023: from Apr 2022:
\$290,000 \$281,140

YTD 2023 2022 +/-
\$299,990 \$271,250 10.6%
 5-year Apr average: **\$256,233**



Active Listings 57

57
 Min 105 Max 249
 48 ▲ ▼
 5-year Apr average

Mar 2023 Apr 2022
63 48

Avg DOM 14

14
 Min 11 Max 42
 23 ▲ ▼
 5-year Apr average

Mar 2023 Apr 2022 YTD
16 11 18

Avg Sold to OLP Ratio 102.0%

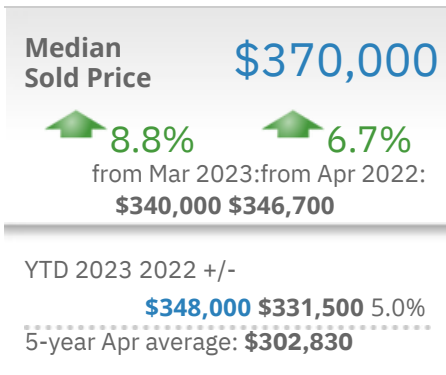
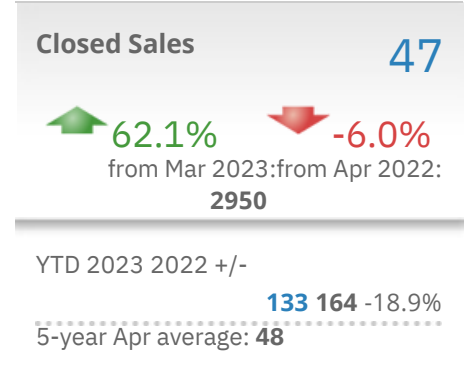
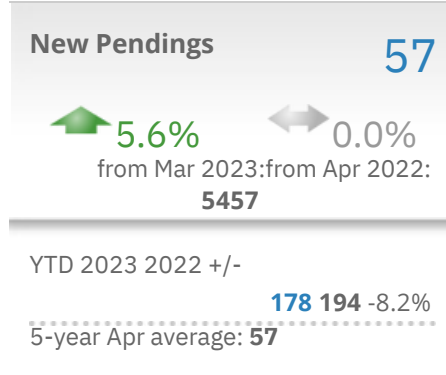
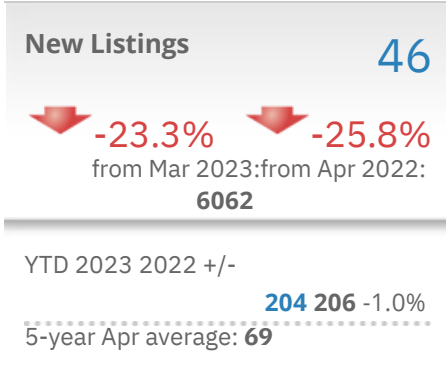
102.0%
 Min 94.9% Max 103.3%
 100.0% ▲ ▼
 5-year Apr average

Mar 2023 Apr 2022 YTD
102.1% 103.3% 100.7%

April 2023

Coatesville Area (Chester, PA) - Detached

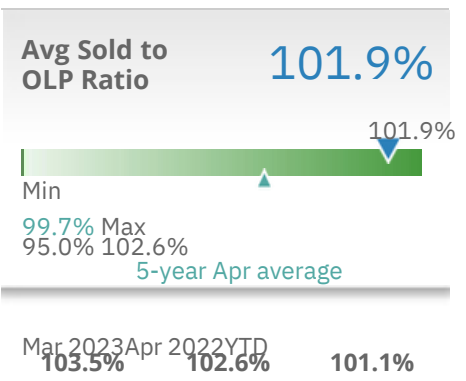
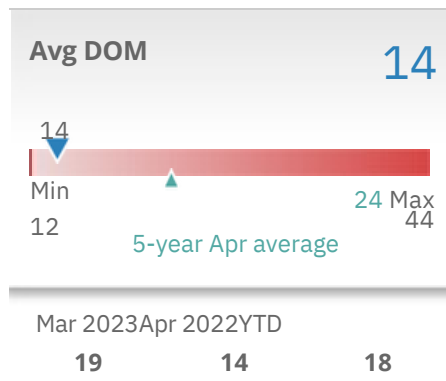
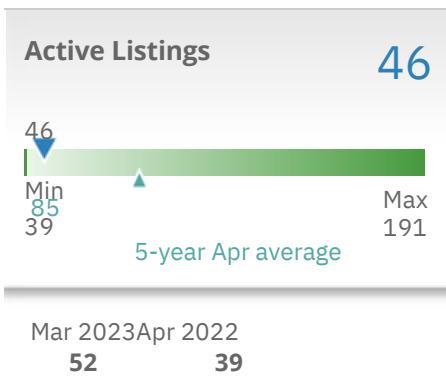
Tri-County Suburban REALTORS
Email: adeptice@tcsr.realtor



Summary

In Coatesville Area (Chester, PA), the median sold price for Detached properties for April was \$370,000, representing an increase of 8.8% compared to last month and an increase of 6.7% from Apr 2022. The average days on market for units sold in April was 14 days, 41% below the 5-year April average of 24 days. There was a 5.6% month over month increase in new contract activity with 57 New Pendings; an 11.7% MoM increase in All Pendings (new contracts + contracts carried over from March) to 86; and an 11.5% decrease in supply to 46 active units.

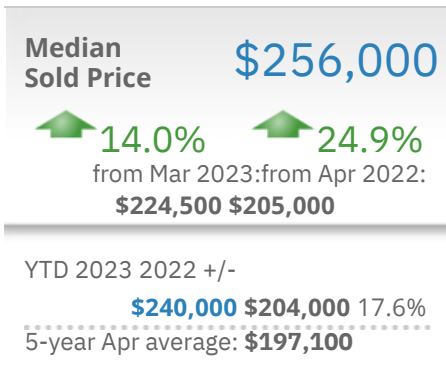
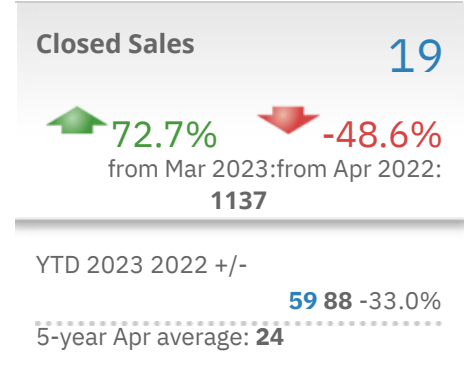
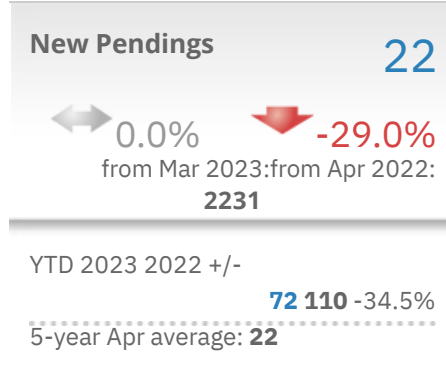
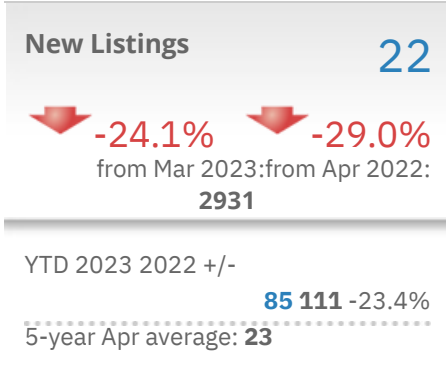
This activity resulted in a Contract Ratio of 1.87 pendings per active listing, up from 1.48 in March and a decrease from 2.18 in April 2022. The Contract Ratio is 16% higher than the 5-year April average of 1.62. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



April 2023

Coatesville Area (Chester, PA) - Attached

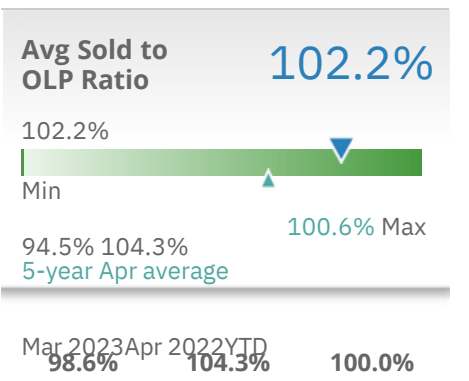
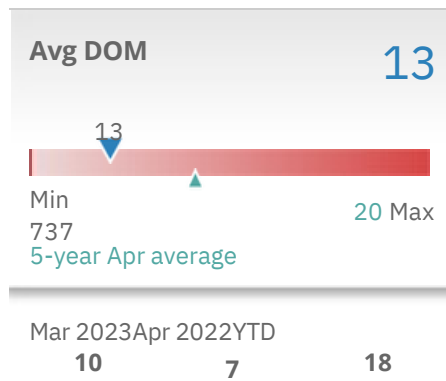
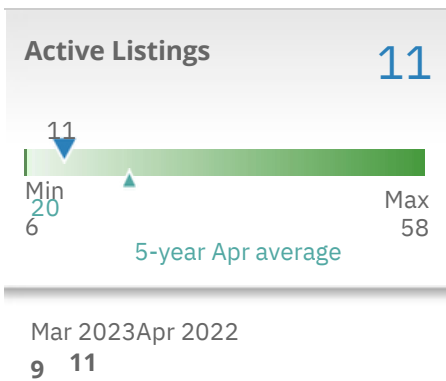
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Summary

In Coatesville Area (Chester, PA), the median sold price for Attached properties for April was \$256,000, representing an increase of 14% compared to last month and an increase of 24.9% from Apr 2022. The average days on market for units sold in April was 13 days, 34% below the 5-year April average of 20 days. There was no month over month change in new contract activity with 22 New Pendings; a 4.9% MoM increase in All Pendings (new contracts + contracts carried over from March) to 43; and no change in supply with 11 active units.

This activity resulted in a Contract Ratio of 3.91 pendings per active listing, up from 3.73 in March and a decrease from 5.00 in April 2022. The Contract Ratio is 11% higher than the 5-year April average of 3.52. 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.



April 2023

Downingtown Area (Chester, PA)

Email: adepice@tcsr.realtor

New Listings 78

↑ 16.4% ↓ -29.7%
 from Mar 2023: from Apr 2022:
67 111

YTD 2023 2022 +/-
251 384 -34.6%
 5-year Apr average: **117**

New Pendings 71

↑ 4.4% ↓ -26.0%
 from Mar 2023: from Apr 2022:
6896

YTD 2023 2022 +/-
236 343 -31.2%
 5-year Apr average: **90**

Closed Sales 53

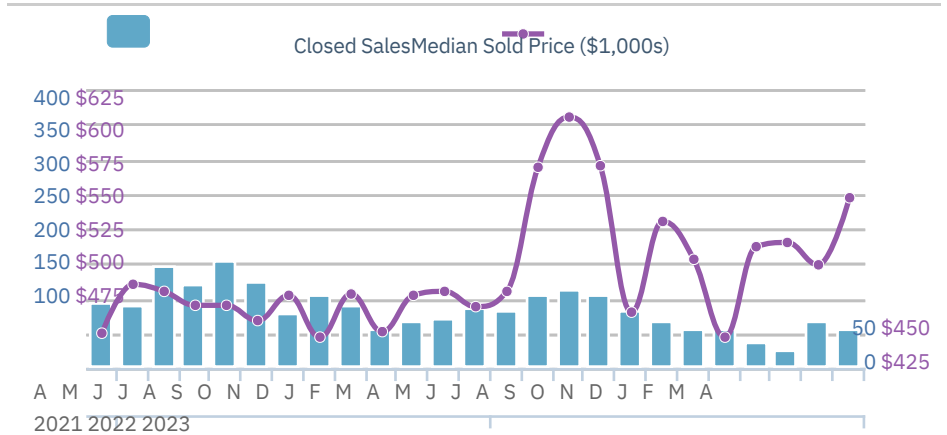
↓ -17.2% ↓ -36.9%
 from Mar 2023: from Apr 2022:
6484

YTD 2023 2022 +/-
181 283 -36.0%
 5-year Apr average: **76**

Median Sold Price \$547,000

↑ 9.6% ↑ 16.5%
 from Mar 2023: from Apr 2022:
\$499,197 \$469,520

YTD 2023 2022 +/-
\$530,000 \$474,035 11.8%
 5-year Apr average: **\$446,063**



Active Listings 69

69
 Min 129 Max 270
 68
 5-year Apr average

Mar 2023 Apr 2022
73 68

Avg DOM 24

24
 Min 639 Max 22
 5-year Apr average

Mar 2023 Apr 2022 YTD
30 6 28

Avg Sold to OLP Ratio 102.0%

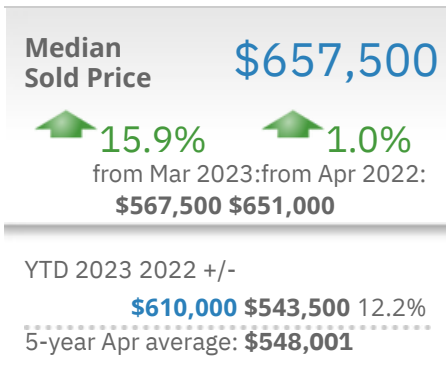
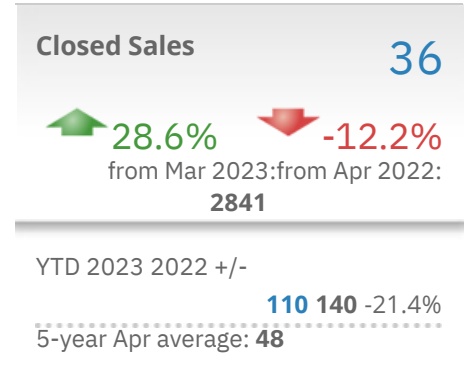
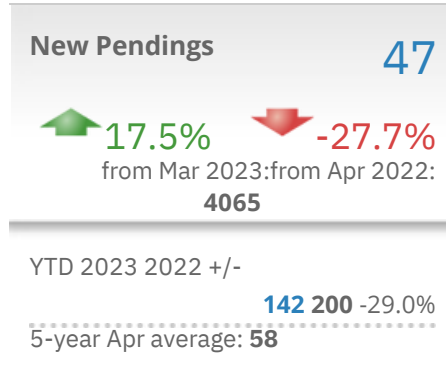
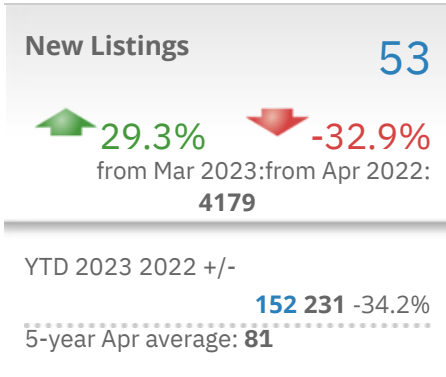
102.0%
 Min 99.0% Max 101.8%
 5-year Apr average

Mar 2023 Apr 2022 YTD
99.8% 105.5% 99.7%

April 2023

Downingtown Area (Chester, PA) - Detached

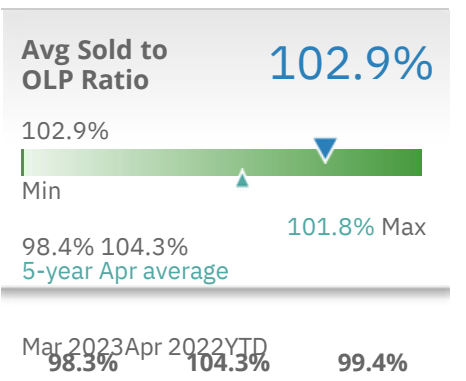
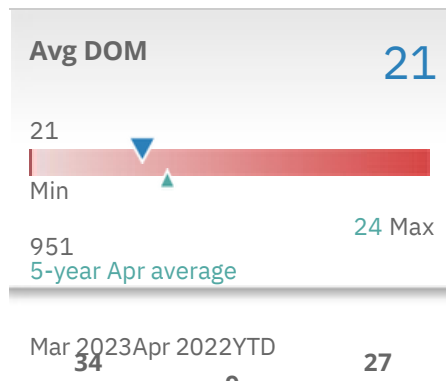
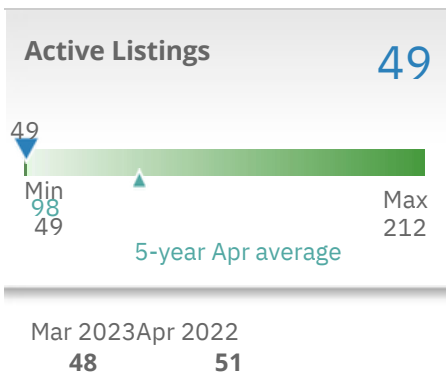
Tri-County Suburban REALTORS
Email: adeptice@tcsr.realtor



Summary

In Downingtown Area (Chester, PA), the median sold price for Detached properties for April was \$657,500, representing an increase of 15.9% compared to last month and an increase of 1% from Apr 2022. The average days on market for units sold in April was 21 days, 13% below the 5-year April average of 24 days. There was a 17.5% month over month increase in new contract activity with 47 New Pendings; a 13.2% MoM increase in All Pendings (new contracts + contracts carried over from March) to 86; and a 2.1% increase in supply to 49 active units.

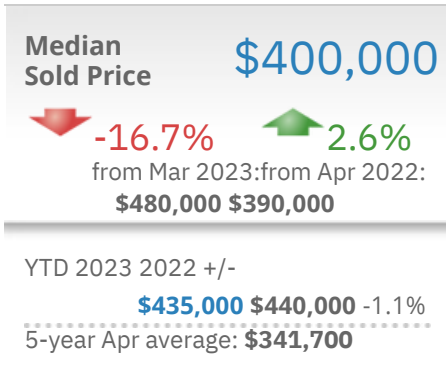
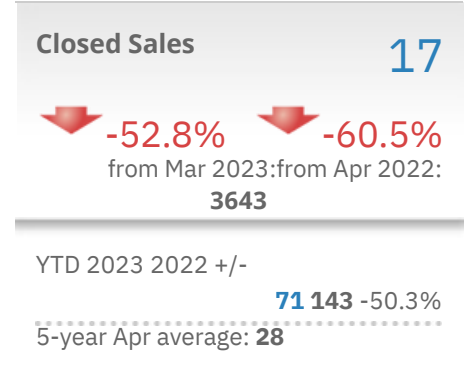
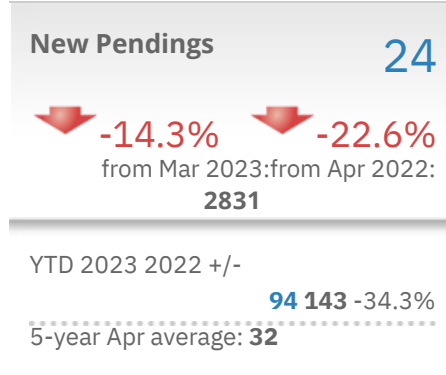
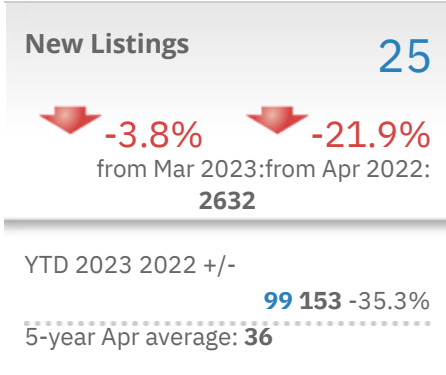
This activity resulted in a Contract Ratio of 1.76 pendings per active listing, up from 1.58 in March and a decrease from 2.80 in April 2022. The Contract Ratio is 7% lower than the 5-year April average of 1.89. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



April 2023

Downingtown Area (Chester, PA) - Attached

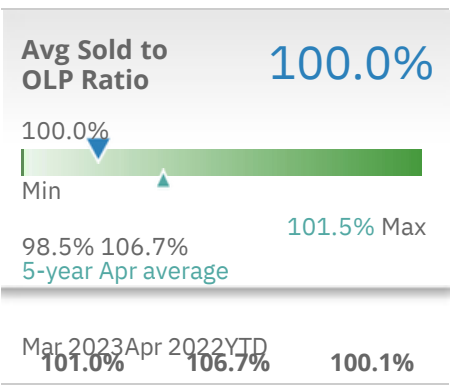
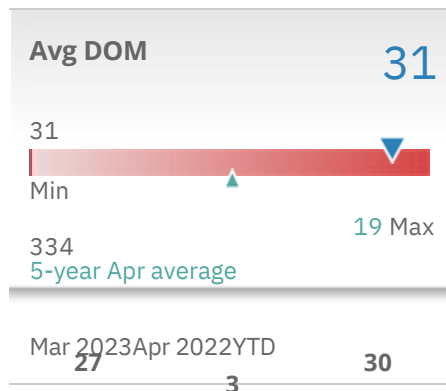
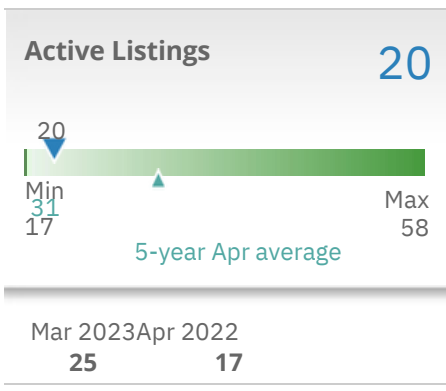
Tri-County Suburban REALTORS
Email: adeptice@tcsr.realtor



Summary

In Downingtown Area (Chester, PA), the median sold price for Attached properties for April was \$400,000, representing a decrease of 16.7% compared to last month and an increase of 2.6% from Apr 2022. The average days on market for units sold in April was 31 days, 62% above the 5-year April average of 19 days. There was a 14.3% month over month decrease in new contract activity with 24 New Pendings; a 7% MoM increase in All Pendings (new contracts + contracts carried over from March) to 61; and a 20% decrease in supply to 20 active units.

This activity resulted in a Contract Ratio of 3.05 pendings per active listing, up from 2.28 in March and a decrease from 6.59 in April 2022. The Contract Ratio is 8% lower than the 5-year April average of 3.31. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



April 2023

Great Valley (Chester, PA)

Email: adepice@tcsr.realtor

New Listings 40

↓ -7.0% ↓ -42.9%
 from Mar 2023: from Apr 2022:
4370

YTD 2023 2022 +/-
157 200 -21.5%
 5-year Apr average: **56**

New Pendings 32

↑ 23.1% ↓ -30.4%
 from Mar 2023: from Apr 2022:
2646

YTD 2023 2022 +/-
109 149 -26.8%
 5-year Apr average: **40**

Closed Sales 24

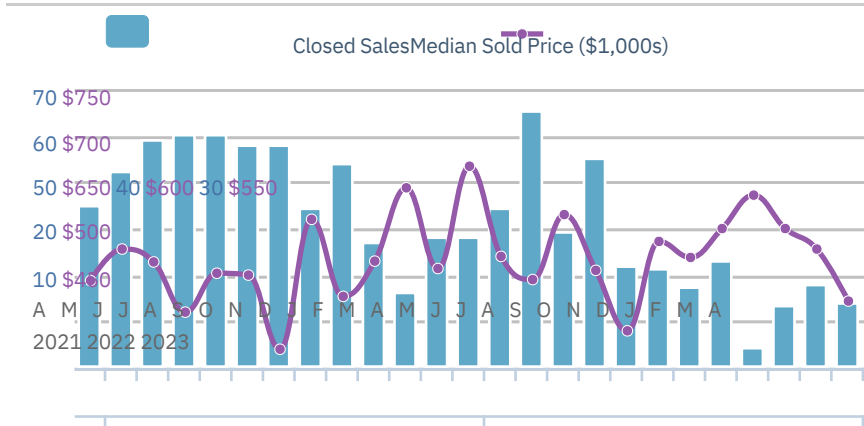
↓ -14.3% ↓ -36.8%
 from Mar 2023: from Apr 2022:
2838

YTD 2023 2022 +/-
90 140 -35.7%
 5-year Apr average: **38**

Median Sold Price \$522,101

↓ -9.7% ↓ -21.8%
 from Mar 2023: from Apr 2022:
\$578,000 \$667,495

YTD 2023 2022 +/-
\$585,500 \$625,000 -6.3%
 5-year Apr average: **\$538,459**



Active Listings 58

58
 Min 93 Max 186
 50 5-year Apr average

Mar 2023 Apr 2022
57 50

Avg DOM 35

35
 Min 31 Max
 1643 5-year Apr average

Mar 2023 Apr 2022 YTD
25 16 25

Avg Sold to OLP Ratio 99.3%

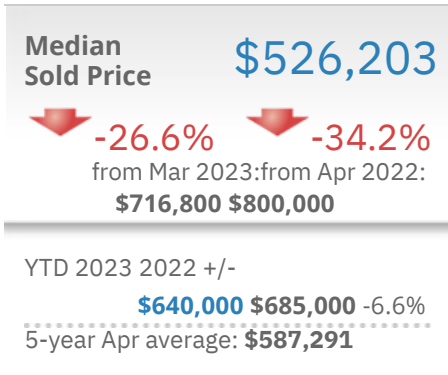
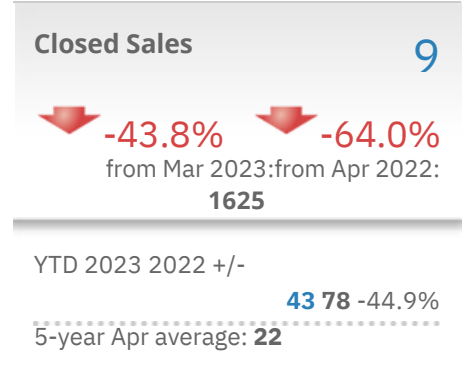
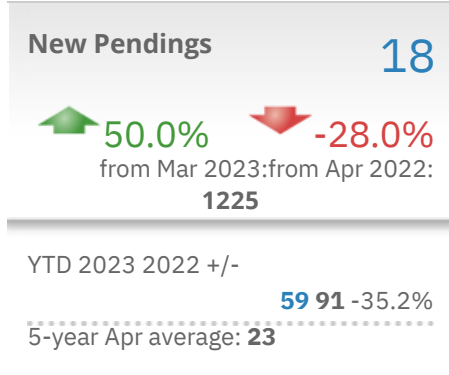
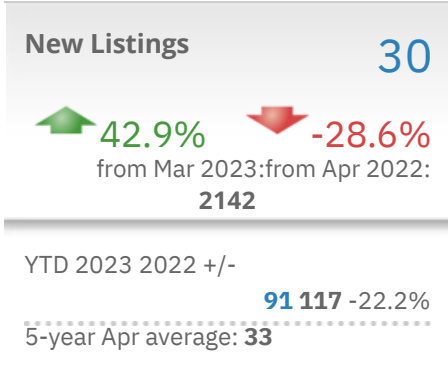
99.3%
 Min 101.6% Max
 97.7% 108.2% 5-year Apr average

Mar 2023 Apr 2022 YTD
99.2% 108.2% 99.5%

April 2023

Great Valley (Chester, PA) - Detached

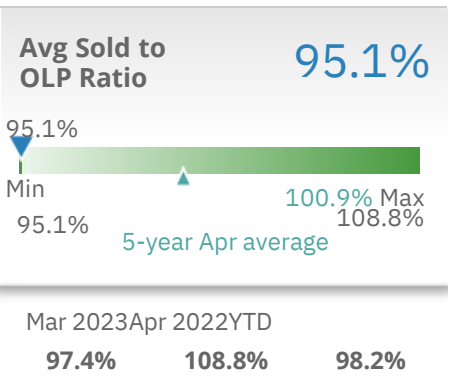
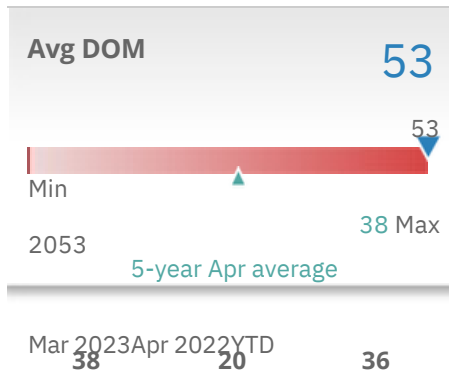
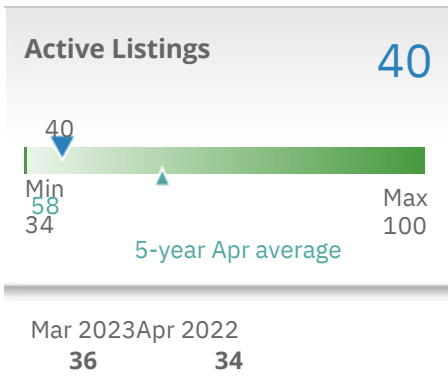
Tri-County Suburban REALTORS
Email: adeptice@tcsr.realtor



Summary

In Great Valley (Chester, PA), the median sold price for Detached properties for April was \$526,203, representing a decrease of 26.6% compared to last month and a decrease of 34.2% from Apr 2022. The average days on market for units sold in April was 53 days, 40% above the 5-year April average of 38 days. There was a 50% month over month increase in new contract activity with 18 New Pendings; a 34.5% MoM increase in All Pendings (new contracts + contracts carried over from March) to 39; and an 11.1% increase in supply to 40 active units.

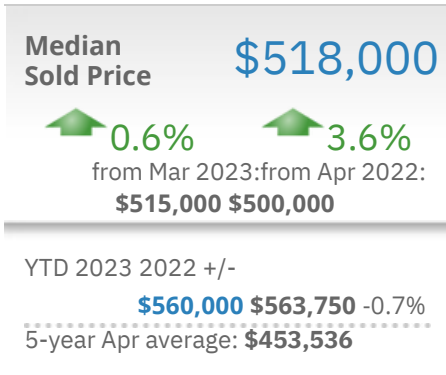
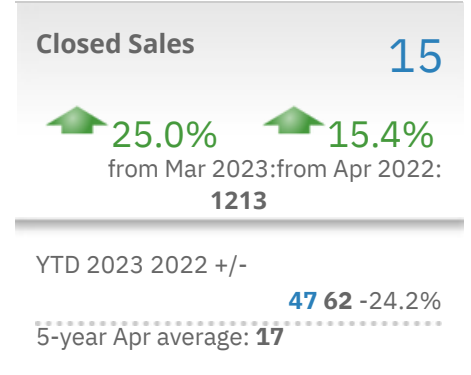
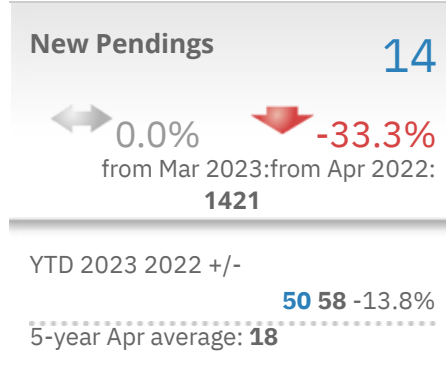
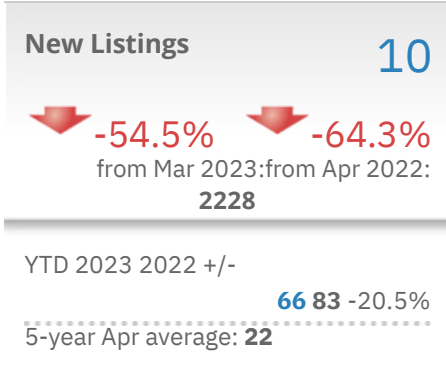
This activity resulted in a Contract Ratio of 0.98 pendings per active listing, up from 0.81 in March and a decrease from 1.59 in April 2022. The Contract Ratio is 17% lower than the 5-year April average of 1.18. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



April 2023

Great Valley (Chester, PA) - Attached

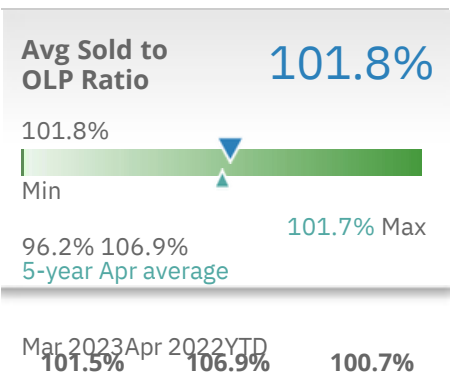
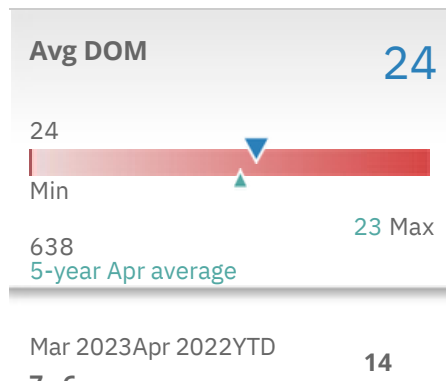
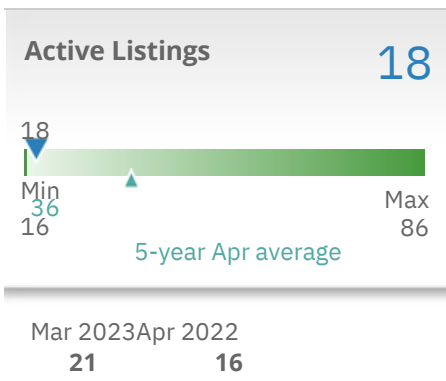
Tri-County Suburban REALTORS
Email: adeptice@tcsr.realtor



Summary

In Great Valley (Chester, PA), the median sold price for Attached properties for April was \$518,000, representing an increase of 0.6% compared to last month and an increase of 3.6% from Apr 2022. The average days on market for units sold in April was 24 days, 3% above the 5-year April average of 23 days. There was no month over month change in new contract activity with 14 New Pendings; a 13% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 20; and a 14.3% decrease in supply to 18 active units.

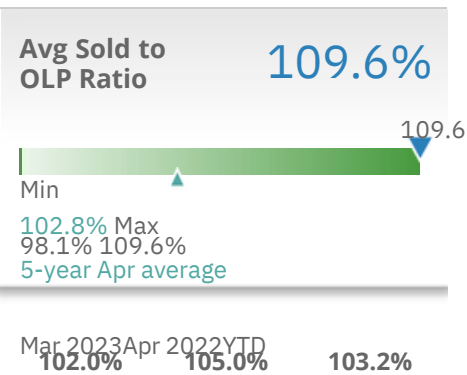
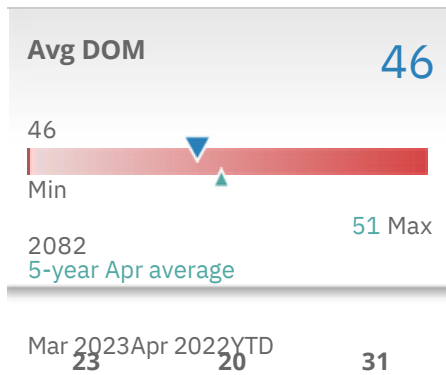
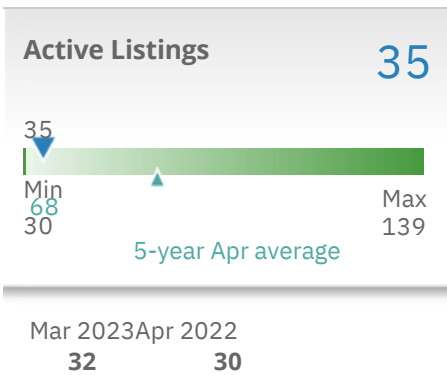
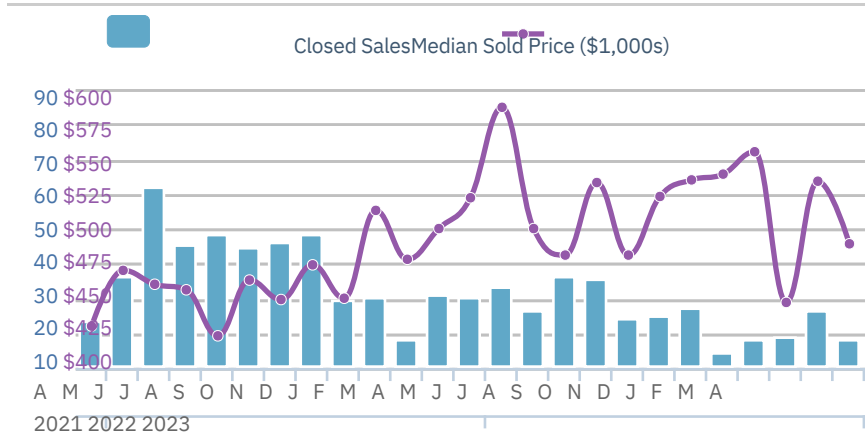
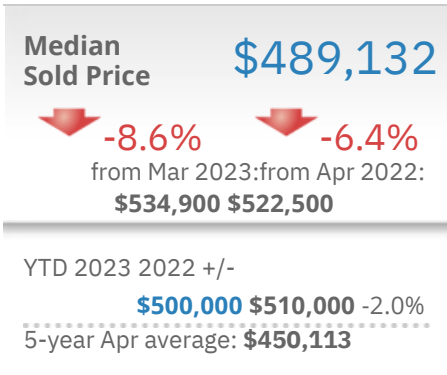
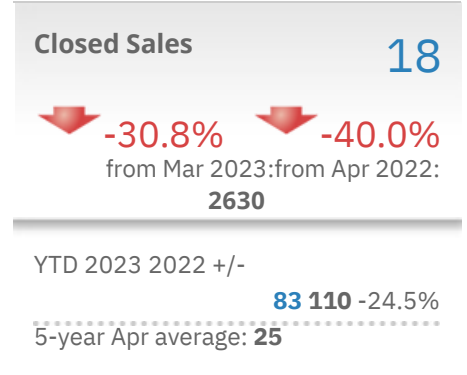
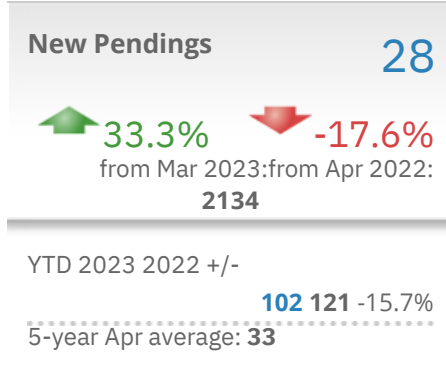
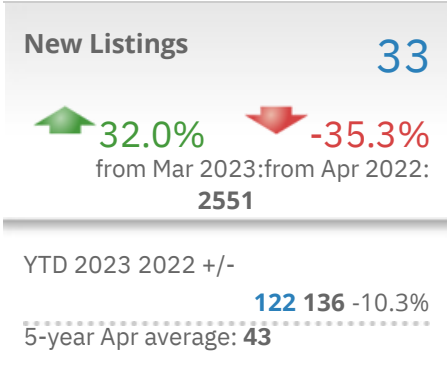
This activity resulted in a Contract Ratio of 1.11 pendings per active listing, up from 1.10 in March and a decrease from 1.75 in April 2022. The Contract Ratio is 40% lower than the 5-year April average of 1.85. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



April 2023

Kennett Consolidated (Chester, PA)

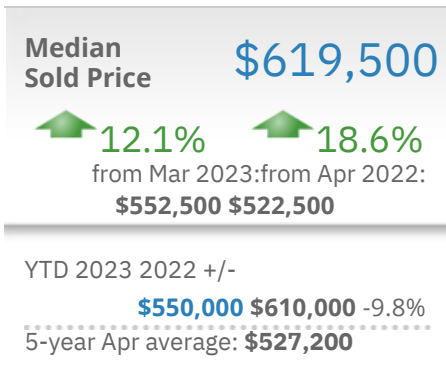
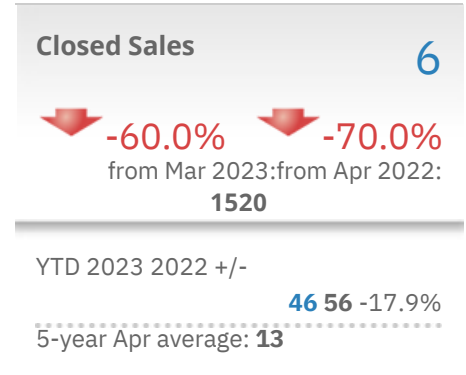
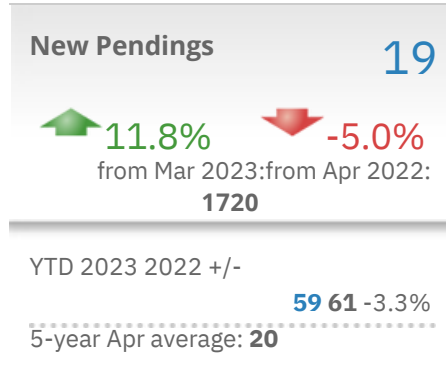
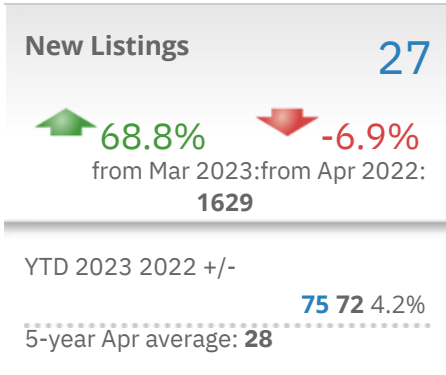
Email: adevice@tcsr.realtor



April 2023

Kennett Consolidated (Chester, PA) - Detached

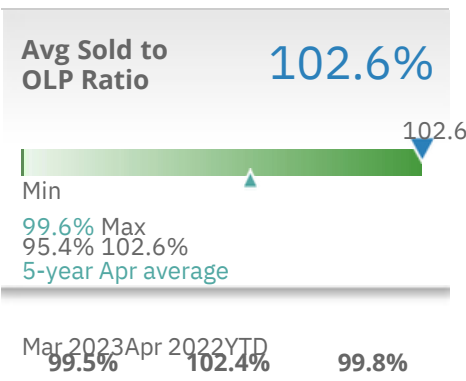
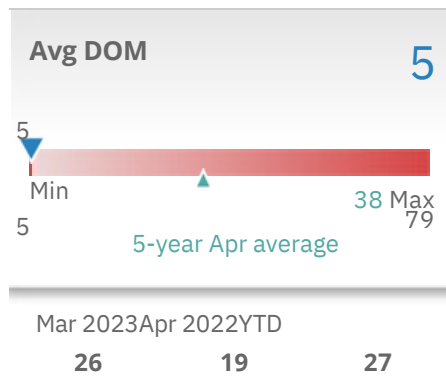
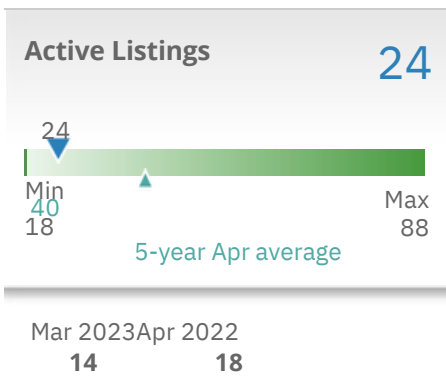
Tri-County Suburban REALTORS
Email: adeptice@tcsr.realtor



Summary

In Kennett Consolidated (Chester, PA), the median sold price for Detached properties for April was \$619,500, representing an increase of 12.1% compared to last month and an increase of 18.6% from Apr 2022. The average days on market for units sold in April was 5 days, 87% below the 5-year April average of 38 days. There was an 11.8% month over month increase in new contract activity with 19 New Pending; a 63.2% MoM increase in All Pending (new contracts + contracts carried over from March) to 31; and a 71.4% increase in supply to 24 active units.

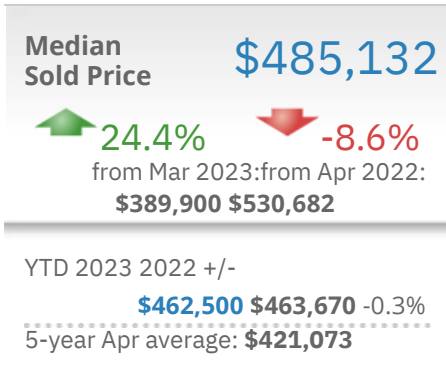
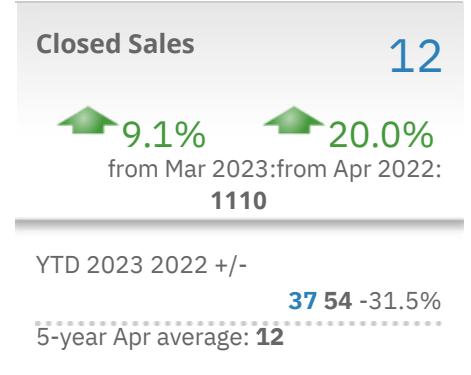
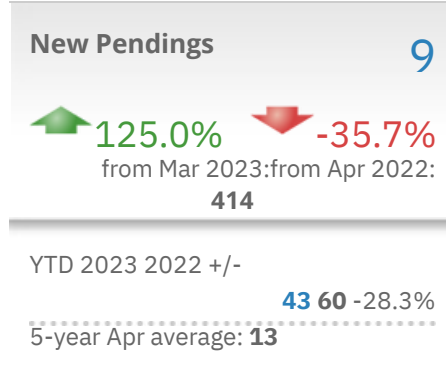
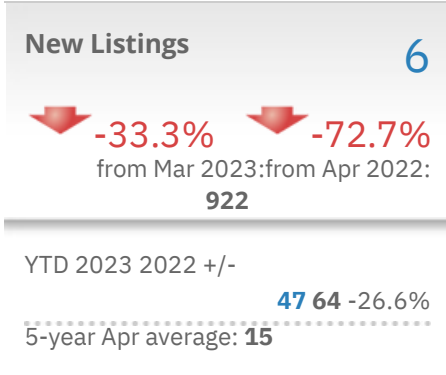
This activity resulted in a Contract Ratio of 1.29 pendings per active listing, down from 1.36 in March and a decrease from 1.44 in April 2022. The Contract Ratio is 20% higher than the 5-year April average of 1.07. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



April 2023

Kennett Consolidated (Chester, PA) - Attached

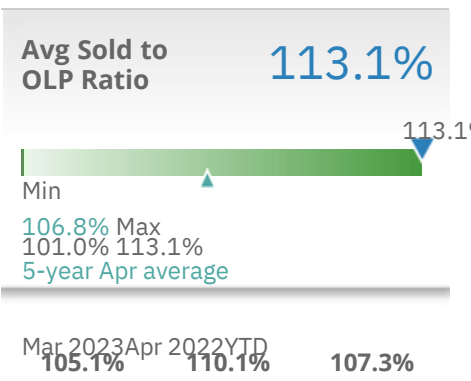
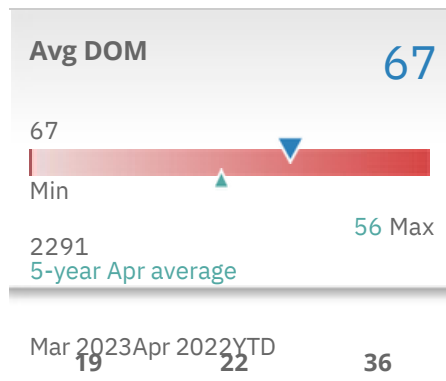
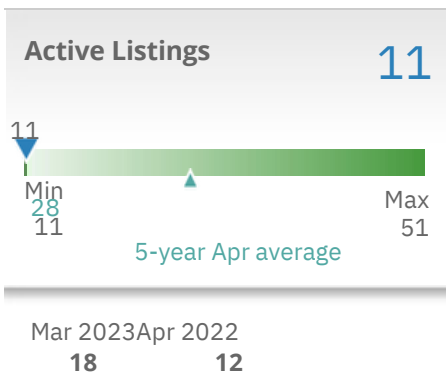
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Summary

In Kennett Consolidated (Chester, PA), the median sold price for Attached properties for April was \$485,132, representing an increase of 24.4% compared to last month and a decrease of 8.6% from Apr 2022. The average days on market for units sold in April was 67 days, 19% above the 5-year April average of 56 days. There was a 125% month over month increase in new contract activity with 9 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from March) with 41; and a 38.9% decrease in supply to 11 active units.

This activity resulted in a Contract Ratio of 3.73 pendings per active listing, up from 2.28 in March and a decrease from 4.92 in April 2022. The Contract Ratio is 27% higher than the 5-year April average of 2.94. 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.



April 2023

Octorara Area (Chester, PA)

Email: adevice@tcsr.realtor

New Listings 13

↔ 0.0% ↔ 0.0%
from Mar 2023: from Apr 2022:

1313

YTD 2023 2022 +/-
40 50 -20.0%

5-year Apr average: **15**

New Pendings 14

↑ 55.6% ↑ 16.7%
from Mar 2023: from Apr 2022:

912

YTD 2023 2022 +/-
39 46 -15.2%

5-year Apr average: **13**

Closed Sales 1

↓ -92.3% ↓ -92.9%
from Mar 2023: from Apr 2022:

1314

YTD 2023 2022 +/-
24 43 -44.2%

5-year Apr average: **10**

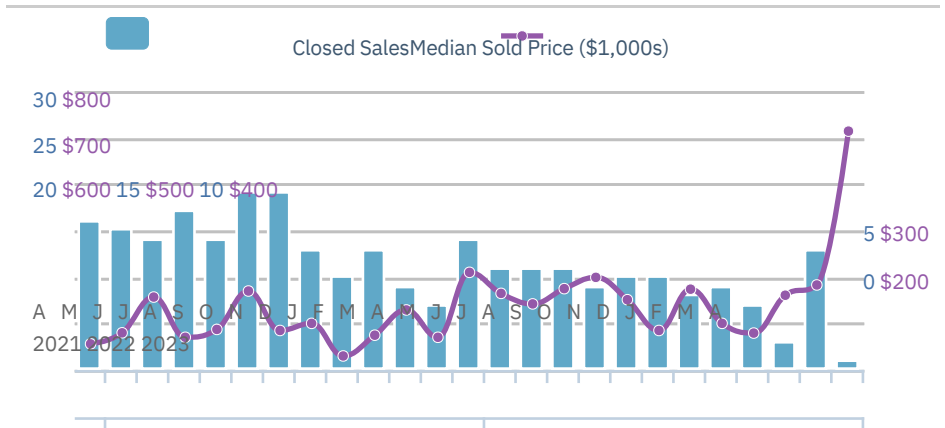
Median Sold Price \$714,000

↑ 86.4% ↑ 73.9%
from Mar 2023: from Apr 2022:

\$383,000 \$410,500

YTD 2023 2022 +/-
\$370,500 \$301,000 23.1%

5-year Apr average: **\$359,230**



Active Listings 14

14
Min 27
14 Max 44

5-year Apr average

Mar 2023 Apr 2022
15 18

Avg DOM 3

3
Min 3 Max 70

5-year Apr average

Mar 2023 Apr 2022 YTD
25 18 30

Avg Sold to OLP Ratio 99.9%

99.9%
Min 91.8% Max 97.9%

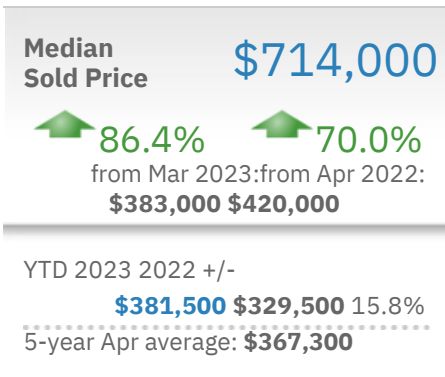
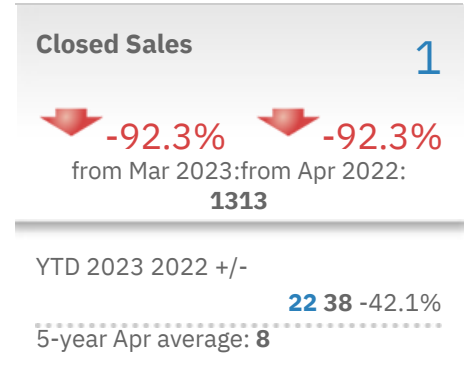
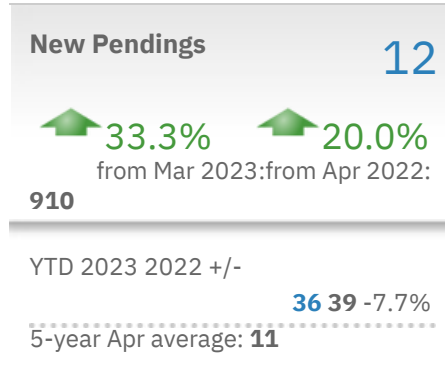
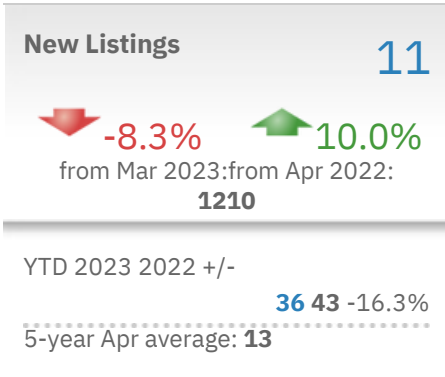
5-year Apr average

Mar 2023 Apr 2022 YTD
98.5% 104.1% 98.5%

April 2023

Octorara Area (Chester, PA) - Detached

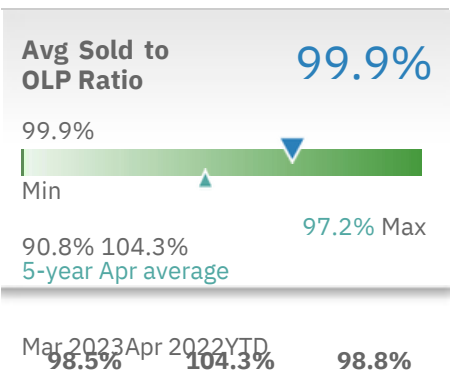
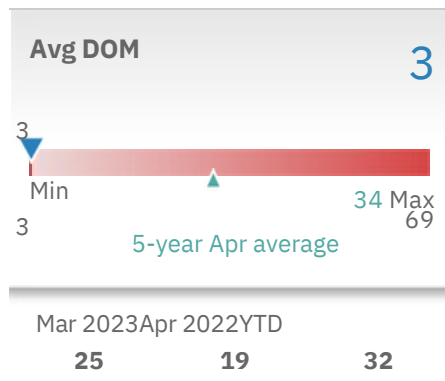
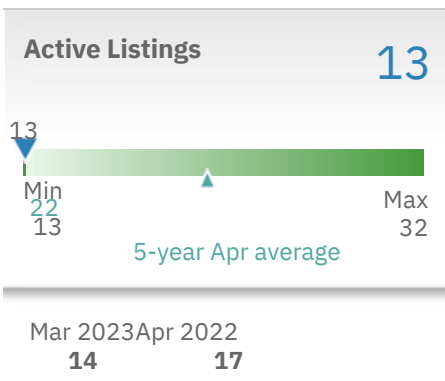
Tri-County Suburban REALTORS
Email: adeptice@tcsr.realtor



Summary

In Octorara Area (Chester, PA), the median sold price for Detached properties for April was \$714,000, representing an increase of 86.4% compared to last month and an increase of 70% from Apr 2022. The average days on market for units sold in April was 3 days, 91% below the 5-year April average of 34 days. There was a 33.3% month over month increase in new contract activity with 12 New Pendings; a 110% MoM increase in All Pendings (new contracts + contracts carried over from March) to 21; and a 7.1% decrease in supply to 13 active units.

This activity resulted in a Contract Ratio of 1.62 pendings per active listing, up from 0.71 in March and an increase from 1.35 in April 2022. The Contract Ratio is 47% higher than the 5-year April average of 1.11. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

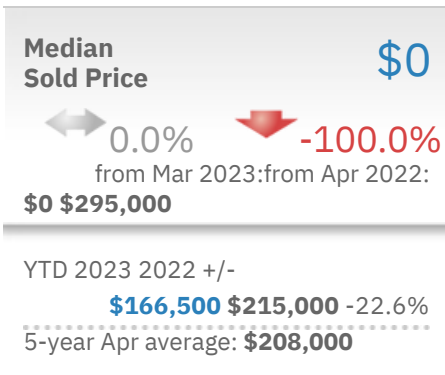
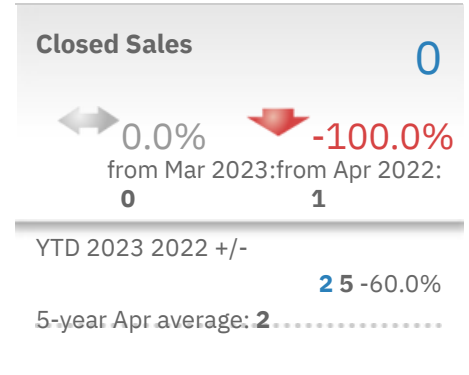
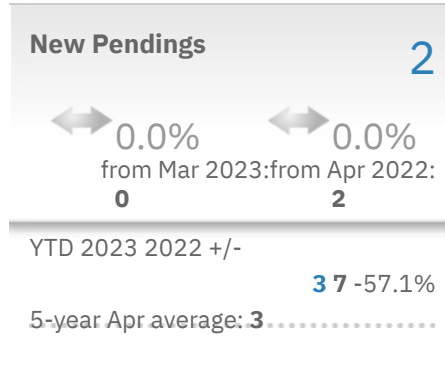
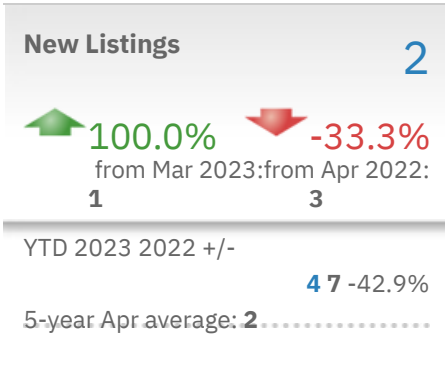


April 2023

Octorara Area (Chester, PA) - Attached

Tri-County Suburban REALTORS

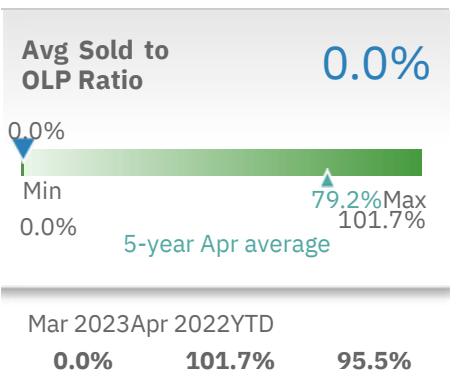
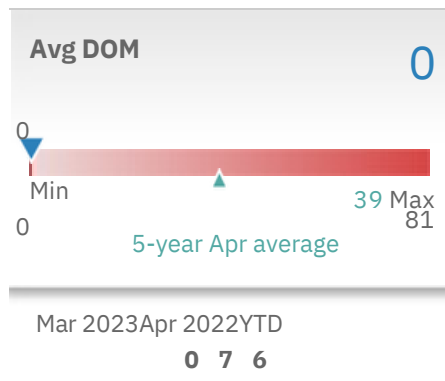
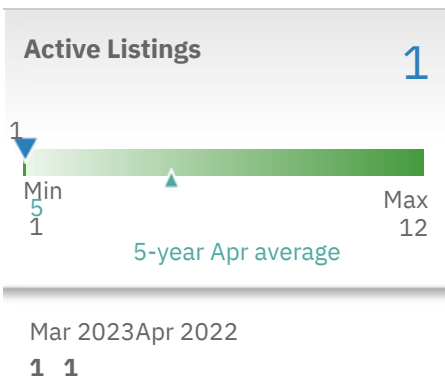
Email: adevice@tcsr.realtor



Summary

In Octorara Area (Chester, PA), the median sold price for Attached properties for April was \$0, representing no change compared to last month and a decrease of 100% from Apr 2022. The average days on market for units sold in April was 0 days, 100% below the 5-year April average of 39 days. There was a 0% month over month increase in new contract activity with 2 New Pendings; a 0% MoM increase in All Pendings (new contracts + contracts carried over from March) to 2; and no change in supply with 1 active units.

This activity resulted in a Contract Ratio of 2.00 pendings per active listing, up from 0.00 in March and a decrease from 4.00 in April 2022. The Contract Ratio is 8% higher than the 5-year April average of 1.85. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



April 2023

Owen J Roberts (Chester, PA)

Email: adevice@tcsr.realtor

New Listings 22

↓ -38.9% ↓ -48.8%
 from Mar 2023: from Apr 2022:
3643

YTD 2023 2022 +/-
110 131 -16.0%
 5-year Apr average: **47**

New Pendings 24

↓ -7.7% ↓ -38.5%
 from Mar 2023: from Apr 2022:
2639

YTD 2023 2022 +/-
88 117 -24.8%
 5-year Apr average: **36**

Closed Sales 23

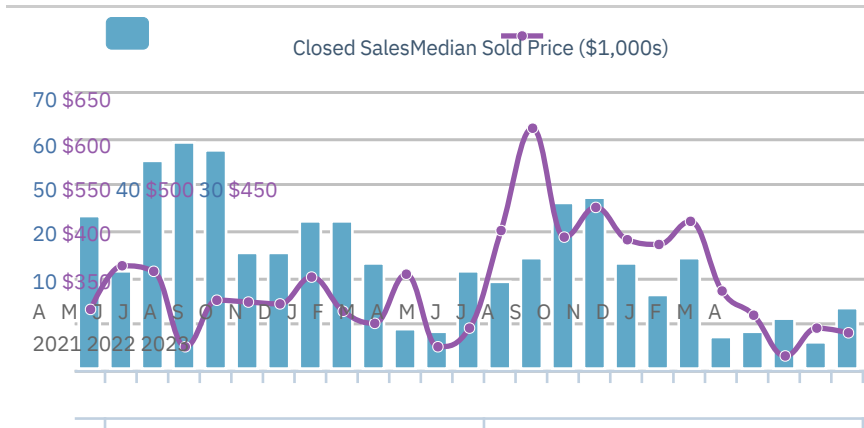
↑ 43.8% ↓ -25.8%
 from Mar 2023: from Apr 2022:
1631

YTD 2023 2022 +/-
81 106 -23.6%
 5-year Apr average: **32**

Median Sold Price \$390,000

↓ -1.3% ↓ -1.3%
 from Mar 2023: from Apr 2022:
\$395,000 \$395,000

YTD 2023 2022 +/-
\$400,000 \$418,750 -4.5%
 5-year Apr average: **\$375,000**



Active Listings 36

36
 Min 73 Max 182
 26
 5-year Apr average

Mar 2023 Apr 2022
40 26

Avg DOM 16

16
 Min 16 Max 95
 50
 5-year Apr average

Mar 2023 Apr 2022 YTD
30 20 25

Avg Sold to OLP Ratio 99.6%

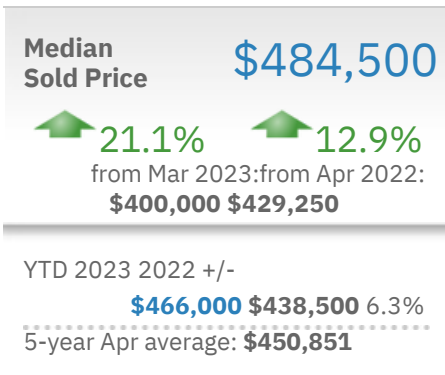
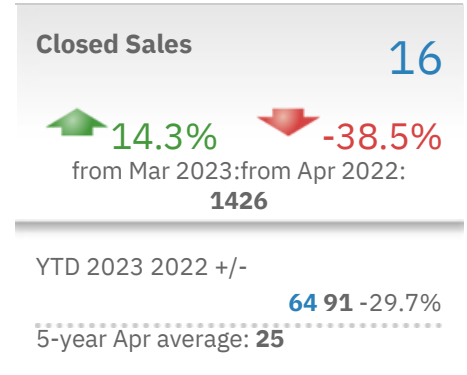
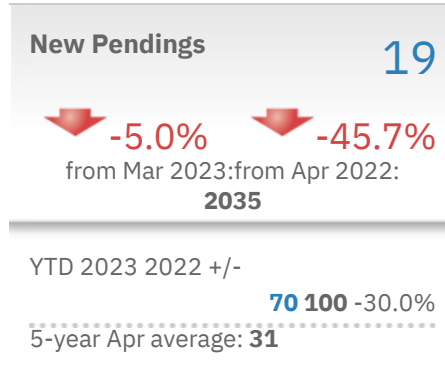
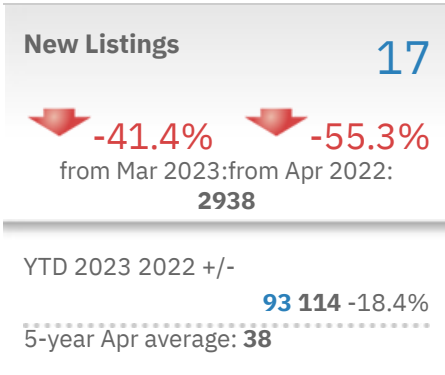
99.6%
 Min 94.5% Max 98.8%
 103.3%
 5-year Apr average

Mar 2023 Apr 2022 YTD
95.6% 103.3% 97.7%

April 2023

Owen J Roberts (Chester, PA) - Detached

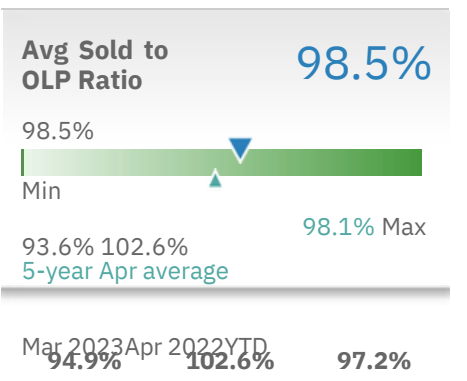
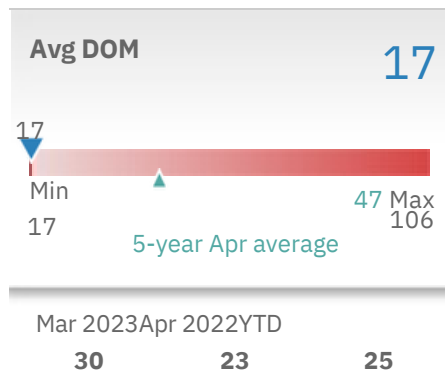
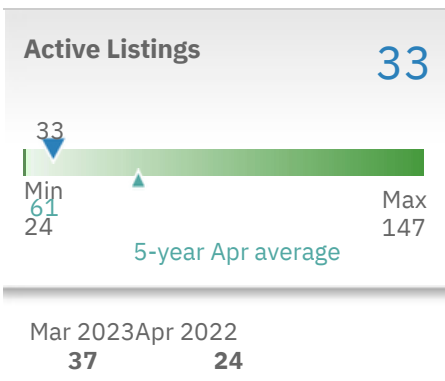
Tri-County Suburban REALTORS
Email: adeptice@tcsr.realtor



Summary

In Owen J Roberts (Chester, PA), the median sold price for Detached properties for April was \$484,500, representing an increase of 21.1% compared to last month and an increase of 12.9% from Apr 2022. The average days on market for units sold in April was 17 days, 64% below the 5-year April average of 47 days. There was a 5% month over month decrease in new contract activity with 19 New Pendings; a 6.7% MoM increase in All Pendings (new contracts + contracts carried over from March) to 32; and a 10.8% decrease in supply to 33 active units.

This activity resulted in a Contract Ratio of 0.97 pendings per active listing, up from 0.81 in March and a decrease from 2.17 in April 2022. The Contract Ratio is 26% lower than the 5-year April average of 1.31. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

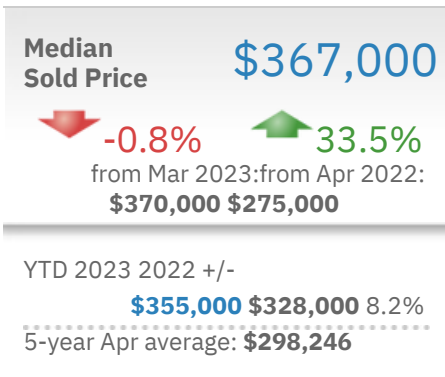
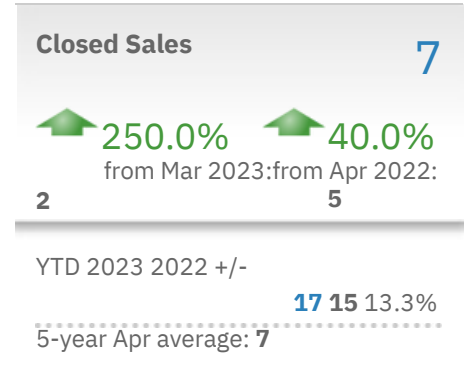
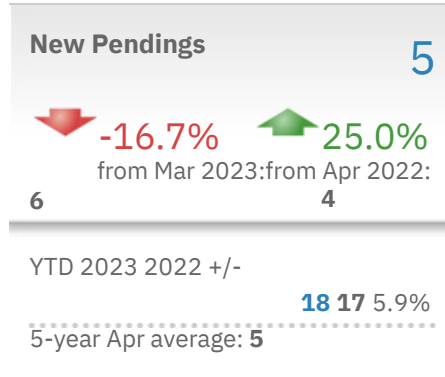
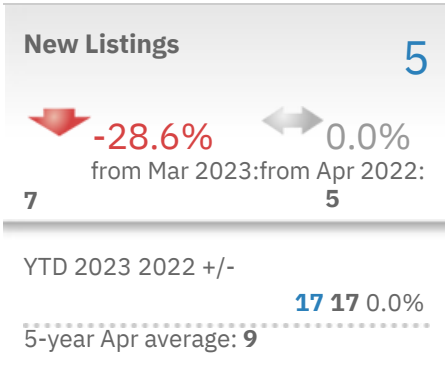


April 2023

Owen J Roberts (Chester, PA) - Attached

Tri-County Suburban REALTORS

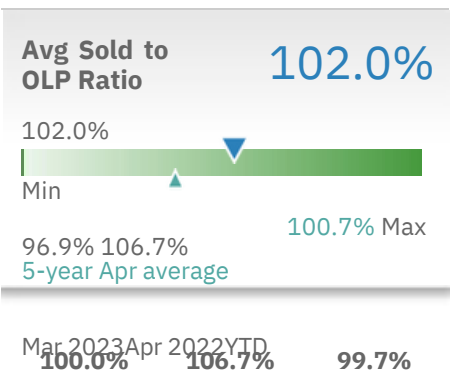
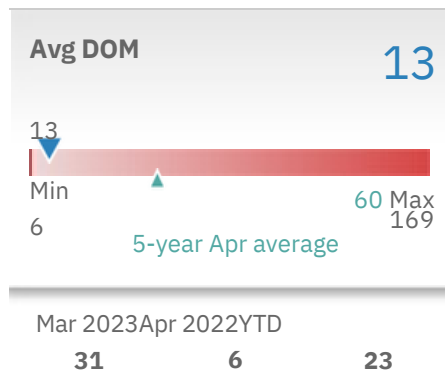
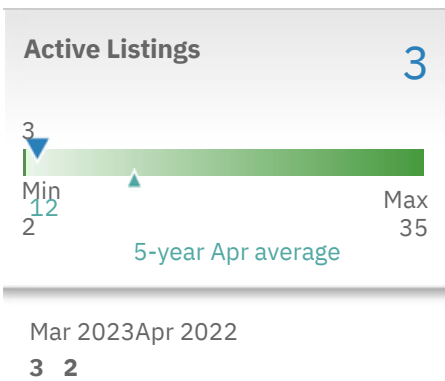
Email: adeptice@tcsr.realtor



Summary

In Owen J Roberts (Chester, PA), the median sold price for Attached properties for April was \$367,000, representing a decrease of 0.8% compared to last month and an increase of 33.5% from Apr 2022. The average days on market for units sold in April was 13 days, 78% below the 5-year April average of 60 days. There was a 16.7% month over month decrease in new contract activity with 5 New Pendings; a 28.6% MoM decrease in All Pendings (new contracts + contracts carried over from March) 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 2.33 in March and a decrease from 3.00 in April 2022. The Contract Ratio is 33% higher than the 5-year April average of 1.26. 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.



April 2023

Oxford Area (Chester, PA)

Email: adepice@tcsr.realtor

New Listings 25

↓ -32.4% ↑ 38.9%
 from Mar 2023: from Apr 2022:
3718

YTD 2023 2022 +/-
8976 17.1%

5-year Apr average: **24**

New Pendings 25

↑ 47.1% ↑ 38.9%
 from Mar 2023: from Apr 2022:
1718

YTD 2023 2022 +/-
6572 -9.7%

5-year Apr average: **22**

Closed Sales 13

↑ 30.0% ↓ -7.1%
 from Mar 2023: from Apr 2022:
1014

YTD 2023 2022 +/-
4571 -36.6%

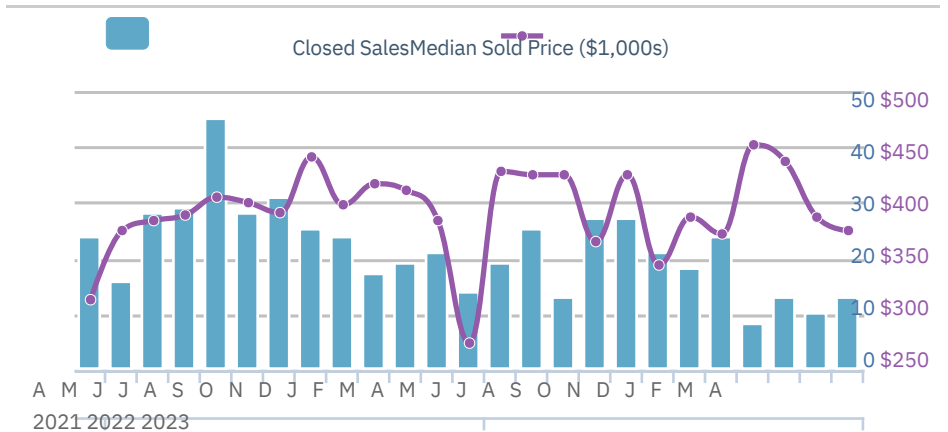
5-year Apr average: **15**

Median Sold Price \$375,000

↓ -3.2% ↑ 36.8%
 from Mar 2023: from Apr 2022:
\$387,500 \$274,067

YTD 2023 2022 +/-
\$415,000 \$394,900 5.1%

5-year Apr average: **\$289,813**



Active Listings 43

43
 Min 37 Max 83
 56
 5-year Apr average

Mar 2023 Apr 2022
43 37

Avg DOM 16

16
 Min 16 Max 60
 29
 5-year Apr average

Mar 2023 Apr 2022 YTD
8 18 21

Avg Sold to OLP Ratio 101.0%

101.0%
 Min 95.8% Max 100.7%
 108.8%
 5-year Apr average

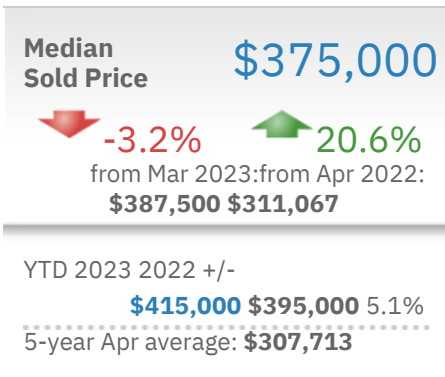
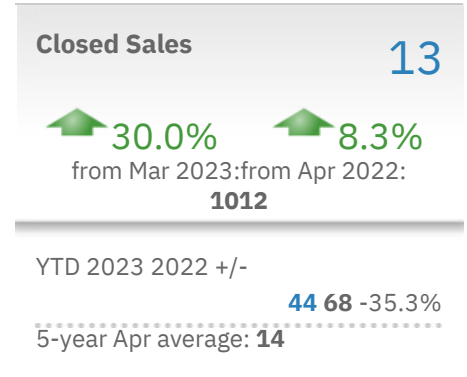
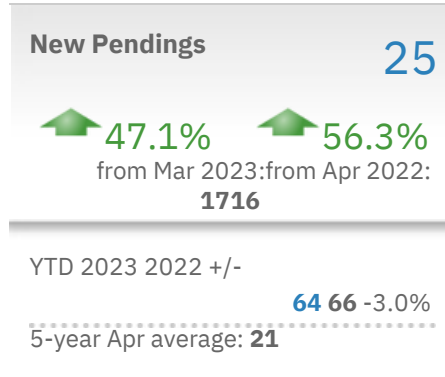
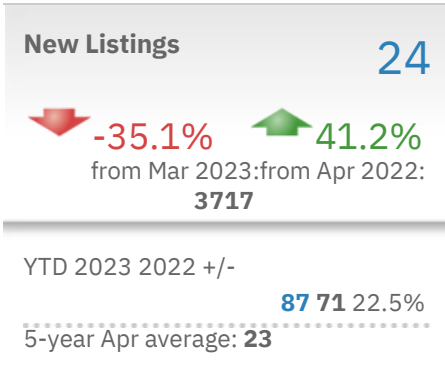
Mar 2023 Apr 2022 YTD
105.5% 108.8% 102.4%

April 2023

Oxford Area (Chester, PA) - Detached

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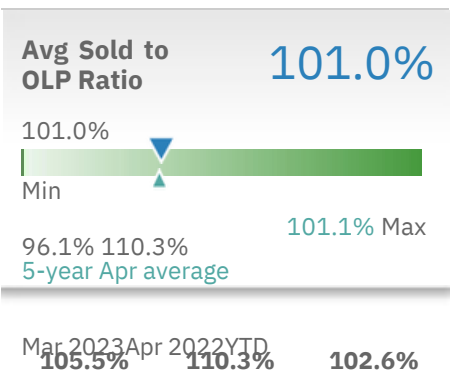
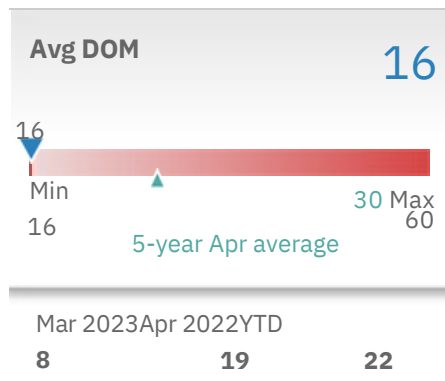
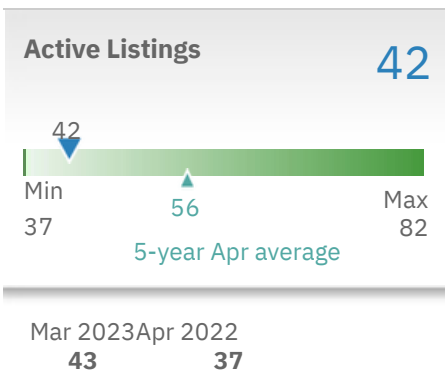
Email: adeptice@tcsr.realtor



Summary

In Oxford Area (Chester, PA), the median sold price for Detached properties for April was \$375,000, representing a decrease of 3.2% compared to last month and an increase of 20.6% from Apr 2022. The average days on market for units sold in April was 16 days, 47% below the 5-year April average of 30 days. There was a 47.1% month over month increase in new contract activity with 25 New Pendings; a 48% MoM increase in All Pendings (new contracts + contracts carried over from March) to 37; and a 2.3% decrease in supply to 42 active units.

This activity resulted in a Contract Ratio of 0.88 pendings per active listing, up from 0.58 in March and a decrease from 1.32 in April 2022. The Contract Ratio is 9% lower than the 5-year April average of 0.97. 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.

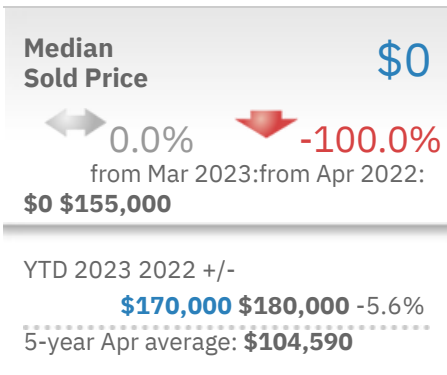
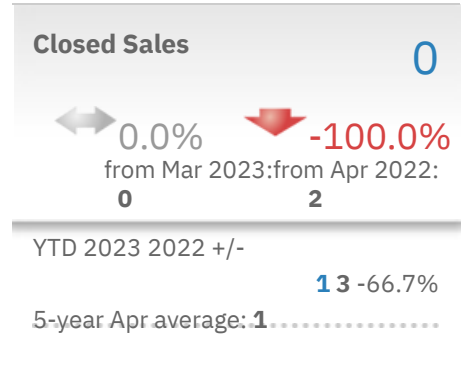
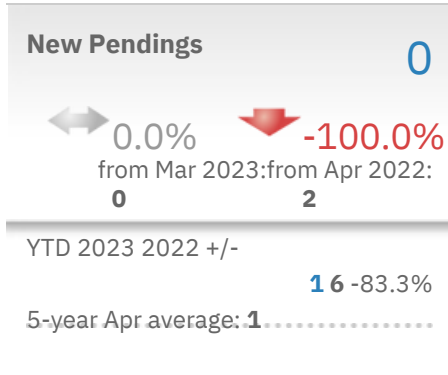
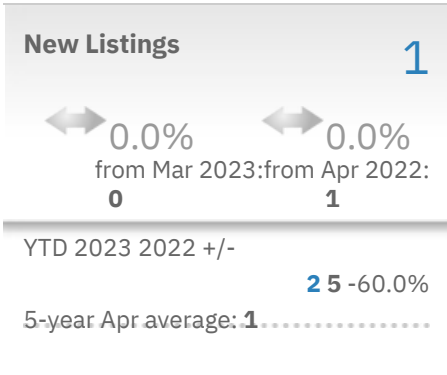


April 2023

Oxford Area (Chester, PA) - Attached

Tri-County Suburban REALTORS

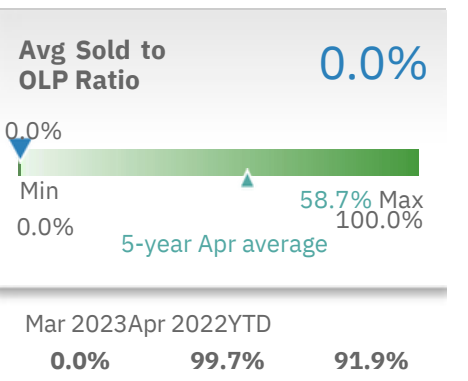
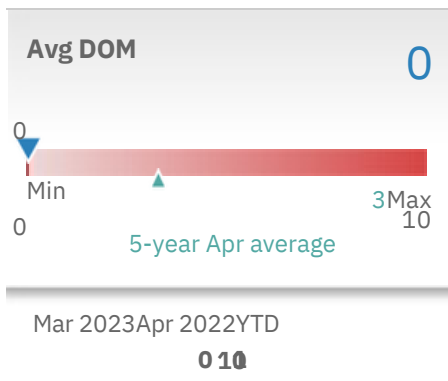
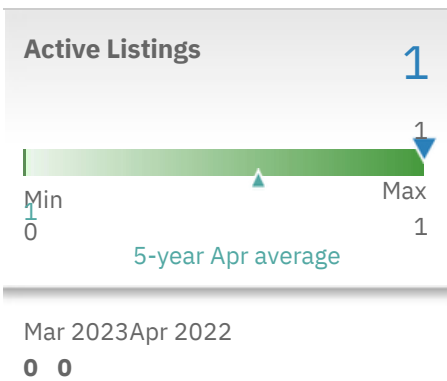
Email: adeptice@tcsr.realtor



Summary

In Oxford Area (Chester, PA), the median sold price for Attached properties for April was \$0, representing no change compared to last month and a decrease of 100% from April 2022. The average days on market for units sold in April was 0 days, 100% below the 5-year April average of 3 days. There was no month over month change in new contract activity with 0 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from March) with 0; and a 0% increase in supply to 1 active units.

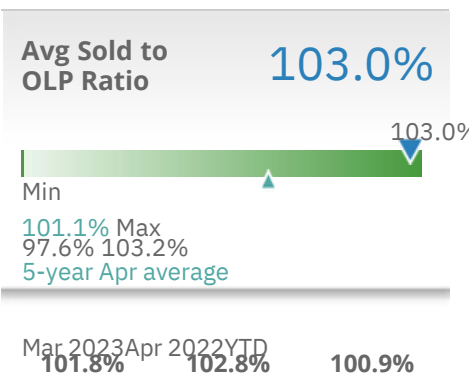
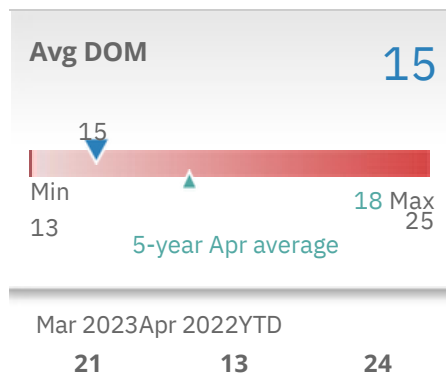
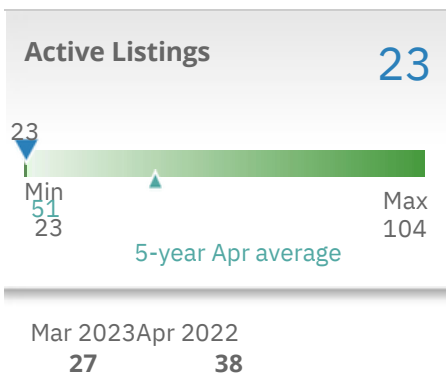
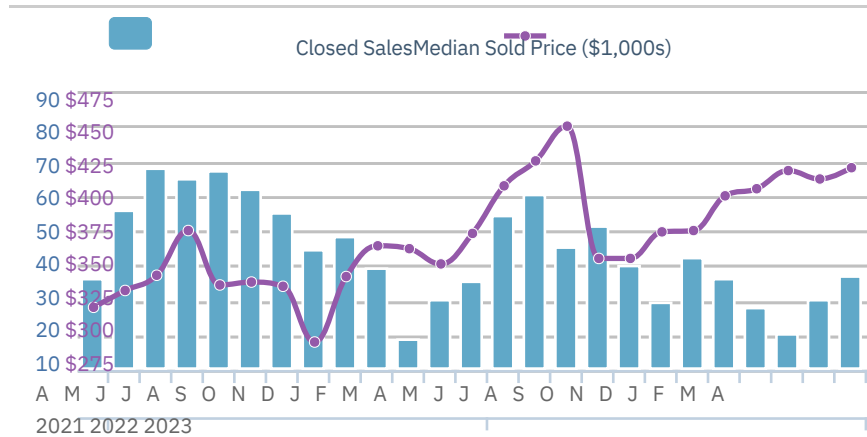
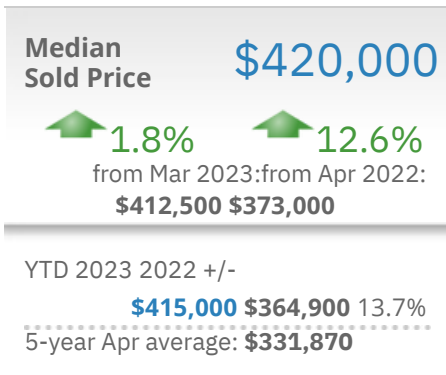
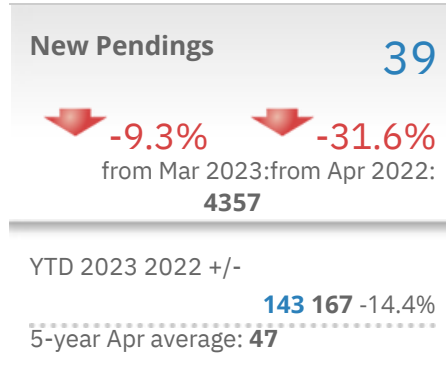
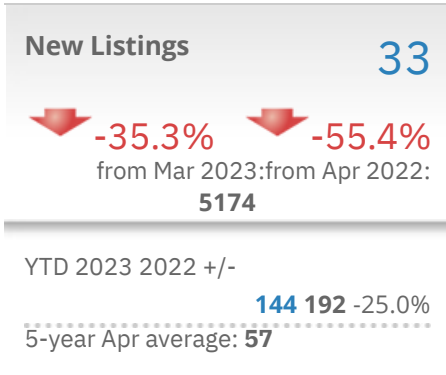
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, up from 0.00 in March and no change from April 2022. The Contract Ratio is 100% lower than the 5-year April average of 0.40. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



April 2023

Phoenixville Area (Chester, PA)

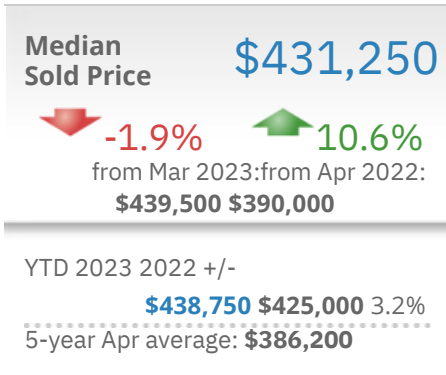
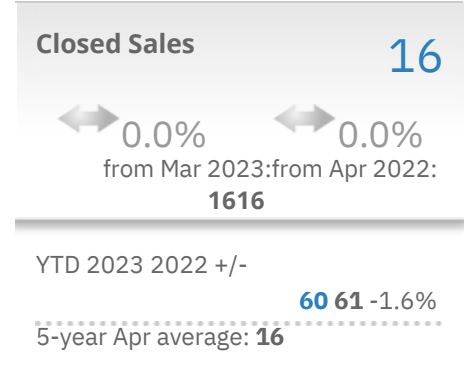
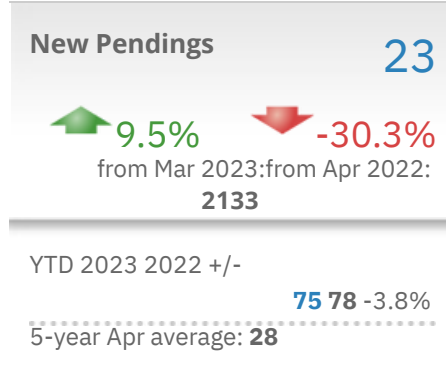
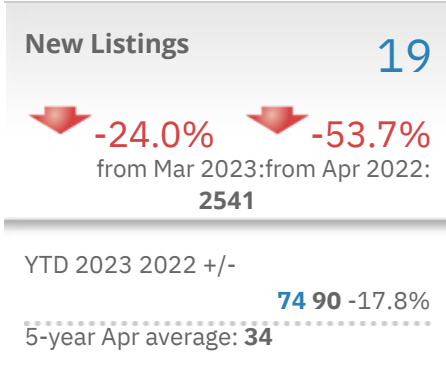
Email: adepice@tcsr.realtor



April 2023

Phoenixville Area (Chester, PA) - Detached

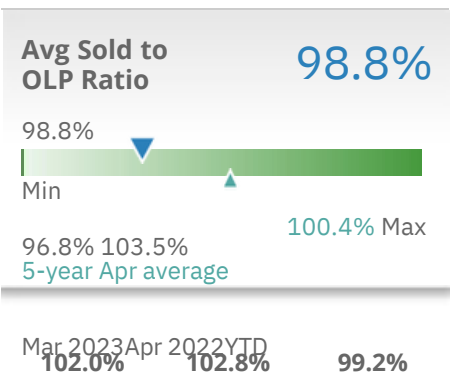
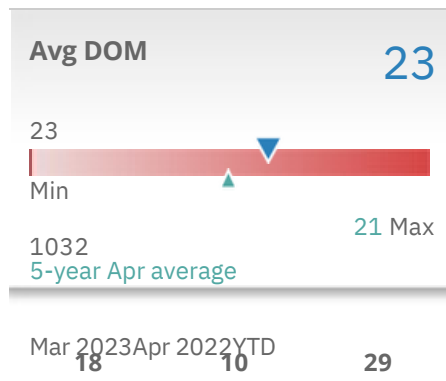
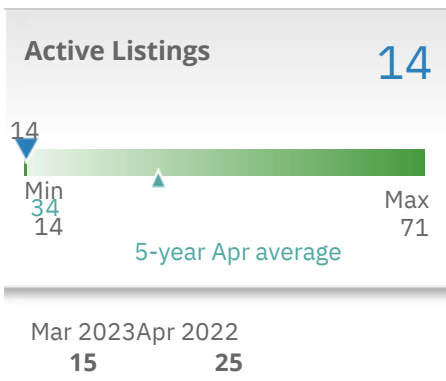
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Summary

In Phoenixville Area (Chester, PA), the median sold price for Detached properties for April was \$431,250, representing a decrease of 1.9% compared to last month and an increase of 10.6% from Apr 2022. The average days on market for units sold in April was 23 days, 9% above the 5-year April average of 21 days. There was a 9.5% month over month increase in new contract activity with 23 New Pendings; a 20.7% MoM increase in All Pendings (new contracts + contracts carried over from March) to 35; and a 6.7% decrease in supply to 14 active units.

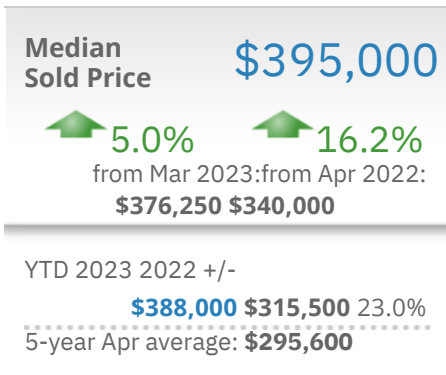
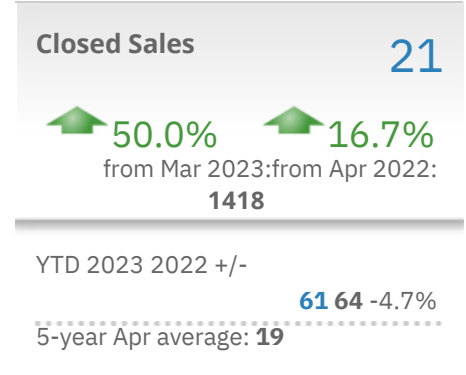
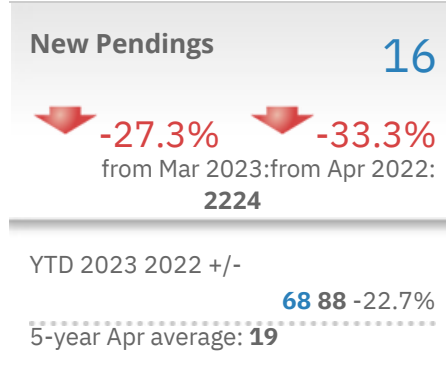
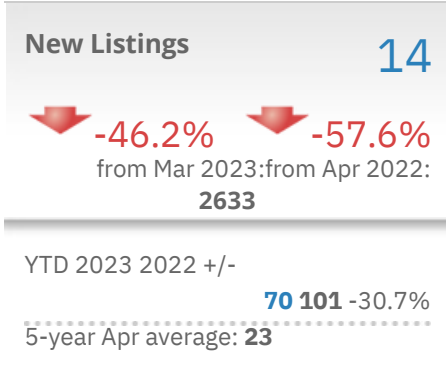
This activity resulted in a Contract Ratio of 2.50 pendings per active listing, up from 1.93 in March and an increase from 1.96 in April 2022. The Contract Ratio is 57% higher than the 5-year April average of 1.59. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



April 2023

Phoenixville Area (Chester, PA) - Attached

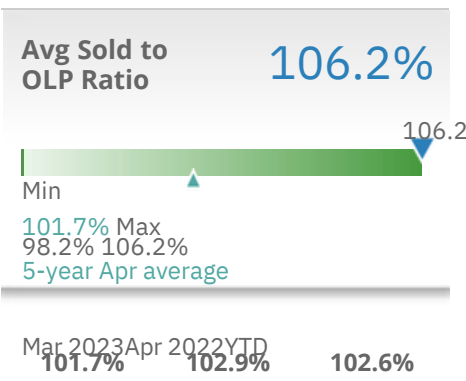
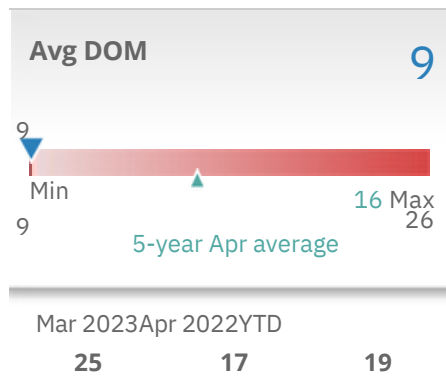
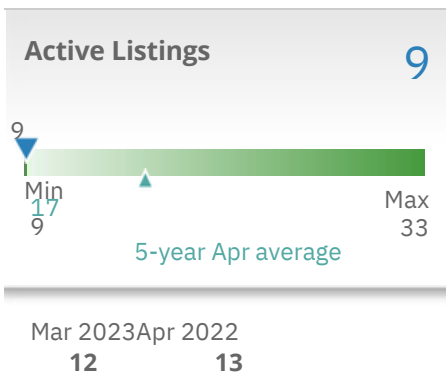
Tri-County Suburban REALTORS
Email: adeptice@tcsr.realtor



Summary

In Phoenixville Area (Chester, PA), the median sold price for Attached properties for April was \$395,000, representing an increase of 5% compared to last month and an increase of 16.2% from Apr 2022. The average days on market for units sold in April was 9 days, 45% below the 5-year April average of 16 days. There was a 27.3% month over month decrease in new contract activity with 16 New Pendings; a 19.4% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 25; and a 25% decrease in supply to 9 active units.

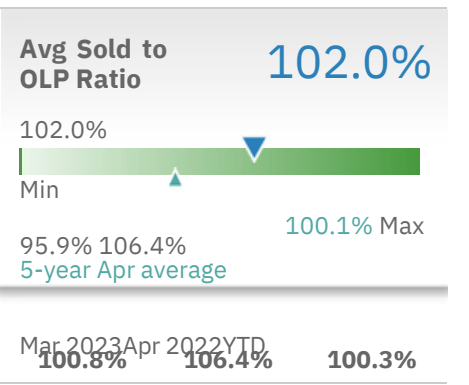
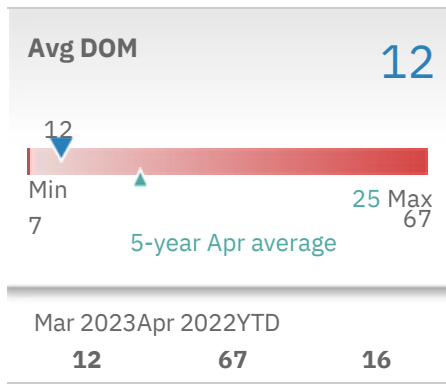
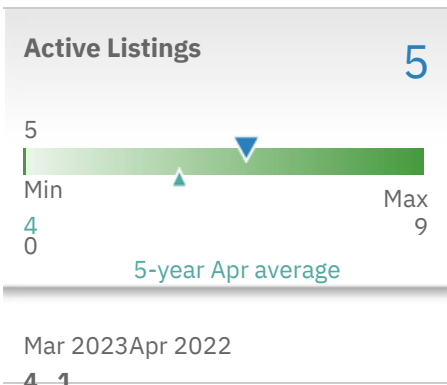
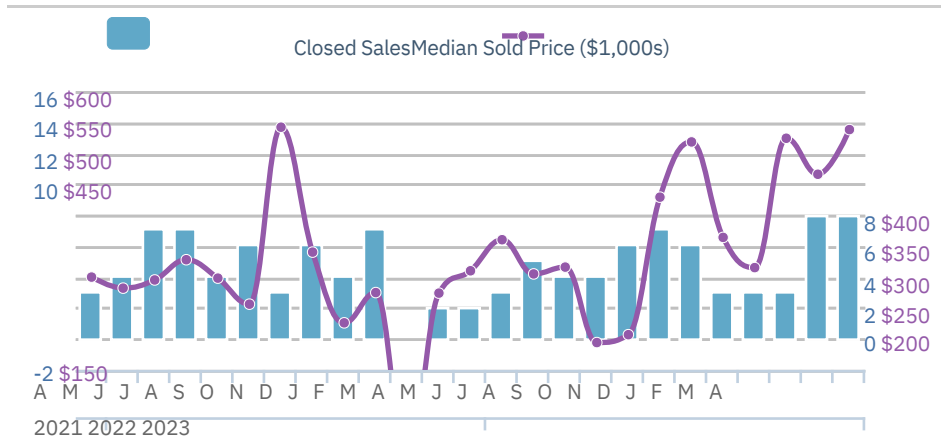
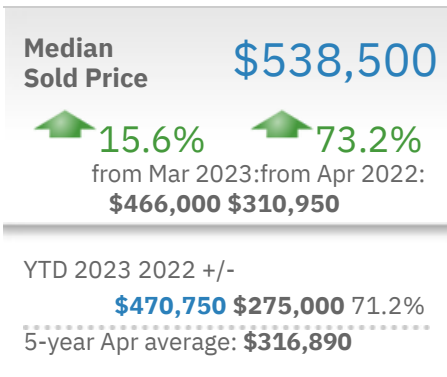
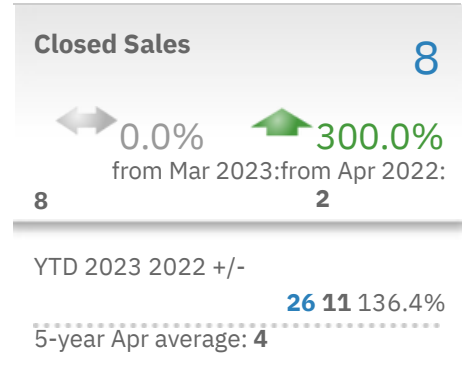
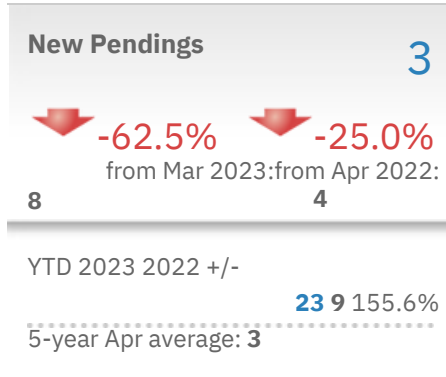
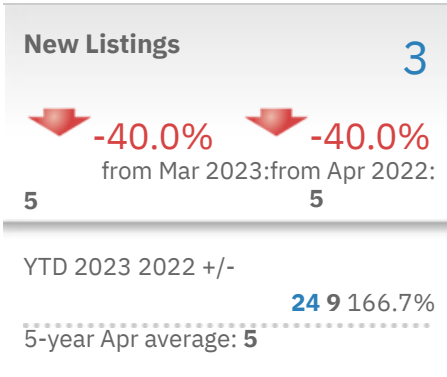
This activity resulted in a Contract Ratio of 2.78 pendings per active listing, up from 2.58 in March and a decrease from 3.31 in April 2022. The Contract Ratio is 17% higher than the 5-year April average of 2.37. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



April 2023

Spring-Ford Area (Chester, PA)

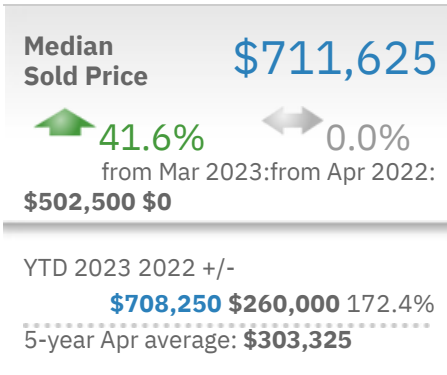
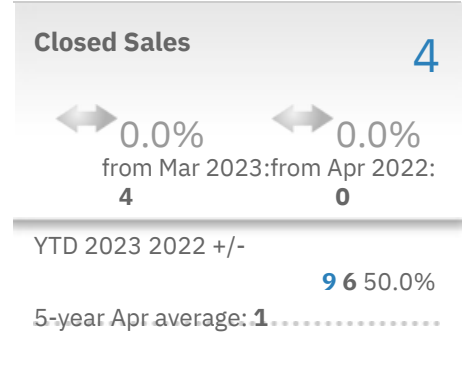
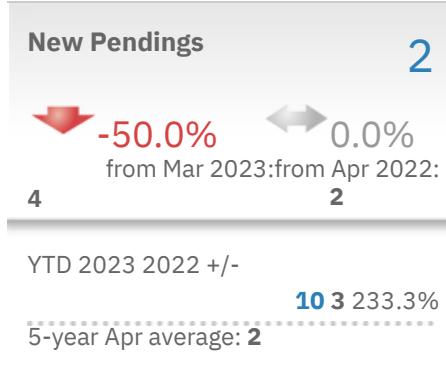
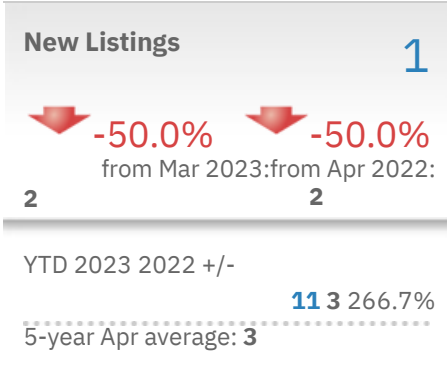
Email: adevice@tcsr.realtor



April 2023

Spring-Ford Area (Chester, PA) - Detached

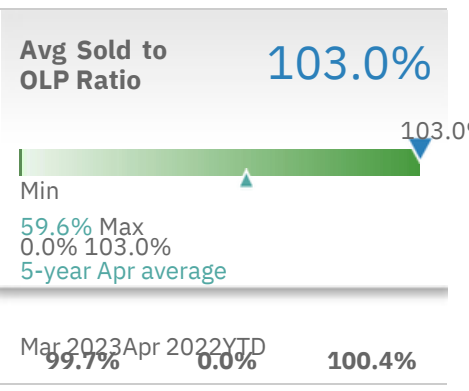
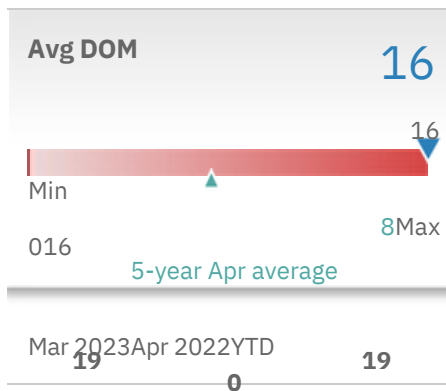
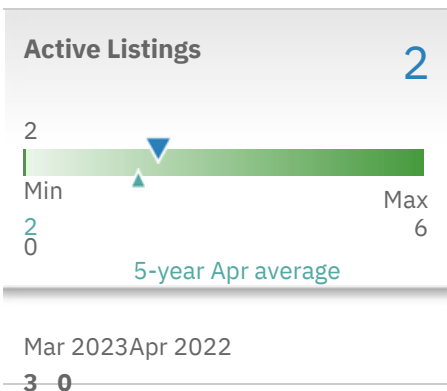
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Email: adeptice@tcsr.realtor



Summary

In Spring-Ford Area (Chester, PA), the median sold price for Detached properties for April was \$711,625, representing an increase of 41.6% compared to last month and an increase of 0% from Apr 2022. The average days on market for units sold in April was 16 days, 111% above the 5-year April average of 8 days. There was a 50% month over month decrease in new contract activity with 2 New Pendings; a 50% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 2; and a 33.3% decrease in supply to 2 active units.

This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 1.33 in March and an increase from 0.00 in April 2022. The Contract Ratio is 87% higher than the 5-year April average of 0.53. 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.

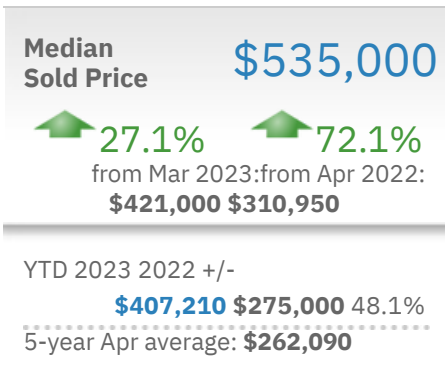
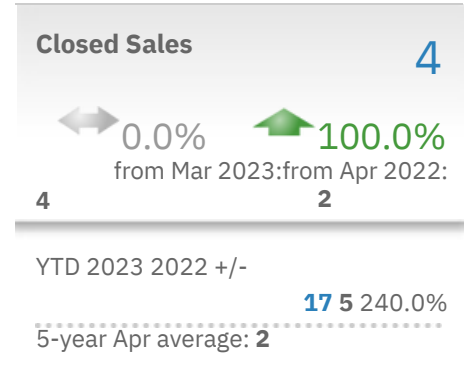
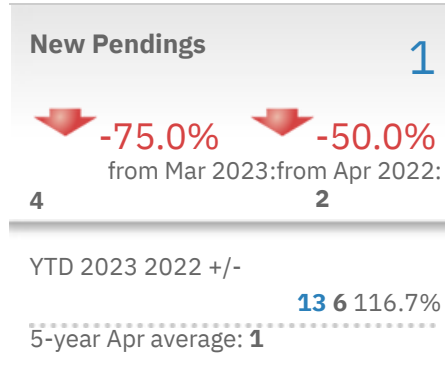
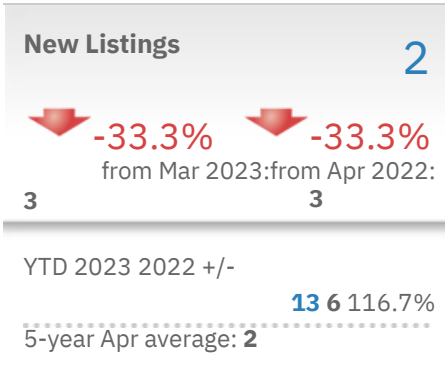


April 2023

Spring-Ford Area (Chester, PA) - Attached

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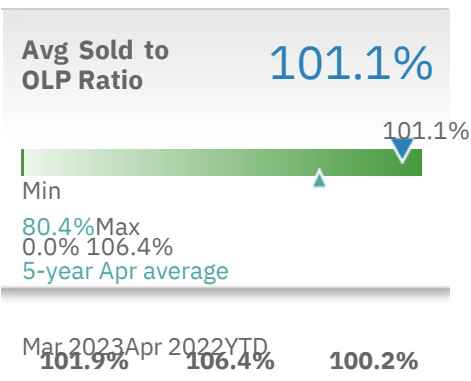
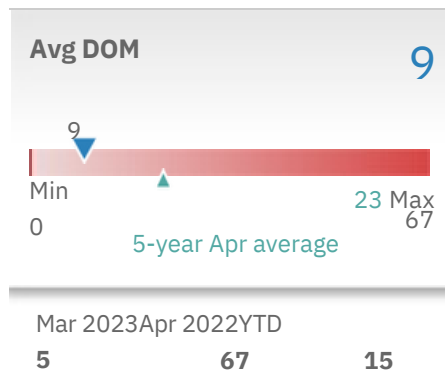
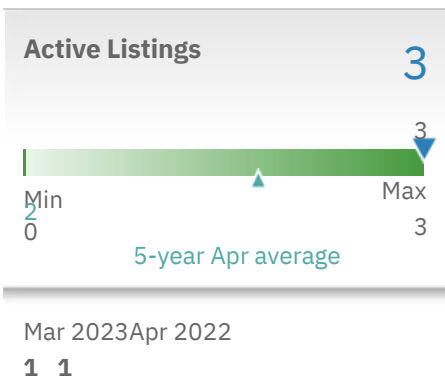
Email: adevice@tcsr.realtor



Summary

In Spring-Ford Area (Chester, PA), the median sold price for Attached properties for April was \$535,000, representing an increase of 27.1% compared to last month and an increase of 72.1% from Apr 2022. The average days on market for units sold in April was 9 days, 62% below the 5-year April average of 23 days. There was a 75% month over month decrease in new contract activity with 1 New Pendencies; a 75% MoM decrease in All Pendencies (new contracts + contracts carried over from March) to 1; and a 200% increase in supply to 3 active units.

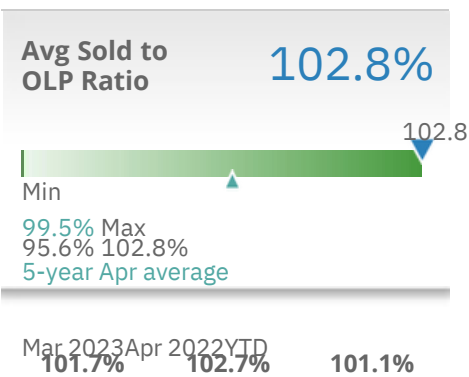
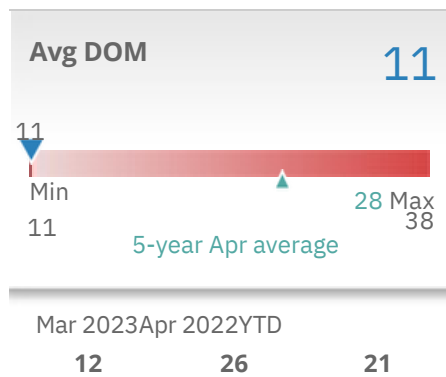
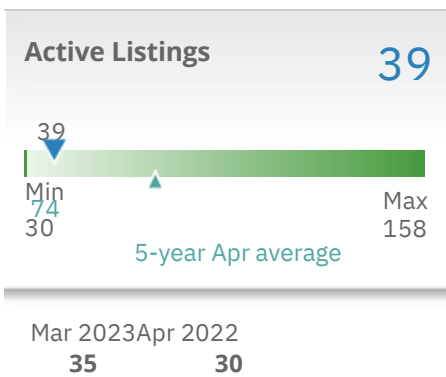
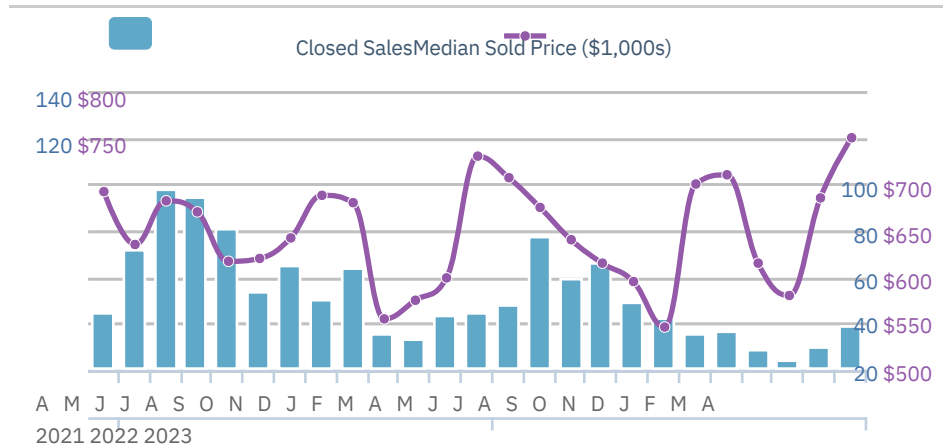
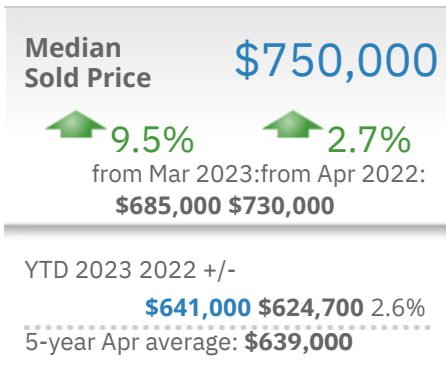
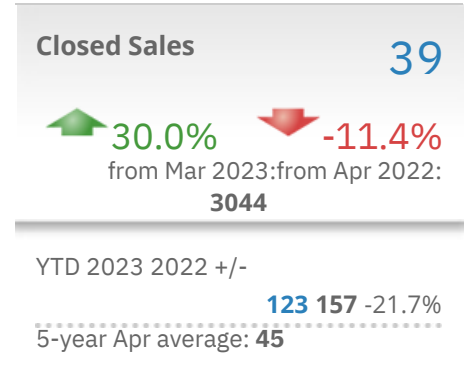
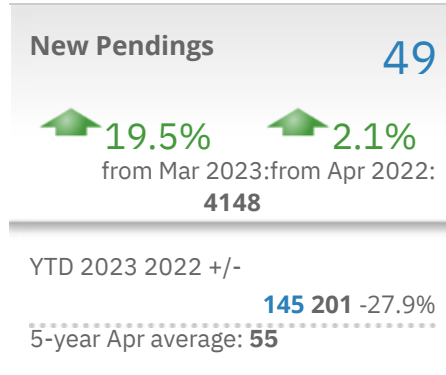
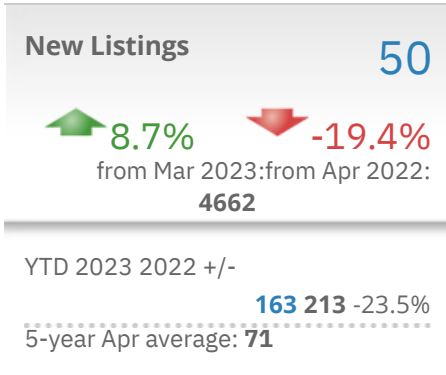
This activity resulted in a Contract Ratio of 0.33 pendencies per active listing, down from 4.00 in March and a decrease from 3.00 in April 2022. The Contract Ratio is 66% lower than the 5-year April average of 0.97. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



April 2023

Tredyffrin-Easttown (Chester, PA)

Email: adevice@tcsr.realtor

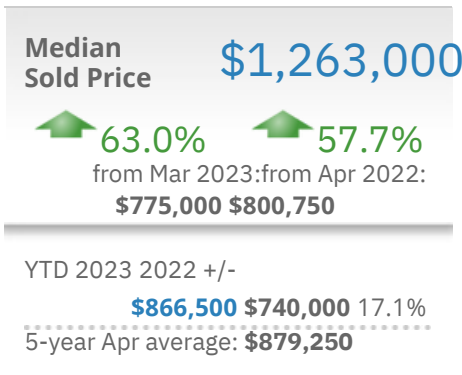
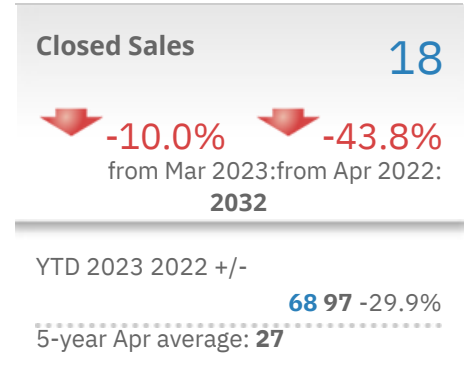
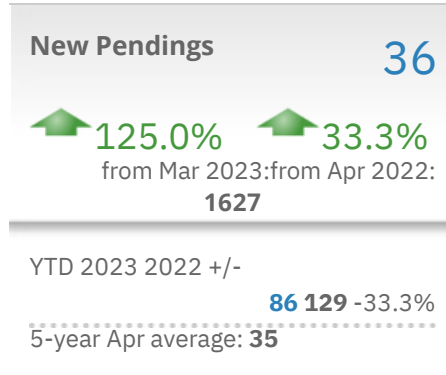
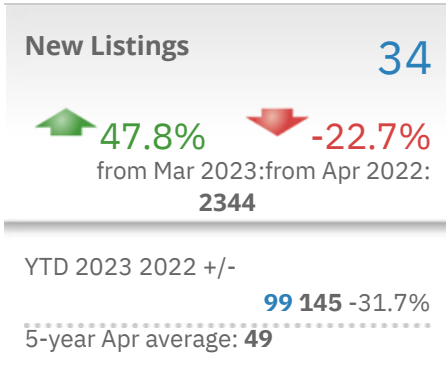


April 2023

Tredyffrin-Easttown (Chester, PA) - Detached

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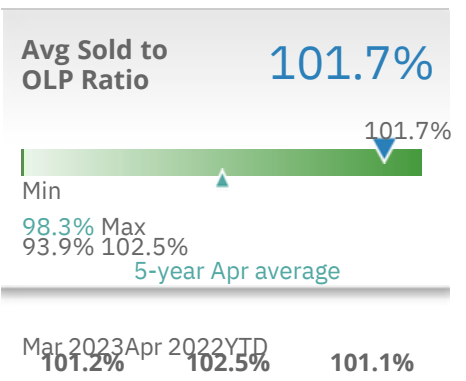
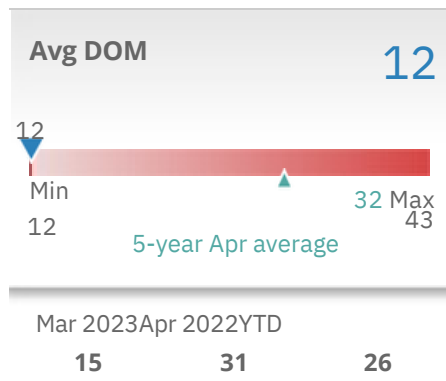
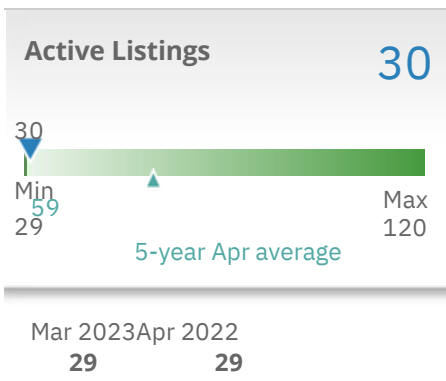
Email: adevice@tcsr.realtor



Summary

In Tredyffrin-Easttown (Chester, PA), the median sold price for Detached properties for April was \$1,263,000, representing an increase of 63% compared to last month and an increase of 57.7% from Apr 2022. The average days on market for units sold in April was 12 days, 63% below the 5-year April average of 32 days. There was a 125% month over month increase in new contract activity with 36 New Pendings; a 60% MoM increase in All Pendings (new contracts + contracts carried over from March) to 48; and a 3.4% increase in supply to 30 active units.

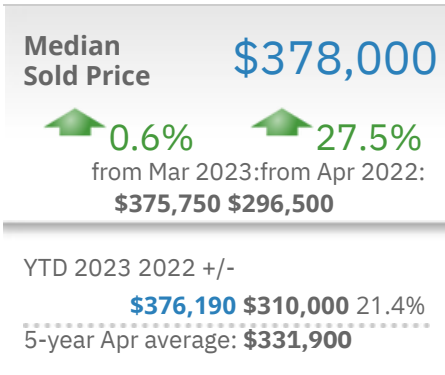
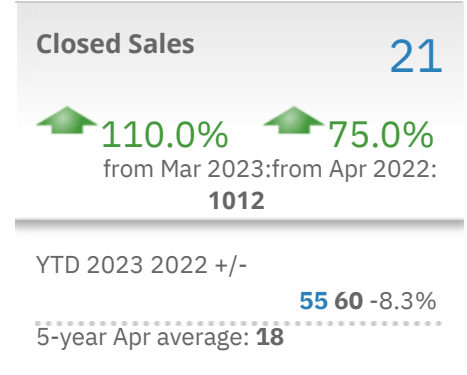
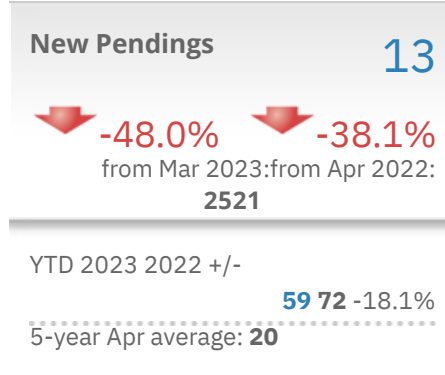
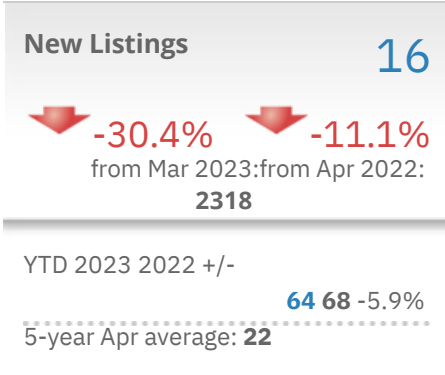
This activity resulted in a Contract Ratio of 1.60 pendings per active listing, up from 1.03 in March and a decrease from 2.45 in April 2022. The Contract Ratio is 1% higher than the 5-year April average of 1.58. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



April 2023

Tredyffrin-Easttown (Chester, PA) - Attached

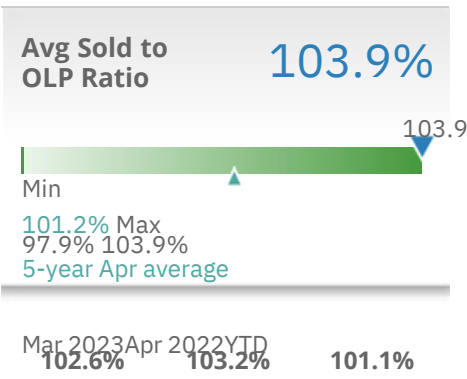
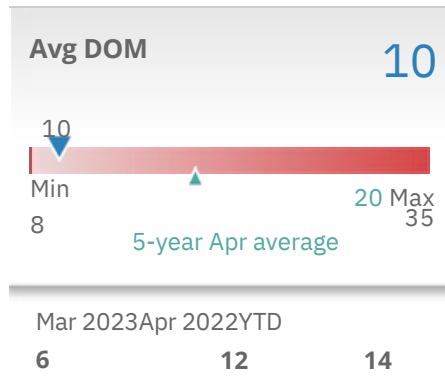
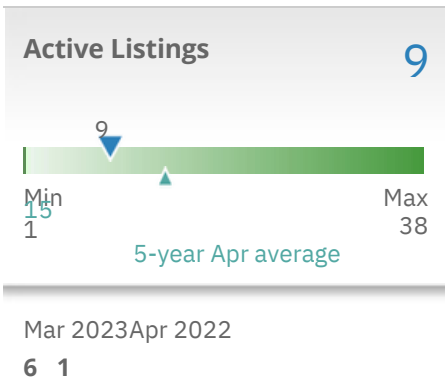
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Email: adeptice@tcsr.realtor



Summary

In Tredyffrin-Easttown (Chester, PA), the median sold price for Attached properties for April was \$378,000, representing an increase of 0.6% compared to last month and an increase of 27.5% from Apr 2022. The average days on market for units sold in April was 10 days, 49% below the 5-year April average of 20 days. There was a 48% month over month decrease in new contract activity with 13 New Pendings; a 33.3% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 18; and a 50% increase in supply to 9 active units.

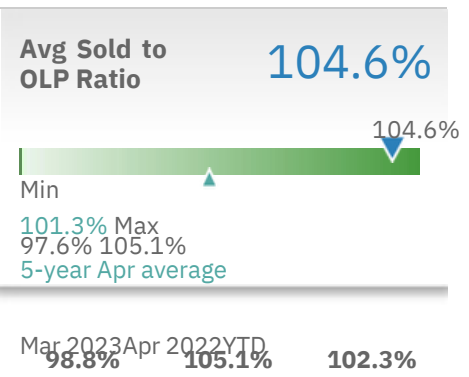
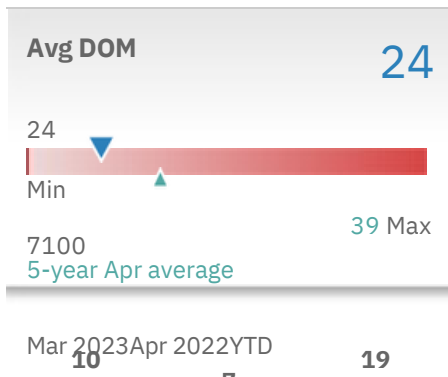
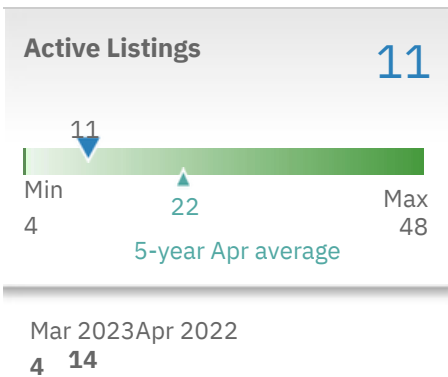
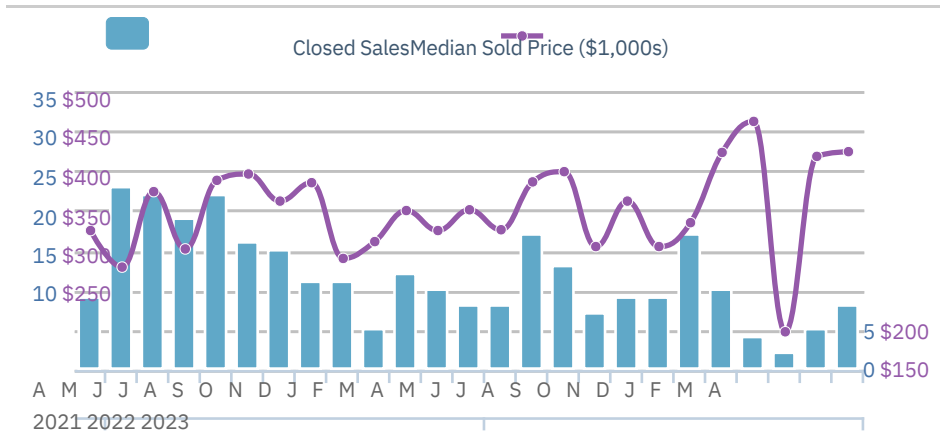
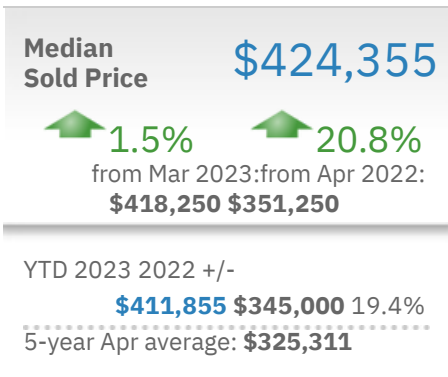
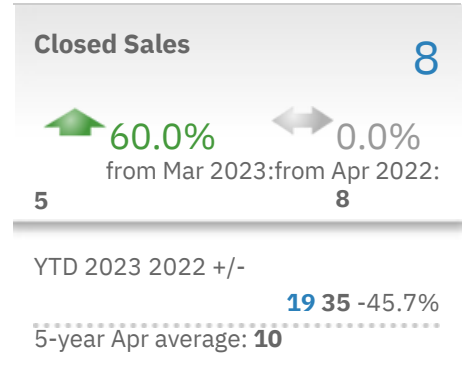
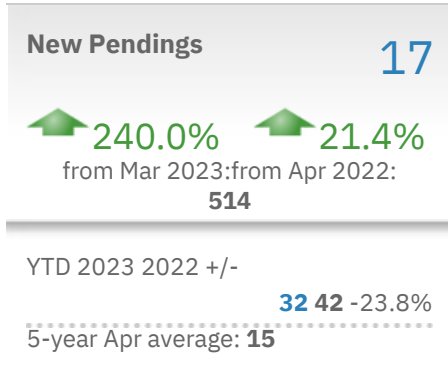
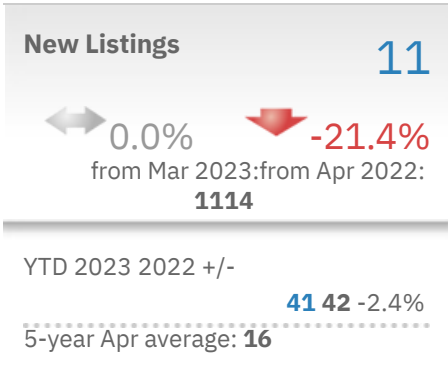
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, down from 4.50 in March and a decrease from 30.00 in April 2022. The Contract Ratio is 76% lower than the 5-year April average of 8.35. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



April 2023

Twin Valley (Chester, PA)

Email: adevice@tcsr.realtor

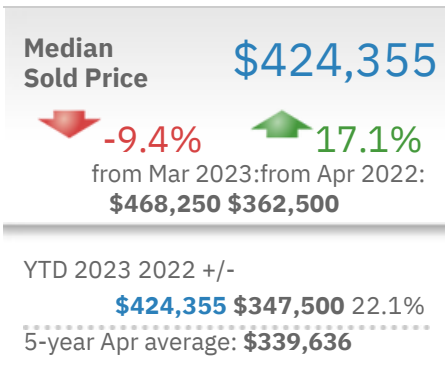
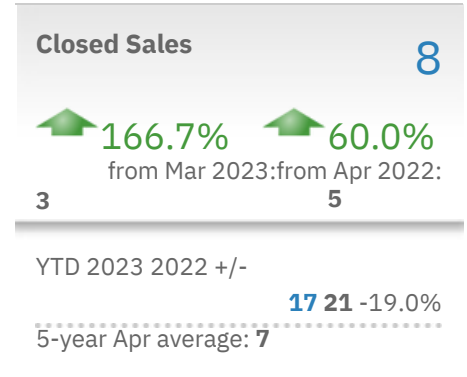
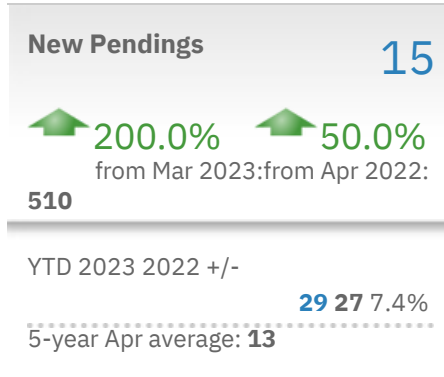
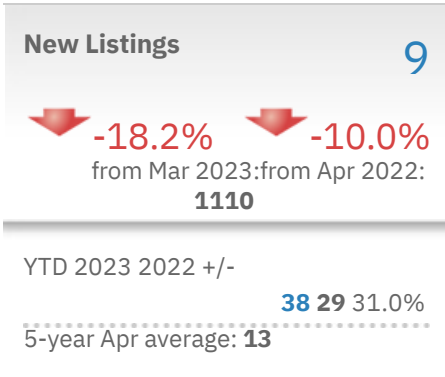


April 2023

Twin Valley (Chester, PA) - Detached

Tri-County Suburban REALTORS

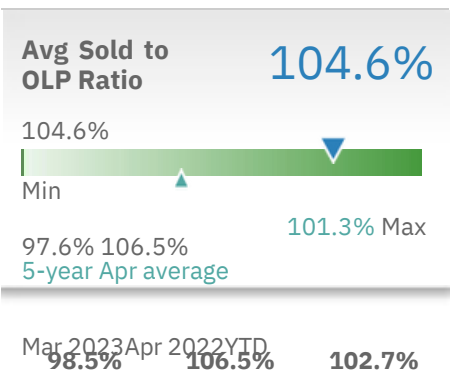
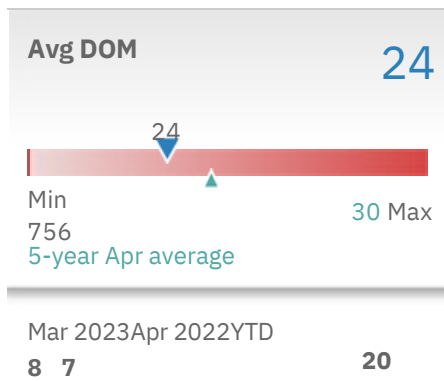
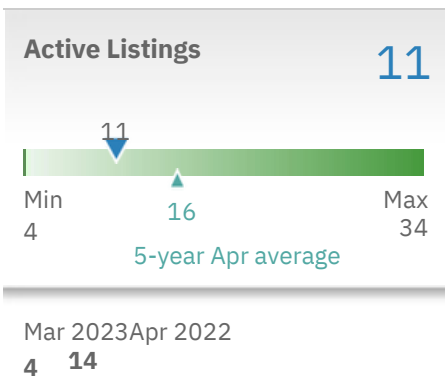
Email: adeptice@tcsr.realtor



Summary

In Twin Valley (Chester, PA), the median sold price for Detached properties for April was \$424,355, representing a decrease of 9.4% compared to last month and an increase of 17.1% from Apr 2022. The average days on market for units sold in April was 24 days, 21% below the 5-year April average of 30 days. There was a 200% month over month increase in new contract activity with 15 New Pendings; a 42.9% MoM increase in All Pendings (new contracts + contracts carried over from March) to 20; and a 21.4% decrease in supply to 11 active units.

This activity resulted in a Contract Ratio of 1.82 pendings per active listing, up from 1.00 in March and a decrease from 3.50 in April 2022. The Contract Ratio is 13% lower than the 5-year April average of 2.10. 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.

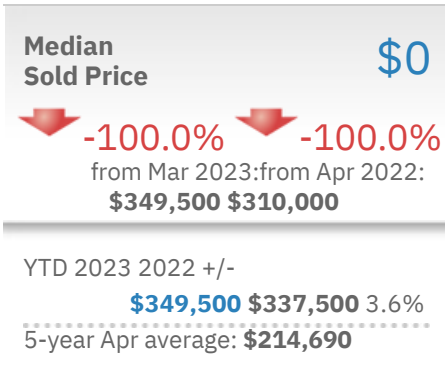
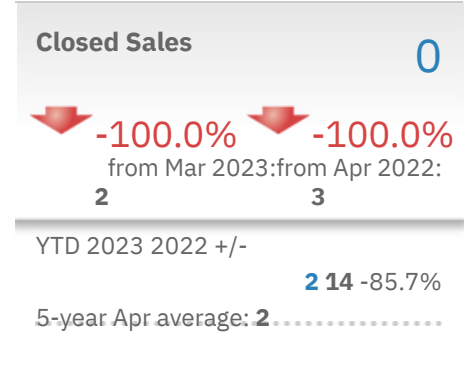
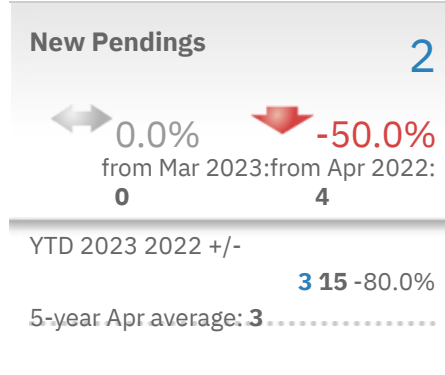
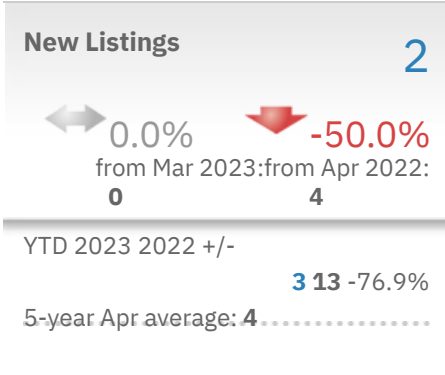


April 2023

Twin Valley (Chester, PA) - Attached

Tri-County Suburban REALTORS

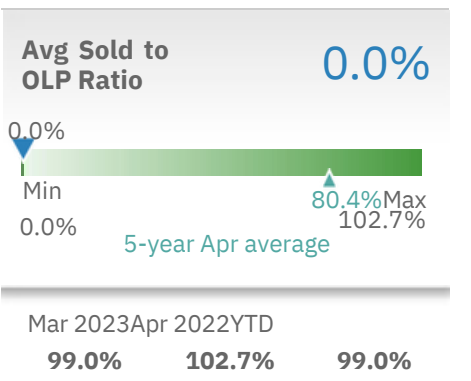
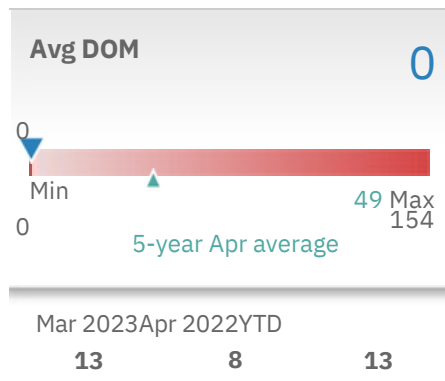
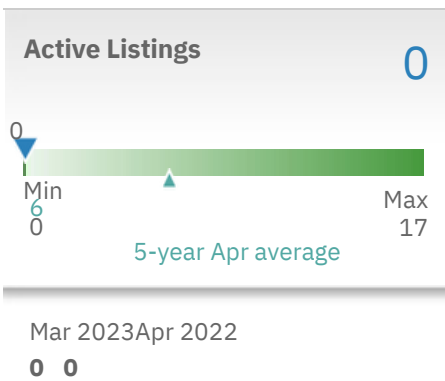
Email: adeptice@tcsr.realtor



Summary

In Twin Valley (Chester, PA), the median sold price for Attached properties for April was \$0, representing a decrease of 100% compared to last month and a decrease of 100% from Apr 2022. The average days on market for units sold in April was 0 days, 100% below the 5-year April average of 49 days. There was a 0% month over month increase in new contract activity with 2 New Pendings; a 0% MoM increase in All Pendings (new contracts + contracts carried over from March) to 2; and no change in supply with 0 active units.

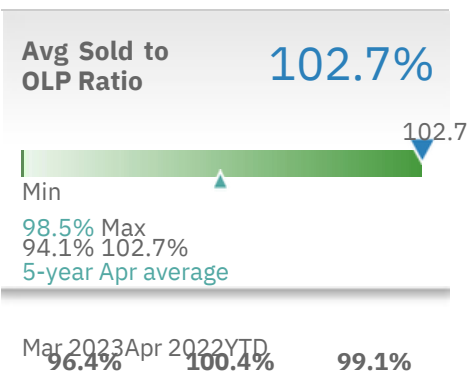
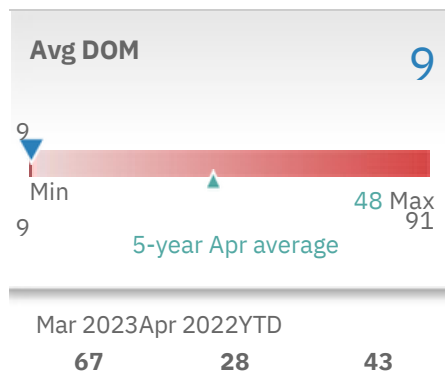
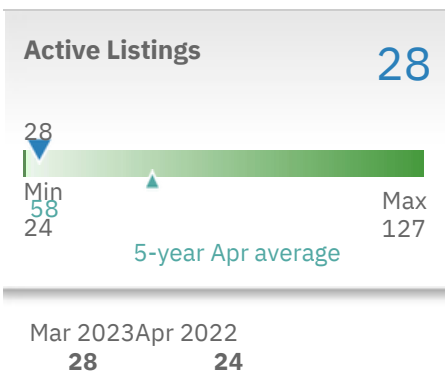
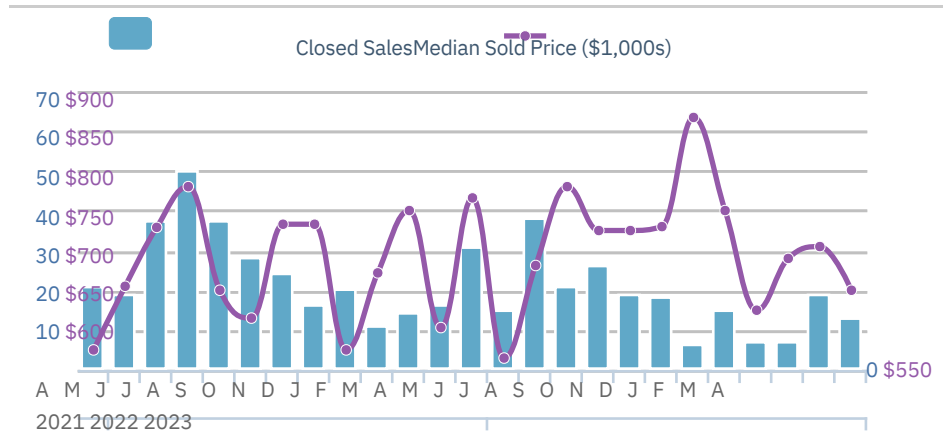
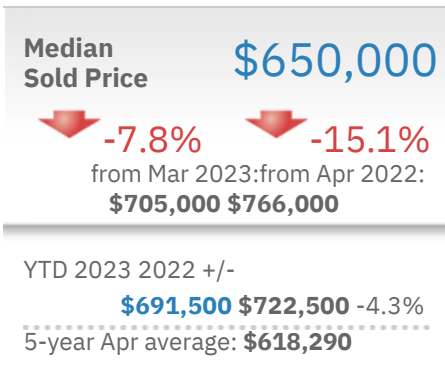
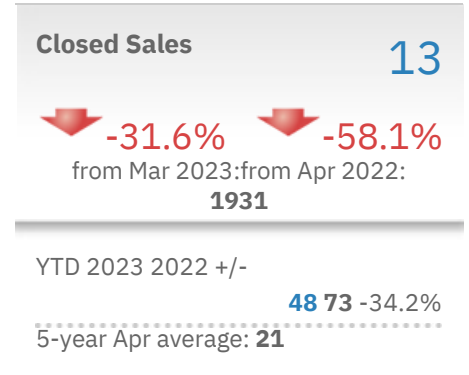
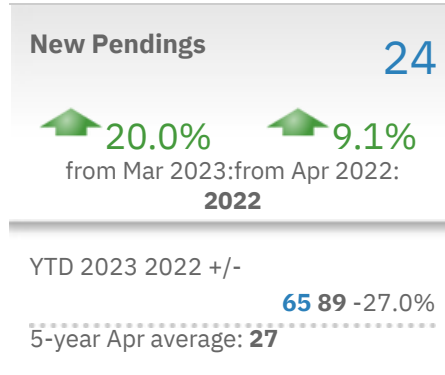
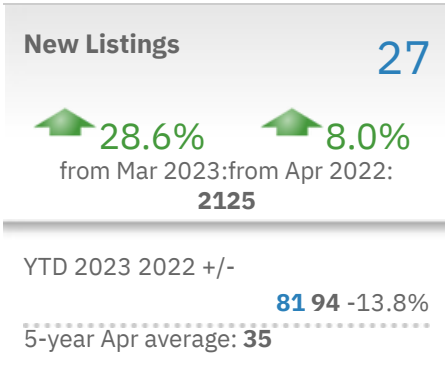
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from March and no change from April 2022. The Contract Ratio is 100% lower than the 5-year April average of 2.48. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



April 2023

Unionville-Chadds Ford (Chester, PA)

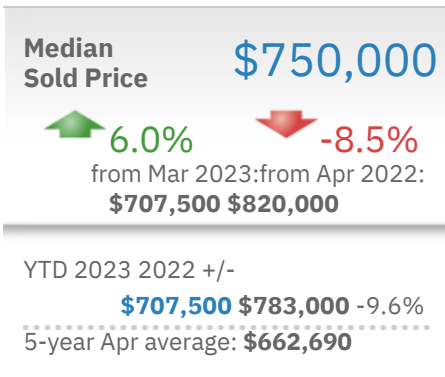
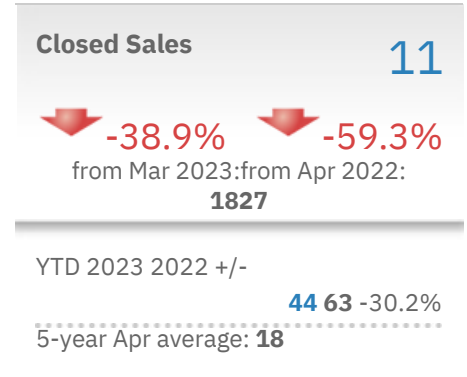
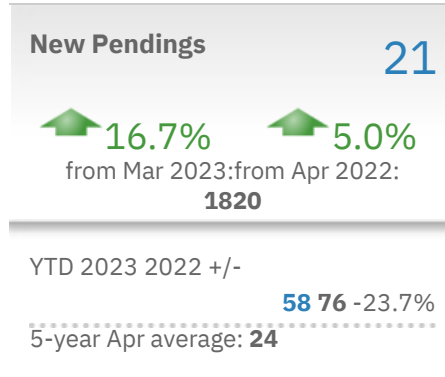
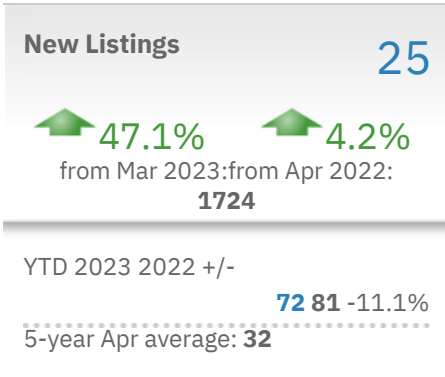
Email: adepice@tcsr.realtor



April 2023

Unionville-Chadds Ford (Chester, PA) - Detached

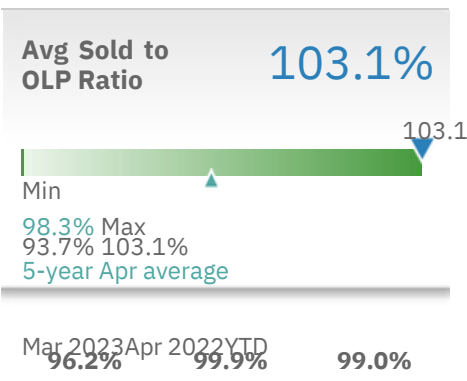
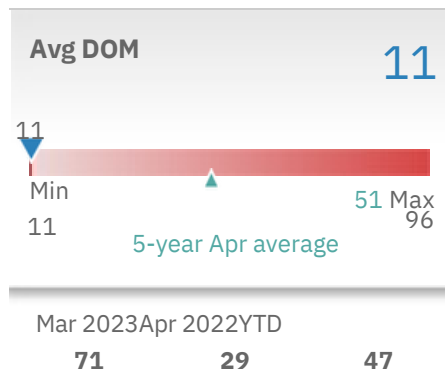
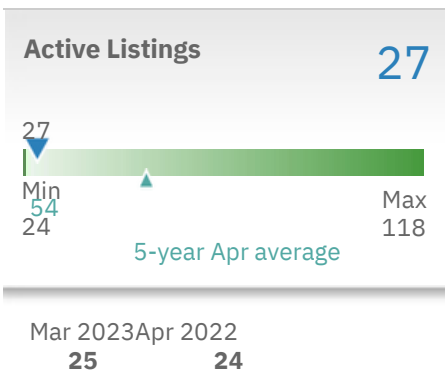
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Summary

In Unionville-Chadds Ford (Chester, PA), the median sold price for Detached properties for April was \$750,000, representing an increase of 6% compared to last month and a decrease of 8.5% from Apr 2022. The average days on market for units sold in April was 11 days, 78% below the 5-year April average of 51 days. There was a 16.7% month over month increase in new contract activity with 21 New Pendings; a 42.9% MoM increase in All Pendings (new contracts + contracts carried over from March) to 30; and an 8% increase in supply to 27 active units.

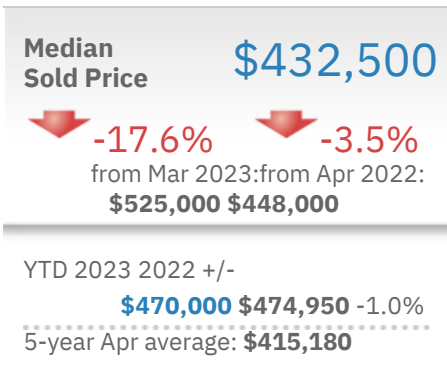
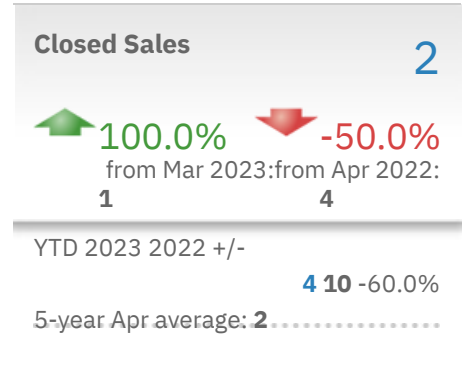
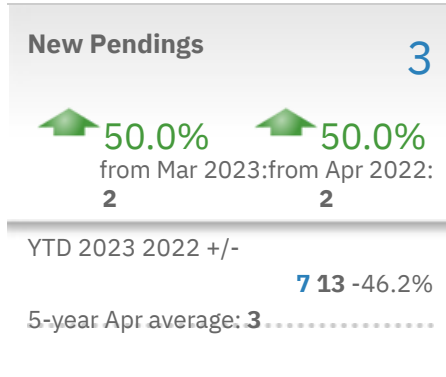
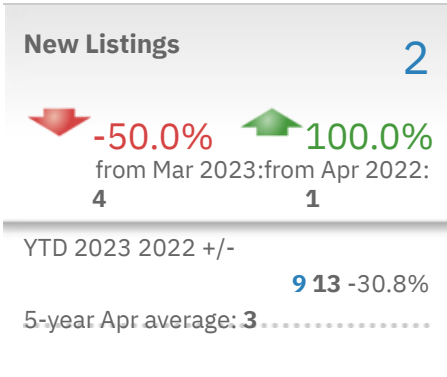
This activity resulted in a Contract Ratio of 1.11 pendings per active listing, up from 0.84 in March and a decrease from 1.46 in April 2022. The Contract Ratio is 6% higher than the 5-year April average of 1.05. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



April 2023

Unionville-Chadds Ford (Chester, PA) - Attached

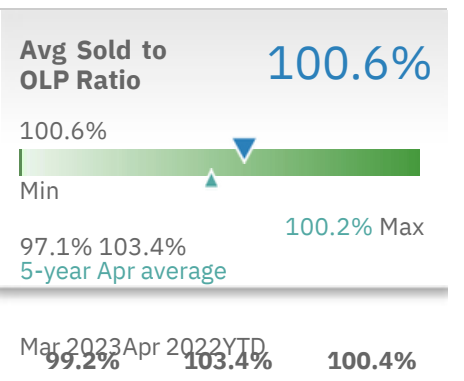
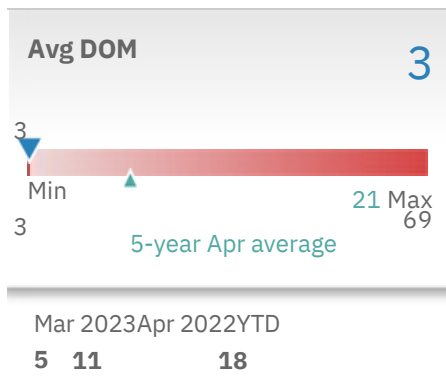
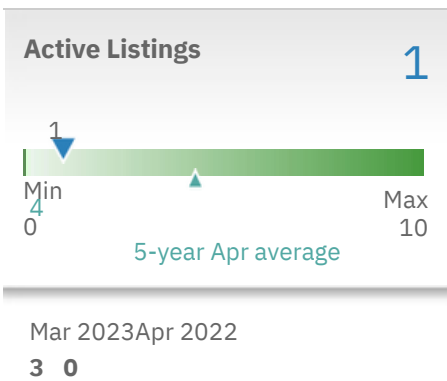
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Summary

In Unionville-Chadds Ford (Chester, PA), the median sold price for Attached properties for April was \$432,500, representing a decrease of 17.6% compared to last month and a decrease of 3.5% from Apr 2022. The average days on market for units sold in April was 3 days, 85% below the 5-year April average of 21 days. There was a 50% month over month increase in new contract activity with 3 New Pendings; a 50% MoM increase in All Pendings (new contracts + contracts carried over from March) to 3; and a 66.7% decrease in supply to 1 active units.

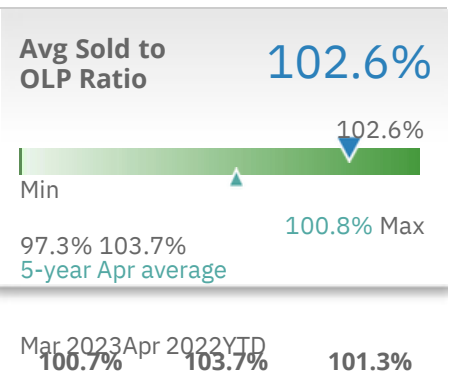
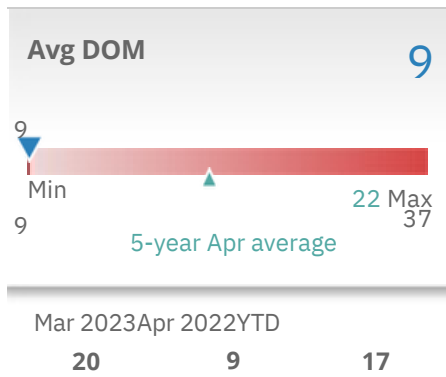
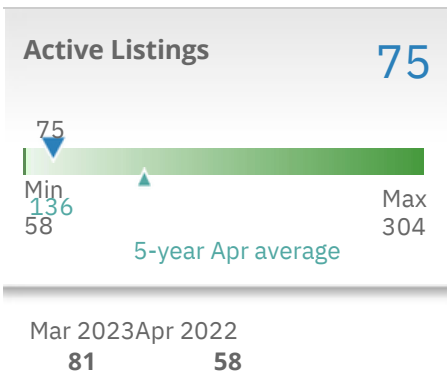
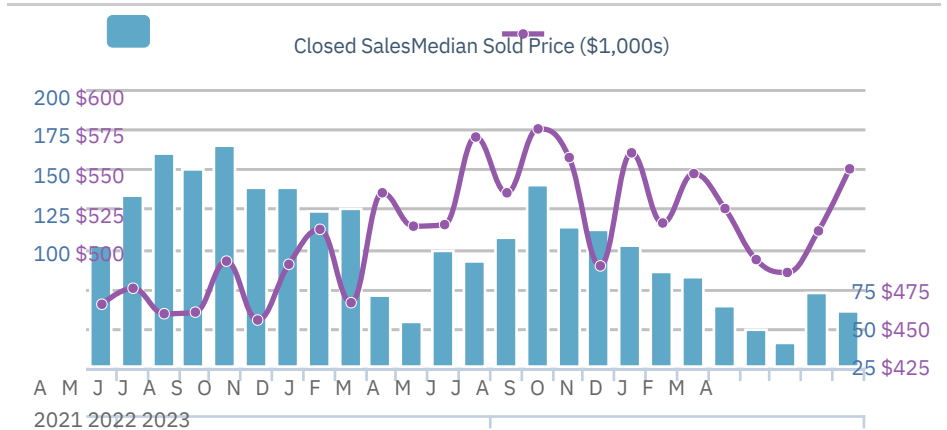
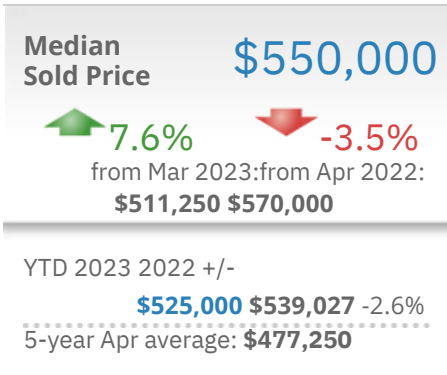
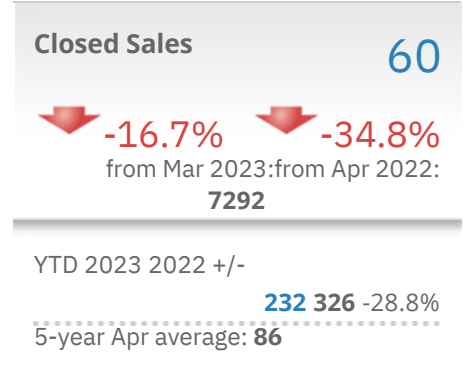
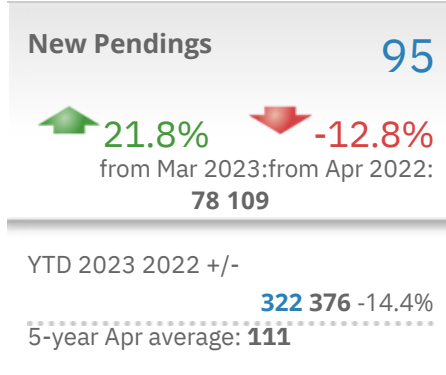
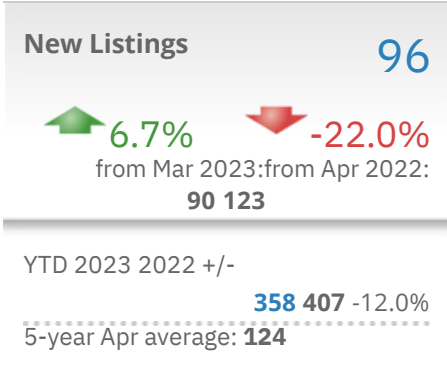
This activity resulted in a Contract Ratio of 3.00 pendings per active listing, up from 0.67 in March and an increase from 0.00 in April 2022. The Contract Ratio is 119% higher than the 5-year April average of 1.37. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



April 2023

West Chester Area (Chester, PA)

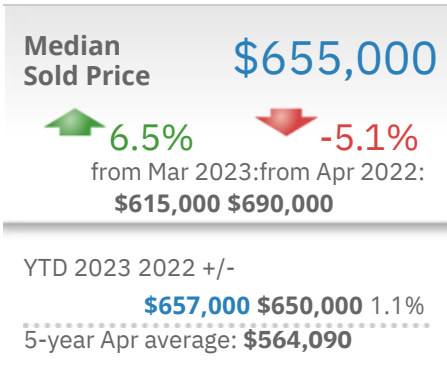
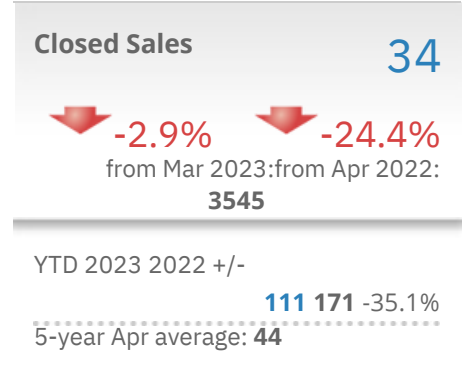
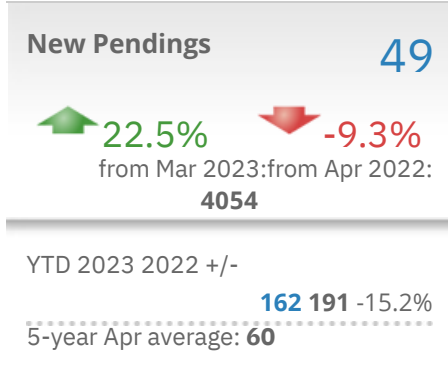
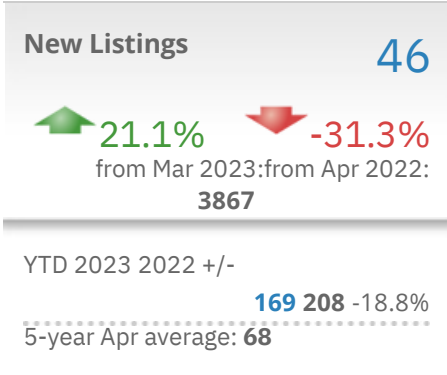
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April 2023

West Chester Area (Chester, PA) - Detached

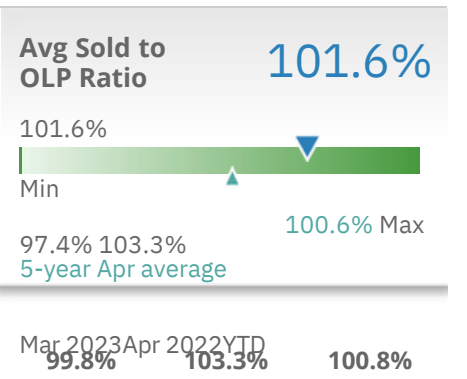
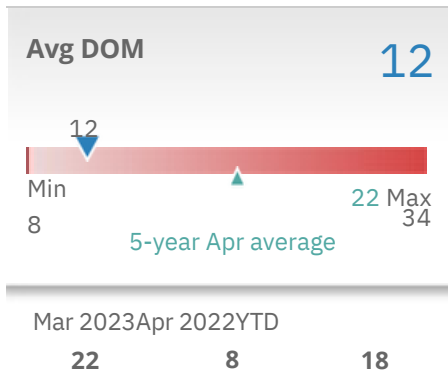
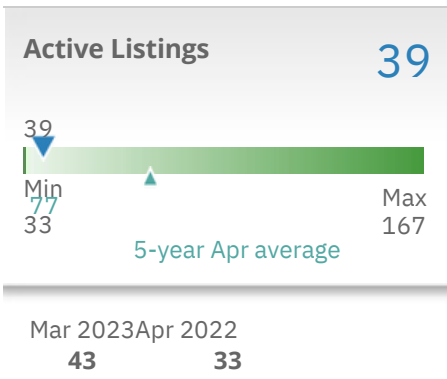
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Summary

In West Chester Area (Chester, PA), the median sold price for Detached properties for April was \$655,000, representing an increase of 6.5% compared to last month and a decrease of 5.1% from Apr 2022. The average days on market for units sold in April was 12 days, 46% below the 5-year April average of 22 days. There was a 22.5% month over month increase in new contract activity with 49 New Pendings; a 17.5% MoM increase in All Pendings (new contracts + contracts carried over from March) to 94; and a 9.3% decrease in supply to 39 active units.

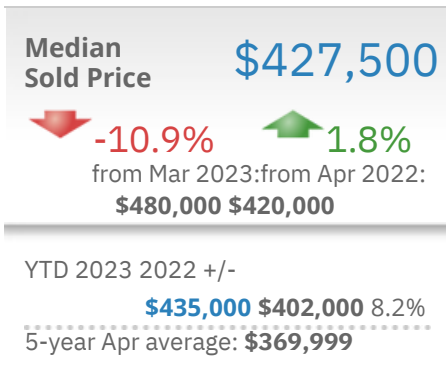
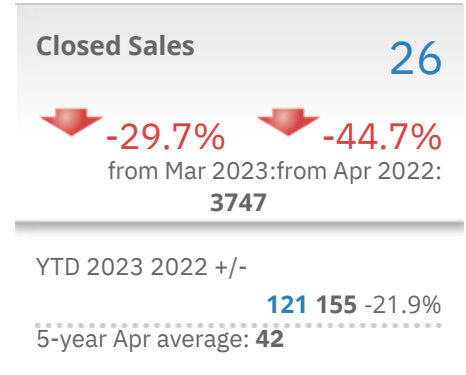
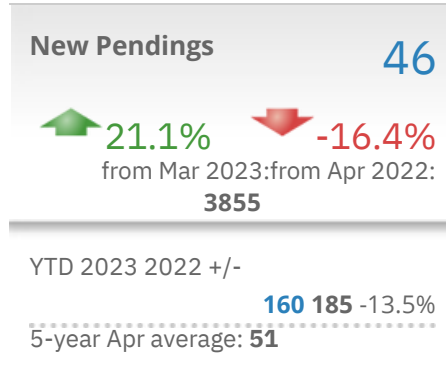
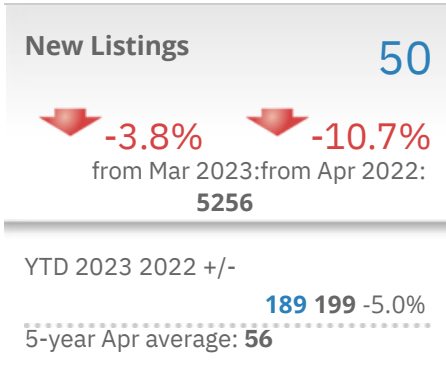
This activity resulted in a Contract Ratio of 2.41 pendings per active listing, up from 1.86 in March and a decrease from 3.76 in April 2022. The Contract Ratio is the same as the 5-year April average of 2.39. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



April 2023

West Chester Area (Chester, PA) - Attached

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Summary

In West Chester Area (Chester, PA), the median sold price for Attached properties for April was \$427,500, representing a decrease of 10.9% compared to last month and an increase of 1.8% from Apr 2022. The average days on market for units sold in April was 6 days, 74% below the 5-year April average of 23 days. There was a 21.1% month over month increase in new contract activity with 46 New Pendings; a 30% MoM increase in All Pendings (new contracts + contracts carried over from March) to 78; and a 5.3% decrease in supply to 36 active units.

This activity resulted in a Contract Ratio of 2.17 pendings per active listing, up from 1.58 in March and a decrease from 3.96 in April 2022. The Contract Ratio is 4% higher than the 5-year April average of 2.09. 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.

