

April 2023

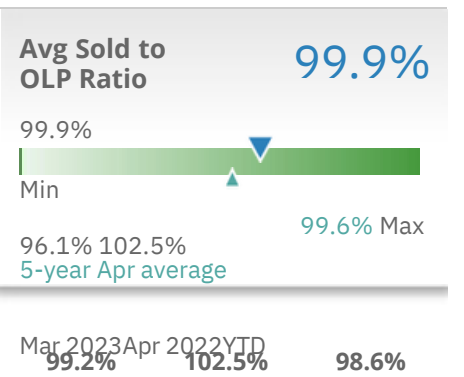
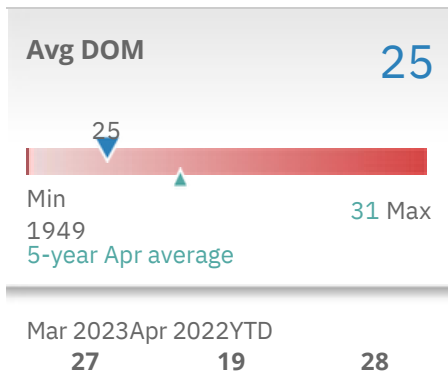
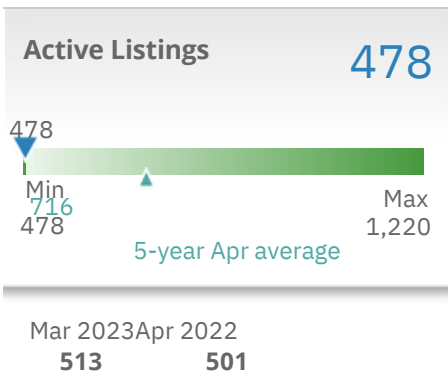
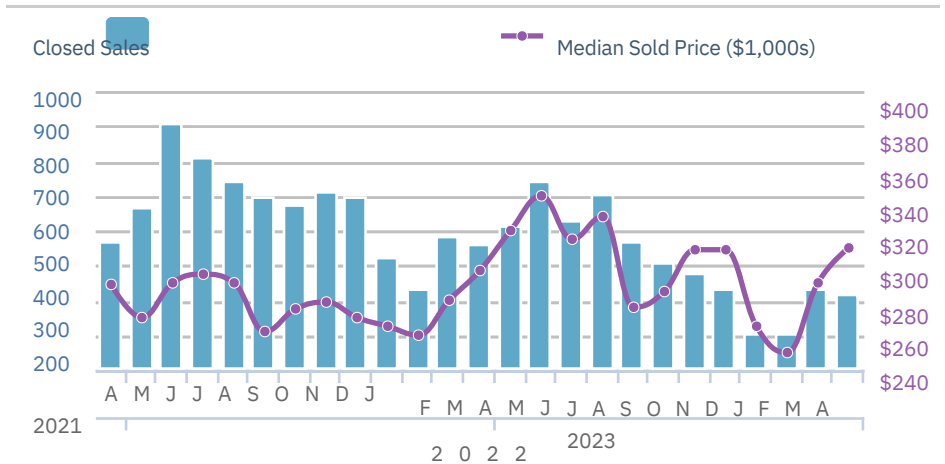
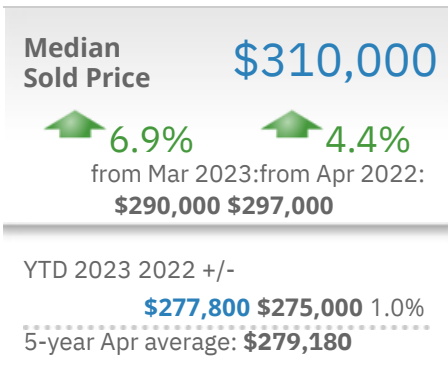
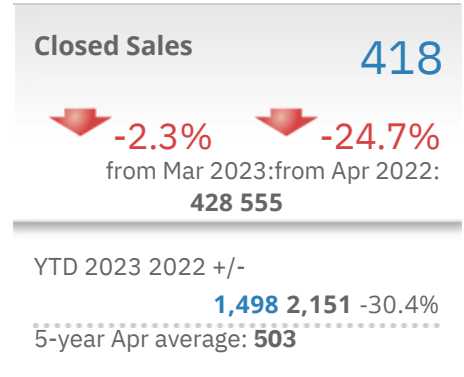
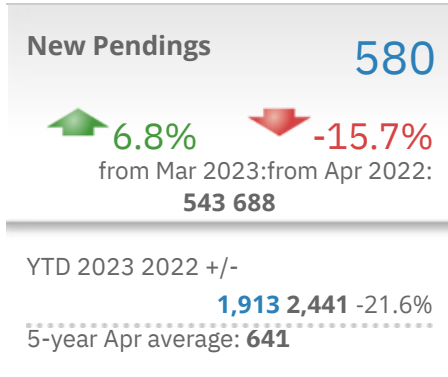
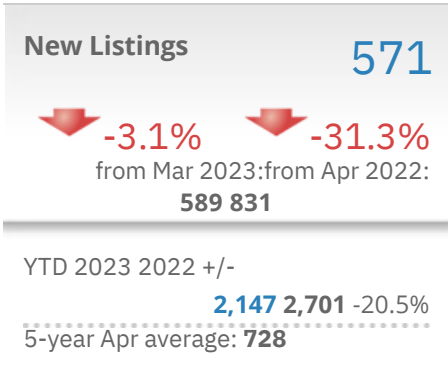
All Home Types
Detached
Attached

Local Market Insight

Delaware County, PA

April 2023
Delaware County, PA

Email: adevice@tcsr.realtor

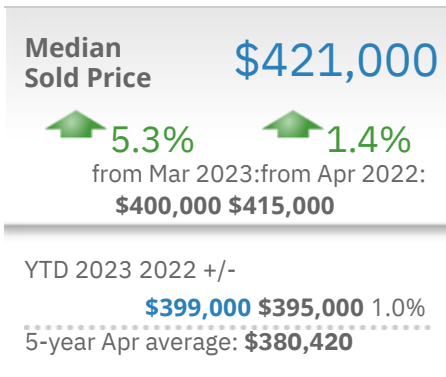
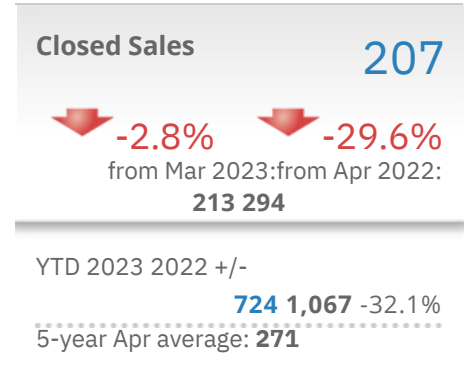
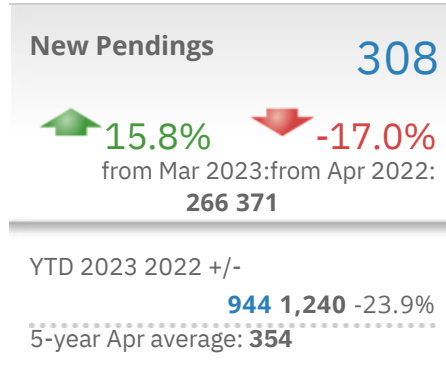
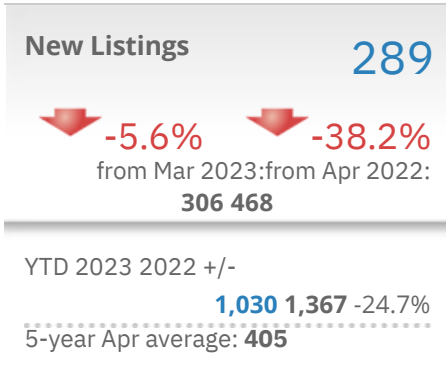


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Delaware County, PA - Detached

Tri-County Suburban REALTORS

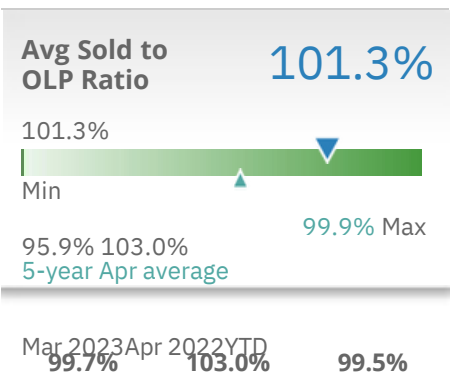
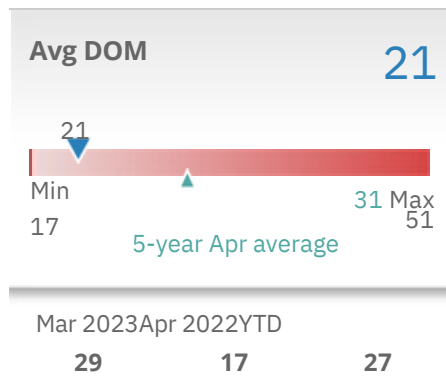
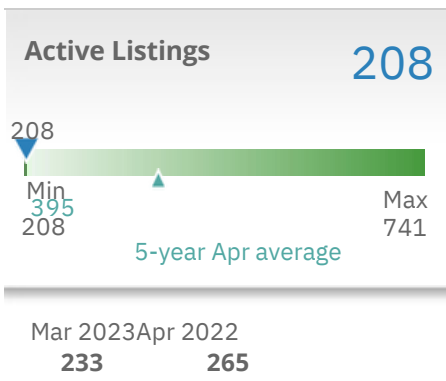
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Summary

In Delaware County, PA, the median sold price for Detached properties for April was \$421,000, representing an increase of 5.3% compared to last month and an increase of 1.4% from Apr 2022. The average days on market for units sold in April was 21 days, 32% below the 5-year April average of 31 days. There was a 15.8% month over month increase in new contract activity with 308 New Pendings; a 26.9% MoM increase in All Pendings (new contracts + contracts carried over from March) to 453; and a 10.7% decrease in supply to 208 active units.

This activity resulted in a Contract Ratio of 2.18 pendings per active listing, up from 1.53 in March and an increase from 2.13 in April 2022. The Contract Ratio is 24% higher than the 5-year April 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.

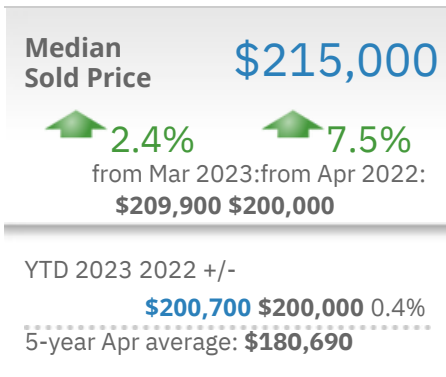
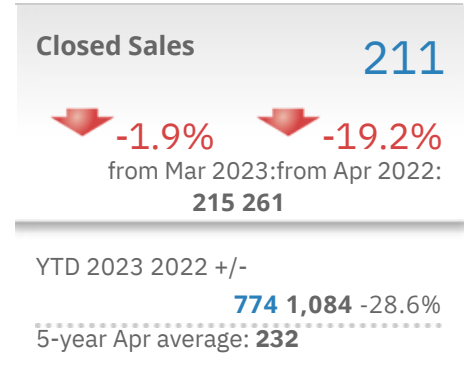
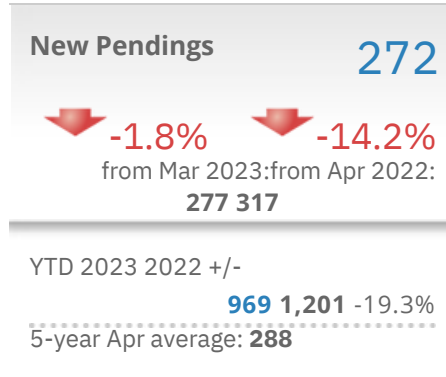
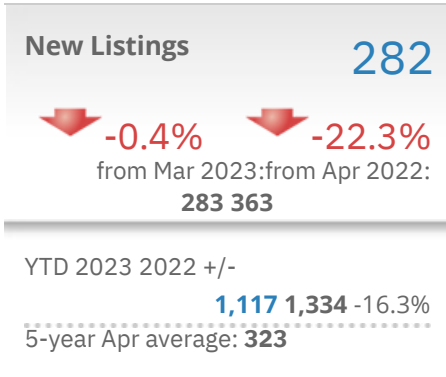


April 2023

Delaware County, PA - Attached

Tri-County Suburban REALTORS

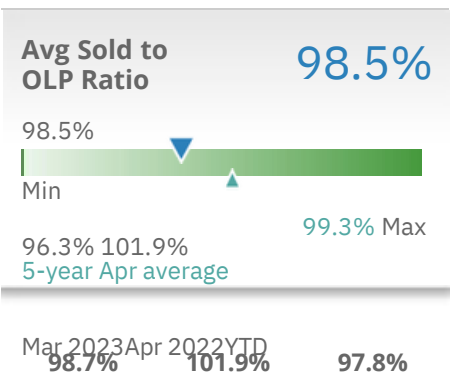
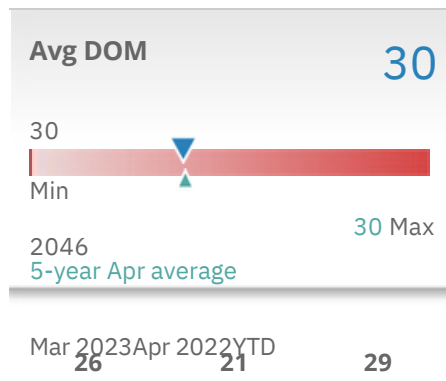
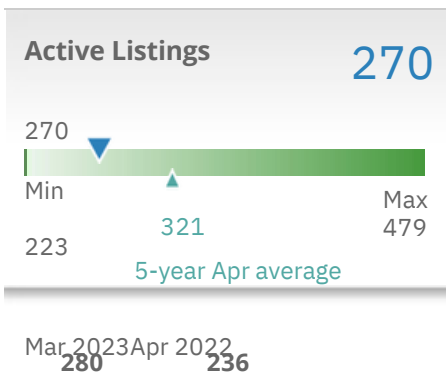
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Summary

In Delaware County, PA, the median sold price for Attached properties for April was \$215,000, representing an increase of 2.4% compared to last month and an increase of 7.5% from Apr 2022. The average days on market for units sold in April was 30 days, 1% below the 5-year April average of 30 days. There was a 1.8% month over month decrease in new contract activity with 272 New Pendings; a 9.1% MoM increase in All Pendings (new contracts + contracts carried over from March) to 433; and a 3.6% decrease in supply to 270 active units.

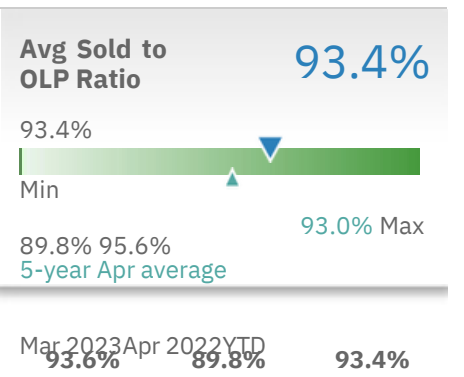
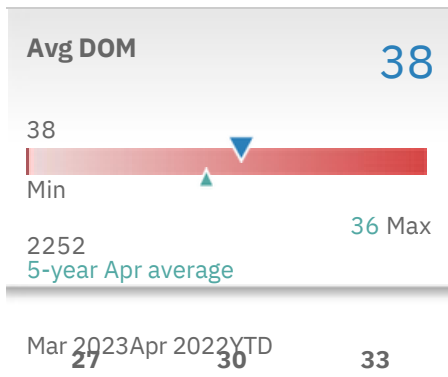
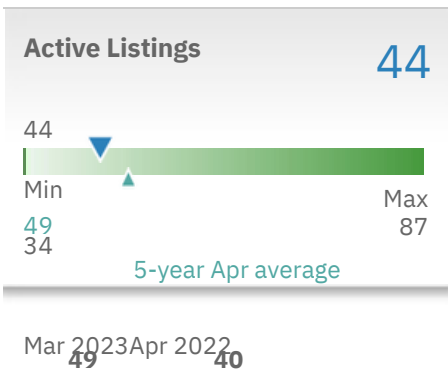
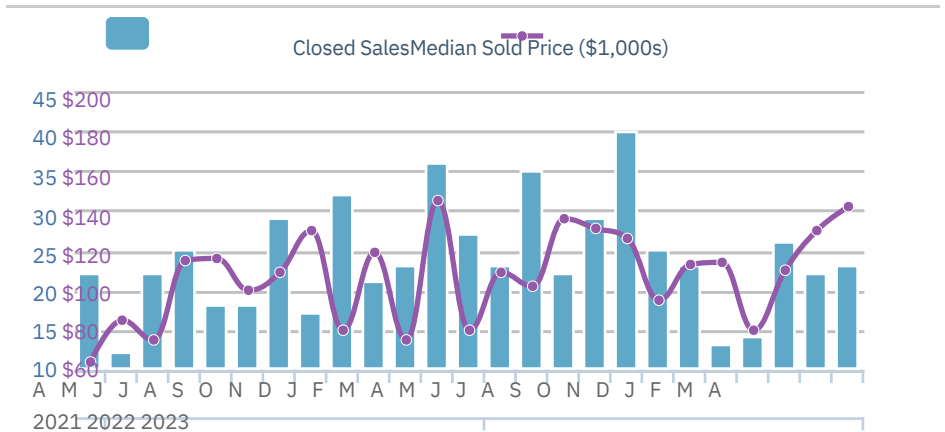
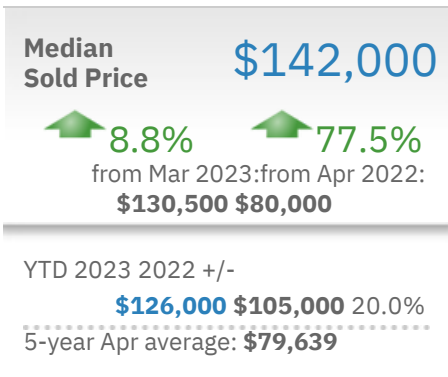
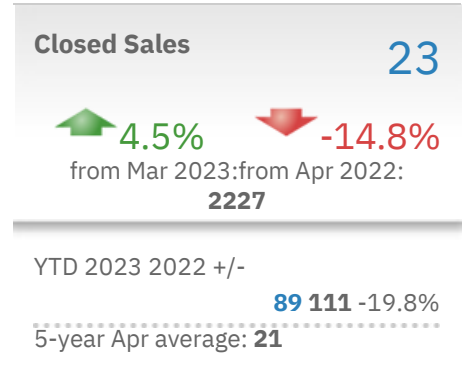
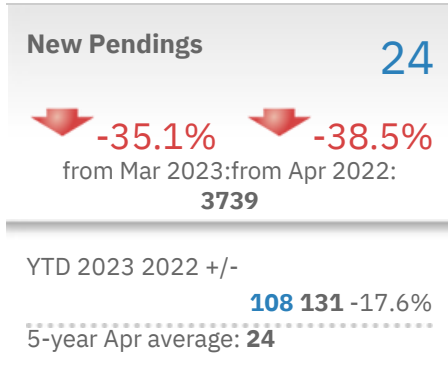
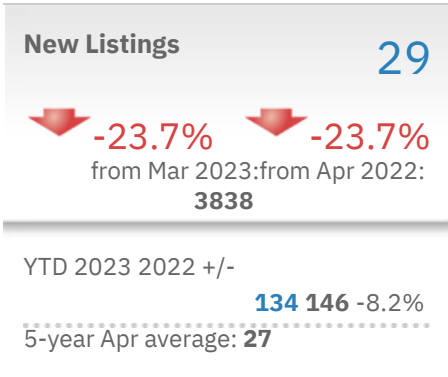
This activity resulted in a Contract Ratio of 1.60 pendings per active listing, up from 1.42 in March and a decrease from 2.33 in April 2022. The Contract Ratio is 12% lower than the 5-year April average of 1.83. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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-Upland (Delaware, PA)

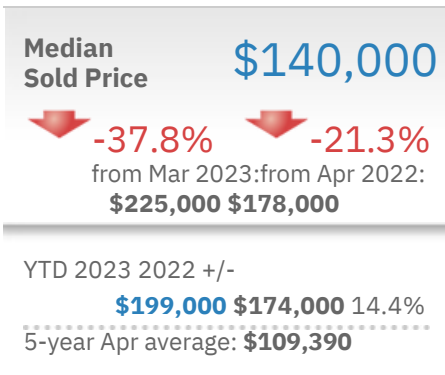
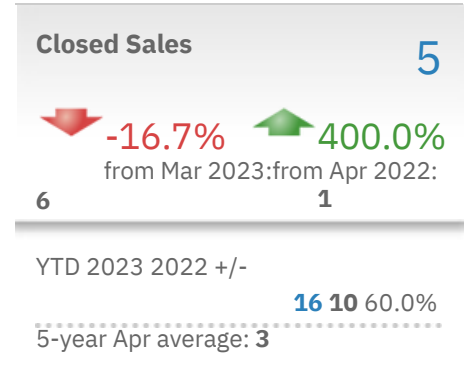
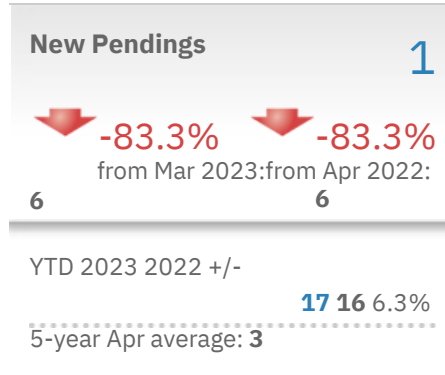
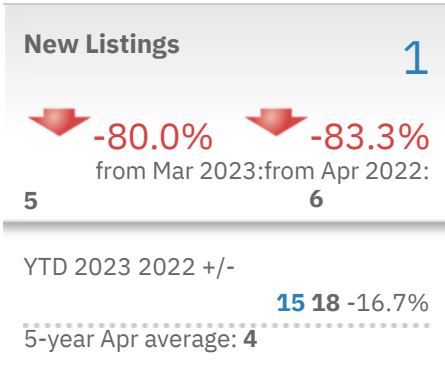
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April 2023

Chester-Upland (Delaware, PA) - Detached

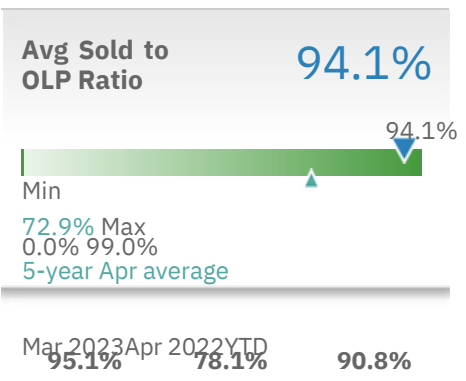
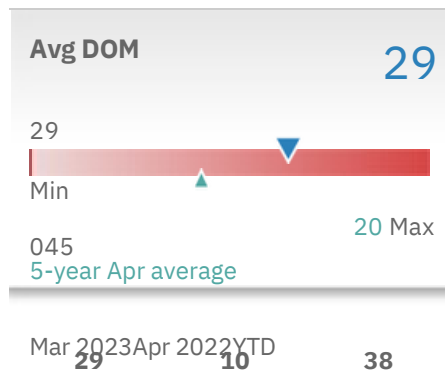
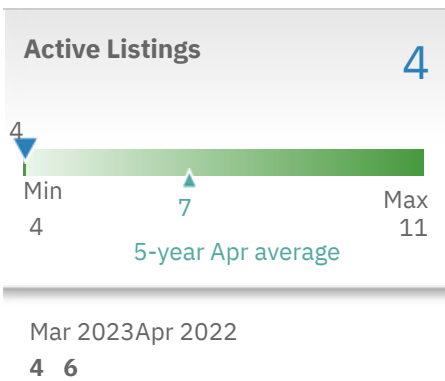
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Summary

In Chester-Upland (Delaware, PA), the median sold price for Detached properties for April was \$140,000, representing a decrease of 37.8% compared to last month and a decrease of 21.3% from Apr 2022. The average days on market for units sold in April was 29 days, 47% above the 5-year April average of 20 days. There was an 83.3% month over month decrease in new contract activity with 1 New Pendings; an 80% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 1; and no change in supply with 4 active units.

This activity resulted in a Contract Ratio of 0.25 pendings per active listing, down from 1.25 in March and a decrease from 1.50 in April 2022. The Contract Ratio is 68% lower than the 5-year April average of 0.77. 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.

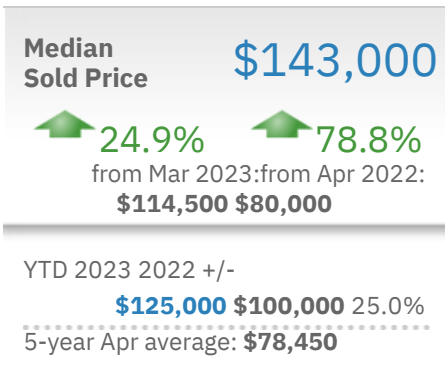
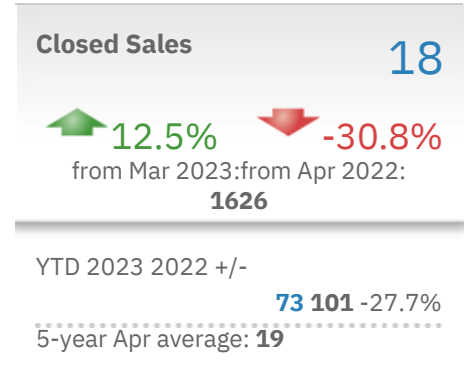
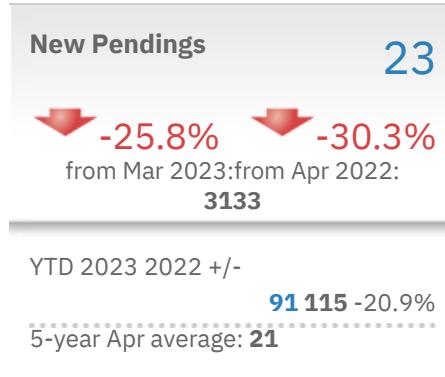
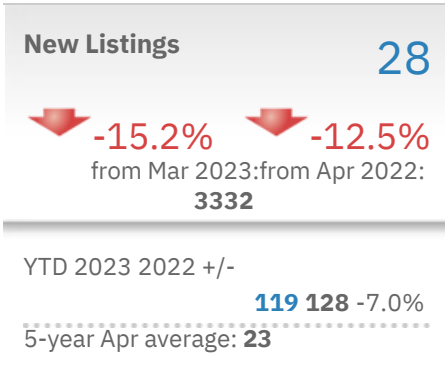


April 2023

Chester-Upland (Delaware, PA) - Attached

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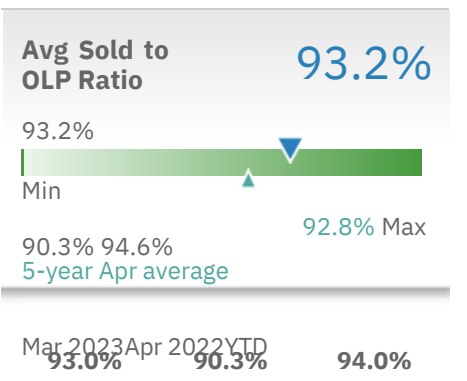
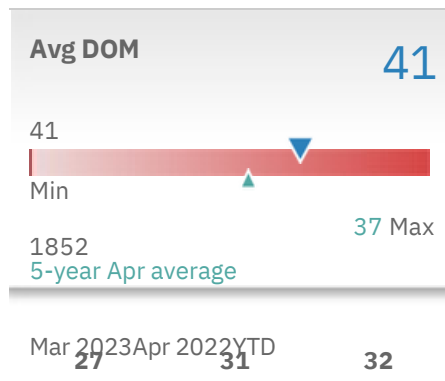
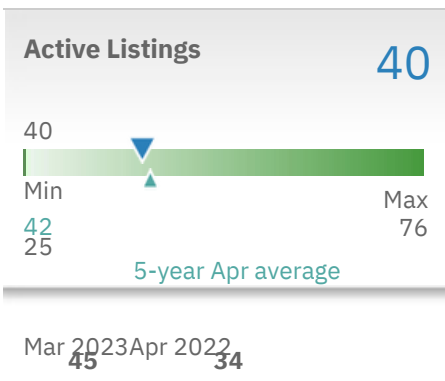
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Summary

In Chester-Upland (Delaware, PA), the median sold price for Attached properties for April was \$143,000, representing an increase of 24.9% compared to last month and an increase of 78.8% from Apr 2022. The average days on market for units sold in April was 41 days, 11% above the 5-year April average of 37 days. There was a 25.8% month over month decrease in new contract activity with 23 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from March) with 40; and an 11.1% decrease in supply to 40 active units.

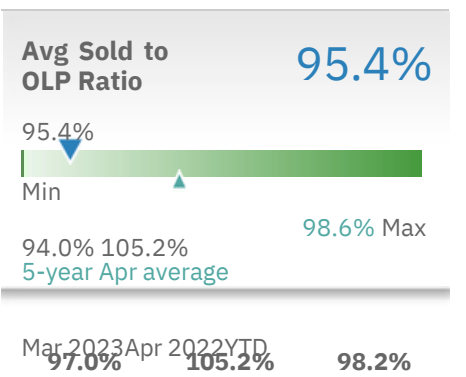
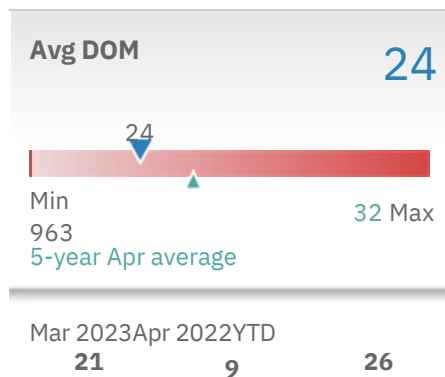
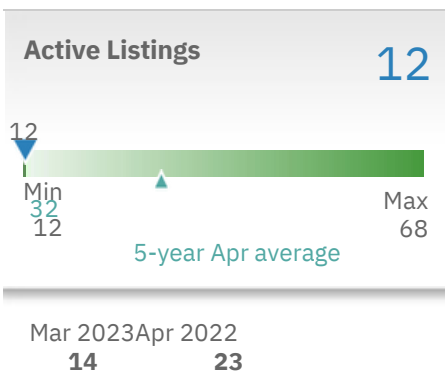
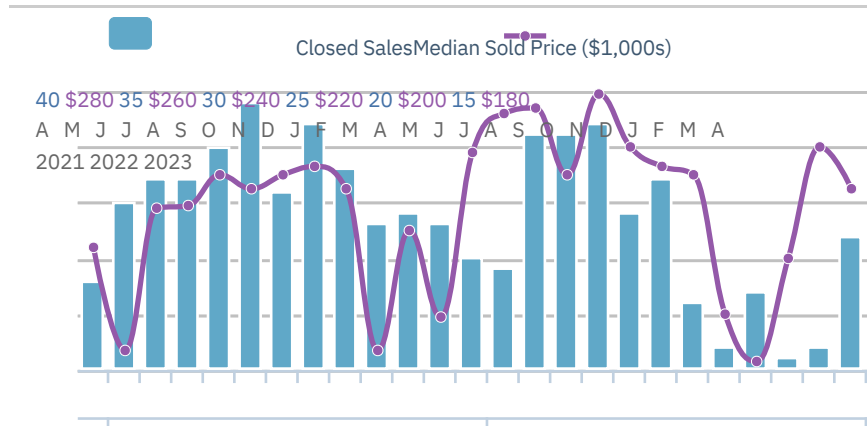
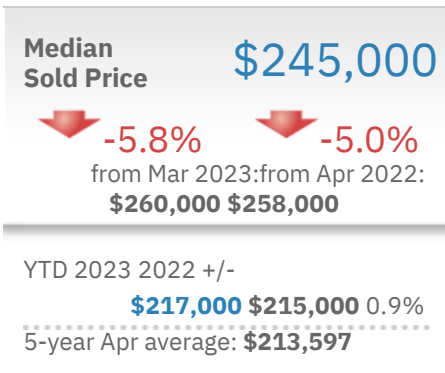
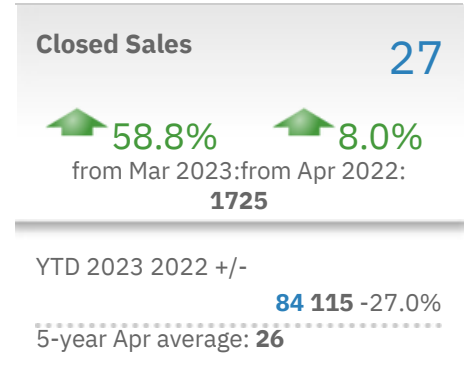
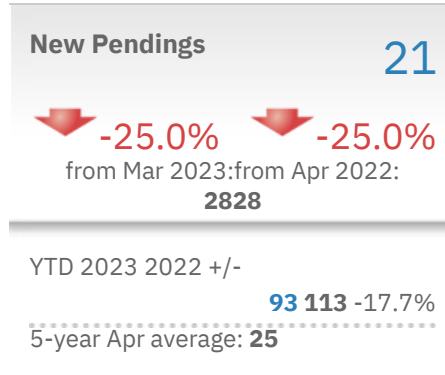
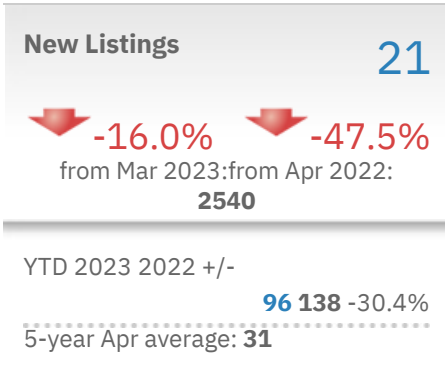
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, up from 0.89 in March and a decrease from 1.29 in April 2022. The Contract Ratio is 8% higher than the 5-year April average of 0.93. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



April 2023

Chichester (Delaware, PA)

Email: adepice@tcsr.realtor

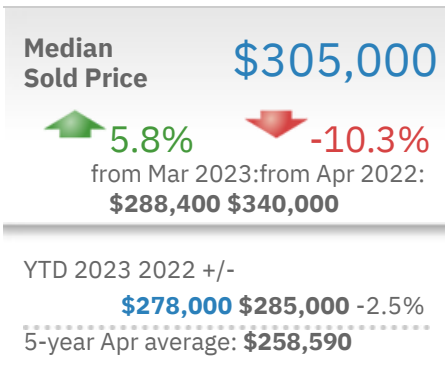
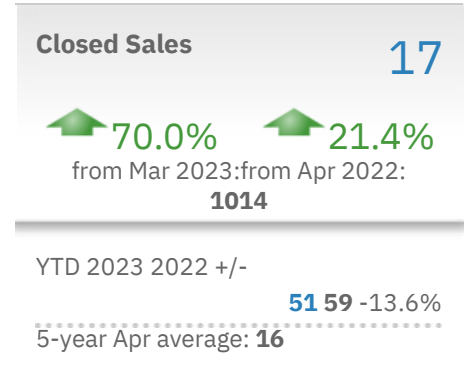
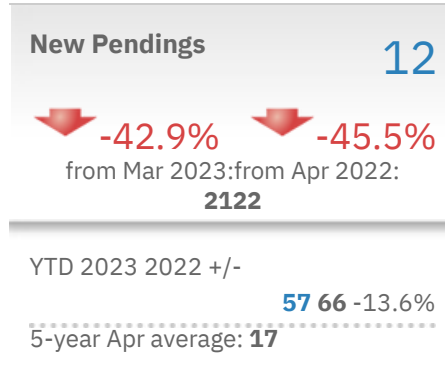
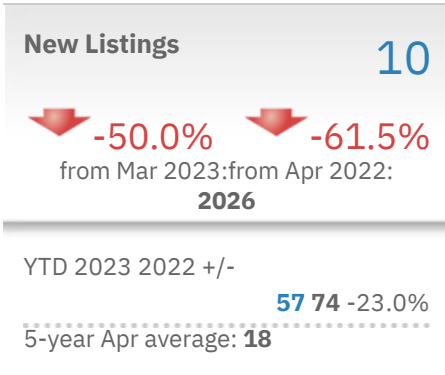


April 2023

Chichester (Delaware, PA) - Detached

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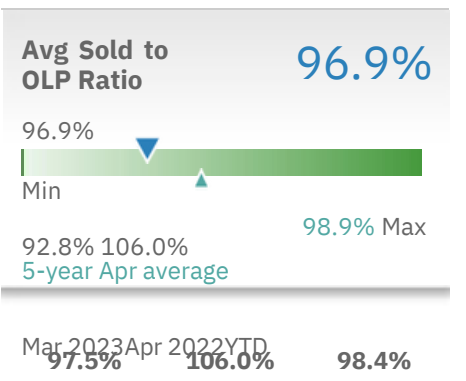
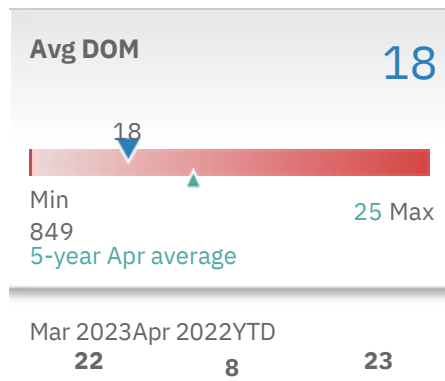
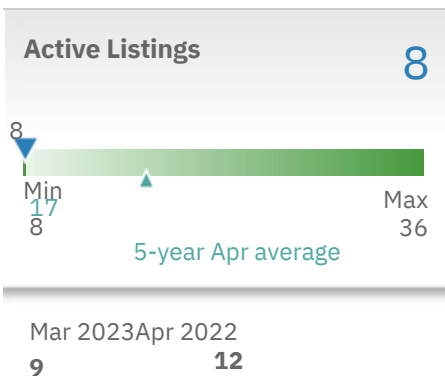
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Summary

In Chichester (Delaware, PA), the median sold price for Detached properties for April was \$305,000, representing an increase of 5.8% compared to last month and a decrease of 10.3% from Apr 2022. The average days on market for units sold in April was 18 days, 29% below the 5-year April average of 25 days. There was a 42.9% month over month decrease in new contract activity with 12 New Pendings; a 26.9% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 19; and an 11.1% decrease in supply to 8 active units.

This activity resulted in a Contract Ratio of 2.38 pendencies per active listing, down from 2.89 in March and a decrease from 2.58 in April 2022. The Contract Ratio is 30% higher than the 5-year April average of 1.83. 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.

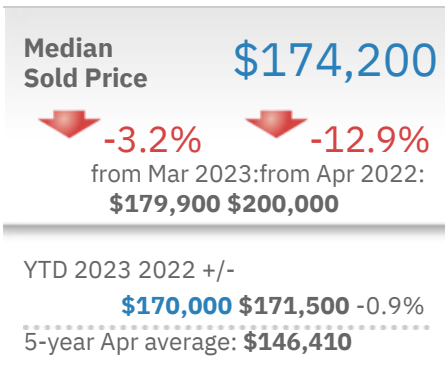
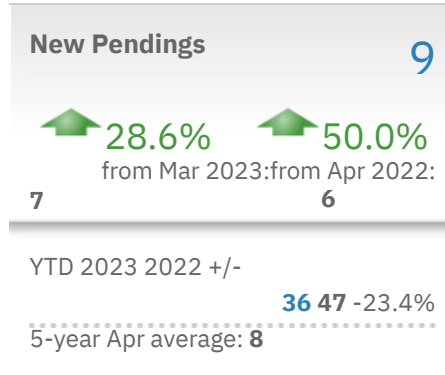
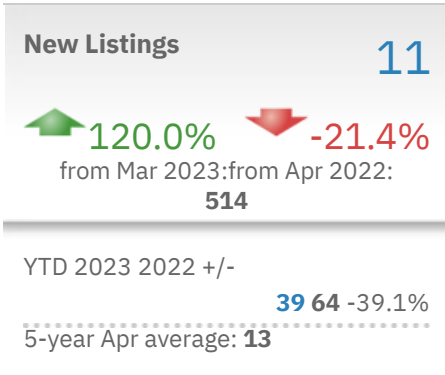


April 2023

Chichester (Delaware, PA) - Attached

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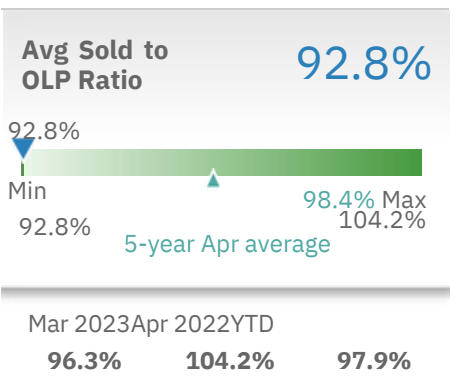
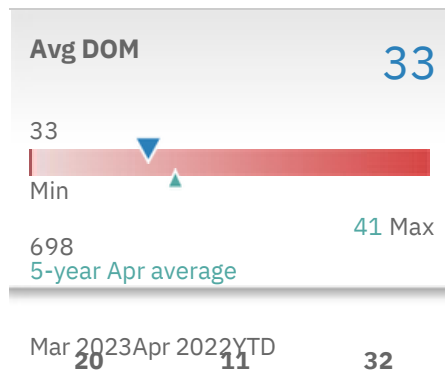
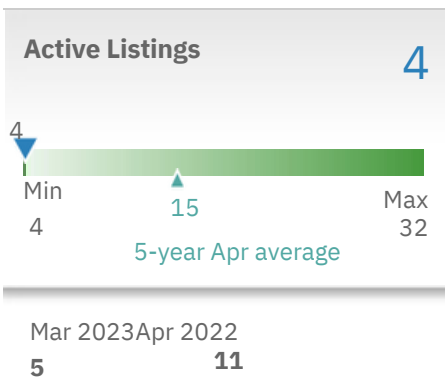
Email: adeptice@tcsr.realtor



Summary

In Chichester (Delaware, PA), the median sold price for Attached properties for April was \$174,200, representing a decrease of 3.2% compared to last month and a decrease of 12.9% from Apr 2022. The average days on market for units sold in April was 33 days, 19% below the 5-year April average of 41 days. There was a 28.6% month over month increase in new contract activity with 9 New Pendings; a 7.1% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 13; and a 20% decrease in supply to 4 active units.

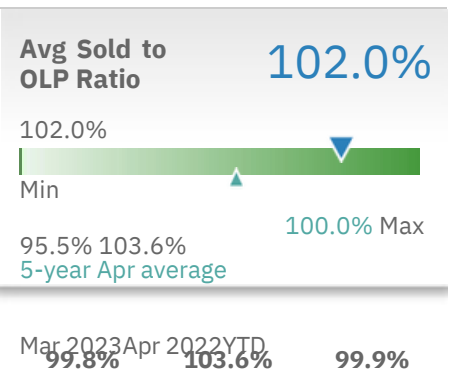
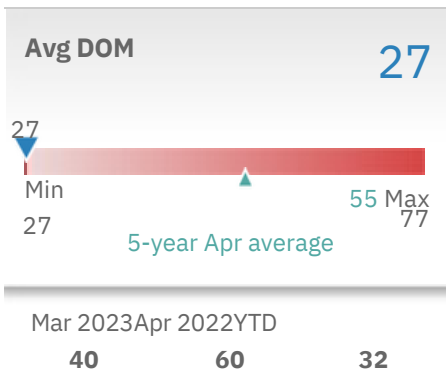
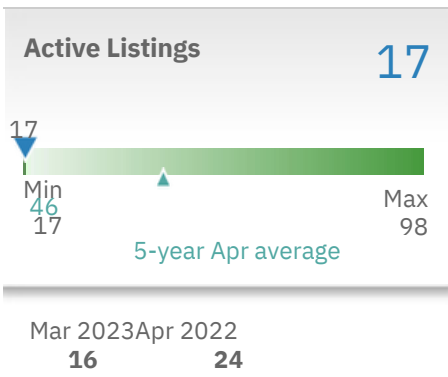
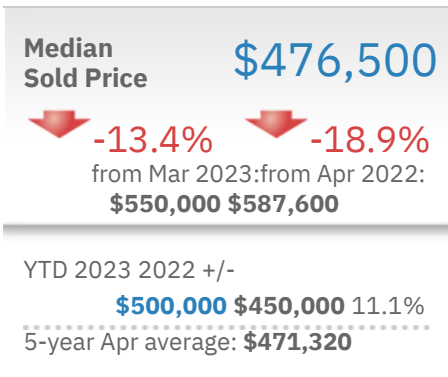
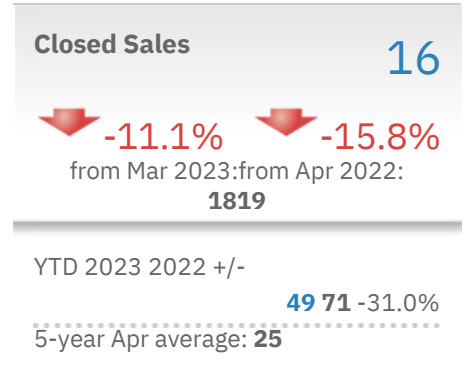
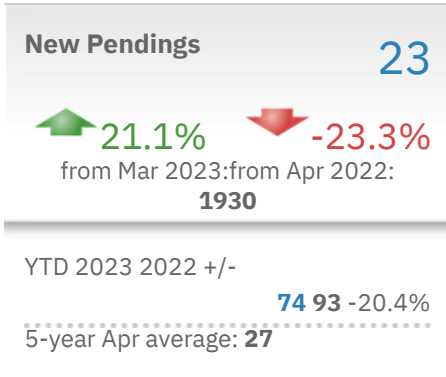
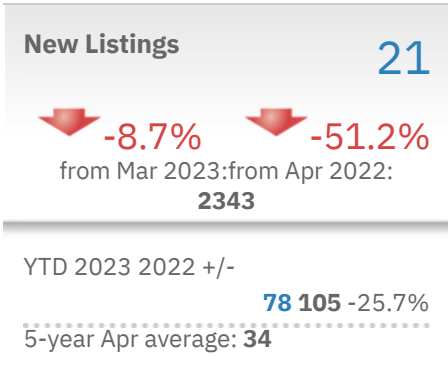
This activity resulted in a Contract Ratio of 3.25 pendings per active listing, up from 2.80 in March and an increase from 1.18 in April 2022. The Contract Ratio is 108% higher than the 5-year April average of 1.57. A higher Contract Ratio signifies a relative increase in contract activity compared to 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

Garnet Valley (Delaware, PA)

Email: adevice@tcsr.realtor

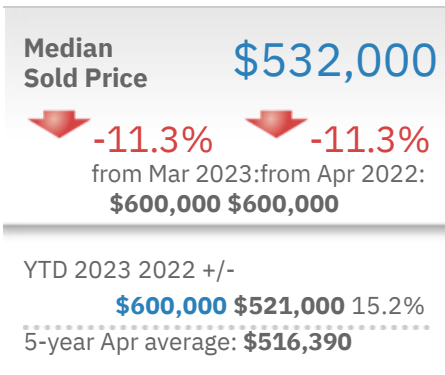
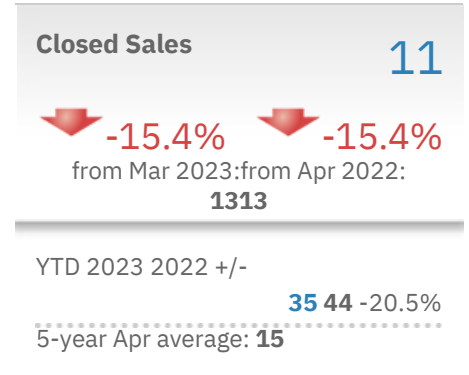
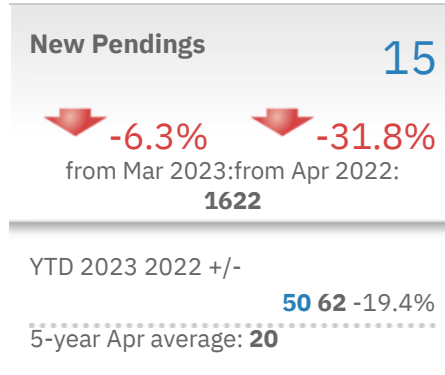
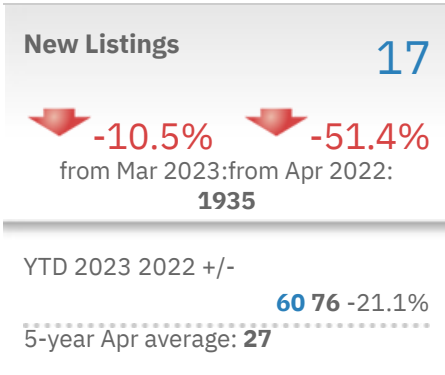


April 2023

Garnet Valley (Delaware, PA) - Detached

Tri-County Suburban REALTORS

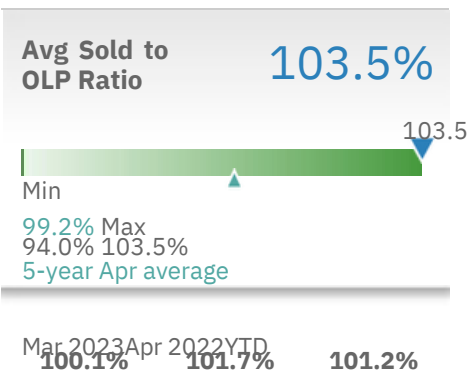
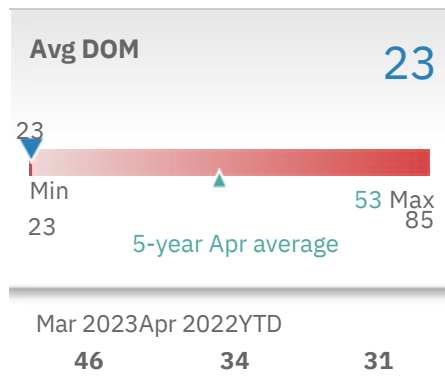
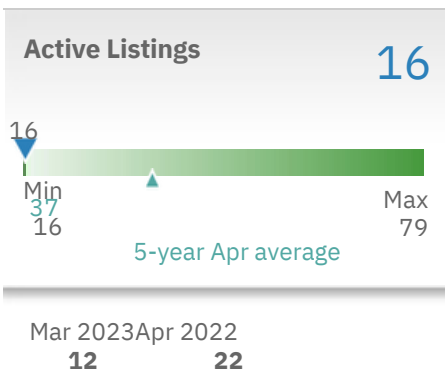
Email: adevice@tcsr.realtor



Summary

In Garnet Valley (Delaware, PA), the median sold price for Detached properties for April was \$532,000, representing a decrease of 11.3% compared to last month and a decrease of 11.3% from Apr 2022. The average days on market for units sold in April was 23 days, 57% below the 5-year April average of 53 days. There was a 6.3% month over month decrease in new contract activity with 15 New Pendings; a 14.8% MoM increase in All Pendings (new contracts + contracts carried over from March) to 31; and a 33.3% increase in supply to 16 active units.

This activity resulted in a Contract Ratio of 1.94 pendencies per active listing, down from 2.25 in March and an increase from 1.86 in April 2022. The Contract Ratio is 48% higher 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.

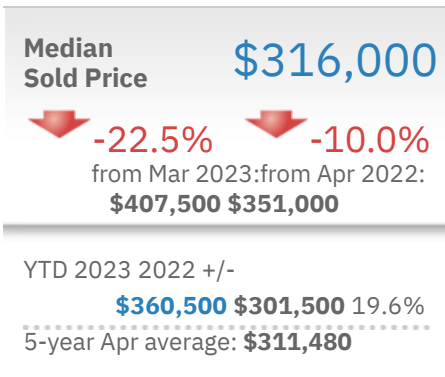
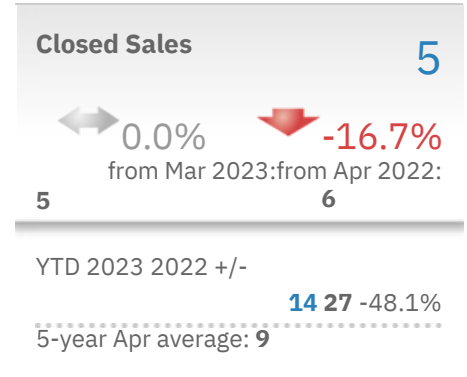
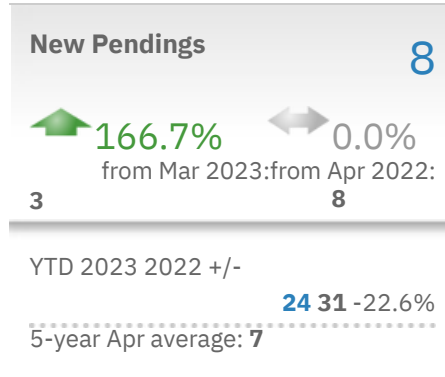
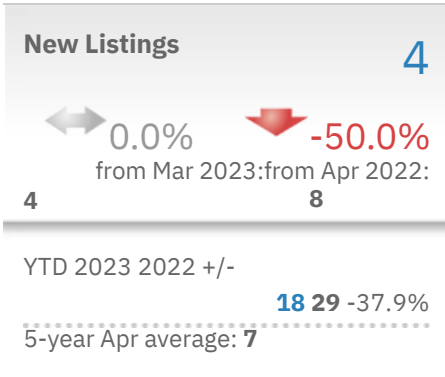


April 2023

Garnet Valley (Delaware, PA) - Attached

Tri-County Suburban REALTORS

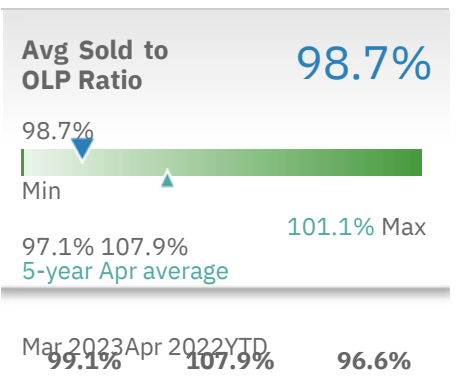
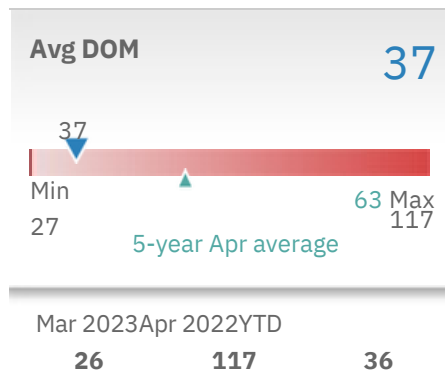
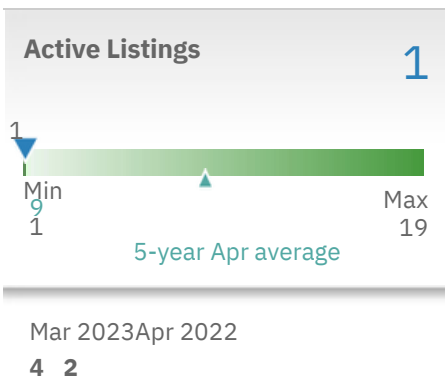
Email: adevice@tcsr.realtor



Summary

In Garnet Valley (Delaware, PA), the median sold price for Attached properties for April was \$316,000, representing a decrease of 22.5% compared to last month and a decrease of 10% from Apr 2022. The average days on market for units sold in April was 37 days, 42% below the 5-year April average of 63 days. There was a 166.7% month over month increase in new contract activity with 8 New Pendings; a 57.1% MoM increase in All Pendings (new contracts + contracts carried over from March) to 11; and a 75% decrease in supply to 1 active units.

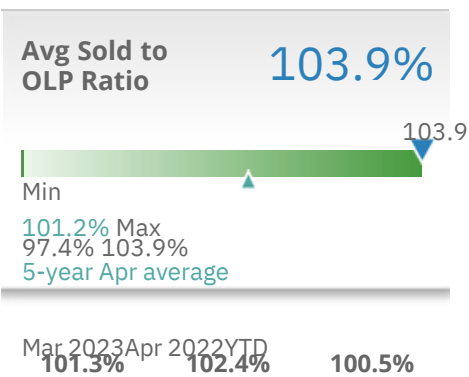
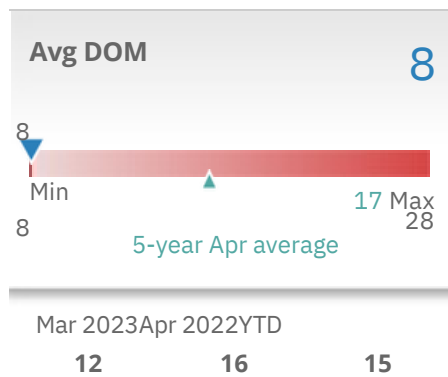
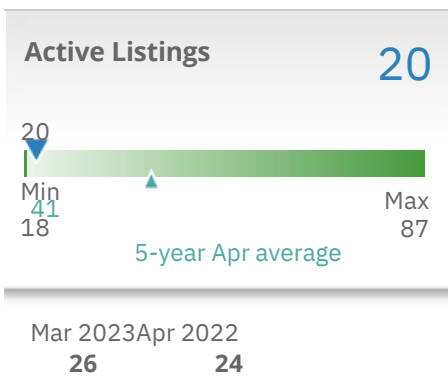
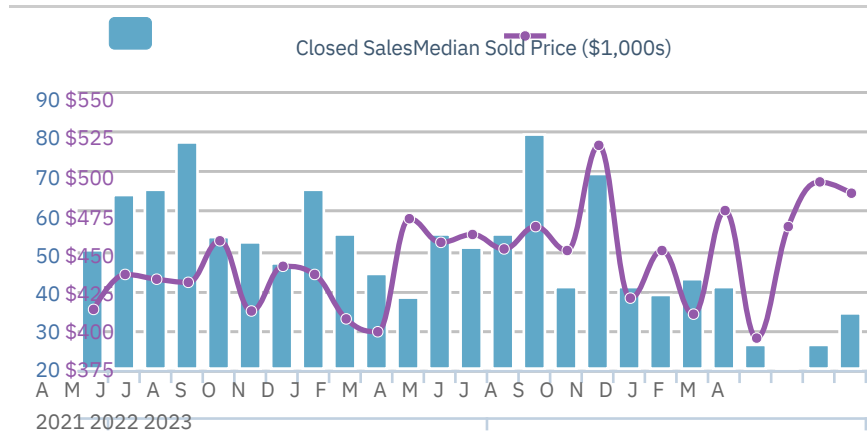
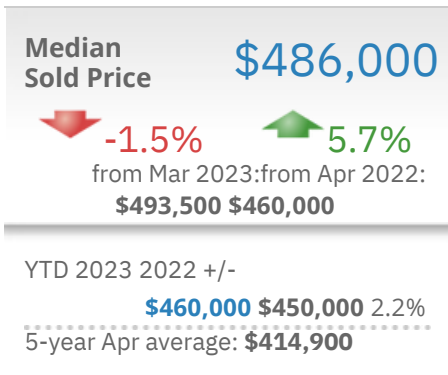
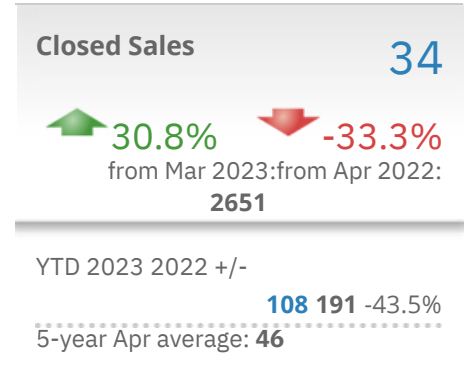
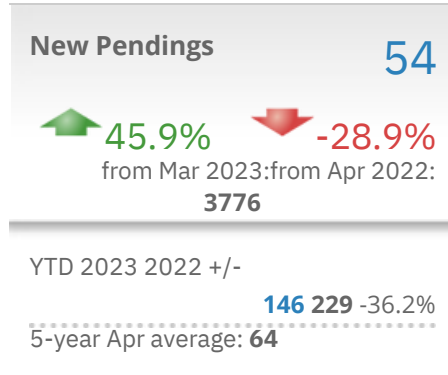
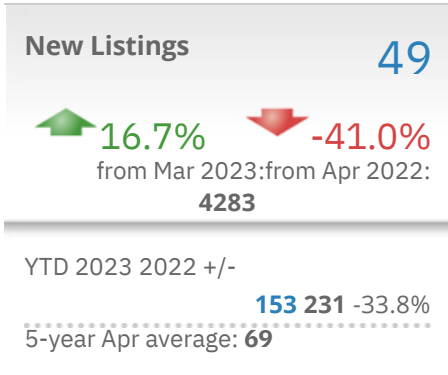
This activity resulted in a Contract Ratio of 11.00 pendings per active listing, up from 1.75 in March and an increase from 5.50 in April 2022. The Contract Ratio is 155% higher than the 5-year April average of 4.32. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



April 2023

Haverford Township (Delaware, PA)

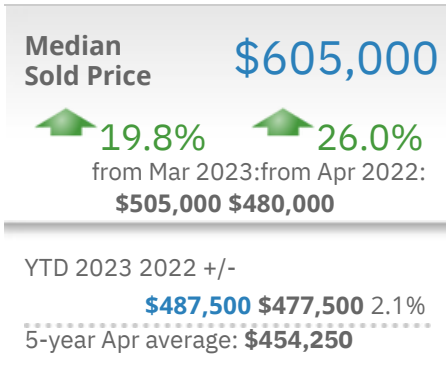
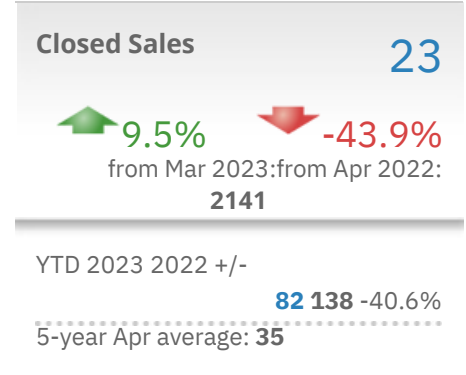
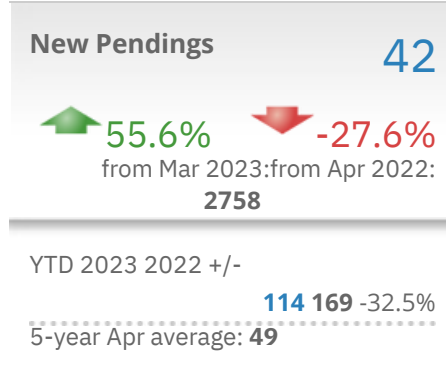
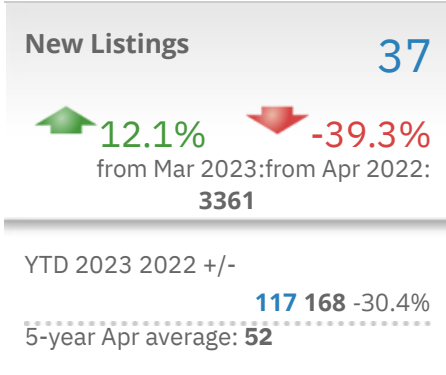
Email: adevice@tcsr.realtor



April 2023

Haverford Township (Delaware, PA) - Detached

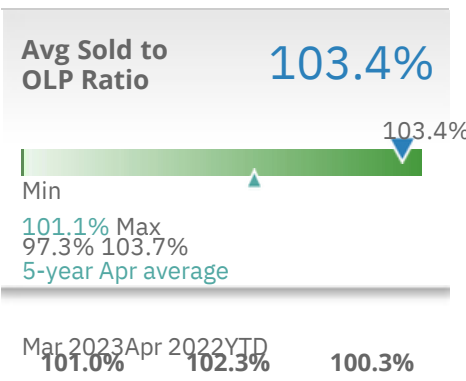
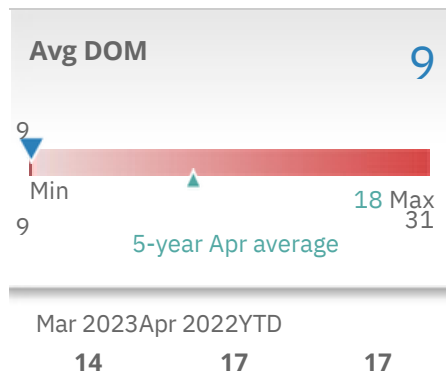
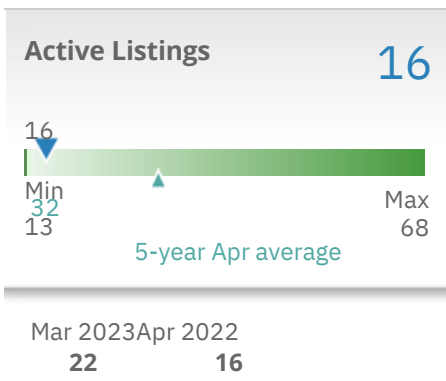
Tri-County Suburban REALTORS
Email: adeptice@tcsr.realtor



Summary

In Haverford Township (Delaware, PA), the median sold price for Detached properties for April was \$605,000, representing an increase of 19.8% compared to last month and an increase of 26% from Apr 2022. The average days on market for units sold in April was 9 days, 51% below the 5-year April average of 18 days. There was a 55.6% month over month increase in new contract activity with 42 New Pendings; a 58.8% MoM increase in All Pendings (new contracts + contracts carried over from March) to 54; and a 27.3% decrease in supply to 16 active units.

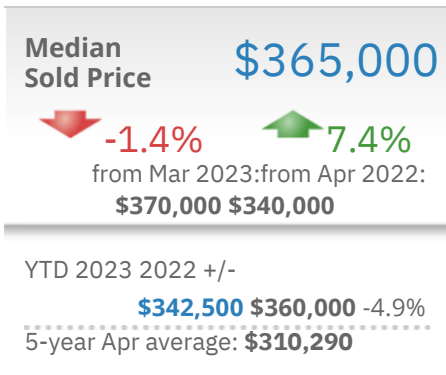
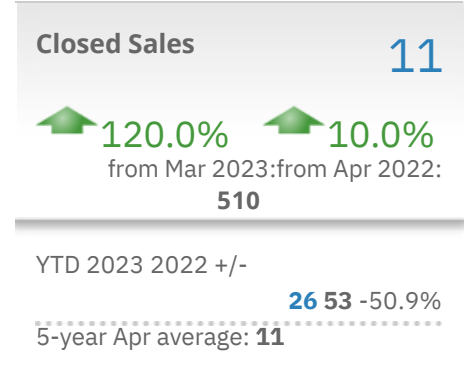
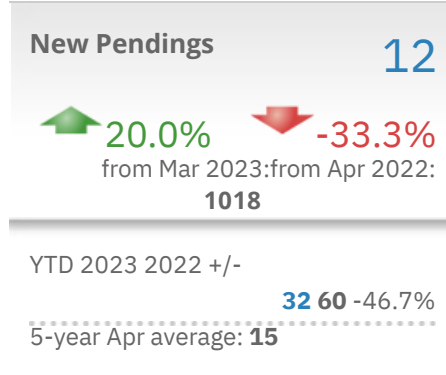
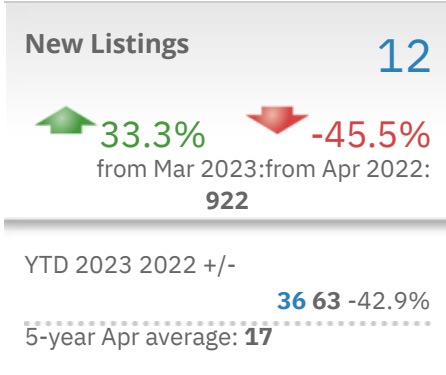
This activity resulted in a Contract Ratio of 3.38 pendings per active listing, up from 1.55 in March and a decrease from 4.56 in April 2022. The Contract Ratio is 3% lower than the 5-year April average of 3.48. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



April 2023

Haverford Township (Delaware, PA) - Attached

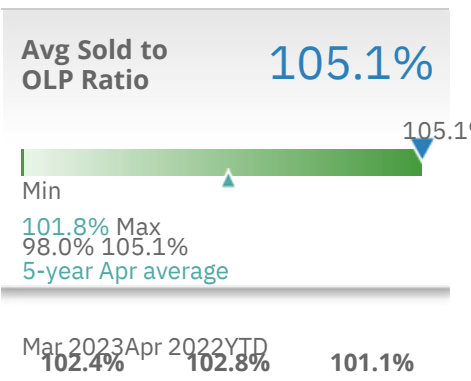
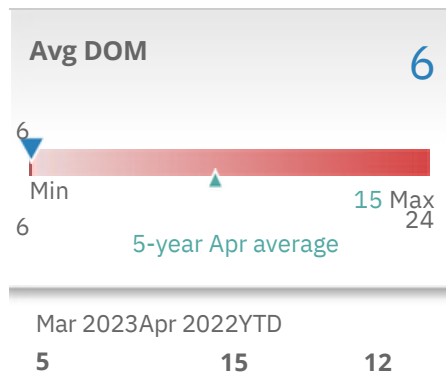
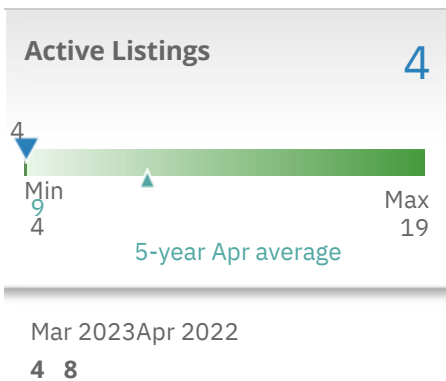
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Email: adeptice@tcsr.realtor



Summary

In Haverford Township (Delaware, PA), the median sold price for Attached properties for April was \$365,000, representing a decrease of 1.4% compared to last month and an increase of 7.4% from Apr 2022. The average days on market for units sold in April was 6 days, 59% below the 5-year April average of 15 days. There was a 20% month over month increase in new contract activity with 12 New Pendings; an 8.3% MoM increase in All Pendings (new contracts + contracts carried over from March) to 13; and no change in supply with 4 active units.

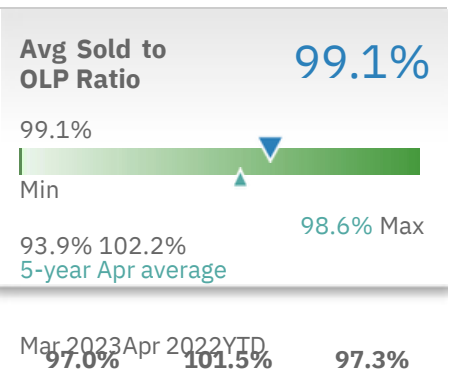
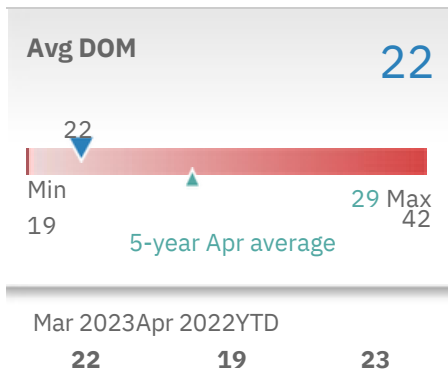
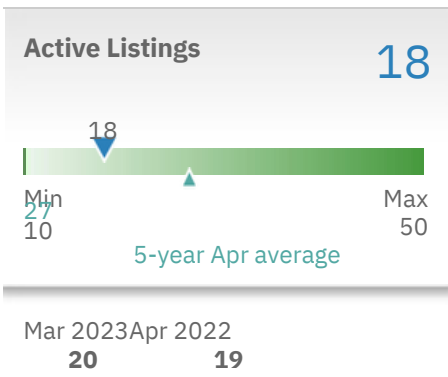
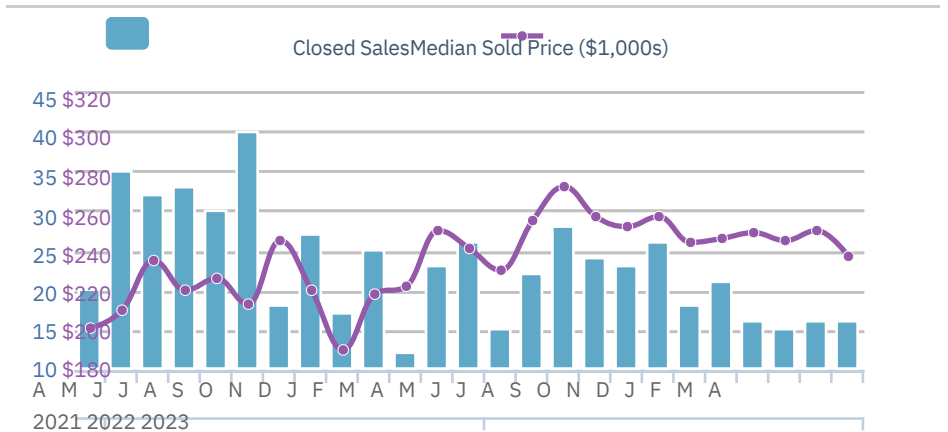
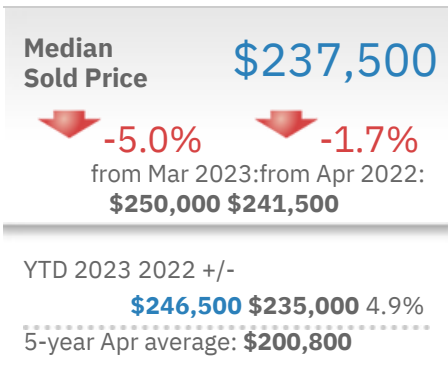
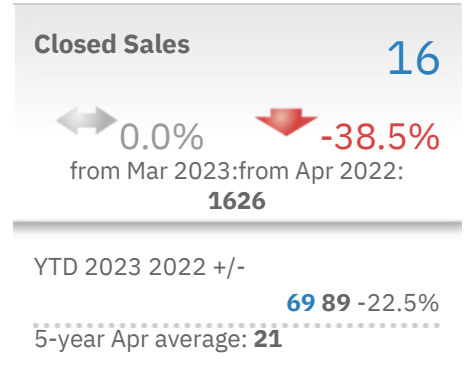
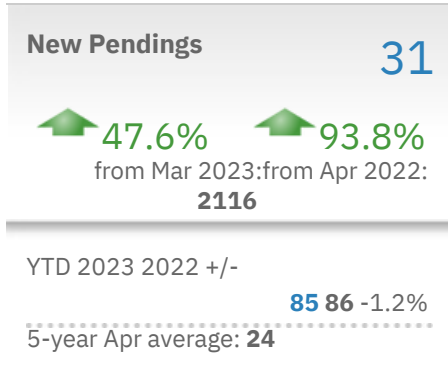
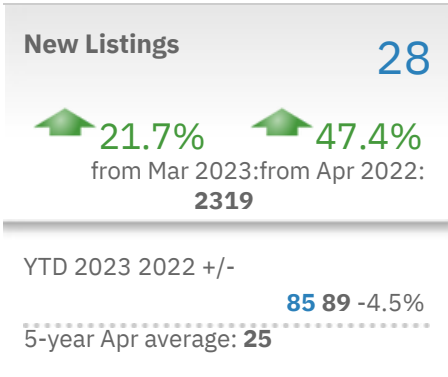
This activity resulted in a Contract Ratio of 3.25 pendings per active listing, up from 3.00 in March and an increase from 3.13 in April 2022. The Contract Ratio is 16% higher than the 5-year April average of 2.81. A higher Contract Ratio signifies a relative increase in contract activity compared to 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

Interboro (Delaware, PA)

Email: adevice@tcsr.realtor

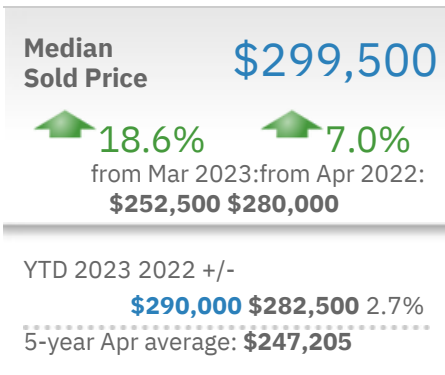
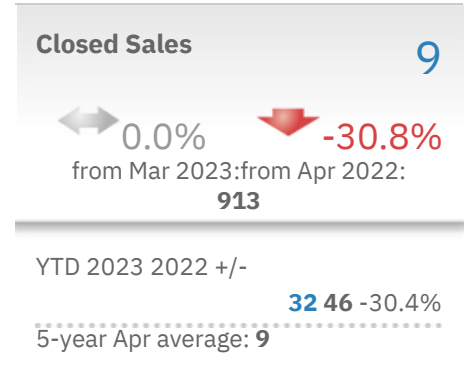
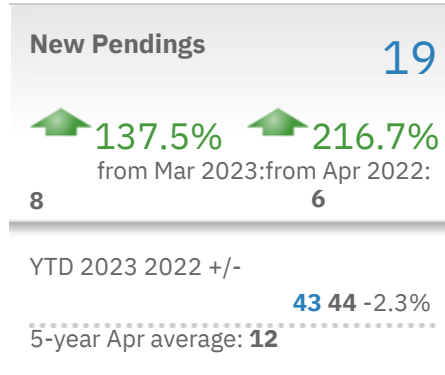
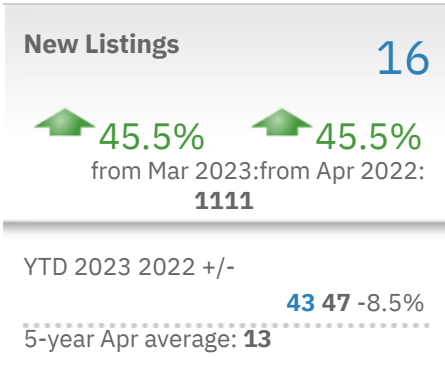


April 2023

Interboro (Delaware, PA) - Detached

Tri-County Suburban REALTORS

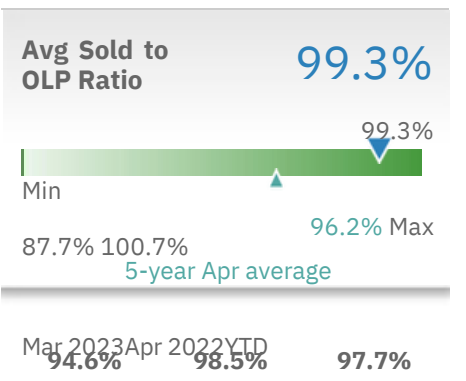
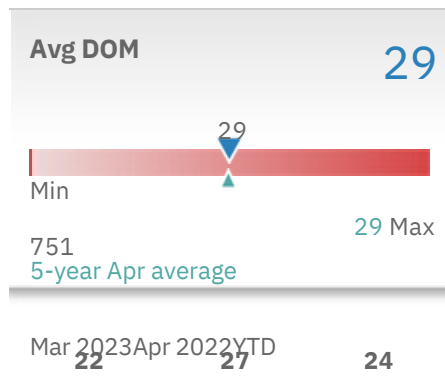
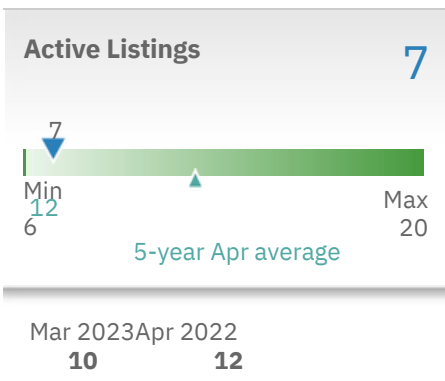
Email: adevice@tcsr.realtor



Summary

In Interboro (Delaware, PA), the median sold price for Detached properties for April was \$299,500, representing an increase of 18.6% compared to last month and an increase of 7% from Apr 2022. The average days on market for units sold in April was 29 days, 1% below the 5-year April average of 29 days. There was a 137.5% month over month increase in new contract activity with 19 New Pendings; an 81.8% MoM increase in All Pendings (new contracts + contracts carried over from March) to 20; and a 30% decrease in supply to 7 active units.

This activity resulted in a Contract Ratio of 2.86 pendings per active listing, up from 1.10 in March and an increase from 1.00 in April 2022. The Contract Ratio is 37% 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.

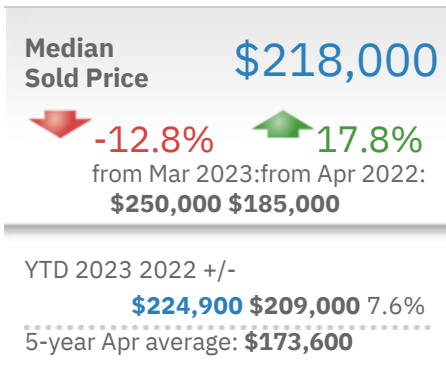
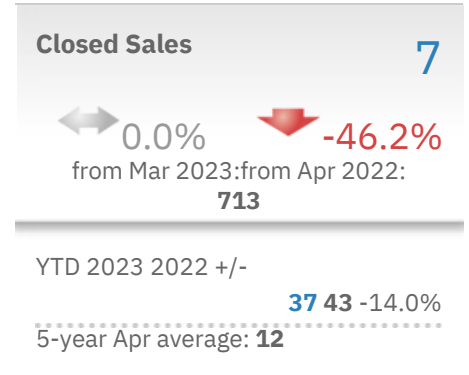
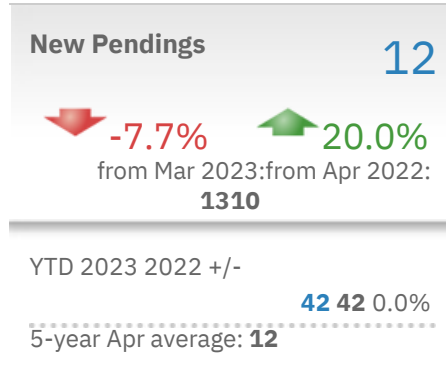
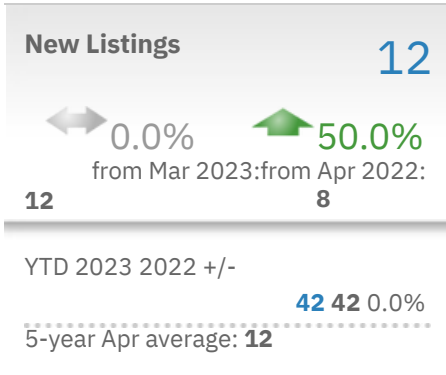


April 2023

Interboro (Delaware, PA) - Attached

Tri-County Suburban REALTORS

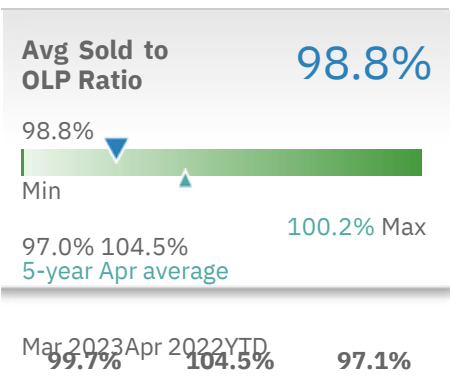
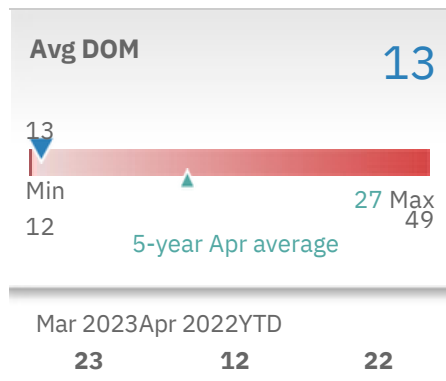
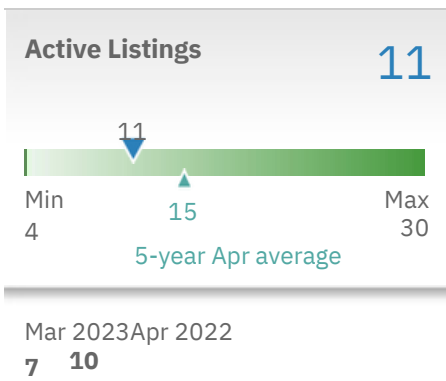
Email: adeptice@tcsr.realtor



Summary

In Interboro (Delaware, PA), the median sold price for Attached properties for April was \$218,000, representing a decrease of 12.8% compared to last month and an increase of 17.8% from Apr 2022. The average days on market for units sold in April was 13 days, 52% below the 5-year April average of 27 days. There was a 7.7% month over month decrease in new contract activity with 12 New Pendencies; a 20% MoM increase in All Pendencies (new contracts + contracts carried over from March) to 18; and a 10% increase in supply to 11 active units.

This activity resulted in a Contract Ratio of 1.64 pendencies per active listing, up from 1.50 in March and a decrease from 2.71 in April 2022. The Contract Ratio is 40% lower than the 5-year April average of 2.72. 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

Marple Newtown (Delaware, PA)

Email: adepice@tcsr.realtor

New Listings 49

↑ 32.4% ↓ -12.5%
 from Mar 2023: from Apr 2022:
3756

YTD 2023 2022 +/-
149 182 -18.1%
 5-year Apr average: **52**

New Pendings 43

↑ 22.9% ↓ -4.4%
 from Mar 2023: from Apr 2022:
3545

YTD 2023 2022 +/-
129 176 -26.7%
 5-year Apr average: **43**

Closed Sales 30

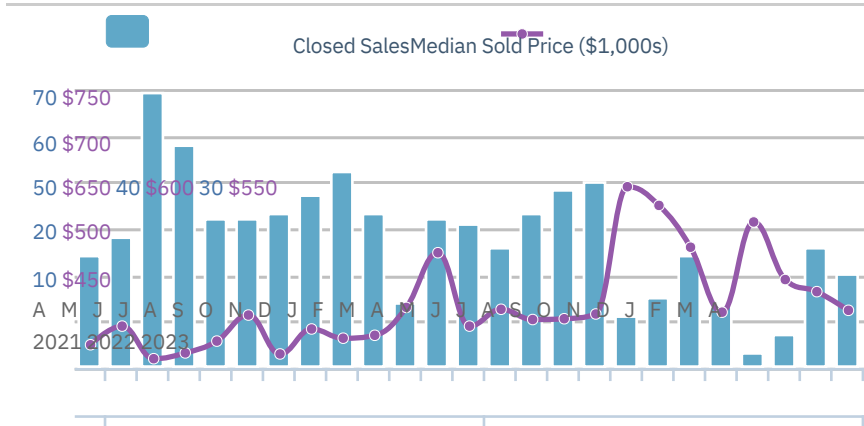
↓ -16.7% ↓ -26.8%
 from Mar 2023: from Apr 2022:
3641

YTD 2023 2022 +/-
97 155 -37.4%
 5-year Apr average: **38**

Median Sold Price \$512,500

↓ -3.8% ↑ 3.5%
 from Mar 2023: from Apr 2022:
\$532,500 **\$495,000**

YTD 2023 2022 +/-
\$545,000 \$523,750 4.1%
 5-year Apr average: **\$464,700**



Active Listings 41

41
 Min 65 Max 130
 31 5-year Apr average

Mar 2023 Apr 2022
37 **31**

Avg DOM 29

29
 Min 31 Max
 1843 5-year Apr average

Mar 2023 Apr 2022 YTD
24 **18** **30**

Avg Sold to OLP Ratio 99.5%

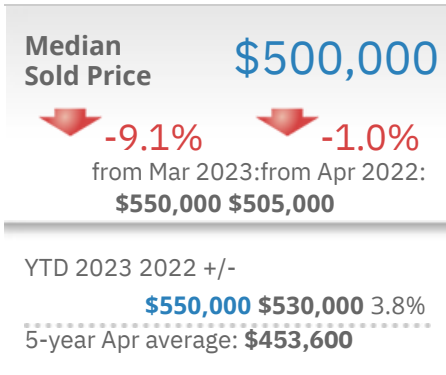
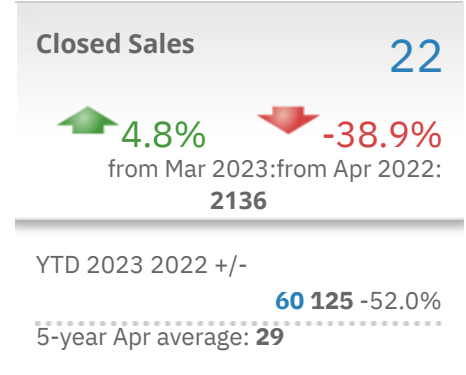
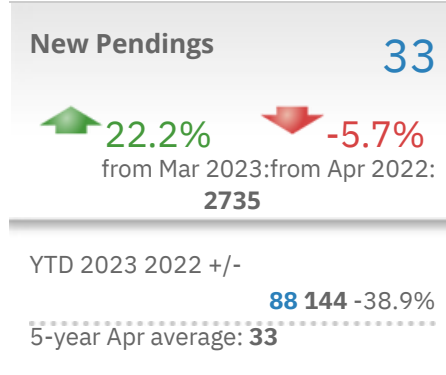
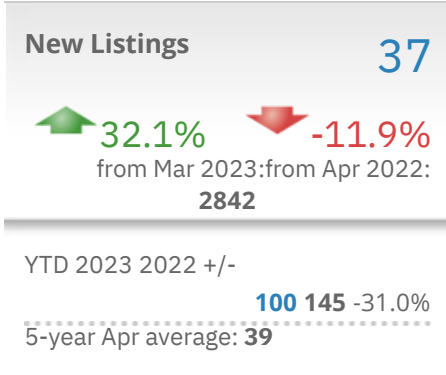
99.5%
 Min 99.7% Max
 96.4% 101.9% 5-year Apr average

Mar 2023 Apr 2022 YTD
102.4% **101.7%** **99.9%**

April 2023

Marple Newtown (Delaware, PA) - Detached

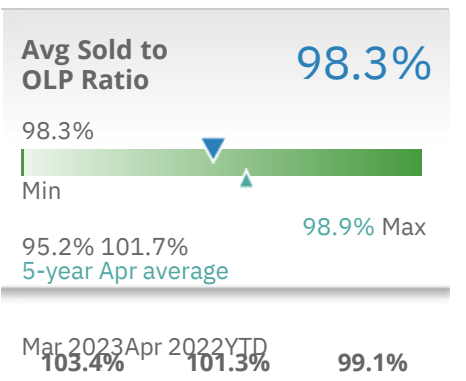
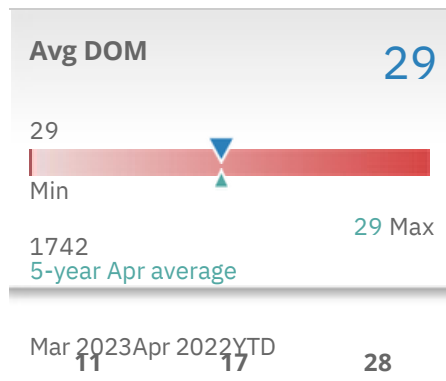
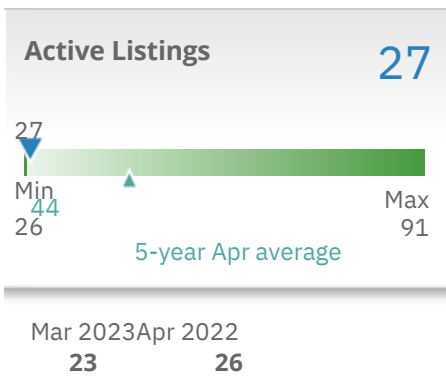
Tri-County Suburban REALTORS
Email: adeptice@tcsr.realtor



Summary

In Marple Newtown (Delaware, PA), the median sold price for Detached properties for April was \$500,000, representing a decrease of 9.1% compared to last month and a decrease of 1% from Apr 2022. The average days on market for units sold in April was 29 days, 1% below the 5-year April average of 29 days. There was a 22.2% month over month increase in new contract activity with 33 New Pendings; a 24.4% MoM increase in All Pendings (new contracts + contracts carried over from March) to 56; and a 17.4% increase in supply to 27 active units.

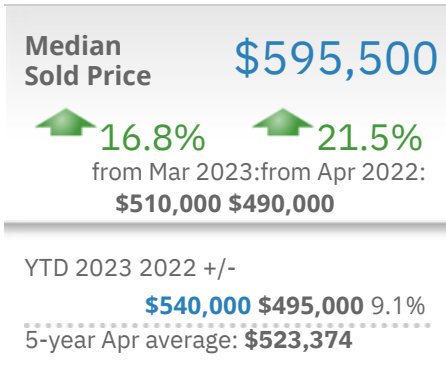
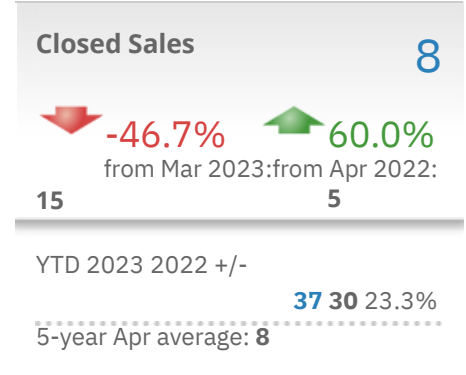
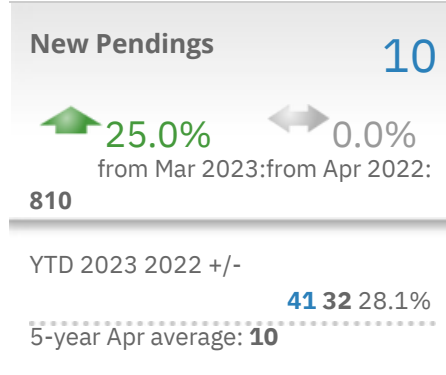
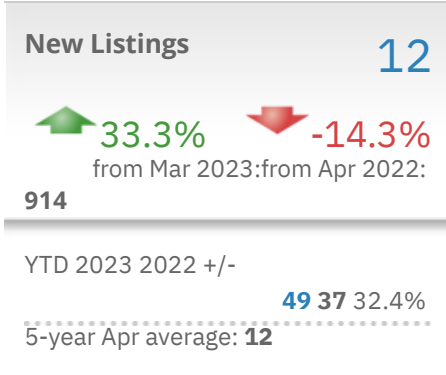
This activity resulted in a Contract Ratio of 2.07 pendings per active listing, up from 1.96 in March and a decrease from 2.23 in April 2022. The Contract Ratio is 36% higher than the 5-year April average of 1.52. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



April 2023

Marple Newtown (Delaware, PA) - Attached

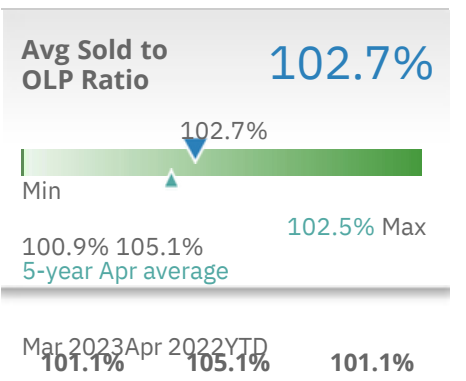
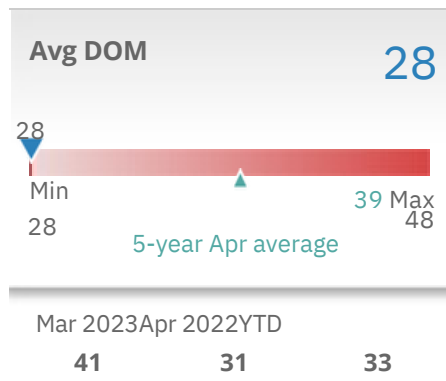
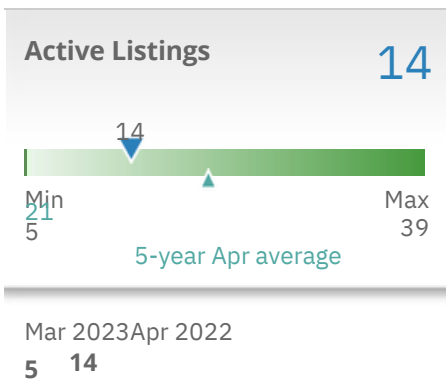
Tri-County Suburban REALTORS
Email: adeptice@tcsr.realtor



Summary

In Marple Newtown (Delaware, PA), the median sold price for Attached properties for April was \$595,500, representing an increase of 16.8% compared to last month and an increase of 21.5% from Apr 2022. The average days on market for units sold in April was 28 days, 28% below the 5-year April average of 39 days. There was a 25% month over month increase in new contract activity with 10 New Pendings; an 11.8% MoM increase in All Pendings (new contracts + contracts carried over from March) to 19; and no change in supply with 14 active units.

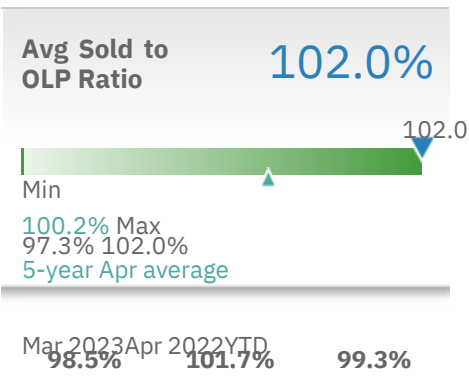
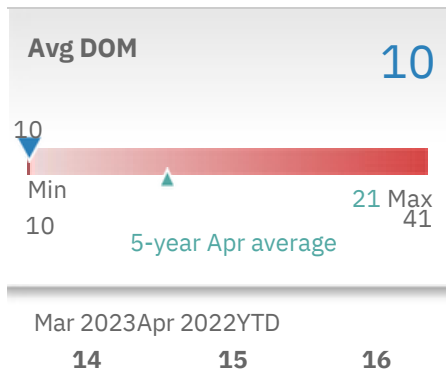
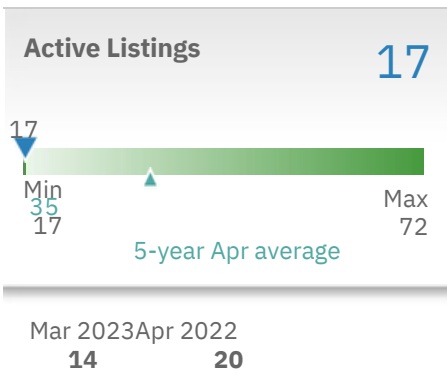
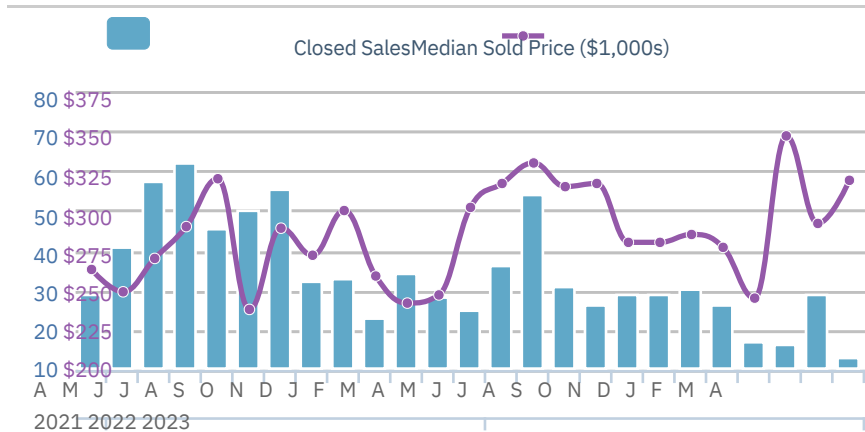
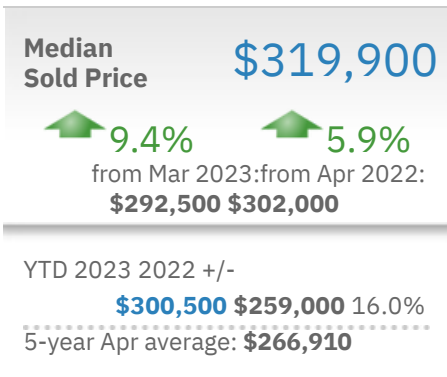
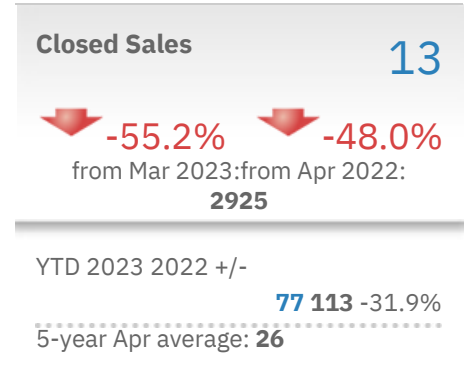
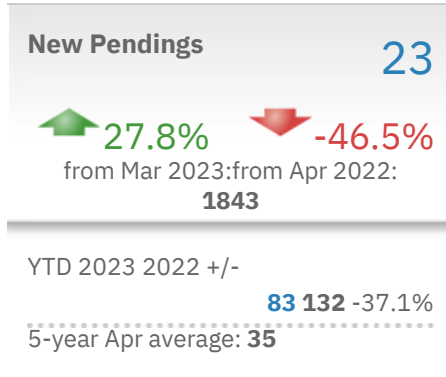
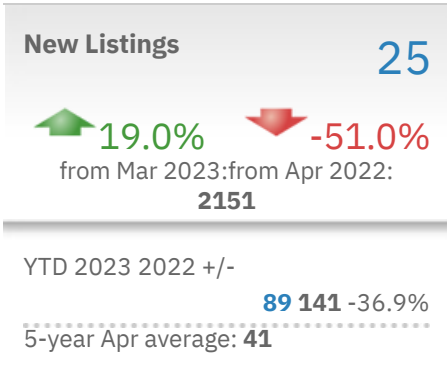
This activity resulted in a Contract Ratio of 1.36 pendings per active listing, up from 1.21 in March and a decrease from 5.00 in April 2022. The Contract Ratio is 40% lower than the 5-year April average of 2.25. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



April 2023

Penn-Delco (Delaware, PA)

Email: adevice@tcsr.realtor

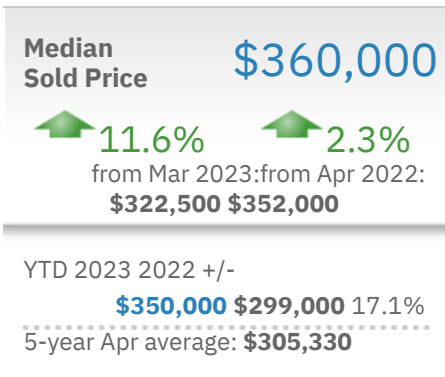
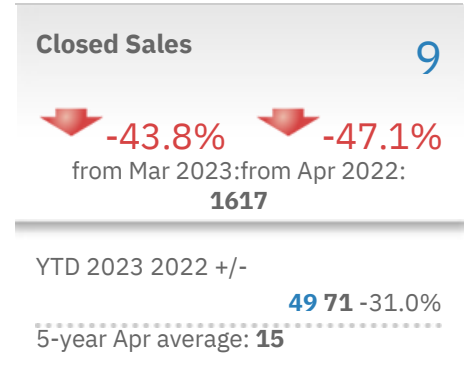
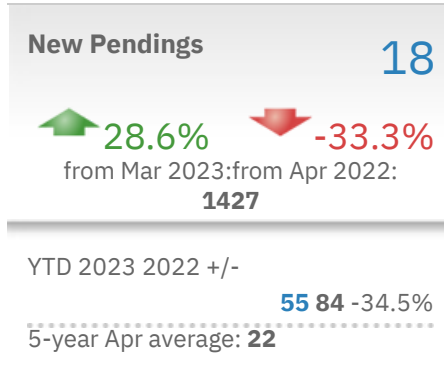
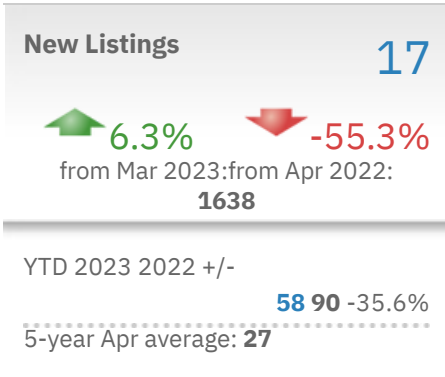


April 2023

Penn-Delco (Delaware, PA) - Detached

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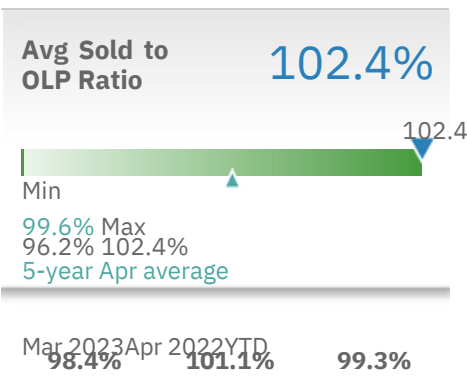
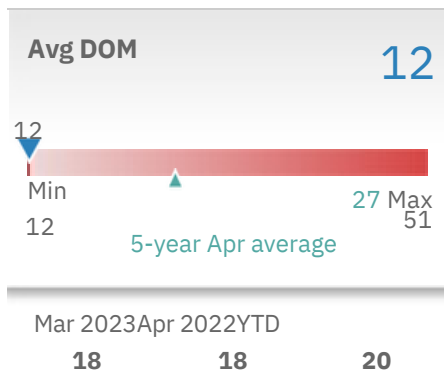
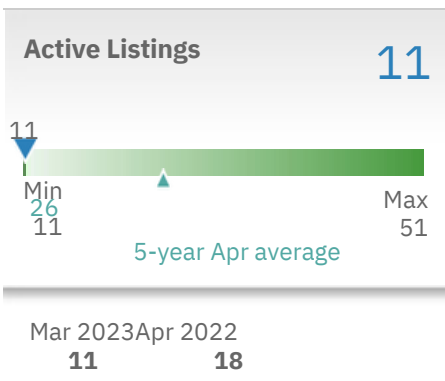
Email: adeptice@tcsr.realtor



Summary

In Penn-Delco (Delaware, PA), the median sold price for Detached properties for April was \$360,000, representing an increase of 11.6% compared to last month and an increase of 2.3% from Apr 2022. The average days on market for units sold in April was 12 days, 56% below the 5-year April average of 27 days. There was a 28.6% month over month increase in new contract activity with 18 New Pendings; a 61.5% MoM increase in All Pendings (new contracts + contracts carried over from March) to 21; and no change in supply with 11 active units.

This activity resulted in a Contract Ratio of 1.91 pendings per active listing, up from 1.18 in March and a decrease from 2.00 in April 2022. The Contract Ratio is 12% higher than the 5-year April average of 1.70. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

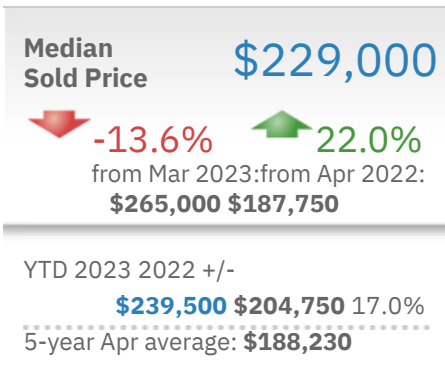
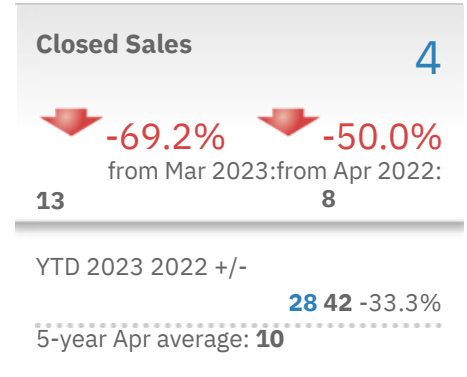
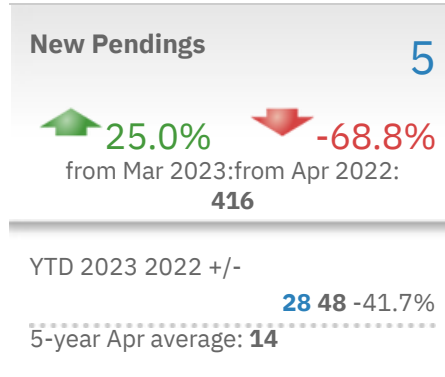
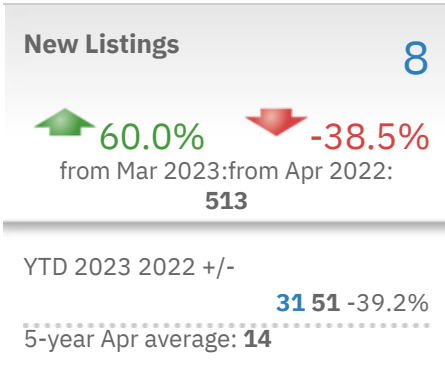


April 2023

Penn-Delco (Delaware, PA) - Attached

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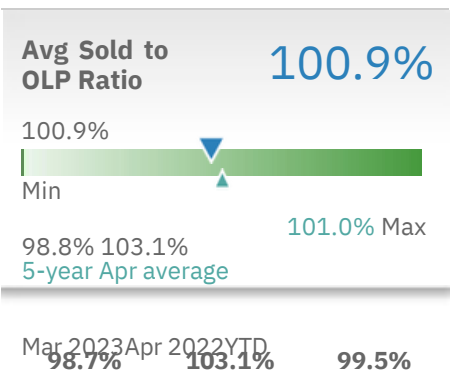
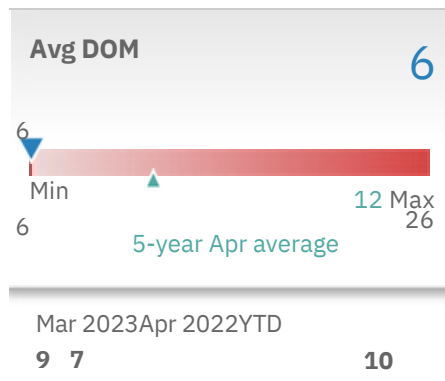
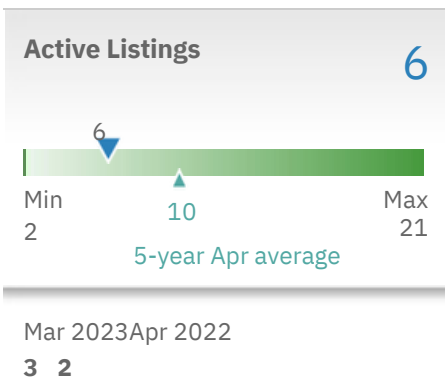
Email: adeptice@tcsr.realtor



Summary

In Penn-Delco (Delaware, PA), the median sold price for Attached properties for April was \$229,000, representing a decrease of 13.6% compared to last month and an increase of 22% from Apr 2022. The average days on market for units sold in April was 6 days, 52% below the 5-year April average of 12 days. There was a 25% month over month increase in new contract activity with 5 New Pendings; a 40% MoM increase in All Pendings (new contracts + contracts carried over from March) to 7; and a 100% increase in supply to 6 active units.

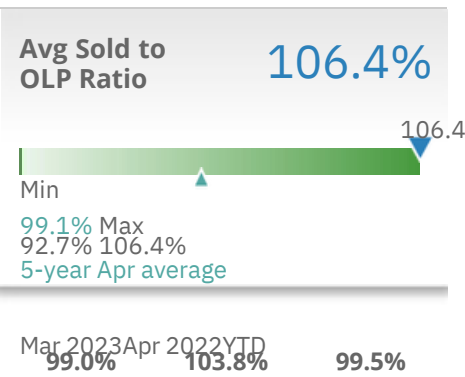
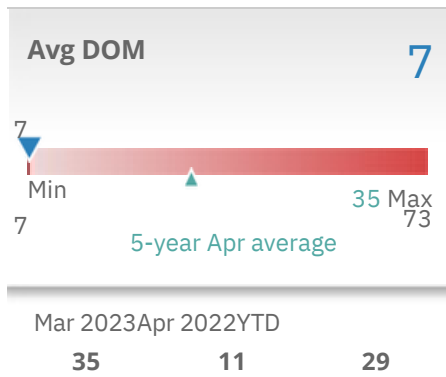
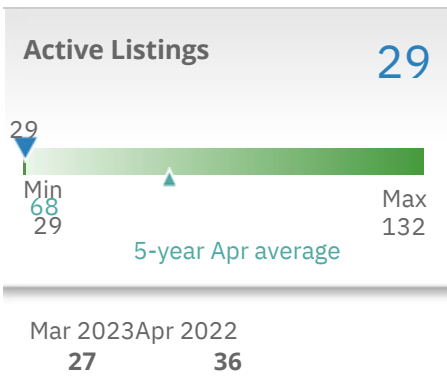
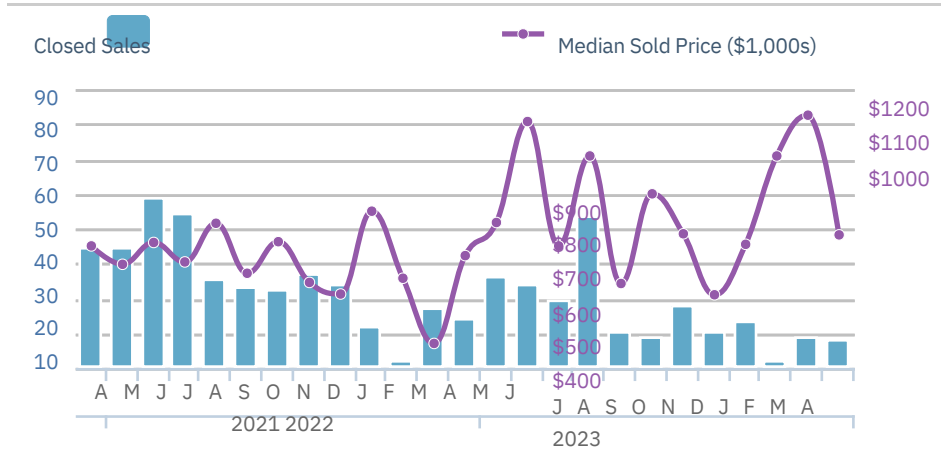
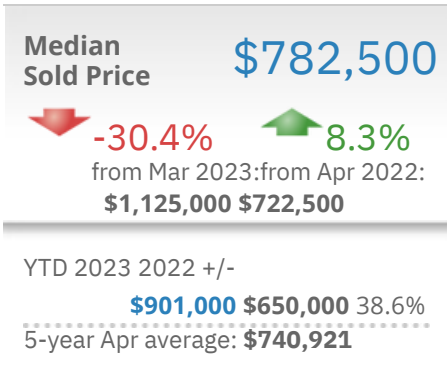
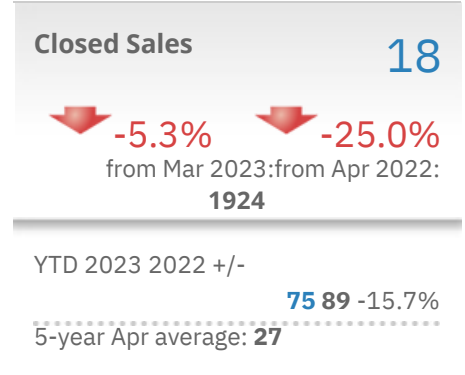
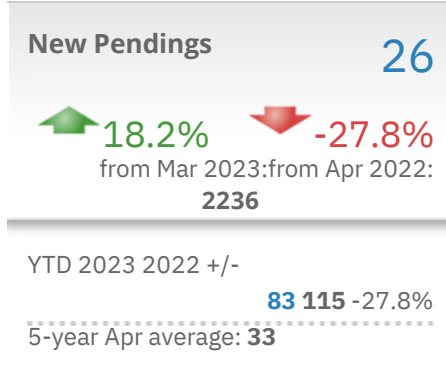
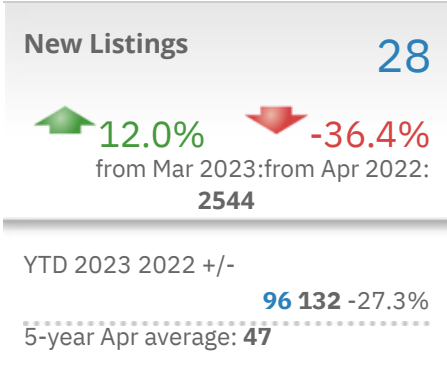
This activity resulted in a Contract Ratio of 1.17 pendings per active listing, down from 1.67 in March and a decrease from 9.50 in April 2022. The Contract Ratio is 64% lower than the 5-year April average of 3.25. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



April 2023

Radnor Township (Delaware, PA)

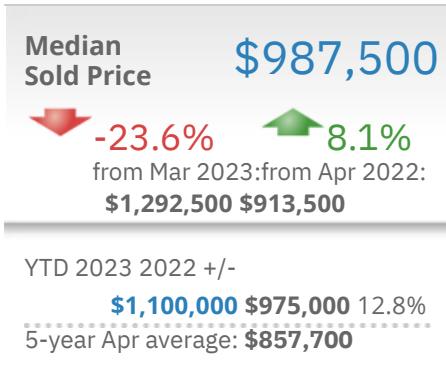
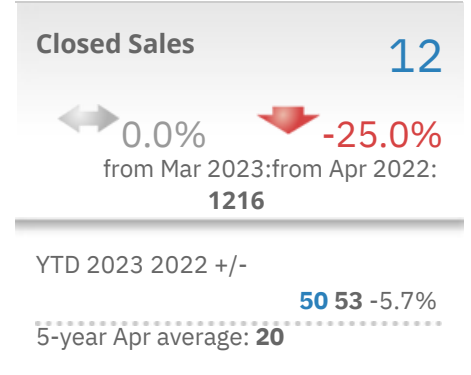
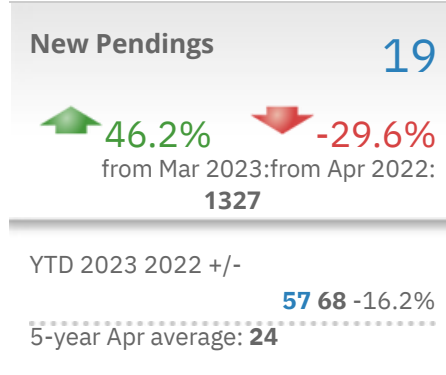
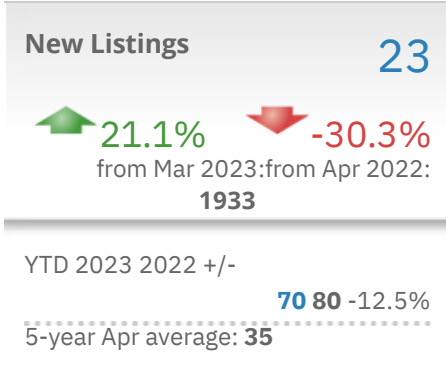
Email: adevice@tcsr.realtor



April 2023

Radnor Township (Delaware, PA) - Detached

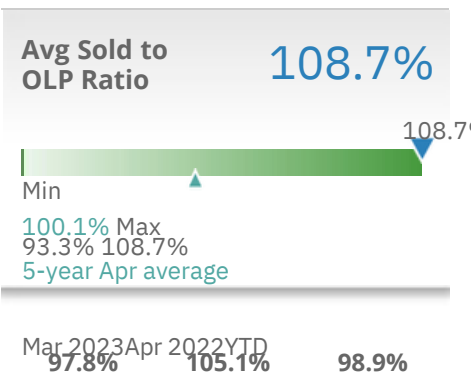
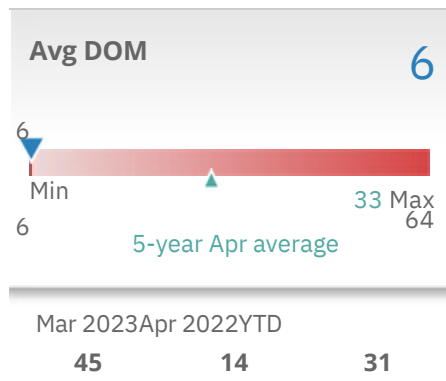
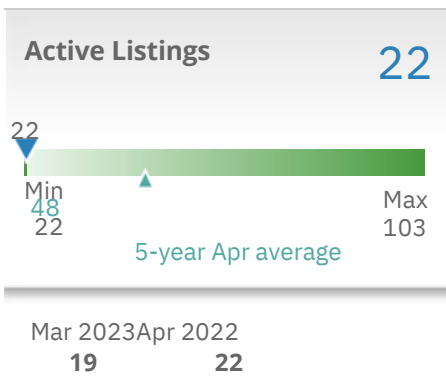
Tri-County Suburban REALTORS
Email: adeptice@tcsr.realtor



Summary

In Radnor Township (Delaware, PA), the median sold price for Detached properties for April was \$987,500, representing a decrease of 23.6% compared to last month and an increase of 8.1% from Apr 2022. The average days on market for units sold in April was 6 days, 82% below the 5-year April average of 33 days. There was a 46.2% month over month increase in new contract activity with 19 New Pendings; a 21.4% MoM increase in All Pendings (new contracts + contracts carried over from March) to 34; and a 15.8% increase in supply to 22 active units.

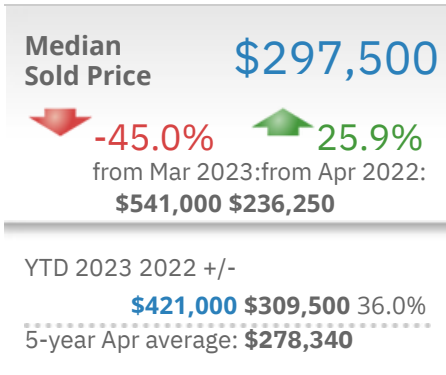
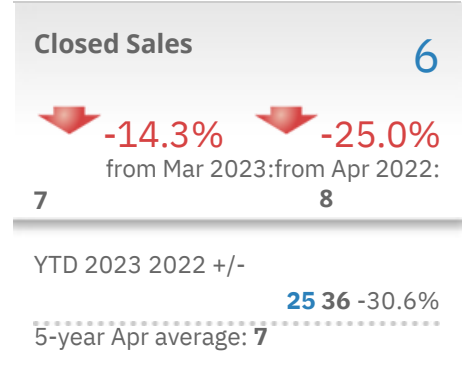
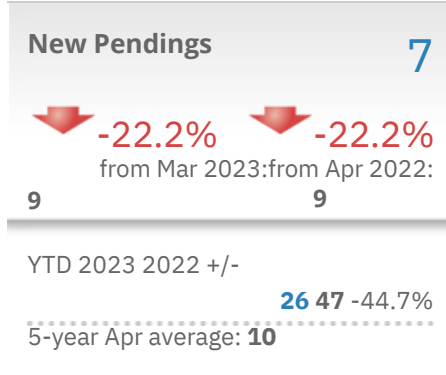
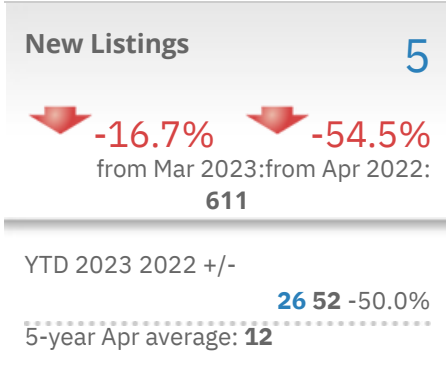
This activity resulted in a Contract Ratio of 1.55 pendings per active listing, up from 1.47 in March and a decrease from 1.82 in April 2022. The Contract Ratio is 14% higher than the 5-year April average of 1.36. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



April 2023

Radnor Township (Delaware, PA) - Attached

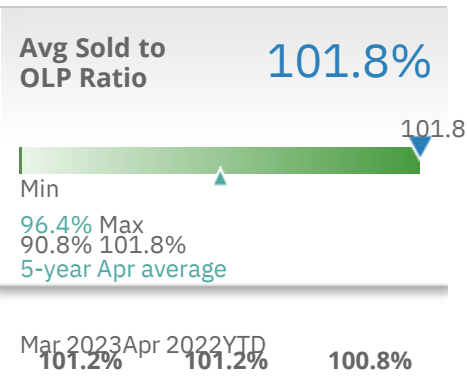
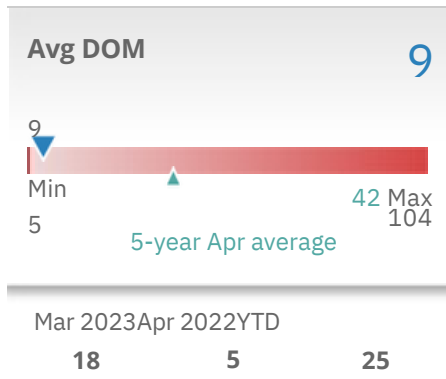
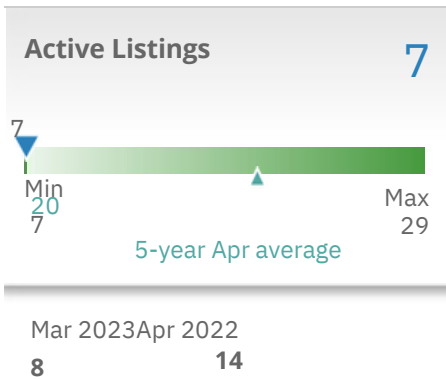
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Email: adeptice@tcsr.realtor



Summary

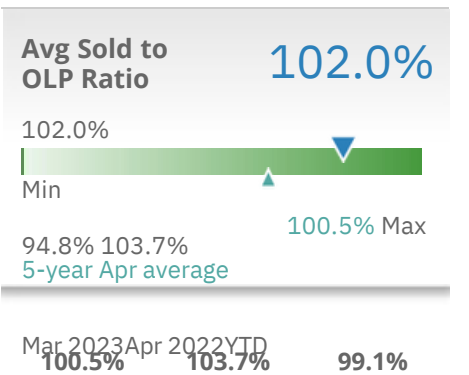
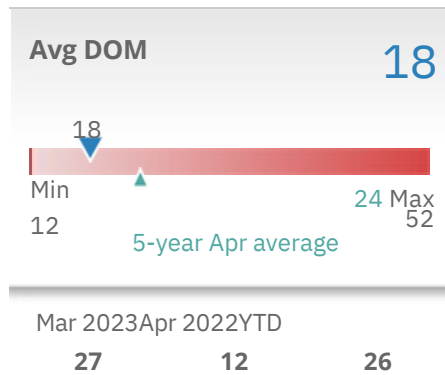
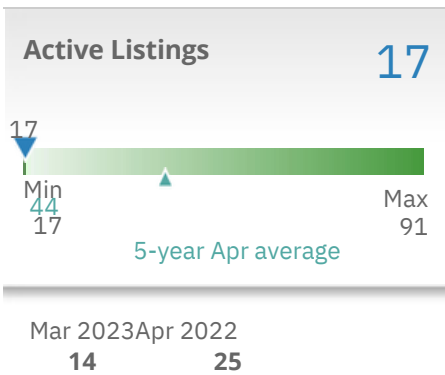
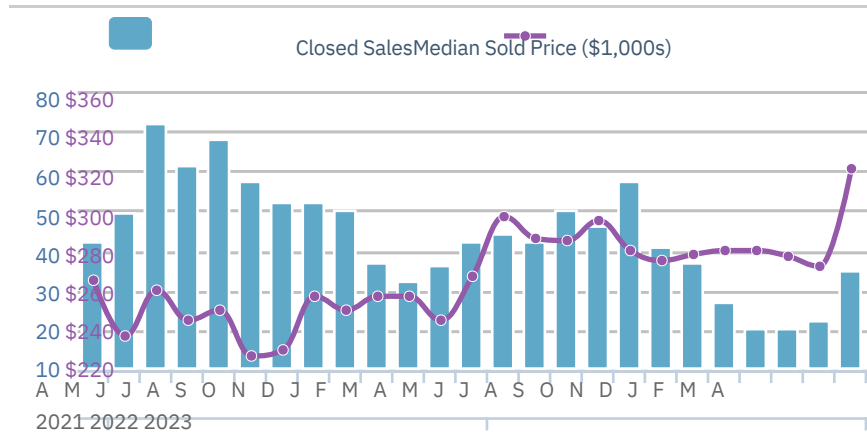
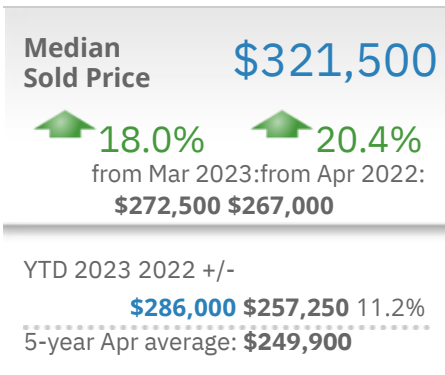
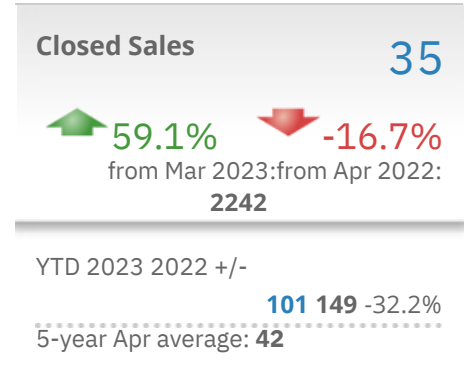
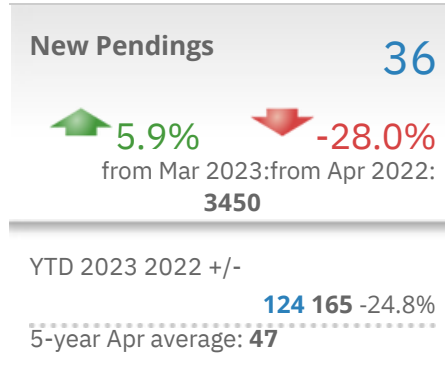
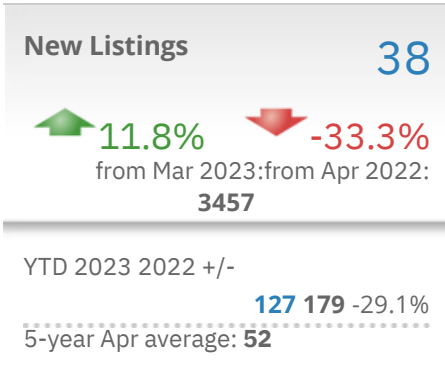
In Radnor Township (Delaware, PA), the median sold price for Attached properties for April was \$297,500, representing a decrease of 45% compared to last month and an increase of 25.9% from Apr 2022. The average days on market for units sold in April was 9 days, 79% below the 5-year April average of 42 days. There was a 22.2% month over month decrease in new contract activity with 7 New Pendings; a 5.3% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 18; and a 12.5% decrease in supply to 7 active units.

This activity resulted in a Contract Ratio of 2.57 pendings per active listing, up from 2.38 in March and an increase from 2.00 in April 2022. The Contract Ratio is 83% higher than the 5-year April average of 1.41. 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
Ridley (Delaware, PA)

Email: adevice@tcsr.realtor

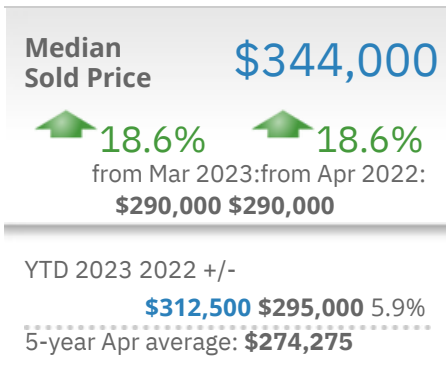
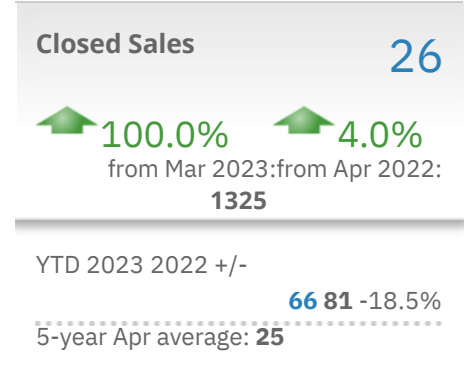
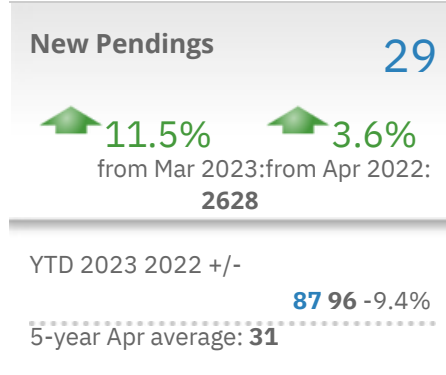
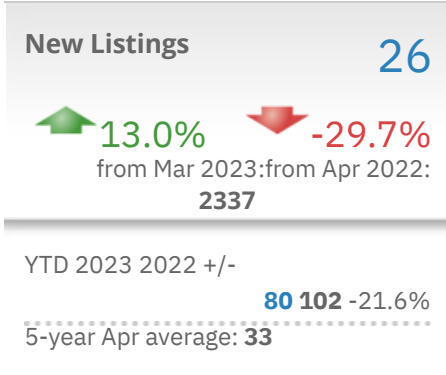


April 2023

Ridley (Delaware, PA) - Detached

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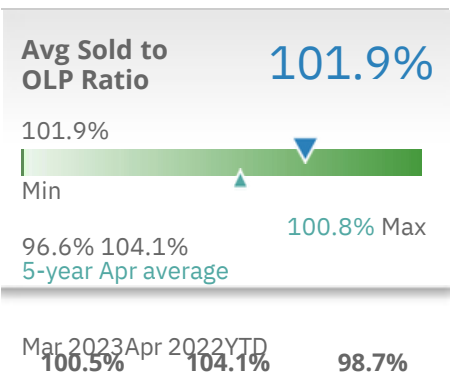
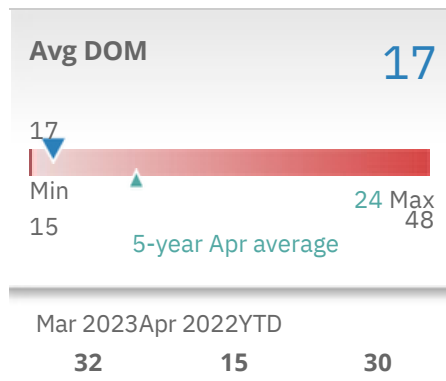
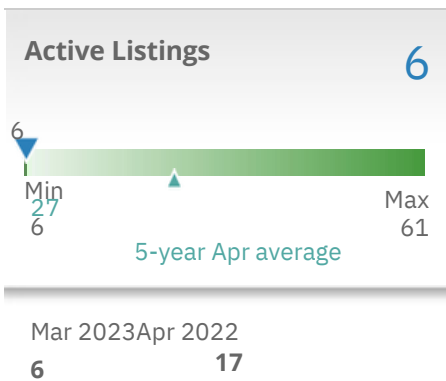
Email: adeptice@tcsr.realtor



Summary

In Ridley (Delaware, PA), the median sold price for Detached properties for April was \$344,000, representing an increase of 18.6% compared to last month and an increase of 18.6% from Apr 2022. The average days on market for units sold in April was 17 days, 30% below the 5-year April average of 24 days. There was an 11.5% month over month increase in new contract activity with 29 New Pendings; a 5.4% MoM increase in All Pendings (new contracts + contracts carried over from March) to 39; and no change in supply with 6 active units.

This activity resulted in a Contract Ratio of 6.50 pendings per active listing, up from 6.17 in March and an increase from 2.41 in April 2022. The Contract Ratio is 139% higher than the 5-year April average of 2.72. 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.

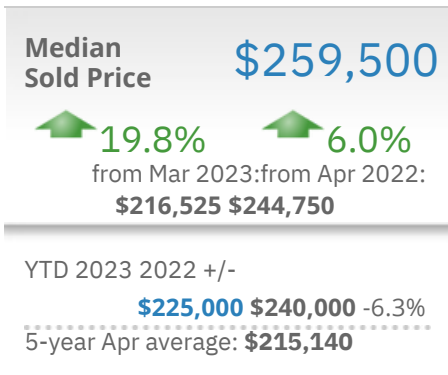
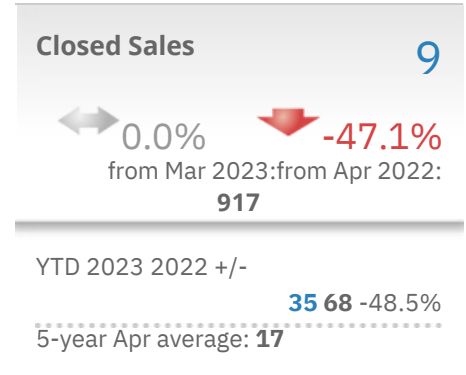
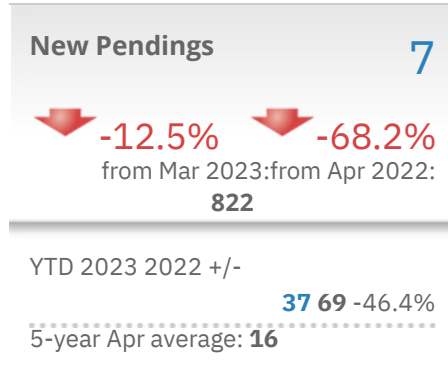
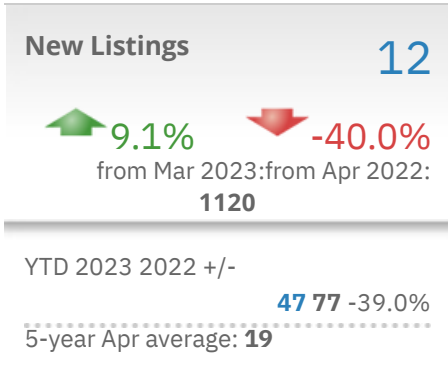


April 2023

Ridley (Delaware, PA) - Attached

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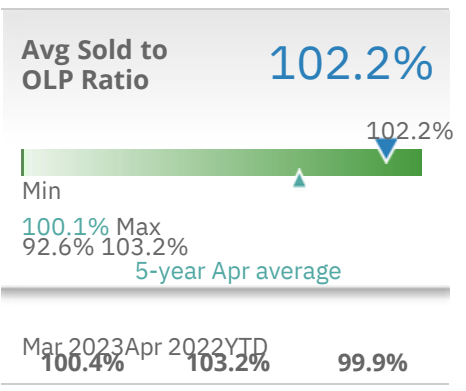
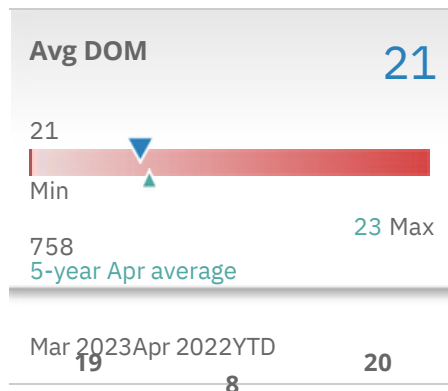
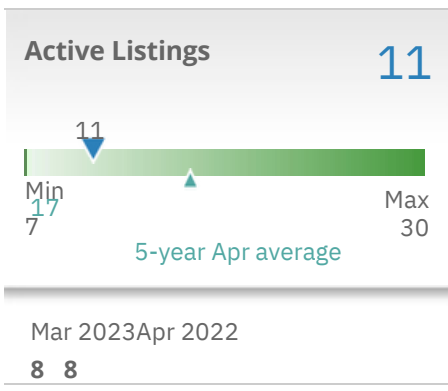
Email: adepice@tcsr.realtor



Summary

In Ridley (Delaware, PA), the median sold price for Attached properties for April was \$259,500, representing an increase of 19.8% compared to last month and an increase of 6% from Apr 2022. The average days on market for units sold in April was 21 days, 8% below the 5-year April average of 23 days. There was a 12.5% month over month decrease in new contract activity with 7 New Pendings; an 8.3% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 11; and a 37.5% increase in supply to 11 active units.

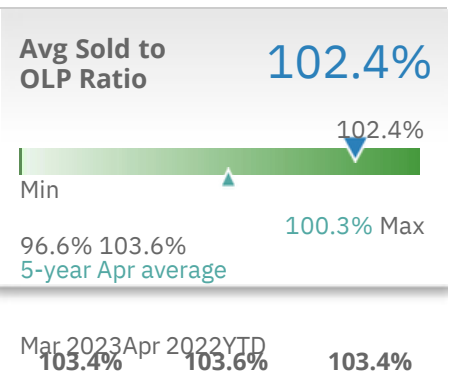
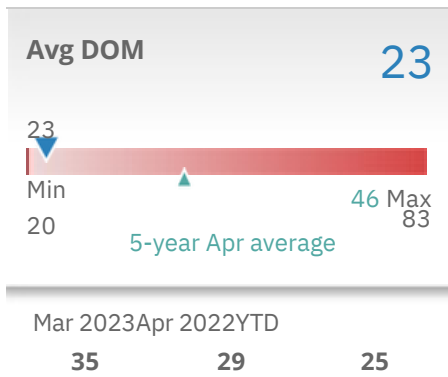
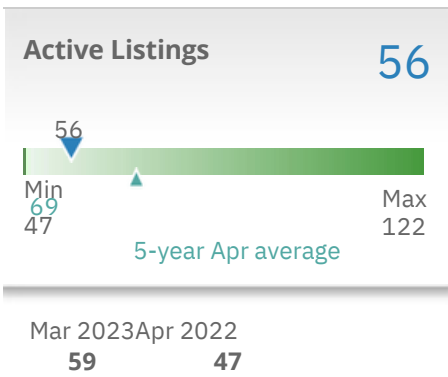
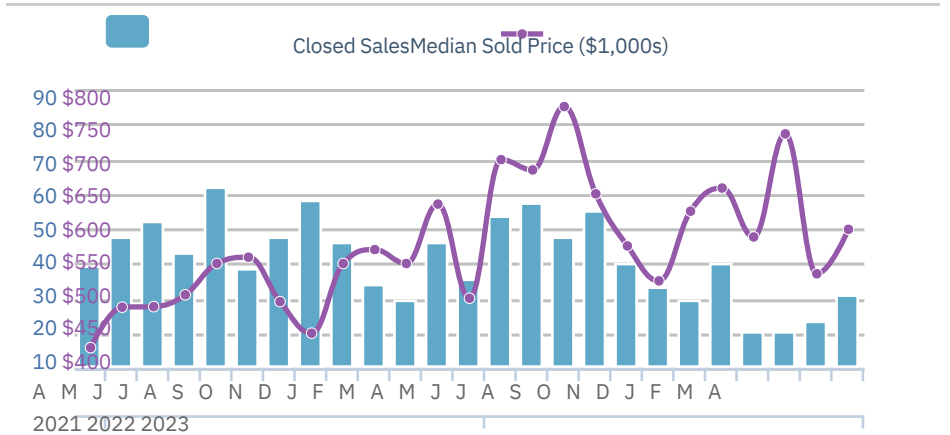
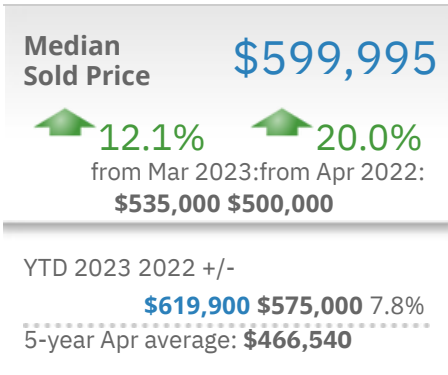
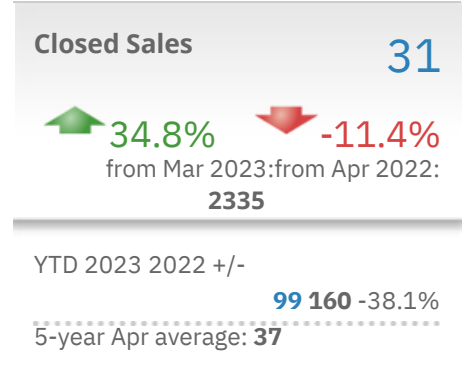
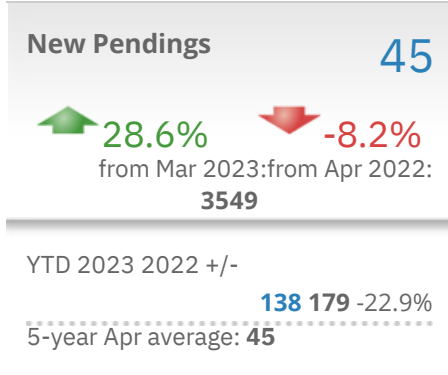
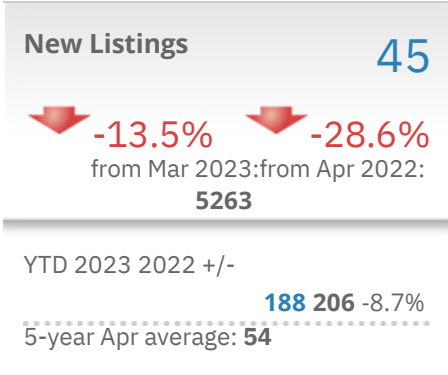
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 1.50 in March and a decrease from 3.13 in April 2022. The Contract Ratio is 54% lower than the 5-year April average of 2.16. A higher Contract Ratio signifies a relative increase in contract activity compared to 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

Rose Tree Media (Delaware, PA)

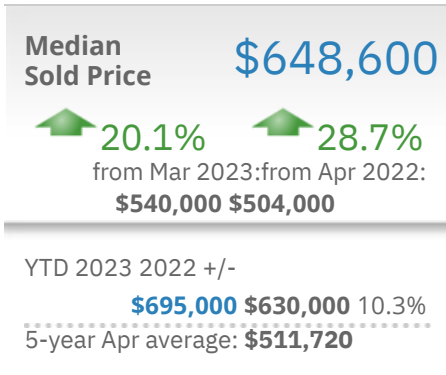
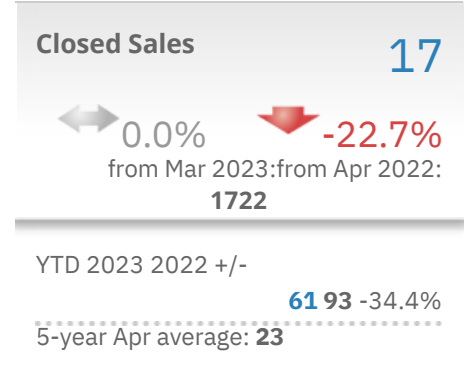
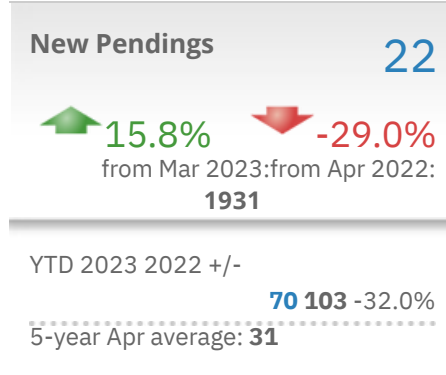
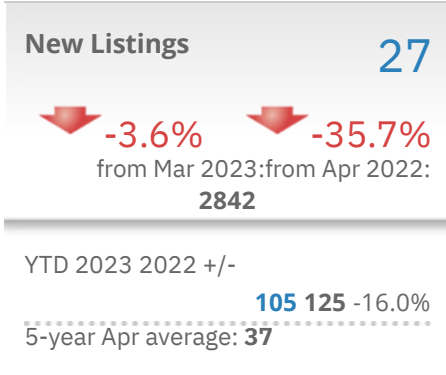
Email: adepice@tcsr.realtor



April 2023

Rose Tree Media (Delaware, PA) - Detached

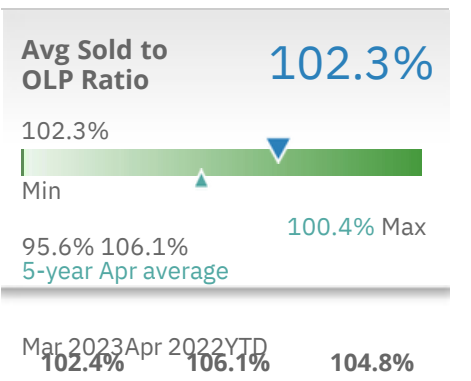
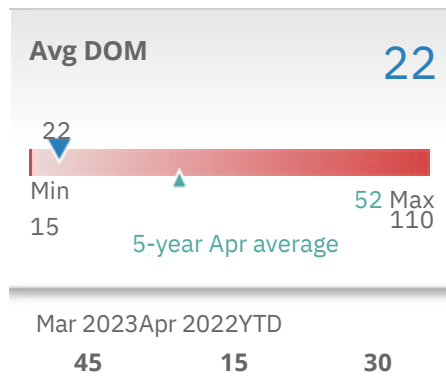
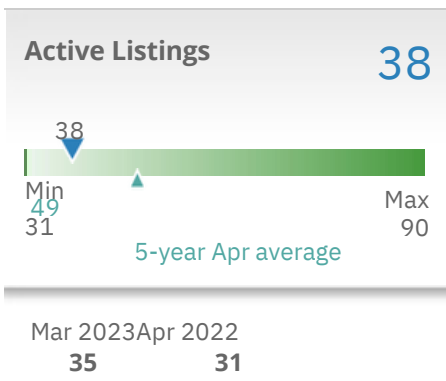
Tri-County Suburban REALTORS
Email: adeptice@tcsr.realtor



Summary

In Rose Tree Media (Delaware, PA), the median sold price for Detached properties for April was \$648,600, representing an increase of 20.1% compared to last month and an increase of 28.7% from Apr 2022. The average days on market for units sold in April was 22 days, 57% below the 5-year April average of 52 days. There was a 15.8% month over month increase in new contract activity with 22 New Pendings; a 33.3% MoM increase in All Pendings (new contracts + contracts carried over from March) to 32; and an 8.6% increase in supply to 38 active units.

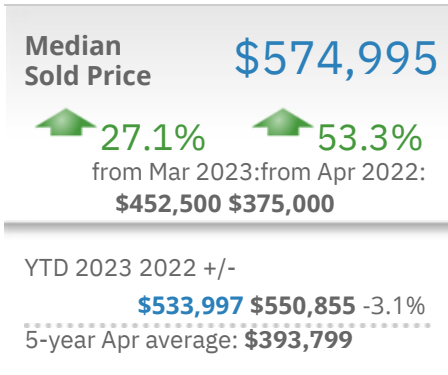
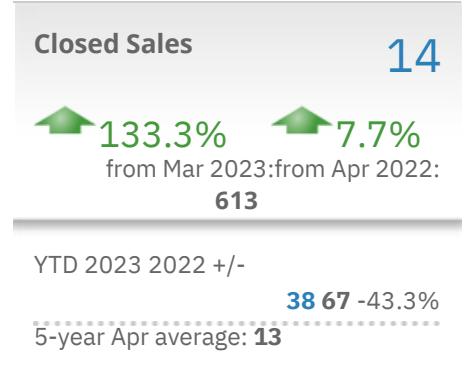
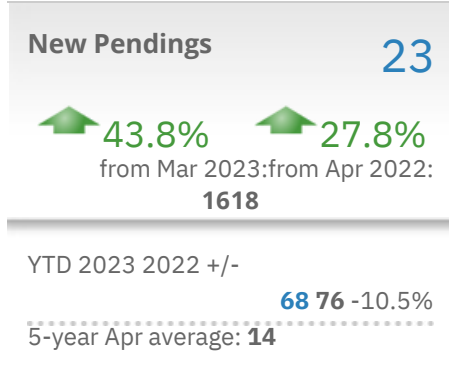
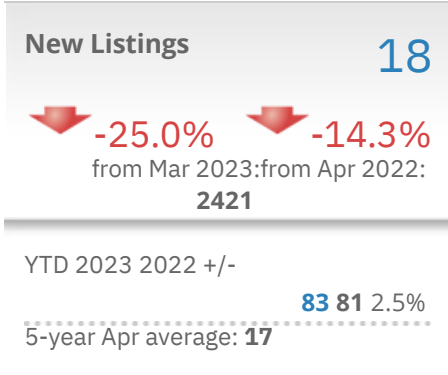
This activity resulted in a Contract Ratio of 0.84 pendings per active listing, up from 0.69 in March and a decrease from 1.84 in April 2022. The Contract Ratio is 31% lower than the 5-year April average of 1.22. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



April 2023

Rose Tree Media (Delaware, PA) - Attached

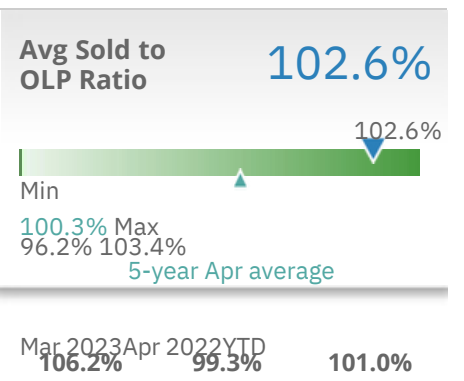
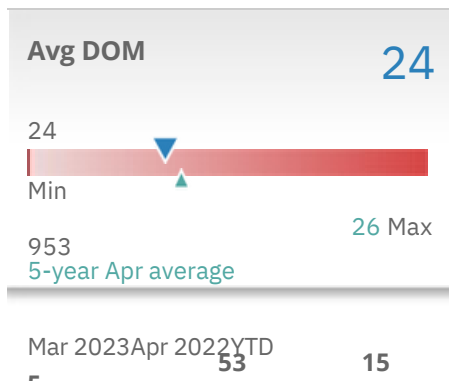
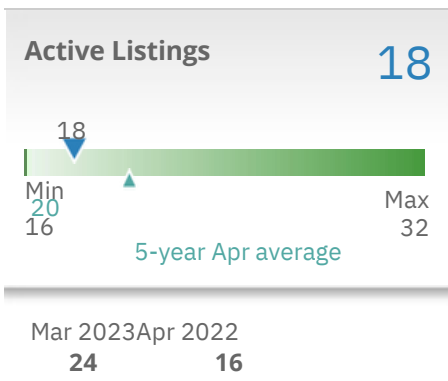
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Summary

In Rose Tree Media (Delaware, PA), the median sold price for Attached properties for April was \$574,995, representing an increase of 27.1% compared to last month and an increase of 53.3% from Apr 2022. The average days on market for units sold in April was 24 days, 9% below the 5-year April average of 26 days. There was a 43.8% month over month increase in new contract activity with 23 New Pending; a 14.5% MoM increase in All Pending (new contracts + contracts carried over from March) to 63; and a 25% decrease in supply to 18 active units.

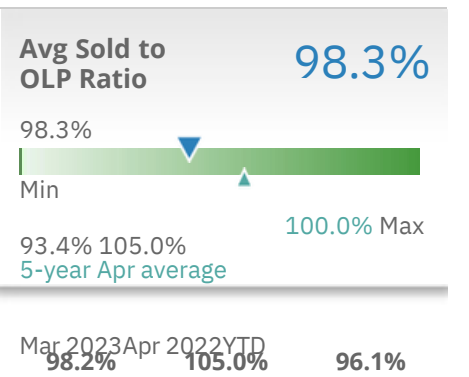
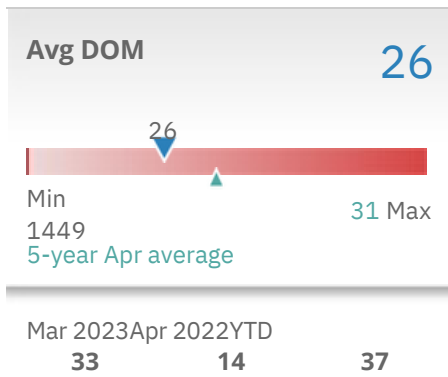
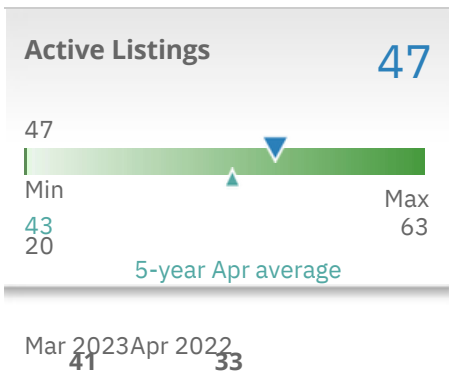
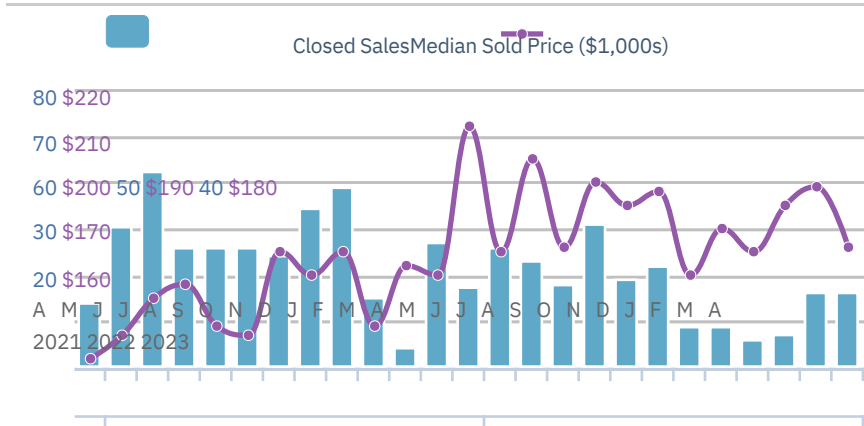
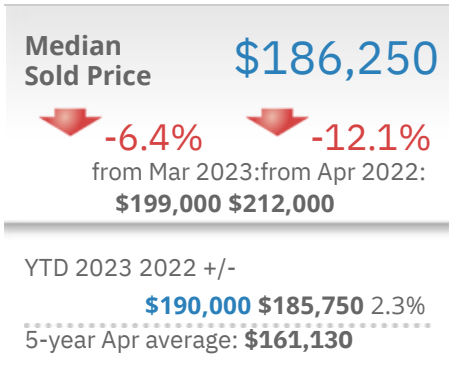
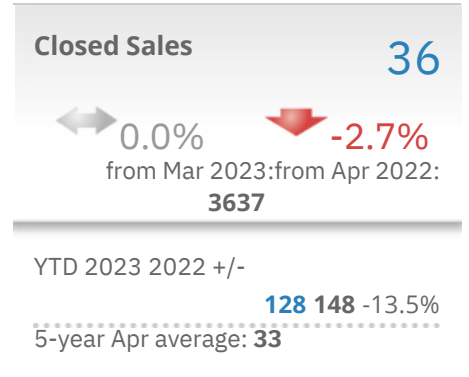
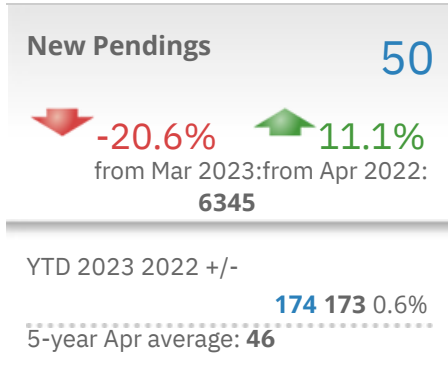
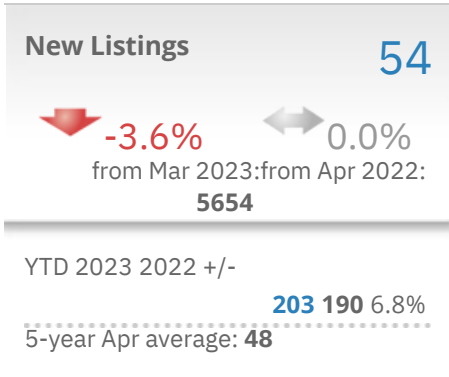
This activity resulted in a Contract Ratio of 3.50 pendings per active listing, up from 2.29 in March and a decrease from 4.69 in April 2022. The Contract Ratio is 33% higher than the 5-year April average of 2.64. A higher Contract Ratio signifies a relative increase in contract activity compared to 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

Southeast Delco (Delaware, PA)

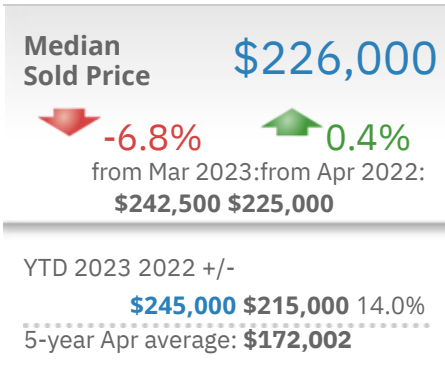
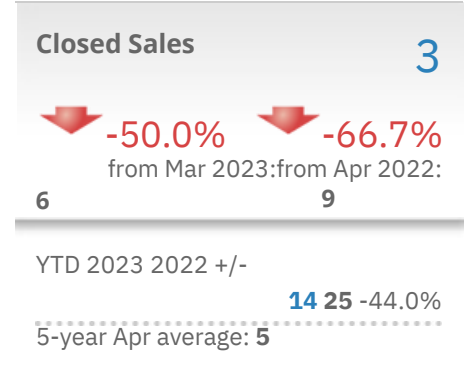
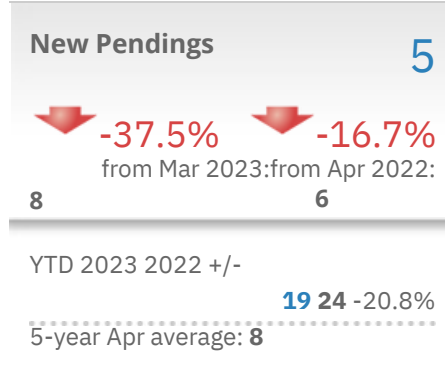
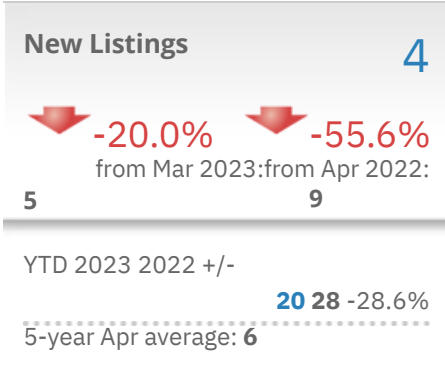
Email: adevice@tcsr.realtor



April 2023

Southeast Delco (Delaware, PA) - Detached

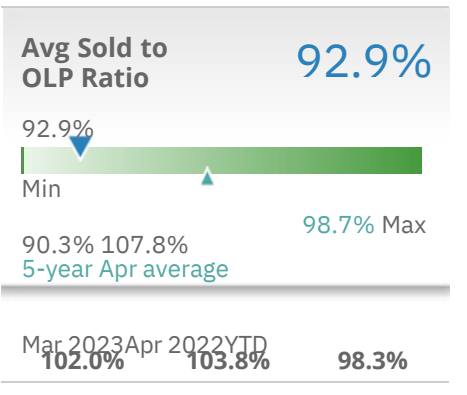
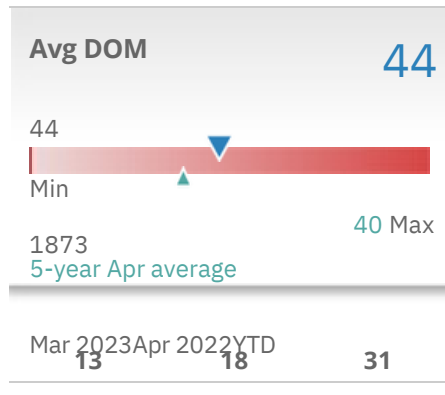
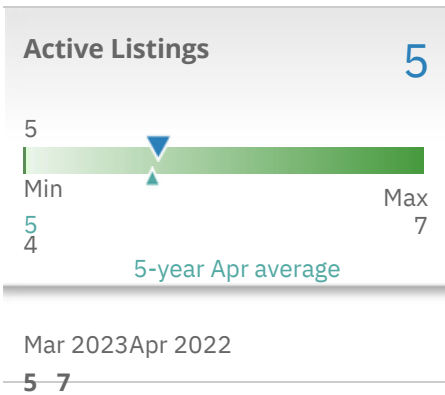
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Summary

In Southeast Delco (Delaware, PA), the median sold price for Detached properties for April was \$226,000, representing a decrease of 6.8% compared to last month and an increase of 0.4% from Apr 2022. The average days on market for units sold in April was 44 days, 11% above the 5-year April average of 40 days. There was a 37.5% month over month decrease in new contract activity with 5 New Pendings; a 14.3% MoM increase in All Pendings (new contracts + contracts carried over from March) to 8; and no change in supply with 5 active units.

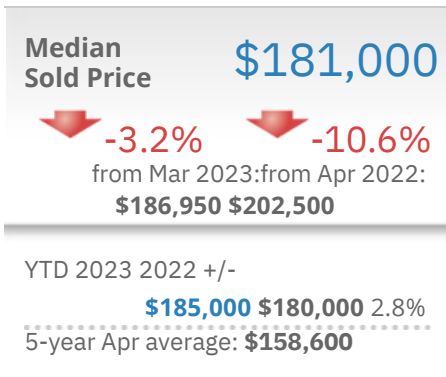
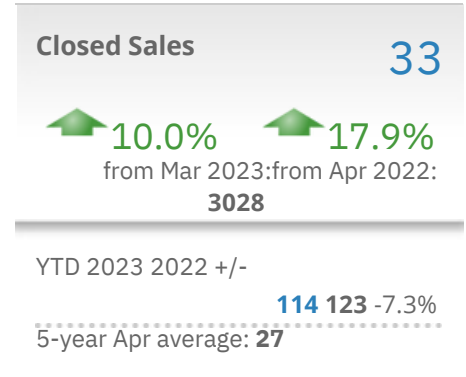
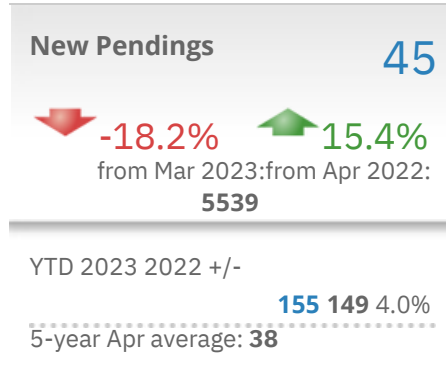
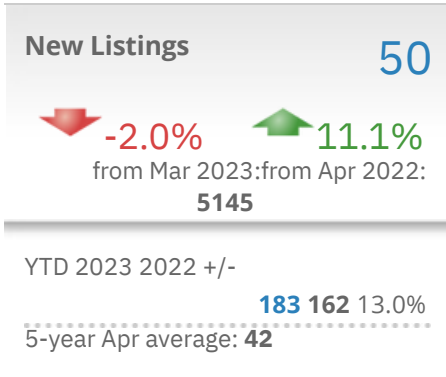
This activity resulted in a Contract Ratio of 1.60 pendings per active listing, up from 1.40 in March and an increase from 1.00 in April 2022. The Contract Ratio is 24% lower than the 5-year April average of 2.11. A higher Contract Ratio signifies a relative increase in contract activity compared to 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

Southeast Delco (Delaware, PA) - Attached

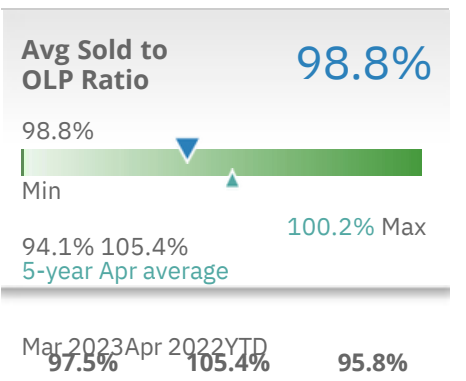
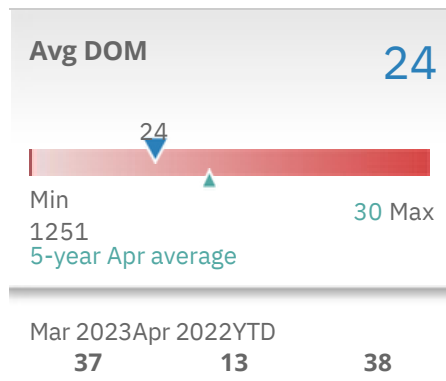
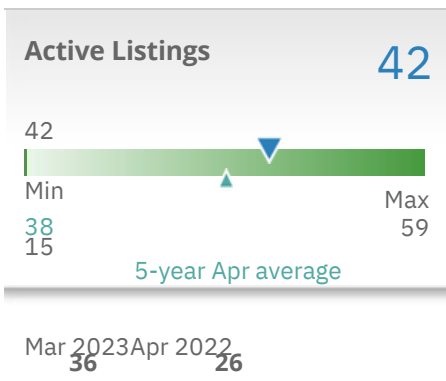
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Summary

In Southeast Delco (Delaware, PA), the median sold price for Attached properties for April was \$181,000, representing a decrease of 3.2% compared to last month and a decrease of 10.6% from Apr 2022. The average days on market for units sold in April was 24 days, 20% below the 5-year April average of 30 days. There was an 18.2% month over month decrease in new contract activity with 45 New Pending; a 9.5% MoM increase in All Pending (new contracts + contracts carried over from March) to 69; and a 16.7% increase in supply to 42 active units.

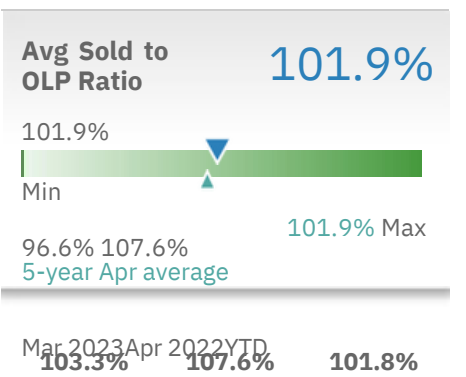
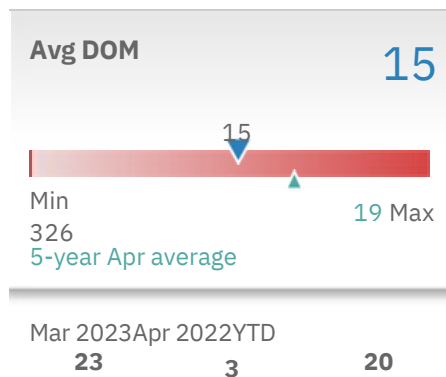
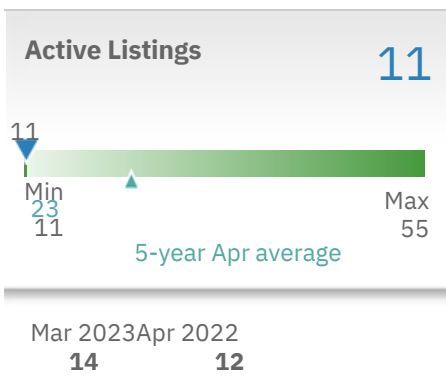
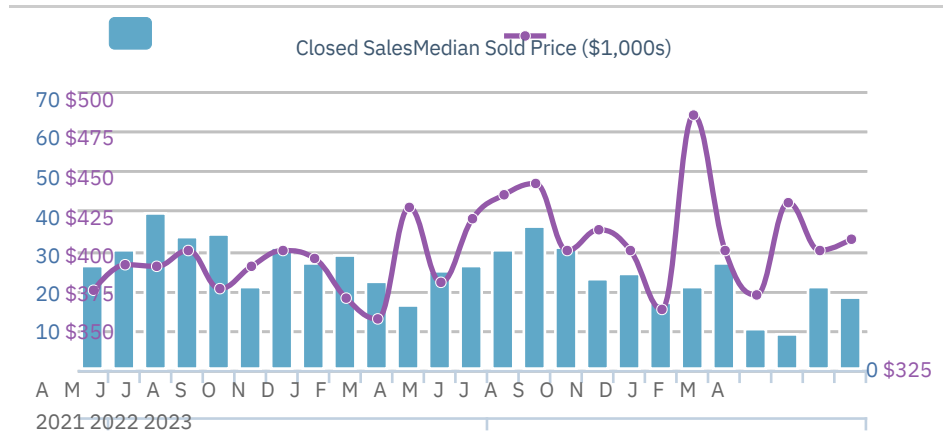
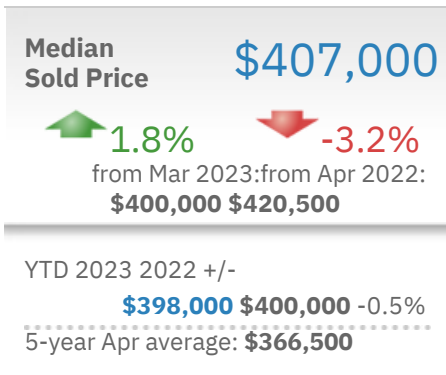
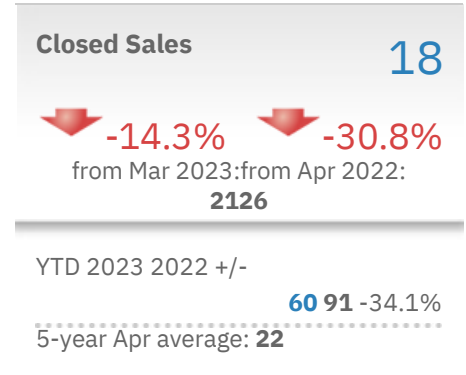
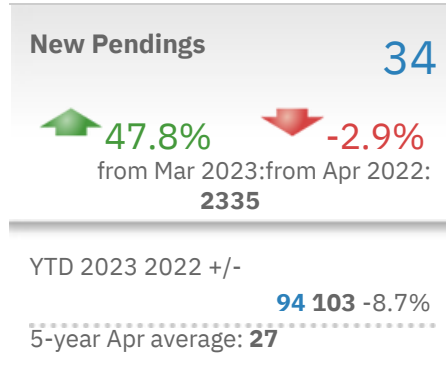
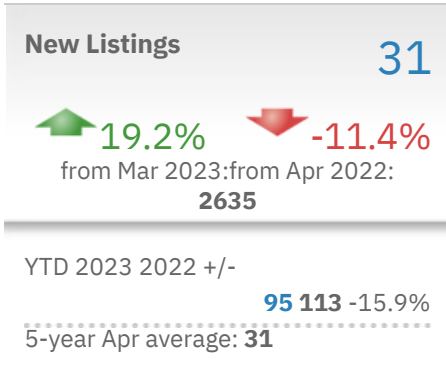
This activity resulted in a Contract Ratio of 1.64 pendings per active listing, down from 1.75 in March and a decrease from 2.42 in April 2022. The Contract Ratio is 27% lower than the 5-year April average of 2.25. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



April 2023

Springfield (Delaware, PA)

Email: adevice@tcsr.realtor

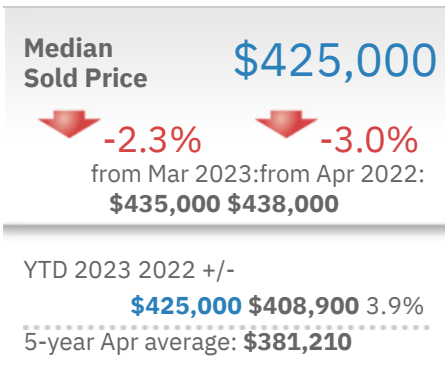
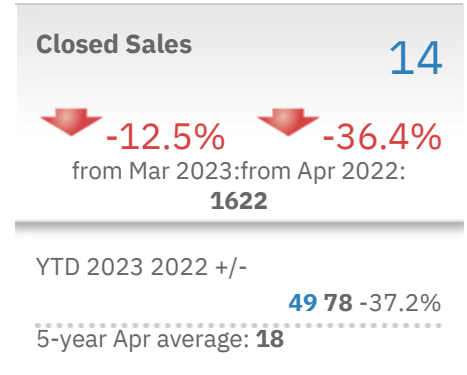
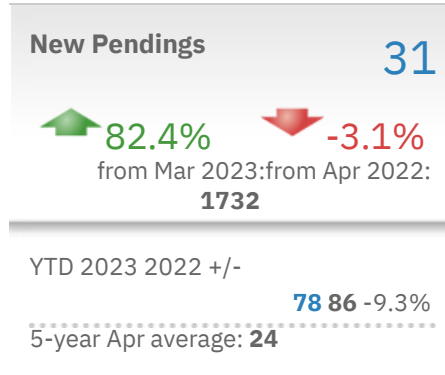
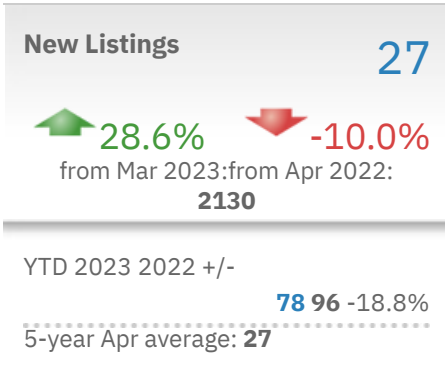


April 2023

Springfield (Delaware, PA) - Detached

Tri-County Suburban REALTORS

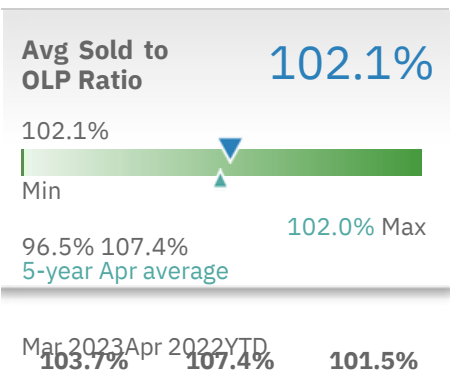
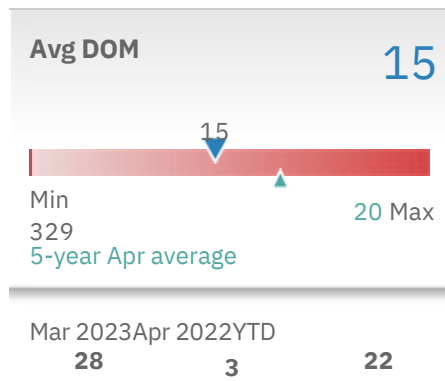
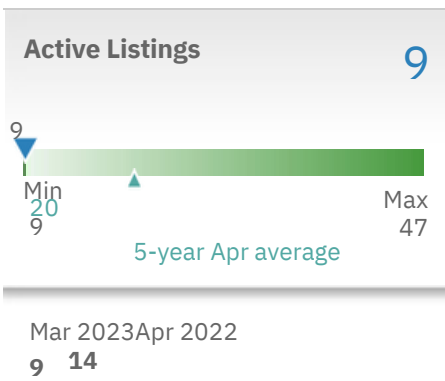
Email: adevice@tcsr.realtor



Summary

In Springfield (Delaware, PA), the median sold price for Detached properties for April was \$425,000, representing a decrease of 2.3% compared to last month and a decrease of 3% from Apr 2022. The average days on market for units sold in April was 15 days, 24% below the 5-year April average of 20 days. There was an 82.4% month over month increase in new contract activity with 31 New Pendings; a 73.9% MoM increase in All Pendings (new contracts + contracts carried over from March) to 40; and a 35.7% decrease in supply to 9 active units.

This activity resulted in a Contract Ratio of 4.44 pendings per active listing, up from 1.64 in March and an increase from 3.89 in April 2022. The Contract Ratio is 65% higher 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.

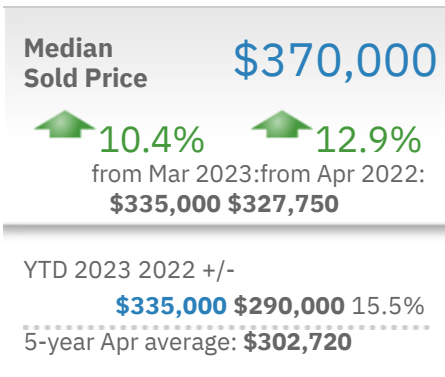
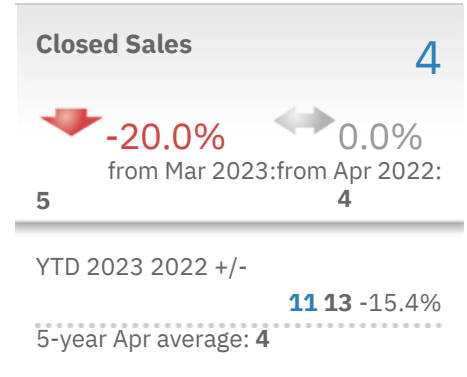
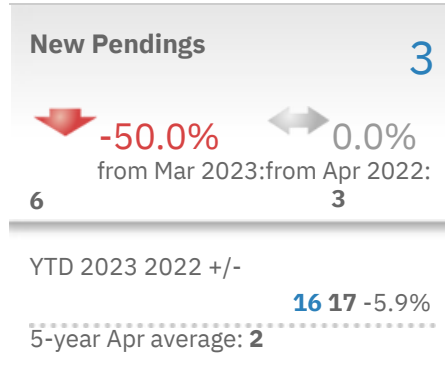
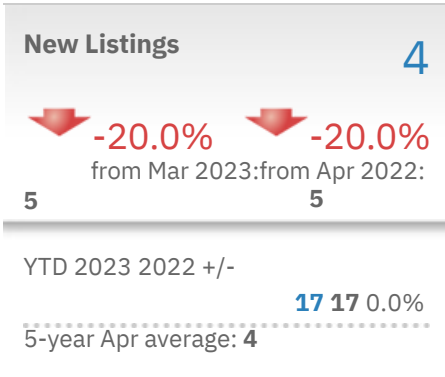


April 2023

Springfield (Delaware, PA) - Attached

Tri-County Suburban REALTORS

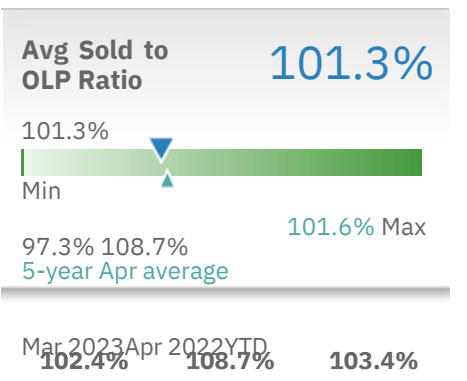
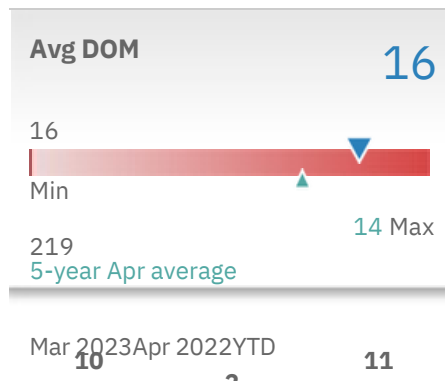
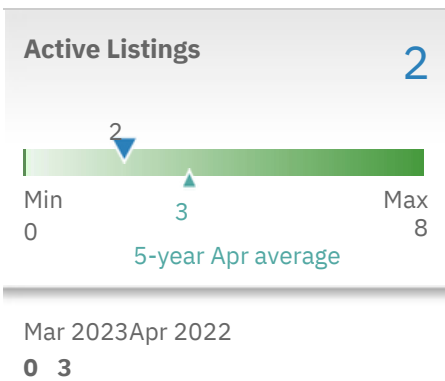
Email: adeptice@tcsr.realtor



Summary

In Springfield (Delaware, PA), the median sold price for Attached properties for April was \$370,000, representing an increase of 10.4% compared to last month and an increase of 12.9% from Apr 2022. The average days on market for units sold in April was 16 days, 16% above the 5-year April average of 14 days. There was a 50% month over month decrease in new contract activity with 3 New Pendings; a 28.6% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 5; and a 0% increase in supply to 2 active units.

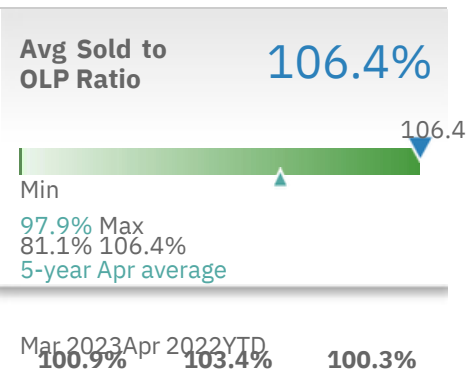
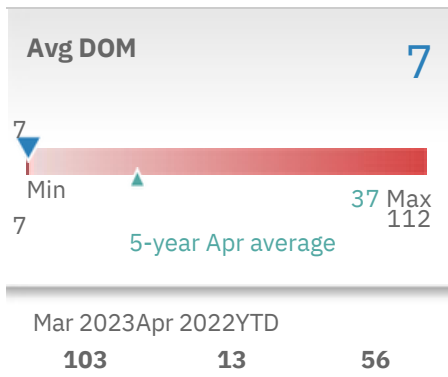
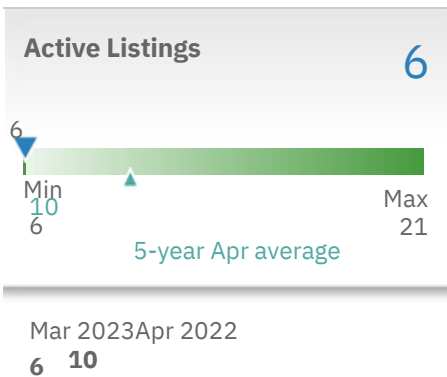
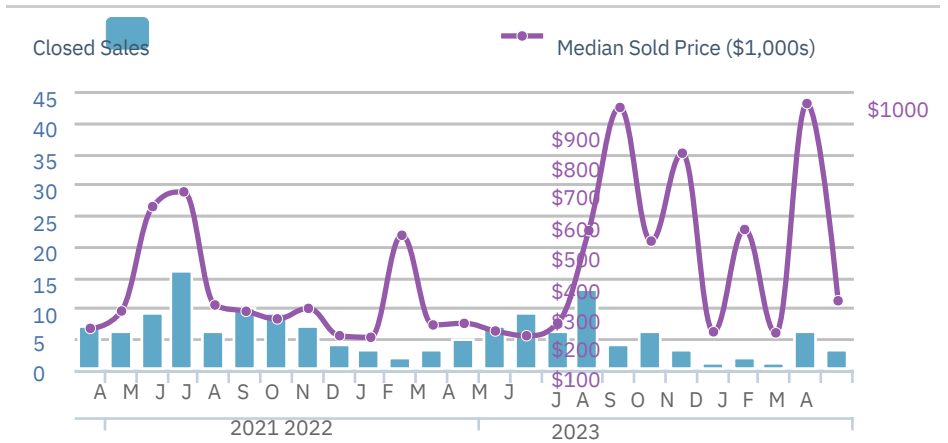
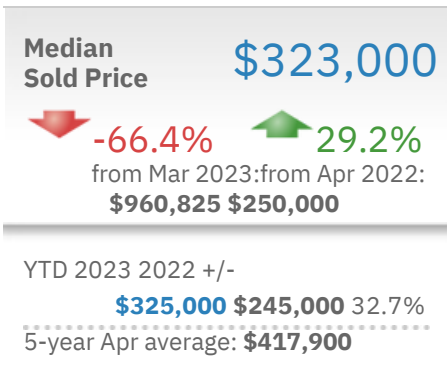
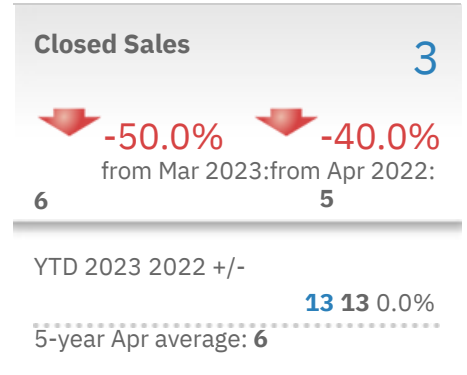
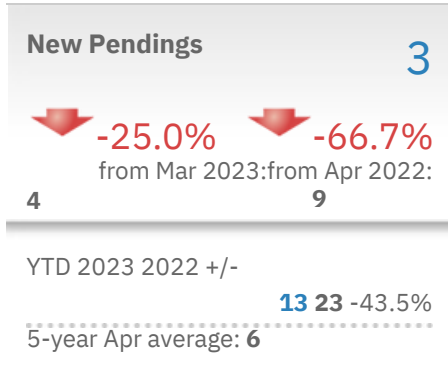
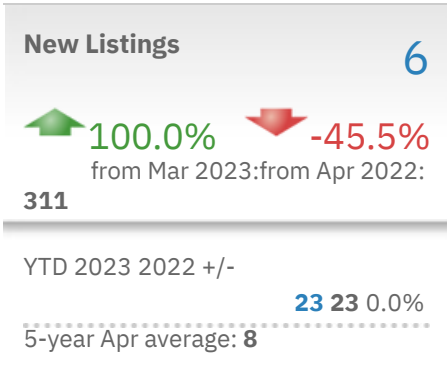
This activity resulted in a Contract Ratio of 2.50 pendings per active listing, up from 0.00 in March and an increase from 2.00 in April 2022. The Contract Ratio is 138% higher than the 5-year April average of 1.05. A higher Contract Ratio signifies a relative increase in contract activity compared to 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 (Delaware, PA)

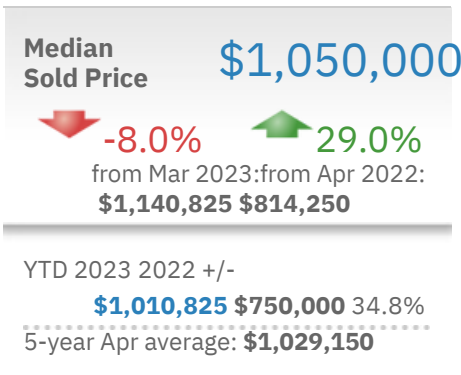
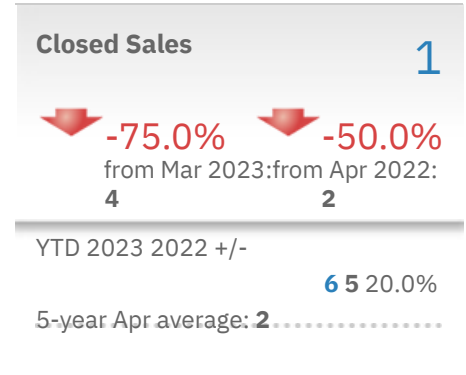
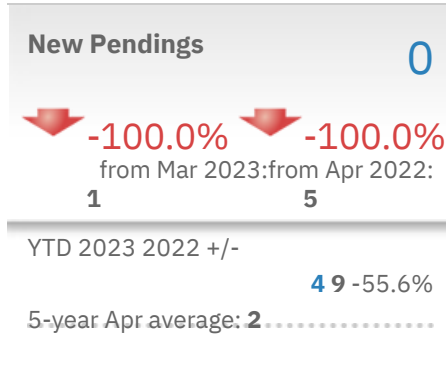
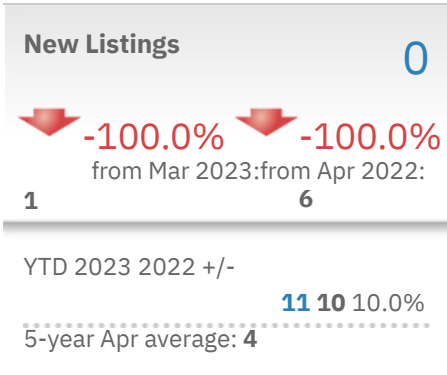
Email: adevice@tcsr.realtor



April 2023

Unionville-Chadds Ford (Delaware, PA) - Detached

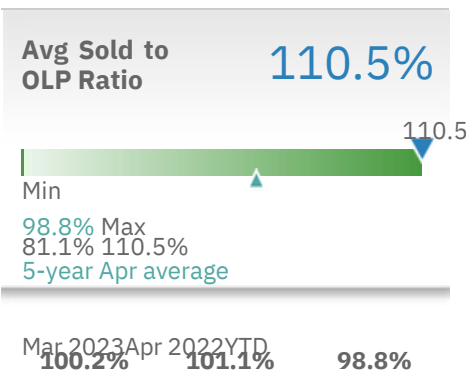
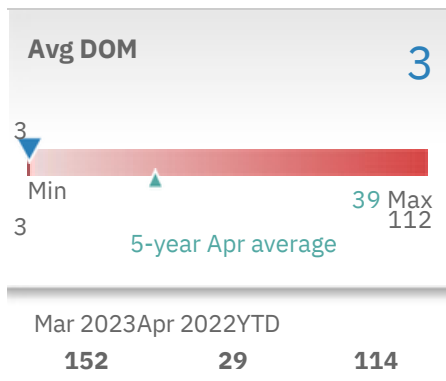
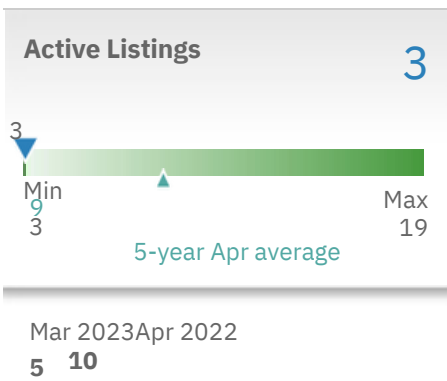
Tri-County Suburban REALTORS
Email: adeptice@tcsr.realtor



Summary

In Unionville-Chadds Ford (Delaware, PA), the median sold price for Detached properties for April was \$1,050,000, representing a decrease of 8% compared to last month and an increase of 29% from April 2022. The average days on market for units sold in April was 3 days, 92% below the 5-year April average of 39 days. There was a 100% month over month decrease in new contract activity with 0 New Pendings; a 100% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 0; and a 70% decrease in supply to 3 active units.

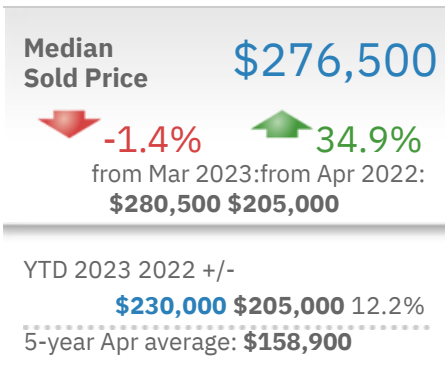
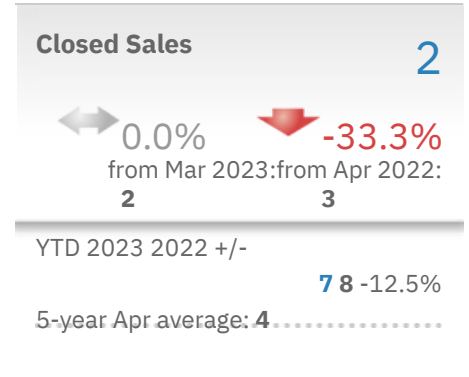
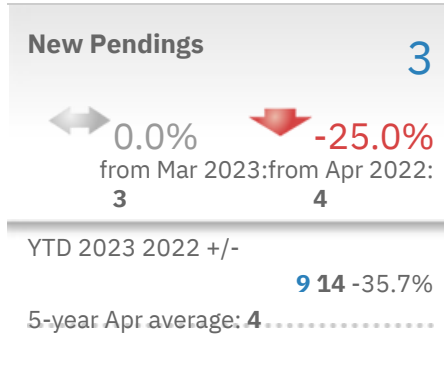
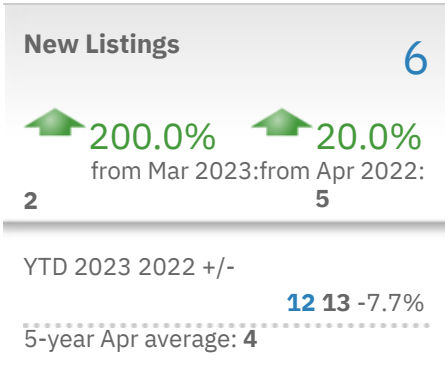
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, down from 0.10 in March and a decrease from 1.20 in April 2022. The Contract Ratio is 100% lower than the 5-year April average of 0.48. A higher Contract Ratio signifies a relative increase in contract activity compared to 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 (Delaware, PA) - Attached

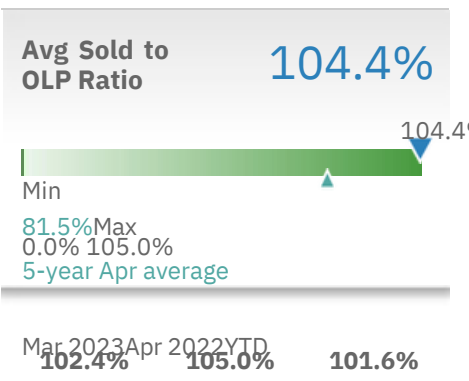
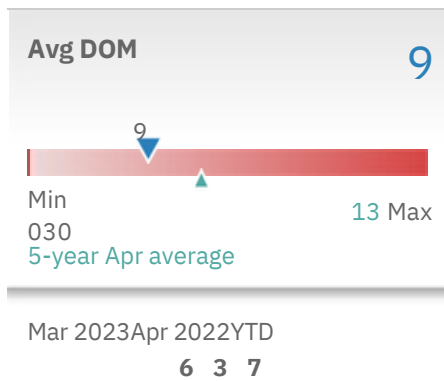
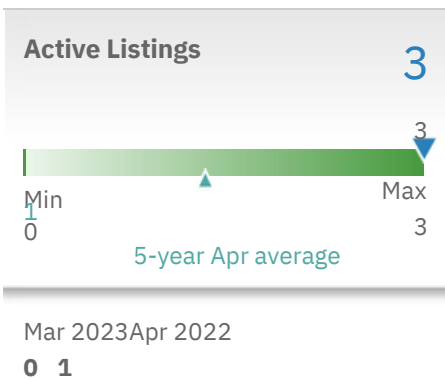
Tri-County Suburban REALTORS
Email: adeptice@tcsr.realtor



Summary

In Unionville-Chadds Ford (Delaware, PA), the median sold price for Attached properties for April was \$276,500, representing a decrease of 1.4% compared to last month and an increase of 34.9% from Apr 2022. The average days on market for units sold in April was 9 days, 33% below the 5-year April average of 13 days. There was no month over month change 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 0% increase in supply to 3 active units.

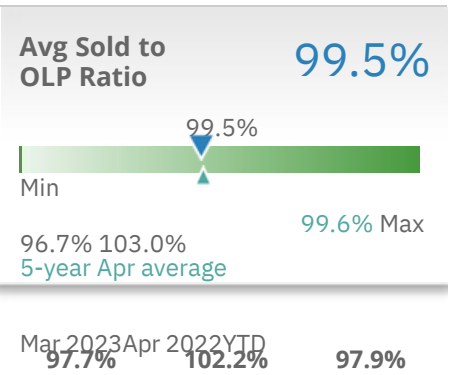
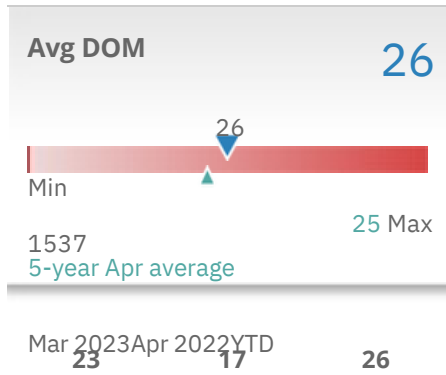
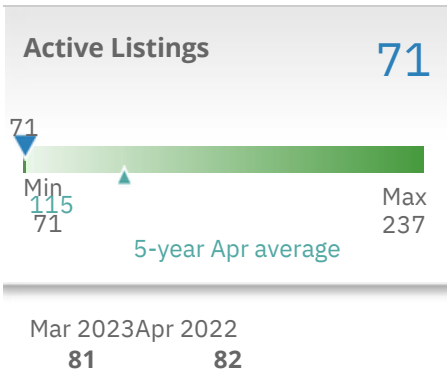
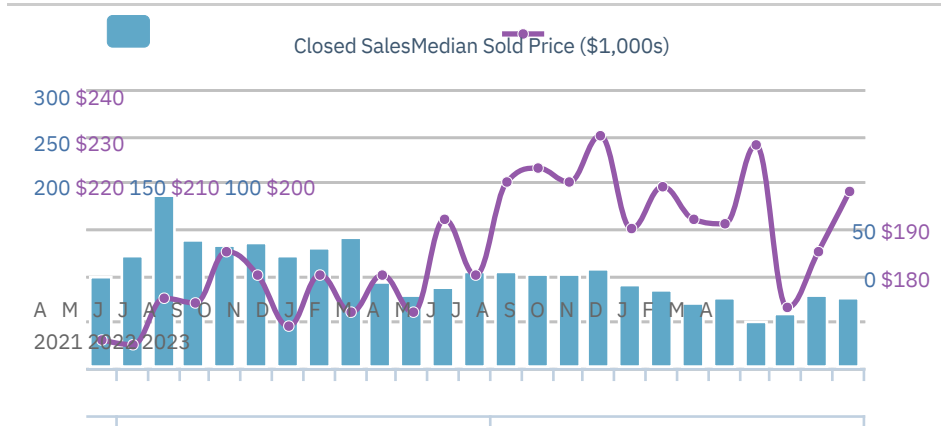
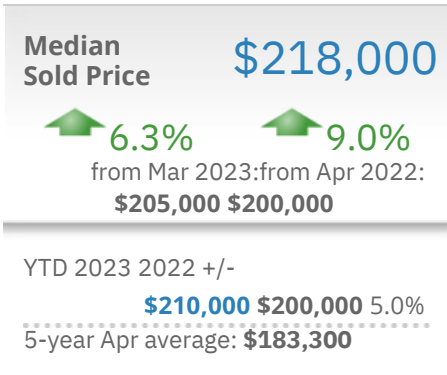
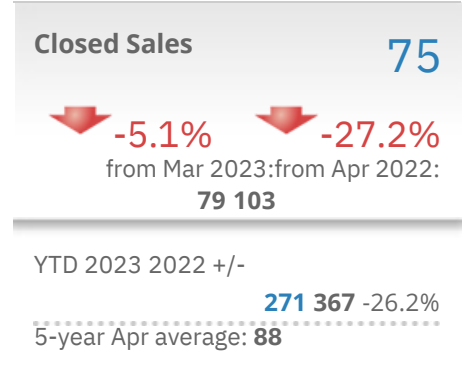
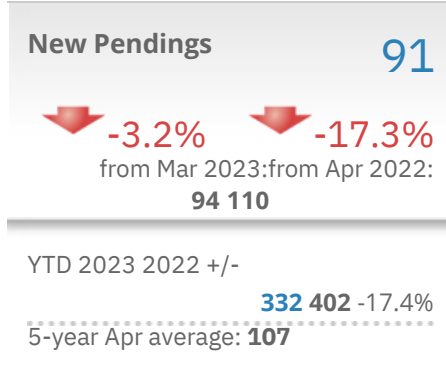
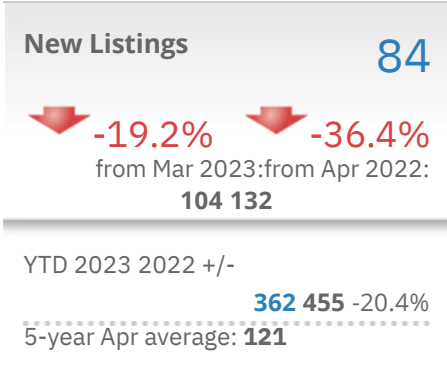
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, up from 0.00 in March and a decrease from 7.00 in April 2022. The Contract Ratio is 58% lower than the 5-year April average of 2.40. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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

Upper Darby (Delaware, PA)

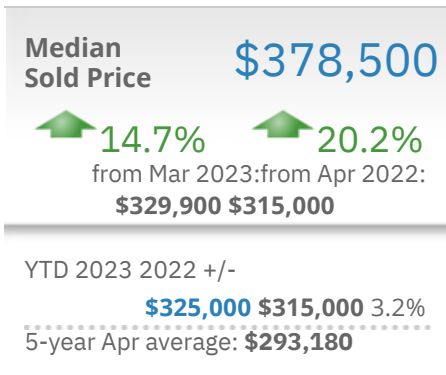
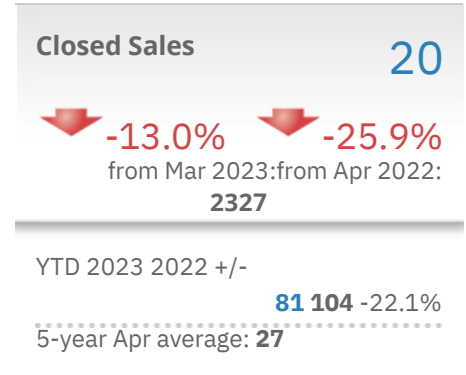
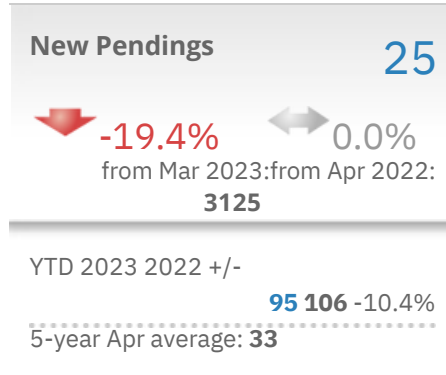
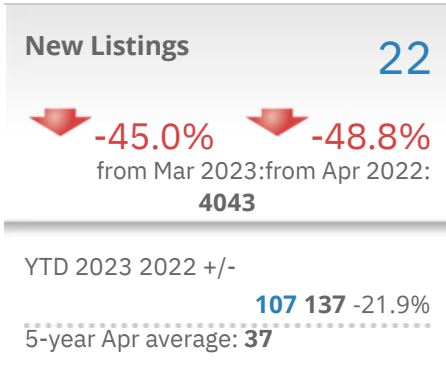
Email: adepice@tcsr.realtor



April 2023

Upper Darby (Delaware, PA) - Detached

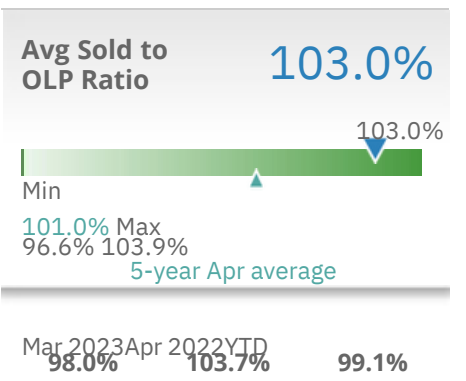
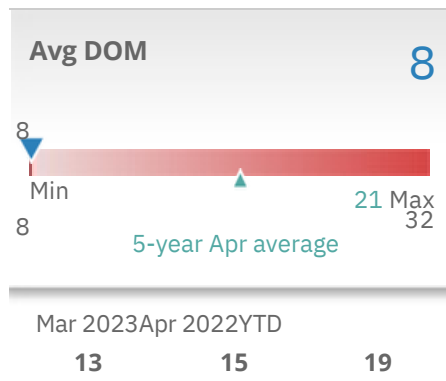
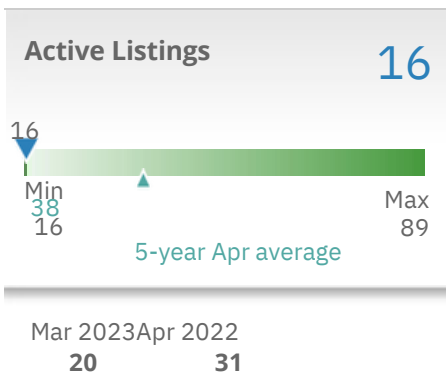
Tri-County Suburban REALTORS
Email: adeptice@tcsr.realtor



Summary

In Upper Darby (Delaware, PA), the median sold price for Detached properties for April was \$378,500, representing an increase of 14.7% compared to last month and an increase of 20.2% from April 2022. The average days on market for units sold in April was 8 days, 62% below the 5-year April average of 21 days. There was a 19.4% month over month decrease in new contract activity with 25 New Pendings; a 14.3% MoM increase in All Pendings (new contracts + contracts carried over from March) to 40; and a 20% decrease in supply to 16 active units.

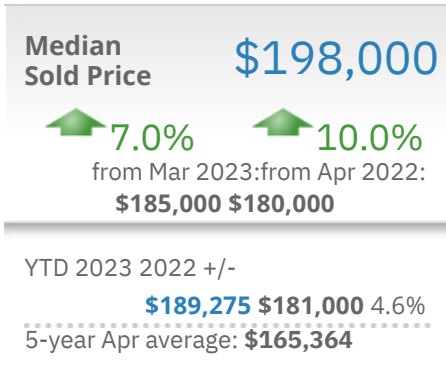
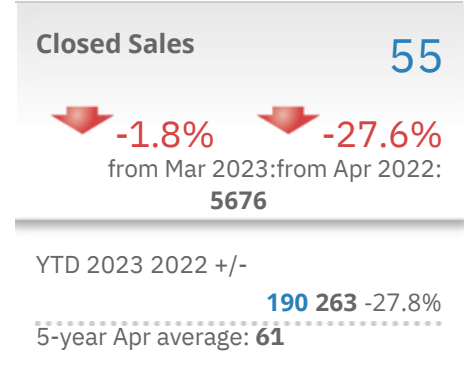
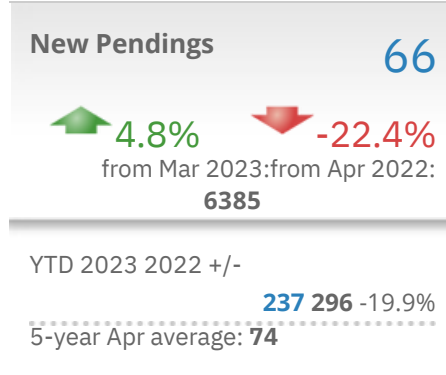
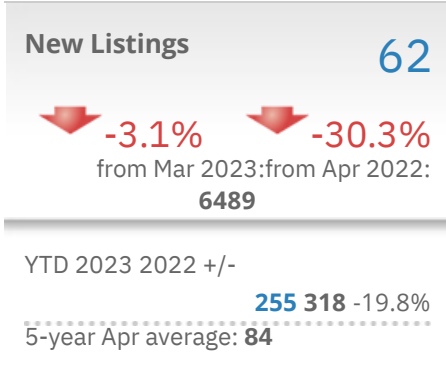
This activity resulted in a Contract Ratio of 2.50 pendings per active listing, up from 1.75 in March and an increase from 1.39 in April 2022. The Contract Ratio is 35% higher than the 5-year April average of 1.85. A higher Contract Ratio signifies a relative increase in contract activity compared to 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

Upper Darby (Delaware, PA) - Attached

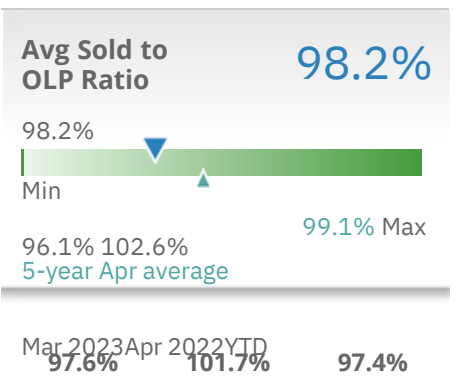
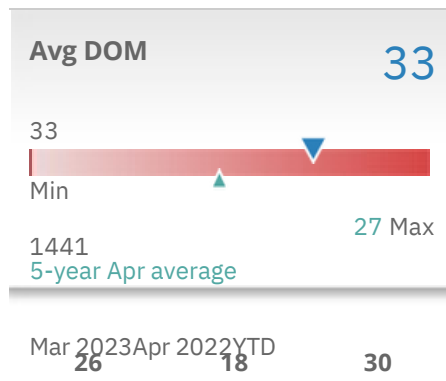
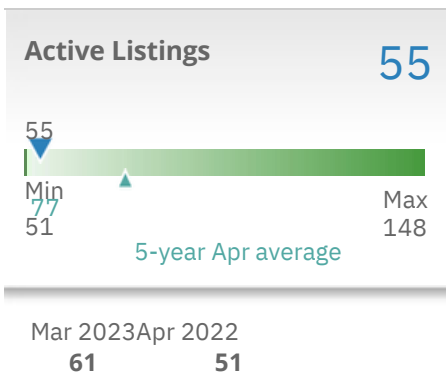
Tri-County Suburban REALTORS
Email: adeptice@tcsr.realtor



Summary

In Upper Darby (Delaware, PA), the median sold price for Attached properties for April was \$198,000, representing an increase of 7% compared to last month and an increase of 10% from Apr 2022. The average days on market for units sold in April was 33 days, 21% above the 5-year April average of 27 days. There was a 4.8% month over month increase in new contract activity with 66 New Pendings; a 6.2% MoM increase in All Pendings (new contracts + contracts carried over from March) to 86; and a 9.8% decrease in supply to 55 active units.

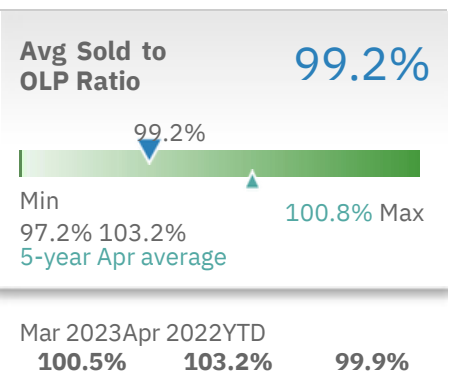
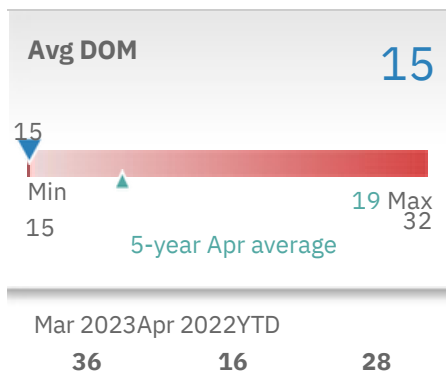
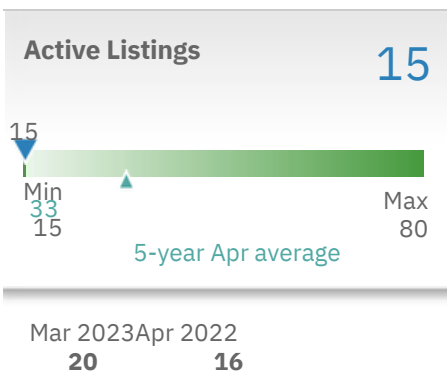
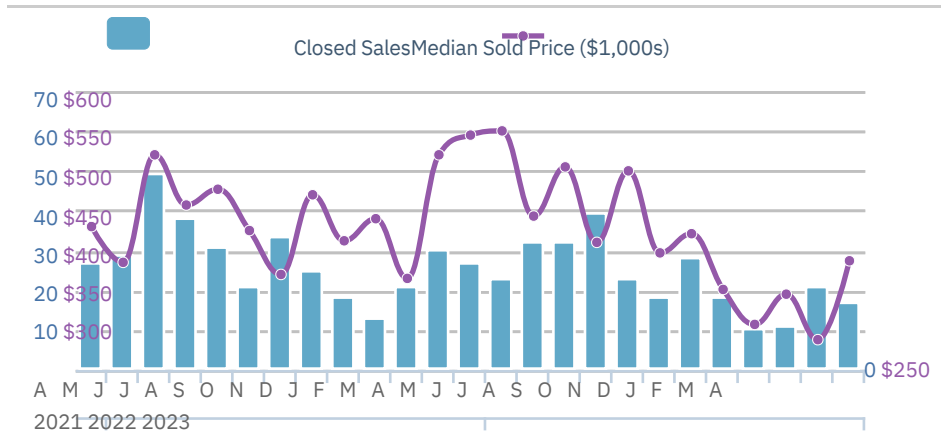
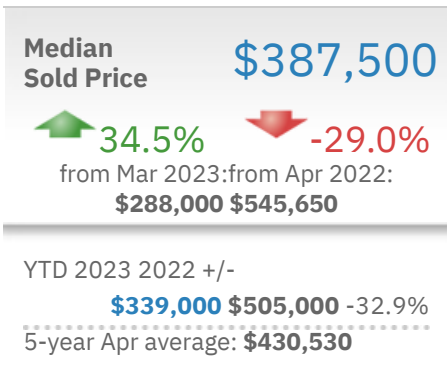
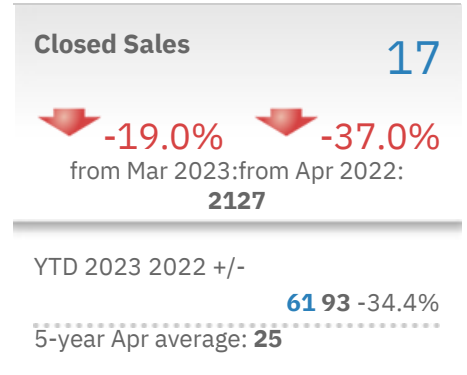
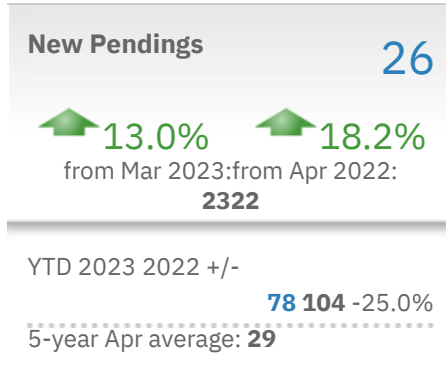
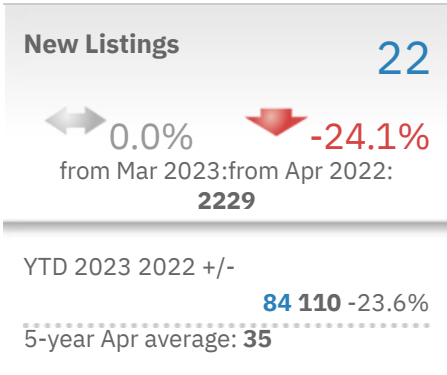
This activity resulted in a Contract Ratio of 1.56 pendings per active listing, up from 1.33 in March and a decrease from 2.33 in April 2022. The Contract Ratio is 13% lower than the 5-year April average of 1.79. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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

Wallingford-Swarthmore (Delaware, PA)

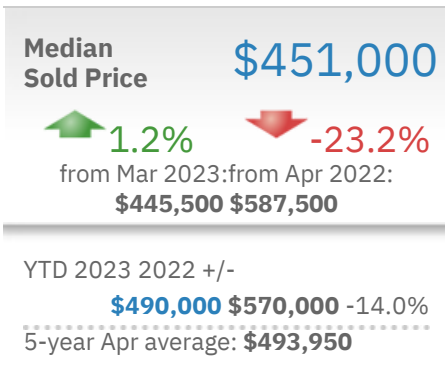
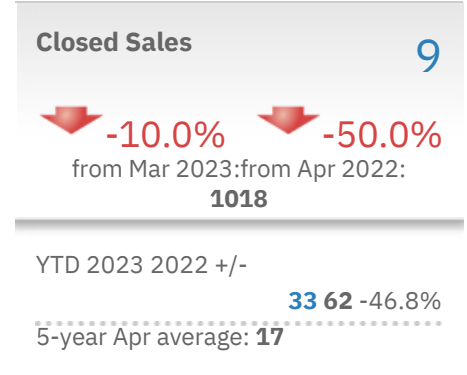
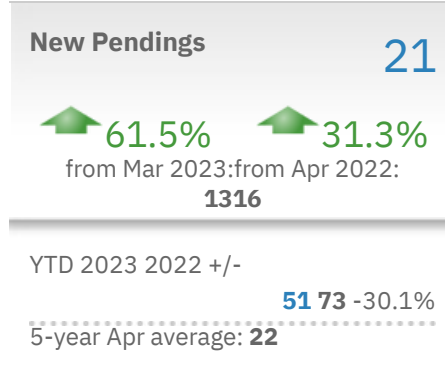
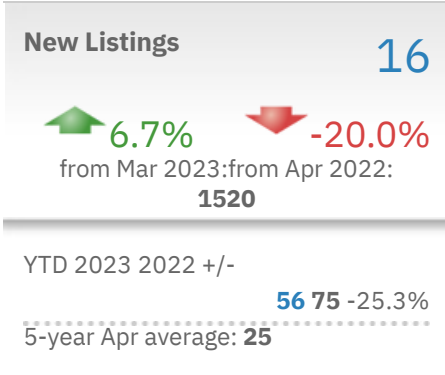
Email: adevice@tcsr.realtor



April 2023

Wallingford-Swarthmore (Delaware, PA) - Detached

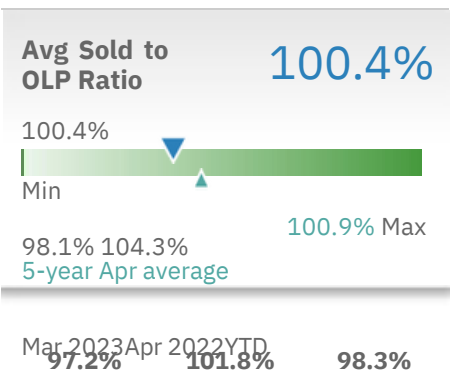
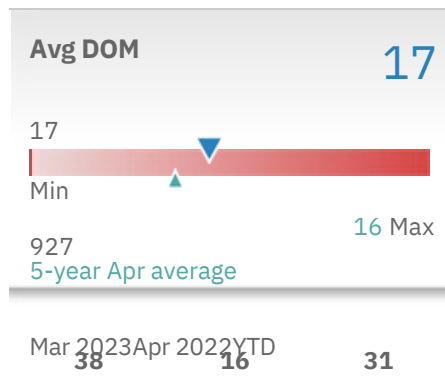
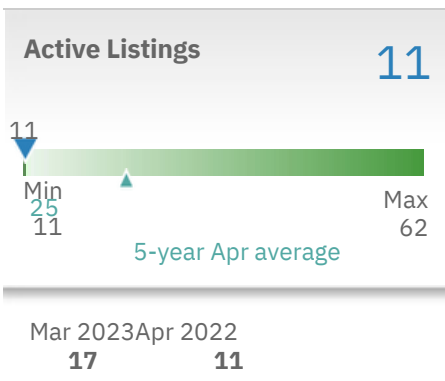
Tri-County Suburban REALTORS
Email: adeptice@tcsr.realtor



Summary

In Wallingford-Swarthmore (Delaware, PA), the median sold price for Detached properties for April was \$451,000, representing an increase of 1.2% compared to last month and a decrease of 23.2% from Apr 2022. The average days on market for units sold in April was 17 days, 8% above the 5-year April average of 16 days. There was a 61.5% month over month increase in new contract activity with 21 New Pendings; a 75% MoM increase in All Pendings (new contracts + contracts carried over from March) to 28; and a 35.3% decrease in supply to 11 active units.

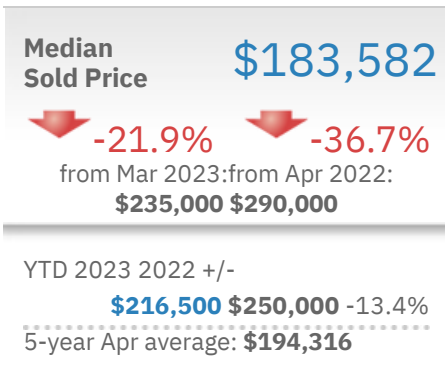
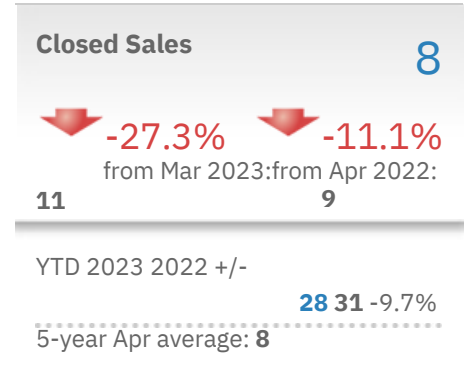
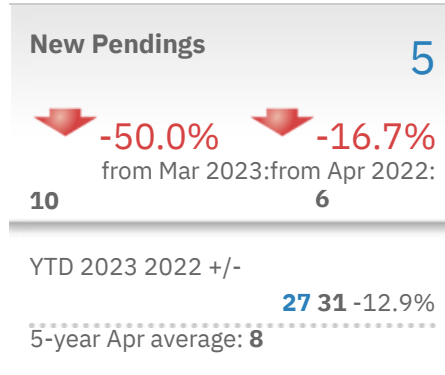
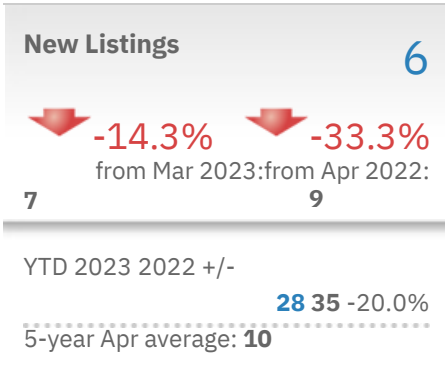
This activity resulted in a Contract Ratio of 2.55 pendings per active listing, up from 0.94 in March and a decrease from 3.00 in April 2022. The Contract Ratio is 24% higher than the 5-year April average of 2.06. A higher Contract Ratio signifies a relative increase in contract activity compared to 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

Wallingford-Swarthmore (Delaware, PA) - Attached

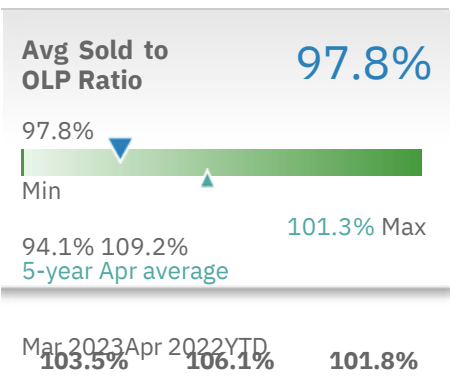
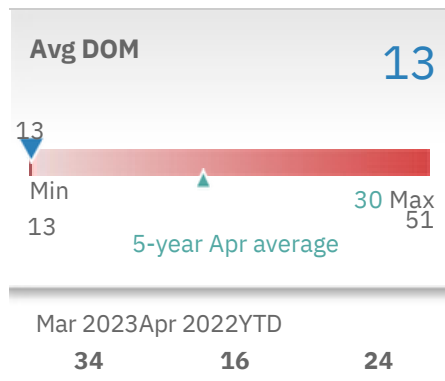
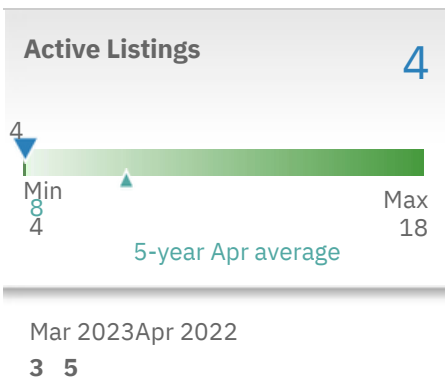
Tri-County Suburban REALTORS
Email: adepice@tcsr.realtor



Summary

In Wallingford-Swarthmore (Delaware, PA), the median sold price for Attached properties for April was \$183,582, representing a decrease of 21.9% compared to last month and a decrease of 36.7% from Apr 2022. The average days on market for units sold in April was 13 days, 57% below the 5-year April average of 30 days. There was a 50% month over month decrease in new contract activity with 5 New Pending; a 25% MoM decrease in All Pending (new contracts + contracts carried over from March) to 9; and a 33.3% increase in supply to 4 active units.

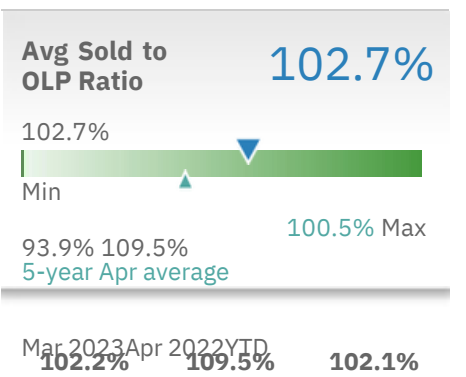
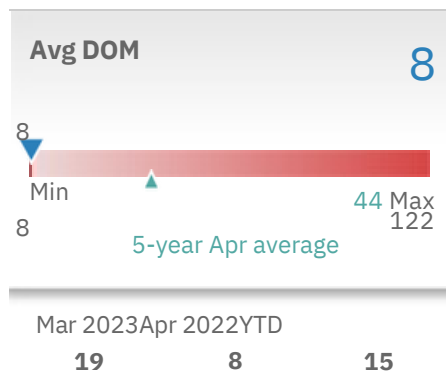
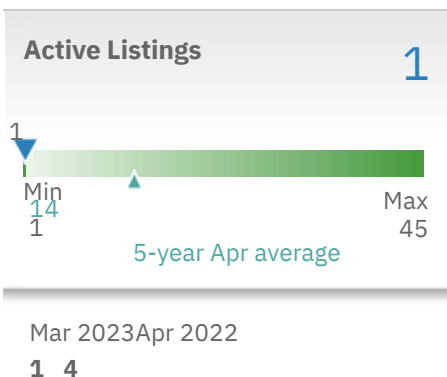
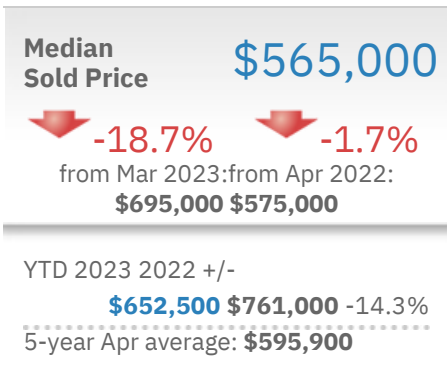
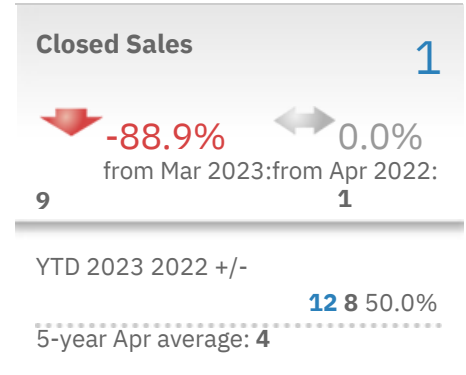
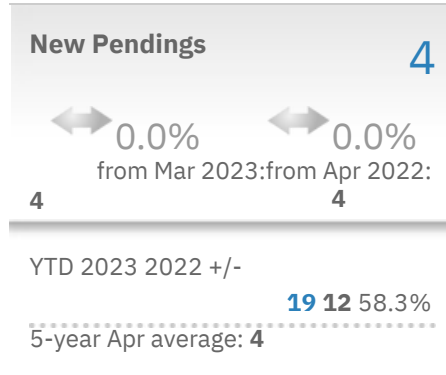
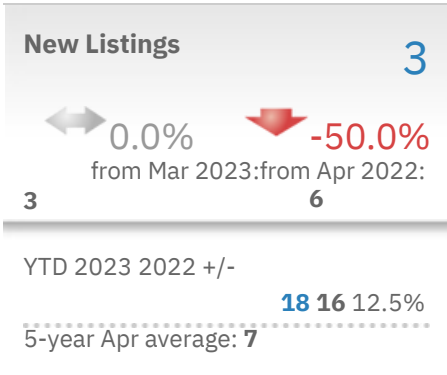
This activity resulted in a Contract Ratio of 2.25 pendings per active listing, down from 4.00 in March and a decrease from 3.60 in April 2022. The Contract Ratio is 4% lower than the 5-year April average of 2.34. A higher Contract Ratio signifies a relative increase in contract activity compared to 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 (Delaware, PA)

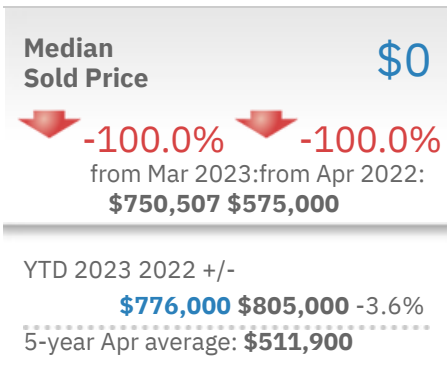
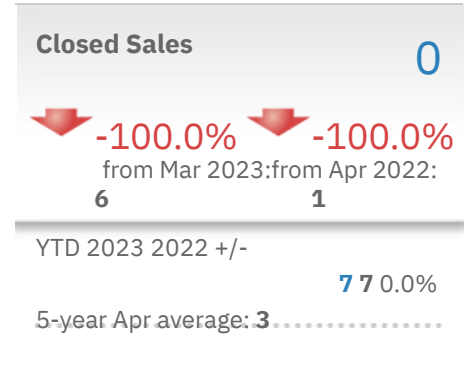
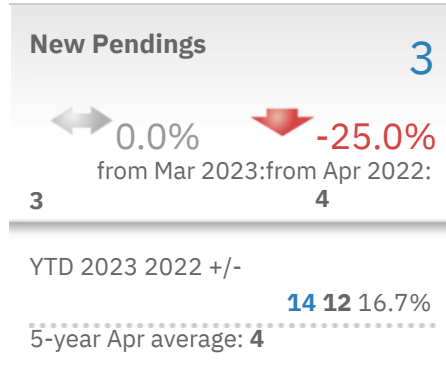
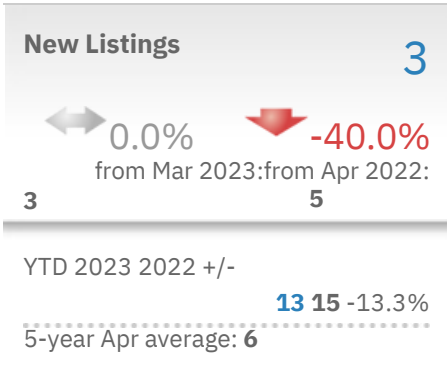
Email: adepice@tcsr.realtor



April 2023

West Chester Area (Delaware, PA) - Detached

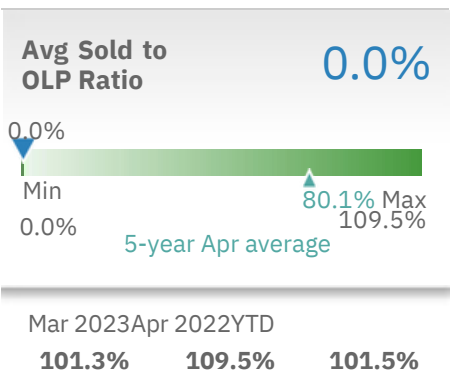
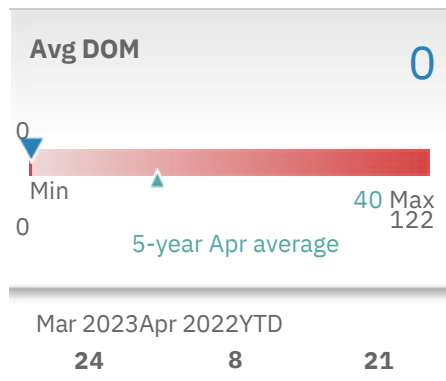
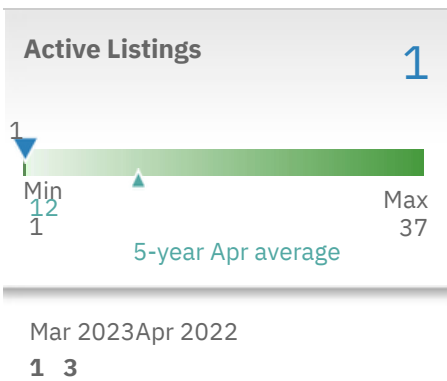
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Summary

In West Chester Area (Delaware, PA), the median sold price for Detached 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 40 days. There was no month over month change in new contract activity with 3 New Pendencies; a 40% MoM increase in All Pendencies (new contracts + contracts carried over from March) to 7; and no change in supply with 1 active units.

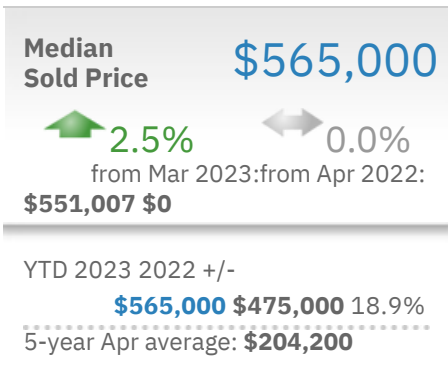
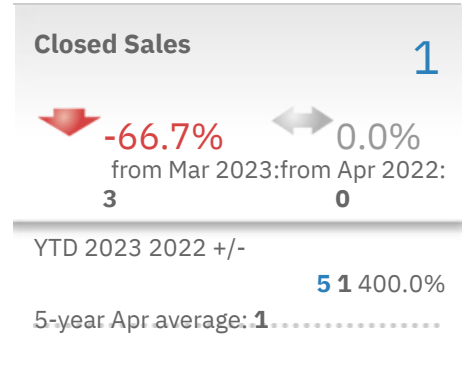
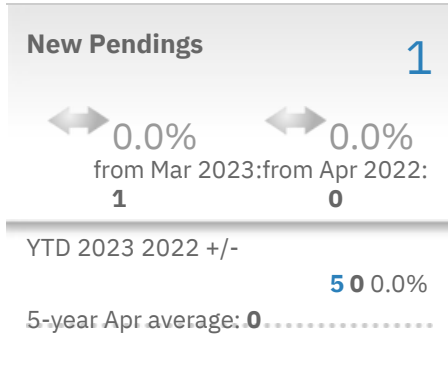
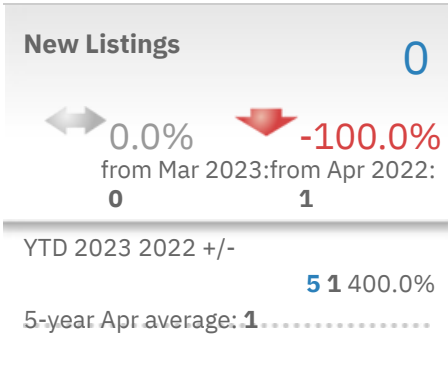
This activity resulted in a Contract Ratio of 7.00 pendencies per active listing, up from 5.00 in March and an increase from 2.67 in April 2022. The Contract Ratio is 158% higher than the 5-year April average of 2.72. A higher Contract Ratio signifies a relative increase in contract activity compared 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 (Delaware, PA) - Attached

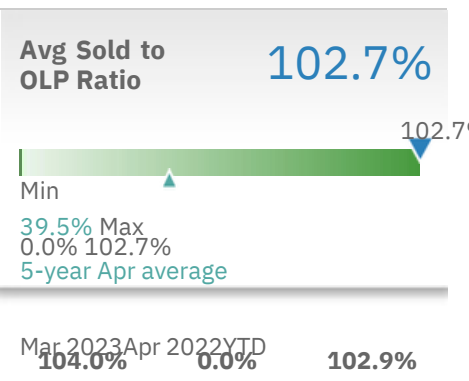
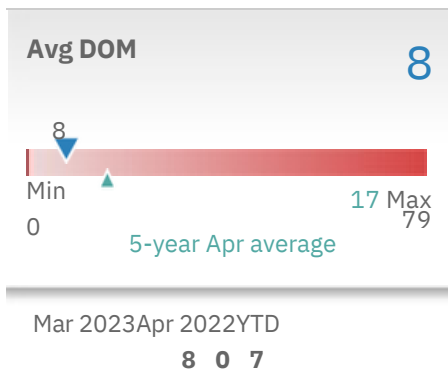
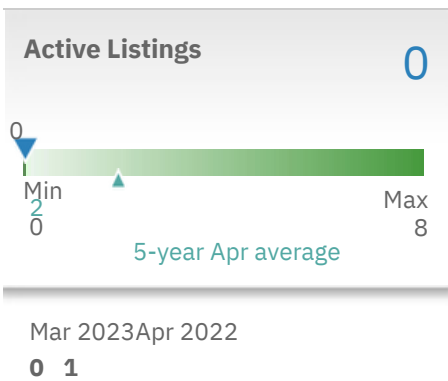
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Summary

In West Chester Area (Delaware, PA), the median sold price for Attached properties for April was \$565,000, representing an increase of 2.5% compared to last month and an increase of 0% from Apr 2022. The average days on market for units sold in April was 8 days, 54% below the 5-year April average of 17 days. There was no month over month change in new contract activity with 1 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from March) with 1; and no change in supply with 0 active units.

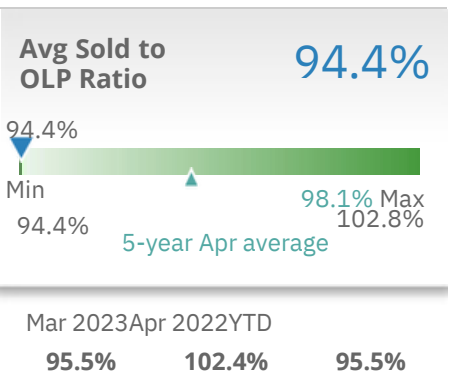
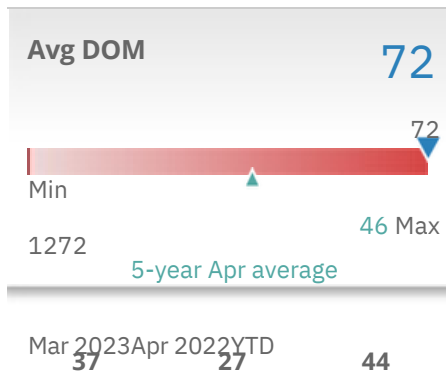
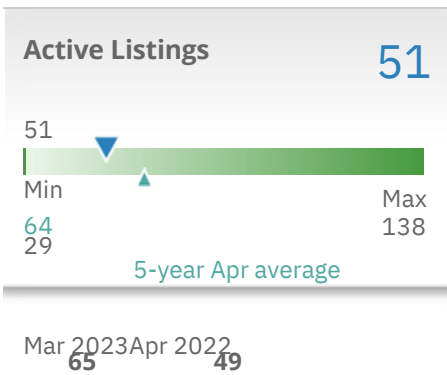
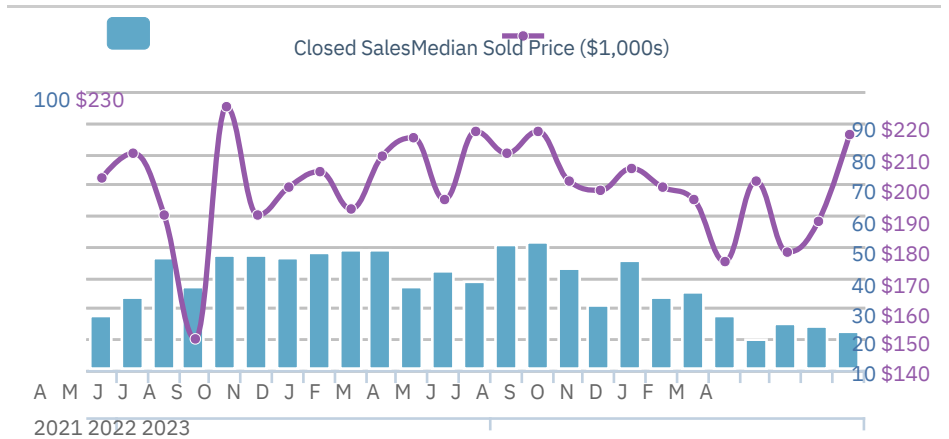
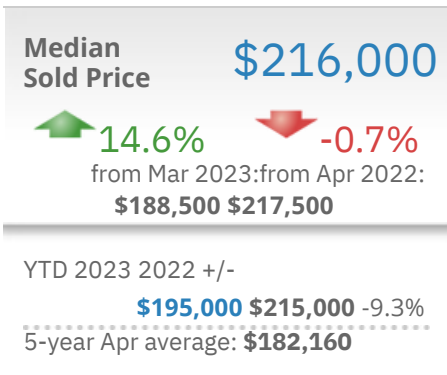
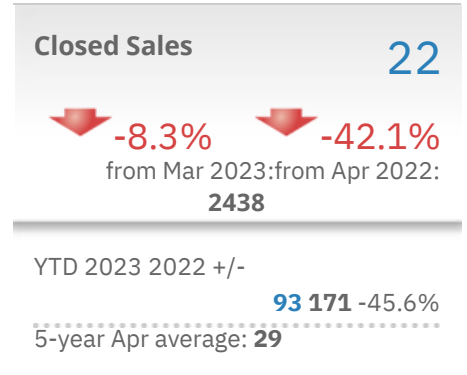
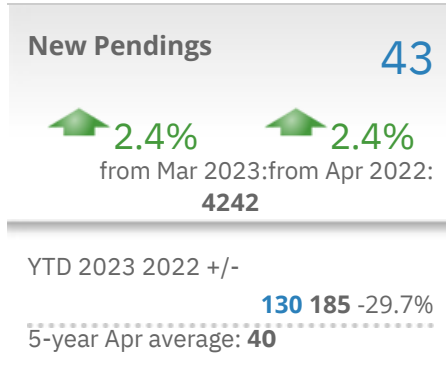
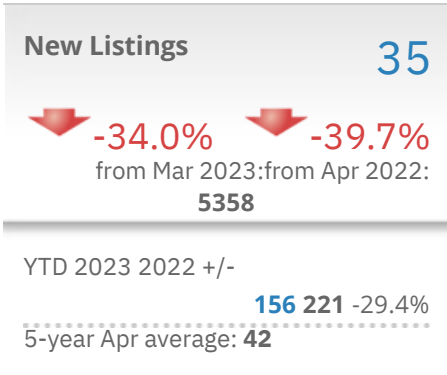
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from March and no change from April 2022. The Contract Ratio is 100% lower than the 5-year April average of 0.40. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and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

William Penn (Delaware, PA)

Email: adevice@tcsr.realtor

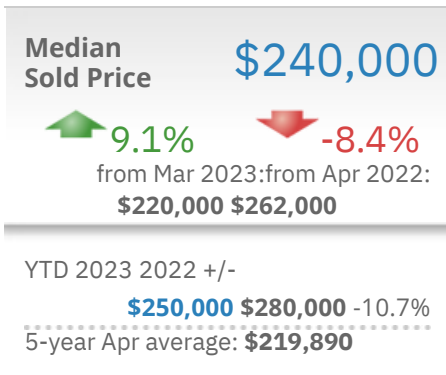
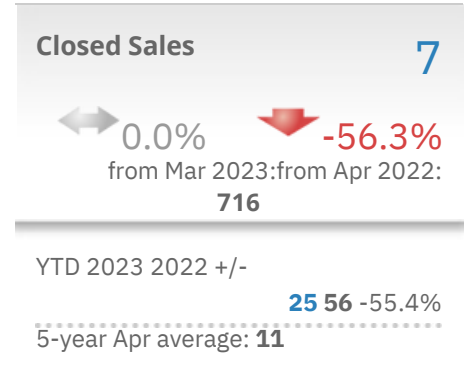
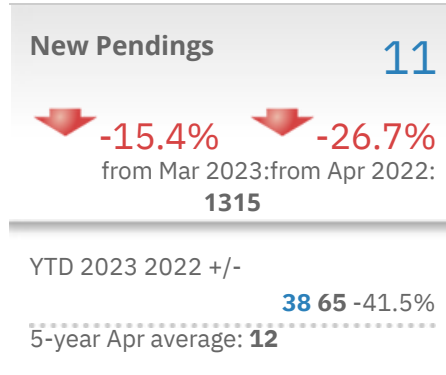
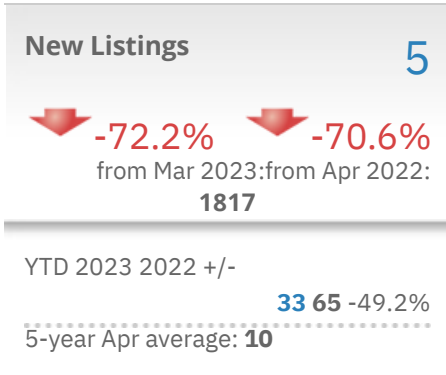


April 2023

William Penn (Delaware, PA) - Detached

Tri-County Suburban REALTORS

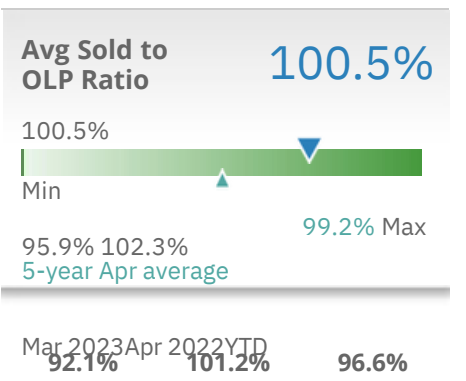
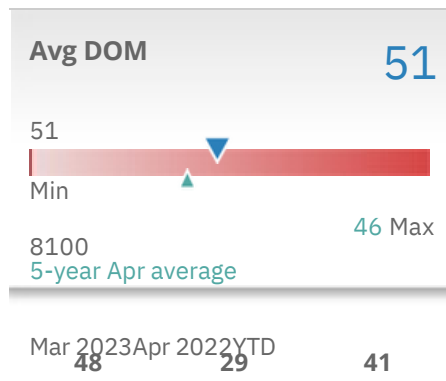
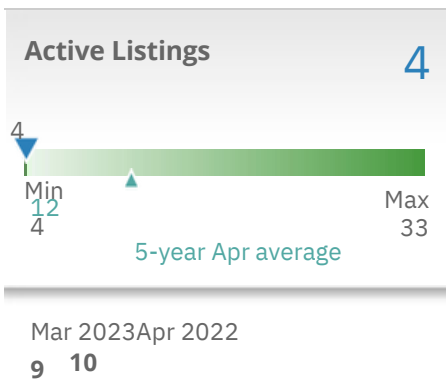
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Summary

In William Penn (Delaware, PA), the median sold price for Detached properties for April was \$240,000, representing an increase of 9.1% compared to last month and a decrease of 8.4% from Apr 2022. The average days on market for units sold in April was 51 days, 11% above the 5-year April average of 46 days. There was a 15.4% month over month decrease in new contract activity with 11 New Pendings; an 18.8% MoM increase in All Pendings (new contracts + contracts carried over from March) to 19; and a 60% decrease in supply to 4 active units.

This activity resulted in a Contract Ratio of 4.75 pendings per active listing, up from 1.60 in March and an increase from 3.00 in April 2022. The Contract Ratio is 76% higher 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.

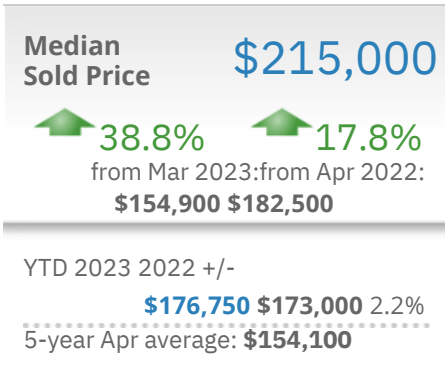
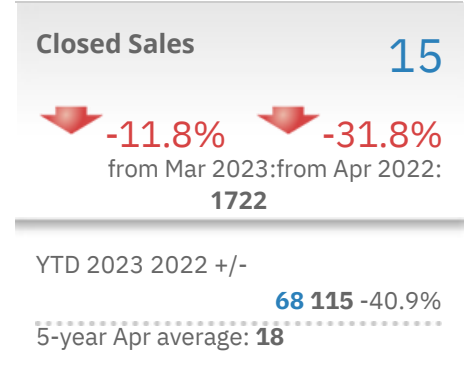
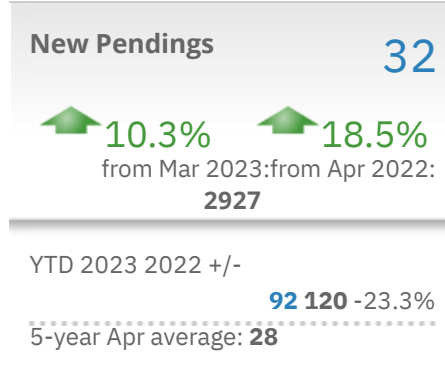
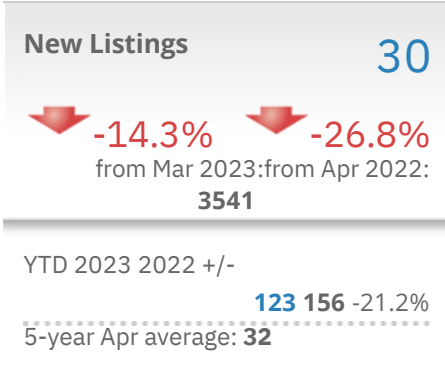


April 2023

William Penn (Delaware, PA) - Attached

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Summary

In William Penn (Delaware, PA), the median sold price for Attached properties for April was \$215,000, representing an increase of 38.8% compared to last month and an increase of 17.8% from Apr 2022. The average days on market for units sold in April was 81 days, 82% above the 5-year April average of 44 days. There was a 10.3% month over month increase in new contract activity with 32 New Pendings; a 35.3% MoM increase in All Pendings (new contracts + contracts carried over from March) to 46; and a 14.5% decrease in supply to 47 active units.

This activity resulted in a Contract Ratio of 0.98 pendings per active listing, up from 0.62 in March and a decrease from 1.23 in April 2022. The Contract Ratio is 14% lower than the 5-year April average of 1.14. 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.

