

# May 2023

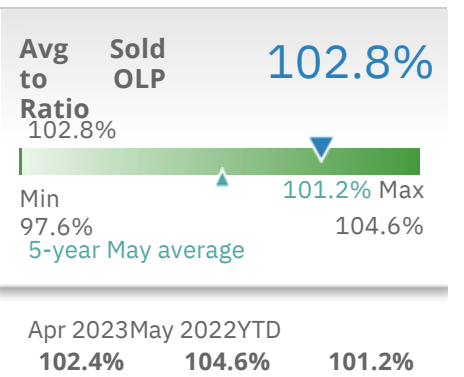
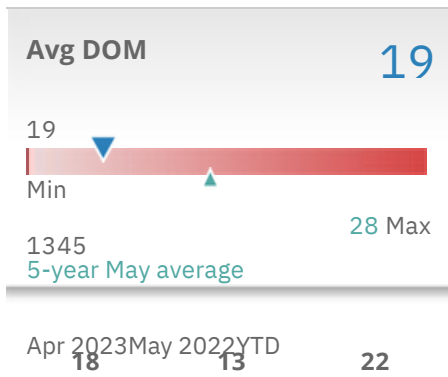
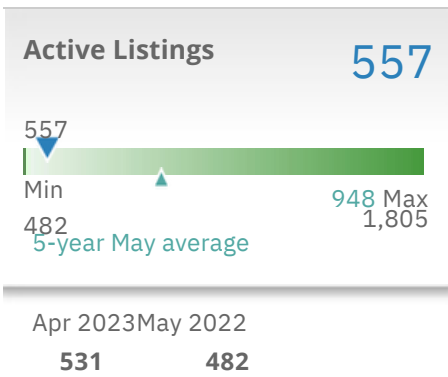
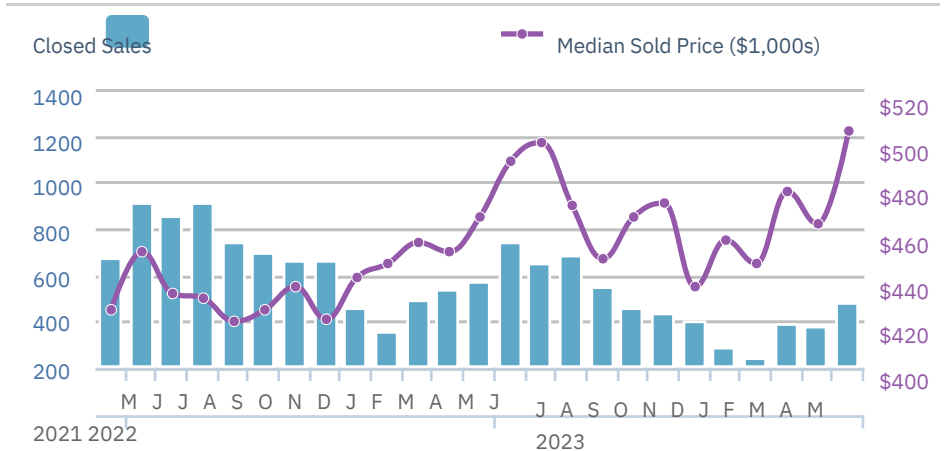
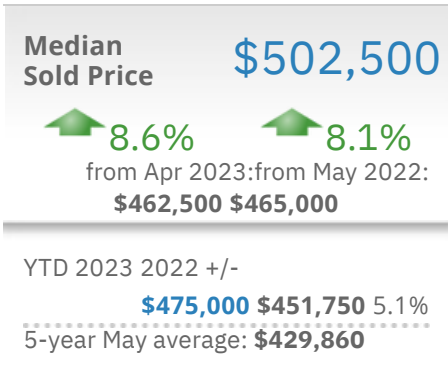
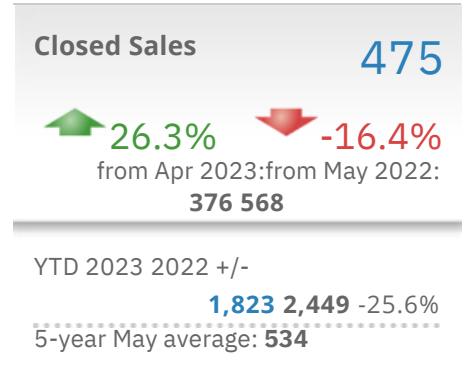
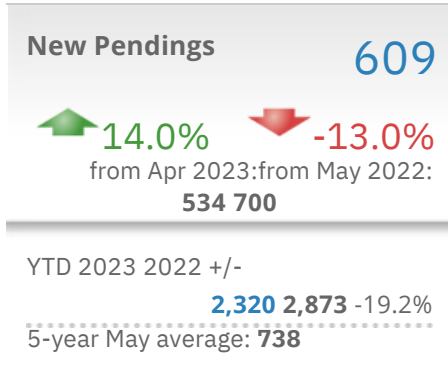
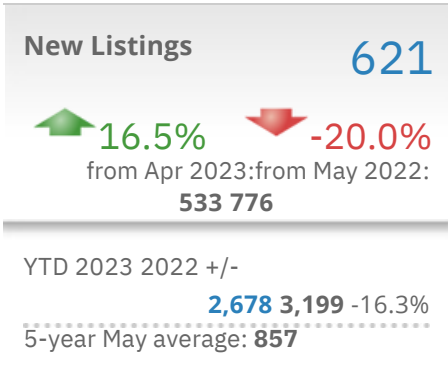
All Home Types  
Detached  
Attached

## Local Market Insight

### Chester County, PA

**May 2023**  
Chester County, PA

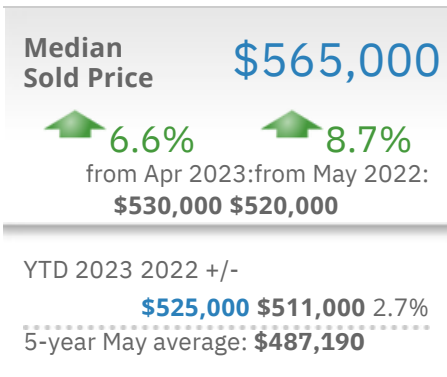
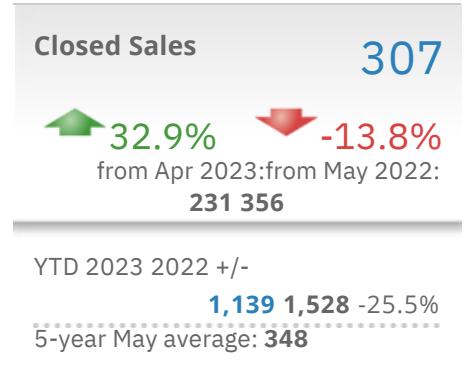
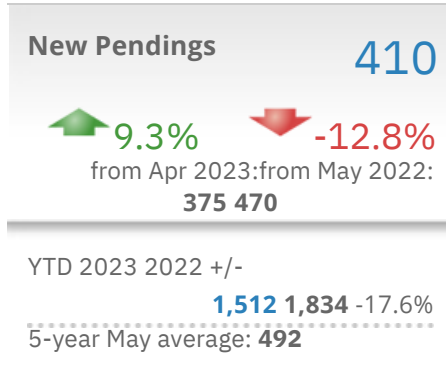
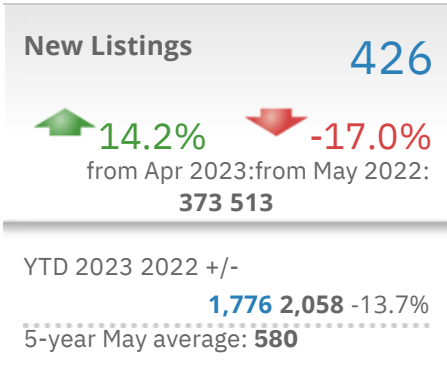
Email: [adevice@tcsr.realtor](mailto:adevice@tcsr.realtor)



# May 2023

Chester County, PA - Detached

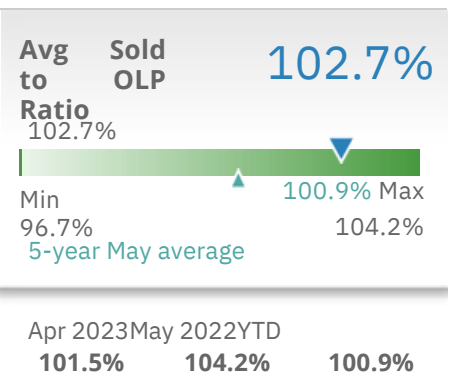
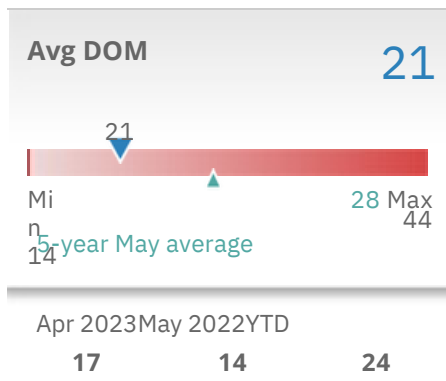
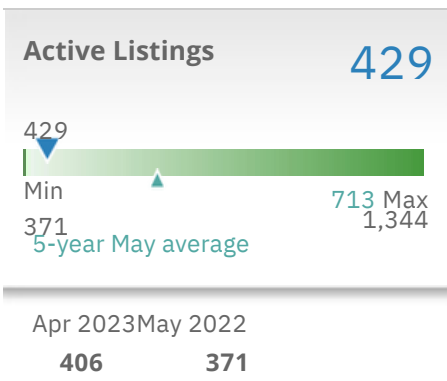
Tri-County Suburban REALTORS  
Email: adeptice@tcsr.realtor



## Summary

In Chester County, PA, the median sold price for Detached properties for May was \$565,000, representing an increase of 6.6% compared to last month and an increase of 8.7% from May 2022. The average days on market for units sold in May was 21 days, 26% below the 5-year May average of 28 days. There was a 9.3% month over month increase in new contract activity with 410 New Pendings; a 12.6% MoM increase in All Pendings (new contracts + contracts carried over from April) to 698; and a 5.7% increase in supply to 429 active units.

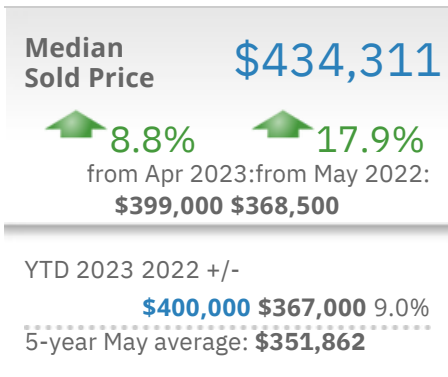
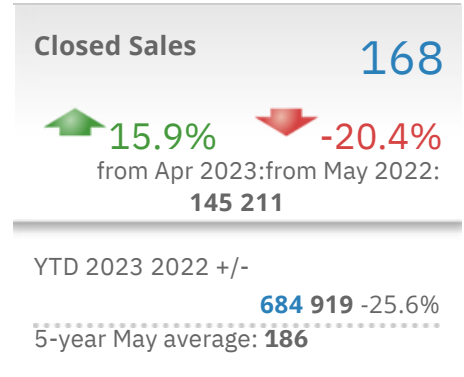
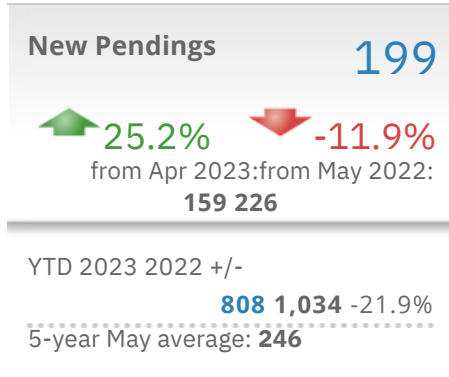
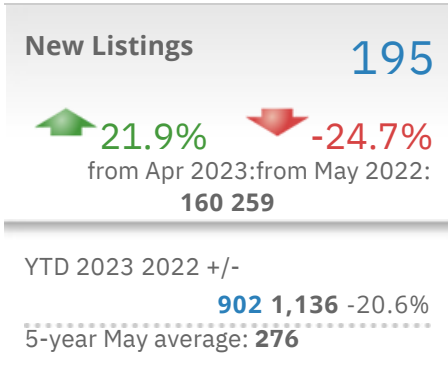
This activity resulted in a Contract Ratio of 1.63 pendings per active listing, up from 1.53 in April and a decrease from 2.42 in May 2022. The Contract Ratio is 3% lower than the 5-year May average of 1.68. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



# May 2023

Chester County, PA - Attached

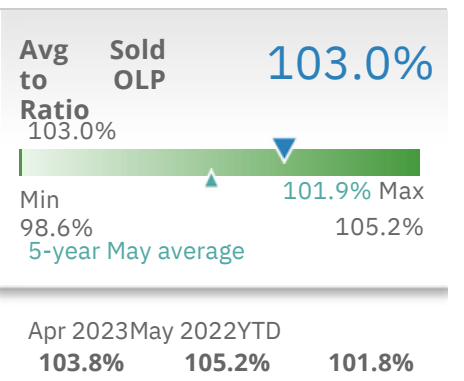
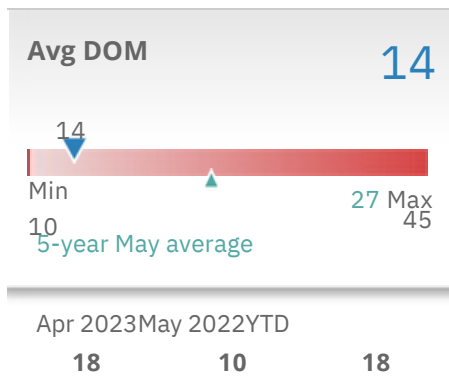
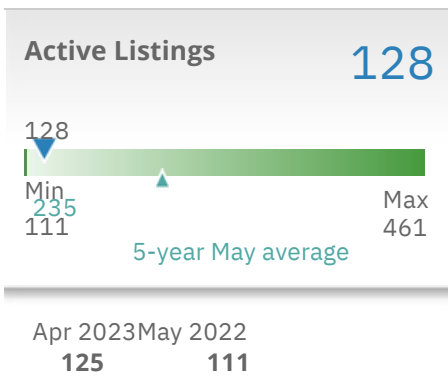
Tri-County Suburban REALTORS  
Email: adeptice@tcsr.realtor



### Summary

In Chester County, PA, the median sold price for Attached properties for May was \$434,311, representing an increase of 8.8% compared to last month and an increase of 17.9% from May 2022. The average days on market for units sold in May was 14 days, 47% below the 5-year May average of 27 days. There was a 25.2% month over month increase in new contract activity with 199 New Pendings; a 6% MoM increase in All Pendings (new contracts + contracts carried over from April) to 335; and a 2.4% increase in supply to 128 active units.

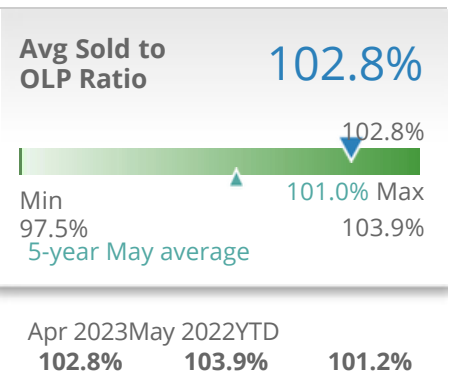
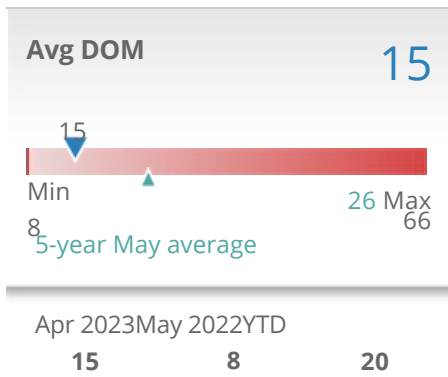
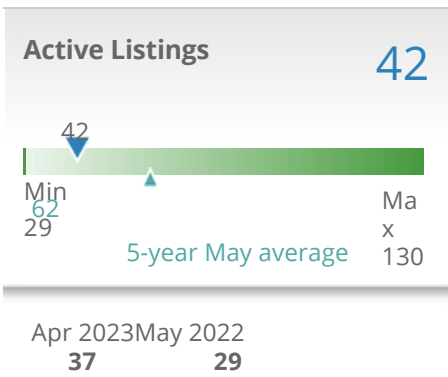
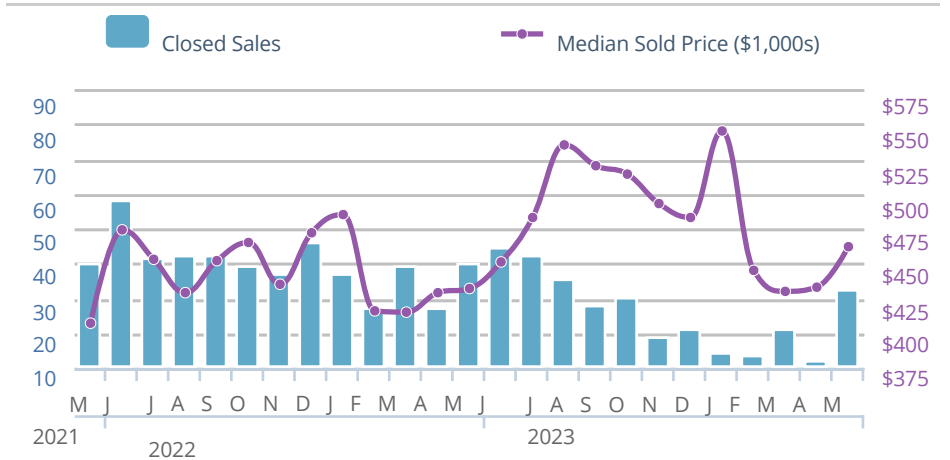
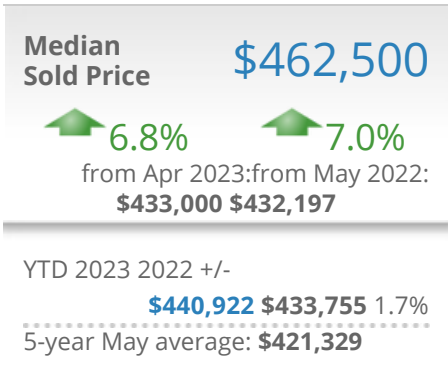
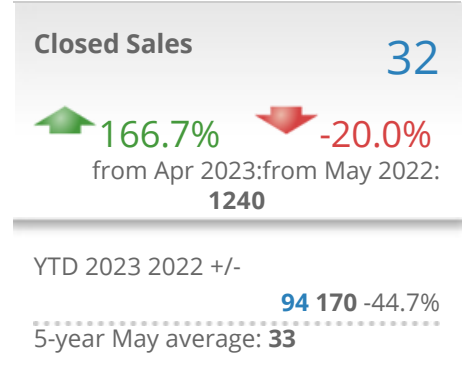
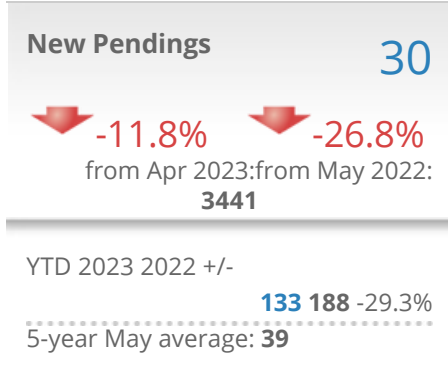
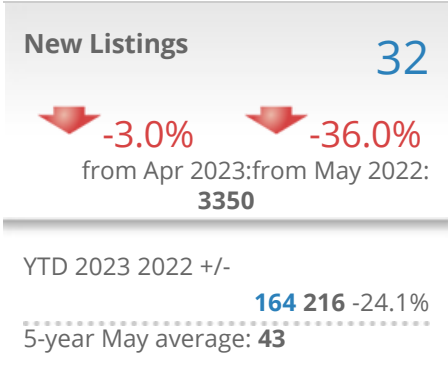
This activity resulted in a Contract Ratio of 2.62 pendings per active listing, up from 2.53 in April and a decrease from 4.29 in May 2022. The Contract Ratio is 4% lower than the 5-year May average of 2.74. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



# May 2023

Avon Grove (Chester, PA)

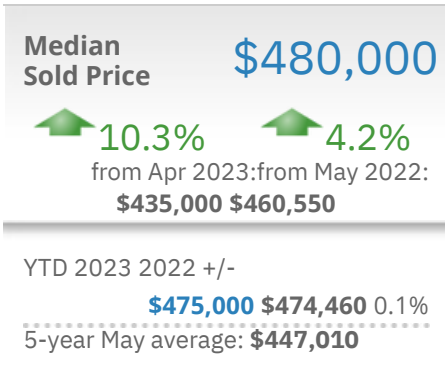
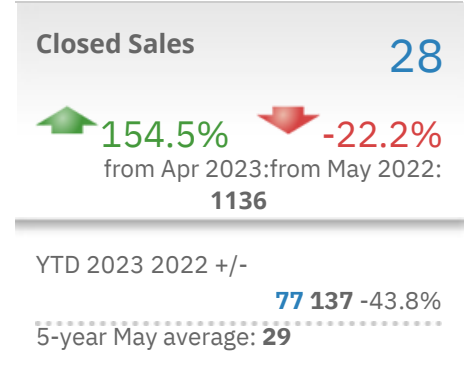
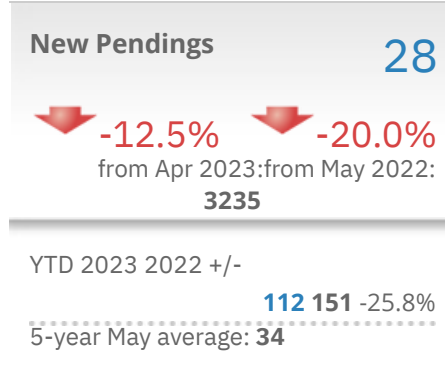
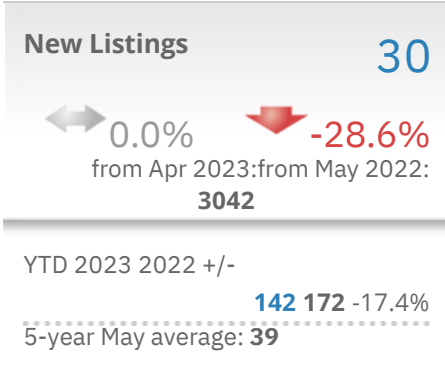
Email: [adevice@tcsr.realtor](mailto:adevice@tcsr.realtor)



# May 2023

## Avon Grove (Chester, PA) - Detached

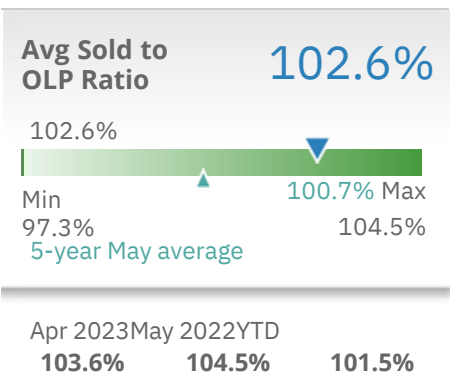
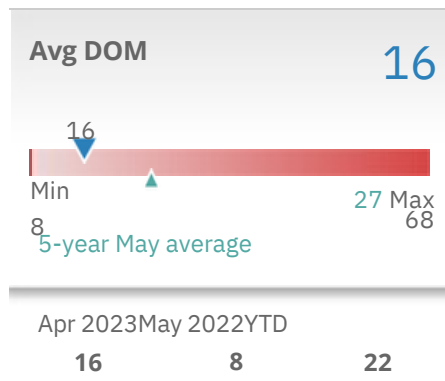
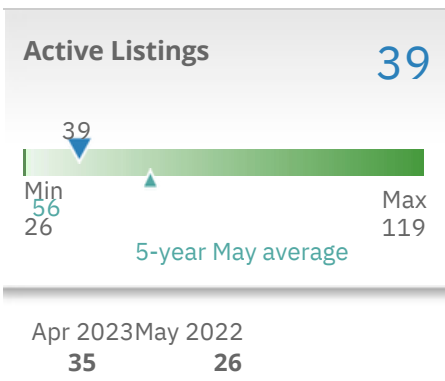
Tri-County Suburban REALTORS  
Email: adeptice@tcsr.realtor



### Summary

In Avon Grove (Chester, PA), the median sold price for Detached properties for May was \$480,000, representing an increase of 10.3% compared to last month and an increase of 4.2% from May 2022. The average days on market for units sold in May was 16 days, 41% below the 5-year May average of 27 days. There was a 12.5% month over month decrease in new contract activity with 28 New Pendings; a 5.1% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 56; and an 11.4% increase in supply to 39 active units.

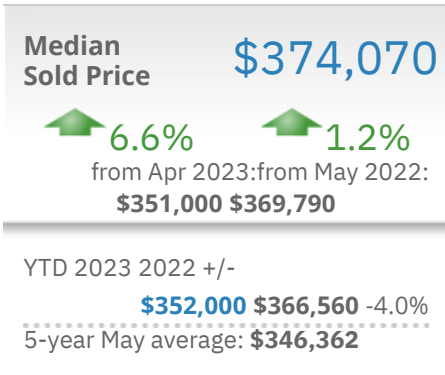
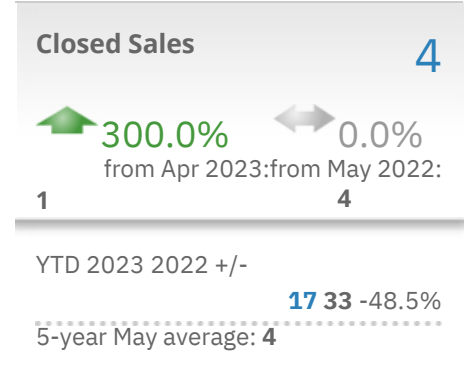
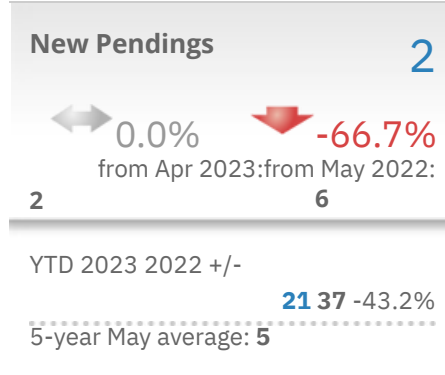
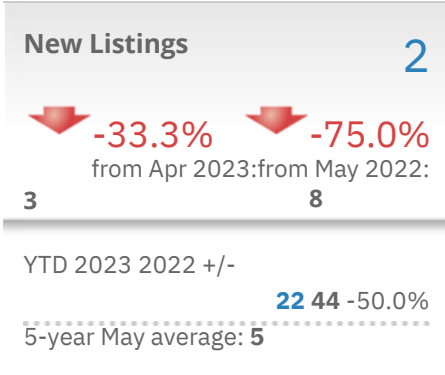
This activity resulted in a Contract Ratio of 1.44 pendencies per active listing, down from 1.69 in April and a decrease from 3.15 in May 2022. The Contract Ratio is 20% lower than the 5-year May average of 1.80. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



# May 2023

## Avon Grove (Chester, PA) - Attached

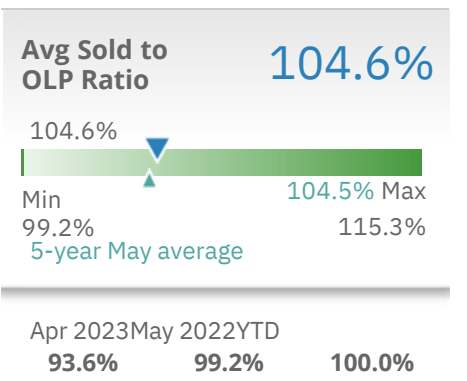
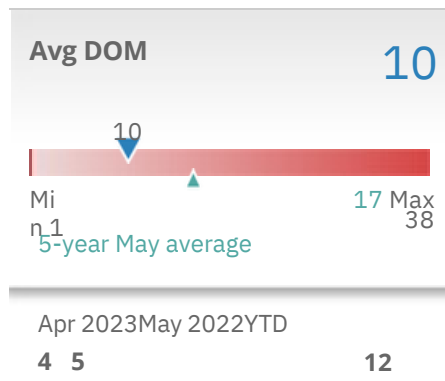
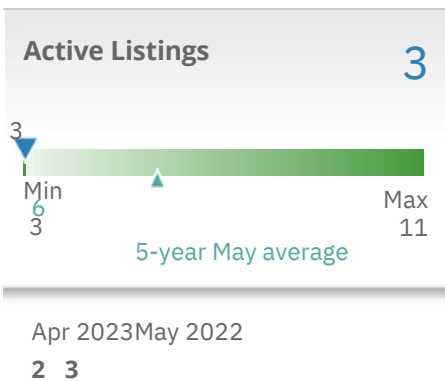
Tri-County Suburban REALTORS  
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### Summary

In Avon Grove (Chester, PA), the median sold price for Attached properties for May was \$374,070, representing an increase of 6.6% compared to last month and an increase of 1.2% from May 2022. The average days on market for units sold in May was 10 days, 40% below the 5-year May average of 17 days. There was no month over month change in new contract activity with 2 New Pendings; a 23.5% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 13; and a 50% increase in supply to 3 active units.

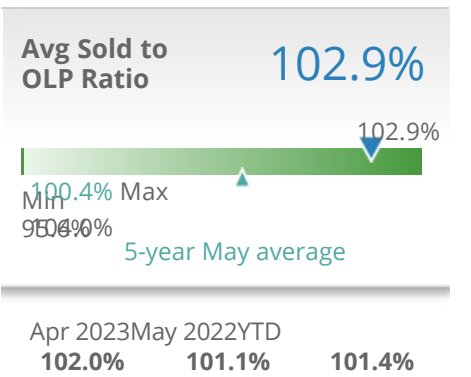
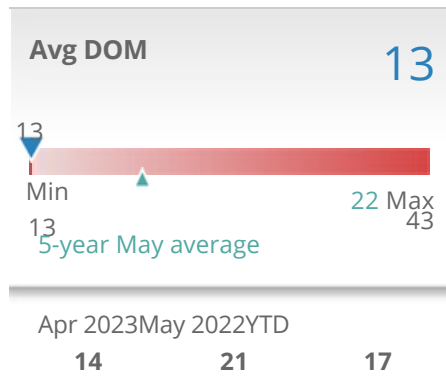
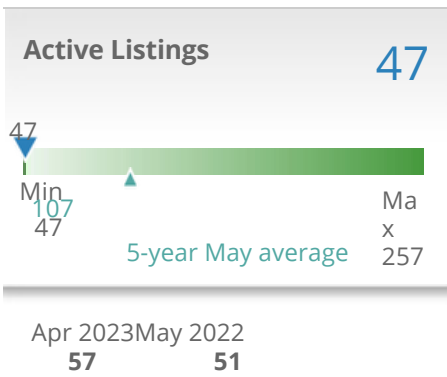
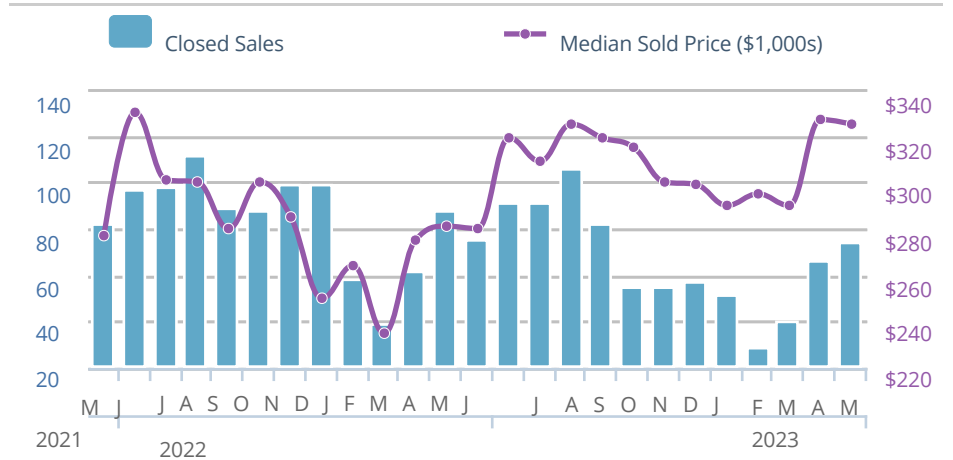
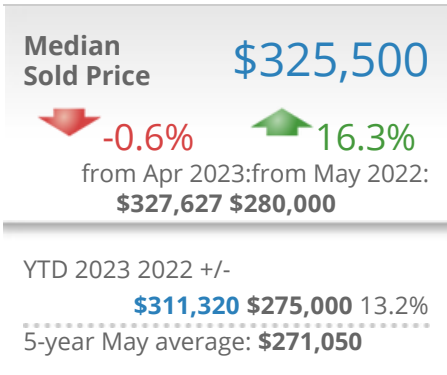
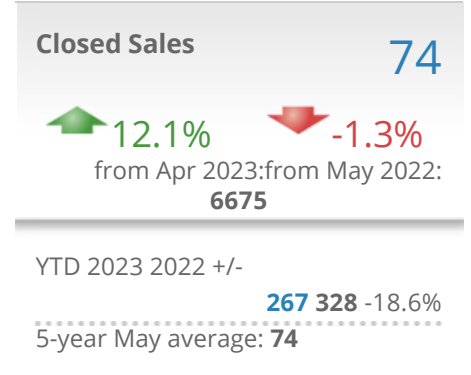
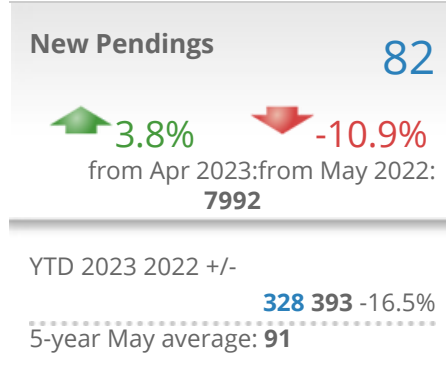
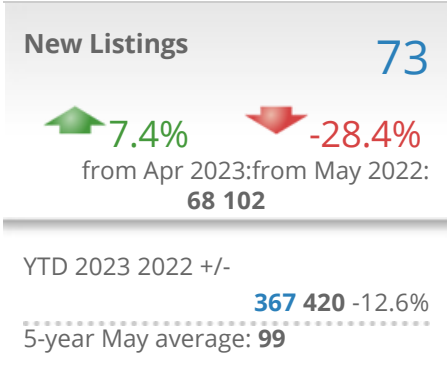
This activity resulted in a Contract Ratio of 4.33 pendencies per active listing, down from 8.50 in April and a decrease from 8.33 in May 2022. The Contract Ratio is 12% higher than the 5-year May average of 3.88. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



# May 2023

Coatesville Area (Chester, PA)

Email: [adevice@tcsr.realtor](mailto:adevice@tcsr.realtor)

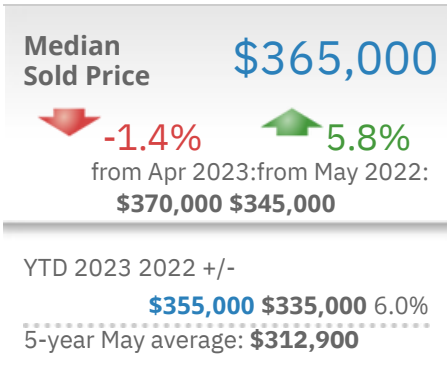
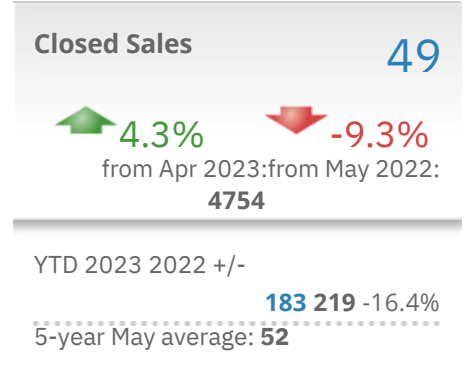
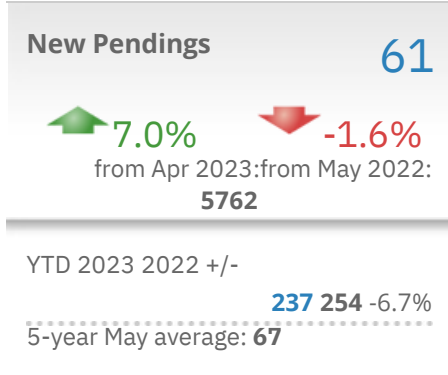
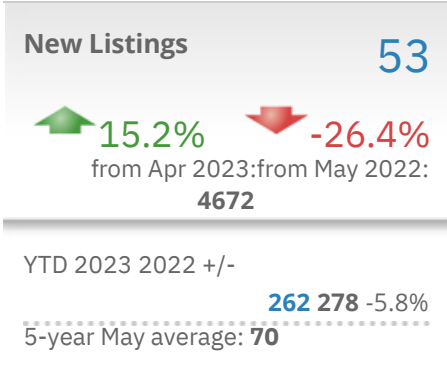




# May 2023

## Coatesville Area (Chester, PA) - Detached

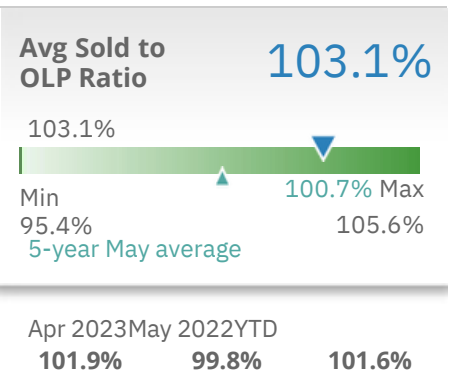
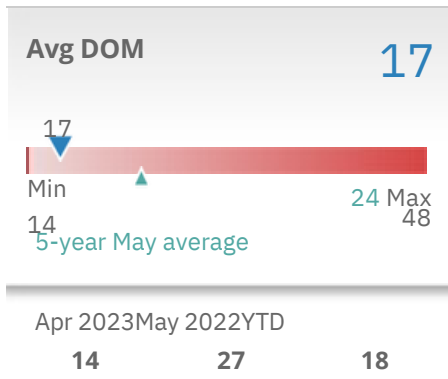
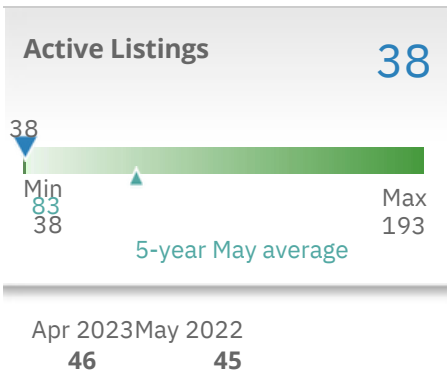
Tri-County Suburban REALTORS  
Email: adeptice@tcsr.realtor



### Summary

In Coatesville Area (Chester, PA), the median sold price for Detached properties for May was \$365,000, representing a decrease of 1.4% compared to last month and an increase of 5.8% from May 2022. The average days on market for units sold in May was 17 days, 30% below the 5-year May average of 24 days. There was a 7% month over month increase in new contract activity with 61 New Pendings; a 10.5% MoM increase in All Pendings (new contracts + contracts carried over from April) to 95; and a 17.4% decrease in supply to 38 active units.

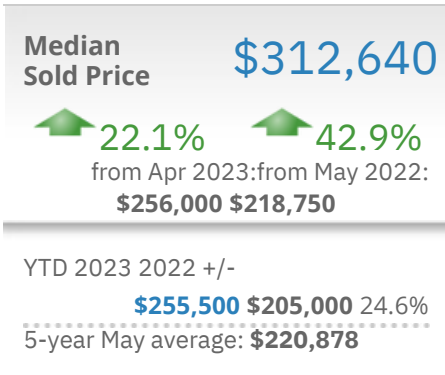
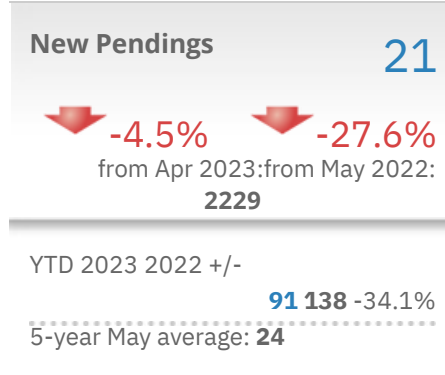
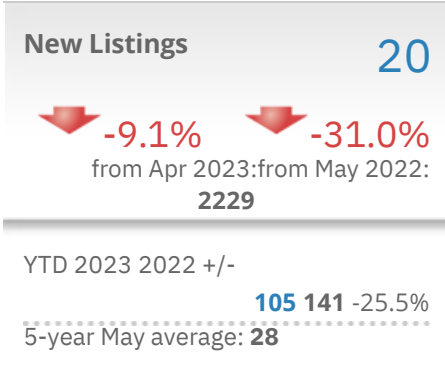
This activity resulted in a Contract Ratio of 2.50 pendings per active listing, up from 1.87 in April and an increase from 2.00 in May 2022. The Contract Ratio is 42% higher than the 5-year May average of 1.76. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



# May 2023

## Coatesville Area (Chester, PA) - Attached

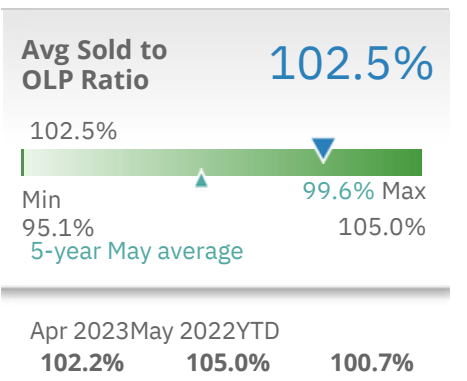
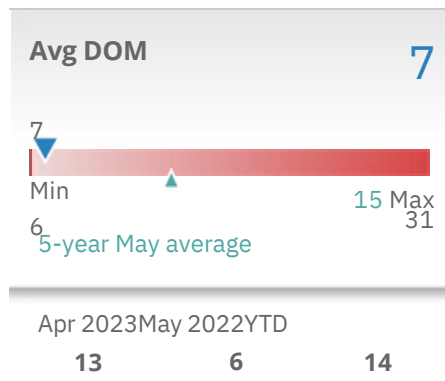
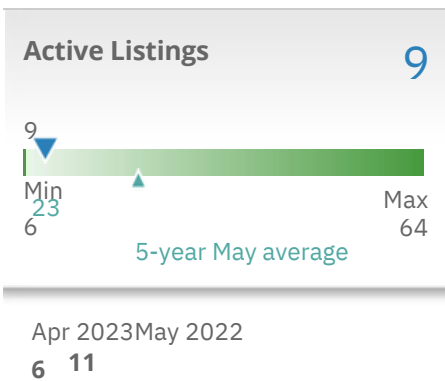
Tri-County Suburban REALTORS  
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### Summary

In Coatesville Area (Chester, PA), the median sold price for Attached properties for May was \$312,640, representing an increase of 22.1% compared to last month and an increase of 42.9% from May 2022. The average days on market for units sold in May was 7 days, 54% below the 5-year May average of 15 days. There was a 4.5% month over month decrease in new contract activity with 21 New Pendings; a 14% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 37; and an 18.2% decrease in supply to 9 active units.

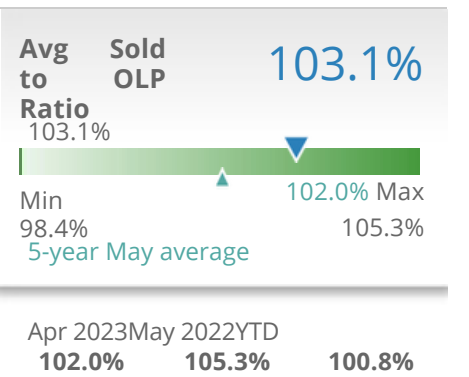
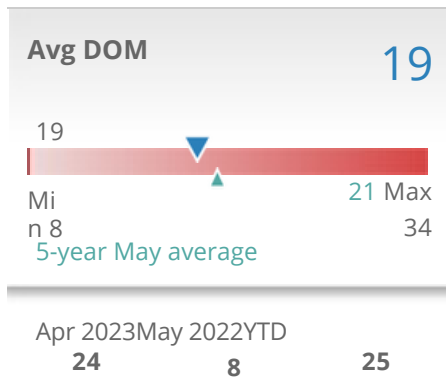
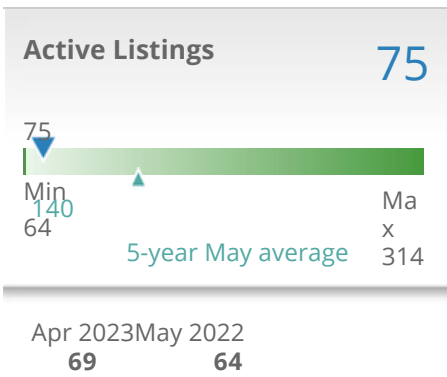
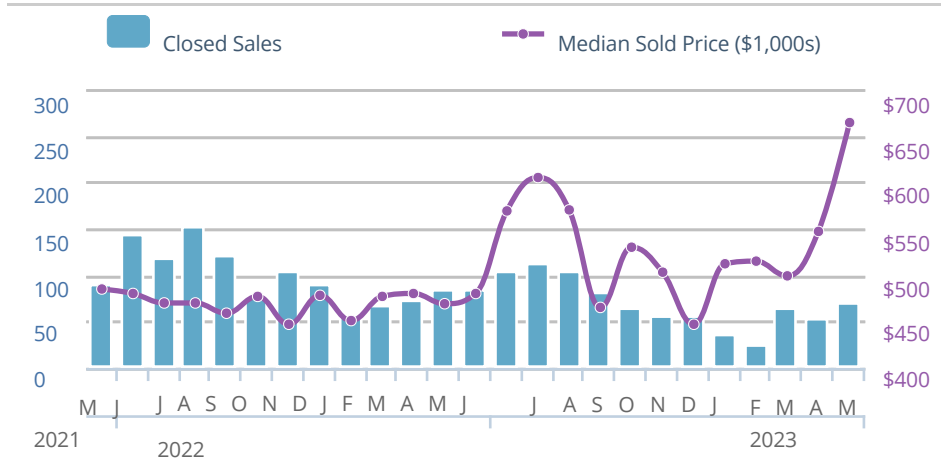
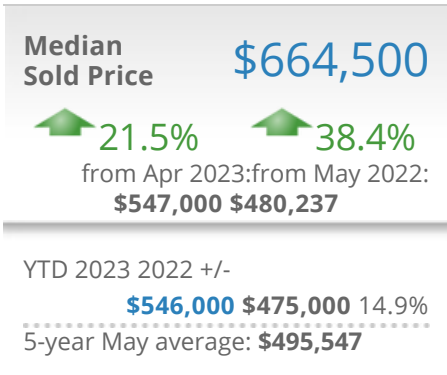
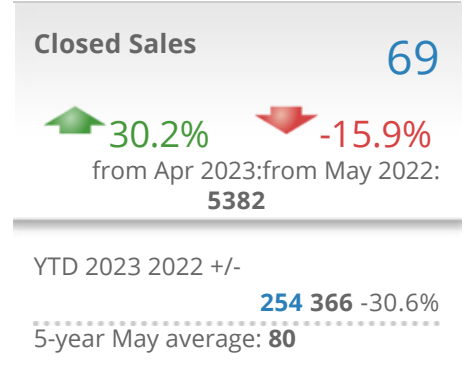
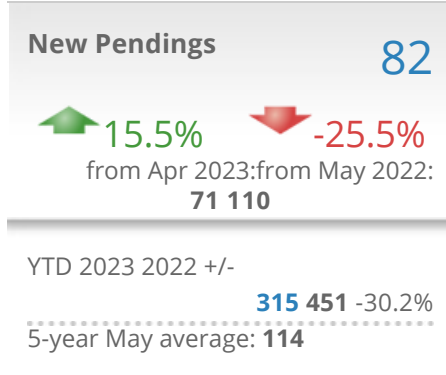
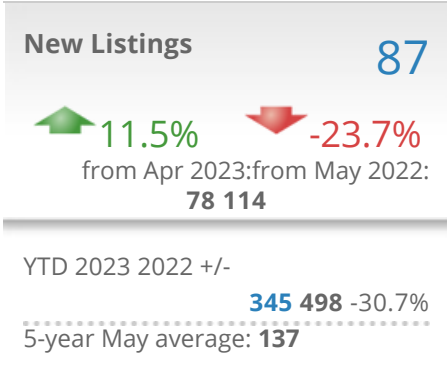
This activity resulted in a Contract Ratio of 4.11 pendings per active listing, up from 3.91 in April and a decrease from 8.83 in May 2022. The Contract Ratio is 19% higher than the 5-year May average of 3.45. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



# May 2023

## Downingtown Area (Chester, PA)

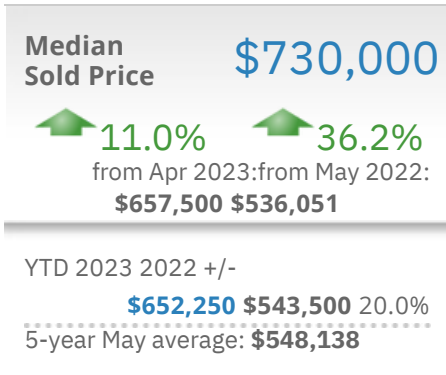
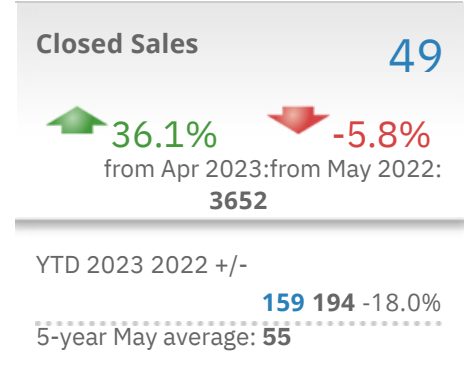
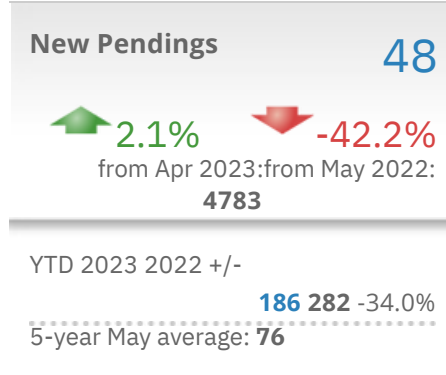
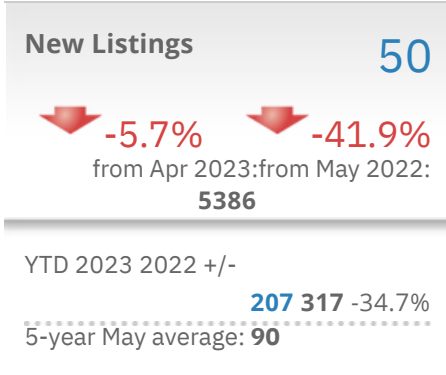
Email: [adevice@tcsr.realtor](mailto:adevice@tcsr.realtor)



# May 2023

## Downingtown Area (Chester, PA) - Detached

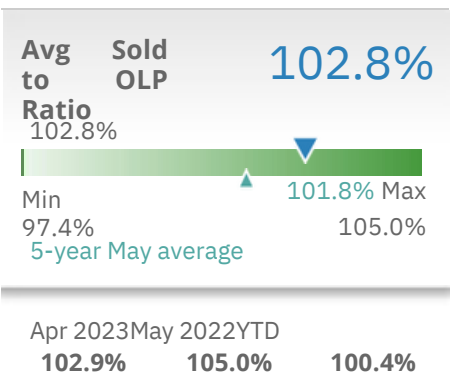
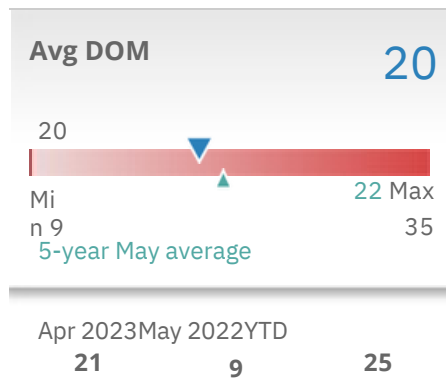
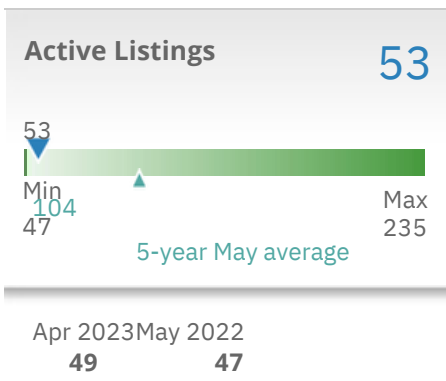
Tri-County Suburban REALTORS  
Email: adeptice@tcsr.realtor



### Summary

In Downingtown Area (Chester, PA), the median sold price for Detached properties for May was \$730,000, representing an increase of 11% compared to last month and an increase of 36.2% from May 2022. The average days on market for units sold in May was 20 days, 9% below the 5-year May average of 22 days. There was a 2.1% month over month increase in new contract activity with 48 New Pending; a 5.8% MoM decrease in All Pending (new contracts + contracts carried over from April) to 81; and an 8.2% increase in supply to 53 active units.

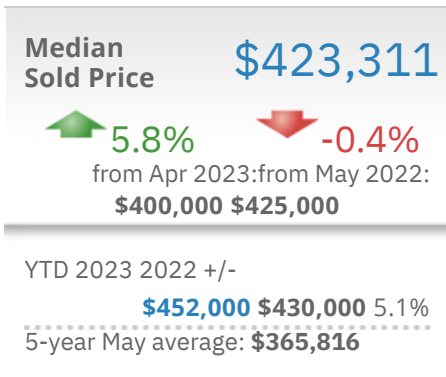
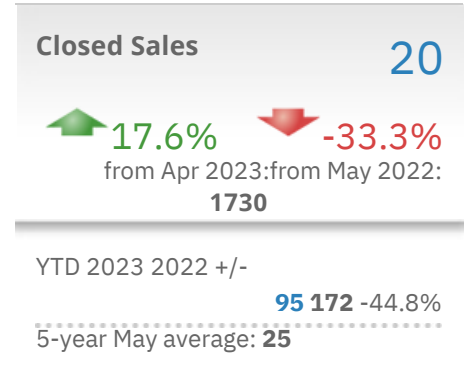
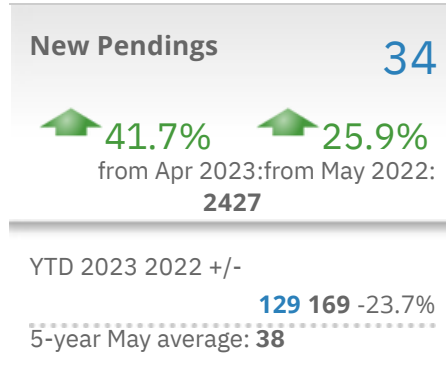
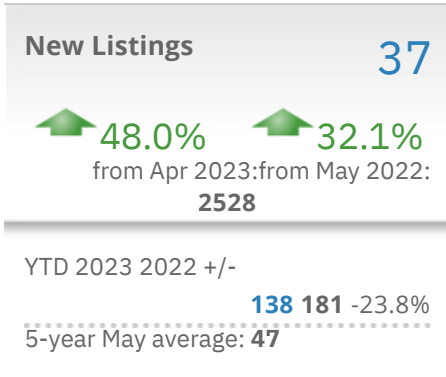
This activity resulted in a Contract Ratio of 1.53 pendings per active listing, down from 1.76 in April and a decrease from 3.55 in May 2022. The Contract Ratio is 34% lower than the 5-year May average of 2.30. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



# May 2023

## Downingtown Area (Chester, PA) - Attached

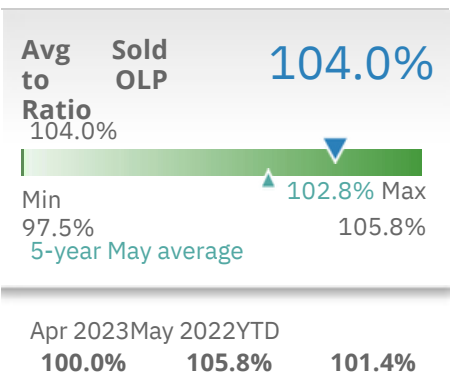
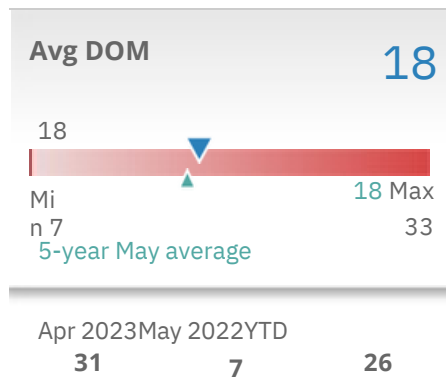
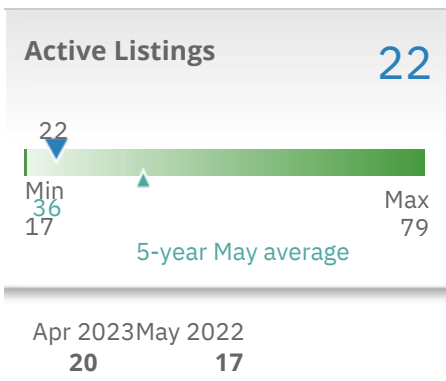
Tri-County Suburban REALTORS  
Email: adeptice@tcsr.realtor



### Summary

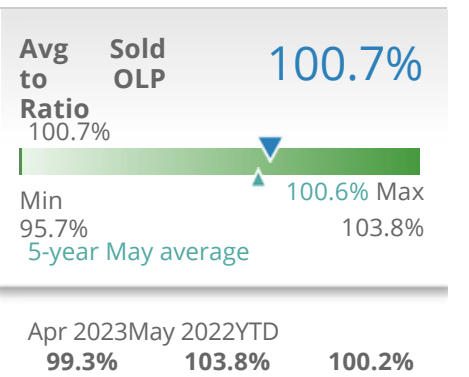
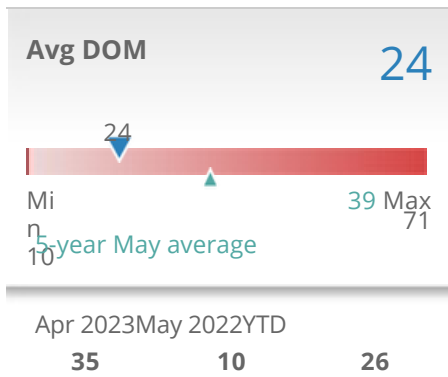
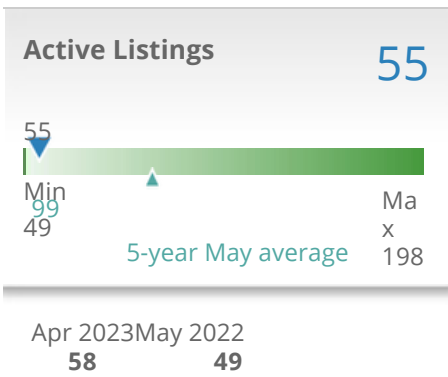
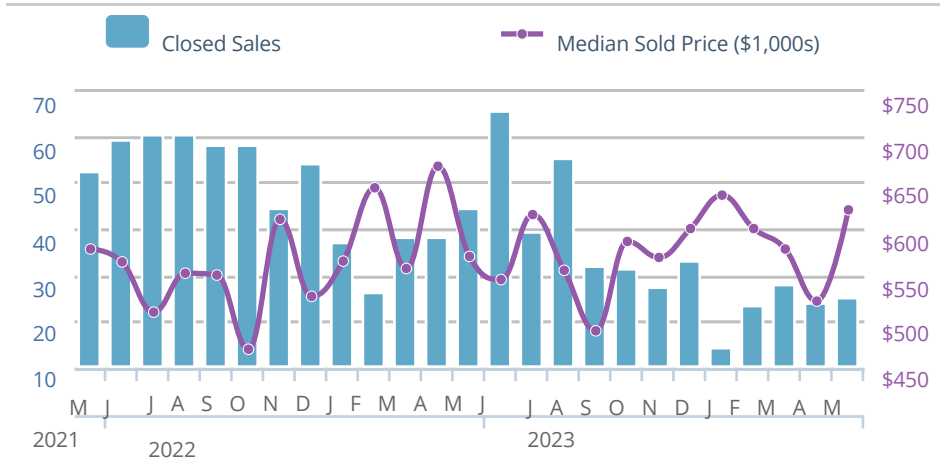
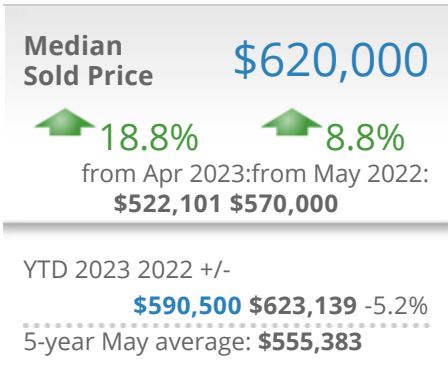
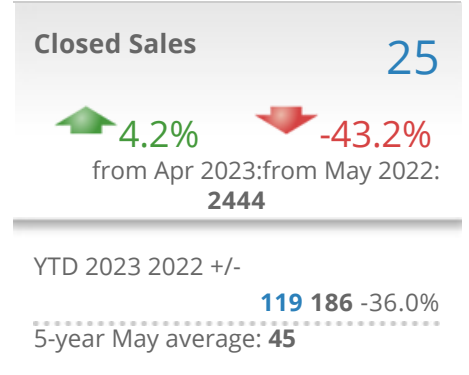
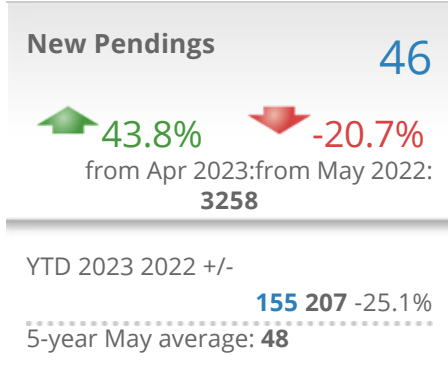
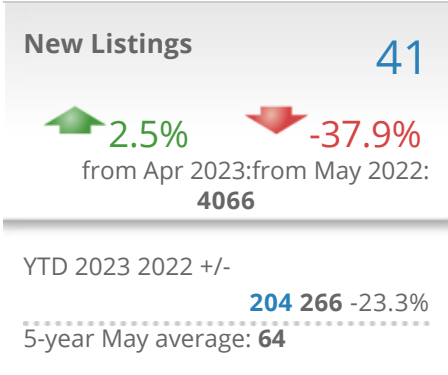
In Downingtown Area (Chester, PA), the median sold price for Attached properties for May was \$423,311, representing an increase of 5.8% compared to last month and a decrease of 0.4% from May 2022. The average days on market for units sold in May was 18 days, 2% above the 5-year May average of 18 days. There was a 41.7% month over month increase in new contract activity with 34 New Pendings; an 18% MoM increase in All Pendings (new contracts + contracts carried over from April) to 72; and a 10% increase in supply to 22 active units.

This activity resulted in a Contract Ratio of 3.27 pendings per active listing, up from 3.05 in April and a decrease from 6.41 in May 2022. The Contract Ratio is 11% lower than the 5-year May average of 3.66. 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.



**May 2023**  
Great Valley (Chester, PA)

Email: [adevice@tcsr.realtor](mailto:adevice@tcsr.realtor)

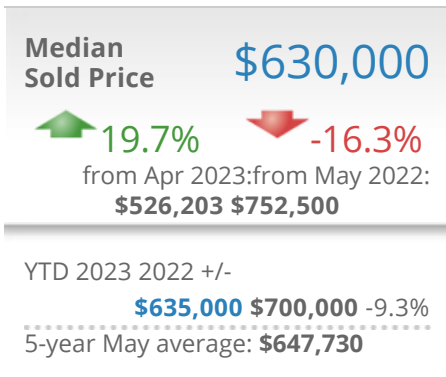
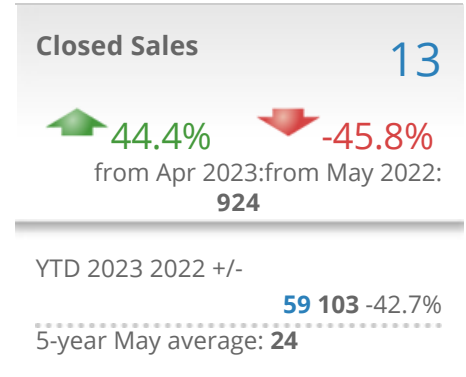
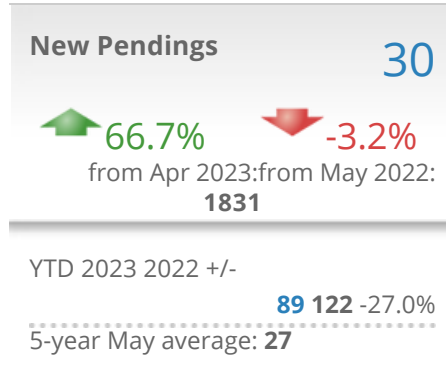
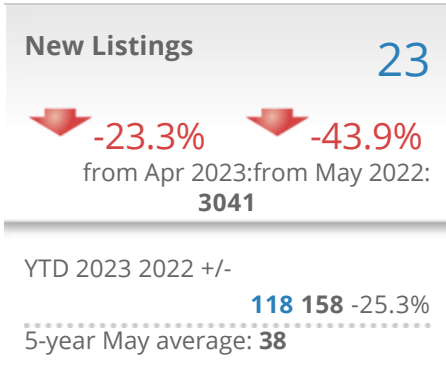


# May 2023

## Great Valley (Chester, PA) - Detached

Tri-County Suburban REALTORS

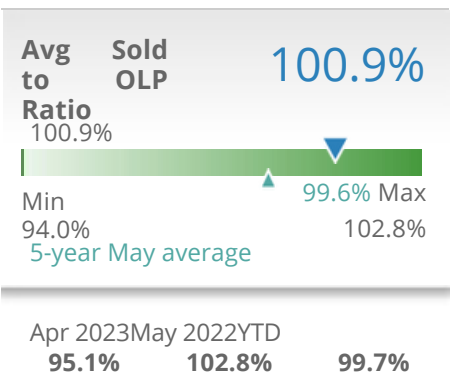
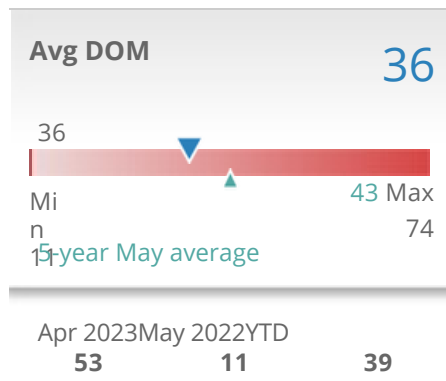
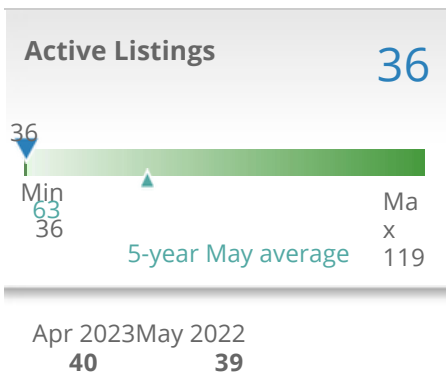
Email: [adevice@tcsr.realtor](mailto:adevice@tcsr.realtor)



**Summary**

In Great Valley (Chester, PA), the median sold price for Detached properties for May was \$630,000, representing an increase of 19.7% compared to last month and a decrease of 16.3% from May 2022. The average days on market for units sold in May was 36 days, 17% below the 5-year May average of 43 days. There was a 66.7% month over month increase in new contract activity with 30 New Pendings; a 35.9% MoM increase in All Pendings (new contracts + contracts carried over from April) to 53; and a 10% decrease in supply to 36 active units.

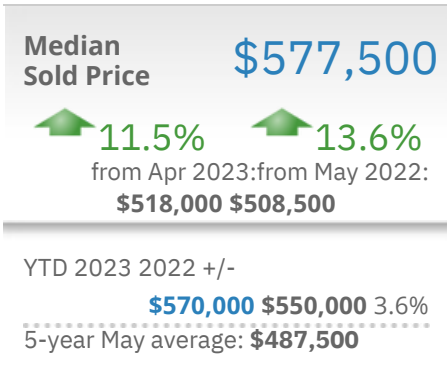
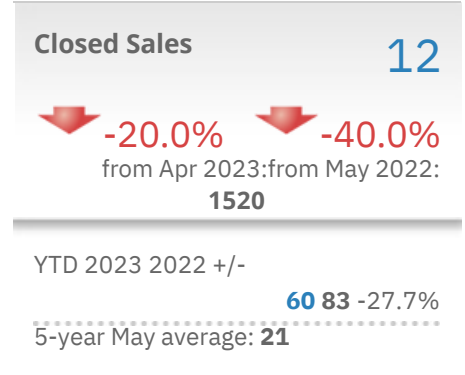
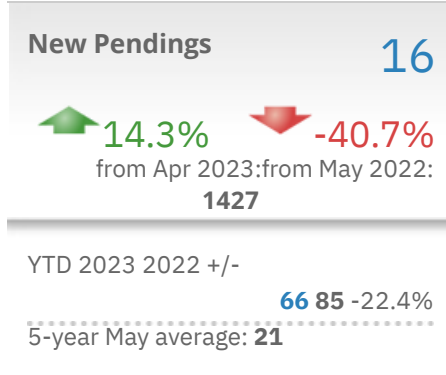
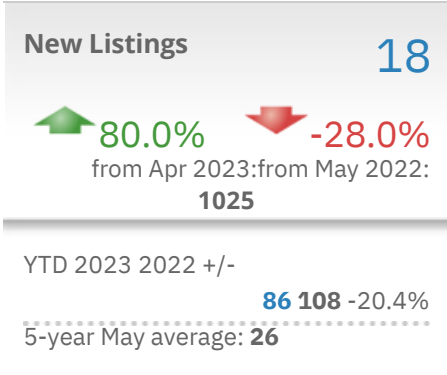
This activity resulted in a Contract Ratio of 1.47 pendings per active listing, up from 0.98 in April and a decrease from 1.54 in May 2022. The Contract Ratio is 18% higher than the 5-year May average of 1.25. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



# May 2023

## Great Valley (Chester, PA) - Attached

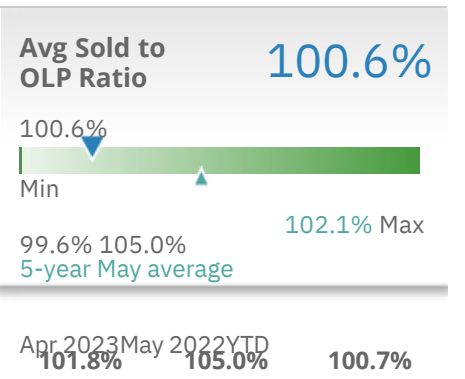
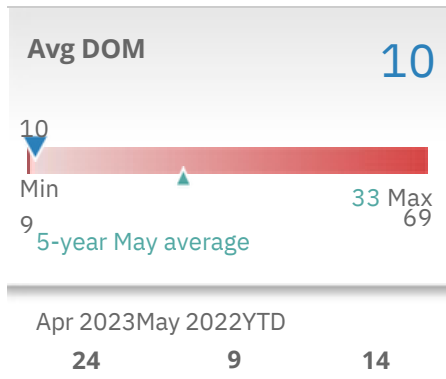
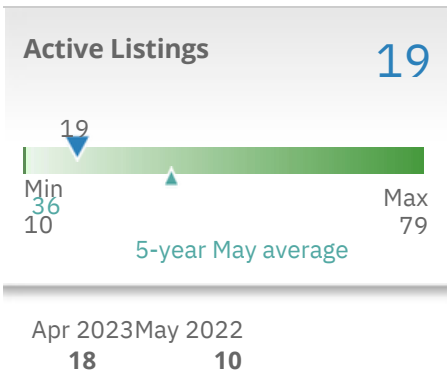
Tri-County Suburban REALTORS  
Email: adeptice@tcsr.realtor



### Summary

In Great Valley (Chester, PA), the median sold price for Attached properties for May was \$577,500, representing an increase of 11.5% compared to last month and an increase of 13.6% from May 2022. The average days on market for units sold in May was 10 days, 70% below the 5-year May average of 33 days. There was a 14.3% month over month increase in new contract activity with 16 New Pendings; a 15% MoM increase in All Pendings (new contracts + contracts carried over from April) to 23; and a 5.6% increase in supply to 19 active units.

This activity resulted in a Contract Ratio of 1.21 pendings per active listing, up from 1.11 in April and a decrease from 3.40 in May 2022. The Contract Ratio is 42% lower than the 5-year May average of 2.08. 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.

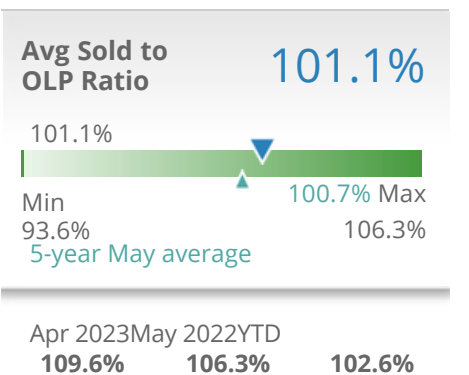
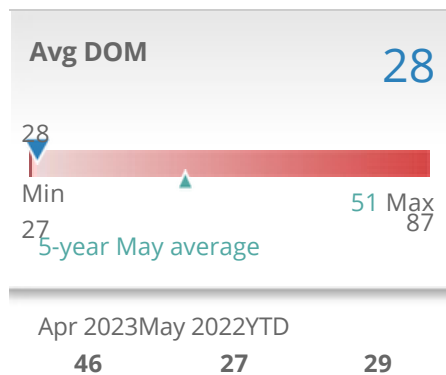
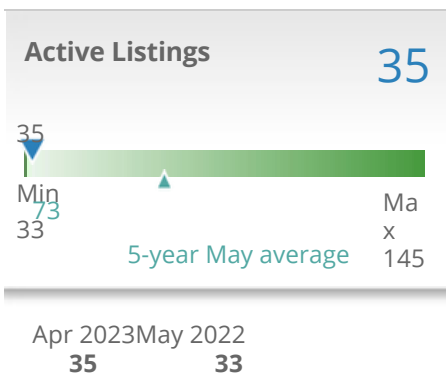
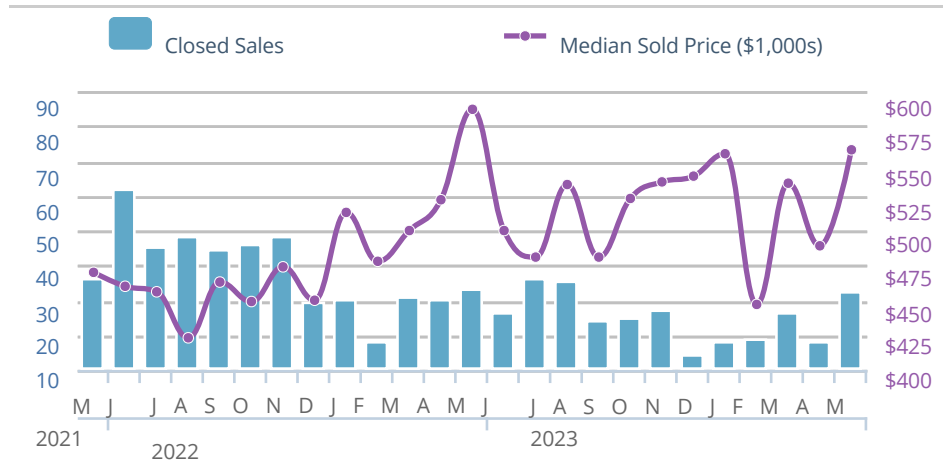
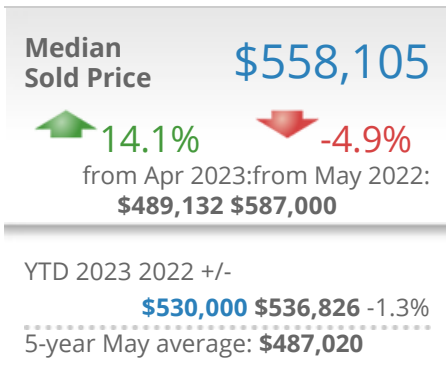
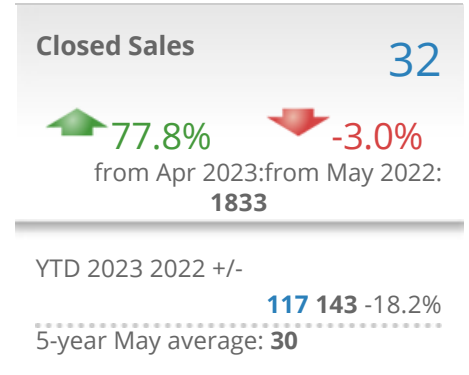
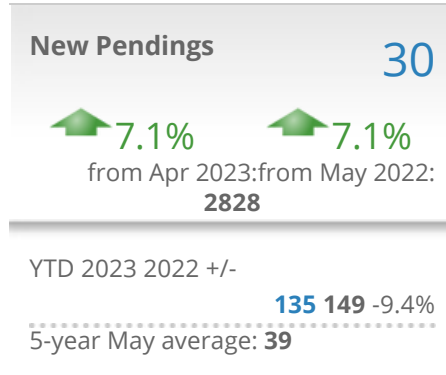
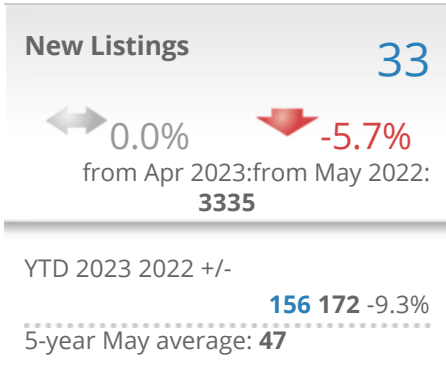




# May 2023

## Kennett Consolidated (Chester, PA)

Email: [adevice@tcsr.realtor](mailto:adevice@tcsr.realtor)

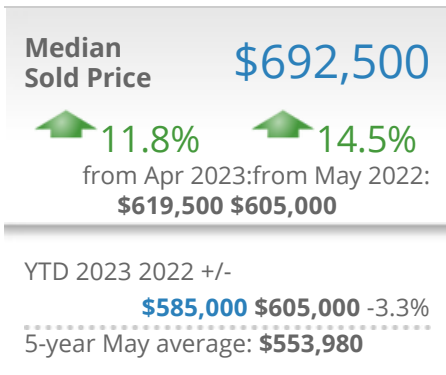
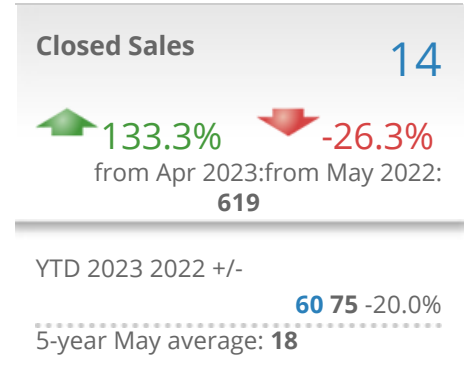
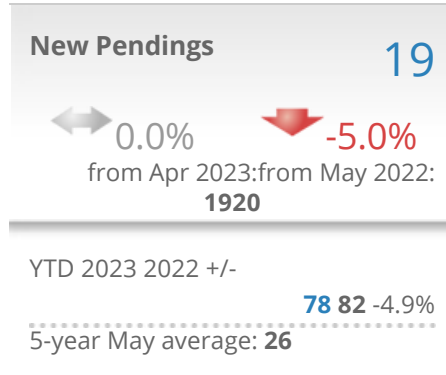
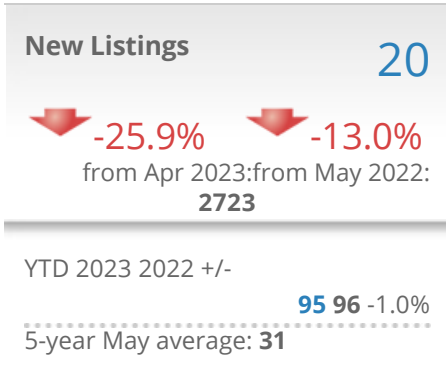


# May 2023

## Kennett Consolidated (Chester, PA) - Detached

Tri-County Suburban REALTORS

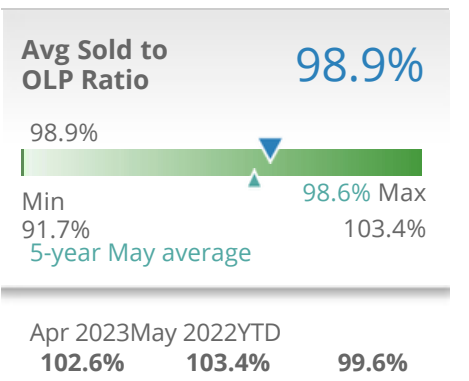
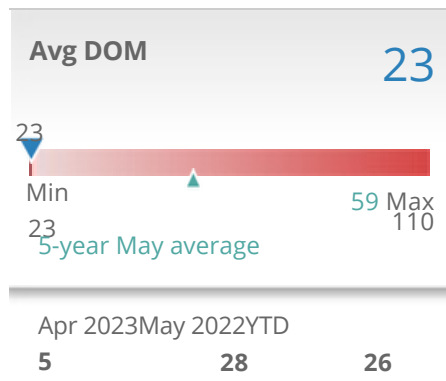
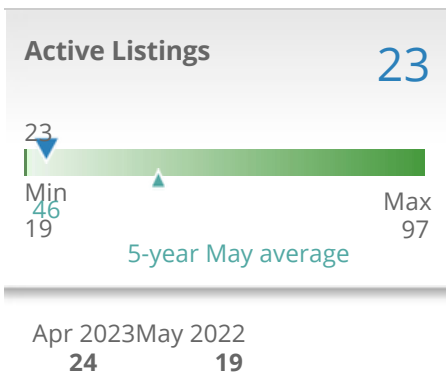
Email: [adevice@tcsr.realtor](mailto:adevice@tcsr.realtor)



### Summary

In Kennett Consolidated (Chester, PA), the median sold price for Detached properties for May was \$692,500, representing an increase of 11.8% compared to last month and an increase of 14.5% from May 2022. The average days on market for units sold in May was 23 days, 61% below the 5-year May average of 59 days. There was no month over month change in new contract activity with 19 New Pendings; a 16.1% MoM increase in All Pendings (new contracts + contracts carried over from April) to 36; and a 4.2% decrease in supply to 23 active units.

This activity resulted in a Contract Ratio of 1.57 pendings per active listing, up from 1.29 in April and an increase from 1.47 in May 2022. The Contract Ratio is 30% higher than the 5-year May average of 1.21. 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.

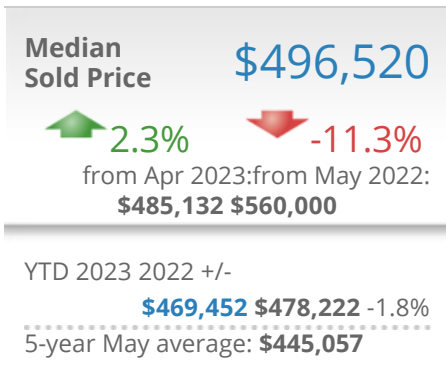
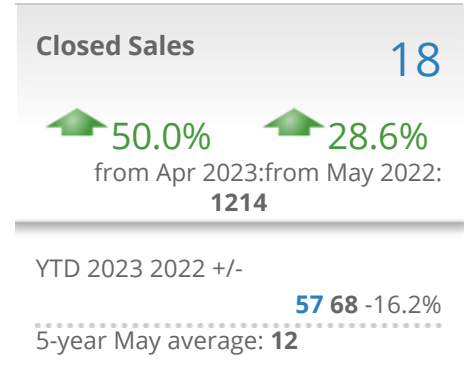
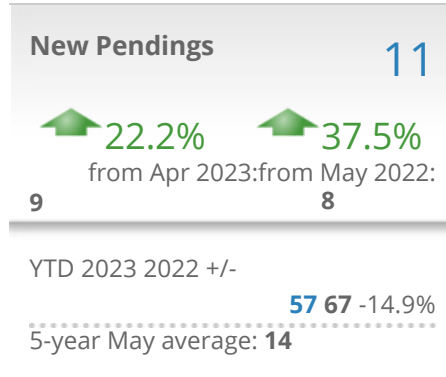
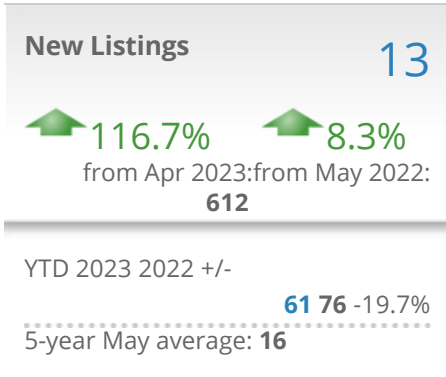


# May 2023

## Kennett Consolidated (Chester, PA) - Attached

Tri-County Suburban REALTORS

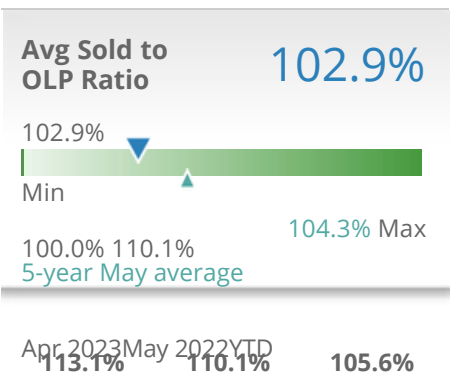
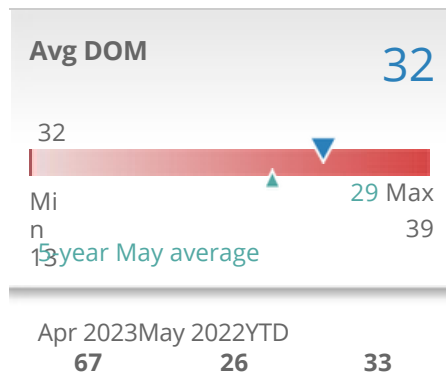
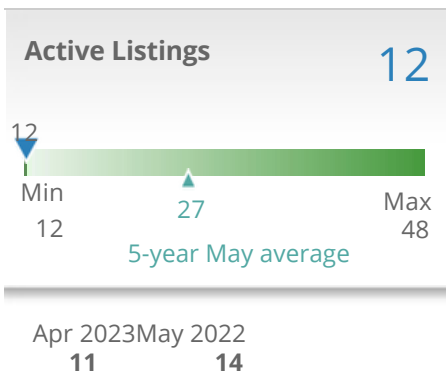
Email: adepice@tcsr.realtor



### Summary

In Kennett Consolidated (Chester, PA), the median sold price for Attached properties for May was \$496,520, representing an increase of 2.3% compared to last month and a decrease of 11.3% from May 2022. The average days on market for units sold in May was 32 days, 10% above the 5-year May average of 29 days. There was a 22.2% month over month increase in new contract activity with 11 New Pendings; a 14.6% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 35; and a 9.1% increase in supply to 12 active units.

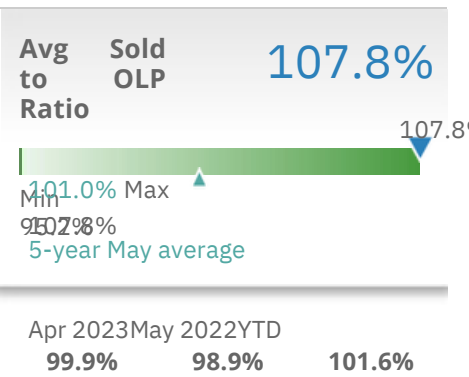
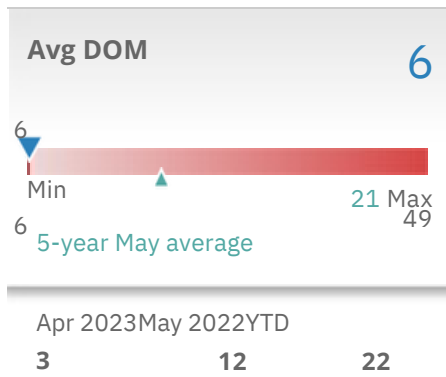
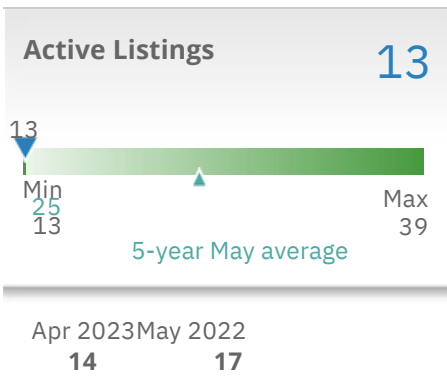
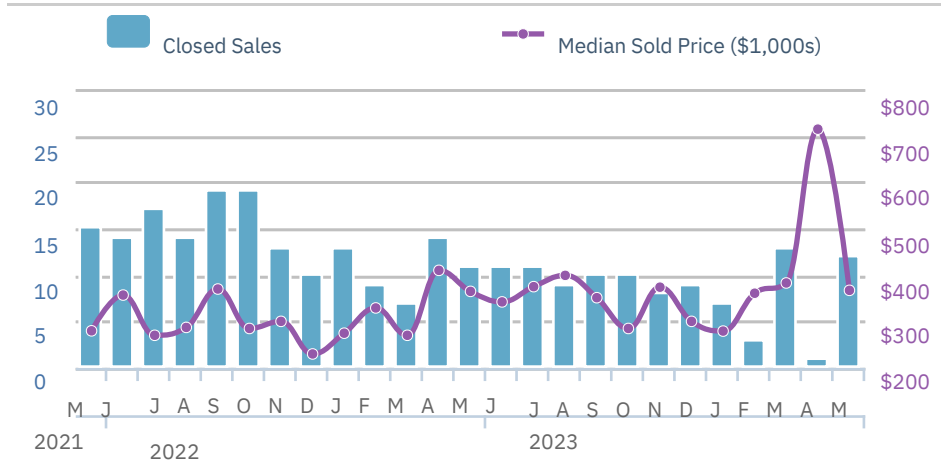
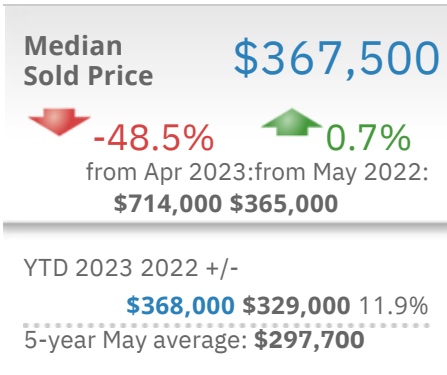
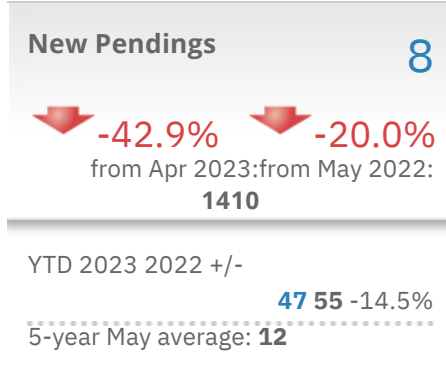
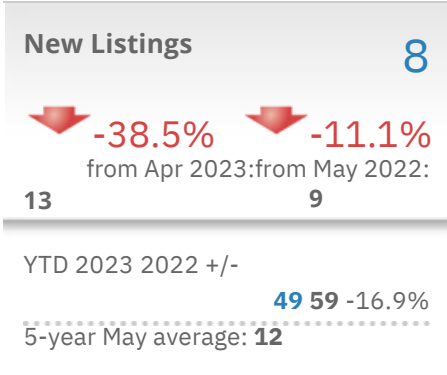
This activity resulted in a Contract Ratio of 2.92 pendings per active listing, down from 3.73 in April and a decrease from 3.71 in May 2022. The Contract Ratio is 11% higher than the 5-year May average of 2.62. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



# May 2023

Octorara Area (Chester, PA)

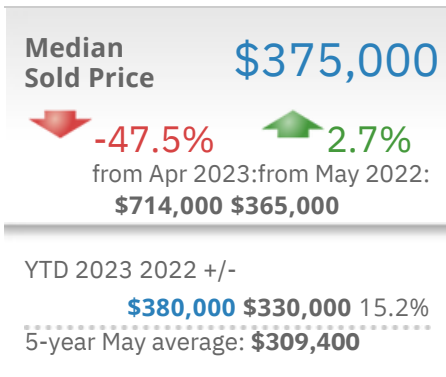
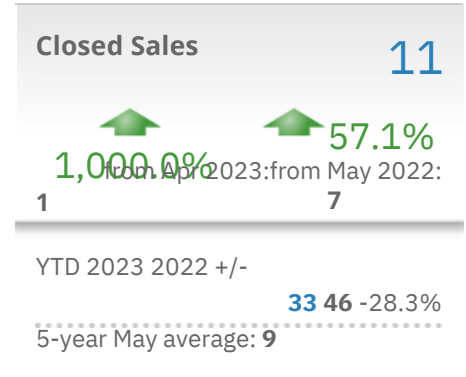
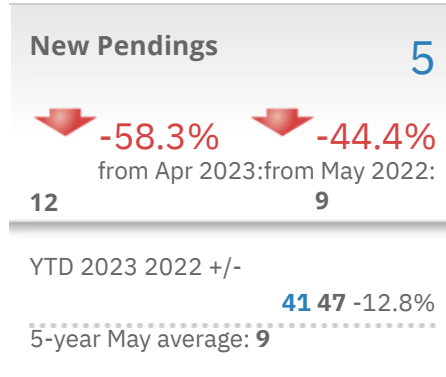
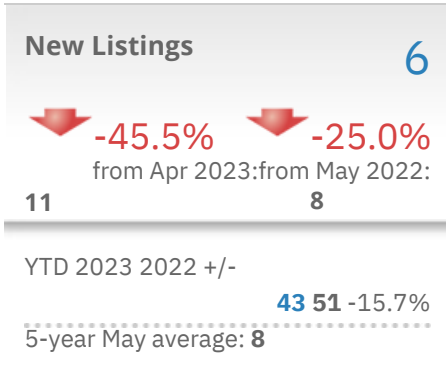
Email: [adevice@tcsr.realtor](mailto:adevice@tcsr.realtor)



# May 2023

## Octorara Area (Chester, PA) - Detached

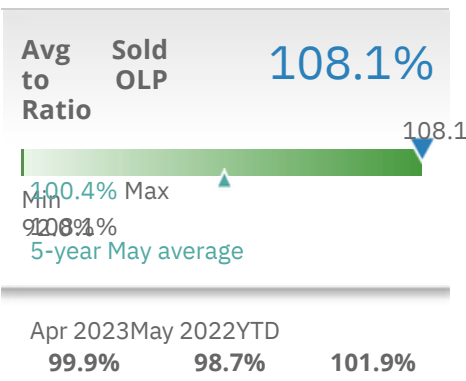
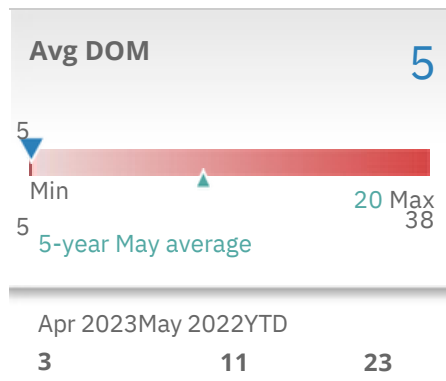
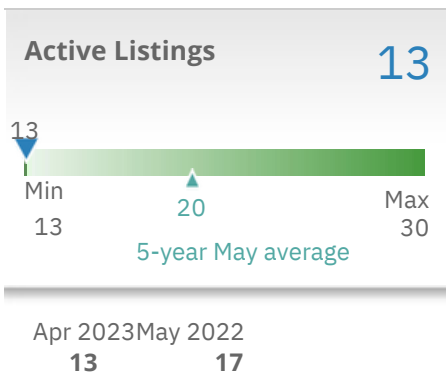
Tri-County Suburban REALTORS  
Email: adeptice@tcsr.realtor



### Summary

In Octorara Area (Chester, PA), the median sold price for Detached properties for May was \$375,000, representing a decrease of 47.5% compared to last month and an increase of 2.7% from May 2022. The average days on market for units sold in May was 5 days, 75% below the 5-year May average of 20 days. There was a 58.3% month over month decrease in new contract activity with 5 New Pendings; a 28.6% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 15; and no change in supply with 13 active units.

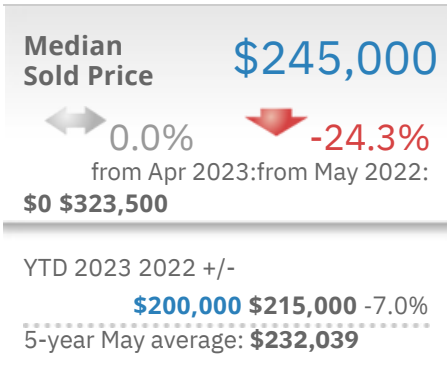
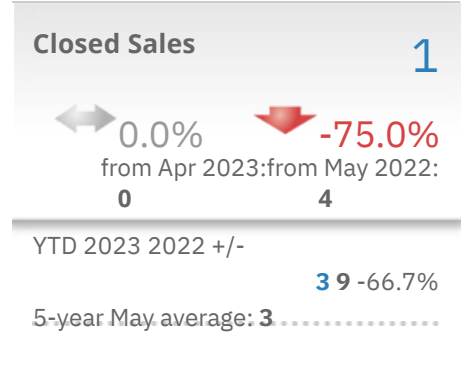
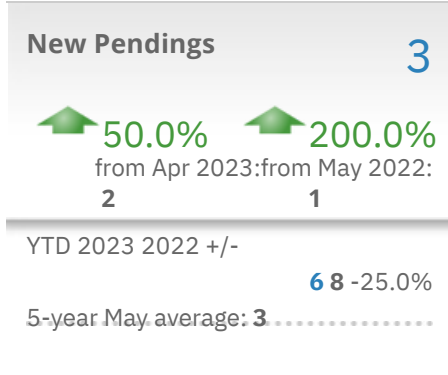
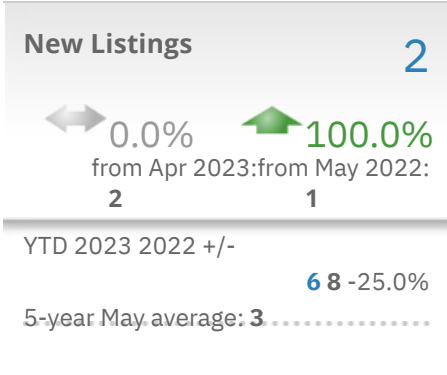
This activity resulted in a Contract Ratio of 1.15 pendings per active listing, down from 1.62 in April and a decrease from 1.29 in May 2022. The Contract Ratio is 7% higher than the 5-year May average of 1.08. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



# May 2023

## Octorara Area (Chester, PA) - Attached

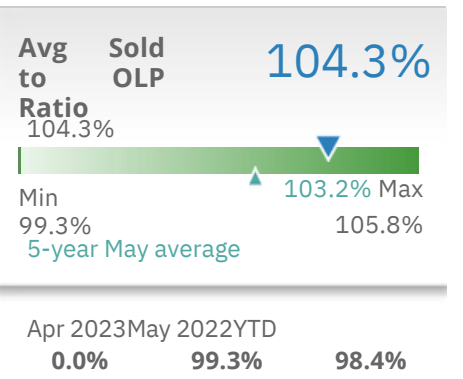
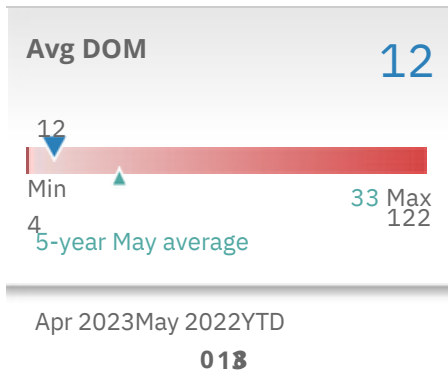
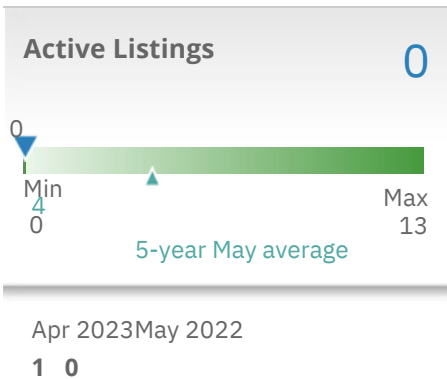
Tri-County Suburban REALTORS  
Email: adeptice@tcsr.realtor



### Summary

In Octorara Area (Chester, PA), the median sold price for Attached properties for May was \$245,000, representing an increase of 0% compared to last month and a decrease of 24.3% from May 2022. The average days on market for units sold in May was 12 days, 63% below the 5-year May average of 33 days. There was a 50% month over month increase in new contract activity with 3 New Pendings; a 100% MoM increase in All Pendings (new contracts + contracts carried over from April) to 4; and a 100% decrease in supply to 0 active units.

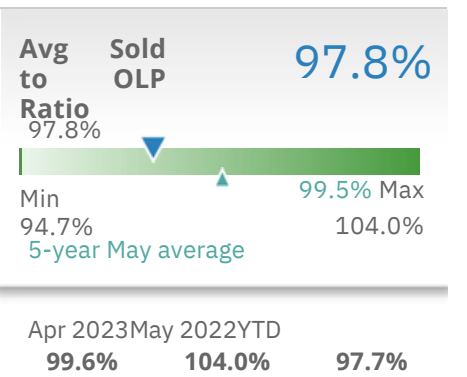
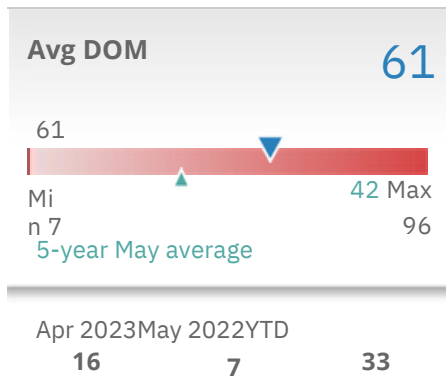
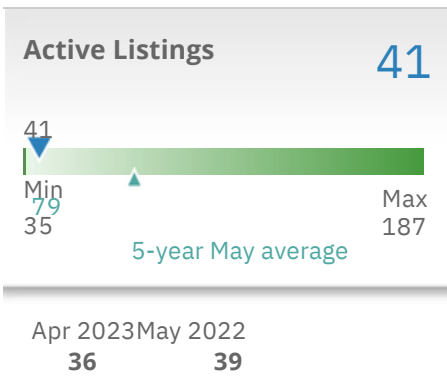
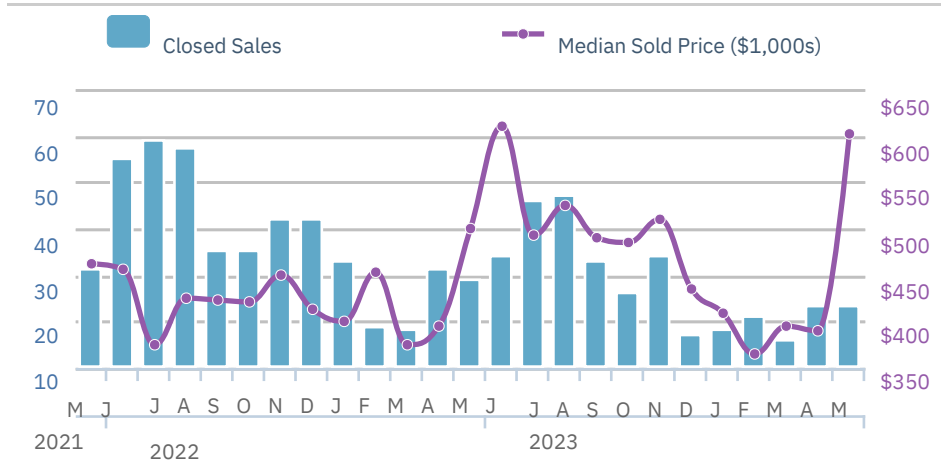
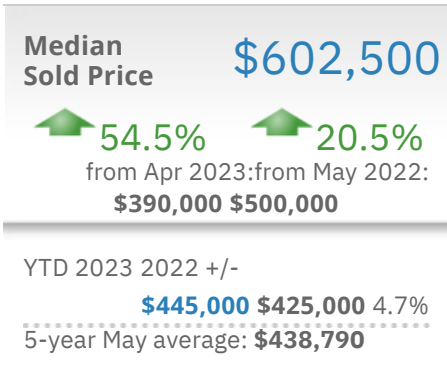
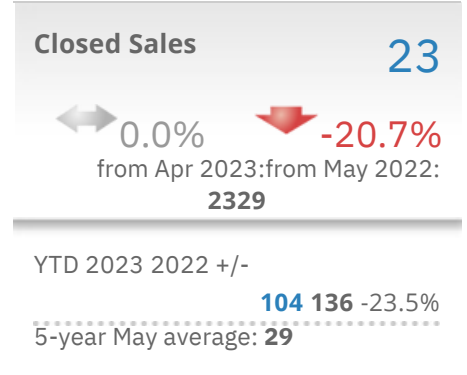
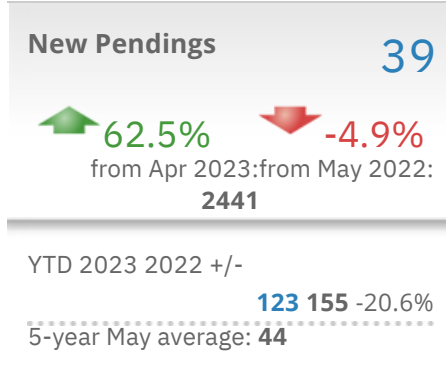
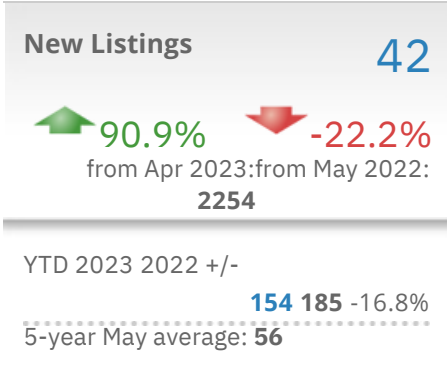
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, down from 2.00 in April and no change from May 2022. The Contract Ratio is 100% lower than the 5-year May average of 0.81. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and 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.



# May 2023

Owen J Roberts (Chester, PA)

Email: [adevice@tcsr.realtor](mailto:adevice@tcsr.realtor)

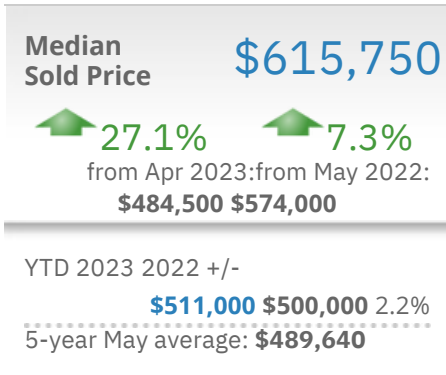
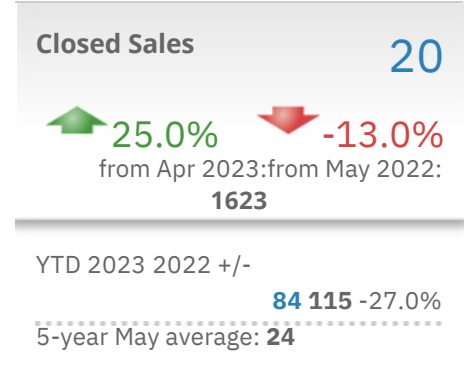
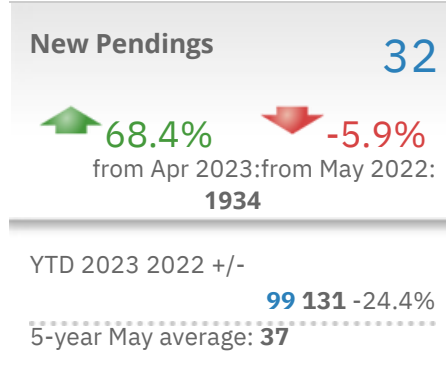
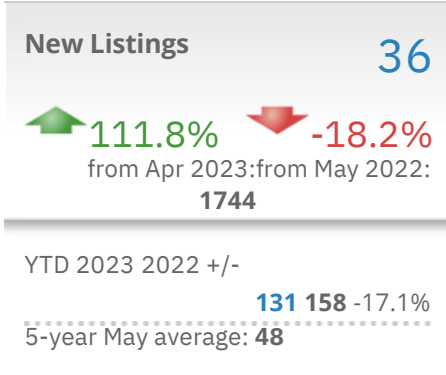


## May 2023

Owen J Roberts (Chester, PA) - Detached

Tri-County Suburban REALTORS

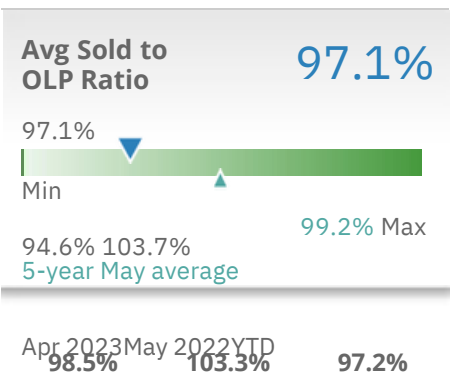
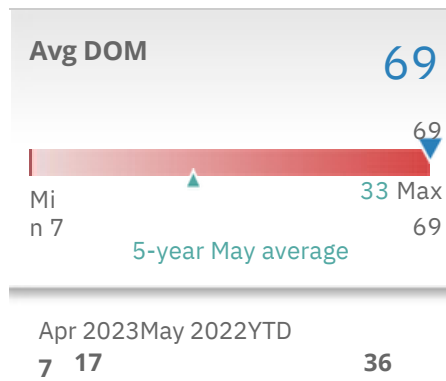
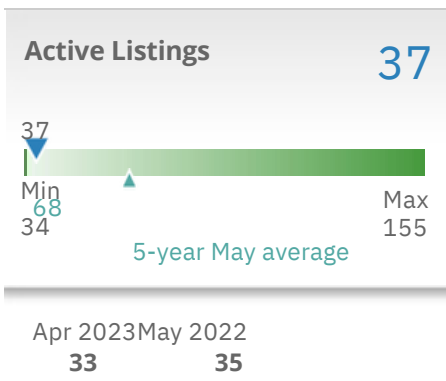
Email: [adevice@tcsr.realtor](mailto:adevice@tcsr.realtor)



### Summary

In Owen J Roberts (Chester, PA), the median sold price for Detached properties for May was \$615,750, representing an increase of 27.1% compared to last month and an increase of 7.3% from May 2022. The average days on market for units sold in May was 69 days, 109% above the 5-year May average of 33 days. There was a 68.4% month over month increase in new contract activity with 32 New Pendings; a 28.1% MoM increase in All Pendings (new contracts + contracts carried over from April) to 41; and a 12.1% increase in supply to 37 active units.

This activity resulted in a Contract Ratio of 1.11 pendings per active listing, up from 0.97 in April and a decrease from 1.69 in May 2022. The Contract Ratio is 15% lower than the 5-year May 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.



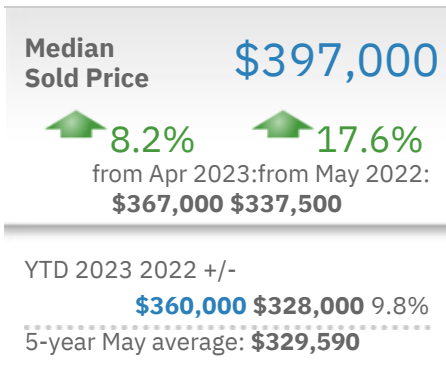
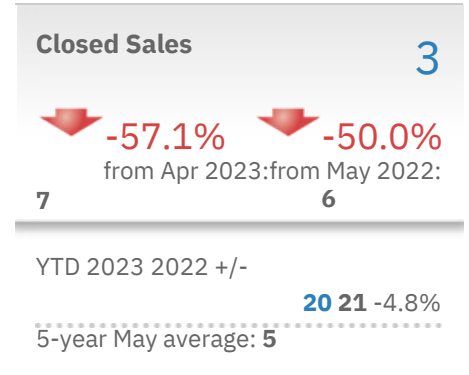
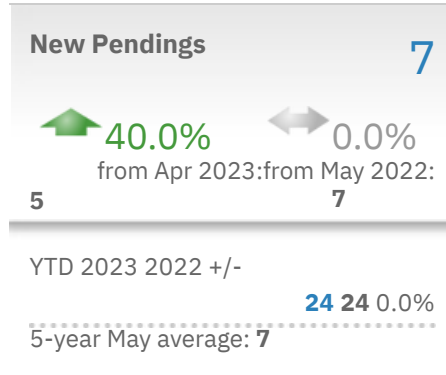
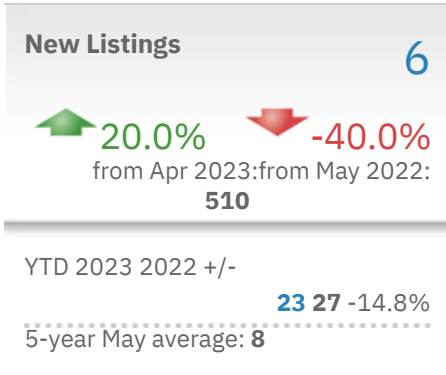


# May 2023

Owen J Roberts (Chester, PA) - Attached

Tri-County Suburban REALTORS

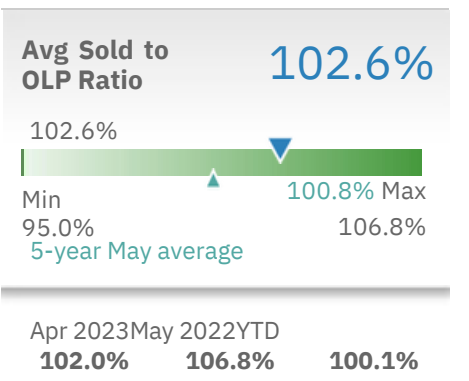
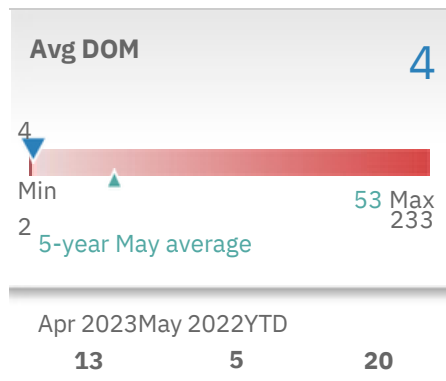
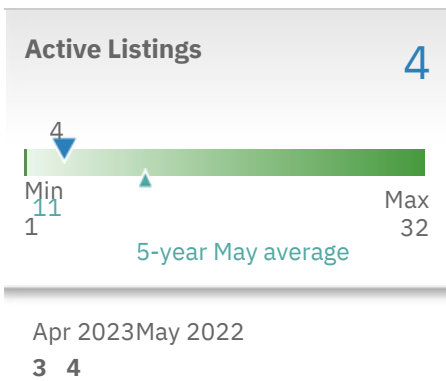
Email: adeptice@tcsr.realtor



### Summary

In Owen J Roberts (Chester, PA), the median sold price for Attached properties for May was \$397,000, representing an increase of 8.2% compared to last month and an increase of 17.6% from May 2022. The average days on market for units sold in May was 4 days, 93% below the 5-year May average of 53 days. There was a 40% month over month increase in new contract activity with 7 New Pendings; a 60% MoM increase in All Pendings (new contracts + contracts carried over from April) to 8; and a 33.3% increase in supply to 4 active units.

This activity resulted in a Contract Ratio of 2.00 pendings per active listing, up from 1.67 in April and an increase from 1.75 in May 2022. The Contract Ratio is 32% lower than the 5-year May average of 2.93. 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.



# May 2023

Oxford Area (Chester, PA)

Email: [adevice@tcsr.realtor](mailto:adevice@tcsr.realtor)

**New Listings** 35

▲ 40.0% ▲ 84.2%  
 from Apr 2023: from May 2022:  
**2519**

---

YTD 2023 2022 +/-  
124 95 30.5%  
 5-year May average: **31**

**New Pendings** 26

▲ 4.0% ▲ 18.2%  
 from Apr 2023: from May 2022:  
**2522**

---

YTD 2023 2022 +/-  
90 92 -2.2%  
 5-year May average: **25**

**Closed Sales** 16

▲ 23.1% ▼ -15.8%  
 from Apr 2023: from May 2022:  
**1319**

---

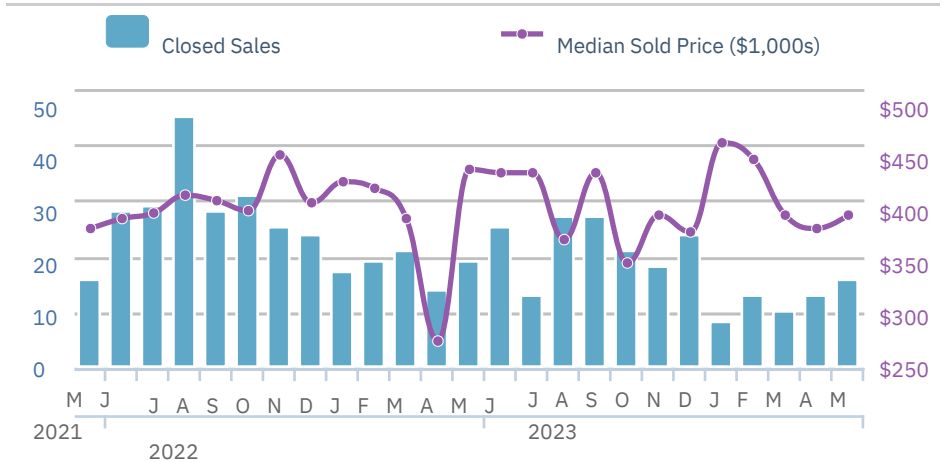
YTD 2023 2022 +/-  
62 90 -31.1%  
 5-year May average: **16**

**Median Sold Price** \$387,450

▲ 3.3% ▼ -9.5%  
 from Apr 2023: from May 2022:  
**\$375,000** **\$428,158**

---

YTD 2023 2022 +/-  
\$408,500 \$398,750 2.4%  
 5-year May average: **\$336,659**



**Active Listings** 45

45  
 Min 59 Max 88  
 35  
 5-year May average

---

Apr 2023 43 May 2022 35

**Avg DOM** 29

29  
 Min 6 Max 52  
 5-year May average

---

Apr 2023 16 May 2022 6 YTD 23

**Avg to Sold OLP Ratio** 99.0%

99.0%  
 Min 96.5% Max 100.8%  
 5-year May average

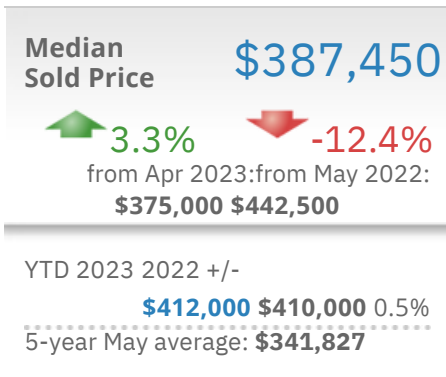
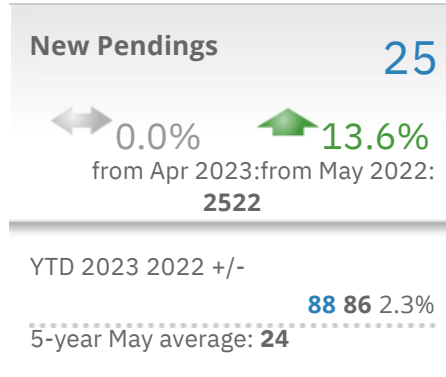
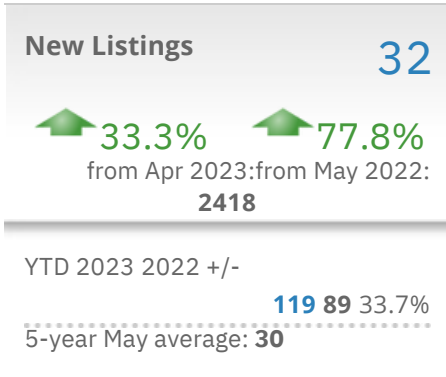
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Apr 2023 101.0% May 2022 106.3% YTD 101.5%

# May 2023

## Oxford Area (Chester, PA) - Detached

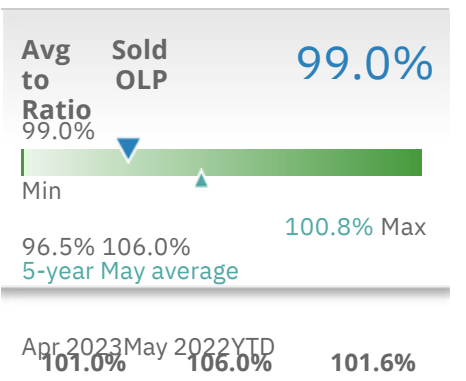
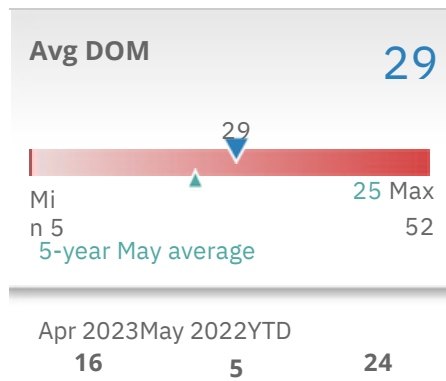
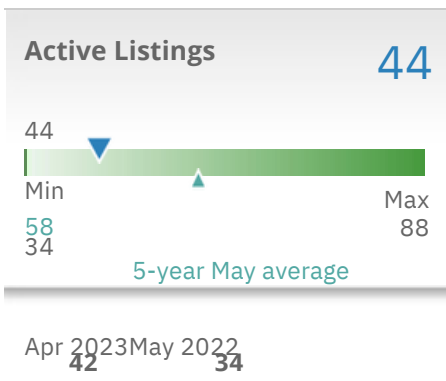
Tri-County Suburban REALTORS  
Email: [adevice@tcsr.realtor](mailto:adevice@tcsr.realtor)



### Summary

In Oxford Area (Chester, PA), the median sold price for Detached properties for May was \$387,450, representing an increase of 3.3% compared to last month and a decrease of 12.4% from May 2022. The average days on market for units sold in May was 29 days, 15% above the 5-year May average of 25 days. There was no month over month change in new contract activity with 25 New Pendings; an 18.9% MoM increase in All Pendings (new contracts + contracts carried over from April) to 44; and a 4.8% increase in supply to 44 active units.

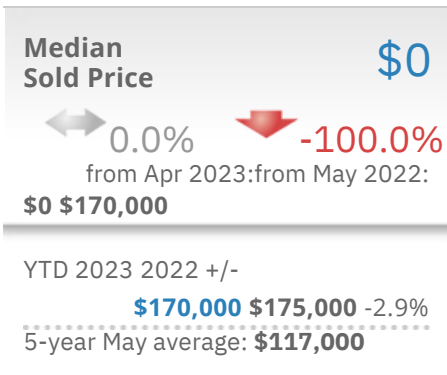
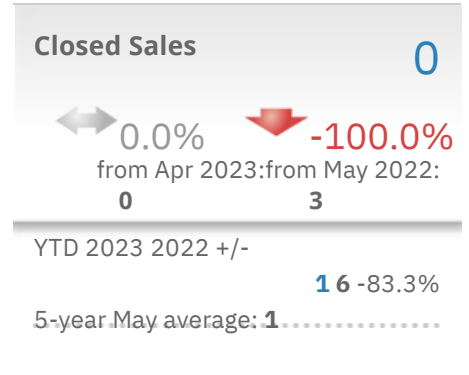
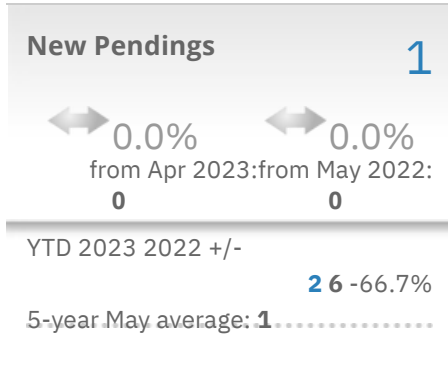
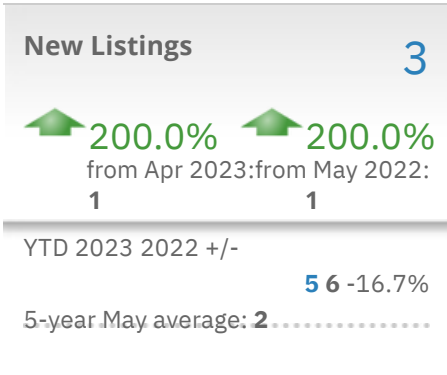
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, up from 0.88 in April and a decrease from 1.56 in May 2022. The Contract Ratio is 7% lower than the 5-year May average of 1.07. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



# May 2023

## Oxford Area (Chester, PA) - Attached

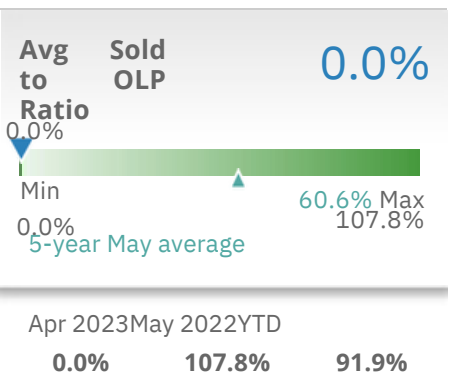
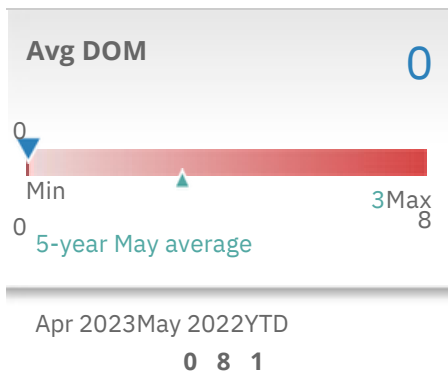
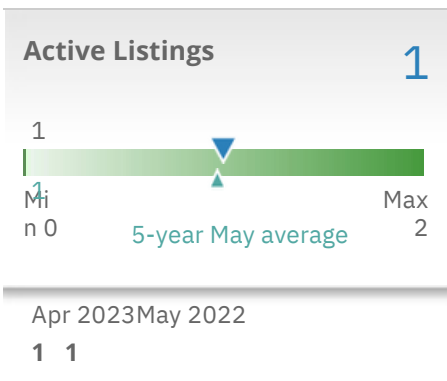
Tri-County Suburban REALTORS  
Email: adepice@tcsr.realtor



### Summary

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

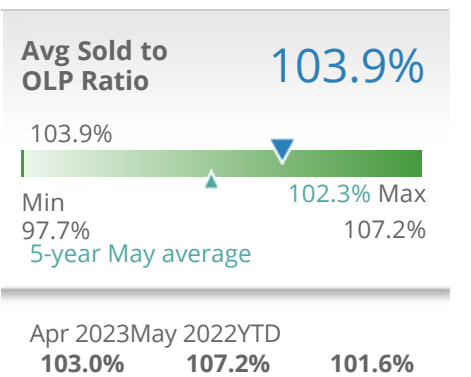
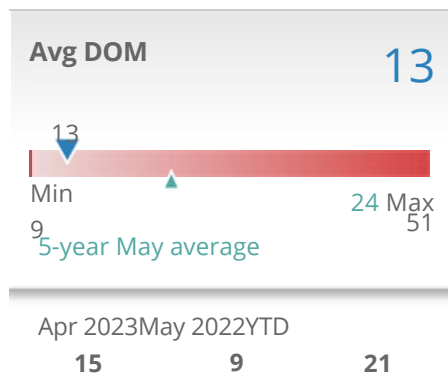
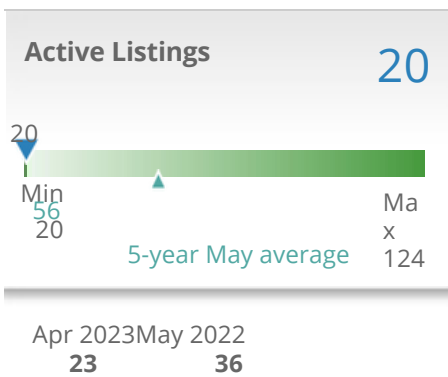
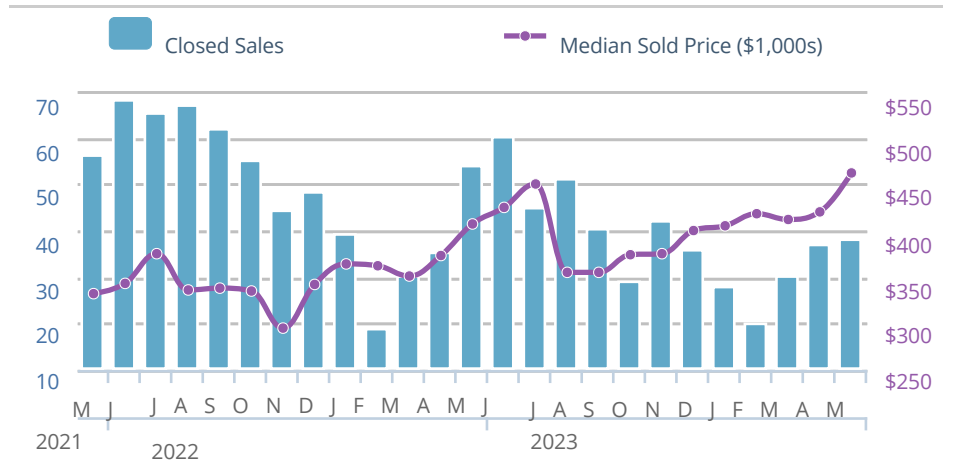
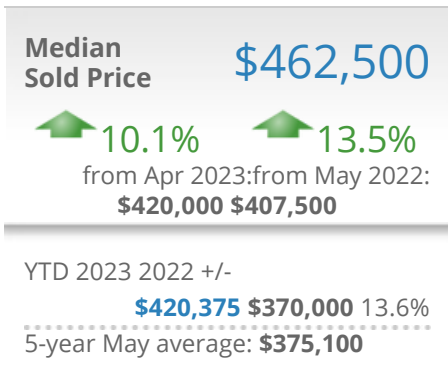
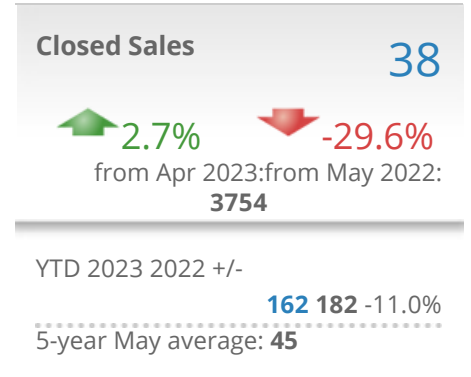
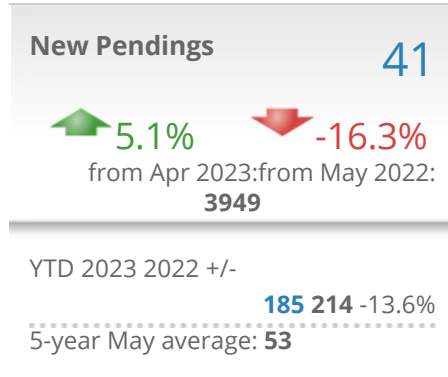
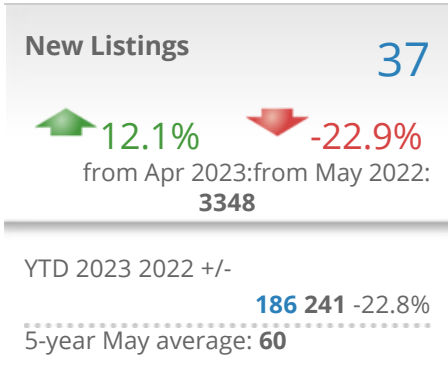
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, up from 0.00 in April and no change from May 2022. The Contract Ratio is 67% higher than the 5-year May average of 0.60. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates 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.



# May 2023

## Phoenixville Area (Chester, PA)

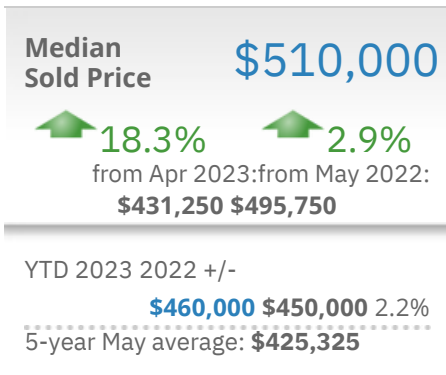
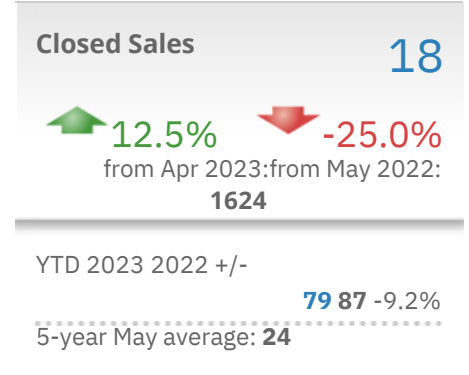
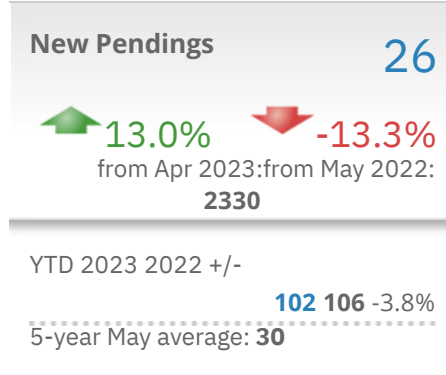
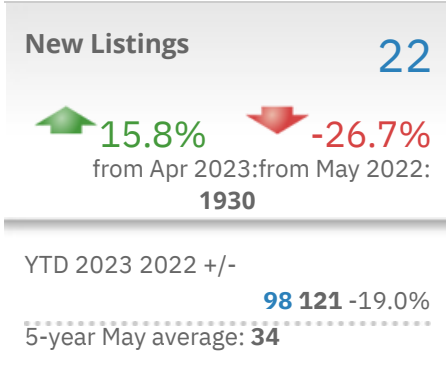
Email: [adevice@tcsr.realtor](mailto:adevice@tcsr.realtor)



# May 2023

## Phoenixville Area (Chester, PA) - Detached

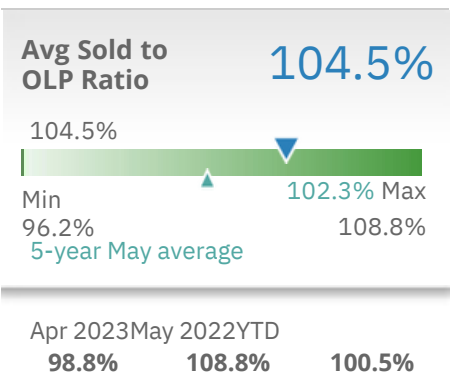
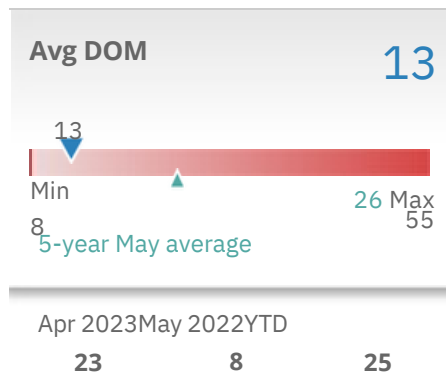
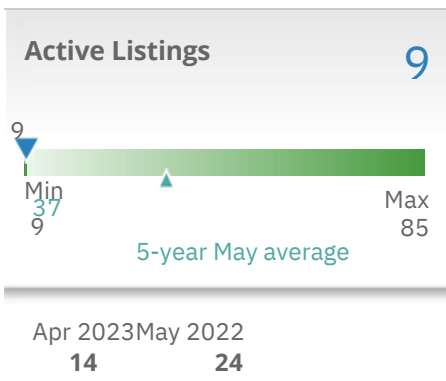
Tri-County Suburban REALTORS  
Email: adeptice@tcsr.realtor



### Summary

In Phoenixville Area (Chester, PA), the median sold price for Detached properties for May was \$510,000, representing an increase of 18.3% compared to last month and an increase of 2.9% from May 2022. The average days on market for units sold in May was 13 days, 50% below the 5-year May average of 26 days. There was a 13% month over month increase in new contract activity with 26 New Pendings; a 22.9% MoM increase in All Pendings (new contracts + contracts carried over from April) to 43; and a 35.7% decrease in supply to 9 active units.

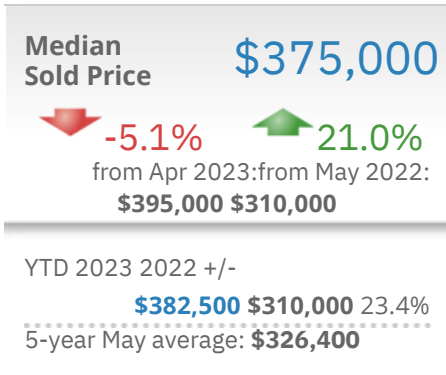
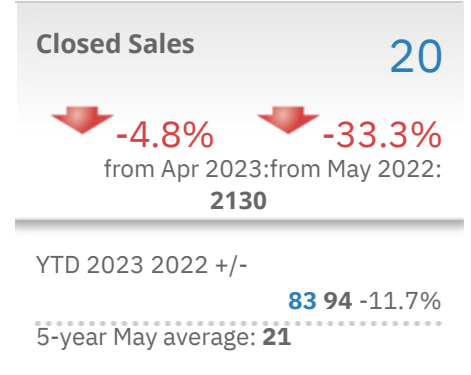
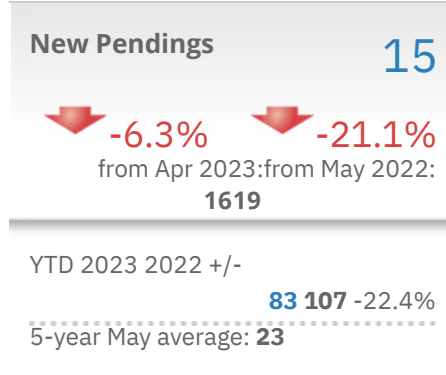
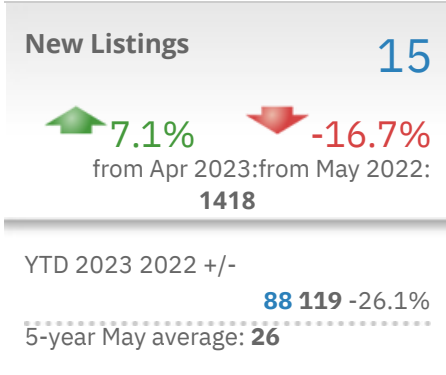
This activity resulted in a Contract Ratio of 4.78 pendencies per active listing, up from 2.50 in April and an increase from 2.17 in May 2022. The Contract Ratio is 131% higher than the 5-year May average of 2.07. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



# May 2023

## Phoenixville Area (Chester, PA) - Attached

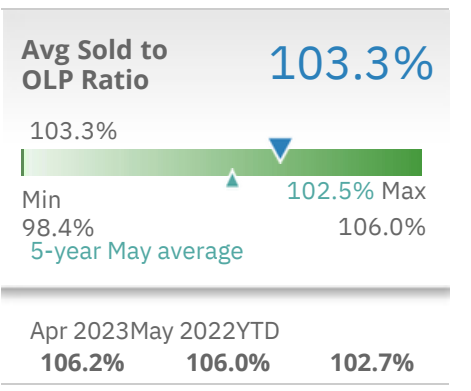
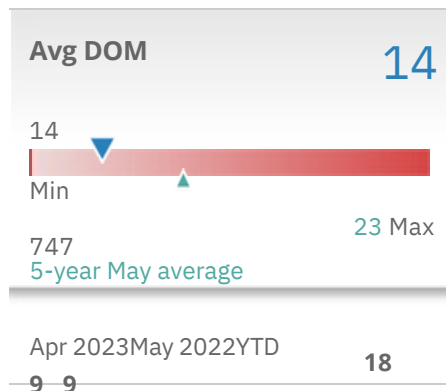
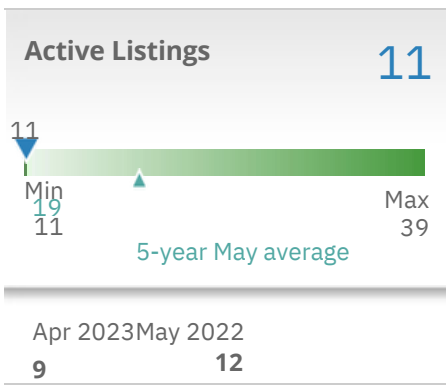
Tri-County Suburban REALTORS  
Email: adeptice@tcsr.realtor



### Summary

In Phoenixville Area (Chester, PA), the median sold price for Attached properties for May was \$375,000, representing a decrease of 5.1% compared to last month and an increase of 21% from May 2022. The average days on market for units sold in May was 14 days, 39% below the 5-year May average of 23 days. There was a 6.3% month over month decrease in new contract activity with 15 New Pendings; a 28% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 18; and a 22.2% increase in supply to 11 active units.

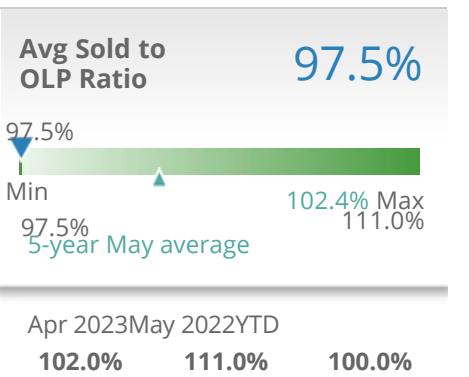
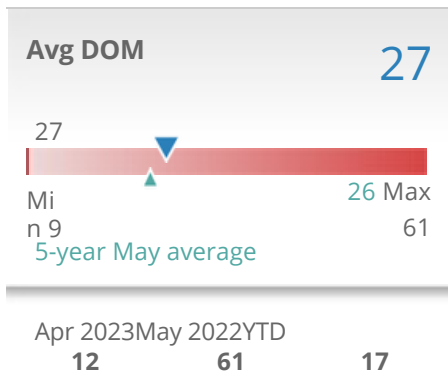
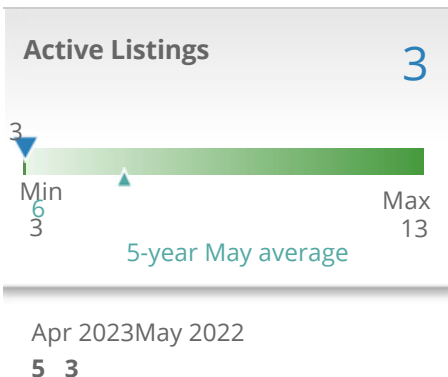
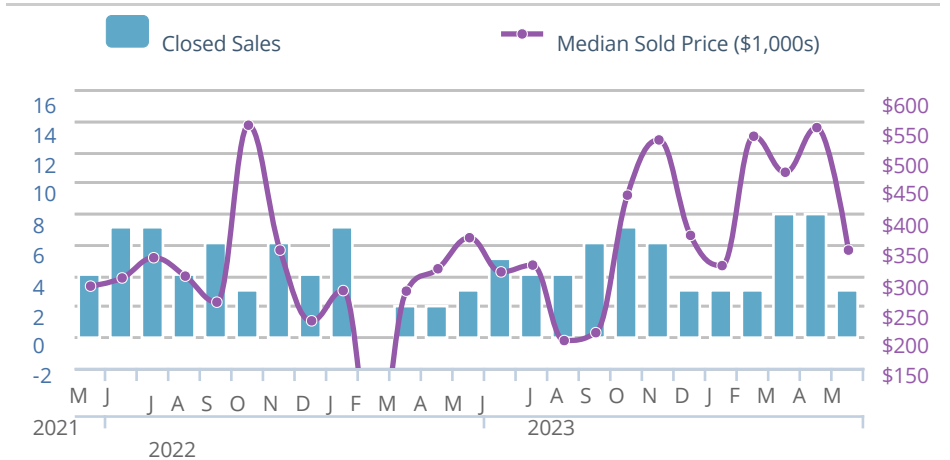
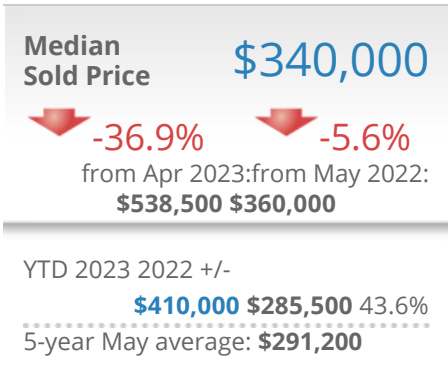
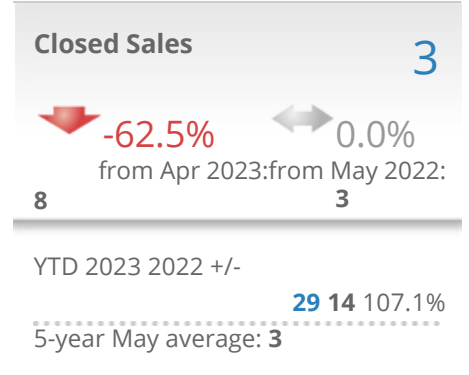
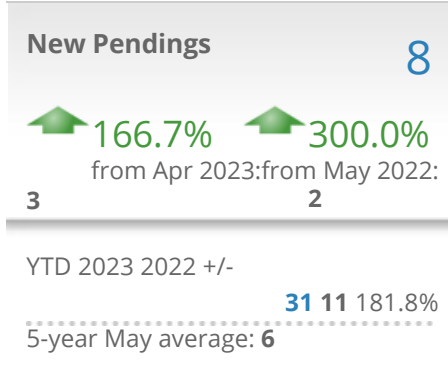
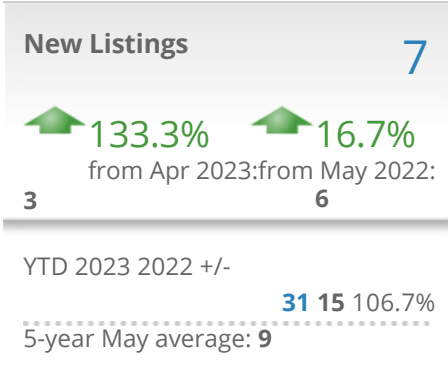
This activity resulted in a Contract Ratio of 1.64 pendencies per active listing, down from 2.78 in April and a decrease from 2.67 in May 2022. The Contract Ratio is 21% lower than the 5-year May average of 2.07. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



# May 2023

## Spring-Ford Area (Chester, PA)

Email: [adevice@tcsr.realtor](mailto:adevice@tcsr.realtor)



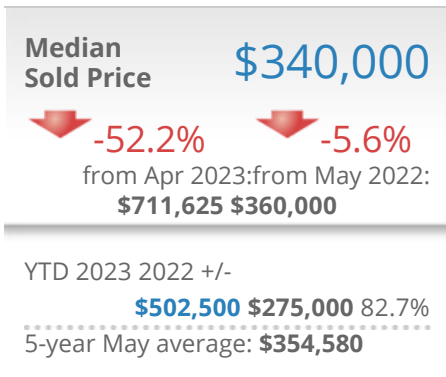
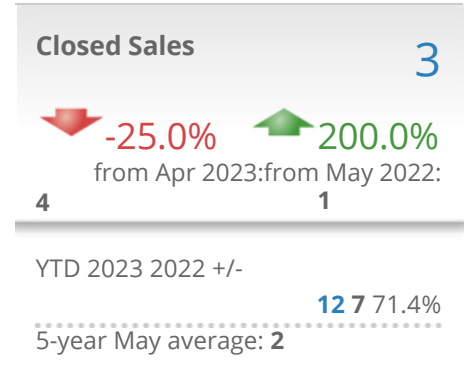
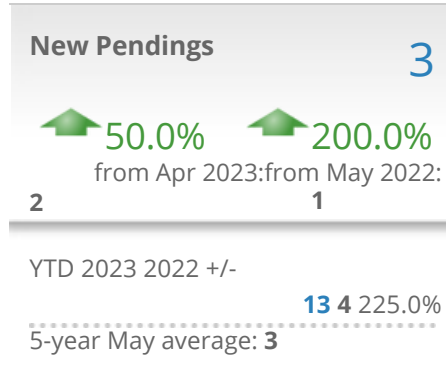
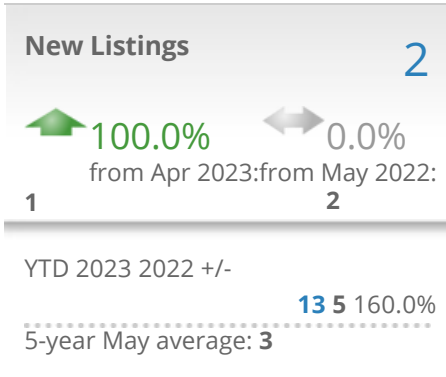


# May 2023

## Spring-Ford Area (Chester, PA) - Detached

Tri-County Suburban REALTORS

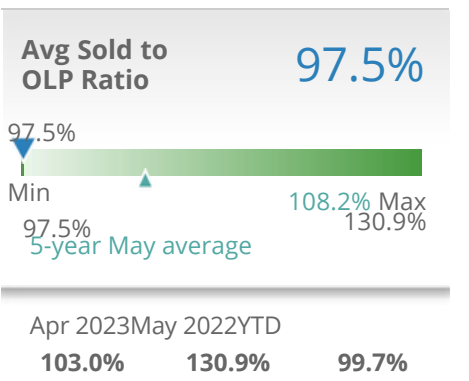
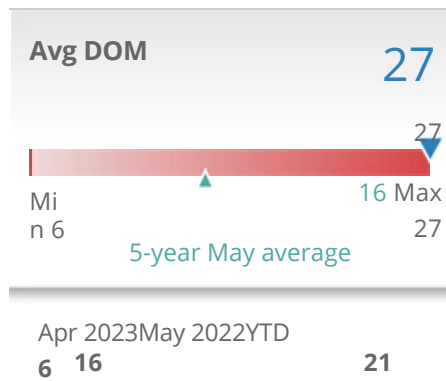
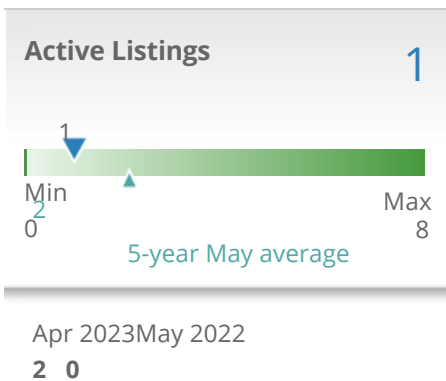
Email: [adevice@tcsr.realtor](mailto:adevice@tcsr.realtor)



### Summary

In Spring-Ford Area (Chester, PA), the median sold price for Detached properties for May was \$340,000, representing a decrease of 52.2% compared to last month and a decrease of 5.6% from May 2022. The average days on market for units sold in May was 27 days, 73% above the 5-year May average of 16 days. There was a 50% month over month increase in new contract activity with 3 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from April) with 2; and a 50% decrease in supply to 1 active units.

This activity resulted in a Contract Ratio of 2.00 pendings per active listing, up from 1.00 in April and an increase from 0.00 in May 2022. The Contract Ratio is 4% higher than the 5-year May average of 1.93. 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.

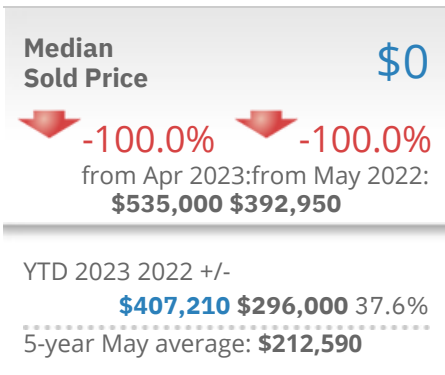
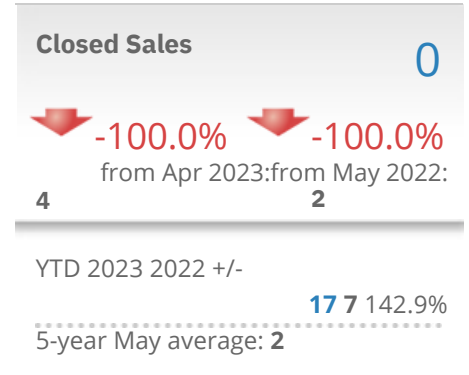
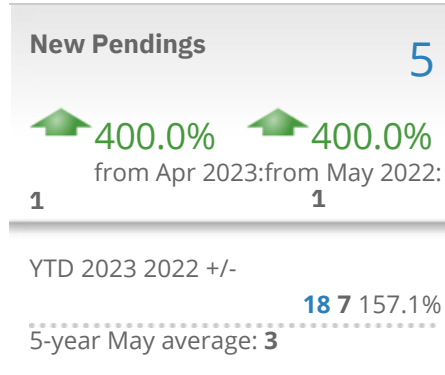
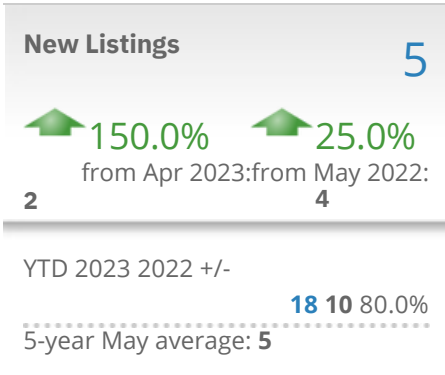


# May 2023

## Spring-Ford Area (Chester, PA) - Attached

Tri-County Suburban REALTORS

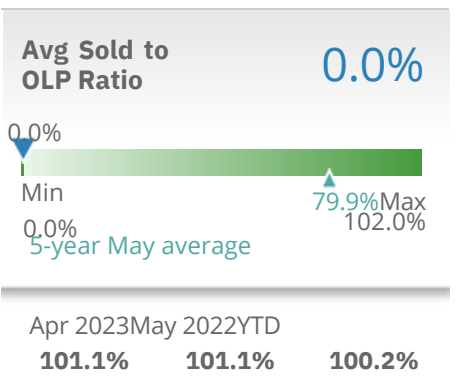
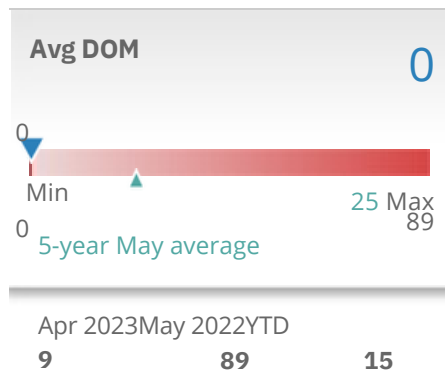
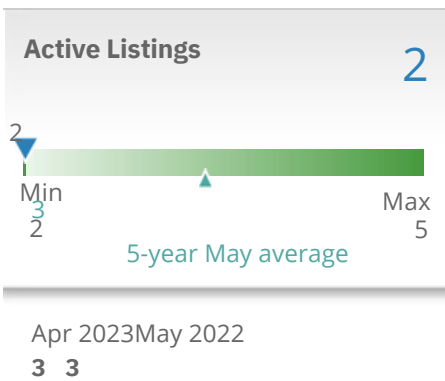
Email: [adepice@tcsr.realtor](mailto:adepice@tcsr.realtor)



### Summary

In Spring-Ford Area (Chester, PA), the median sold price for Attached properties for May was \$0, representing a decrease of 100% compared to last month and a decrease of 100% from May 2022. The average days on market for units sold in May was 0 days, 100% below the 5-year May average of 25 days. There was a 400% month over month increase in new contract activity with 5 New Pendings; a 500% MoM increase in All Pendings (new contracts + contracts carried over from April) to 6; and a 33.3% decrease in supply to 2 active units.

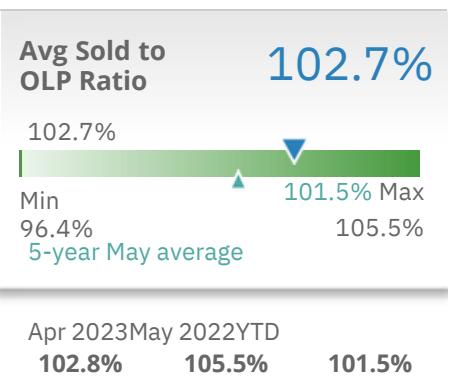
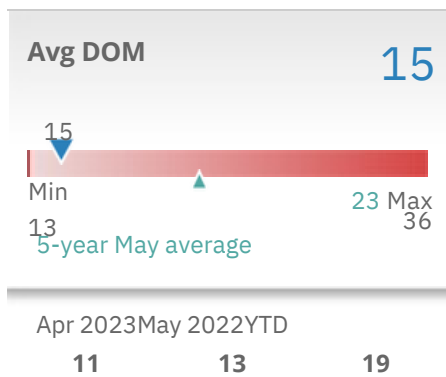
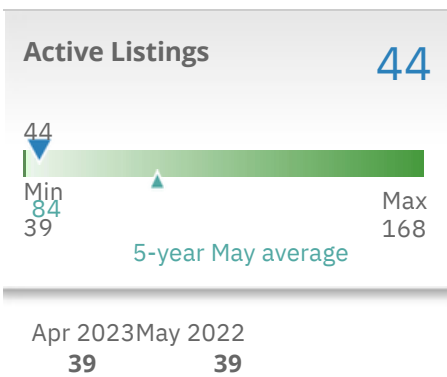
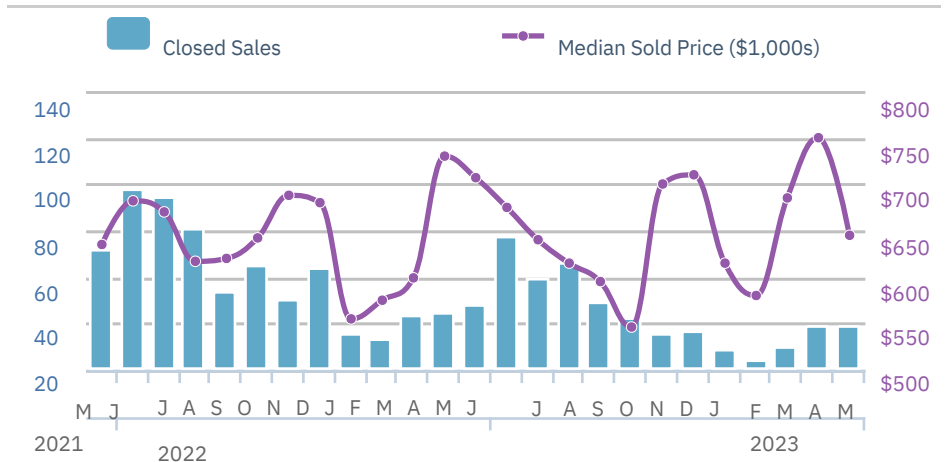
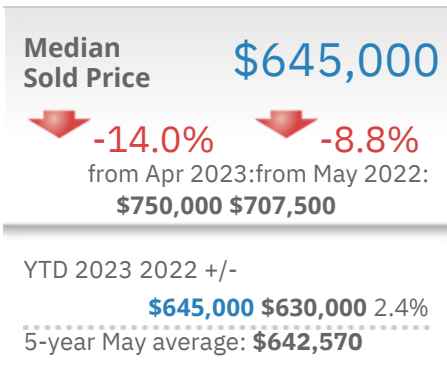
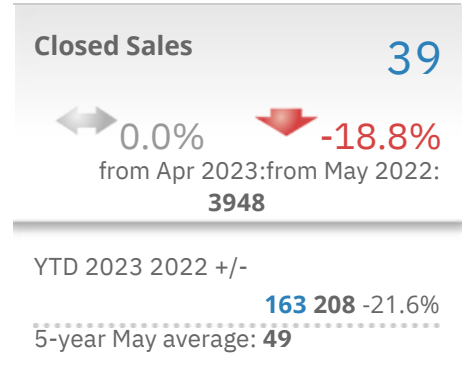
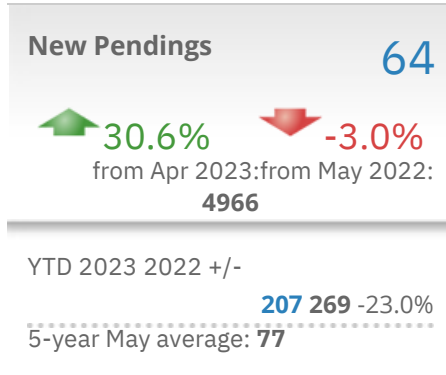
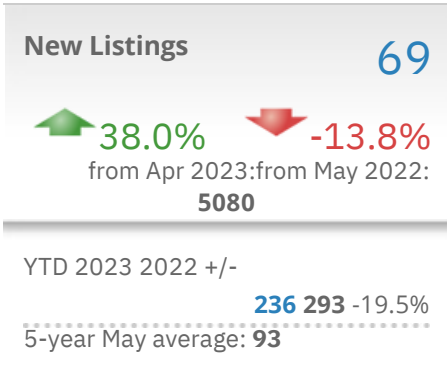
This activity resulted in a Contract Ratio of 3.00 pendings per active listing, up from 0.33 in April and an increase from 0.67 in May 2022. The Contract Ratio is 151% higher than the 5-year May average of 1.19. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



# May 2023

Tredyffrin-Easttown (Chester, PA)

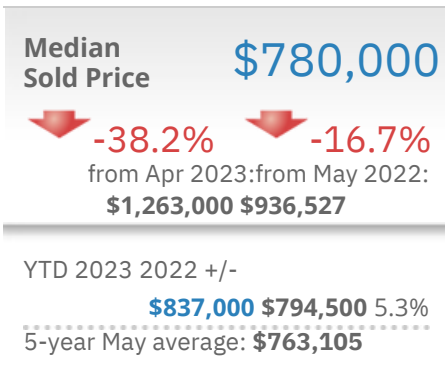
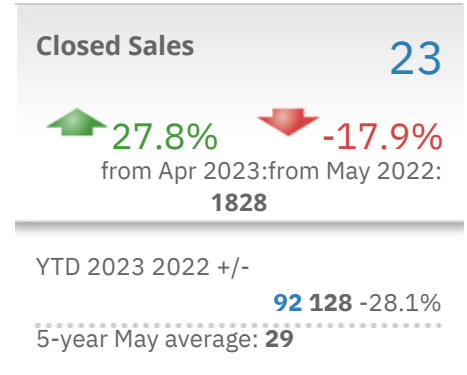
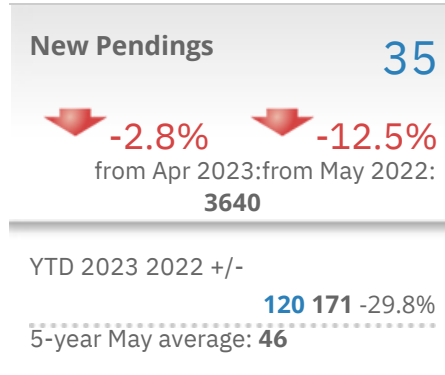
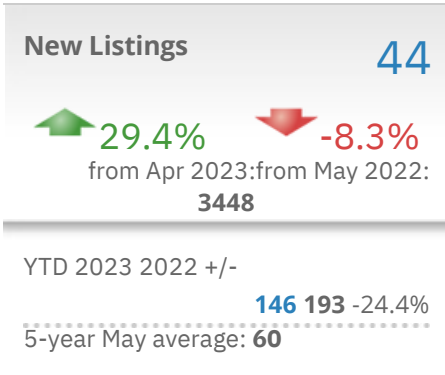
Email: [adevice@tcsr.realtor](mailto:adevice@tcsr.realtor)



# May 2023

## Tredyffrin-Easttown (Chester, PA) - Detached

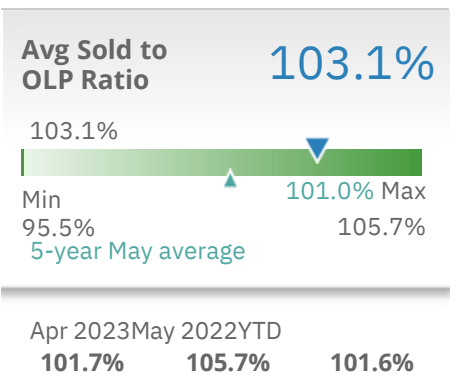
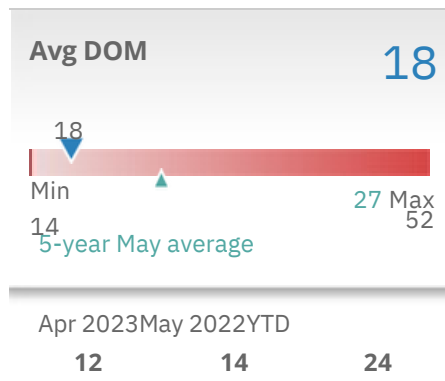
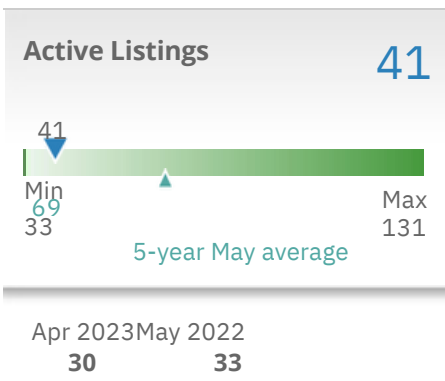
Tri-County Suburban REALTORS  
Email: adeptice@tcsr.realtor



### Summary

In Tredyffrin-Easttown (Chester, PA), the median sold price for Detached properties for May was \$780,000, representing a decrease of 38.2% compared to last month and a decrease of 16.7% from May 2022. The average days on market for units sold in May was 18 days, 33% below the 5-year May average of 27 days. There was a 2.8% month over month decrease in new contract activity with 35 New Pending; a 20.8% MoM increase in All Pending (new contracts + contracts carried over from April) to 58; and a 36.7% increase in supply to 41 active units.

This activity resulted in a Contract Ratio of 1.41 pendings per active listing, down from 1.60 in April and a decrease from 2.48 in May 2022. The Contract Ratio is 12% lower than the 5-year May average of 1.59. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

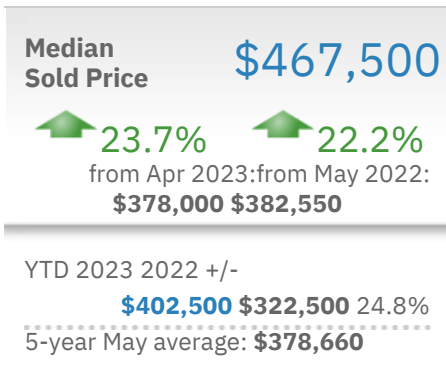
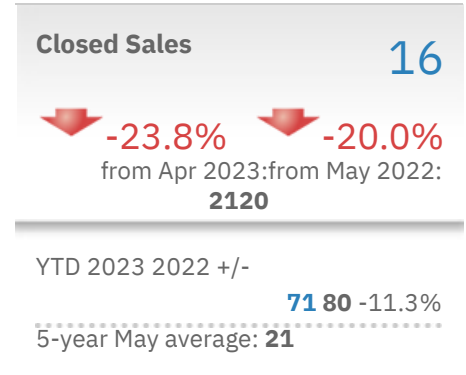
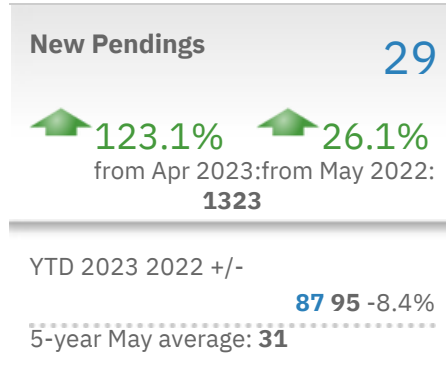
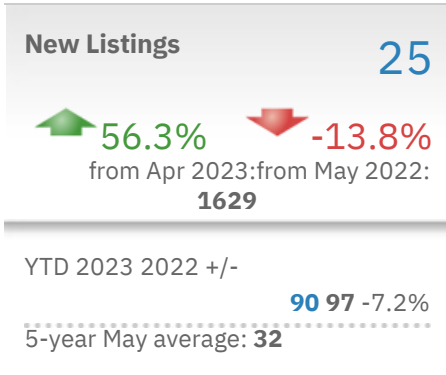


## May 2023

### Tredyffrin-Easttown (Chester, PA) - Attached

Tri-County Suburban REALTORS

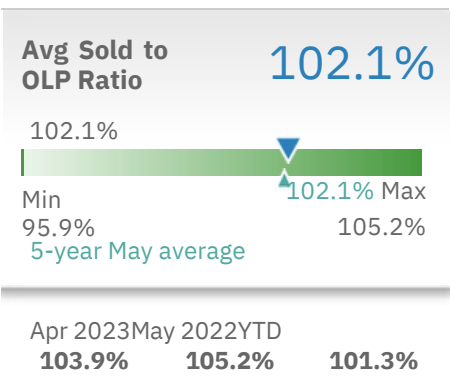
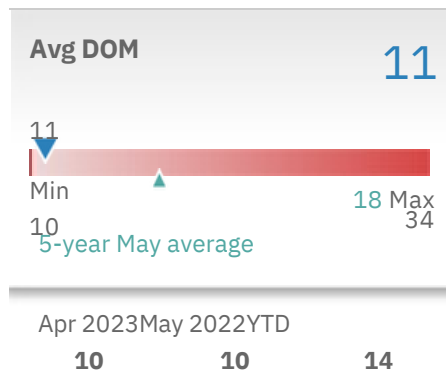
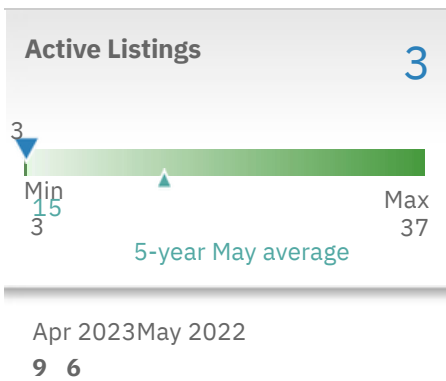
Email: [adevice@tcsr.realtor](mailto:adevice@tcsr.realtor)



**Summary**

In Tredyffrin-Easttown (Chester, PA), the median sold price for Attached properties for May was \$467,500, representing an increase of 23.7% compared to last month and an increase of 22.2% from May 2022. The average days on market for units sold in May was 11 days, 39% below the 5-year May average of 18 days. There was a 123.1% month over month increase in new contract activity with 29 New Pending; a 66.7% MoM increase in All Pending (new contracts + contracts carried over from April) to 30; and a 66.7% decrease in supply to 3 active units.

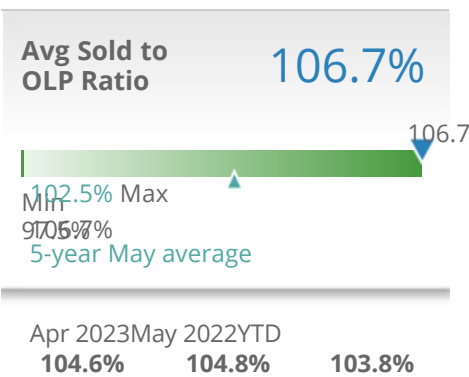
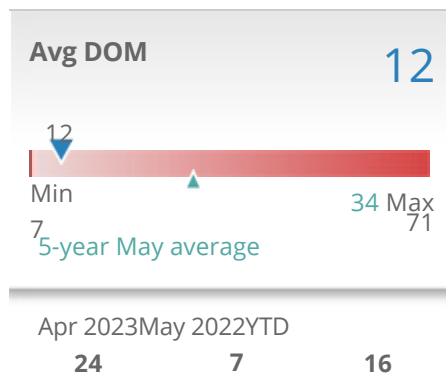
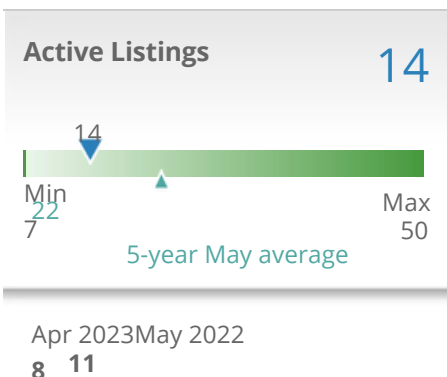
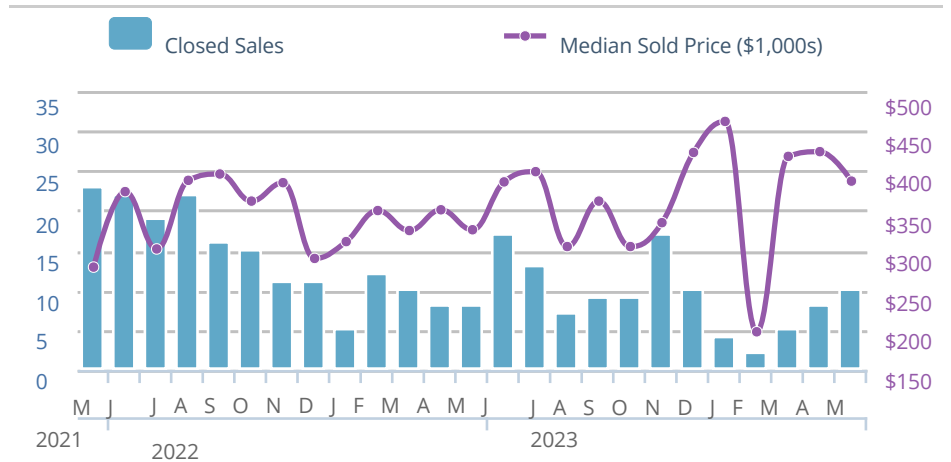
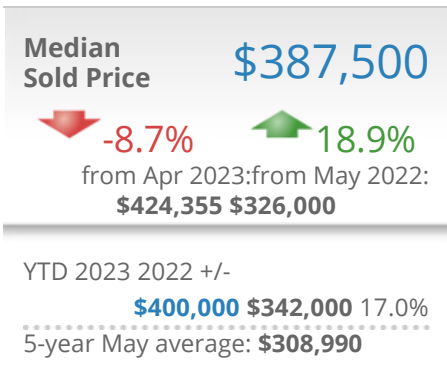
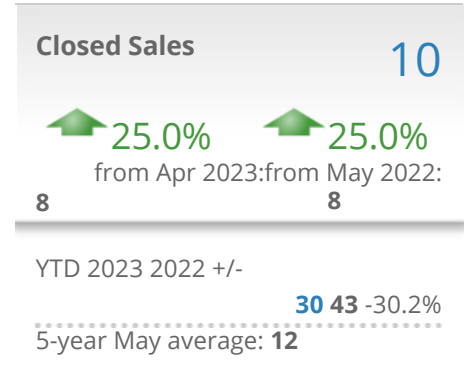
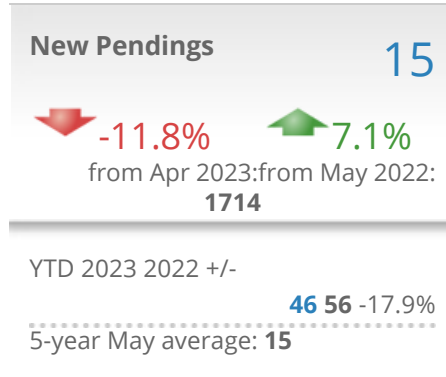
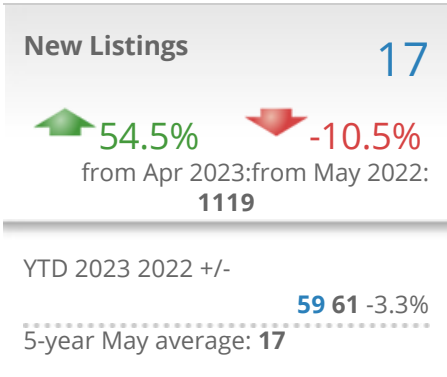
This activity resulted in a Contract Ratio of 10.00 pendings per active listing, up from 2.00 in April and an increase from 5.50 in May 2022. The Contract Ratio is 76% higher than the 5-year May average of 5.69. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



# May 2023

Twin Valley (Chester, PA)

Email: [adevice@tcsr.realtor](mailto:adevice@tcsr.realtor)

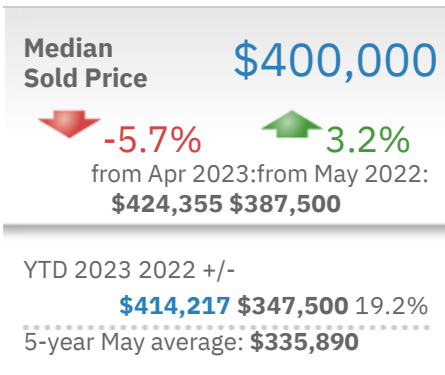
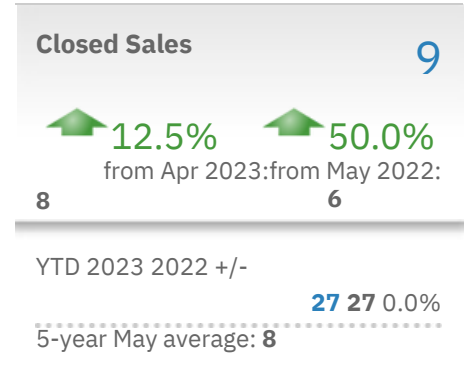
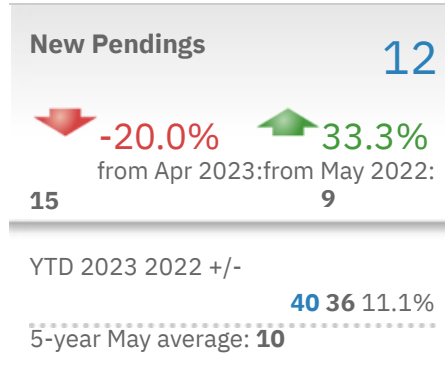
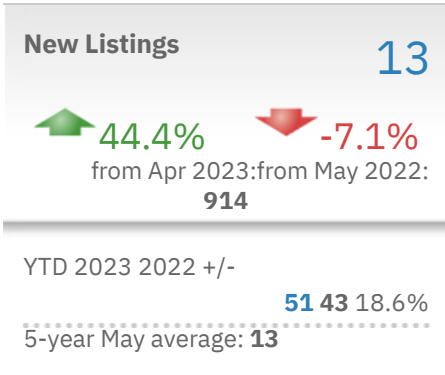


May 2023

Twin Valley (Chester, PA) - Detached

Tri-County Suburban REALTORS

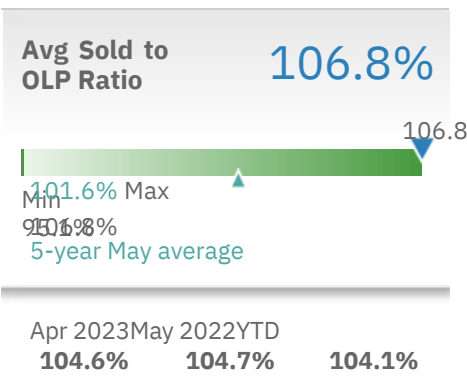
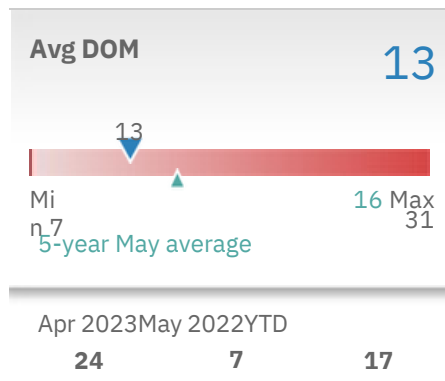
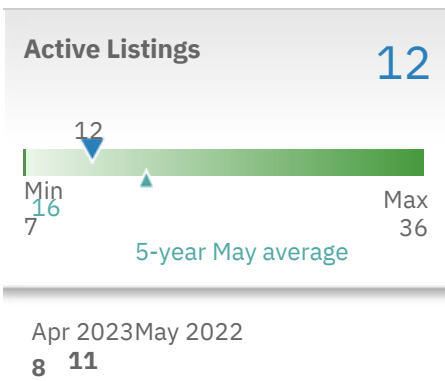
Email: adeptice@tcsr.realtor



**Summary**

In Twin Valley (Chester, PA), the median sold price for Detached properties for May was \$400,000, representing a decrease of 5.7% compared to last month and an increase of 3.2% from May 2022. The average days on market for units sold in May was 13 days, 20% below the 5-year May average of 16 days. There was a 20% month over month decrease in new contract activity with 12 New Pendings; a 5% MoM increase in All Pendings (new contracts + contracts carried over from April) to 21; and a 9.1% increase in supply to 12 active units.

This activity resulted in a Contract Ratio of 1.75 pendings per active listing, down from 1.82 in April and a decrease from 2.13 in May 2022. The Contract Ratio is 25% lower than the 5-year May average of 2.32. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

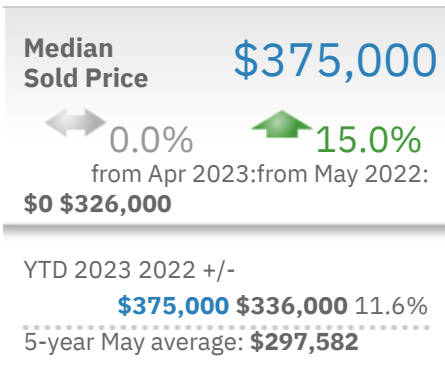
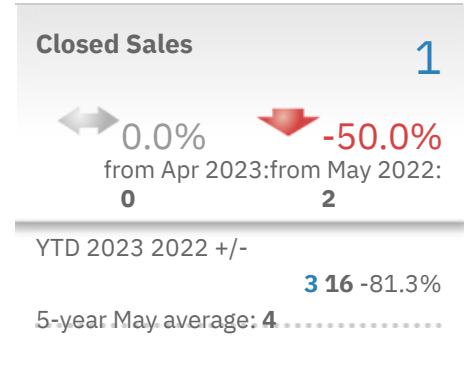
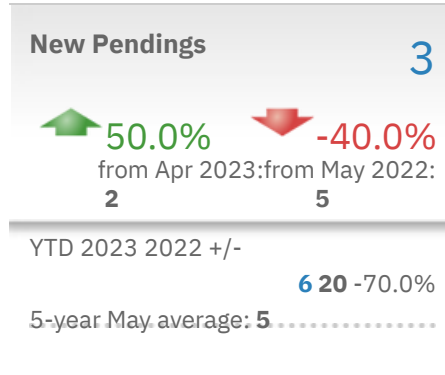
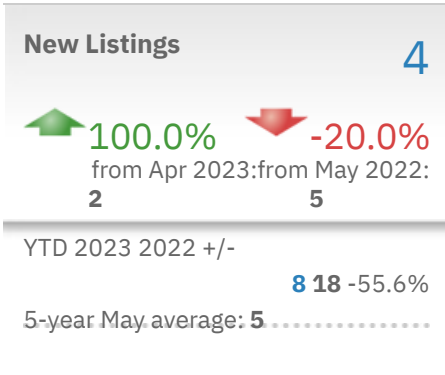


May 2023

Twin Valley (Chester, PA) - Attached

Tri-County Suburban REALTORS

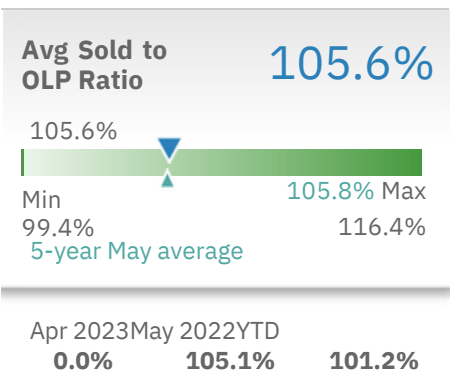
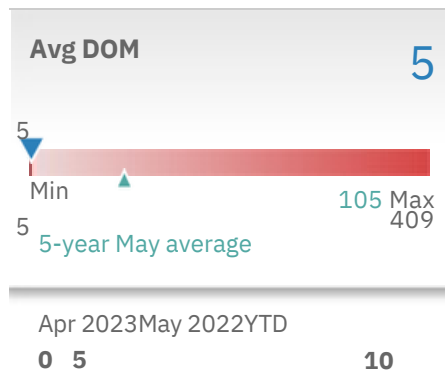
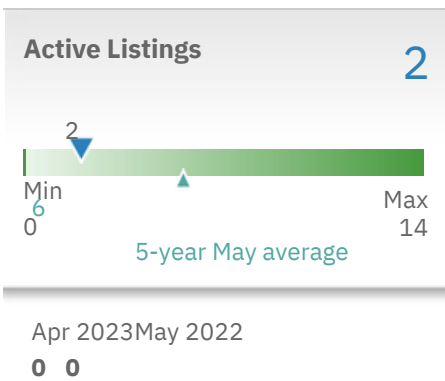
Email: adeptice@tcsr.realtor



### Summary

In Twin Valley (Chester, PA), the median sold price for Attached properties for May was \$375,000, representing an increase of 0% compared to last month and an increase of 15% from May 2022. The average days on market for units sold in May was 5 days, 95% below the 5-year May average of 105 days. There was a 50% month over month increase in new contract activity with 3 New Pendings; a 100% MoM increase in All Pendings (new contracts + contracts carried over from April) to 4; and a 0% increase in supply to 2 active units.

This activity resulted in a Contract Ratio of 2.00 pendings per active listing, up from 0.00 in April and an increase from 0.00 in May 2022. The Contract Ratio is 173% higher than the 5-year May average of 0.73. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

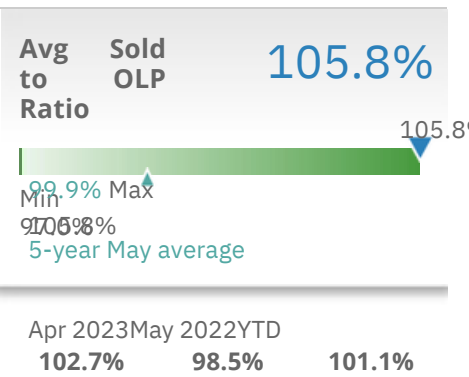
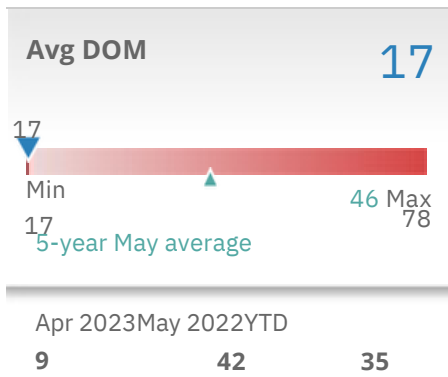
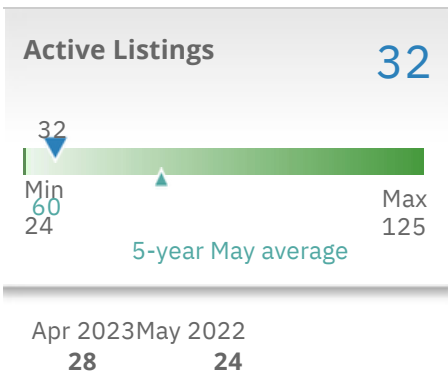
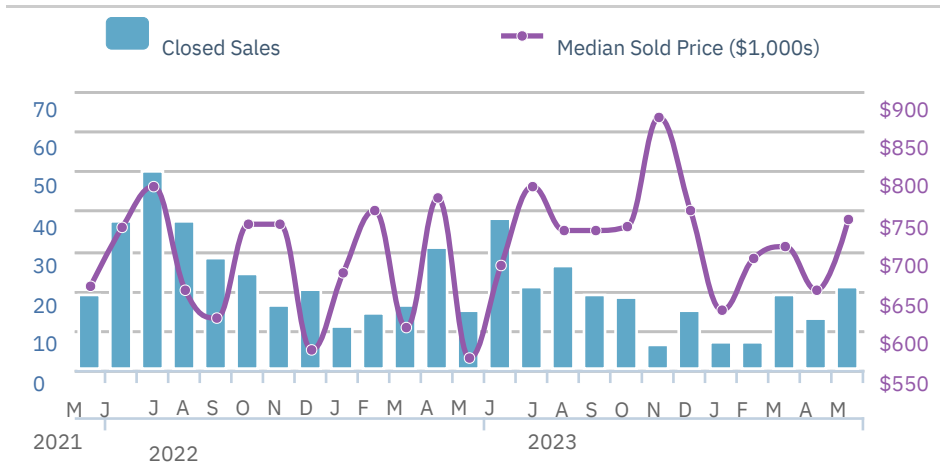
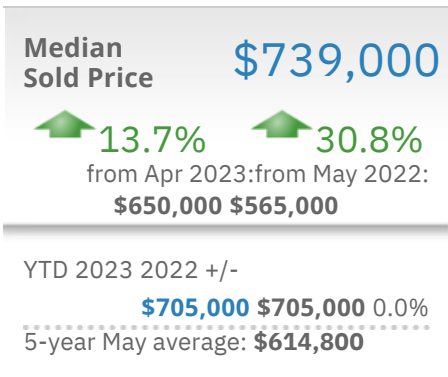
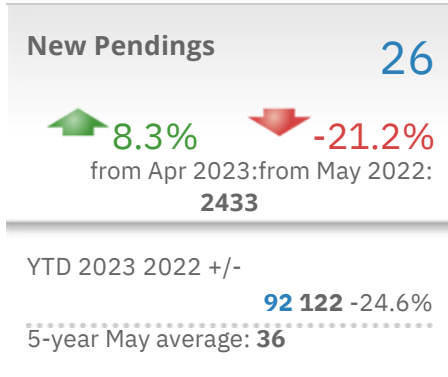
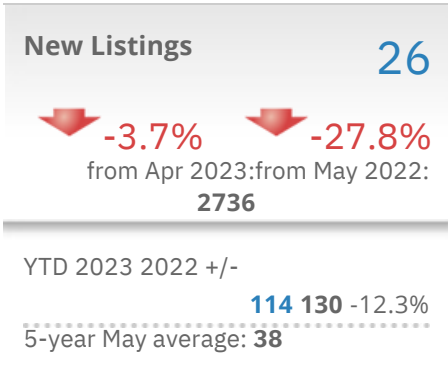




# May 2023

## Unionville-Chadds Ford (Chester, PA)

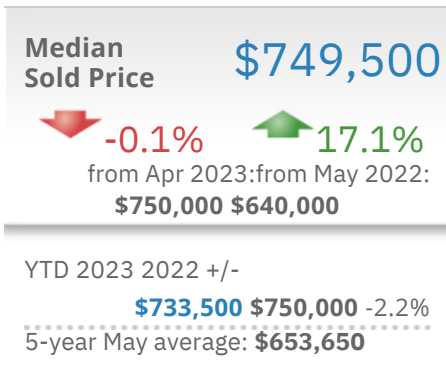
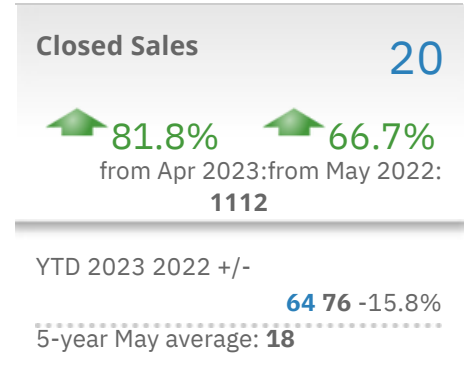
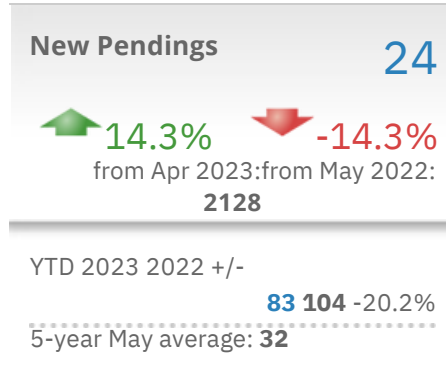
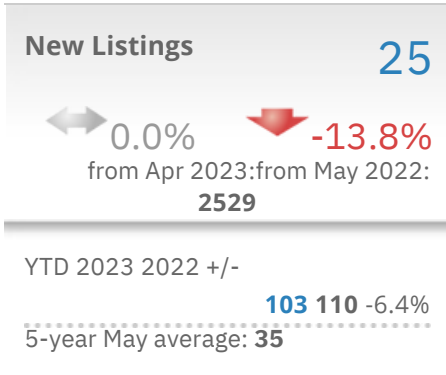
Email: [adevice@tcsr.realtor](mailto:adevice@tcsr.realtor)



# May 2023

## Unionville-Chadds Ford (Chester, PA) - Detached

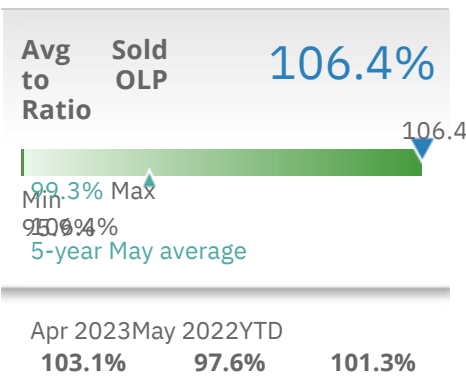
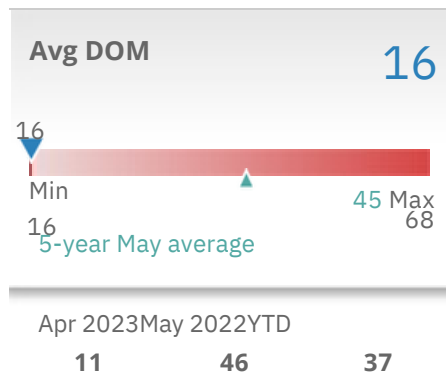
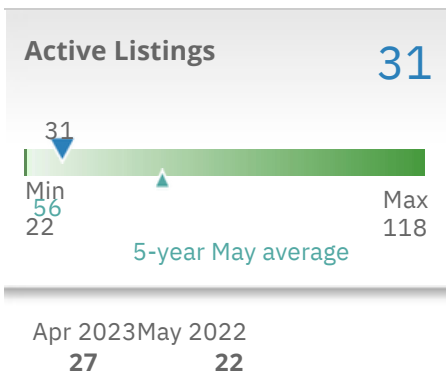
Tri-County Suburban REALTORS  
Email: [adevice@tcsr.realtor](mailto:adevice@tcsr.realtor)



### Summary

In Unionville-Chadds Ford (Chester, PA), the median sold price for Detached properties for May was \$749,500, representing a decrease of 0.1% compared to last month and an increase of 17.1% from May 2022. The average days on market for units sold in May was 16 days, 64% below the 5-year May average of 45 days. There was a 14.3% month over month increase in new contract activity with 24 New Pending; a 16.7% MoM increase in All Pending (new contracts + contracts carried over from April) to 35; and a 14.8% increase in supply to 31 active units.

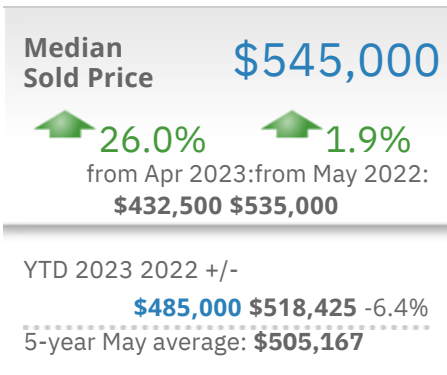
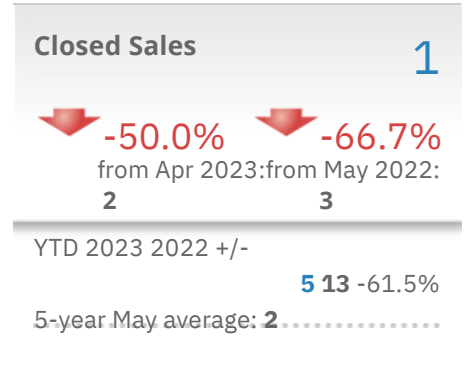
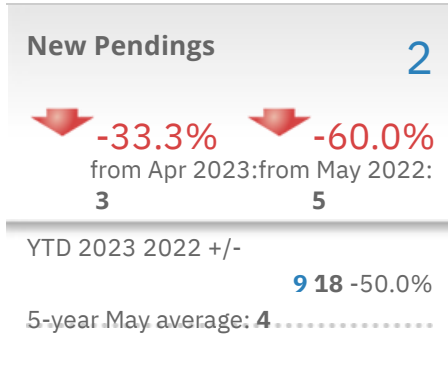
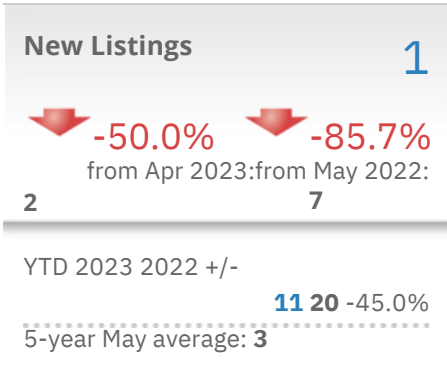
This activity resulted in a Contract Ratio of 1.13 pendings per active listing, up from 1.11 in April and a decrease from 2.27 in May 2022. The Contract Ratio is 23% lower than the 5-year May average of 1.46. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



# May 2023

## Unionville-Chadds Ford (Chester, PA) - Attached

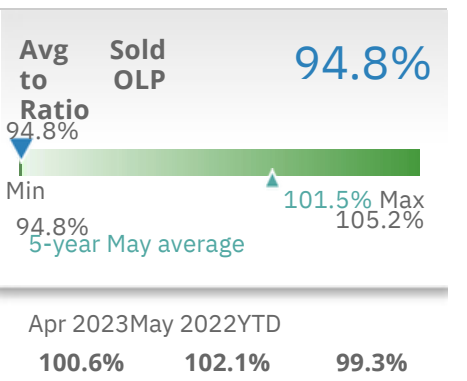
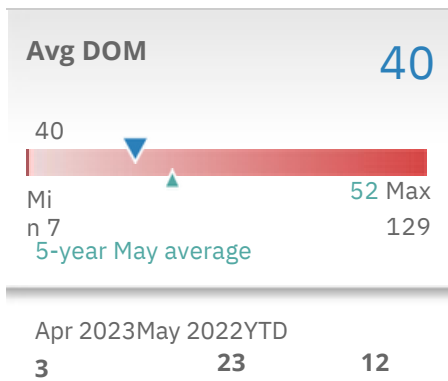
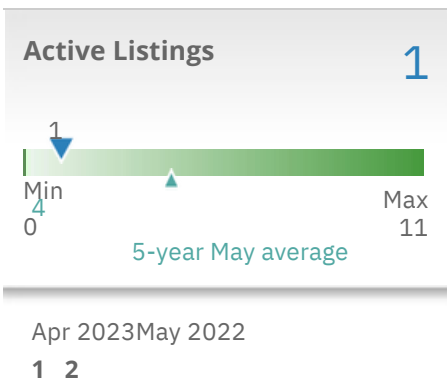
Tri-County Suburban REALTORS  
Email: adeptice@tcsr.realtor



### Summary

In Unionville-Chadds Ford (Chester, PA), the median sold price for Attached properties for May was \$545,000, representing an increase of 26% compared to last month and an increase of 1.9% from May 2022. The average days on market for units sold in May was 40 days, 24% below the 5-year May average of 52 days. There was a 33.3% month over month decrease in new contract activity with 2 New Pendings; a 33.3% MoM increase in All Pendings (new contracts + contracts carried over from April) to 4; and no change in supply with 1 active units.

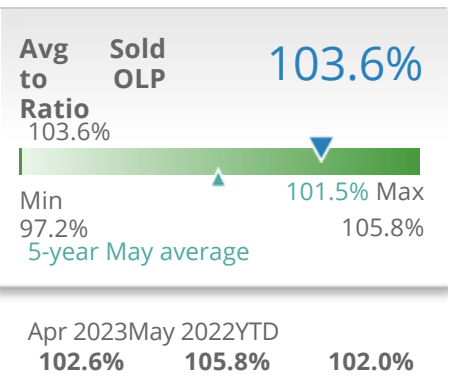
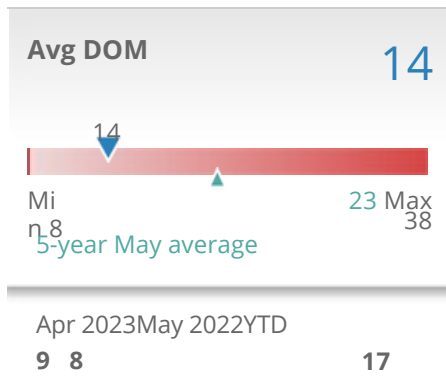
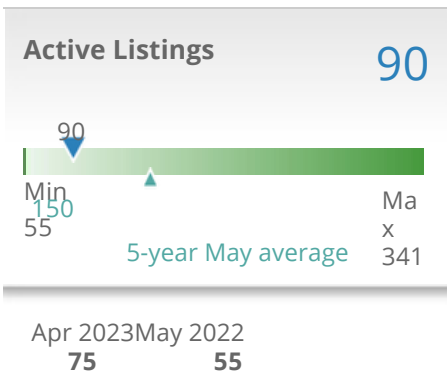
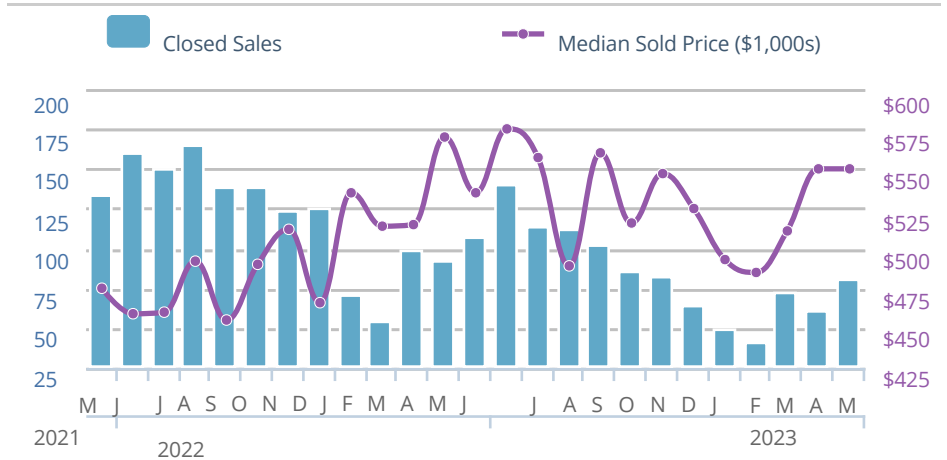
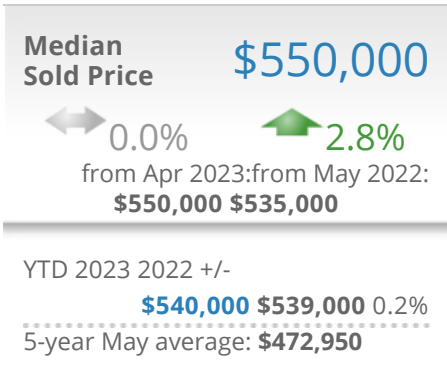
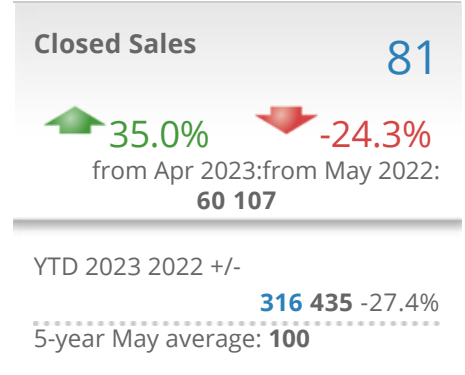
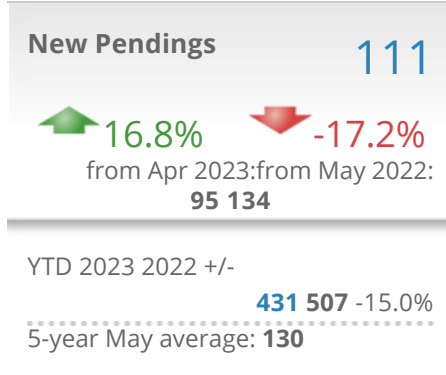
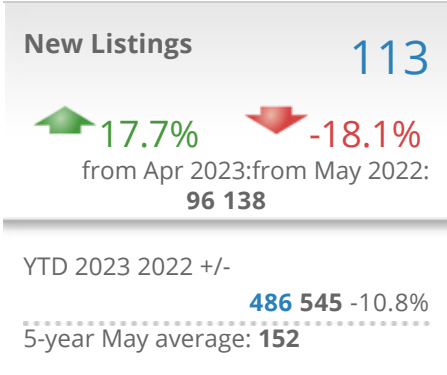
This activity resulted in a Contract Ratio of 4.00 pendings per active listing, up from 3.00 in April and an increase from 3.00 in May 2022. The Contract Ratio is 105% higher than the 5-year May average of 1.95. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



# May 2023

## West Chester Area (Chester, PA)

Email: [adevice@tcsr.realtor](mailto:adevice@tcsr.realtor)

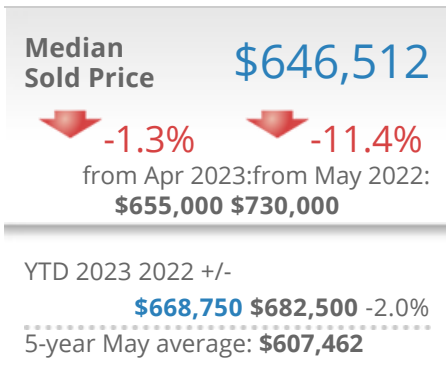
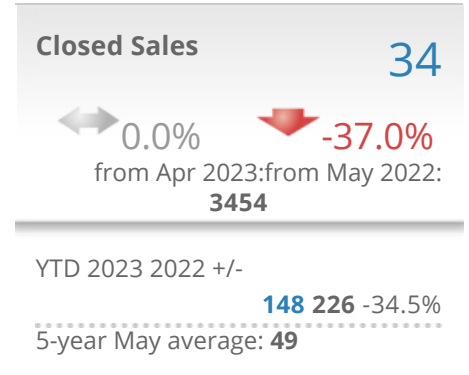
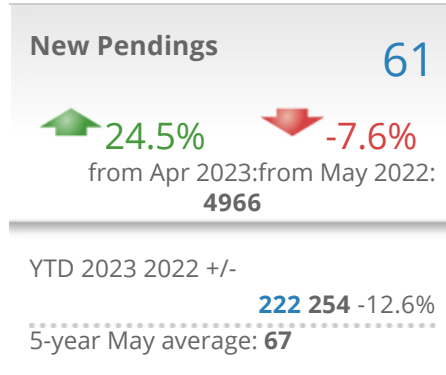
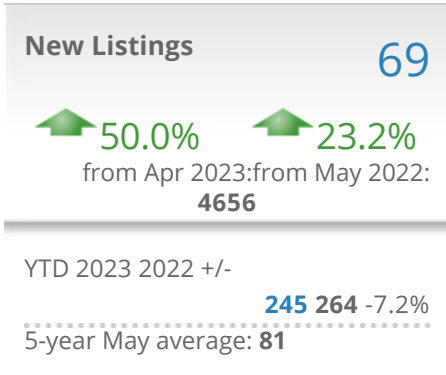


# May 2023

## West Chester Area (Chester, PA) - Detached

Tri-County Suburban REALTORS

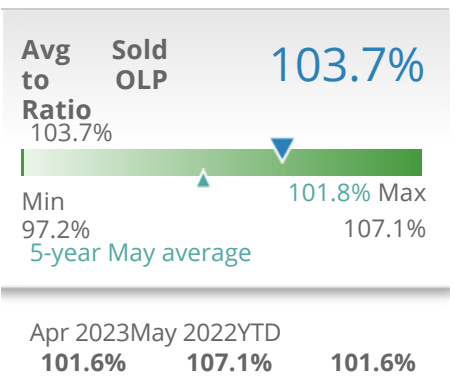
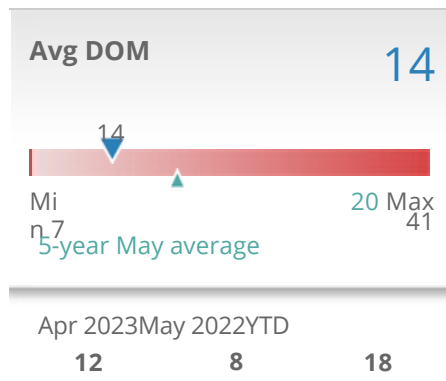
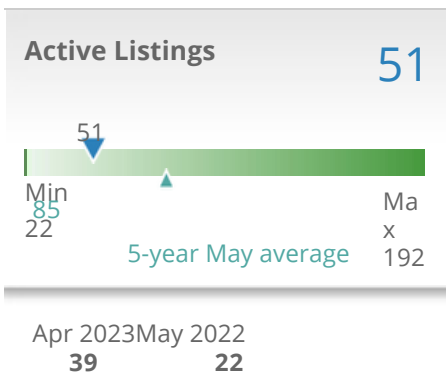
Email: [adevice@tcsr.realtor](mailto:adevice@tcsr.realtor)



### Summary

In West Chester Area (Chester, PA), the median sold price for Detached properties for May was \$646,512, representing a decrease of 1.3% compared to last month and a decrease of 11.4% from May 2022. The average days on market for units sold in May was 14 days, 30% below the 5-year May average of 20 days. There was a 24.5% month over month increase in new contract activity with 61 New Pendings; a 24.5% MoM increase in All Pendings (new contracts + contracts carried over from April) to 117; and a 30.8% increase in supply to 51 active units.

This activity resulted in a Contract Ratio of 2.29 pendings per active listing, down from 2.41 in April and a decrease from 6.05 in May 2022. The Contract Ratio is 17% lower than the 5-year May average of 2.75. 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.

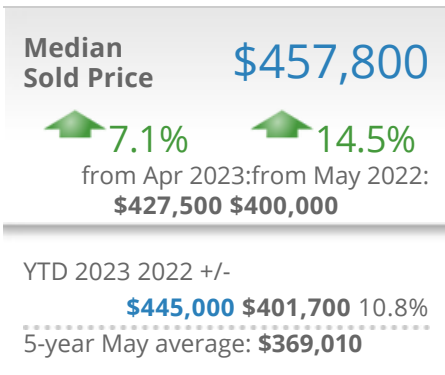
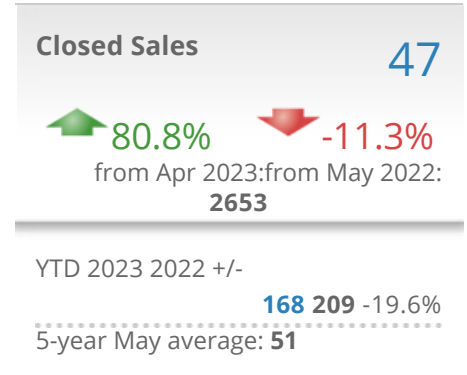
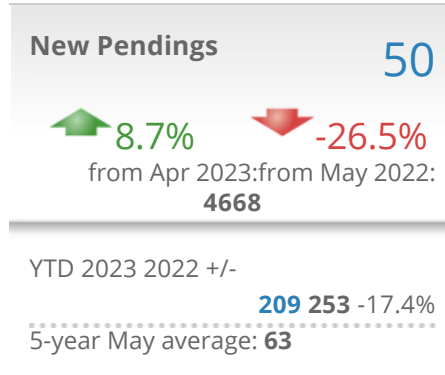
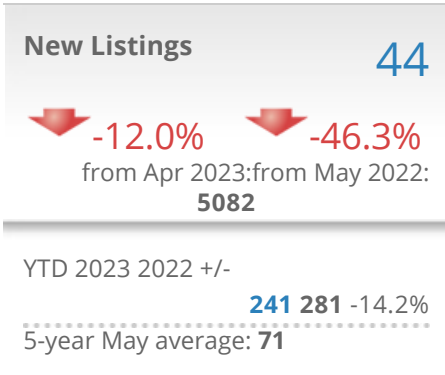


# May 2023

## West Chester Area (Chester, PA) - Attached

Tri-County Suburban REALTORS

Email: [adevice@tcsr.realtor](mailto:adevice@tcsr.realtor)



### Summary

In West Chester Area (Chester, PA), the median sold price for Attached properties for May was \$457,800, representing an increase of 7.1% compared to last month and an increase of 14.5% from May 2022. The average days on market for units sold in May was 14 days, 44% below the 5-year May average of 25 days. There was an 8.7% month over month increase in new contract activity with 50 New Pendings; a 2.6% MoM increase in All Pendings (new contracts + contracts carried over from April) to 80; and an 8.3% increase in supply to 39 active units.

This activity resulted in a Contract Ratio of 2.05 pendings per active listing, down from 2.17 in April and a decrease from 3.42 in May 2022. The Contract Ratio is 6% lower than the 5-year May average of 2.19. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

