All Home Types Detached Attached

Local Market Insight

Chester County, PA



Chester County, PA

Email: adepice@tcsr.realtor



YTD 2023 2022 +/-

2,678 3,199 -16.3%

5-year May average: **857**



YTD 2023 2022 +/-

2,320 2,873 -19.2%

5-year May average: 738



YTD 2023 2022 +/-

1,823 2,449 -25.6%

5-year May average: **534**



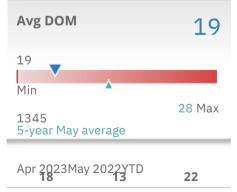
YTD 2023 2022 +/-

\$475,000 \$451,750 5.1%

5-year May average: **\$429,860**









May 2023

Chester County, PA - Detached

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Email: adepice@tcsr.realtor



YTD 2023 2022 +/-

1,776 2,058 -13.7%

5-year May average: 580



YTD 2023 2022 +/-

1,512 1,834 -17.6%

5-year May average: 492



YTD 2023 2022 +/-

1,139 1,528 -25.5%

5-year May average: 348



6.6% 8.7% from Apr 2023:from May 2022: \$530,000 \$520,000

YTD 2023 2022 +/-

\$525,000 \$511,000 2.7% 5-year May average: **\$487,190**

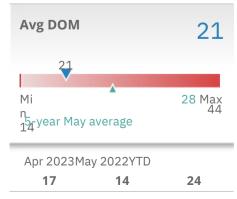
Summary

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

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YTD 2023 2022 +/-

902 1,136 -20.6%

5-year May average: **276**



YTD 2023 2022 +/-

808 1,034 -21.9%

5-year May average: 246



YTD 2023 2022 +/-

684 919 -25.6%

5-year May average: **186**



8.8% 17.9% from Apr 2023:from May 2022: \$399,000 \$368,500

YTD 2023 2022 +/-

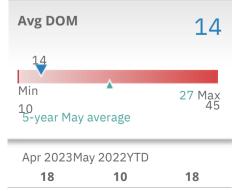
\$400,000 \$367,000 9.0% 5-year May average: **\$351,862**

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.









Avon Grove (Chester, PA)

Email: adepice@tcsr.realtor



YTD 2023 2022 +/-

164 216 -24.1%

5-year May average: 43



YTD 2023 2022 +/-

133 188 -29.3%

5-year May average: 39



YTD 2023 2022 +/-

94 170 -44.7%

5-year May average: 33

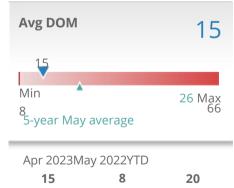


\$440,922 \$433,755 1.7%

5-year May average: **\$421,329**











May 2023

Avon Grove (Chester, PA) - Detached

Tri-County Suburban REALTORS

Email: adepice@tcsr.realtor



YTD 2023 2022 +/-

142 172 -17.4%

5-year May average: **39**



112 151 -25.8%

5-year May average: 34



77 137 -43.8%

5-year May average: **29**

Median \$480,000

10.3% 4.2% from Apr 2023:from May 2022: \$435,000 \$460,550

YTD 2023 2022 +/-

\$475,000 \$474,460 0.1% 5-year May average: **\$447,010**

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 pendings 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

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YTD 2023 2022 +/-

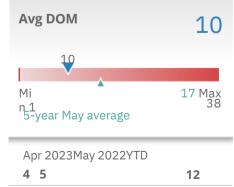
\$352,000 \$366,560 -4.0% 5-year May average: **\$346,362**

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 pendings 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.







Coatesville Area (Chester, PA)

Email: adepice@tcsr.realtor



YTD 2023 2022 +/-

367 420 -12.6%

5-year May average: 99



YTD 2023 2022 +/-

328 393 -16.5%

5-year May average: 91



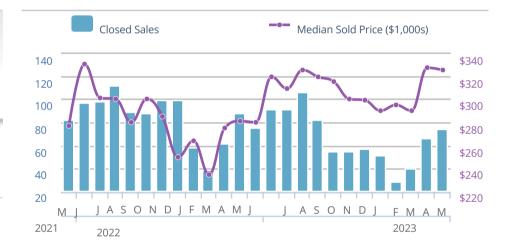
5-year May average: **74**



YTD 2023 2022 +/-

\$311,320 \$275,000 13.2%

5-year May average: **\$271,050**









May 2023

Coatesville Area (Chester, PA) - Detached

Tri-County Suburban REALTORS

Email: adepice@tcsr.realtor



YTD 2023 2022 +/-

262 278 -5.8%

5-year May average: 70



YTD 2023 2022 +/-

237 254 -6.7%

5-year May average: 67



5-year May average: 52



\$370,000 \$345,000

YTD 2023 2022 +/-

\$355,000 \$335,000 6.0% 5-year May average: **\$312,900**

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

Email: adepice@tcsr.realtor



YTD 2023 2022 +/-

105 141 -25.5%

5-year May average: 28



YTD 2023 2022 +/-

91 138 -34.1%

5-year May average: 24



YTD 2023 2022 +/-

84 108 -22.2%

5-year May average: **22**

Median \$312,640

22.1% 42.9% from Apr 2023:from May 2022: \$256,000 \$218,750

YTD 2023 2022 +/-

\$255,500 \$205,000 24.6% 5-year May average: **\$220,878**

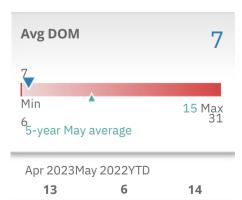
Summary

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.



Apr 2023May 2022 6 11







Downingtown Area (Chester, PA)

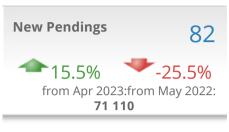
Email: adepice@tcsr.realtor



YTD 2023 2022 +/-

345 498 -30.7%

5-year May average: 137



YTD 2023 2022 +/-

315 451 -30.2%

5-year May average: 114



YTD 2023 2022 +/-

254 366 -30.6%

5-year May average: 80



YTD 2023 2022 +/-

\$546,000 \$475,000 14.9%

5-year May average: **\$495,547**











May 2023

Downingtown Area (Chester, PA) - Detached

Tri-County Suburban REALTORS

Email: adepice@tcsr.realtor



YTD 2023 2022 +/-

207 317 -34.7%

5-year May average: 90



YTD 2023 2022 +/-

186 282 -34.0%

5-year May average: 76



159 194 -18.0%

5-year May average: 55



11.0% 36.2% from Apr 2023:from May 2022: \$657,500 \$536,051

YTD 2023 2022 +/-

\$652,250 \$543,500 20.0% 5-year May average: **\$548,138**

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 Pendings; a 5.8% MoM decrease in All Pendings (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: adepice@tcsr.realtor



YTD 2023 2022 +/-

138 181 -23.8%

5-year May average: **47**



YTD 2023 2022 +/-

129 169 -23.7%

5-year May average: 38



95 172 -44.8%

5-year May average: 25



5.8% -0.4% from Apr 2023:from May 2022: \$400,000 \$425,000

YTD 2023 2022 +/-

\$452,000 \$430,000 5.1% 5-year May average: **\$365,816**

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.



17

20







Great Valley (Chester, PA)

Email: adepice@tcsr.realtor



YTD 2023 2022 +/-

204 266 -23.3%

5-year May average: 64



YTD 2023 2022 +/-

155 207 -25.1%

5-year May average: 48



YTD 2023 2022 +/-

119 186 -36.0%

5-year May average: 45



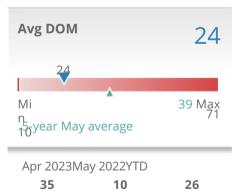
YTD 2023 2022 +/-

\$590,500 \$623,139 -5.2%

5-year May average: **\$555,383**









Great Valley (Chester, PA) - Detached

Tri-County Suburban REALTORS

Email: adepice@tcsr.realtor



YTD 2023 2022 +/-

118 158 -25.3%

5-year May average: 38



89 122 -27.0%

5-year May average: 27





19.7% -16.3%

from Apr 2023:from May 2022: **\$526,203 \$752,500**

YTD 2023 2022 +/-

\$635,000 \$700,000 -9.3%

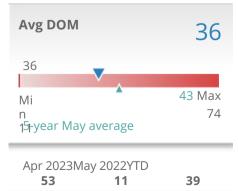
5-year May average: **\$647,730**

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

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YTD 2023 2022 +/-

86 108 -20.4%

5-year May average: 26



66 85 -22.4%

5-year May average: 21



5-year May average: 21



11.5% 13.6% from Apr 2023:from May 2022: \$518,000 \$508,500

YTD 2023 2022 +/-

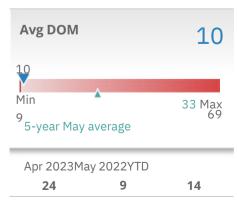
\$570,000 \$550,000 3.6% 5-year May average: **\$487.500**

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

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.



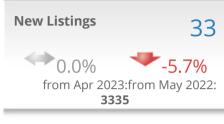






Kennett Consolidated (Chester, PA)

Email: adepice@tcsr.realtor



YTD 2023 2022 +/-

156 172 -9.3%

5-year May average: 47



YTD 2023 2022 +/-

135 149 -9.4%

5-year May average: 39



YTD 2023 2022 +/-

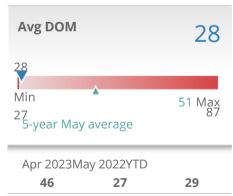
117 143 -18.2%

5-year May average: 30











Kennett Consolidated (Chester, PA) - Detached

Tri-County Suburban REALTORS

Email: adepice@tcsr.realtor



YTD 2023 2022 +/-

95 96 -1.0%

5-year May average: 31



5-year May average: **26**



5-year May average: 18

Median \$692,500

11.8% 14.5% from Apr 2023:from May 2022:

\$619,500 \$605,000

YTD 2023 2022 +/-

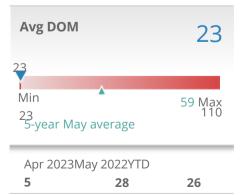
\$585,000 \$605,000 -3.3% 5-year May average: **\$553,980**

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.







Kennett Consolidated (Chester, PA) - Attached

Tri-County Suburban REALTORS

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YTD 2023 2022 +/-

61 76 -19.7%

5-year May average: 16



57 67 -14.9%

5-year May average: 14



5-year May average: 12

Median \$496,520 **Sold Price**

-11.3% from Apr 2023:from May 2022:

\$485,132 \$560,000

YTD 2023 2022 +/-

\$469,452 \$478,222 -1.8%

5-year May average: **\$445,057**

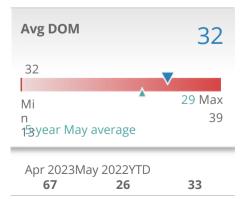
Summary

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

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.









Octorara Area (Chester, PA)

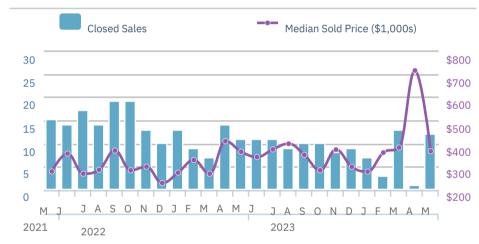
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May 2023

Octorara Area (Chester, PA) - Detached

Tri-County Suburban REALTORS

Email: adepice@tcsr.realtor









YTD 2023 2022 +/-

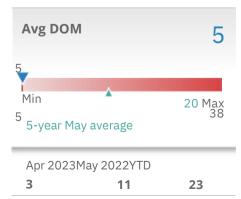
\$380,000 \$330,000 15.2% 5-year May average: **\$309,400**

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

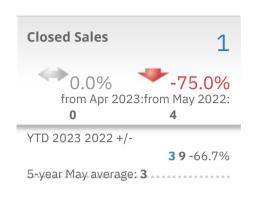
Octorara Area (Chester, PA) - Attached

Tri-County Suburban REALTORS

Email: adepice@tcsr.realtor









YTD 2023 2022 +/-

\$200,000 \$215,000 -7.0% 5-year May average: **\$232,039**

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.



1 0







Owen J Roberts (Chester, PA)

Email: adepice@tcsr.realtor



YTD 2023 2022 +/-

154 185 -16.8%

5-year May average: 56



YTD 2023 2022 +/-

123 155 -20.6%

5-year May average: 44



YTD 2023 2022 +/-

104 136 -23.5%

5-year May average: 29



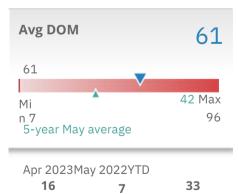
YTD 2023 2022 +/-

\$445,000 \$425,000 4.7%

5-year May average: **\$438,790**









May 2023

Owen J Roberts (Chester, PA) - Detached

Tri-County Suburban REALTORS

Email: adepice@tcsr.realtor



YTD 2023 2022 +/-

131 158 -17.1%

5-year May average: 48



77 131 -24.4

5-year May average: 37



84 115 -27.0%

5-year May average: 24

Median \$615,750

27.1% 7.3% from Apr 2023:from May 2022: \$484,500 \$574,000

YTD 2023 2022 +/-

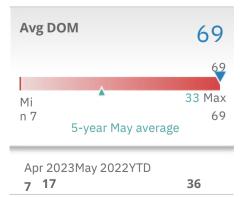
\$511,000 \$500,000 2.2% 5-year May average: **\$489,640**

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

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YTD 2023 2022 +/-

\$360,000 \$328,000 9.8% 5-year May average: **\$329,590**

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.







Oxford Area (Chester, PA)

Email: adepice@tcsr.realtor



YTD 2023 2022 +/-

124 95 30.5%

5-year May average: **31**



YTD 2023 2022 +/-

90 92 -2.2%

5-year May average: 25



62 90 -31.1% 5-year May average: **16**



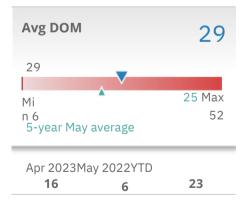
YTD 2023 2022 +/-

\$408,500 \$398,750 2.4% 5-year May average: **\$336,659**

Closed Sales Median Sold Price (\$1,000s) 50 \$500 40 \$450 30 \$400 20 \$350 10 \$300 0 \$250 J A S O N D J F M A M J A S O N D J F M A M J 2023 2021 2022



Apr 2023May 2022





May 2023

Oxford Area (Chester, PA) - Detached

Tri-County Suburban REALTORS

Email: adepice@tcsr.realtor



YTD 2023 2022 +/-

119 89 33.7%

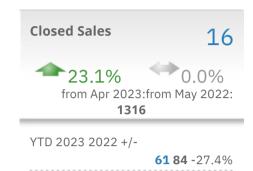
5-year May average: **30**



YTD 2023 2022 +/-

88 86 2.3%

5-year May average: 24



5-year May average: 15

Median \$387,450

3.3% -12.4% from Apr 2023:from May 2022: \$375,000 \$442,500

YTD 2023 2022 +/-

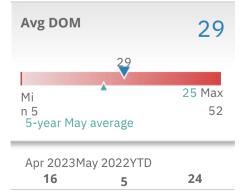
\$412,000 \$410,000 0.5% 5-year May average: **\$341,827**

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

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\$170,000 \$175,000 -2.9%

5-year May average: **\$117,000**

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.



1 1





Apr 2023May 2022YTD **0 8 1**

0.0% 107.8% 91.9%

Phoenixville Area (Chester, PA)

Email: adepice@tcsr.realtor



YTD 2023 2022 +/-

186 241 -22.8%

5-year May average: 60



YTD 2023 2022 +/-

185 214 -13.6%

5-year May average: 53



YTD 2023 2022 +/-

162 182 -11.0%

5-year May average: 45



YTD 2023 2022 +/-

\$420,375 \$370,000 13.6%

5-year May average: **\$375,100**











May 2023

Phoenixville Area (Chester, PA) - Detached

Tri-County Suburban REALTORS

Email: adepice@tcsr.realtor



YTD 2023 2022 +/-

98 121 -19.0%

5-year May average: **34**



102 100 -5.

5-year May average: **30**



Median \$510,000

18.3% 2.9% from Apr 2023:from May 2022: \$431,250 \$495,750

YTD 2023 2022 +/-

\$460,000 \$450,000 2.2% 5-year May average: **\$425,325**

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 pendings 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: adepice@tcsr.realtor



YTD 2023 2022 +/-

88 119 -26.1%

5-year May average: 26



5-year May average: **23**



5-year May average: **21**



-5.1% 21.0% from Apr 2023:from May 2022: \$395.000 \$310.000

YTD 2023 2022 +/-

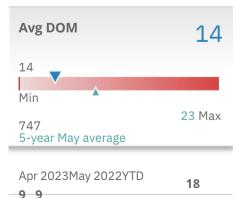
\$382,500 \$310,000 23.4% 5-year May average: **\$326,400**

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 pendings 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.







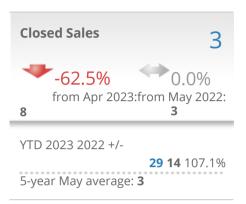


Spring-Ford Area (Chester, PA)

Email: adepice@tcsr.realtor



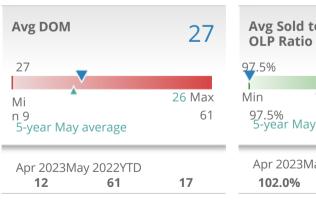














Spring-Ford Area (Chester, PA) - Detached

Tri-County Suburban REALTORS

Email: adepice@tcsr.realtor









YTD 2023 2022 +/-

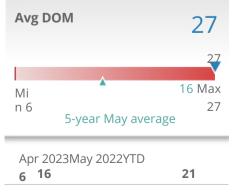
\$502,500 \$275,000 82.7% 5-year May average: **\$354,580**

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.









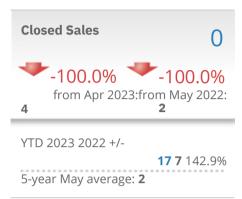
Spring-Ford Area (Chester, PA) - Attached

Tri-County Suburban REALTORS

Email: adepice@tcsr.realtor









5-year May average: **\$212,590**

Summary

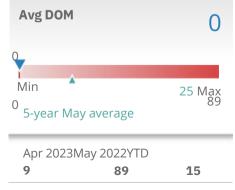
In Spring-Ford Area (Chester, PA), the median sold price for Attached properties for May was \$0, representing a decrease of 100%

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.







Tredyffrin-Easttown (Chester, PA)

Email: adepice@tcsr.realtor



YTD 2023 2022 +/-

236 293 -19.5%

5-year May average: 93



YTD 2023 2022 +/-

207 269 -23.0%

5-year May average: 77



5-year May average: 49



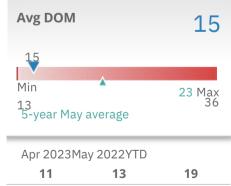
YTD 2023 2022 +/-

\$645,000 \$630,000 2.4%

5-year May average: **\$642,570**









May 2023

Tredyffrin-Easttown (Chester, PA) - Detached

Tri-County Suburban REALTORS

Email: adepice@tcsr.realtor



YTD 2023 2022 +/-

146 193 -24.4%

5-year May average: 60



YTD 2023 2022 +/-

120 171 -29.8%

5-year May average: 46



YTD 2023 2022 +/-

92 128 -28.1%

5-year May average: 29



-16.7% -38.2%

from Apr 2023: from May 2022: \$1,263,000 \$936,527

YTD 2023 2022 +/-

\$837,000 \$794,500 5.3%

5-year May average: **\$763,105**

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 Pendings; a 20.8% MoM increase in All Pendings (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: adepice@tcsr.realtor



YTD 2023 2022 +/-

90 97 -7.2%

5-year May average: **32**



6/93-0.49

5-year May average: 31



5-year May average: 21



23.7% 22.2% from Apr 2023:from May 2022: \$378,000 \$382,550

YTD 2023 2022 +/-

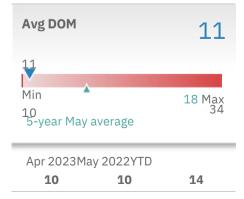
\$402,500 \$322,500 24.8% 5-year May average: **\$378,660**

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 Pendings; a 66.7% MoM increase in All Pendings (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.







Twin Valley (Chester, PA)

Email: adepice@tcsr.realtor



YTD 2023 2022 +/-

59 61 -3.3%

5-year May average: 17



YTD 2023 2022 +/-

46 56 -17.9%

5-year May average: **15**



YTD 2023 2022 +/-

30 43 -30.2%

5-year May average: 12



YTD 2023 2022 +/-

\$400,000 \$342,000 17.0%

5-year May average: **\$308,990**











May 2023

Twin Valley (Chester, PA) - Detached

Tri-County Suburban REALTORS

Email: adepice@tcsr.realtor



YTD 2023 2022 +/-

51 43 18.6%

5-year May average: **13**







YTD 2023 2022 +/-

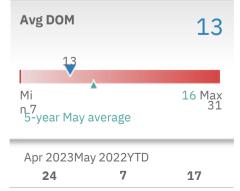
\$414,217 \$347,500 19.2% 5-year May average: **\$335,890**

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

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\$375,000 \$336,000 11.6%

5-year May average: **\$297,582**

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.







Unionville-Chadds Ford (Chester, PA)

Email: adepice@tcsr.realtor



YTD 2023 2022 +/-

114 130 -12.3%

5-year May average: 38



YTD 2023 2022 +/-

92 122 -24.6%

5-year May average: 36



69 89 -22.5%

5-year May average: 20



YTD 2023 2022 +/-

\$705,000 \$705,000 0.0%

5-year May average: **\$614,800**









May 2023

Unionville-Chadds Ford (Chester, PA) - Detached

Tri-County Suburban REALTORS

Email: adepice@tcsr.realtor



YTD 2023 2022 +/-

103 110 -6.4%

5-year May average: 35



83 104 -20.2%

5-year May average: 32



5-year May average: **18**

Median \$749,500 -0.1% 17.1% from Apr 2023:from May 2022: \$750,000 \$640,000

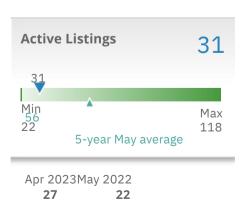
YTD 2023 2022 +/-

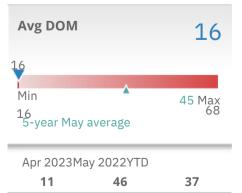
\$733,500 \$750,000 -2.2% 5-year May average: **\$653,650**

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 Pendings; a 16.7% MoM increase in All Pendings (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.









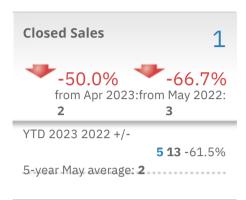
Unionville-Chadds Ford (Chester, PA) - Attached

Tri-County Suburban REALTORS

Email: adepice@tcsr.realtor









from Apr 2023:from May 2022: \$432,500 \$535,000

YTD 2023 2022 +/-

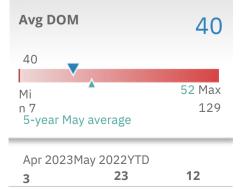
\$485,000 \$518,425 -6.4% 5-year May average: **\$505,167**

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.







West Chester Area (Chester, PA)

Email: adepice@tcsr.realtor



YTD 2023 2022 +/-

486 545 -10.8%

5-year May average: 152



YTD 2023 2022 +/-

431 507 -15.0%

5-year May average: 130



YTD 2023 2022 +/-

316 435 -27.4%

5-year May average: 100

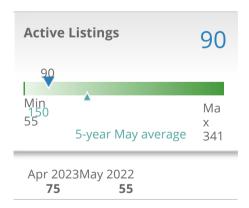


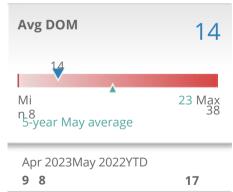
YTD 2023 2022 +/-

\$540,000 \$539,000 0.2%

5-year May average: **\$472,950**









May 2023

West Chester Area (Chester, PA) - Detached

Tri-County Suburban REALTORS

Email: adepice@tcsr.realtor



YTD 2023 2022 +/-

245 264 -7.2%

5-year May average: 81



YTD 2023 2022 +/-

222 254 -12.6%

5-year May average: 67



YTD 2023 2022 +/-

148 226 -34.5%

5-year May average: 49





-11.4%

from Apr 2023:from May 2022: **\$655,000 \$730,000**

YTD 2023 2022 +/-

\$668,750 \$682,500 -2.0%

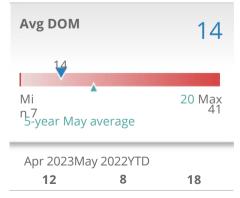
5-year May average: **\$607,462**

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.









West Chester Area (Chester, PA) - Attached

Tri-County Suburban REALTORS

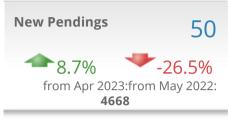
Email: adepice@tcsr.realtor



YTD 2023 2022 +/-

241 281 -14.2%

5-year May average: 71



YTD 2023 2022 +/-

209 253 -17.4%

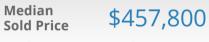
5-year May average: 63



YTD 2023 2022 +/-

168 209 -19.6%

5-year May average: 51



7.1% 14.5% from Apr 2023:from May 2022: \$427,500 \$400,000

YTD 2023 2022 +/-

\$445,000 \$401,700 10.8% 5-year May average: **\$369,010**

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.



