

May 2023

All Home Types
Detached
Attached

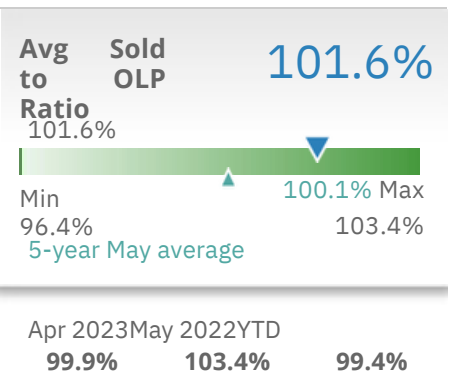
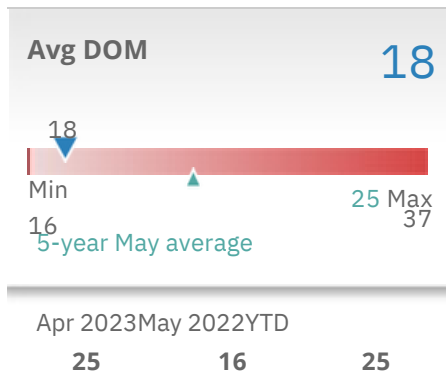
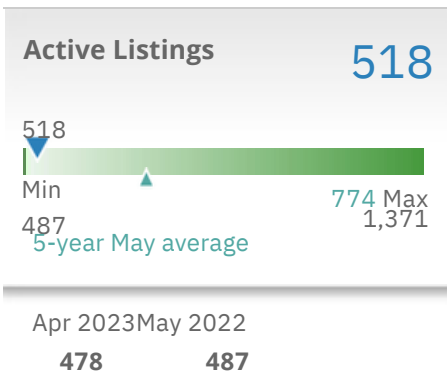
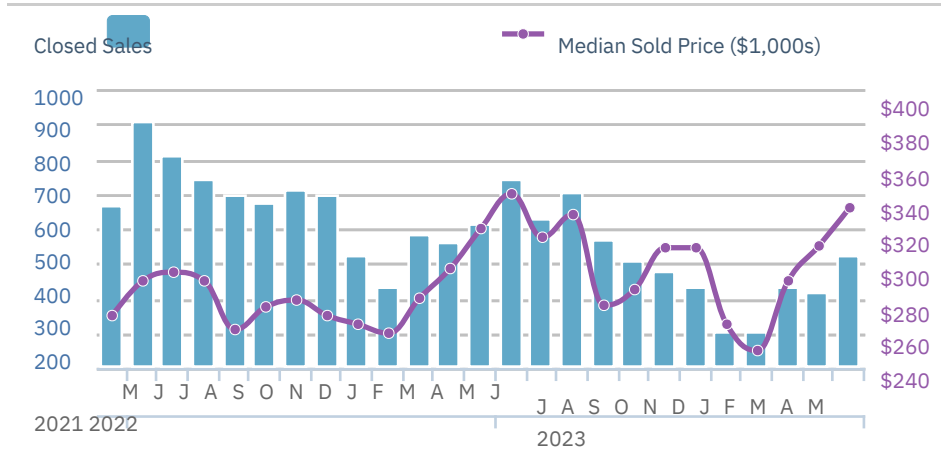
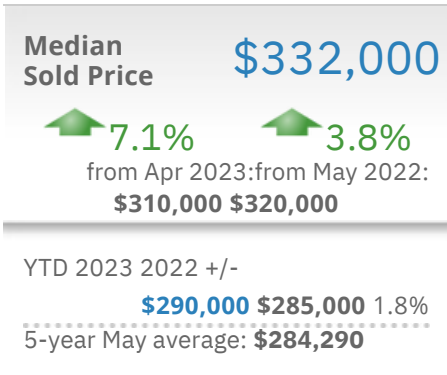
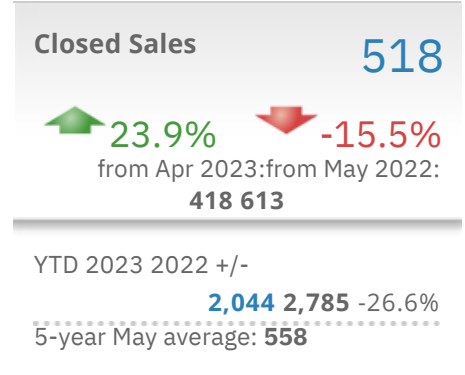
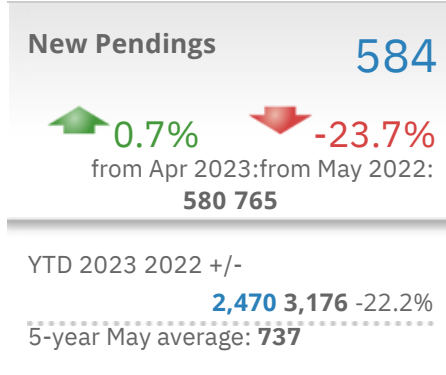
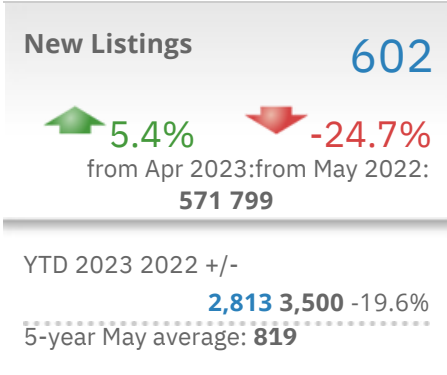
Local Market Insight

Delaware County, PA

May 2023

Delaware County, PA

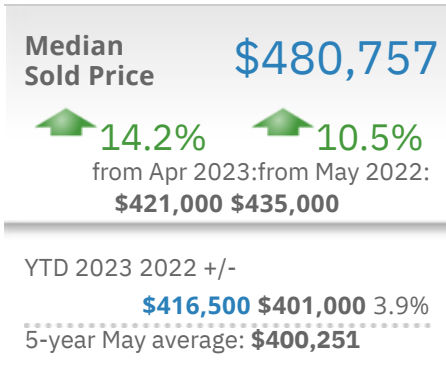
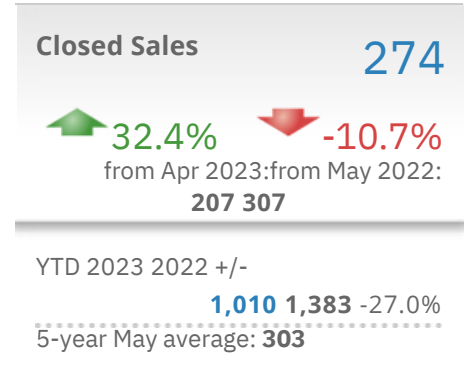
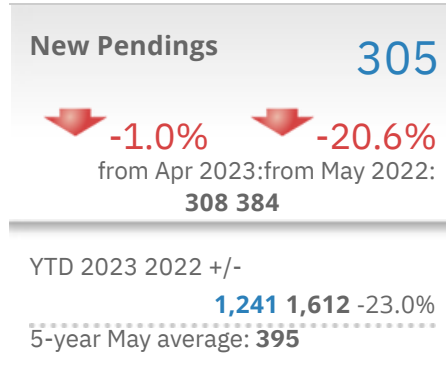
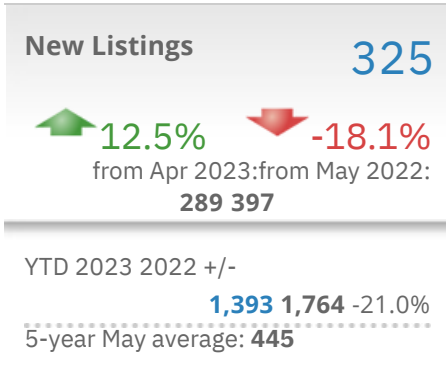
Email: adevice@tcsr.realtor



May 2023

Delaware County, PA - Detached

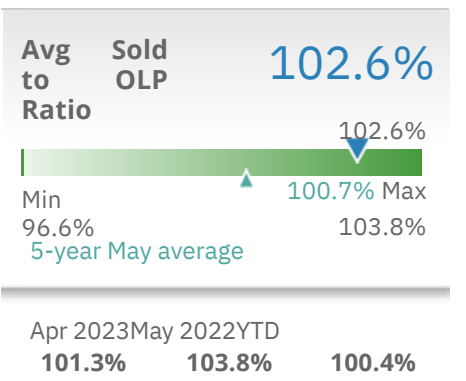
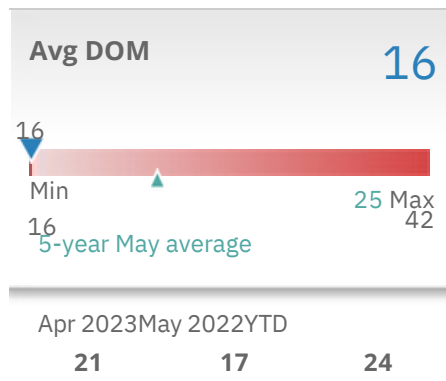
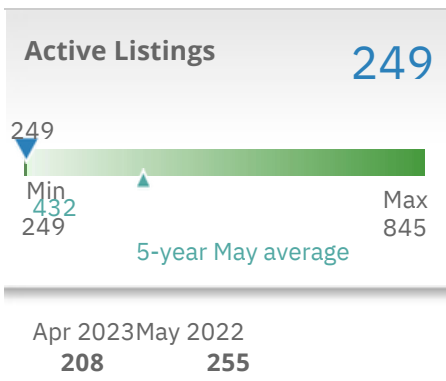
Tri-County Suburban REALTORS
Email: adeptice@tcsr.realtor



Summary

In Delaware County, PA, the median sold price for Detached properties for May was \$480,757, representing an increase of 14.2% compared to last month and an increase of 10.5% from May 2022. The average days on market for units sold in May was 16 days, 35% below the 5-year May average of 25 days. There was a 1% month over month decrease in new contract activity with 305 New Pendings; a 2.9% MoM increase in All Pendings (new contracts + contracts carried over from April) to 466; and a 19.7% increase in supply to 249 active units.

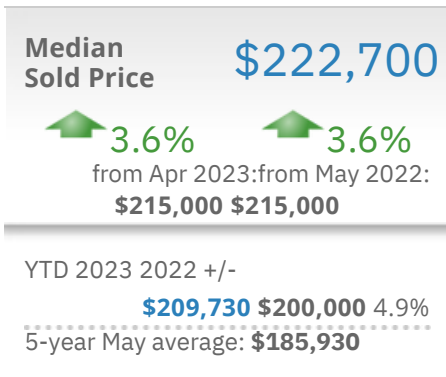
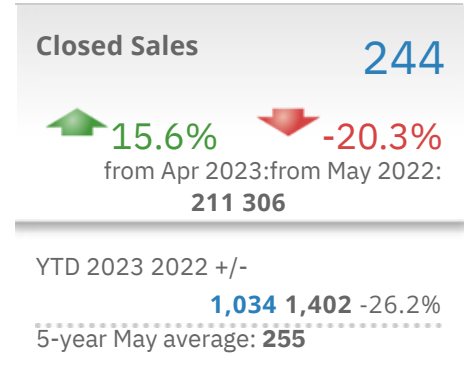
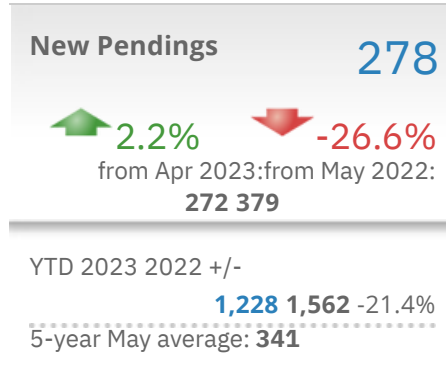
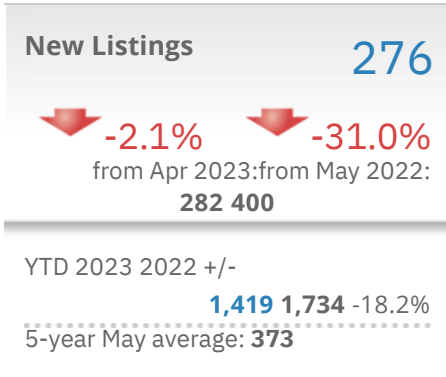
This activity resulted in a Contract Ratio of 1.87 pendings per active listing, down from 2.18 in April and a decrease from 2.44 in May 2022. The Contract Ratio is 3% higher than the 5-year May average of 1.82. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



May 2023

Delaware County, PA - Attached

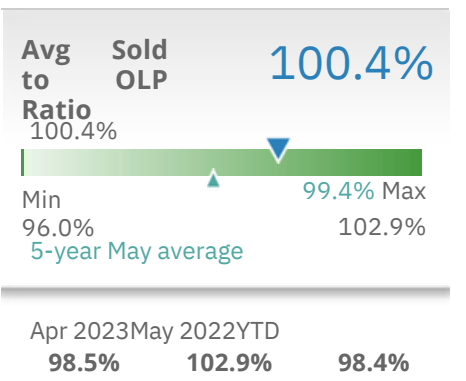
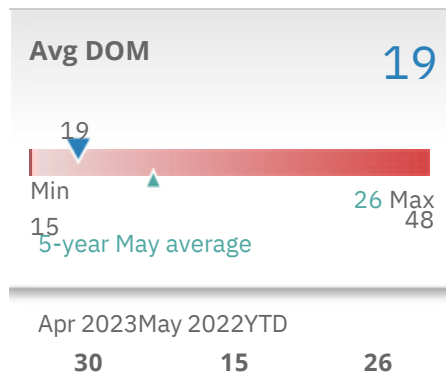
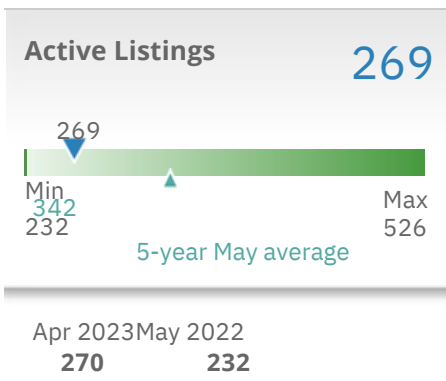
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Summary

In Delaware County, PA, the median sold price for Attached properties for May was \$222,700, representing an increase of 3.6% compared to last month and an increase of 3.6% from May 2022. The average days on market for units sold in May was 19 days, 26% below the 5-year May average of 26 days. There was a 2.2% month over month increase in new contract activity with 278 New Pendings; a 0.5% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 431; and a 0.4% decrease in supply to 269 active units.

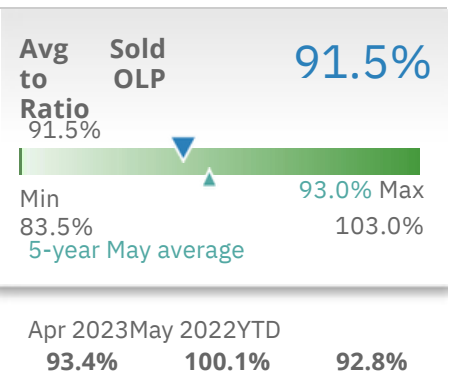
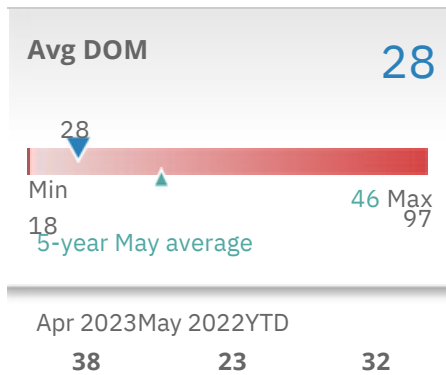
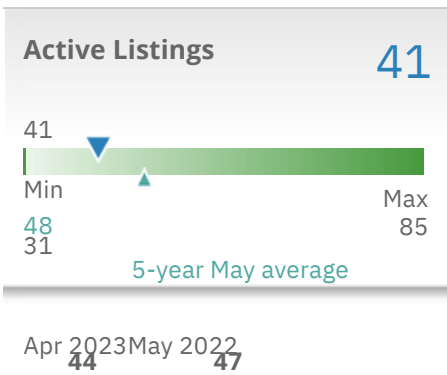
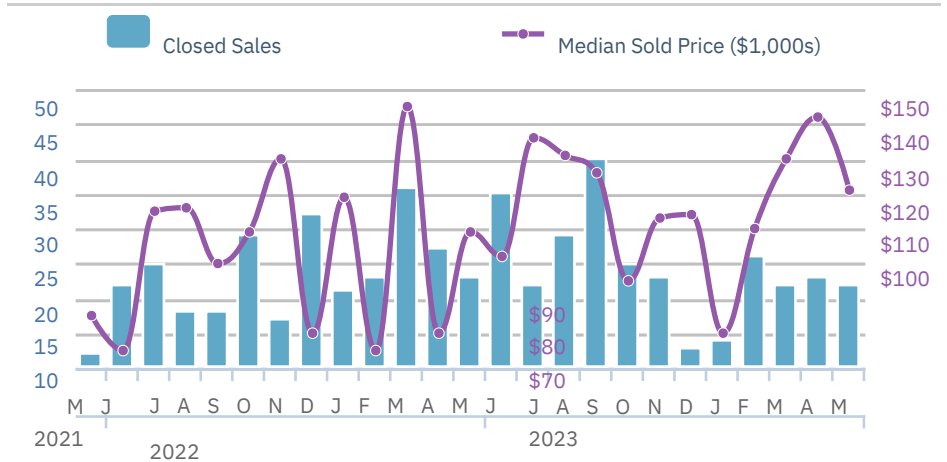
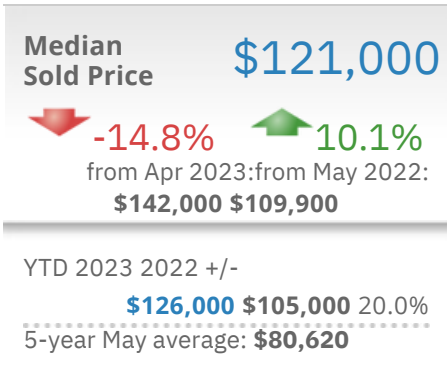
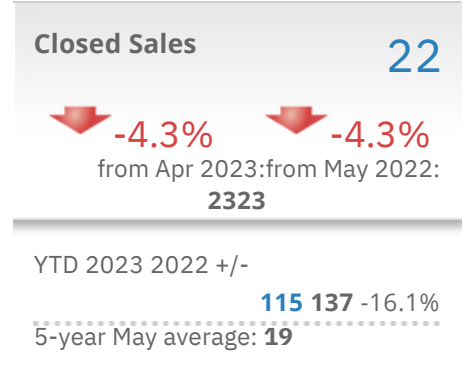
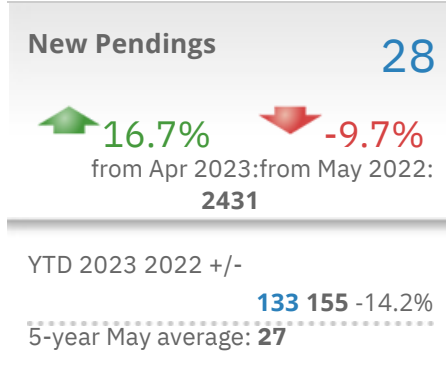
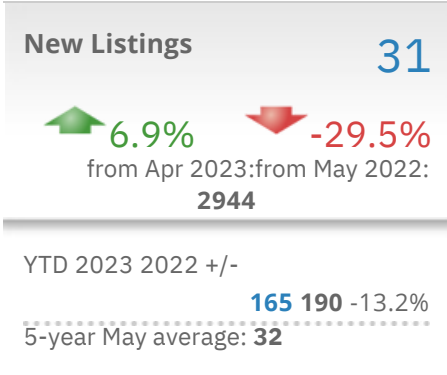
This activity resulted in a Contract Ratio of 1.60 pendings per active listing, no change from April and a decrease from 2.54 in May 2022. The Contract Ratio is 15% lower than the 5-year May average of 1.89. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



May 2023

Chester-Upland (Delaware, PA)

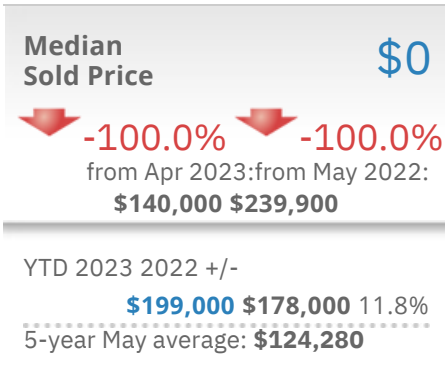
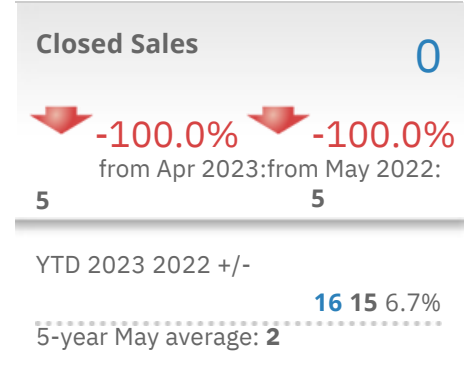
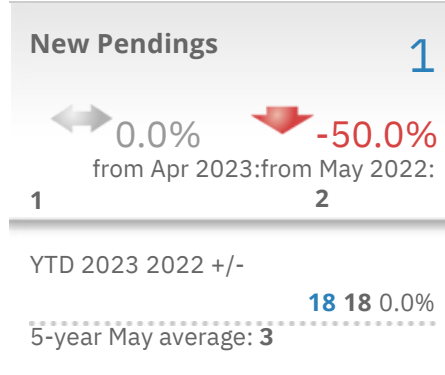
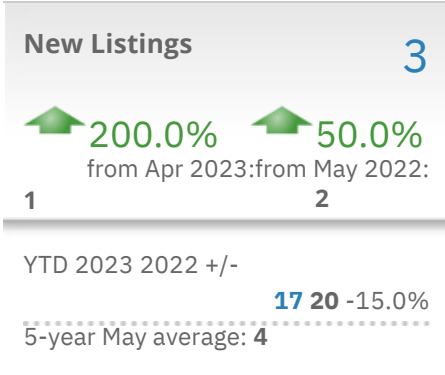
Email: adevice@tcsr.realtor



May 2023

Chester-Upland (Delaware, PA) - Detached

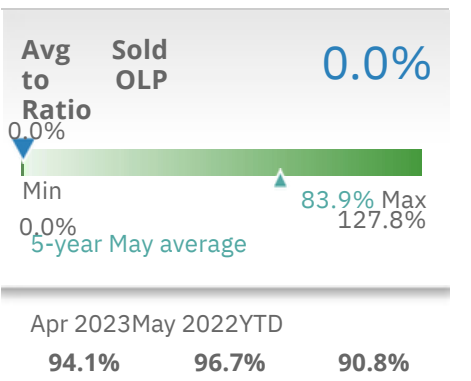
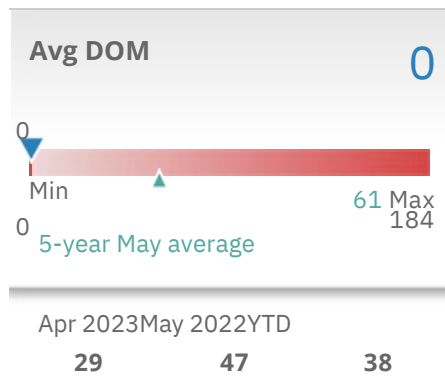
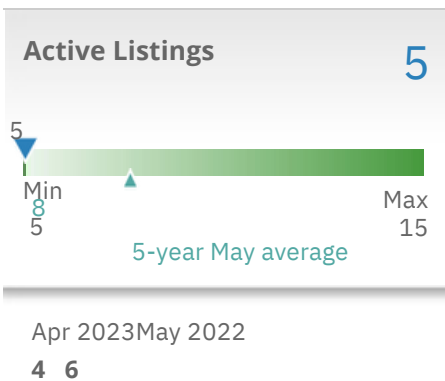
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Summary

In Chester-Upland (Delaware, PA), the median sold price for Detached 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 61 days. There was no month over month change in new contract activity with 1 New Pendings; a 100% MoM increase in All Pendings (new contracts + contracts carried over from April) to 2; and a 25% increase in supply to 5 active units.

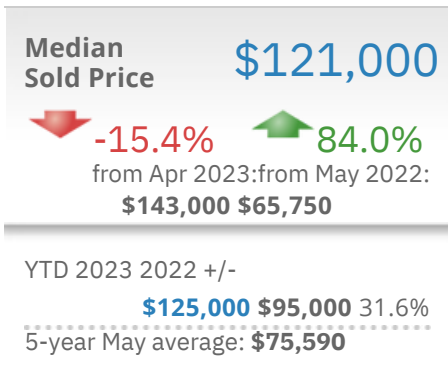
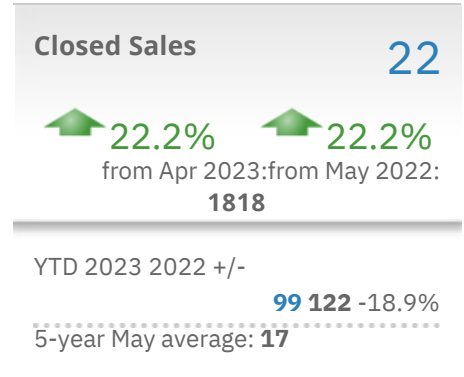
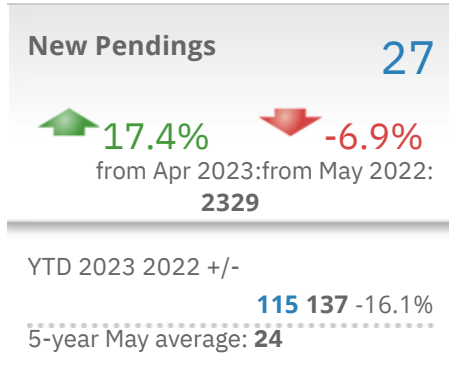
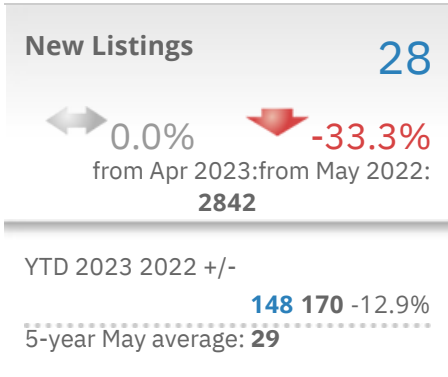
This activity resulted in a Contract Ratio of 0.40 pendings per active listing, up from 0.25 in April and a decrease from 1.00 in May 2022. The Contract Ratio is 46% lower than the 5-year May average of 0.74. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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

Chester-Upland (Delaware, PA) - Attached

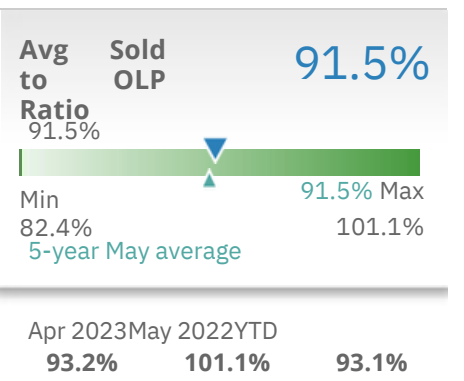
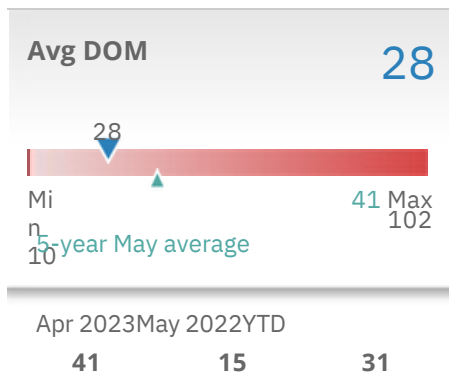
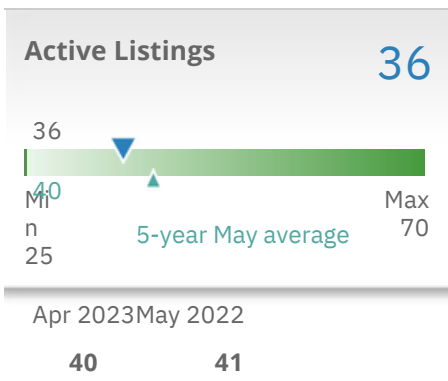
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Summary

In Chester-Upland (Delaware, PA), the median sold price for Attached properties for May was \$121,000, representing a decrease of 15.4% compared to last month and an increase of 84% from May 2022. The average days on market for units sold in May was 28 days, 32% below the 5-year May average of 41 days. There was a 17.4% month over month increase in new contract activity with 27 New Pendings; a 7.5% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 37; and a 10% decrease in supply to 36 active units.

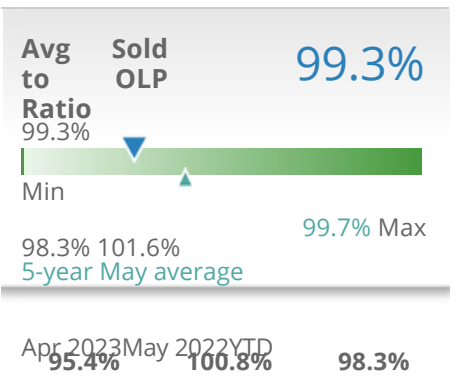
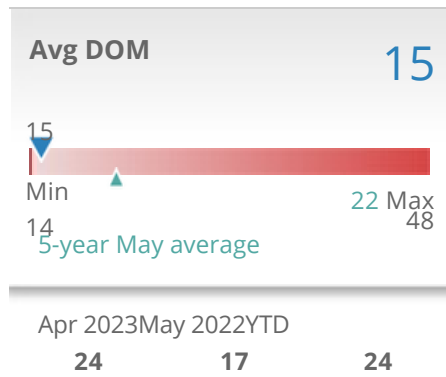
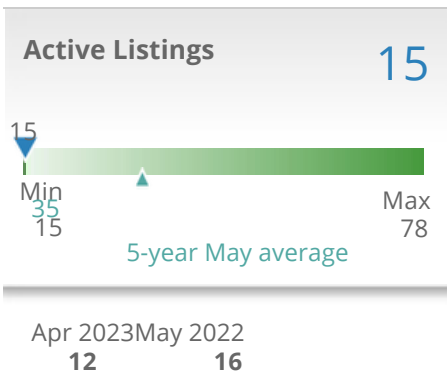
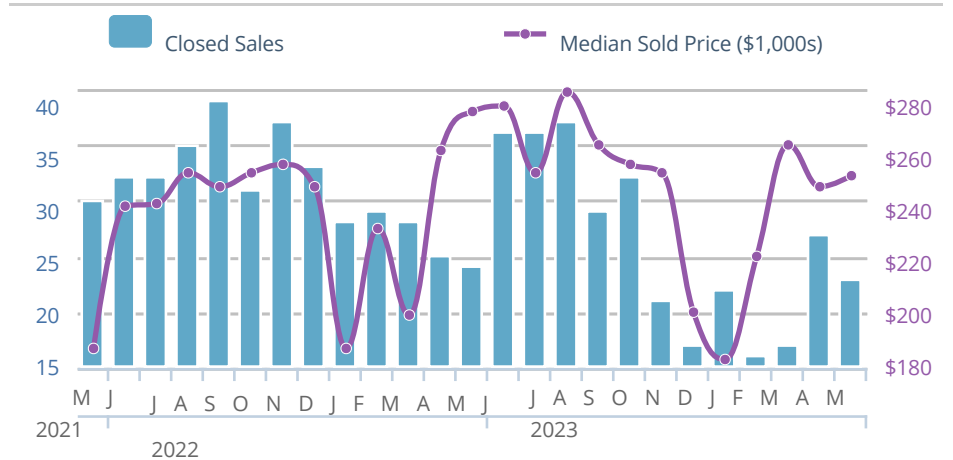
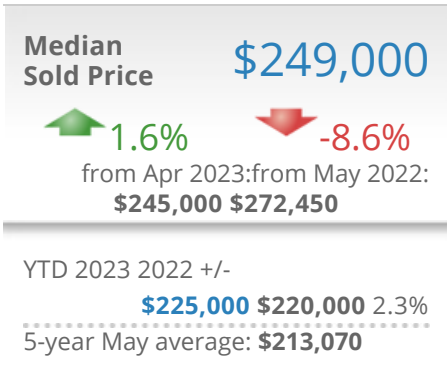
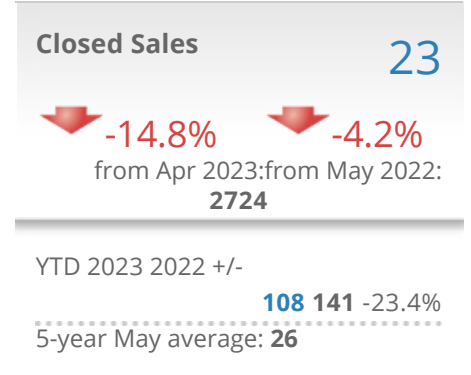
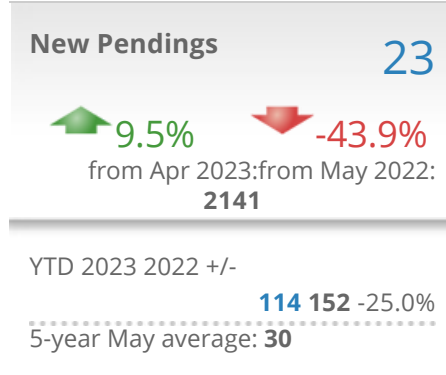
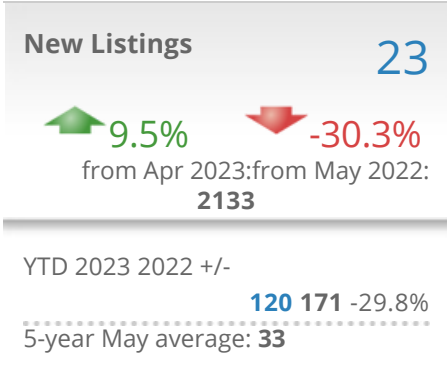
This activity resulted in a Contract Ratio of 1.03 pendings per active listing, up from 1.00 in April and a decrease from 1.10 in May 2022. The Contract Ratio is 3% higher than the 5-year May average of 1.00. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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

Chichester (Delaware, PA)

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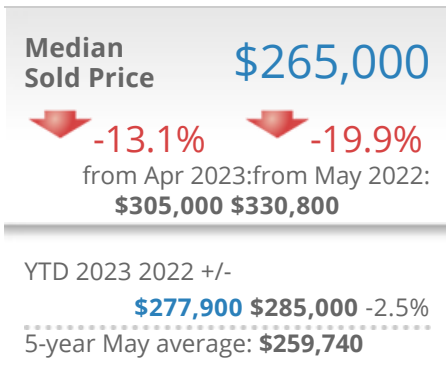
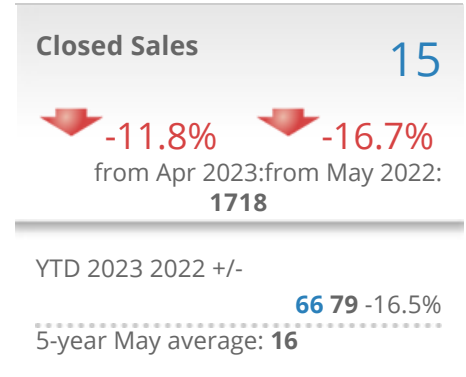
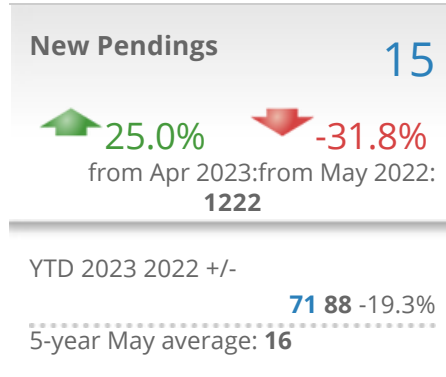
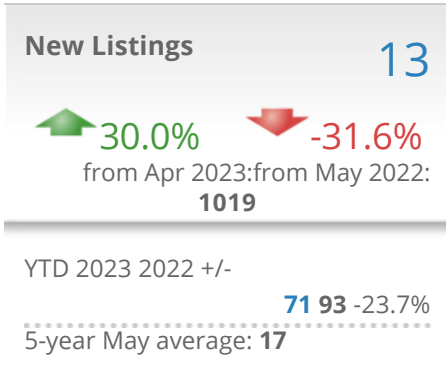


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Chichester (Delaware, PA) - Detached

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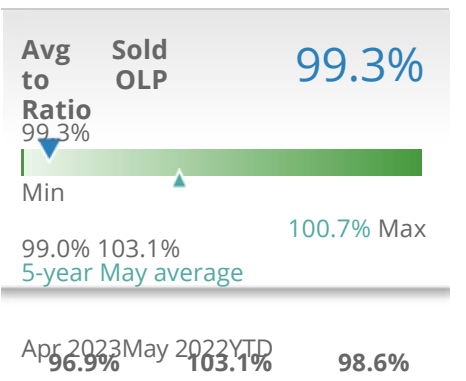
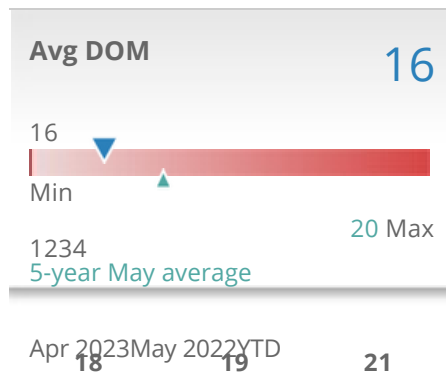
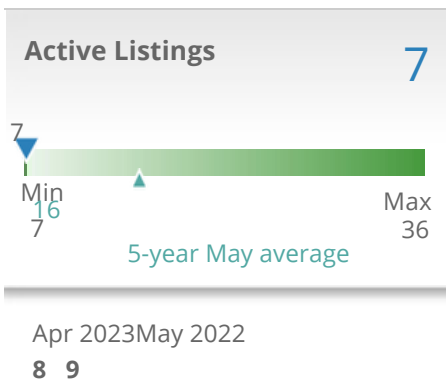
Email: adevice@tcsr.realtor



Summary

In Chichester (Delaware, PA), the median sold price for Detached properties for May was \$265,000, representing a decrease of 13.1% compared to last month and a decrease of 19.9% from May 2022. The average days on market for units sold in May was 16 days, 18% below the 5-year May average of 20 days. There was a 25% month over month increase in new contract activity with 15 New Pendings; a 5.3% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 18; and a 12.5% decrease in supply to 7 active units.

This activity resulted in a Contract Ratio of 2.57 pendings per active listing, up from 2.38 in April and a decrease from 3.67 in May 2022. The Contract Ratio is 22% higher than the 5-year May average of 2.10. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

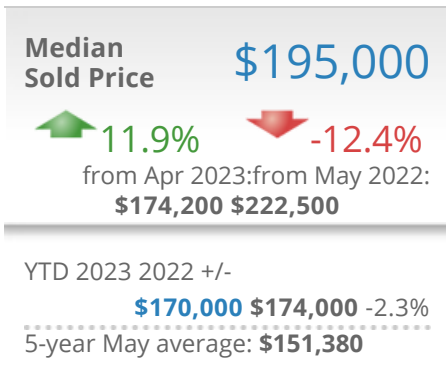
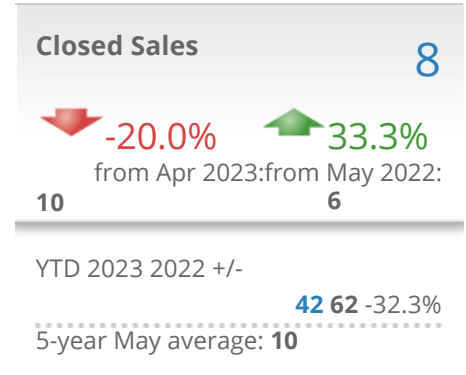
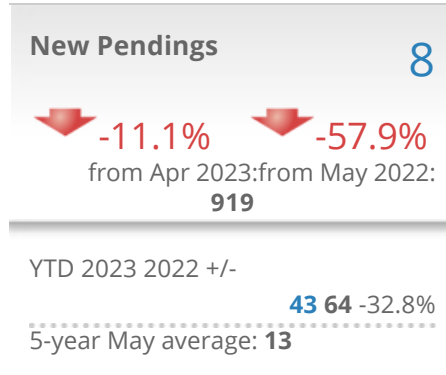
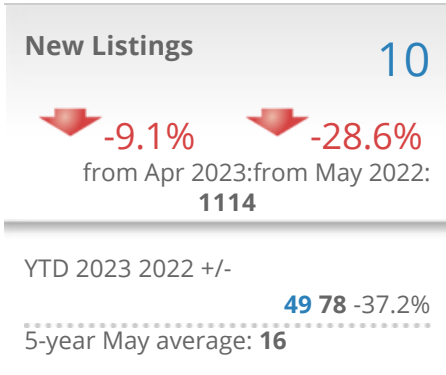


May 2023

Chichester (Delaware, PA) - Attached

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Email: adepece@tcsr.realtor

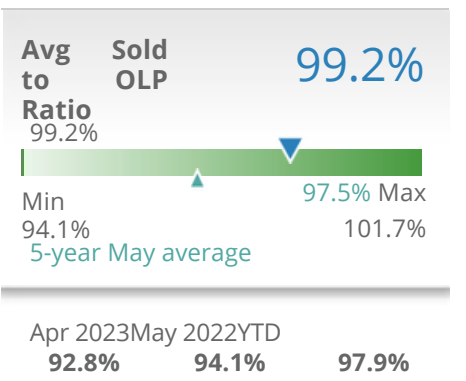
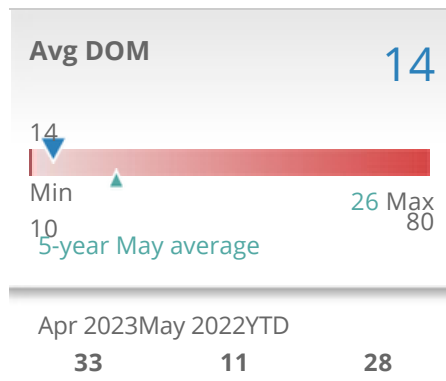
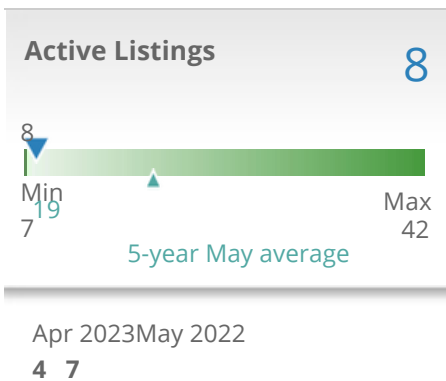


Summary

In Chichester (Delaware, PA), the median sold price for Attached properties for May was \$195,000, representing an increase of 11.9% compared to last month and a decrease of 12.4% from May 2022.

The average days on market for units sold in May was 14 days, 47% below the 5-year May average of 26 days. There was an 11.1% month over month decrease in new contract activity with 8 New Pendings; a 15.4% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 11; and a 100% increase in supply to 8 active units.

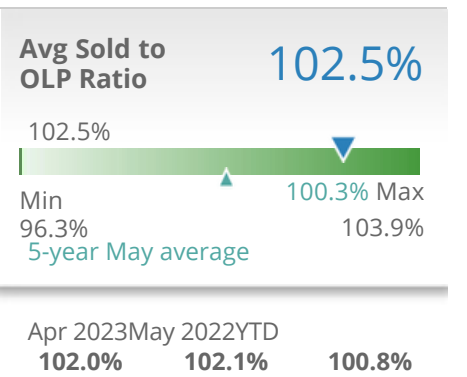
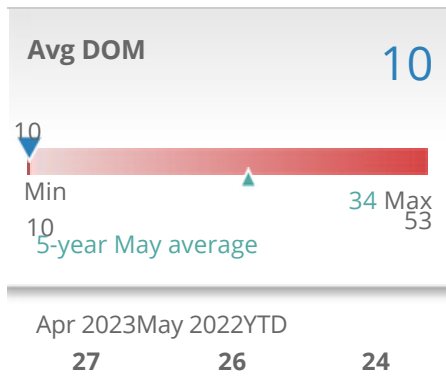
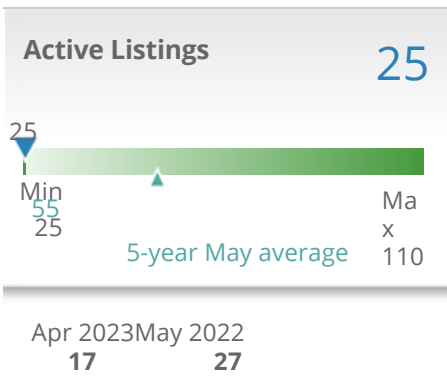
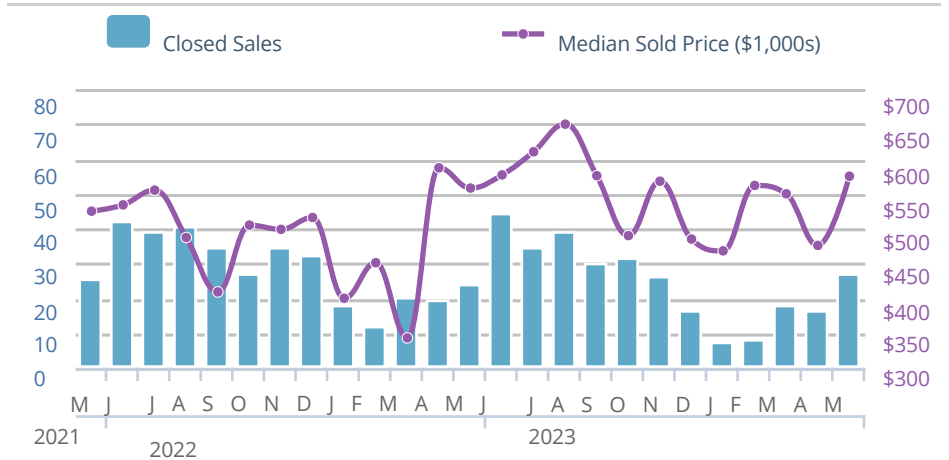
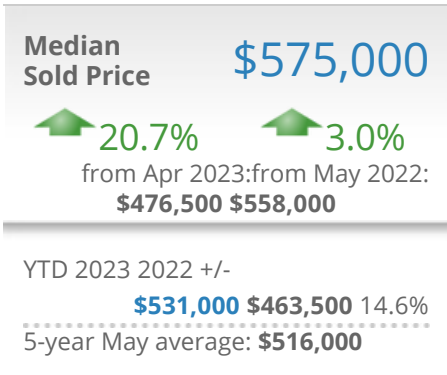
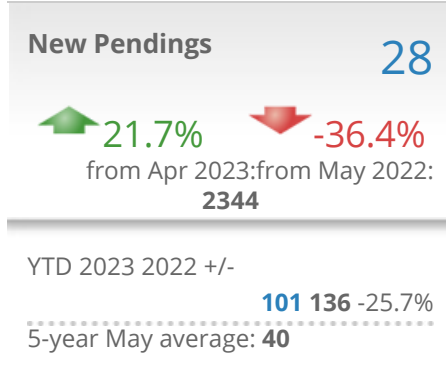
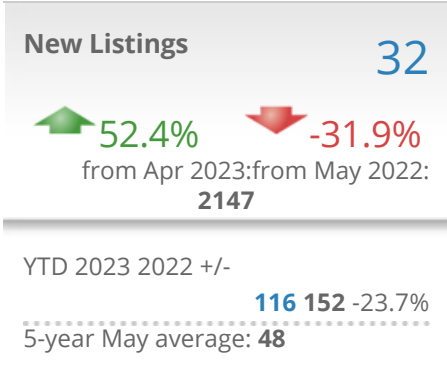
This activity resulted in a Contract Ratio of 1.38 pendings per active listing, down from 3.25 in April and a decrease from 3.43 in May 2022. The Contract Ratio is 7% lower than the 5-year May average of 1.48. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



May 2023

Garnet Valley (Delaware, PA)

Email: adevice@tcsr.realtor

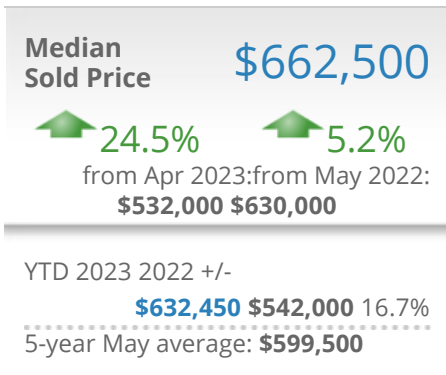
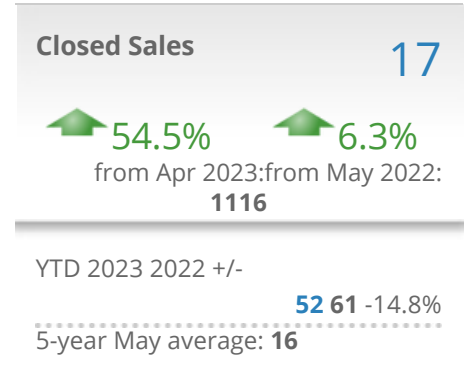
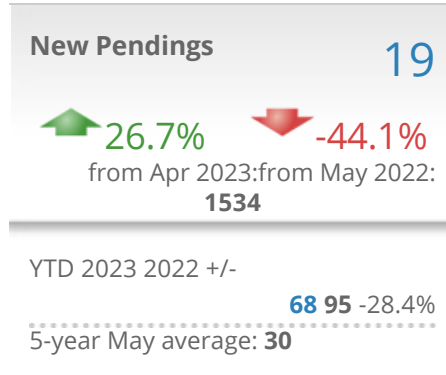
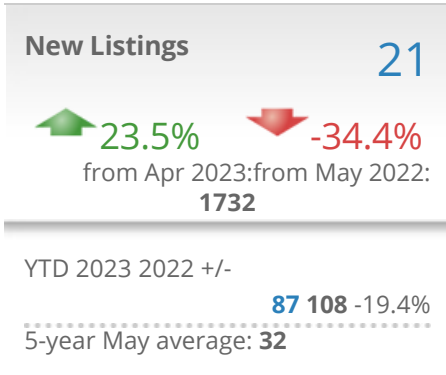


May 2023

Garnet Valley (Delaware, PA) - Detached

Tri-County Suburban REALTORS

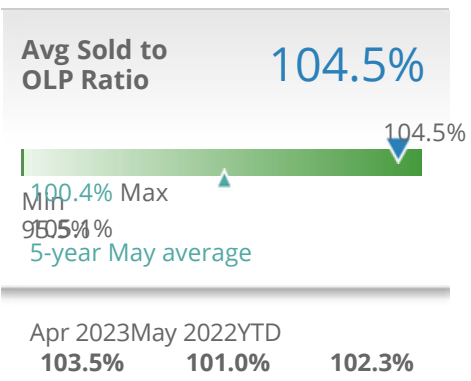
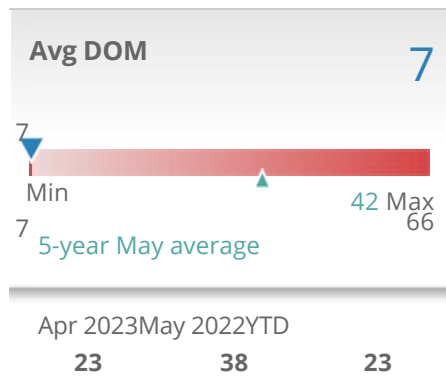
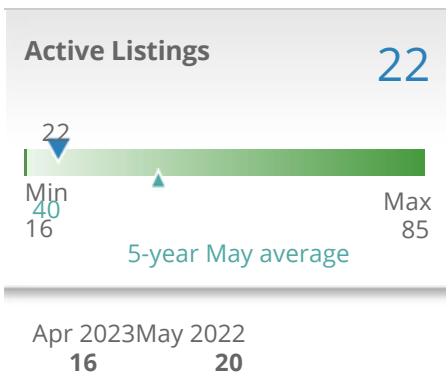
Email: adepice@tcsr.realtor



Summary

In Garnet Valley (Delaware, PA), the median sold price for Detached properties for May was \$662,500, representing an increase of 24.5% compared to last month and an increase of 5.2% from May 2022. The average days on market for units sold in May was 7 days, 83% below the 5-year May average of 42 days. There was a 26.7% month over month increase in new contract activity with 19 New Pendings; a 3.2% MoM increase in All Pendings (new contracts + contracts carried over from April) to 32; and a 37.5% increase in supply to 22 active units.

This activity resulted in a Contract Ratio of 1.45 pendings per active listing, down from 1.94 in April and a decrease from 2.85 in May 2022. The Contract Ratio is 19% lower than the 5-year May average of 1.79. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

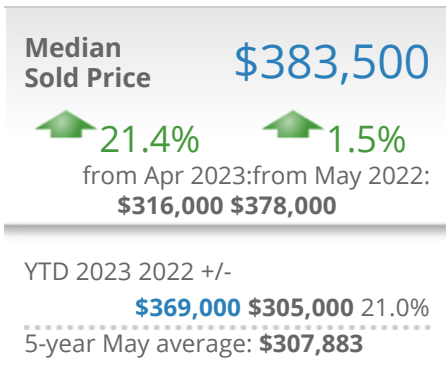
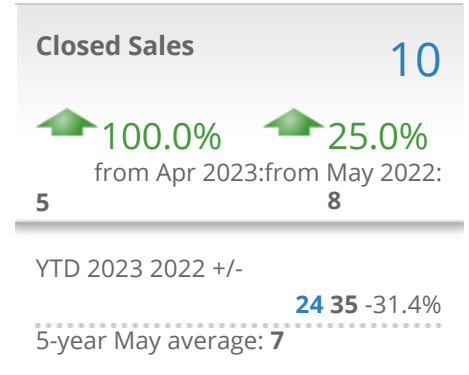
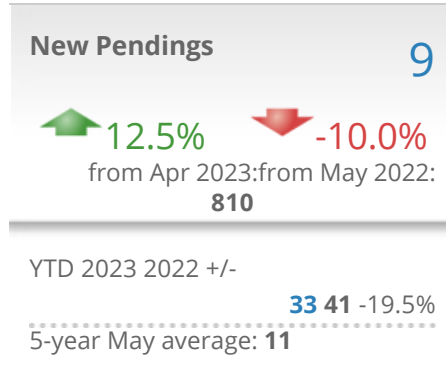
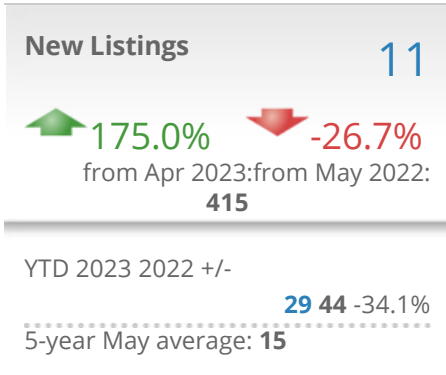


May 2023

Garnet Valley (Delaware, PA) - Attached

Tri-County Suburban REALTORS

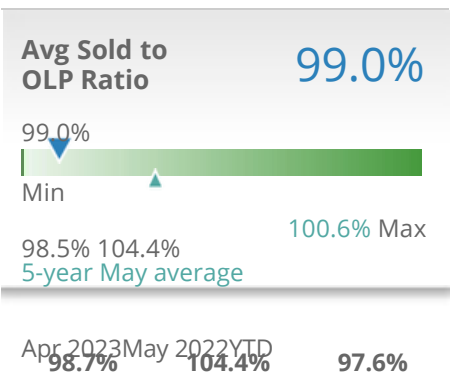
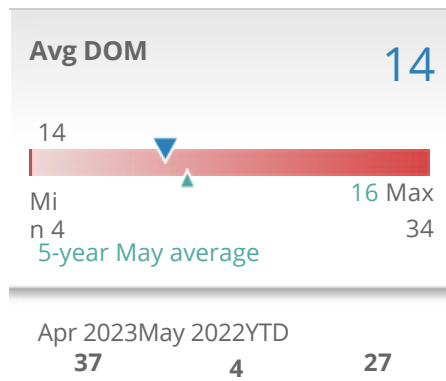
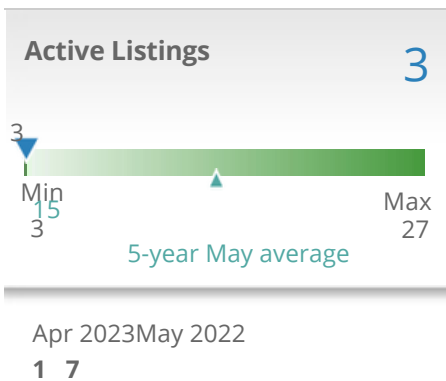
Email: adevice@tcsr.realtor



Summary

In Garnet Valley (Delaware, PA), the median sold price for Attached properties for May was \$383,500, representing an increase of 21.4% compared to last month and an increase of 1.5% from May 2022. The average days on market for units sold in May was 14 days, 14% below the 5-year May average of 16 days. There was a 12.5% month over month increase in new contract activity with 9 New Pendings; a 9.1% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 10; and a 200% increase in supply to 3 active units.

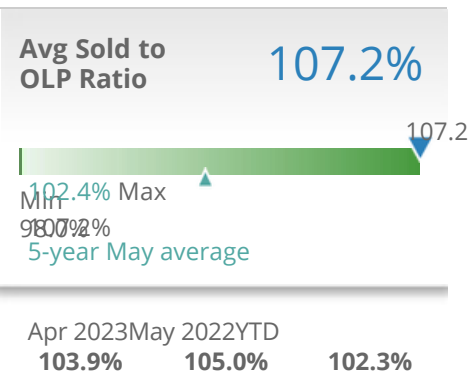
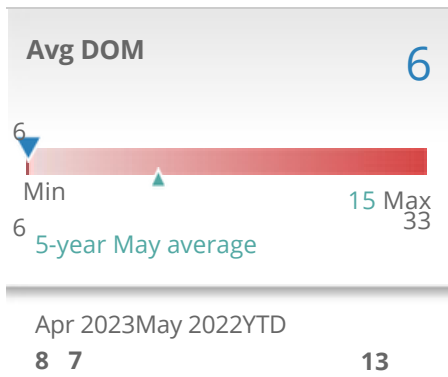
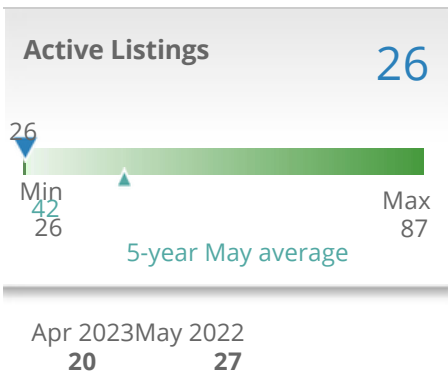
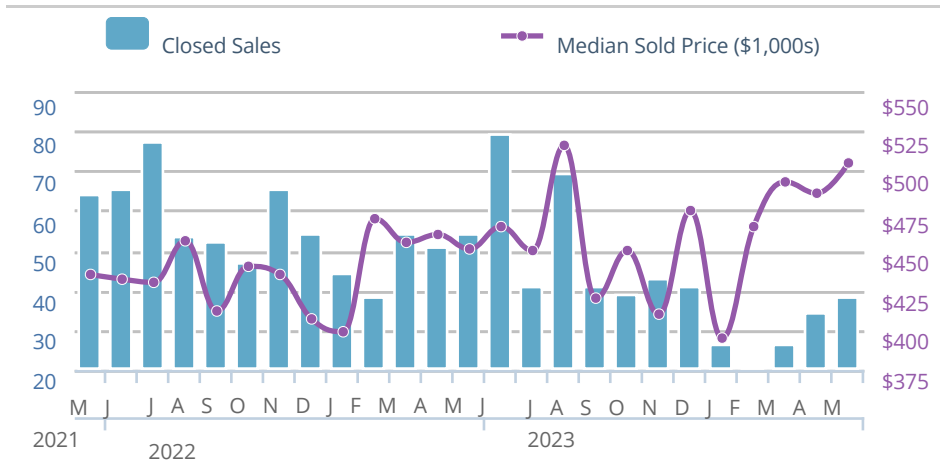
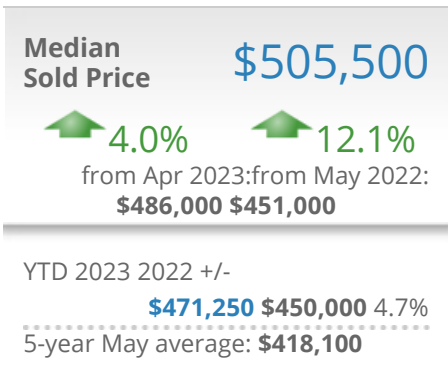
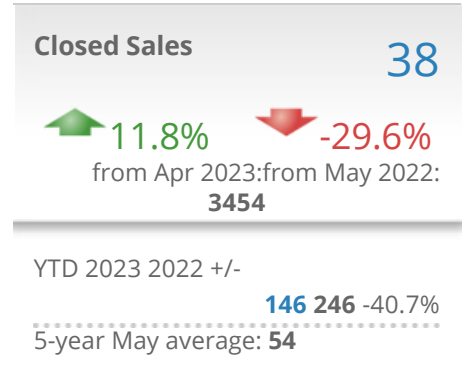
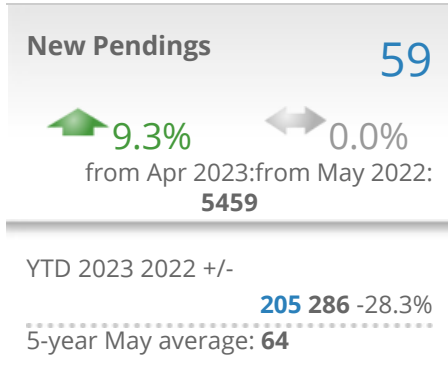
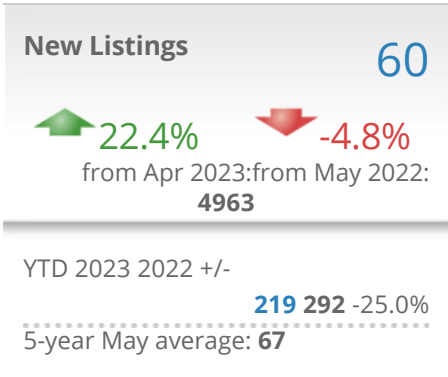
This activity resulted in a Contract Ratio of 3.33 pendings per active listing, down from 11.00 in April and an increase from 1.86 in May 2022. The Contract Ratio is 90% higher than the 5-year May average of 1.75. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



May 2023

Haverford Township (Delaware, PA)

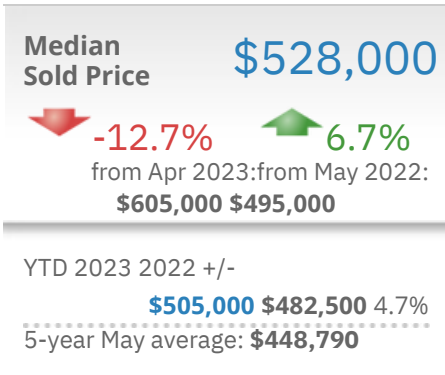
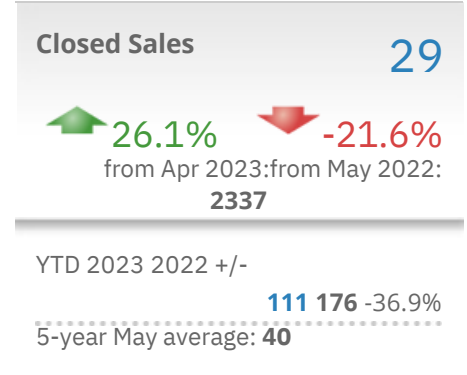
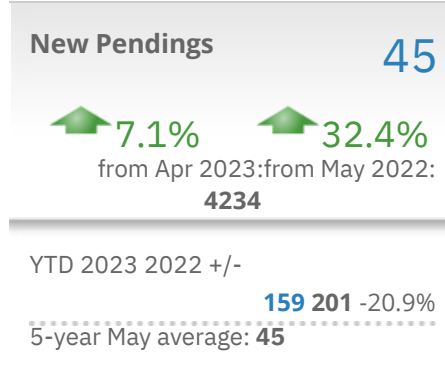
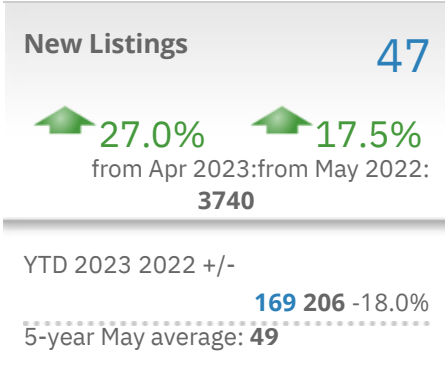
Email: adevice@tcsr.realtor



May 2023

Haverford Township (Delaware, PA) - Detached

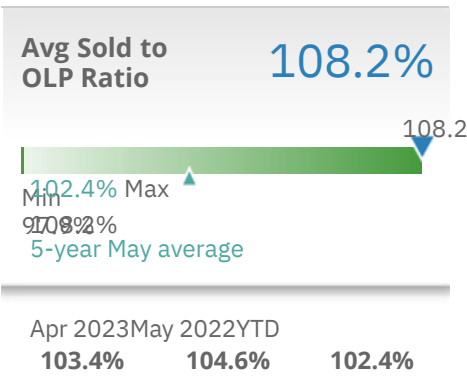
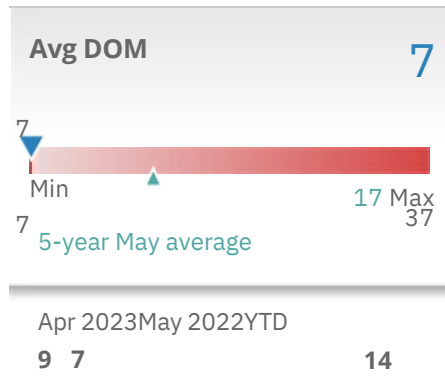
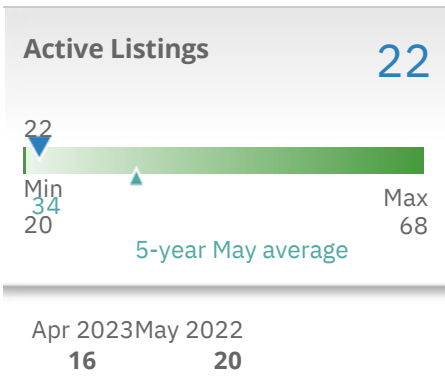
Tri-County Suburban REALTORS
Email: adeptice@tcsr.realtor



Summary

In Haverford Township (Delaware, PA), the median sold price for Detached properties for May was \$528,000, representing a decrease of 12.7% compared to last month and an increase of 6.7% from May 2022. The average days on market for units sold in May was 7 days, 58% below the 5-year May average of 17 days. There was a 7.1% month over month increase in new contract activity with 45 New Pending; a 29.6% MoM increase in All Pending (new contracts + contracts carried over from April) to 70; and a 37.5% increase in supply to 22 active units.

This activity resulted in a Contract Ratio of 3.18 pendings per active listing, down from 3.38 in April and a decrease from 3.35 in May 2022. The Contract Ratio is 19% higher than the 5-year May average of 2.68. 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.

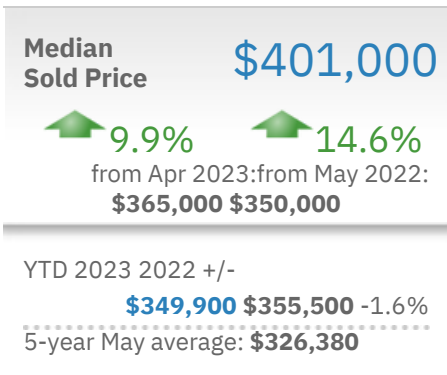
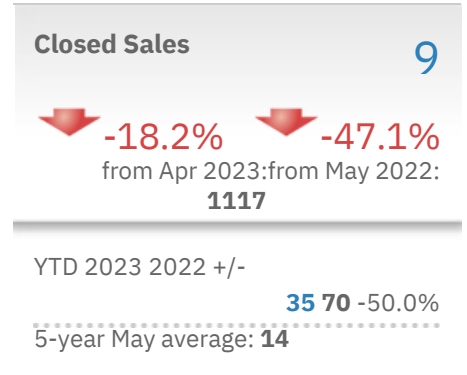
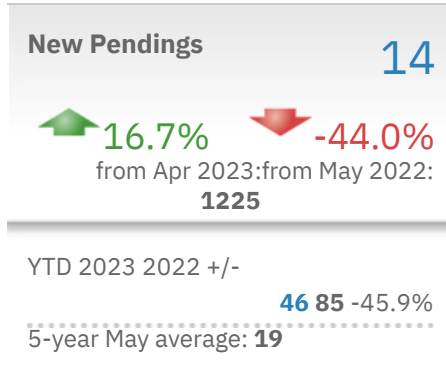
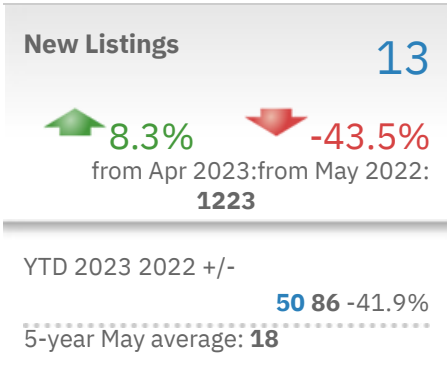


May 2023

Haverford Township (Delaware, PA) - Attached

Tri-County Suburban REALTORS

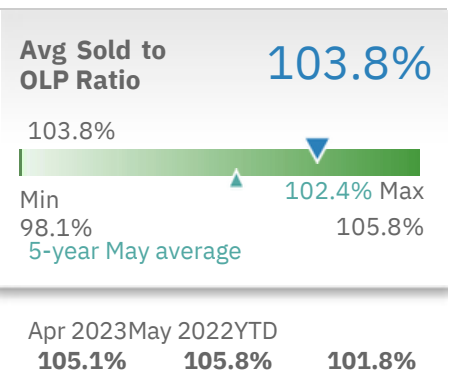
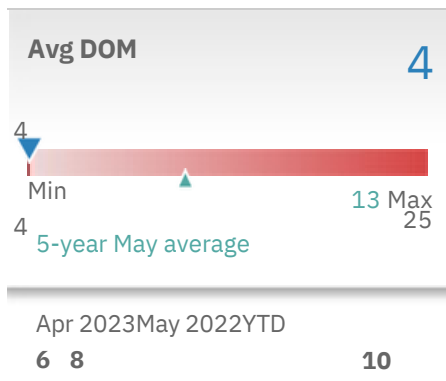
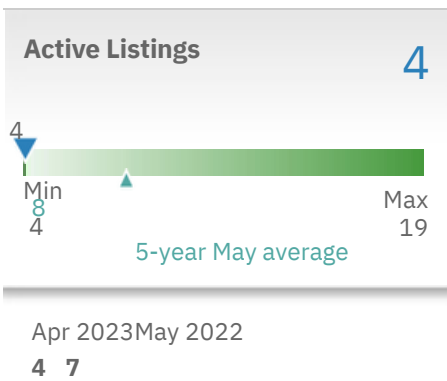
Email: adevice@tcsr.realtor



Summary

In Haverford Township (Delaware, PA), the median sold price for Attached properties for May was \$401,000, representing an increase of 9.9% compared to last month and an increase of 14.6% from May 2022. The average days on market for units sold in May was 4 days, 68% below the 5-year May average of 13 days. There was a 16.7% month over month increase in new contract activity with 14 New Pendings; a 38.5% MoM increase in All Pendings (new contracts + contracts carried over from April) to 18; and no change in supply with 4 active units.

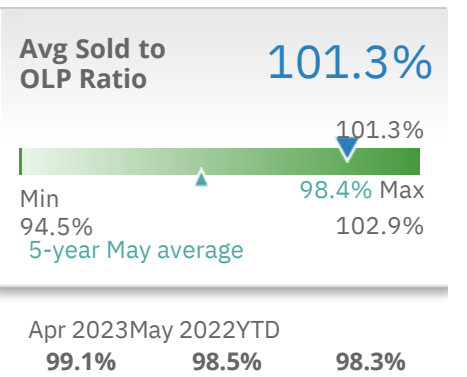
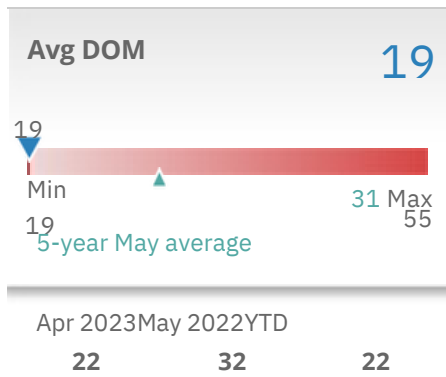
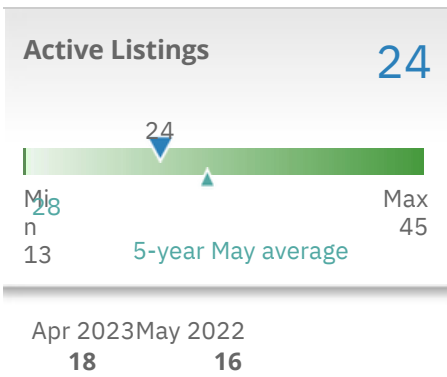
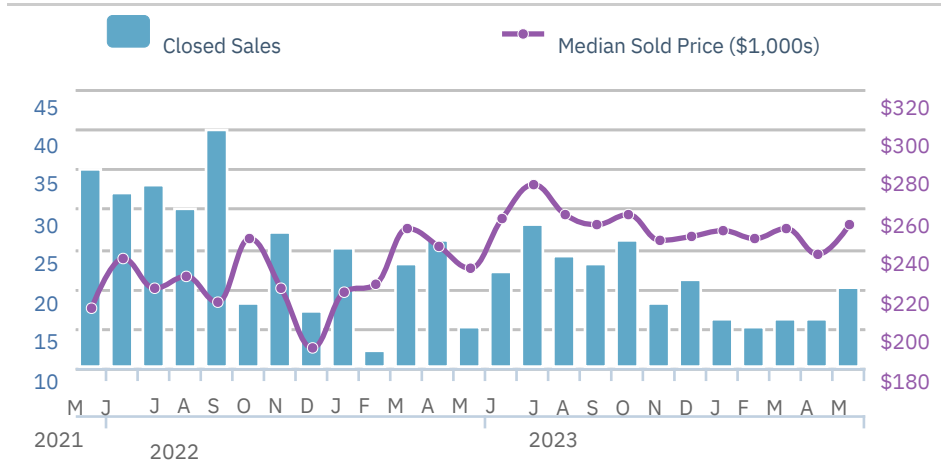
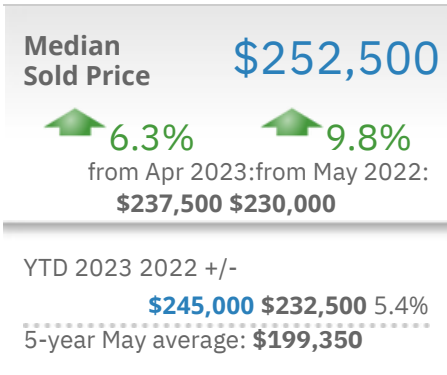
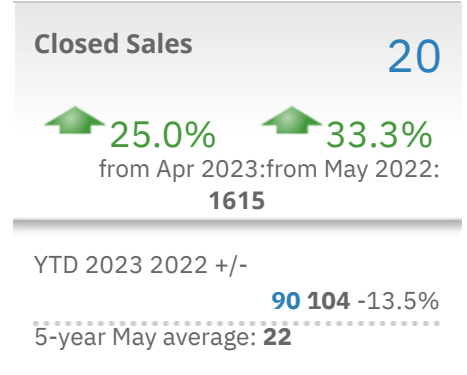
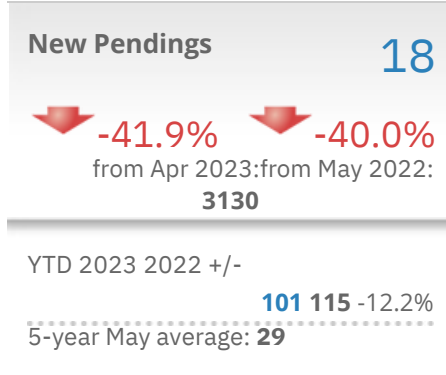
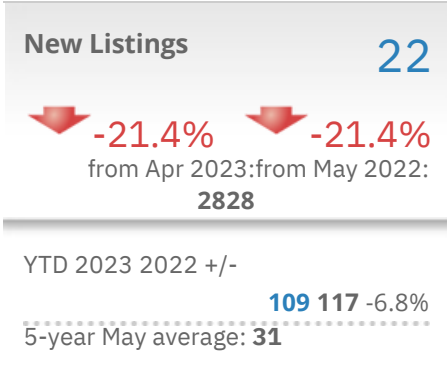
This activity resulted in a Contract Ratio of 4.50 pendings per active listing, up from 3.25 in April and a decrease from 4.71 in May 2022. The Contract Ratio is 9% higher than the 5-year May average of 4.12. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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

Interboro (Delaware, PA)

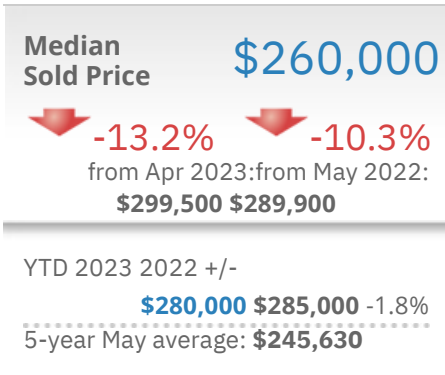
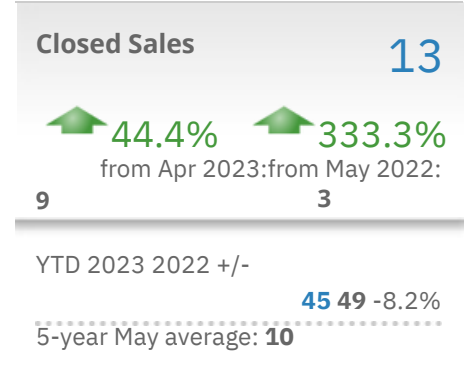
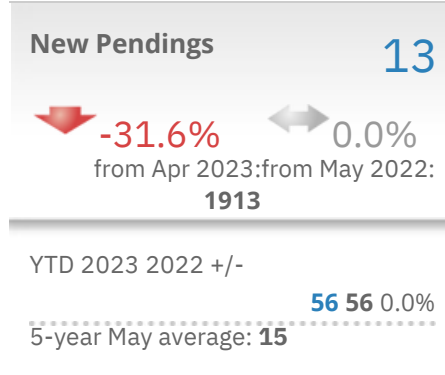
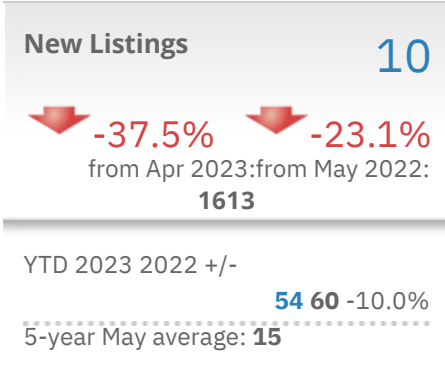
Email: adevice@tcsr.realtor



May 2023

Interboro (Delaware, PA) - Detached

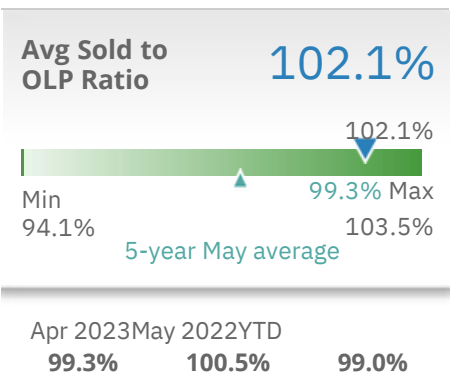
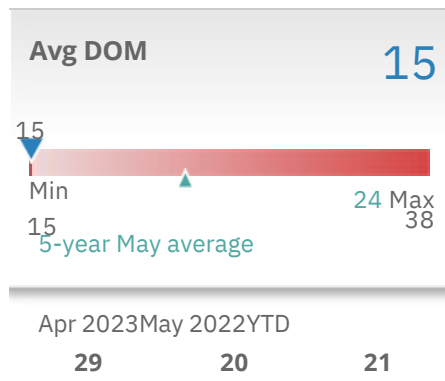
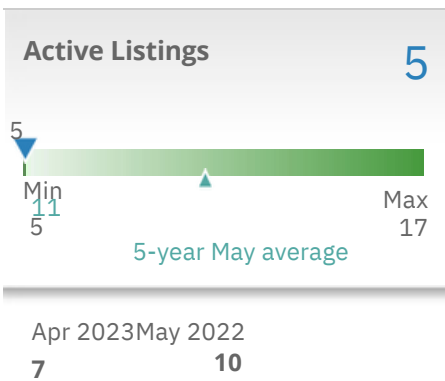
Tri-County Suburban REALTORS
Email: adeptice@tcsr.realtor



Summary

In Interboro (Delaware, PA), the median sold price for Detached properties for May was \$260,000, representing a decrease of 13.2% compared to last month and a decrease of 10.3% from May 2022. The average days on market for units sold in May was 15 days, 38% below the 5-year May average of 24 days. There was a 31.6% month over month decrease in new contract activity with 13 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from April) with 20; and a 28.6% decrease in supply to 5 active units.

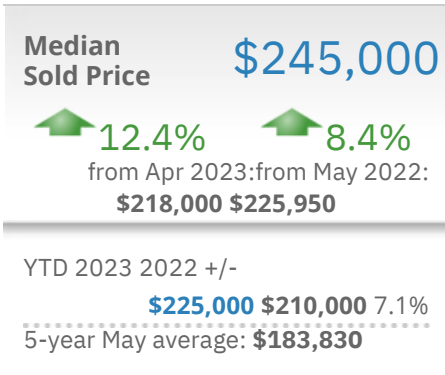
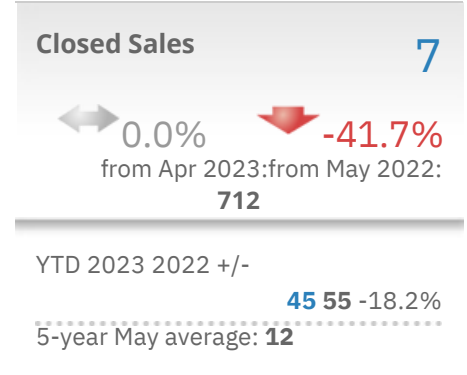
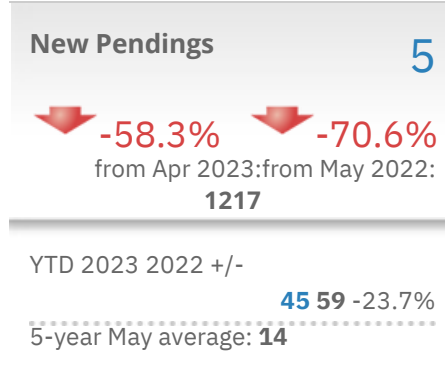
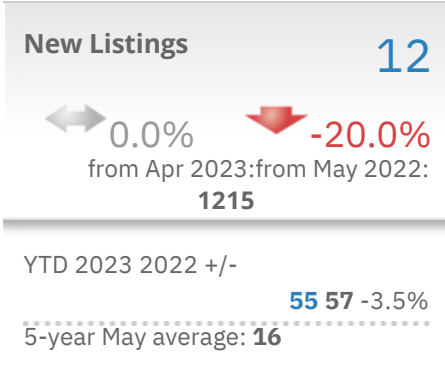
This activity resulted in a Contract Ratio of 4.00 pendings per active listing, up from 2.86 in April and an increase from 2.10 in May 2022. The Contract Ratio is 36% higher than the 5-year May average of 2.93. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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

Interboro (Delaware, PA) - Attached

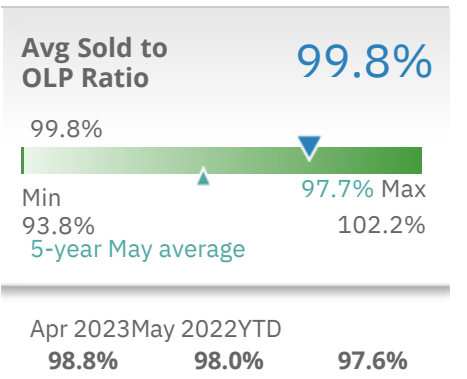
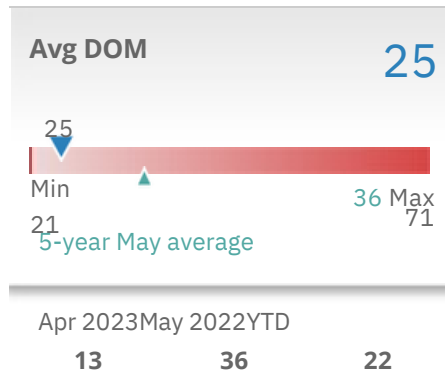
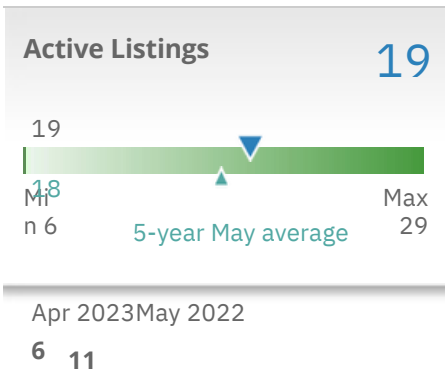
Tri-County Suburban REALTORS
Email: adeptice@tcsr.realtor



Summary

In Interboro (Delaware, PA), the median sold price for Attached properties for May was \$245,000, representing an increase of 12.4% compared to last month and an increase of 8.4% from May 2022. The average days on market for units sold in May was 25 days, 31% below the 5-year May average of 36 days. There was a 58.3% month over month decrease in new contract activity with 5 New Pendings; a 27.8% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 13; and a 72.7% increase in supply to 19 active units.

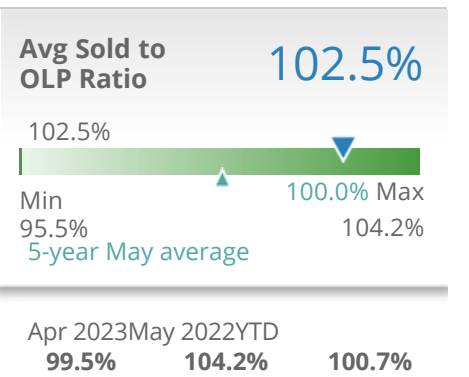
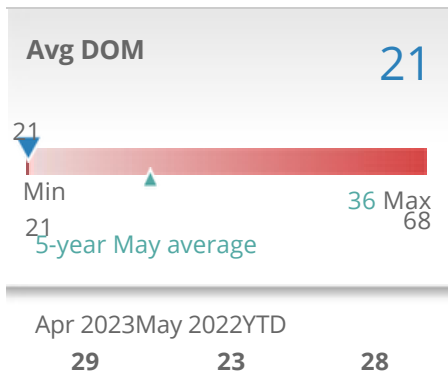
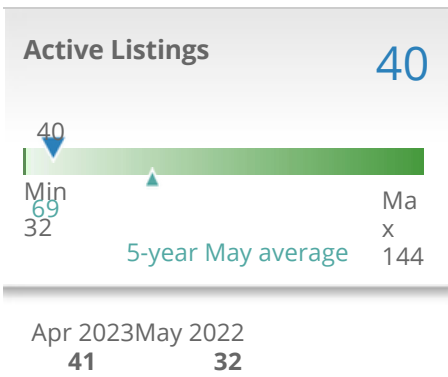
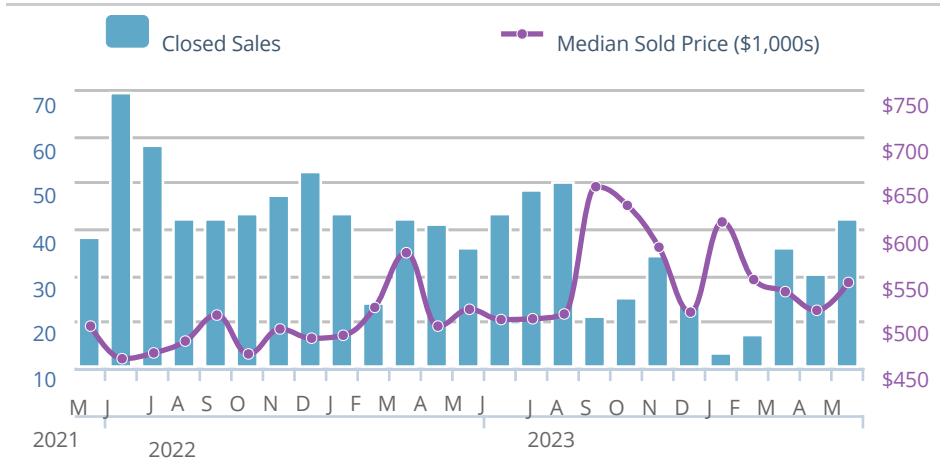
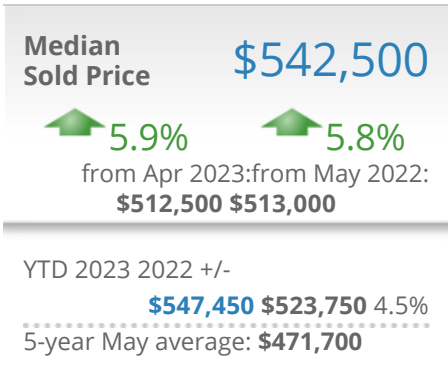
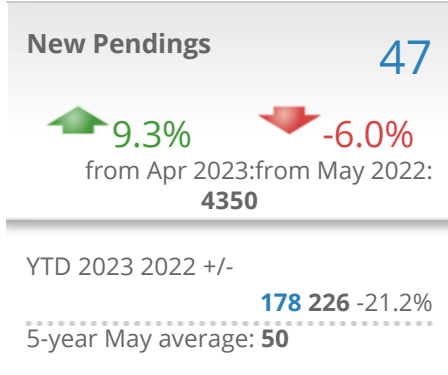
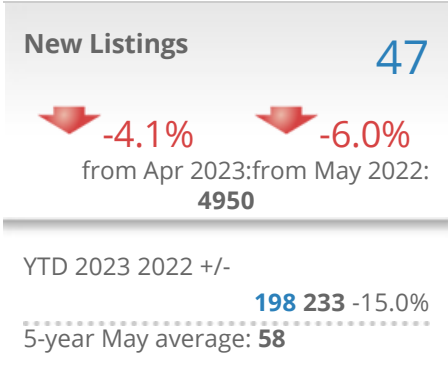
This activity resulted in a Contract Ratio of 0.68 pendings per active listing, down from 1.64 in April and a decrease from 3.83 in May 2022. The Contract Ratio is 64% lower than the 5-year May average of 1.89. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



May 2023

Marple Newtown (Delaware, PA)

Email: adevice@tcsr.realtor

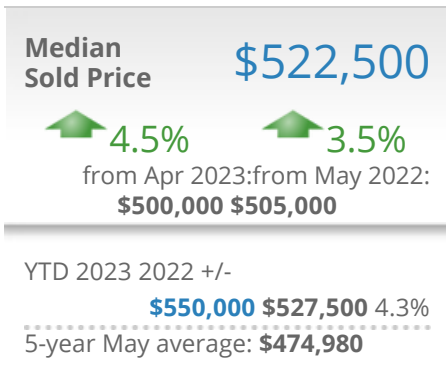
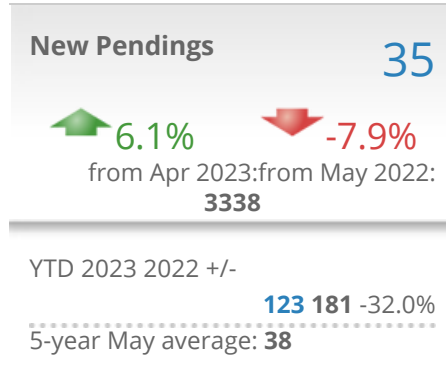
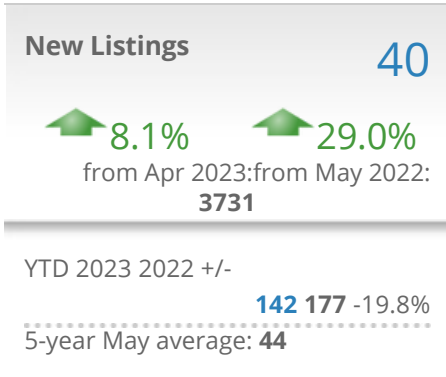


May 2023

Marple Newtown (Delaware, PA) - Detached

Tri-County Suburban REALTORS

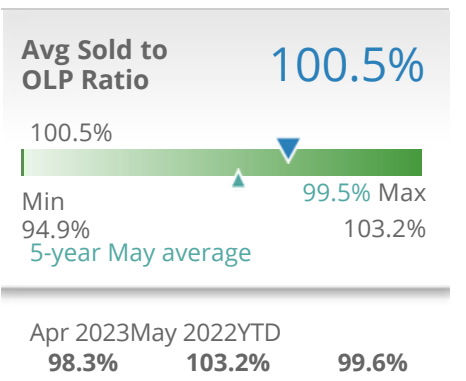
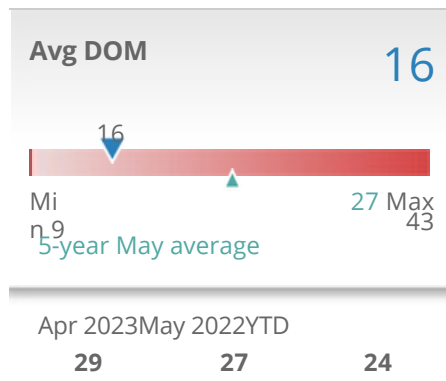
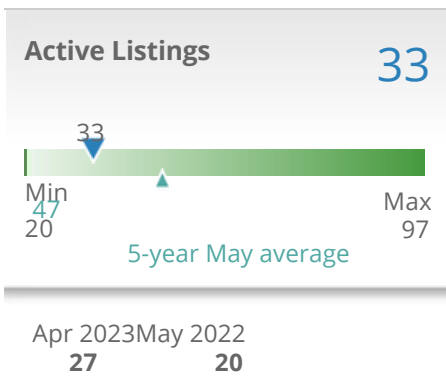
Email: adevice@tcsr.realtor



Summary

In Marple Newtown (Delaware, PA), the median sold price for Detached properties for May was \$522,500, representing an increase of 4.5% compared to last month and an increase of 3.5% from May 2022. The average days on market for units sold in May was 16 days, 40% below the 5-year May average of 27 days. There was a 6.1% month over month increase in new contract activity with 35 New Pendings; a 7.1% MoM increase in All Pendings (new contracts + contracts carried over from April) to 60; and a 22.2% increase in supply to 33 active units.

This activity resulted in a Contract Ratio of 1.82 pendings per active listing, down from 2.07 in April and a decrease from 3.25 in May 2022. The Contract Ratio is 4% higher than the 5-year May average of 1.75. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

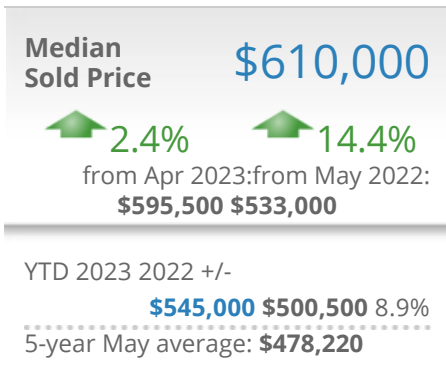
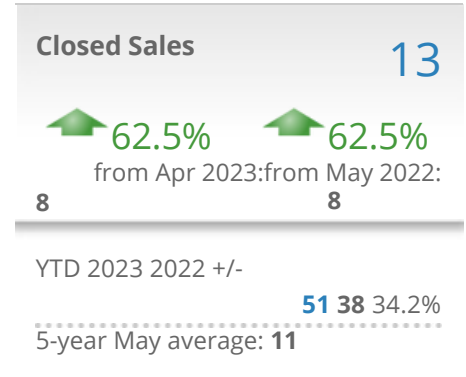
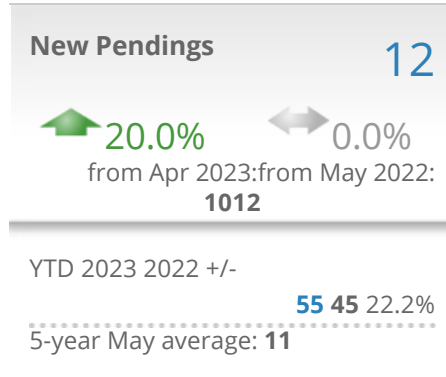
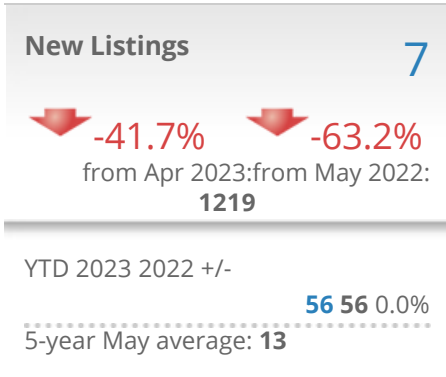


May 2023

Marple Newtown (Delaware, PA) - Attached

Tri-County Suburban REALTORS

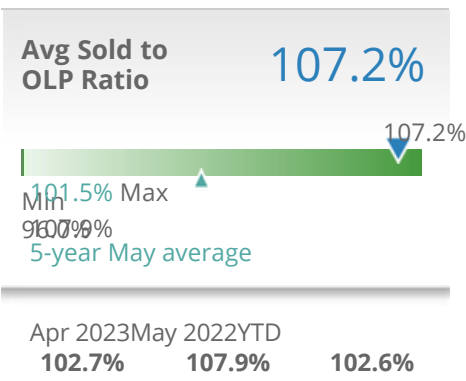
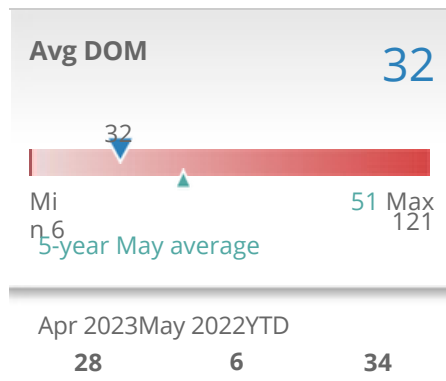
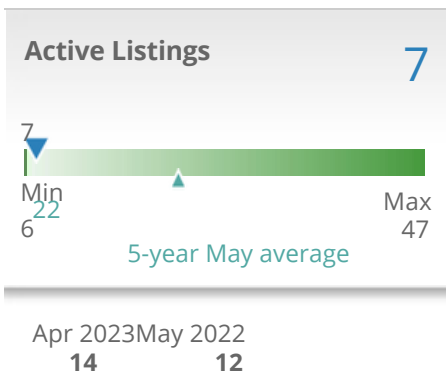
Email: adepice@tcsr.realtor



Summary

In Marple Newtown (Delaware, PA), the median sold price for Attached properties for May was \$610,000, representing an increase of 2.4% compared to last month and an increase of 14.4% from May 2022. The average days on market for units sold in May was 32 days, 38% below the 5-year May average of 51 days. There was a 20% month over month increase in new contract activity with 12 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from April) with 19; and a 50% decrease in supply to 7 active units.

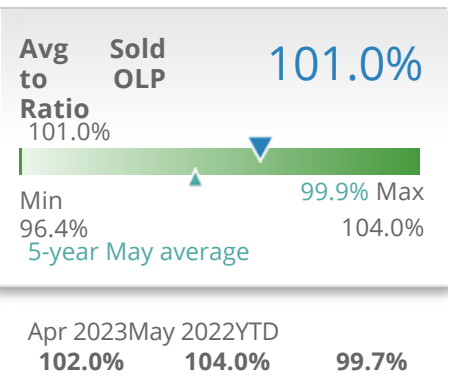
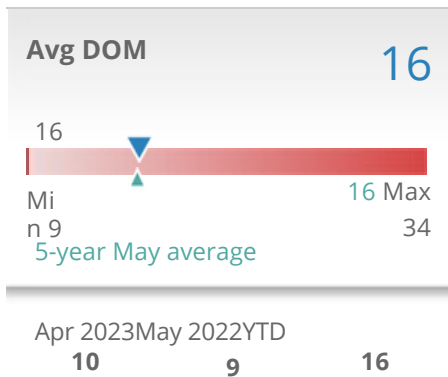
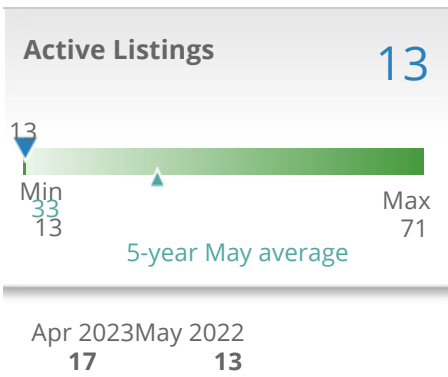
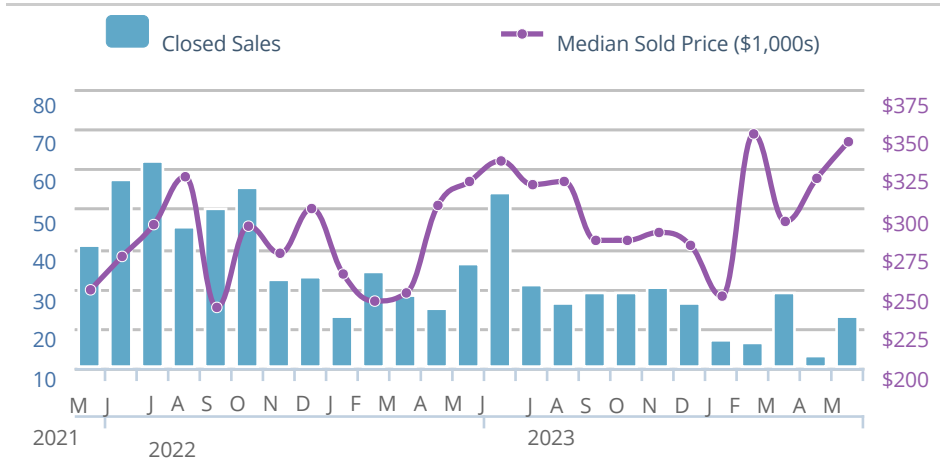
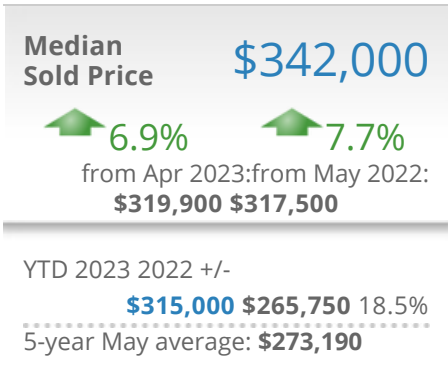
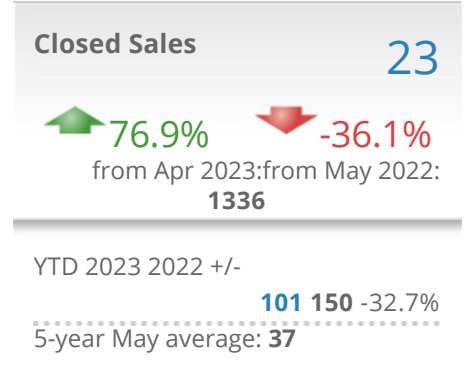
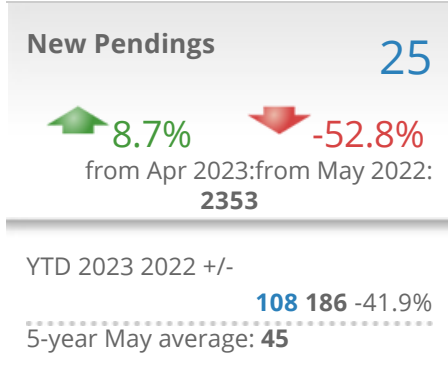
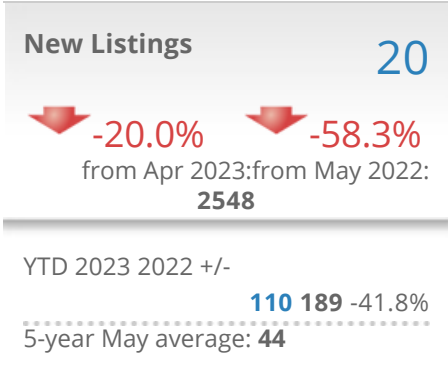
This activity resulted in a Contract Ratio of 2.71 pendings per active listing, up from 1.36 in April and an increase from 2.50 in May 2022. The Contract Ratio is 4% lower than the 5-year May average of 2.82. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



May 2023

Penn-Delco (Delaware, PA)

Email: adevice@tcsr.realtor

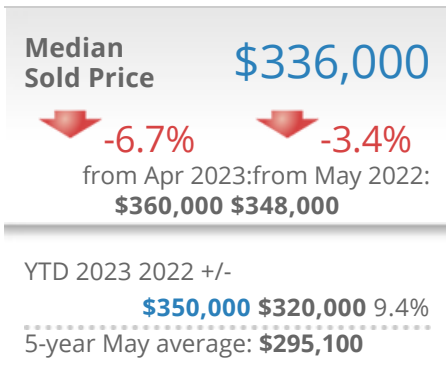
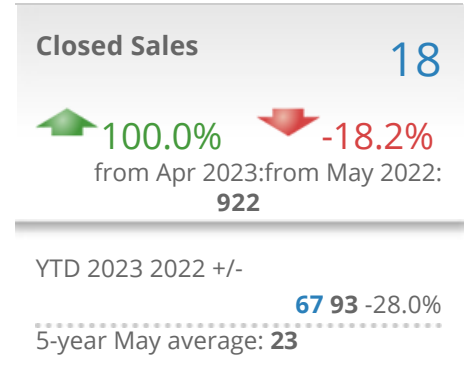
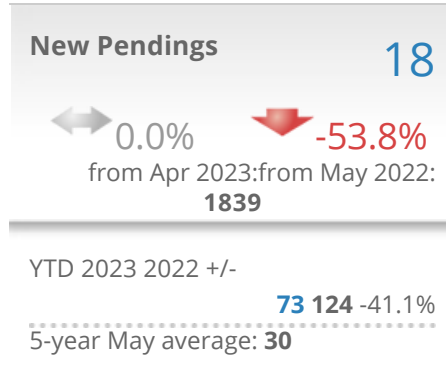
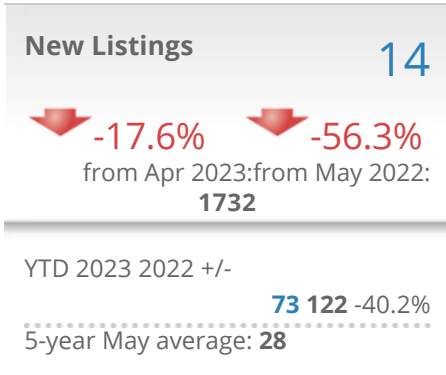


May 2023

Penn-Delco (Delaware, PA) - Detached

Tri-County Suburban REALTORS

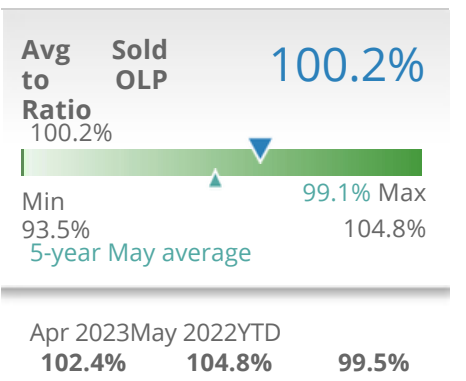
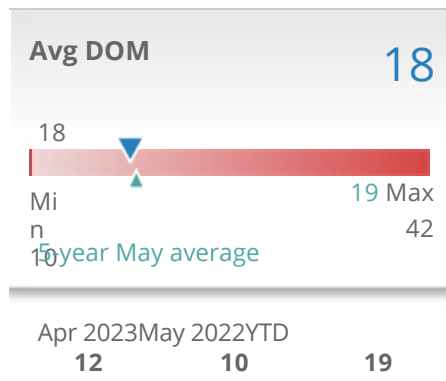
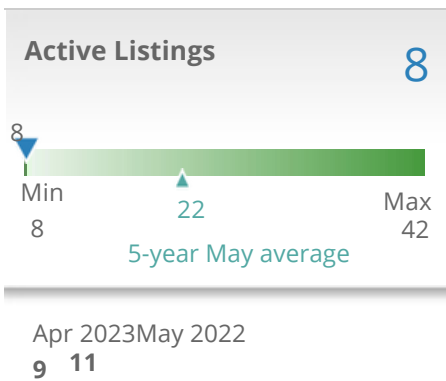
Email: adeptice@tcsr.realtor



Summary

In Penn-Delco (Delaware, PA), the median sold price for Detached properties for May was \$336,000, representing a decrease of 6.7% compared to last month and a decrease of 3.4% from May 2022. The average days on market for units sold in May was 18 days, 5% below the 5-year May average of 19 days. There was no month over month change in new contract activity with 18 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from April) with 21; and a 27.3% decrease in supply to 8 active units.

This activity resulted in a Contract Ratio of 2.63 pendings per active listing, up from 1.91 in April and a decrease from 6.00 in May 2022. The Contract Ratio is 8% lower than the 5-year May average of 2.84. 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.

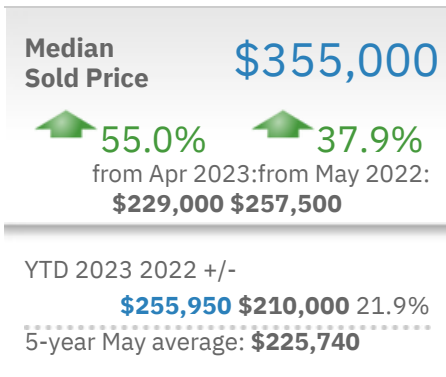
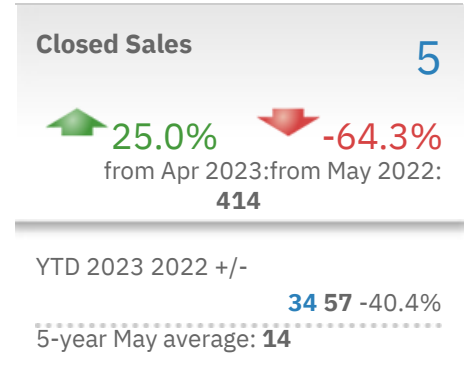
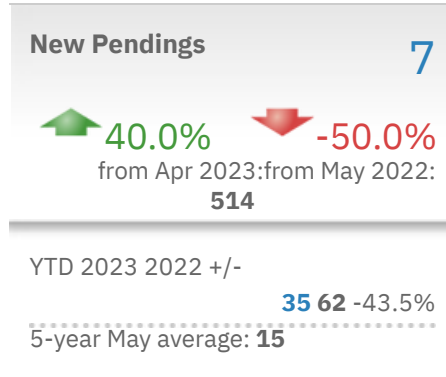
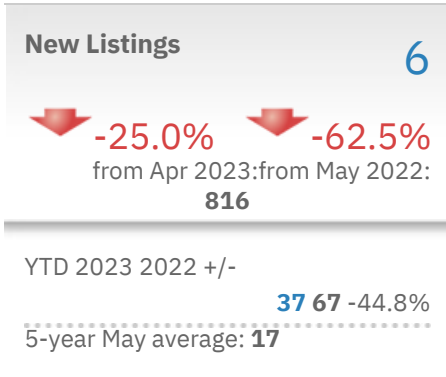


May 2023

Penn-Delco (Delaware, PA) - Attached

Tri-County Suburban REALTORS

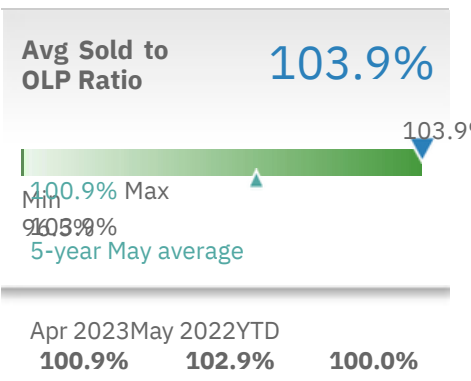
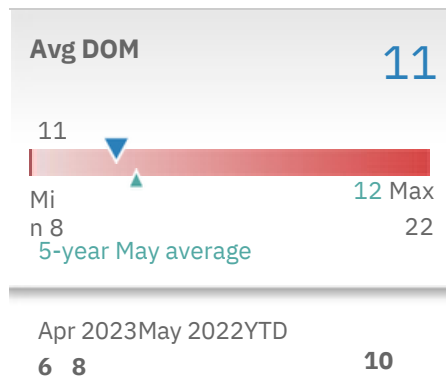
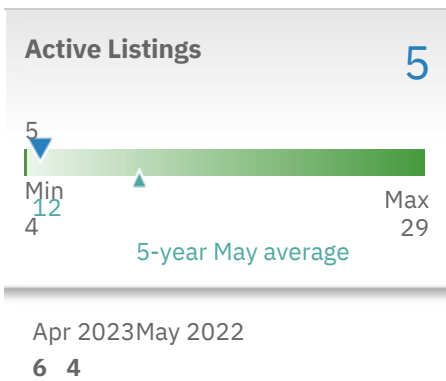
Email: adeptice@tcsr.realtor



Summary

In Penn-Delco (Delaware, PA), the median sold price for Attached properties for May was \$355,000, representing an increase of 55% compared to last month and an increase of 37.9% from May 2022. The average days on market for units sold in May was 11 days, 8% below the 5-year May average of 12 days. There was a 40% month over month increase in new contract activity with 7 New Pendings; a 14.3% MoM increase in All Pendings (new contracts + contracts carried over from April) to 8; and a 16.7% decrease in supply to 5 active units.

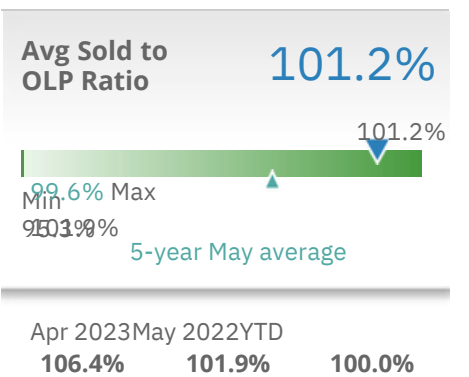
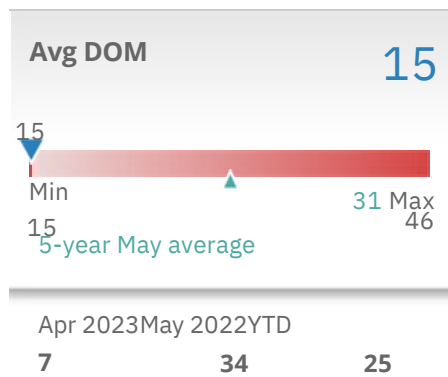
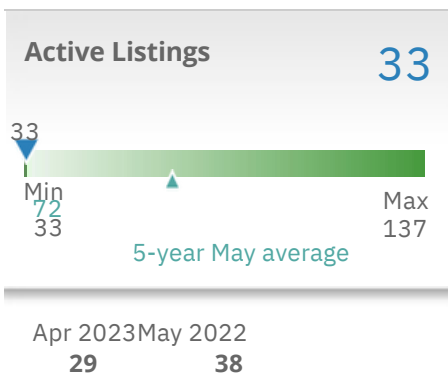
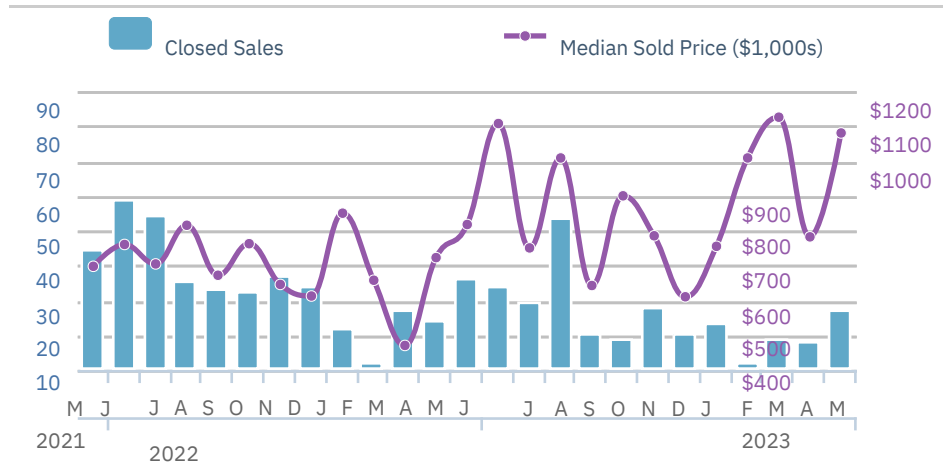
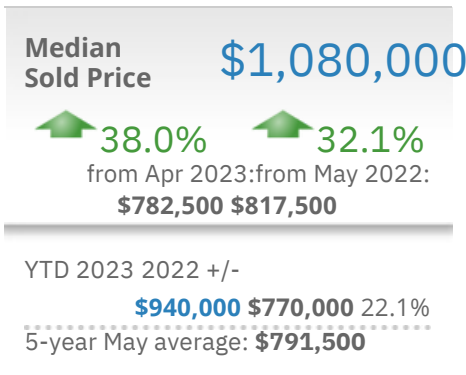
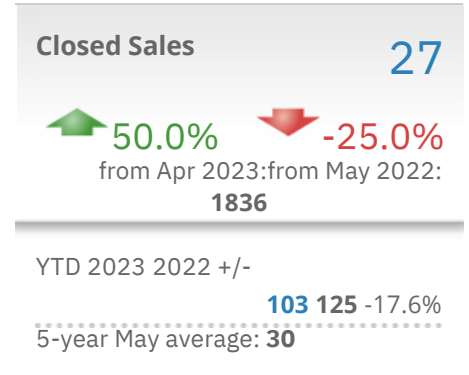
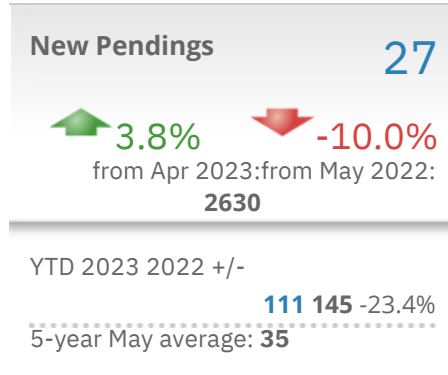
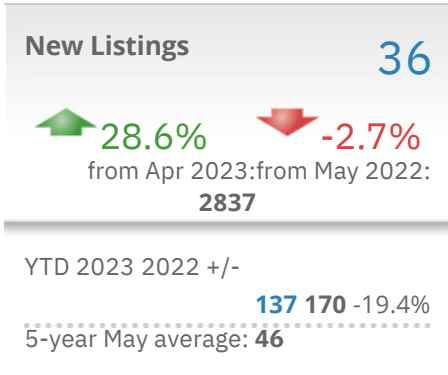
This activity resulted in a Contract Ratio of 1.60 pendings per active listing, up from 1.17 in April and a decrease from 4.50 in May 2022. The Contract Ratio is 30% lower than the 5-year May average of 2.30. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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

Radnor Township (Delaware, PA)

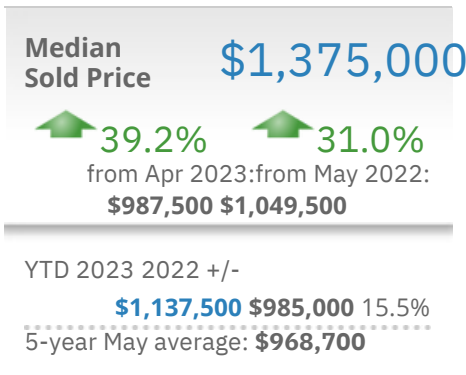
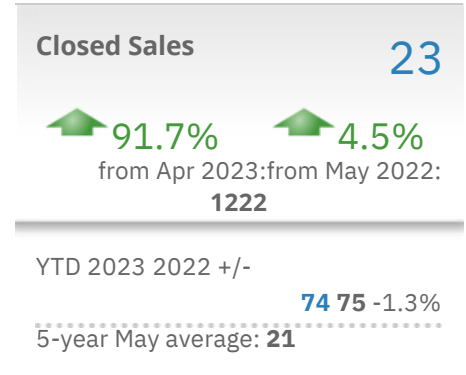
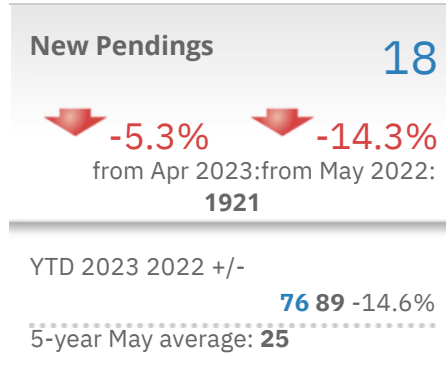
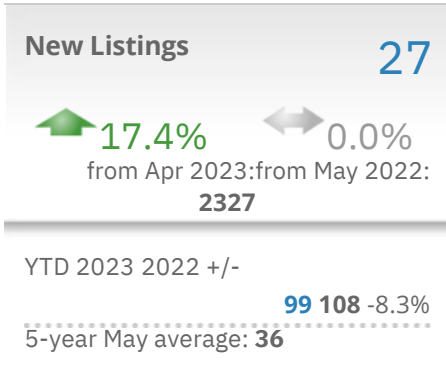
Email: adevice@tcsr.realtor



May 2023

Radnor Township (Delaware, PA) - Detached

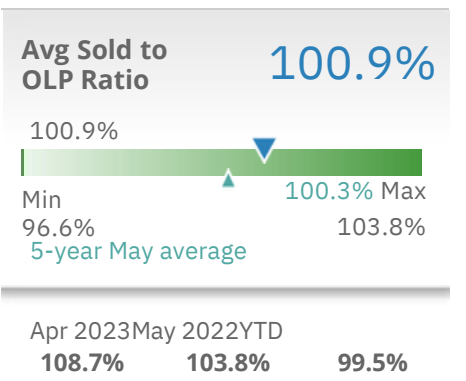
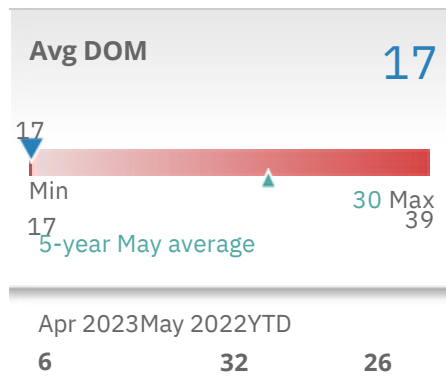
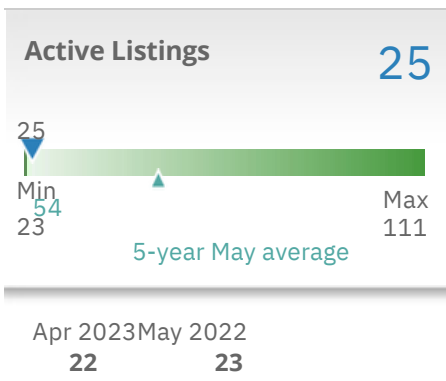
Tri-County Suburban REALTORS
Email: adevice@tcsr.realtor



Summary

In Radnor Township (Delaware, PA), the median sold price for Detached properties for May was \$1,375,000, representing an increase of 39.2% compared to last month and an increase of 31% from May 2022. The average days on market for units sold in May was 17 days, 44% below the 5-year May average of 30 days. There was a 5.3% month over month decrease in new contract activity with 18 New Pendings; a 14.7% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 29; and a 13.6% increase in supply to 25 active units.

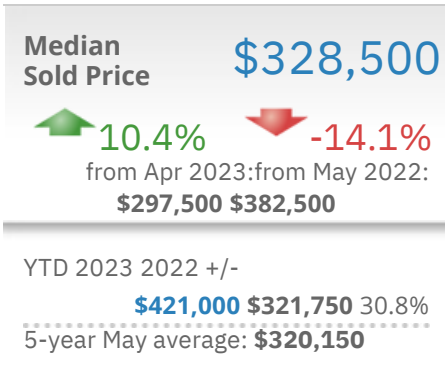
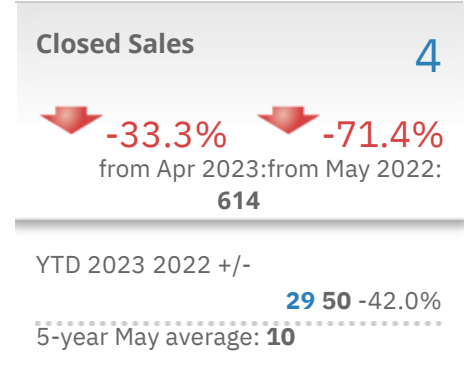
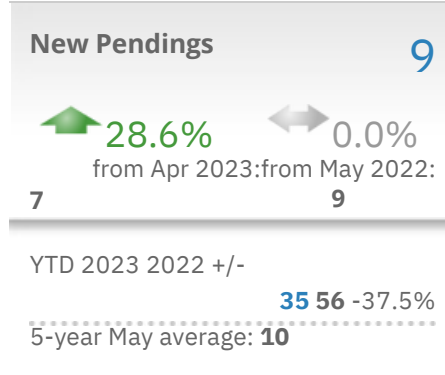
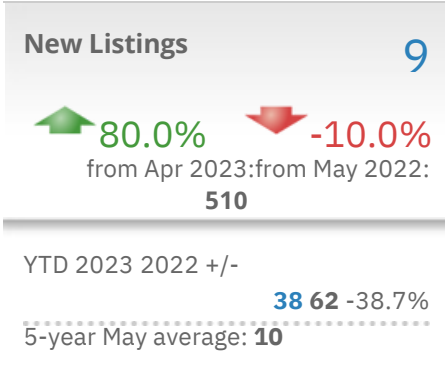
This activity resulted in a Contract Ratio of 1.16 pendings per active listing, down from 1.55 in April and a decrease from 1.74 in May 2022. The Contract Ratio is 10% lower than the 5-year May average of 1.29. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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

Radnor Township (Delaware, PA) - Attached

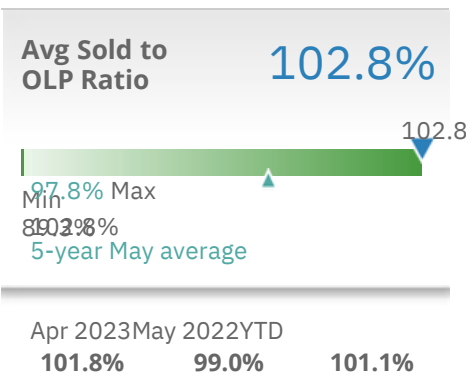
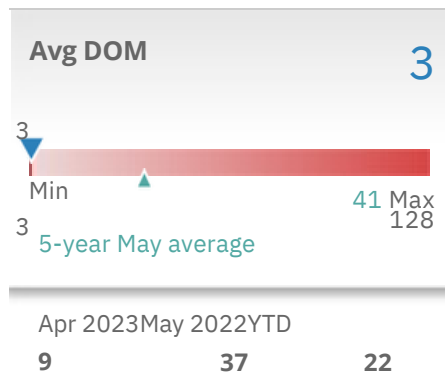
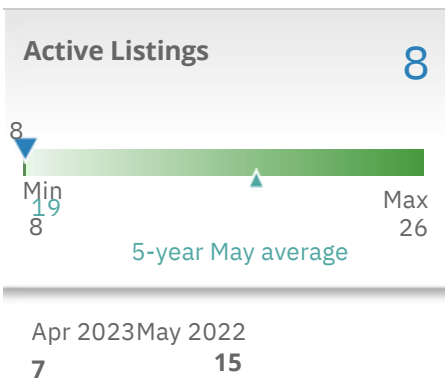
Tri-County Suburban REALTORS
Email: adeptice@tcsr.realtor



Summary

In Radnor Township (Delaware, PA), the median sold price for Attached properties for May was \$328,500, representing an increase of 10.4% compared to last month and a decrease of 14.1% from May 2022. The average days on market for units sold in May was 3 days, 93% below the 5-year May average of 41 days. There was a 28.6% month over month increase in new contract activity with 9 New Pendings; a 27.8% MoM increase in All Pendings (new contracts + contracts carried over from April) to 23; and a 14.3% increase in supply to 8 active units.

This activity resulted in a Contract Ratio of 2.88 pendings per active listing, up from 2.57 in April and an increase from 1.53 in May 2022. The Contract Ratio is 89% higher than the 5-year May average of 1.53. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



May 2023

Ridley (Delaware, PA)

Email: adevice@tcsr.realtor

New Listings 38

↔ 0.0% ↓ -19.1%

from Apr 2023: 3847 from May 2022: 3847

YTD 2023 2022 +/-

170 226 -24.8%

5-year May average: **58**

New Pendings 38

↑ 5.6% ↓ -17.4%

from Apr 2023: 3646 from May 2022: 3646

YTD 2023 2022 +/-

161 211 -23.7%

5-year May average: **54**

Closed Sales 31

↓ -11.4% ↓ -29.5%

from Apr 2023: 3544 from May 2022: 3544

YTD 2023 2022 +/-

132 194 -32.0%

5-year May average: **43**

Median Sold Price \$287,800

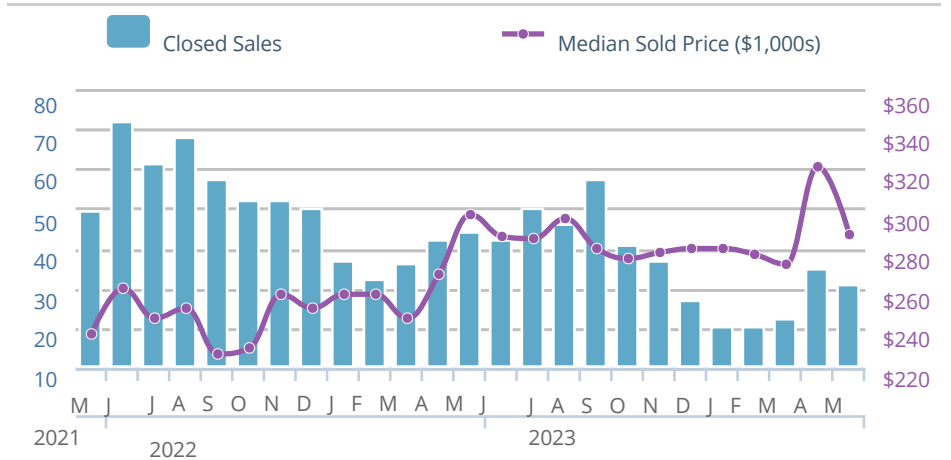
↓ -10.5% ↓ -3.3%

from Apr 2023: \$321,500 from May 2022: \$297,500

YTD 2023 2022 +/-

\$286,900 \$266,000 7.9%

5-year May average: **\$251,140**



Active Listings 24

24

Min 47 Max 104

5-year May average 104

Apr 2023 17 May 2022 21

Avg DOM 13

13

Min 9 Max 34

5-year May average 20

Apr 2023 18 May 2022 9 YTD 23

Avg to Sold OLP Ratio 104.3%

104.3%

Min 96.8% Max 106.9%

5-year May average 101.4%

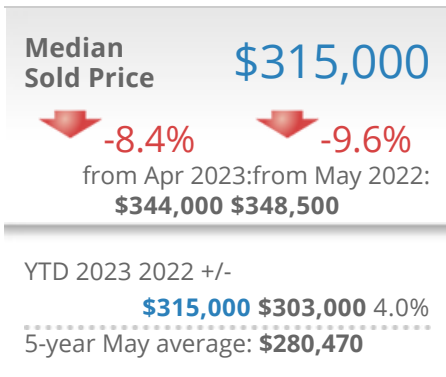
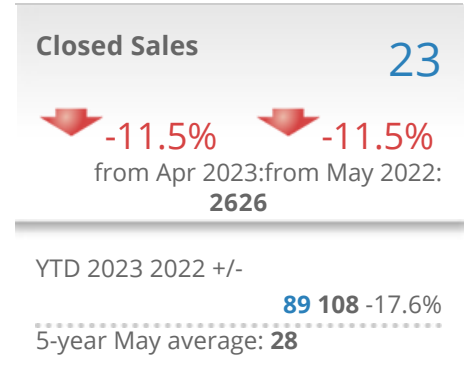
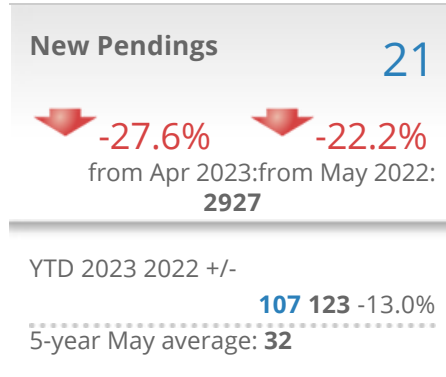
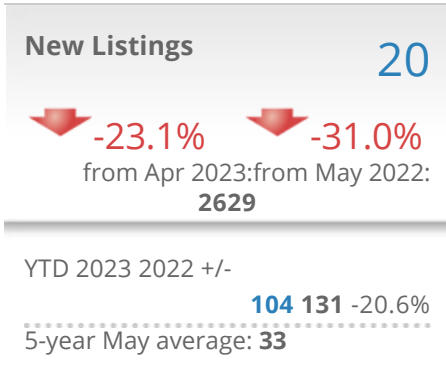
Apr 2023 102.0% May 2022 106.9% YTD 100.3%

May 2023

Ridley (Delaware, PA) - Detached

Tri-County Suburban REALTORS

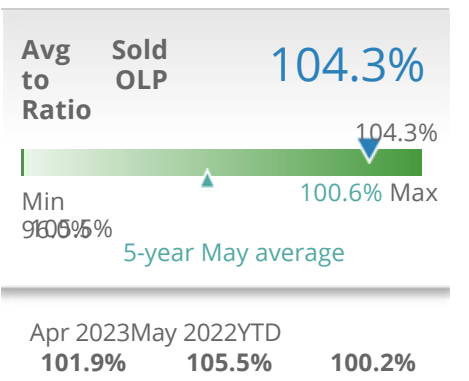
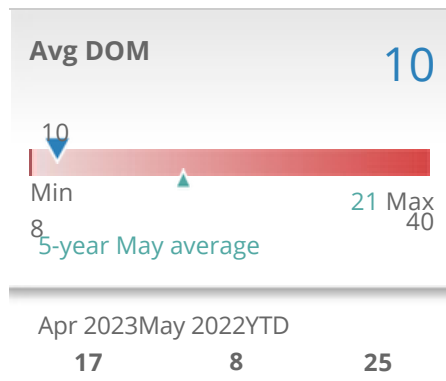
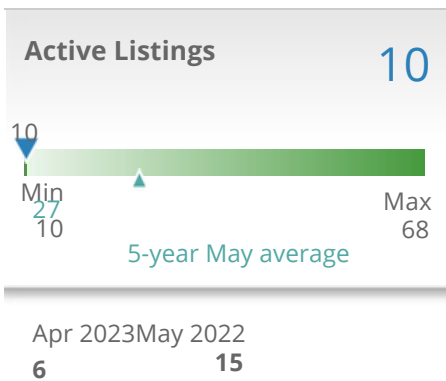
Email: adepece@tcsr.realtor



Summary

In Ridley (Delaware, PA), the median sold price for Detached properties for May was \$315,000, representing a decrease of 8.4% compared to last month and a decrease of 9.6% from May 2022. The average days on market for units sold in May was 10 days, 52% below the 5-year May average of 21 days. There was a 27.6% month over month decrease in new contract activity with 21 New Pendings; a 10.3% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 35; and a 66.7% increase in supply to 10 active units.

This activity resulted in a Contract Ratio of 3.50 pendings per active listing, down from 6.50 in April and an increase from 2.73 in May 2022. The Contract Ratio is 31% higher than the 5-year May average of 2.67. 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.

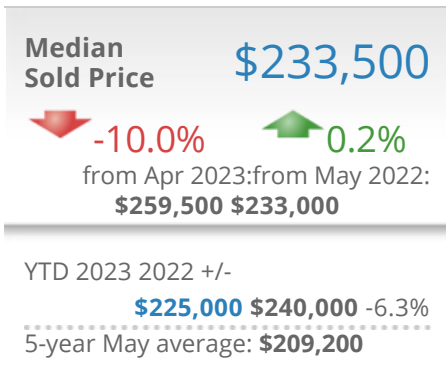
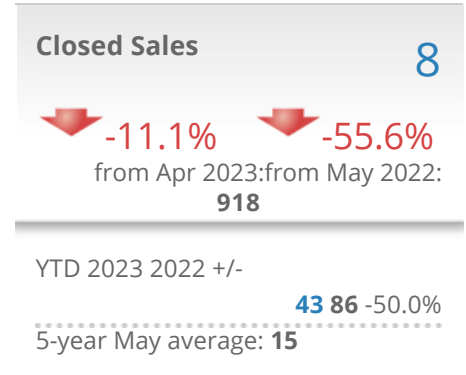
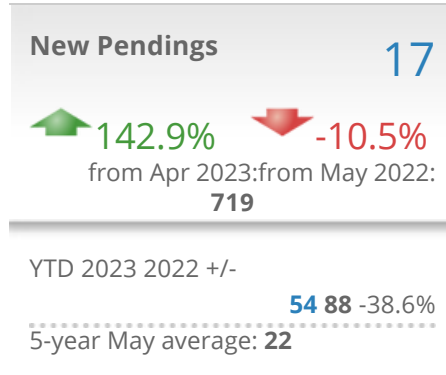
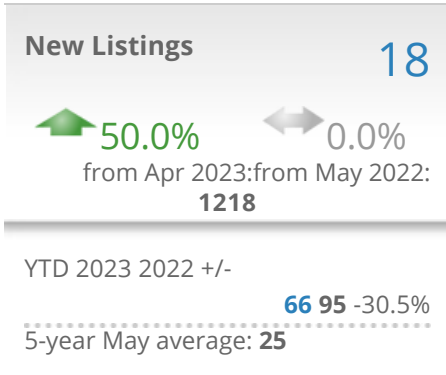


May 2023

Ridley (Delaware, PA) - Attached

Tri-County Suburban REALTORS

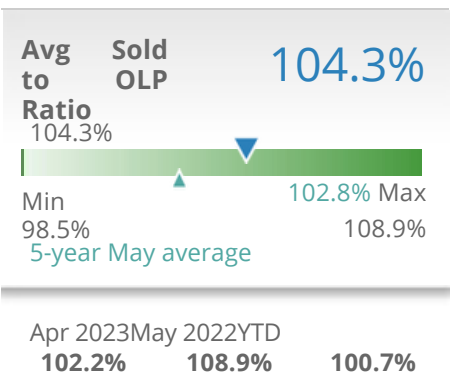
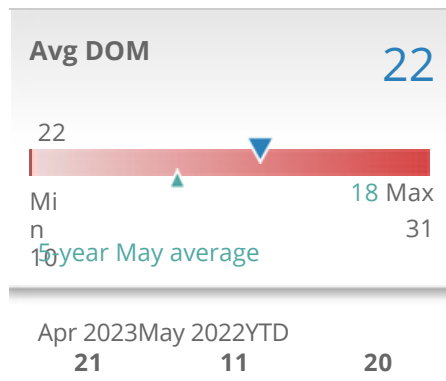
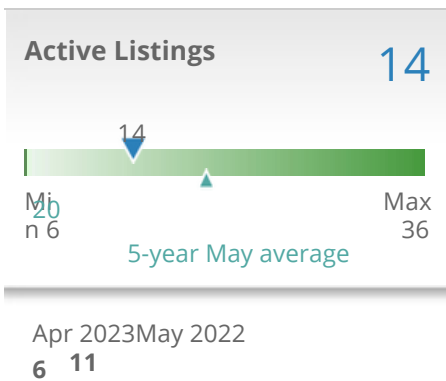
Email: adevice@tcsr.realtor



Summary

In Ridley (Delaware, PA), the median sold price for Attached properties for May was \$233,500, representing a decrease of 10% compared to last month and an increase of 0.2% from May 2022. The average days on market for units sold in May was 22 days, 22% above the 5-year May average of 18 days. There was a 142.9% month over month increase in new contract activity with 17 New Pendings; an 81.8% MoM increase in All Pendings (new contracts + contracts carried over from April) to 20; and a 27.3% increase in supply to 14 active units.

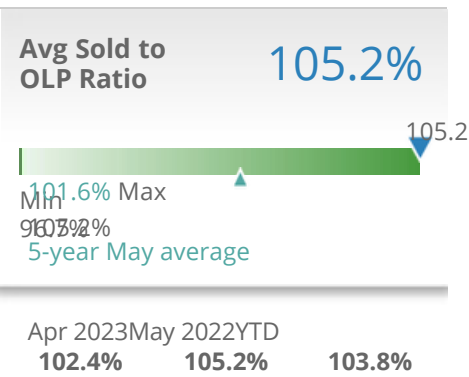
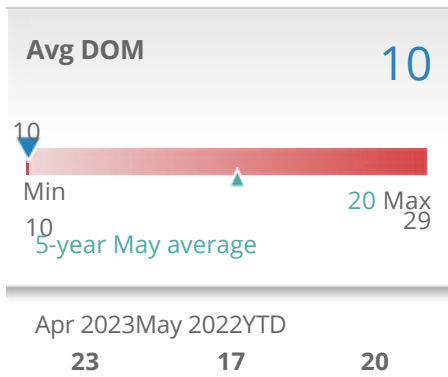
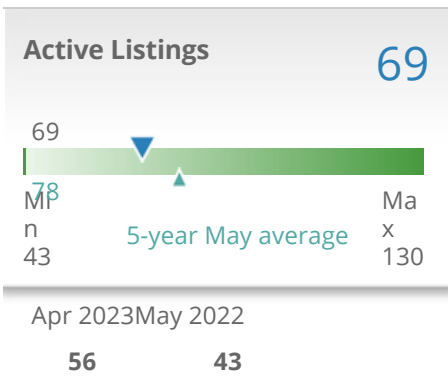
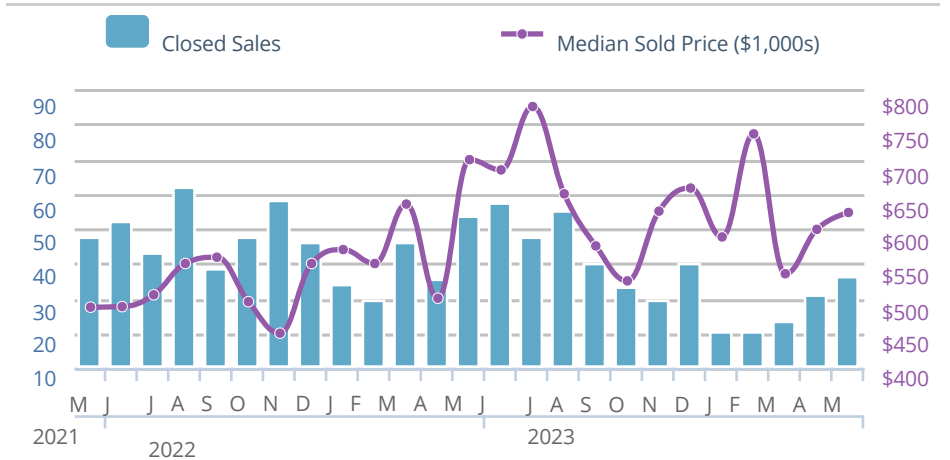
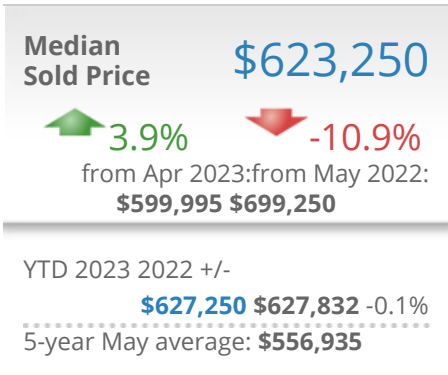
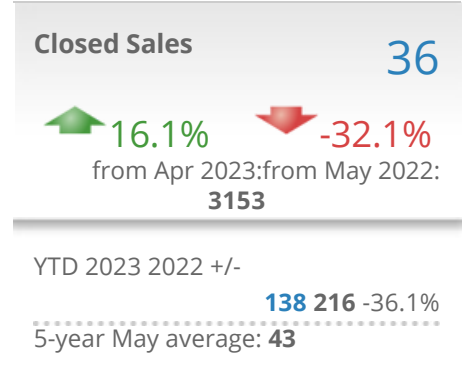
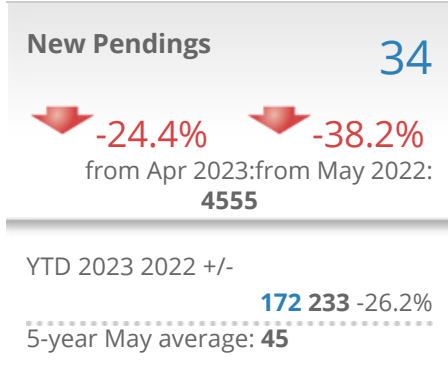
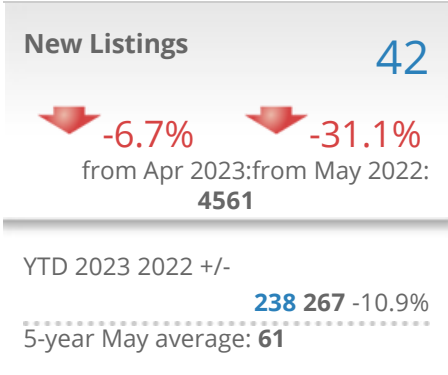
This activity resulted in a Contract Ratio of 1.43 pendings per active listing, up from 1.00 in April and a decrease from 4.33 in May 2022. The Contract Ratio is 32% lower than the 5-year May average of 2.10. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



May 2023

Rose Tree Media (Delaware, PA)

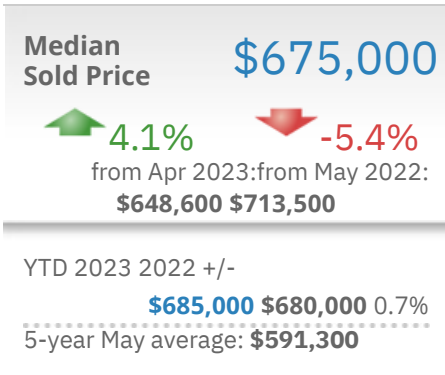
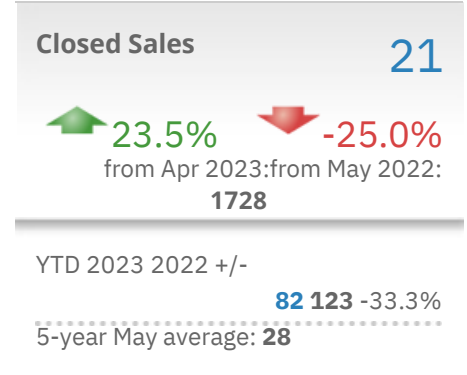
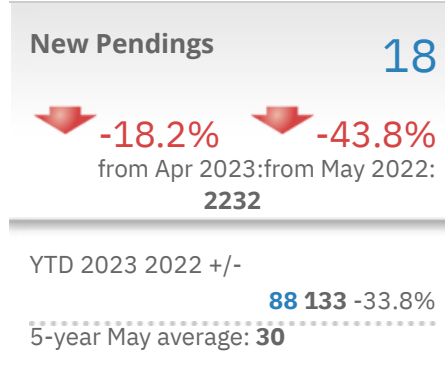
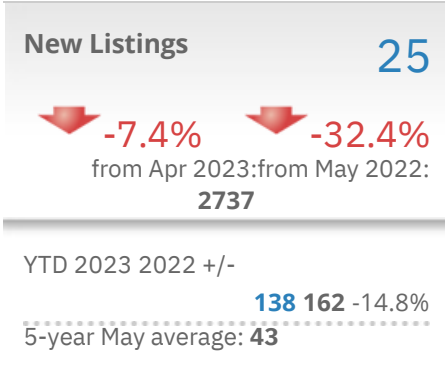
Email: adevice@tcsr.realtor



May 2023

Rose Tree Media (Delaware, PA) - Detached

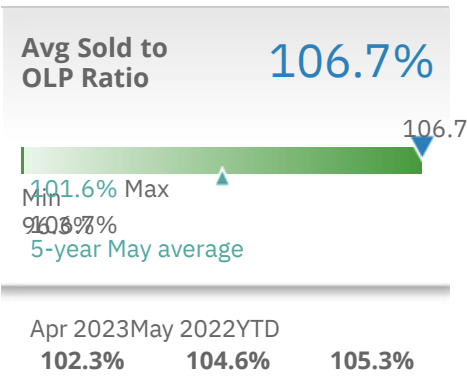
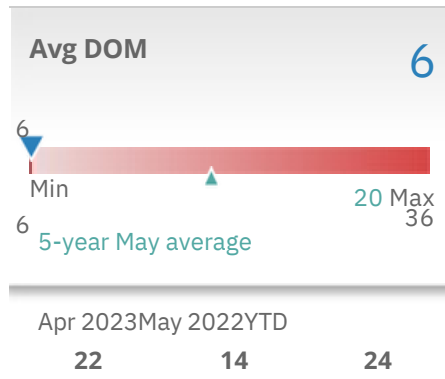
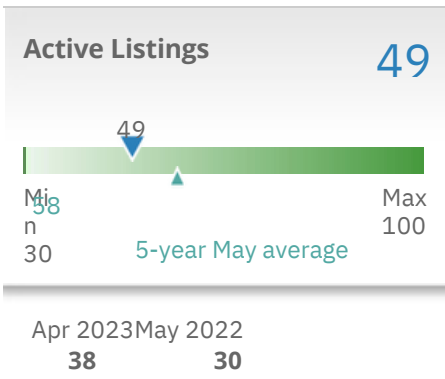
Tri-County Suburban REALTORS
Email: adeptice@tcsr.realtor



Summary

In Rose Tree Media (Delaware, PA), the median sold price for Detached properties for May was \$675,000, representing an increase of 4.1% compared to last month and a decrease of 5.4% from May 2022. The average days on market for units sold in May was 6 days, 70% below the 5-year May average of 20 days. There was an 18.2% month over month decrease in new contract activity with 18 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from April) with 32; and a 28.9% increase in supply to 49 active units.

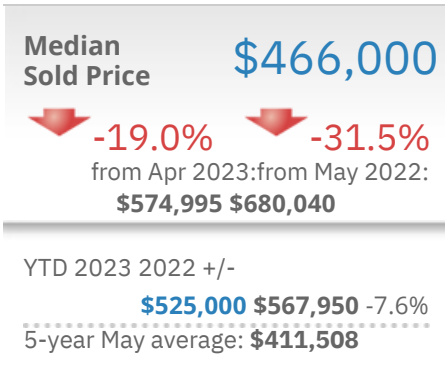
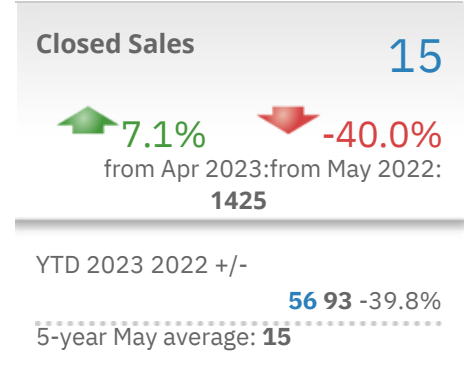
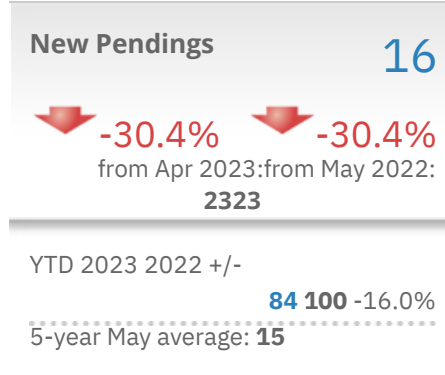
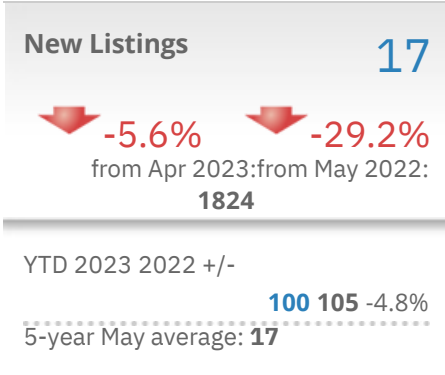
This activity resulted in a Contract Ratio of 0.65 pendencies per active listing, down from 0.84 in April and a decrease from 1.93 in May 2022. The Contract Ratio is 41% lower than the 5-year May average of 1.10. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



May 2023

Rose Tree Media (Delaware, PA) - Attached

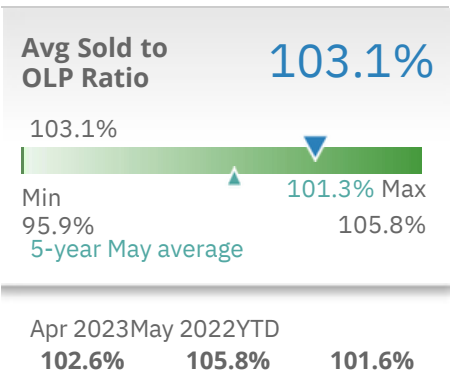
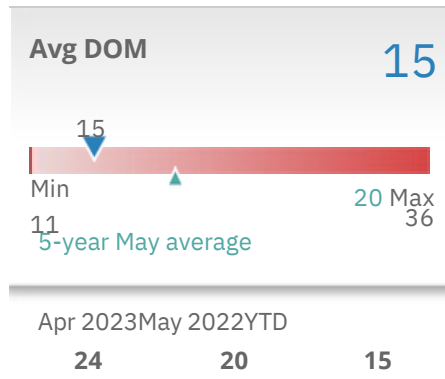
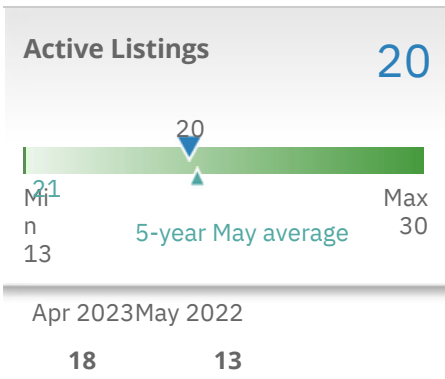
Tri-County Suburban REALTORS
Email: adeptice@tcsr.realtor



Summary

In Rose Tree Media (Delaware, PA), the median sold price for Attached properties for May was \$466,000, representing a decrease of 19% compared to last month and a decrease of 31.5% from May 2022. The average days on market for units sold in May was 15 days, 27% below the 5-year May average of 20 days. There was a 30.4% month over month decrease in new contract activity with 16 New Pending; a 3.2% MoM decrease in All Pending (new contracts + contracts carried over from April) to 61; and an 11.1% increase in supply to 20 active units.

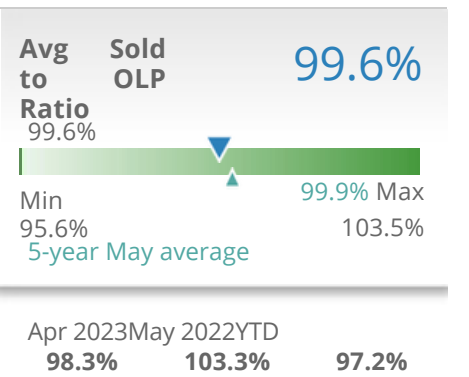
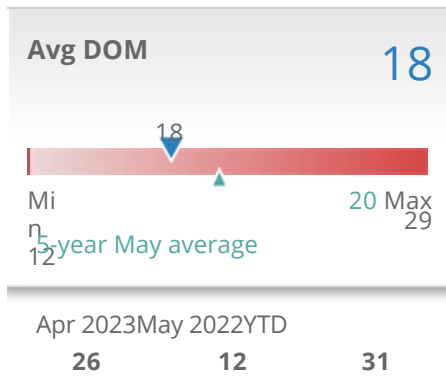
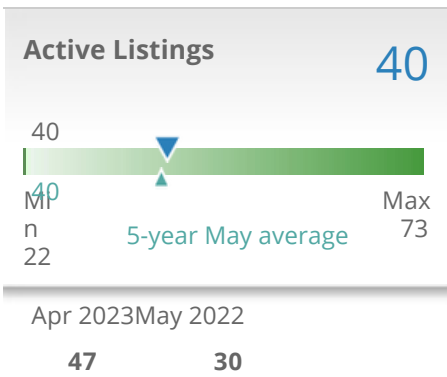
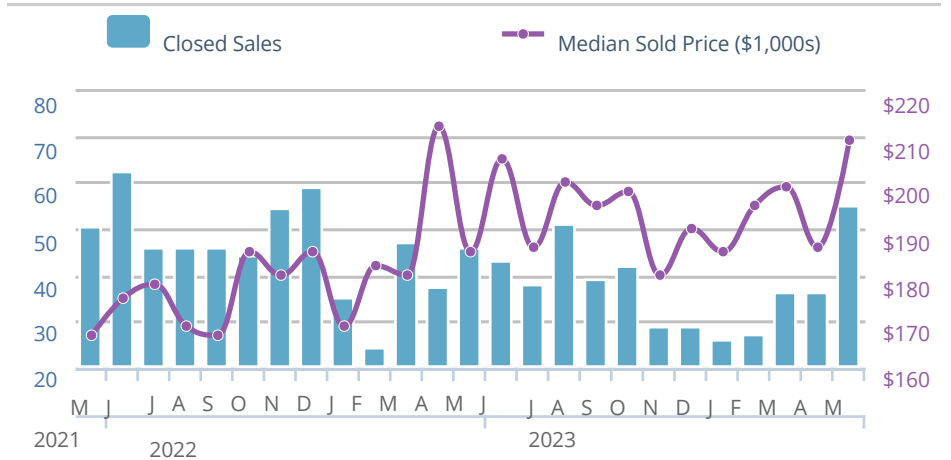
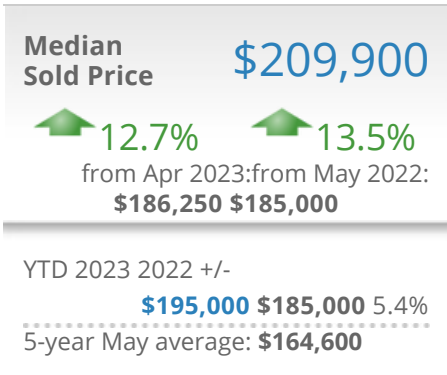
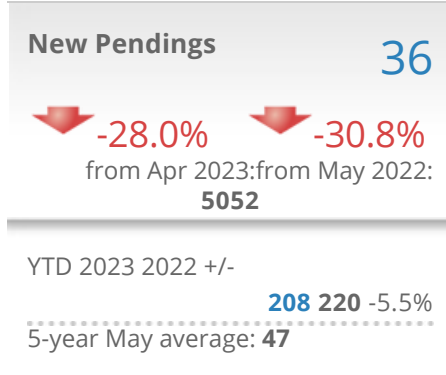
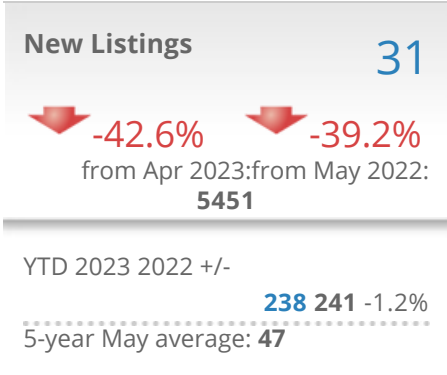
This activity resulted in a Contract Ratio of 3.05 pending per active listing, down from 3.50 in April and a decrease from 5.54 in May 2022. The Contract Ratio is 10% higher than the 5-year May average of 2.78. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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

Southeast Delco (Delaware, PA)

Email: adevice@tcsr.realtor

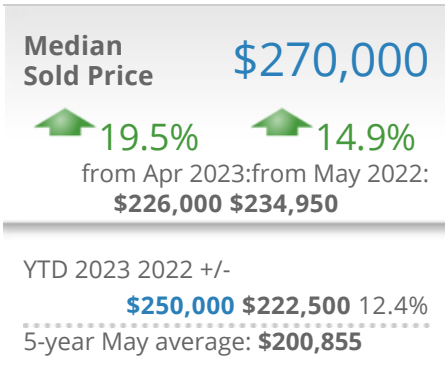
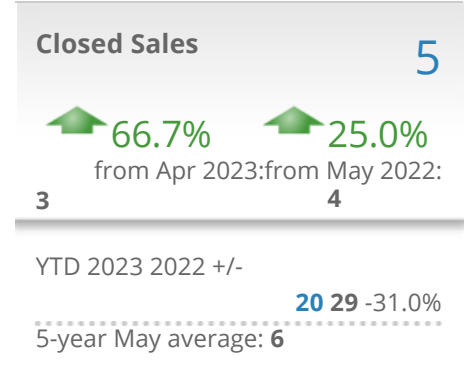
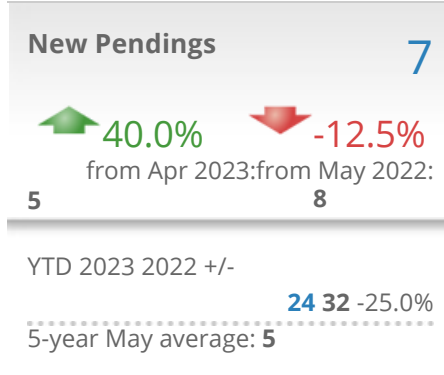
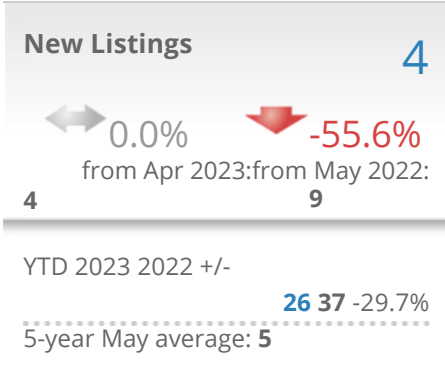


May 2023

Southeast Delco (Delaware, PA) - Detached

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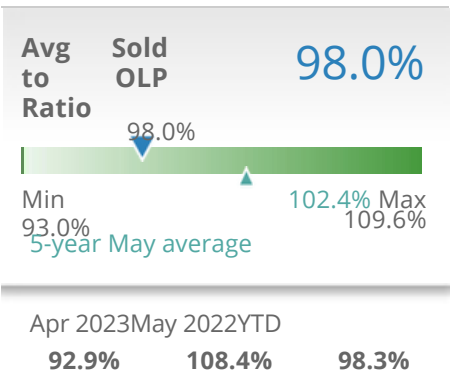
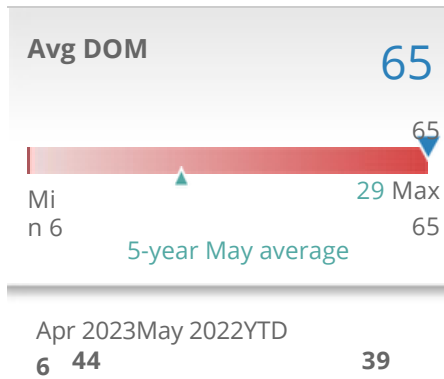
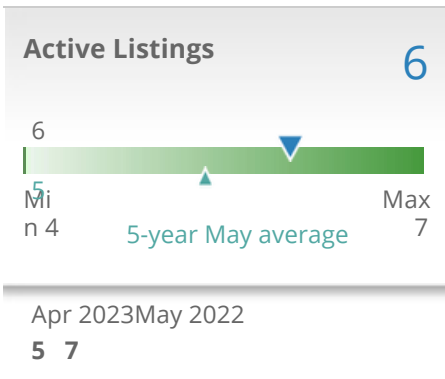
Email: adepice@tcsr.realtor



Summary

In Southeast Delco (Delaware, PA), the median sold price for Detached properties for May was \$270,000, representing an increase of 19.5% compared to last month and an increase of 14.9% from May 2022. The average days on market for units sold in May was 65 days, 123% above the 5-year May average of 29 days. There was a 40% month over month increase in new contract activity with 7 New Pendings; a 12.5% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 7; and a 20% increase in supply to 6 active units.

This activity resulted in a Contract Ratio of 1.17 pendings per active listing, down from 1.60 in April and a decrease from 1.57 in May 2022. The Contract Ratio is 26% lower than the 5-year May average of 1.58. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

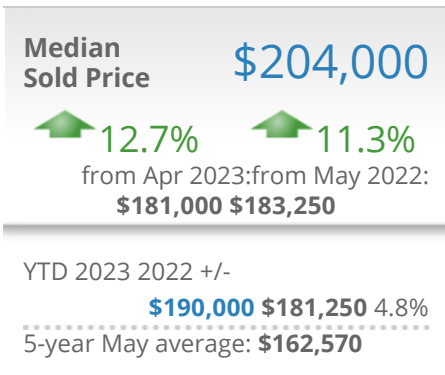
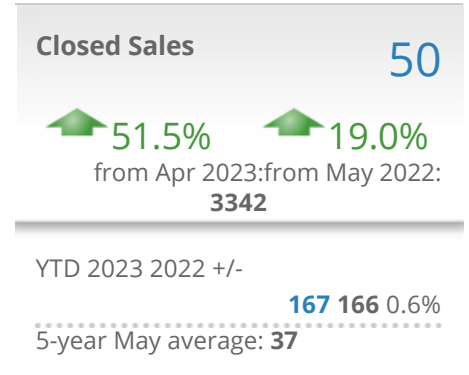
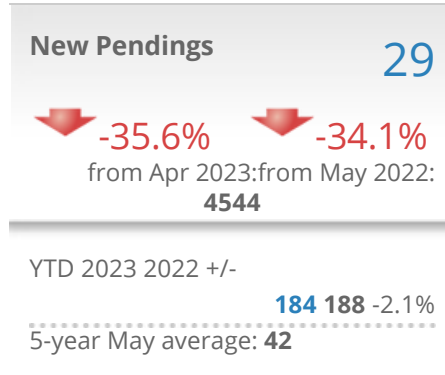
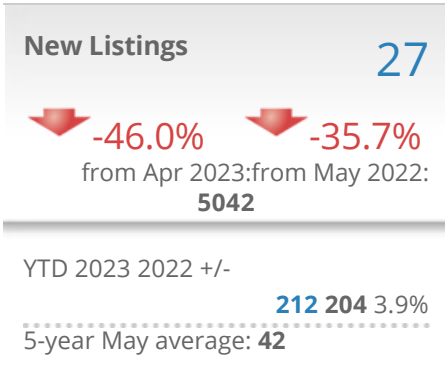


May 2023

Southeast Delco (Delaware, PA) - Attached

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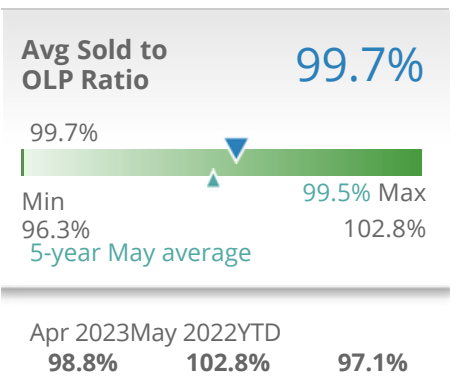
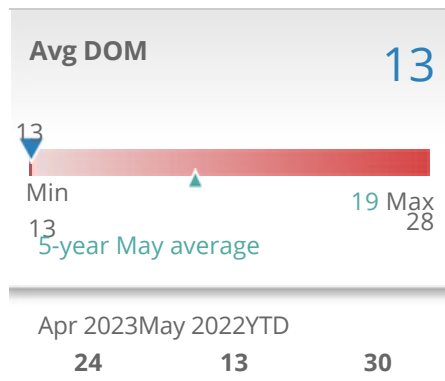
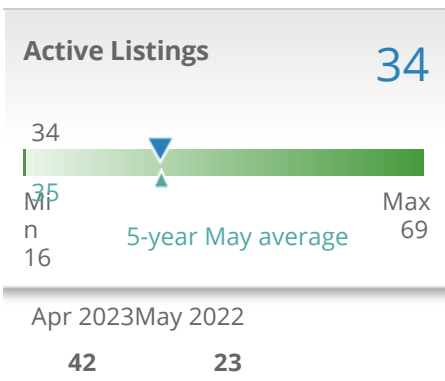
Email: adepice@tcsr.realtor



Summary

In Southeast Delco (Delaware, PA), the median sold price for Attached properties for May was \$204,000, representing an increase of 12.7% compared to last month and an increase of 11.3% from May 2022. The average days on market for units sold in May was 13 days, 33% below the 5-year May average of 19 days. There was a 35.6% month over month decrease in new contract activity with 29 New Pendings; a 34.8% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 45; and a 19% decrease in supply to 34 active units.

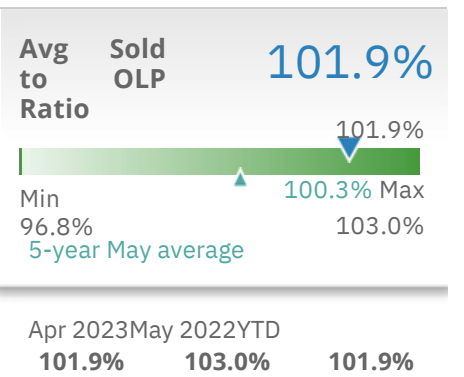
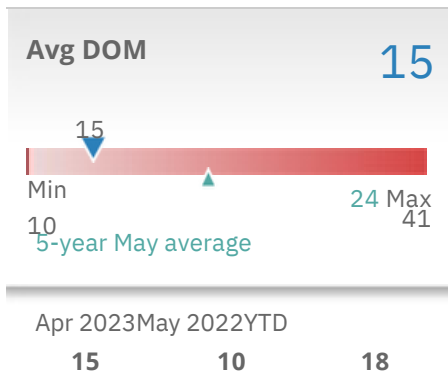
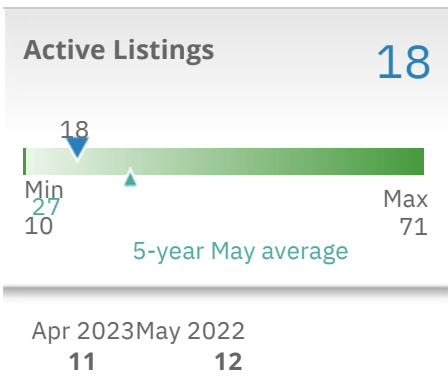
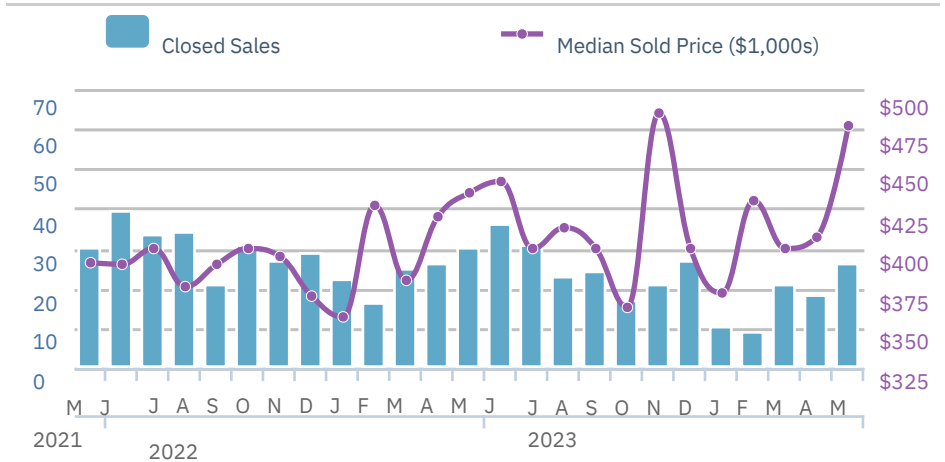
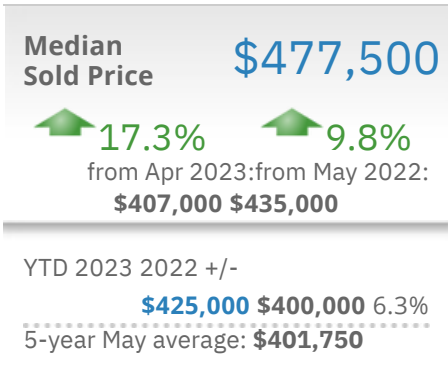
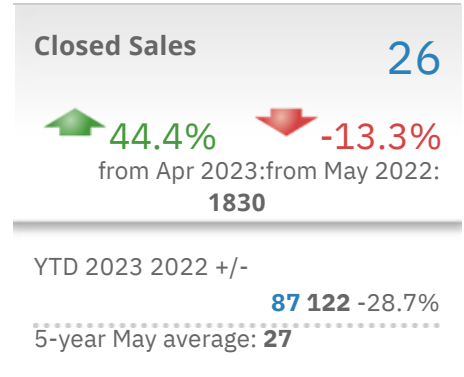
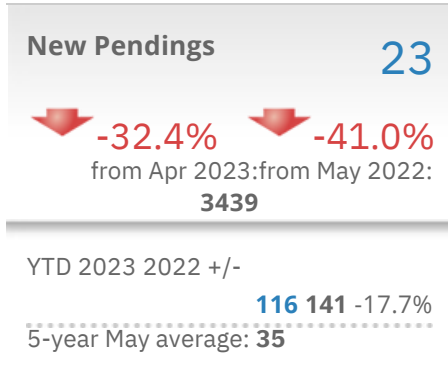
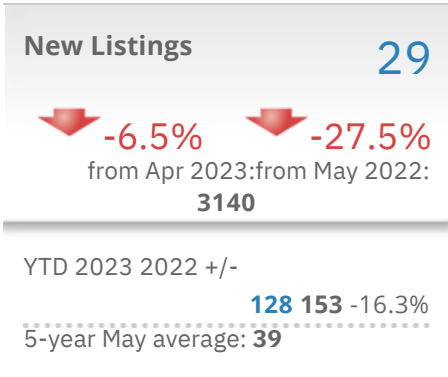
This activity resulted in a Contract Ratio of 1.32 pendings per active listing, down from 1.64 in April and a decrease from 2.57 in May 2022. The Contract Ratio is 44% lower than the 5-year May average of 2.37. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



May 2023

Springfield (Delaware, PA)

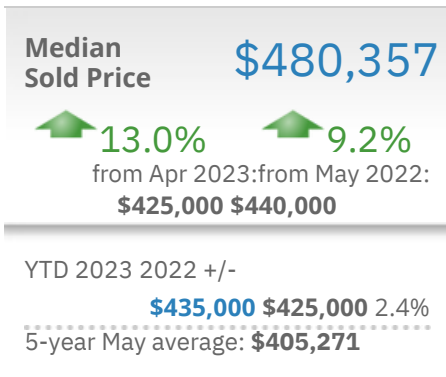
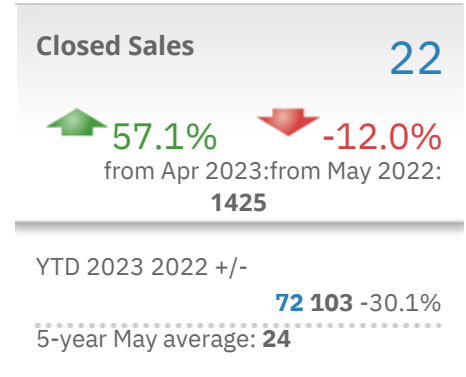
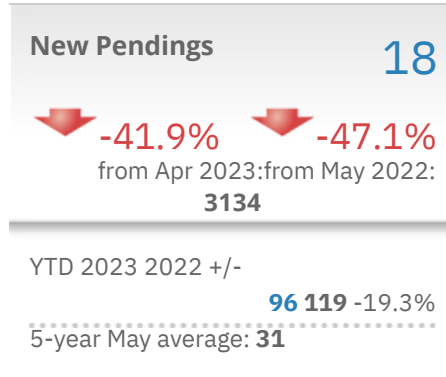
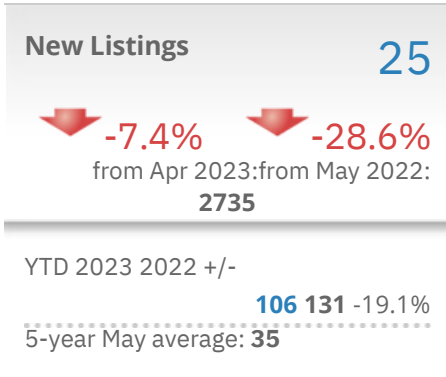
Email: adevice@tcsr.realtor



May 2023

Springfield (Delaware, PA) - Detached

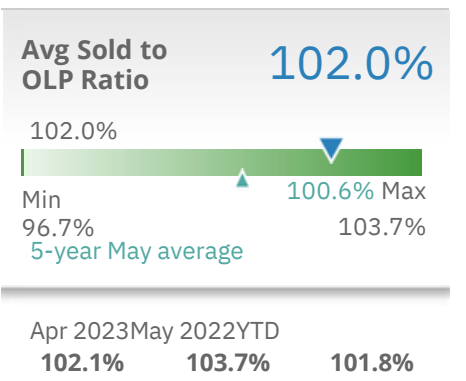
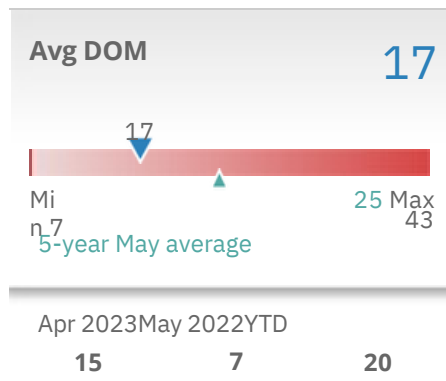
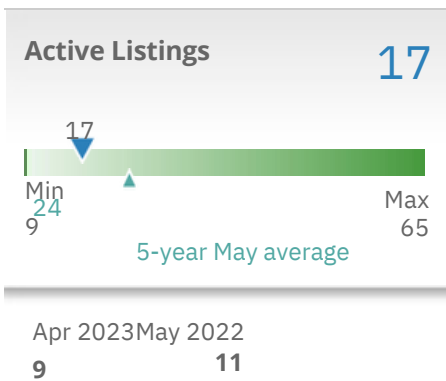
Tri-County Suburban REALTORS
Email: adevice@tcsr.realtor



Summary

In Springfield (Delaware, PA), the median sold price for Detached properties for May was \$480,357, representing an increase of 13% compared to last month and an increase of 9.2% from May 2022. The average days on market for units sold in May was 17 days, 31% below the 5-year May average of 25 days. There was a 41.9% month over month decrease in new contract activity with 18 New Pendings; a 12.5% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 35; and an 88.9% increase in supply to 17 active units.

This activity resulted in a Contract Ratio of 2.06 pendings per active listing, down from 4.44 in April and a decrease from 3.91 in May 2022. The Contract Ratio is 26% lower than the 5-year May average of 2.78. 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.

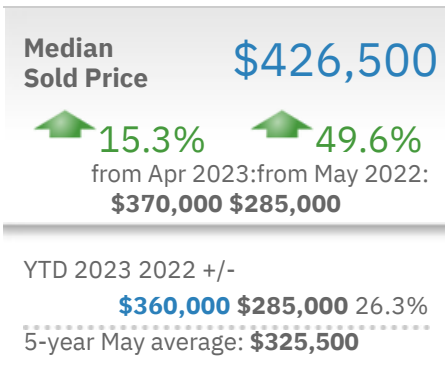
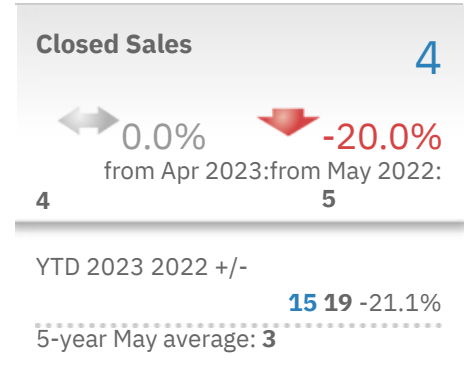
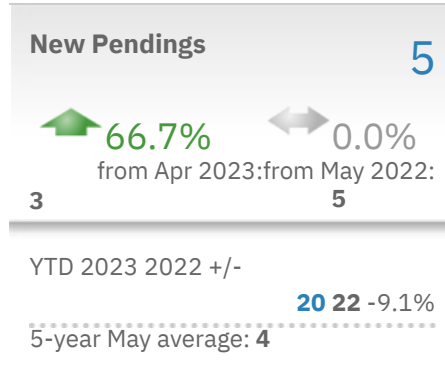
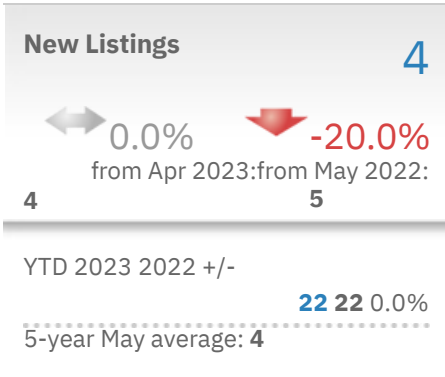


May 2023

Springfield (Delaware, PA) - Attached

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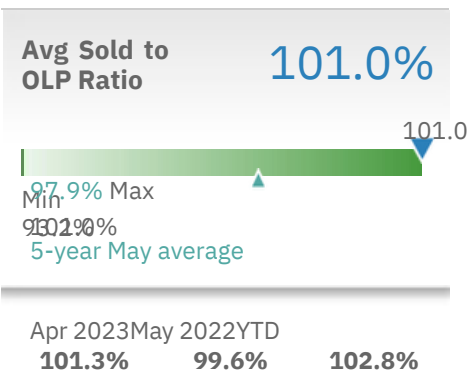
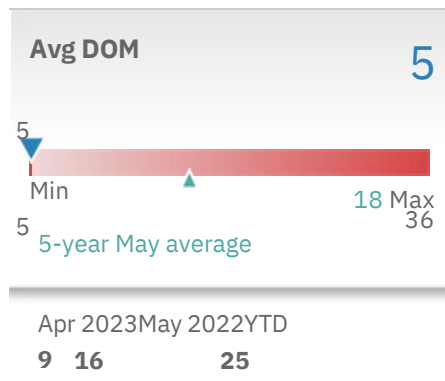
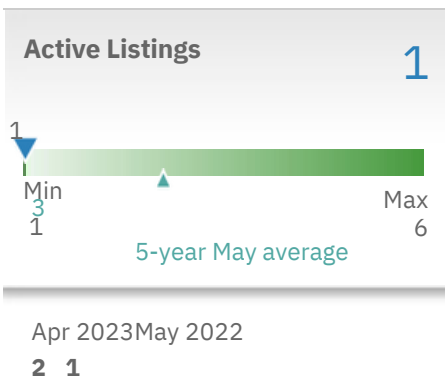
Email: adevice@tcsr.realtor



Summary

In Springfield (Delaware, PA), the median sold price for Attached properties for May was \$426,500, representing an increase of 15.3% compared to last month and an increase of 49.6% from May 2022. The average days on market for units sold in May was 5 days, 72% below the 5-year May average of 18 days. There was a 66.7% month over month increase in new contract activity with 5 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from April) with 5; and a 50% decrease in supply to 1 active units.

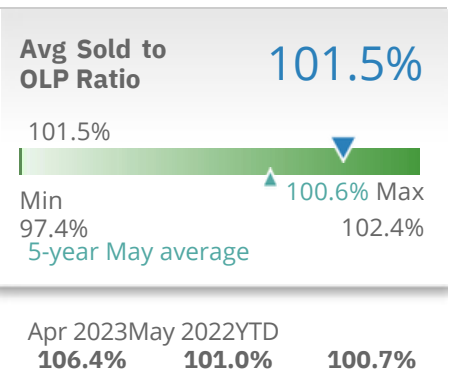
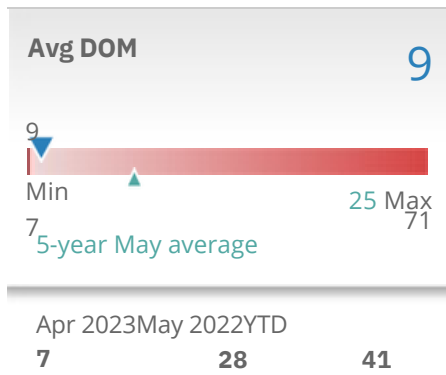
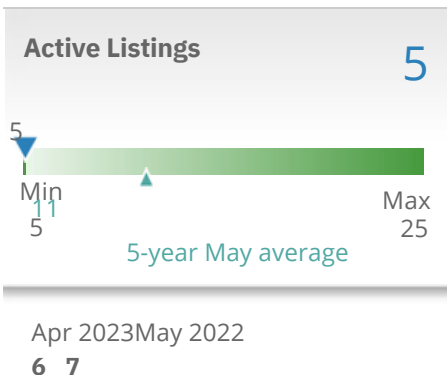
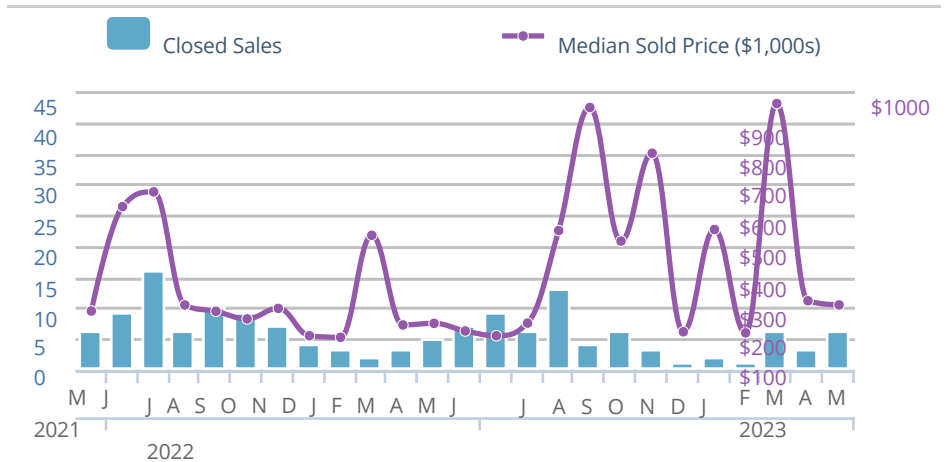
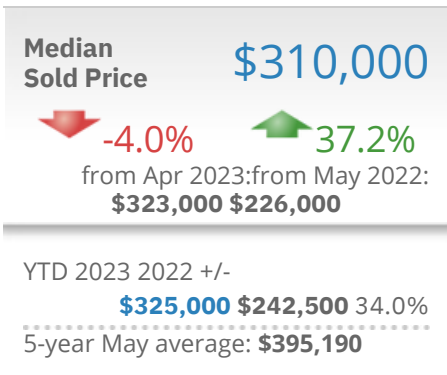
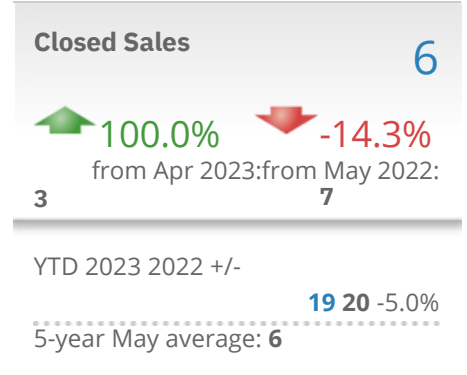
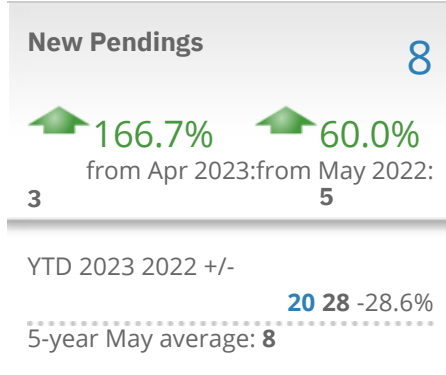
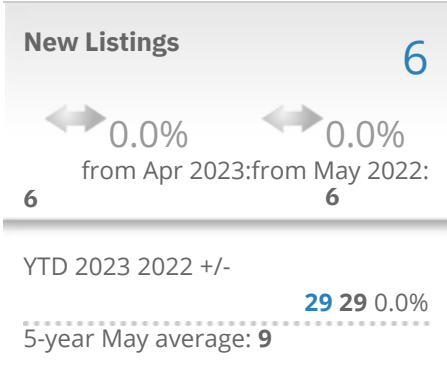
This activity resulted in a Contract Ratio of 5.00 pendings per active listing, up from 2.50 in April and no change from May 2022. The Contract Ratio is 51% higher than the 5-year May average of 3.32. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates 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

Unionville-Chadds Ford (Delaware, PA)

Email: adepece@tcsr.realtor

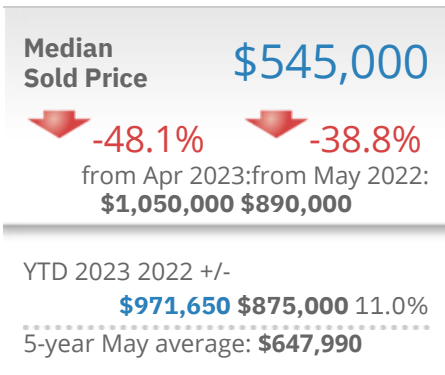
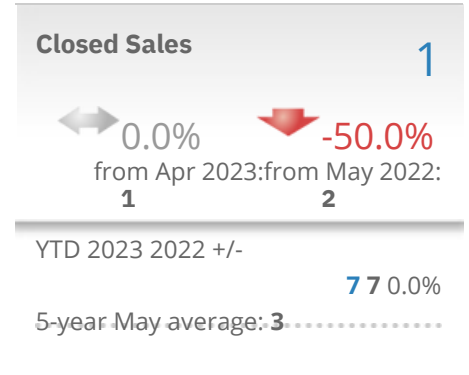
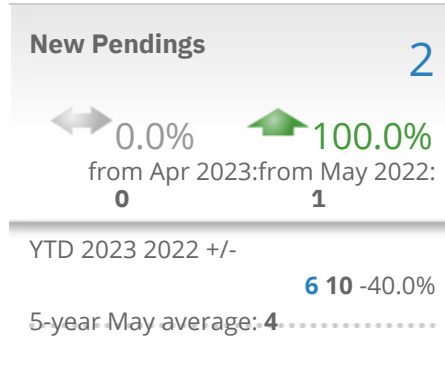
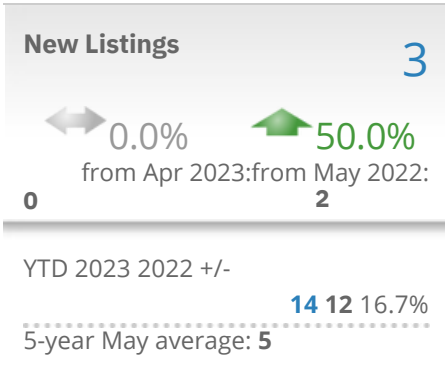


May 2023

Unionville-Chadds Ford (Delaware, PA) - Detached

Tri-County Suburban REALTORS

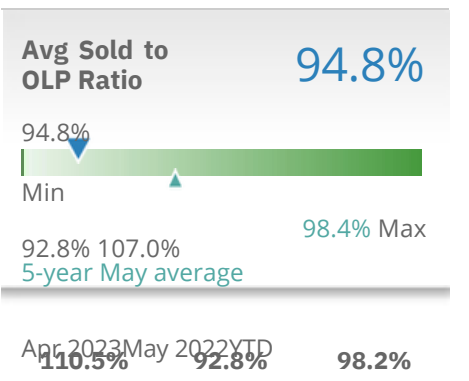
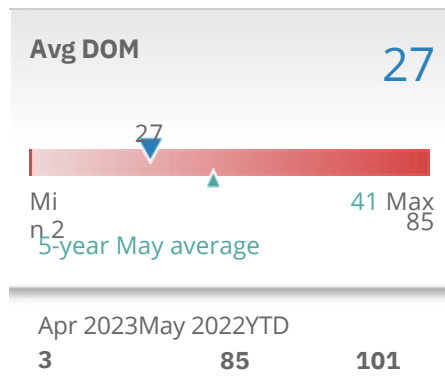
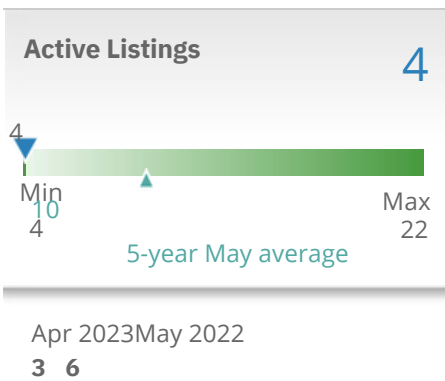
Email: adepice@tcsr.realtor



Summary

In Unionville-Chadds Ford (Delaware, PA), the median sold price for Detached properties for May was \$545,000, representing a decrease of 48.1% compared to last month and a decrease of 38.8% from May 2022. The average days on market for units sold in May was 27 days, 35% below the 5-year May average of 41 days. There was a 0% month over month increase in new contract activity with 2 New Pendings; a 0% MoM increase in All Pendings (new contracts + contracts carried over from April) to 1; and a 33.3% increase in supply to 4 active units.

This activity resulted in a Contract Ratio of 0.25 pendings per active listing, up from 0.00 in April and a decrease from 0.83 in May 2022. The Contract Ratio is 60% lower than the 5-year May average of 0.63. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

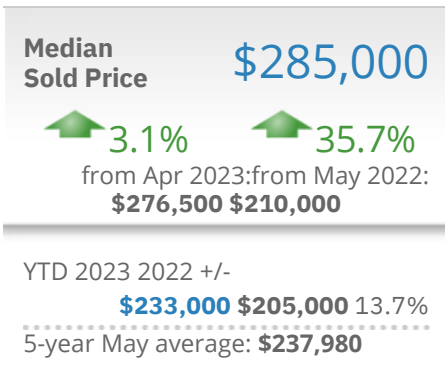
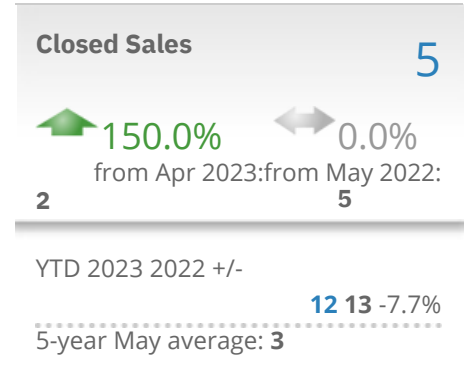
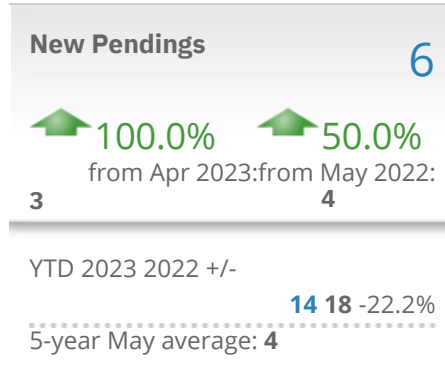
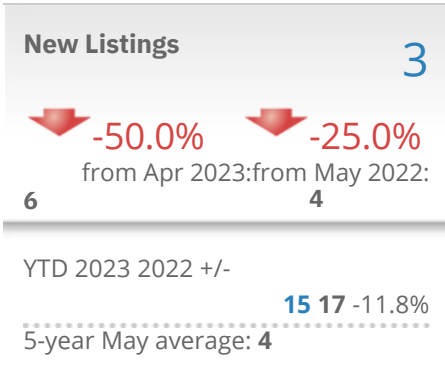


May 2023

Unionville-Chadds Ford (Delaware, PA) - Attached

Tri-County Suburban REALTORS

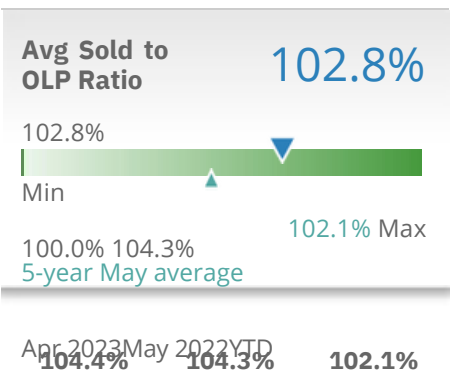
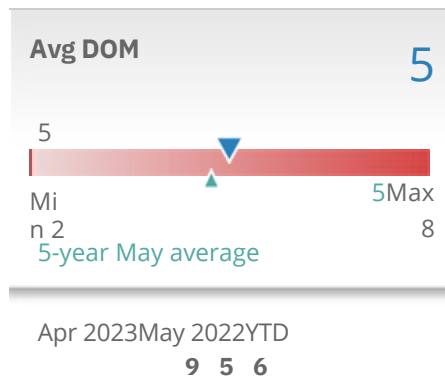
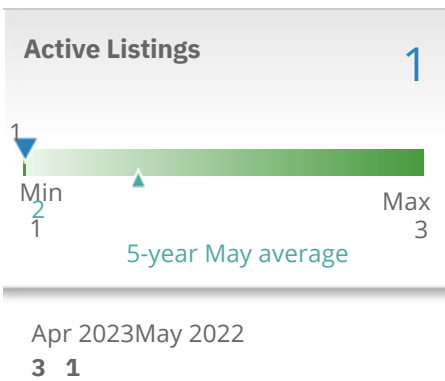
Email: adevice@tcsr.realtor



Summary

In Unionville-Chadds Ford (Delaware, PA), the median sold price for Attached properties for May was \$285,000, representing an increase of 3.1% compared to last month and an increase of 35.7% from May 2022. The average days on market for units sold in May was 5 days, 4% above the 5-year May average of 5 days. There was a 100% month over month increase in new contract activity with 6 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from April) with 3; and a 66.7% decrease in supply to 1 active units.

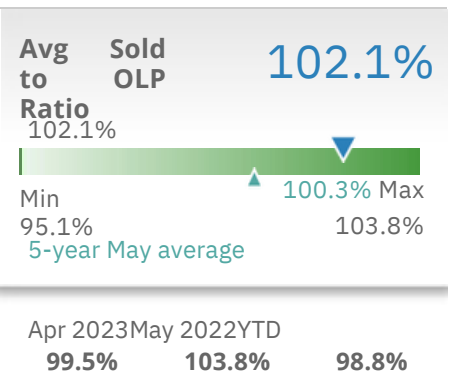
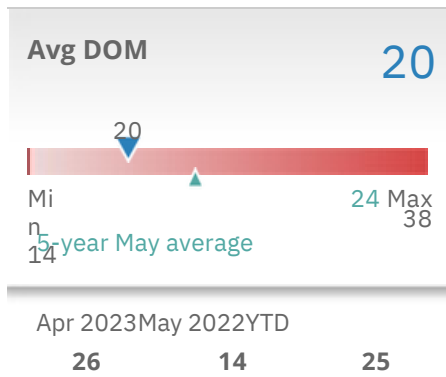
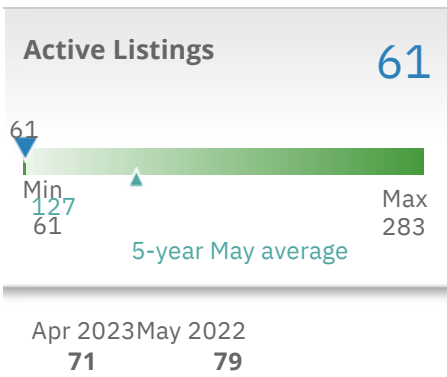
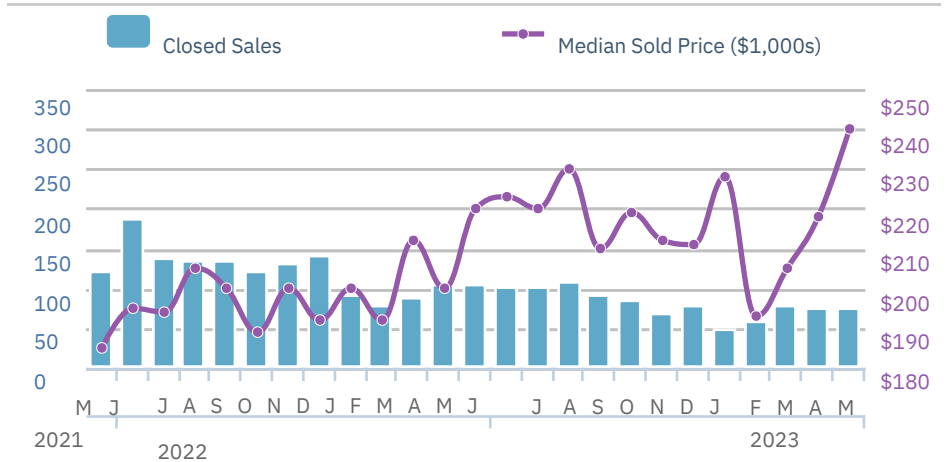
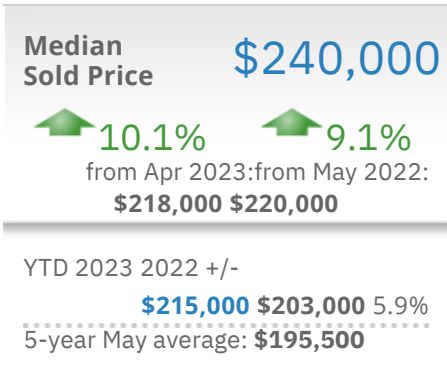
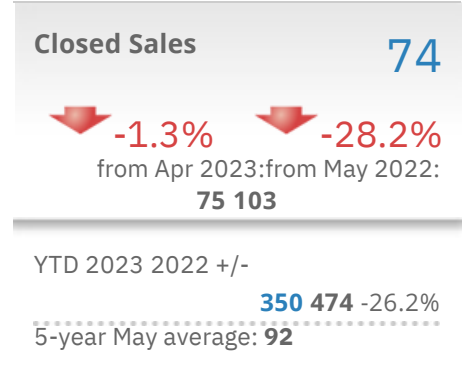
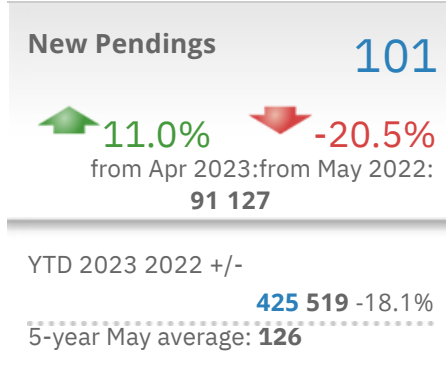
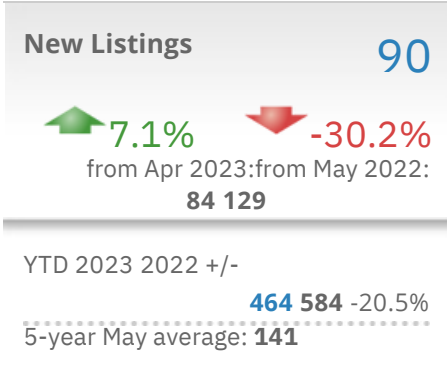
This activity resulted in a Contract Ratio of 3.00 pendings per active listing, up from 1.00 in April and a decrease from 6.00 in May 2022. The Contract Ratio is 21% lower than the 5-year May average of 3.80. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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

Upper Darby (Delaware, PA)

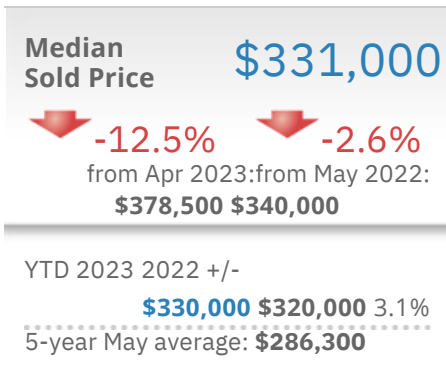
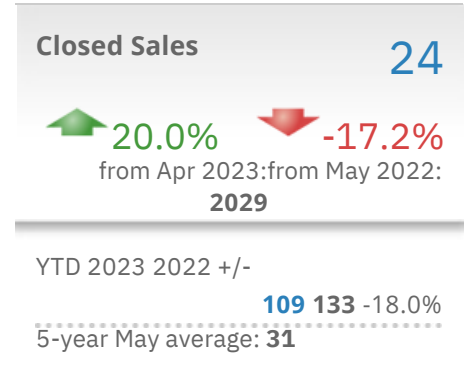
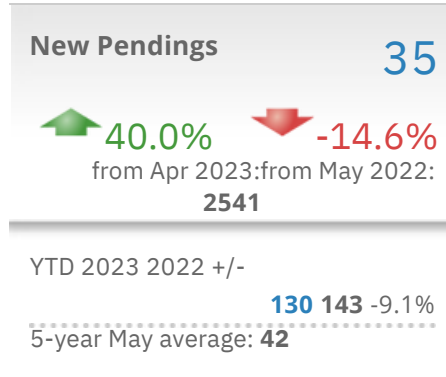
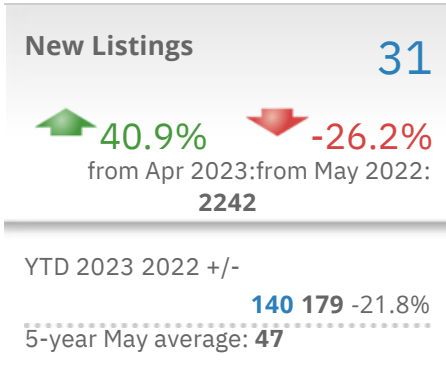
Email: adevice@tcsr.realtor



May 2023

Upper Darby (Delaware, PA) - Detached

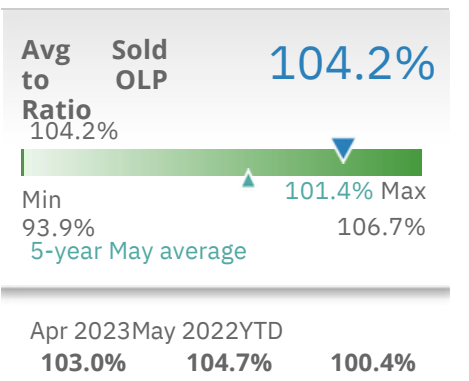
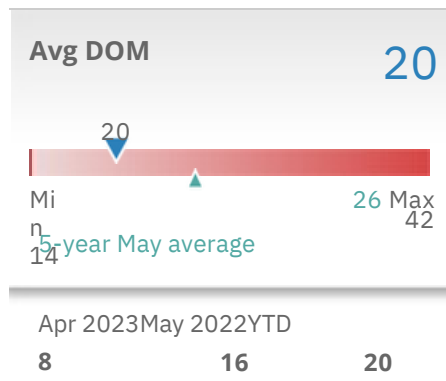
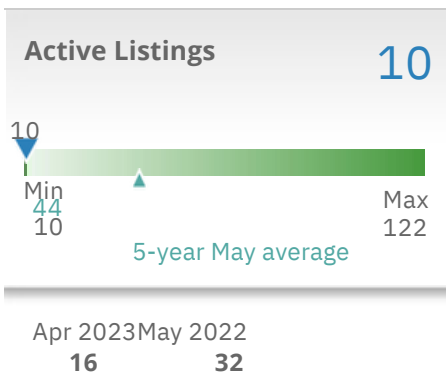
Tri-County Suburban REALTORS
Email: adevice@tcsr.realtor



Summary

In Upper Darby (Delaware, PA), the median sold price for Detached properties for May was \$331,000, representing a decrease of 12.5% compared to last month and a decrease of 2.6% from May 2022. The average days on market for units sold in May was 20 days, 23% below the 5-year May average of 26 days. There was a 40% month over month increase in new contract activity with 35 New Pendings; a 17.5% MoM increase in All Pendings (new contracts + contracts carried over from April) to 47; and a 37.5% decrease in supply to 10 active units.

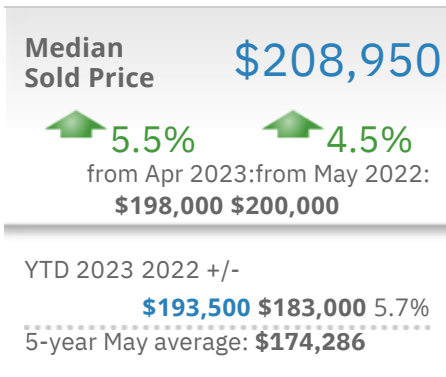
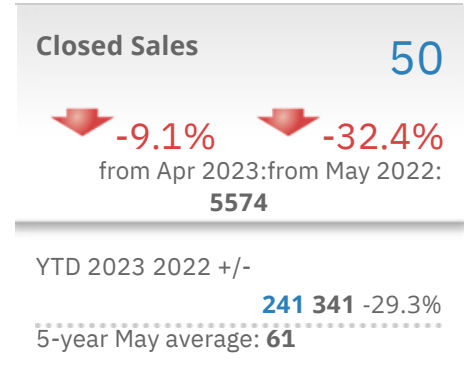
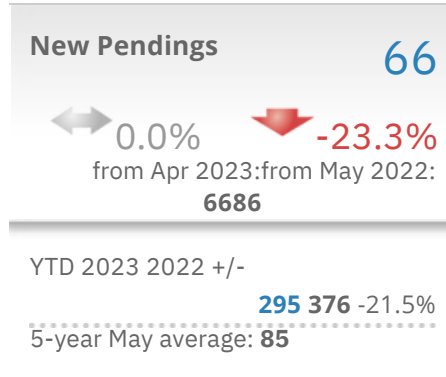
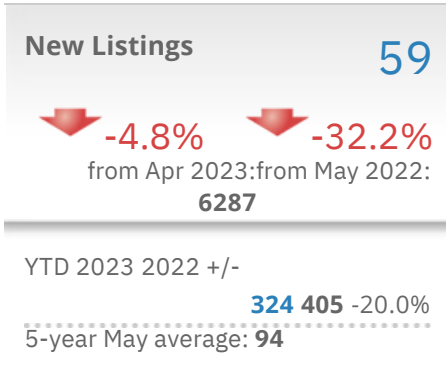
This activity resulted in a Contract Ratio of 4.70 pendings per active listing, up from 2.50 in April and an increase from 1.59 in May 2022. The Contract Ratio is 88% higher than the 5-year May average of 2.50. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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

Upper Darby (Delaware, PA) - Attached

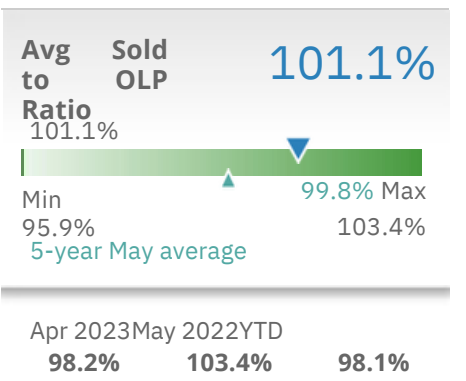
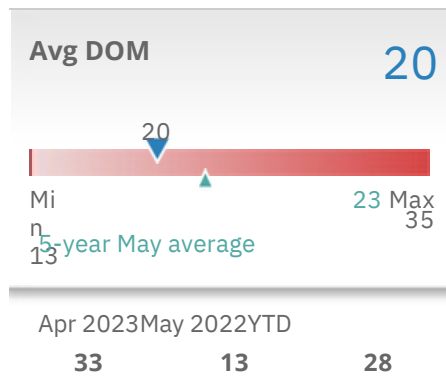
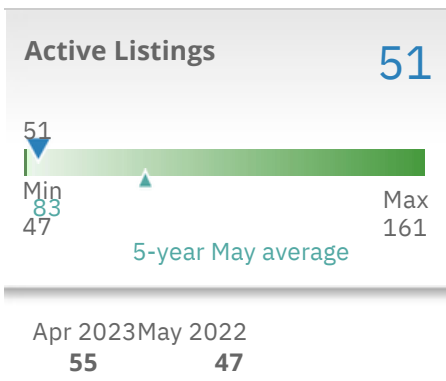
Tri-County Suburban REALTORS
Email: adeptice@tcsr.realtor



Summary

In Upper Darby (Delaware, PA), the median sold price for Attached properties for May was \$208,950, representing an increase of 5.5% compared to last month and an increase of 4.5% from May 2022. The average days on market for units sold in May was 20 days, 13% below the 5-year May average of 23 days. There was no month over month change in new contract activity with 66 New Pendings; an 8.1% MoM increase in All Pendings (new contracts + contracts carried over from April) to 93; and a 7.3% decrease in supply to 51 active units.

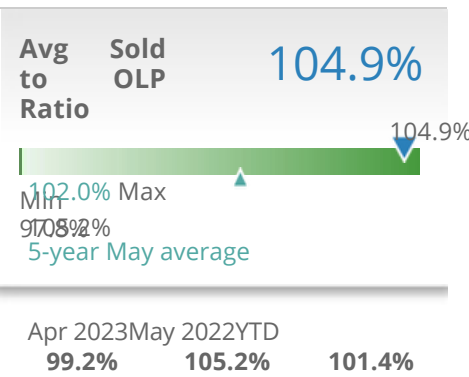
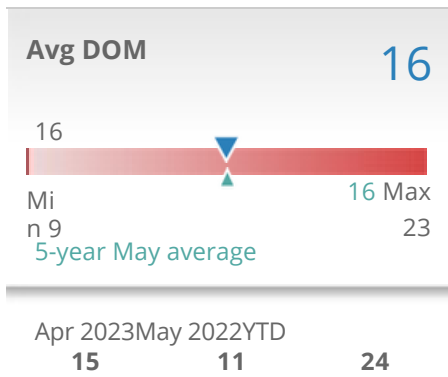
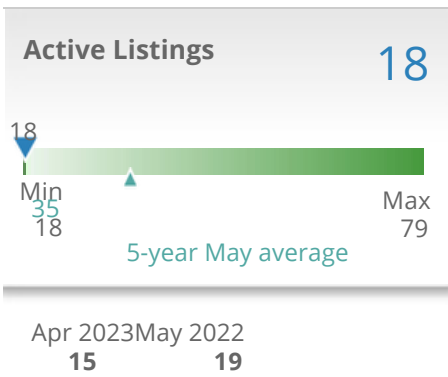
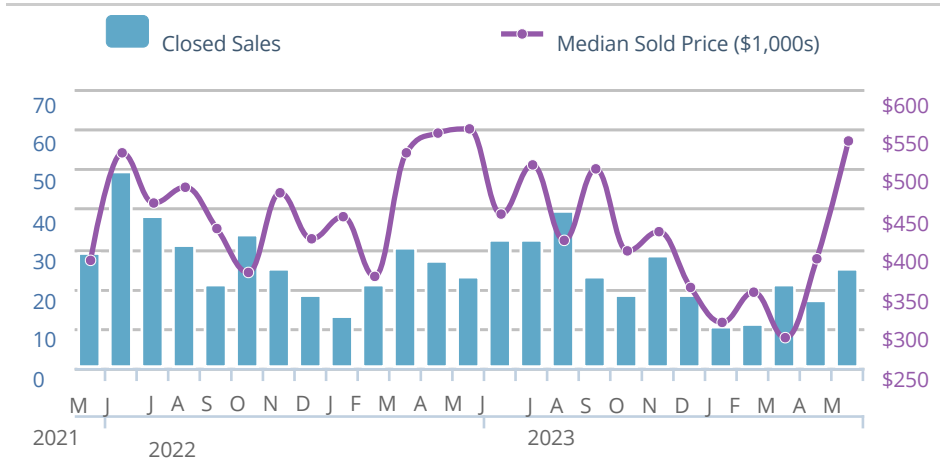
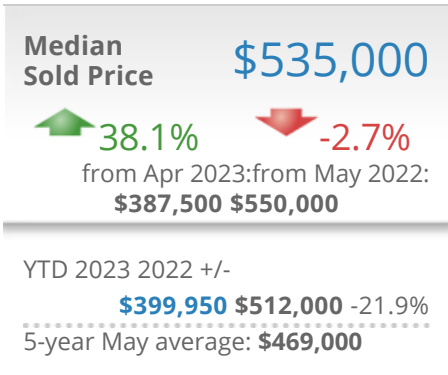
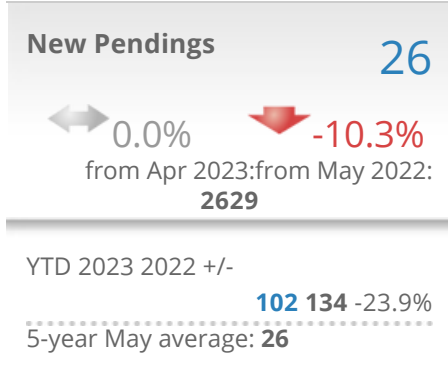
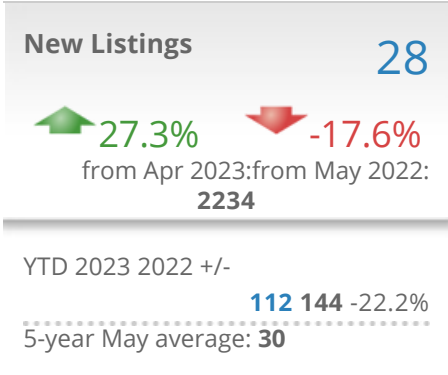
This activity resulted in a Contract Ratio of 1.82 pendings per active listing, up from 1.56 in April and a decrease from 2.57 in May 2022. The Contract Ratio is 10% lower than the 5-year May average of 2.03. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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

Wallingford-Swarthmore (Delaware, PA)

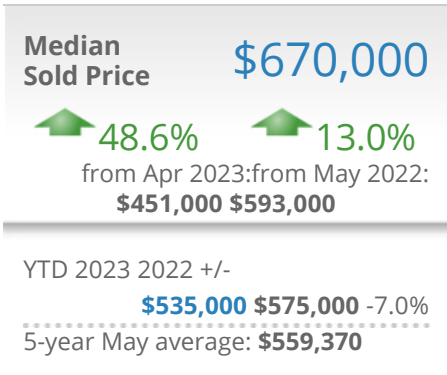
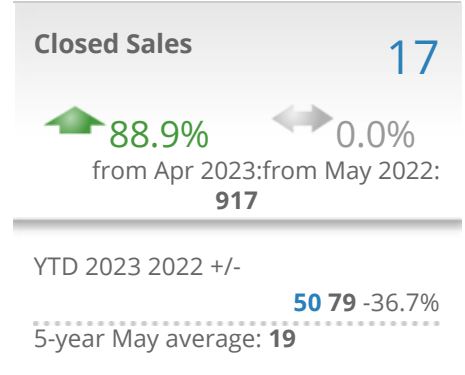
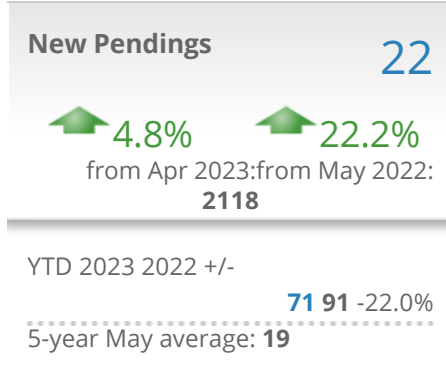
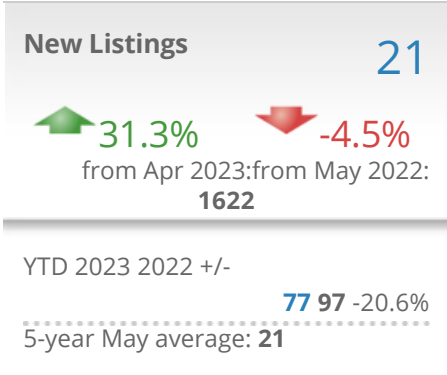
Email: adevice@tcsr.realtor



May 2023

Wallingford-Swarthmore (Delaware, PA) - Detached

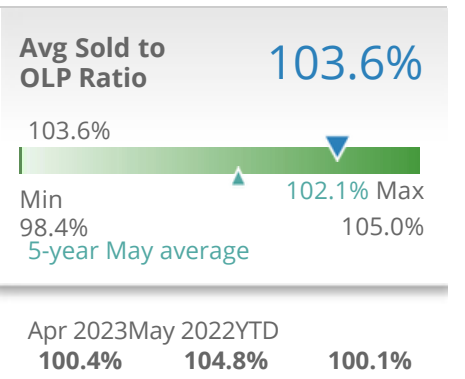
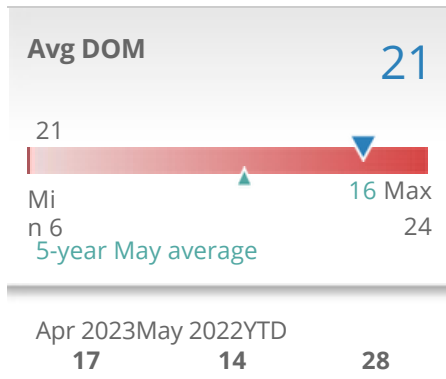
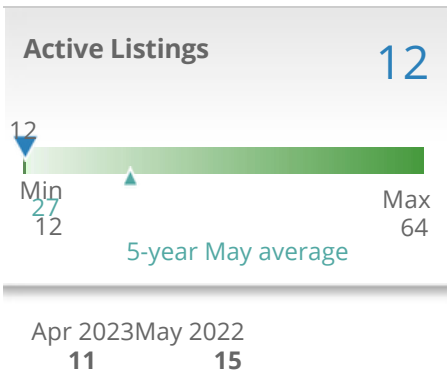
Tri-County Suburban REALTORS
Email: adeptice@tcsr.realtor



Summary

In Wallingford-Swarthmore (Delaware, PA), the median sold price for Detached properties for May was \$670,000, representing an increase of 48.6% compared to last month and an increase of 13% from May 2022. The average days on market for units sold in May was 21 days, 31% above the 5-year May average of 16 days. There was a 4.8% month over month increase in new contract activity with 22 New Pendings; a 10.7% MoM increase in All Pendings (new contracts + contracts carried over from April) to 31; and a 9.1% increase in supply to 12 active units.

This activity resulted in a Contract Ratio of 2.58 pendings per active listing, up from 2.55 in April and an increase from 2.27 in May 2022. The Contract Ratio is 30% higher than the 5-year May average of 1.99. 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.

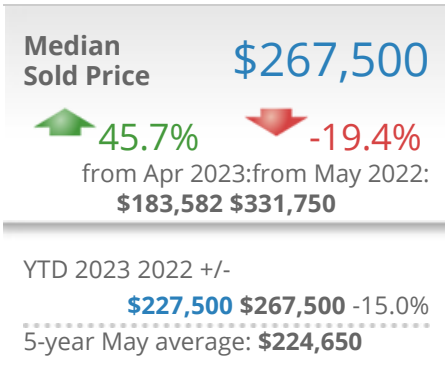
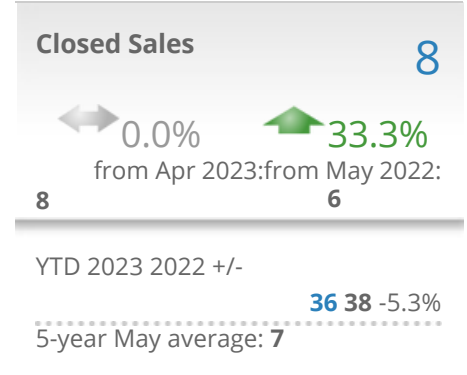
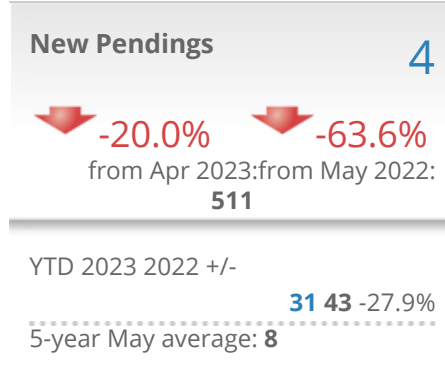
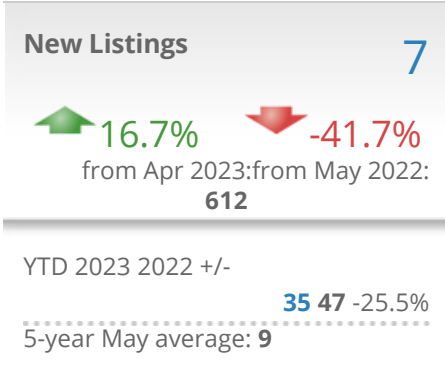


May 2023

Wallingford-Swarthmore (Delaware, PA) - Attached

Tri-County Suburban REALTORS

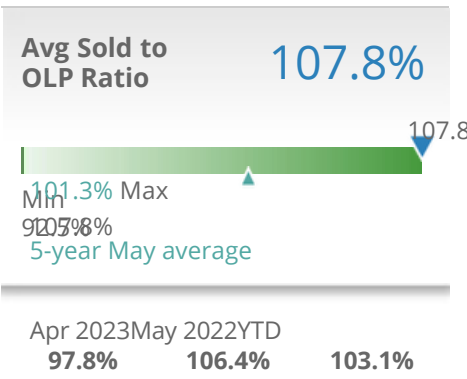
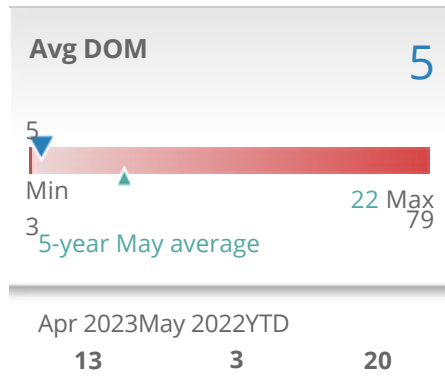
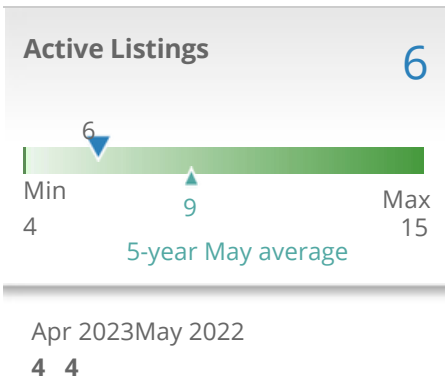
Email: adepice@tcsr.realtor



Summary

In Wallingford-Swarthmore (Delaware, PA), the median sold price for Attached properties for May was \$267,500, representing an increase of 45.7% compared to last month and a decrease of 19.4% from May 2022. The average days on market for units sold in May was 5 days, 78% below the 5-year May average of 22 days. There was a 20% month over month decrease in new contract activity with 4 New Pendings; a 44.4% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 5; and a 50% increase in supply to 6 active units.

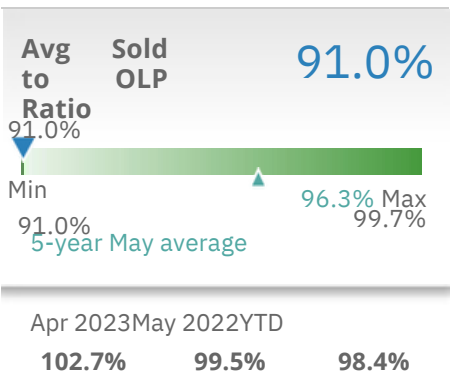
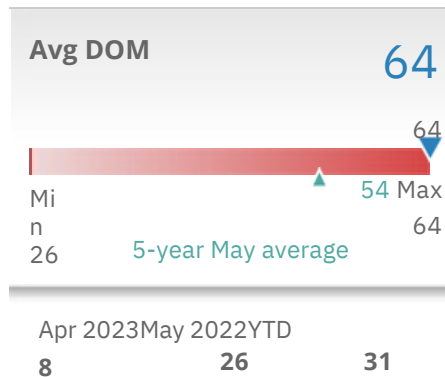
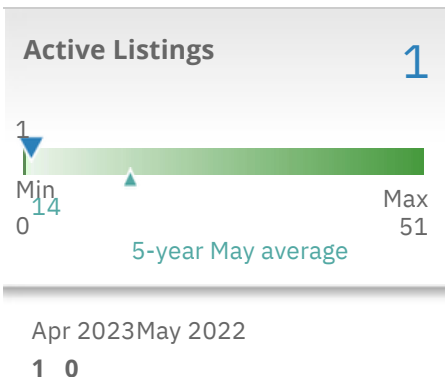
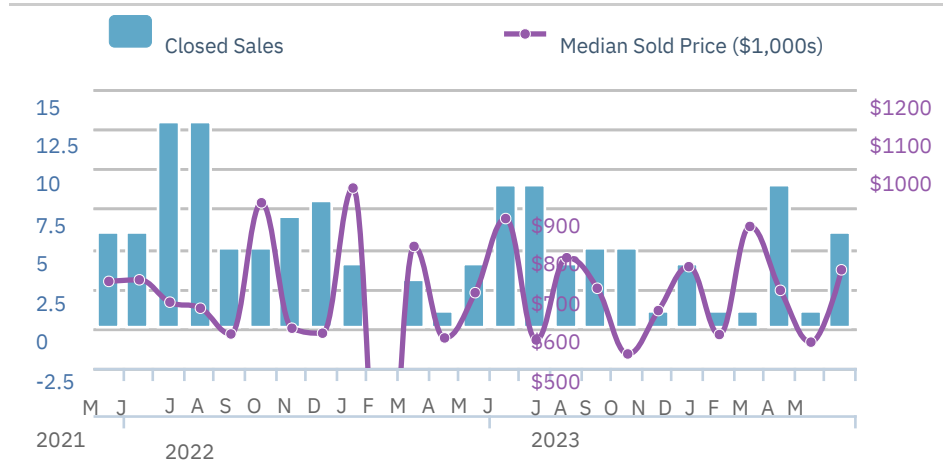
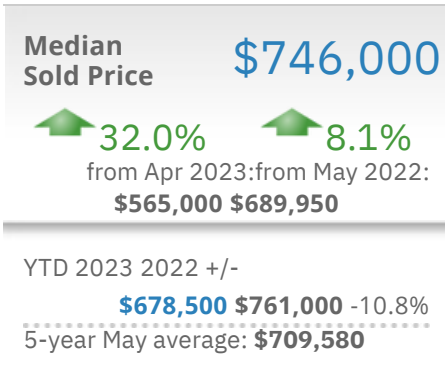
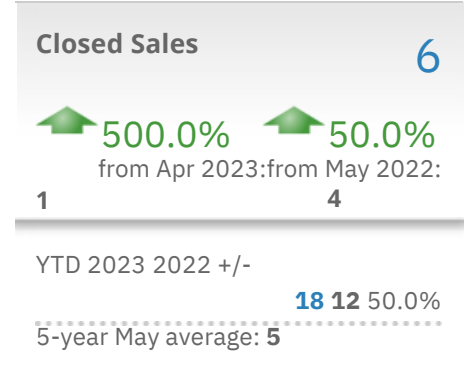
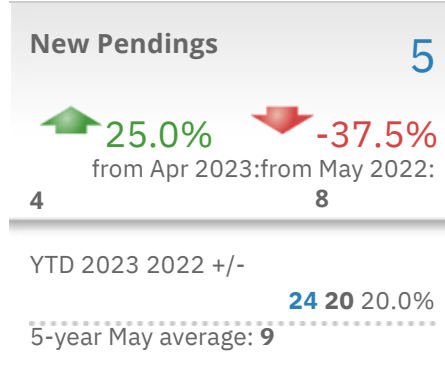
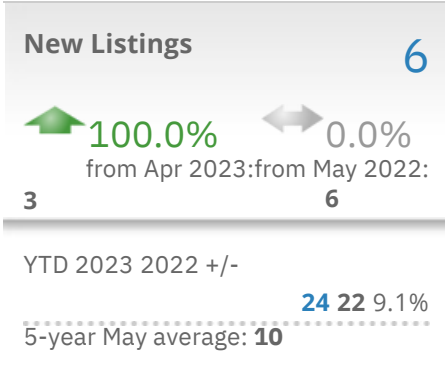
This activity resulted in a Contract Ratio of 0.83 pendings per active listing, down from 2.25 in April and a decrease from 5.75 in May 2022. The Contract Ratio is 64% lower than the 5-year May average of 2.32. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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

West Chester Area (Delaware, PA)

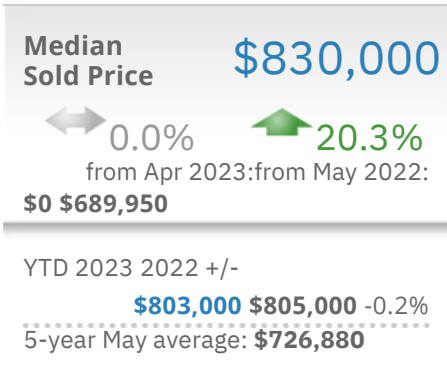
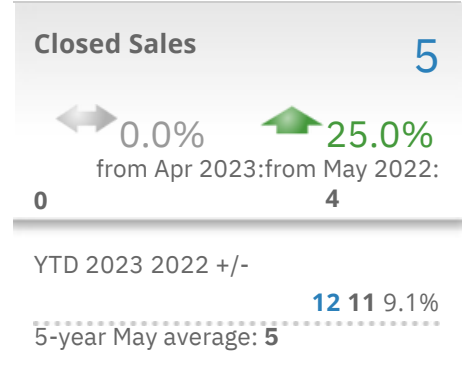
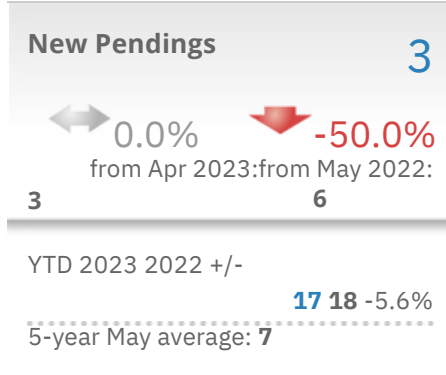
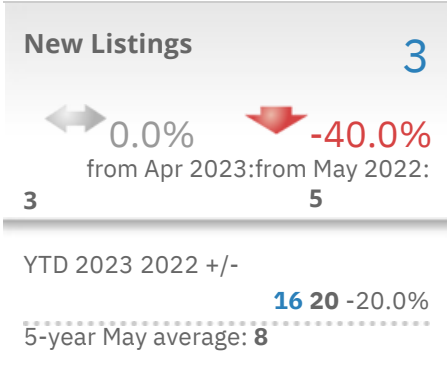
Email: adevice@tcsr.realtor



May 2023

West Chester Area (Delaware, PA) - Detached

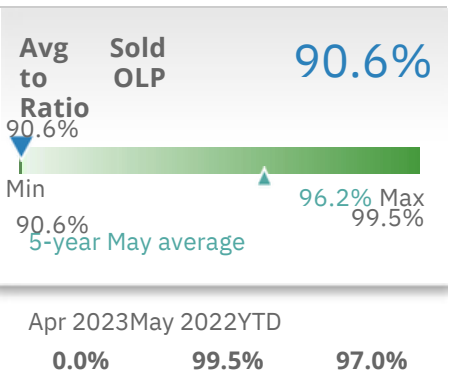
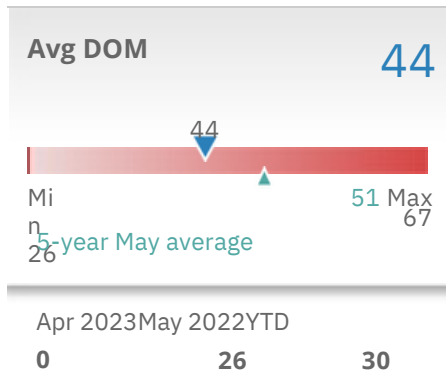
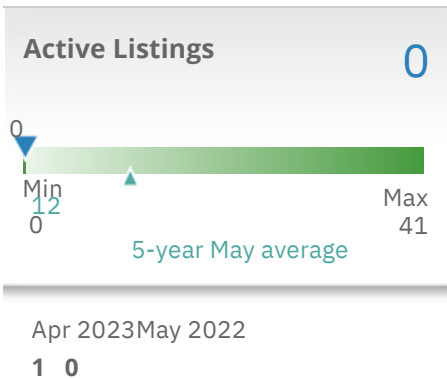
Tri-County Suburban REALTORS
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Summary

In West Chester Area (Delaware, PA), the median sold price for Detached properties for May was \$830,000, representing an increase of 0% compared to last month and an increase of 20.3% from May 2022. The average days on market for units sold in May was 44 days, 13% below the 5-year May average of 51 days. There was no month over month change in new contract activity with 3 New Pendings; a 28.6% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 5; and a 100% decrease in supply to 0 active units.

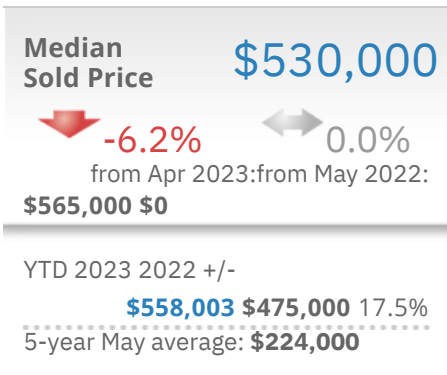
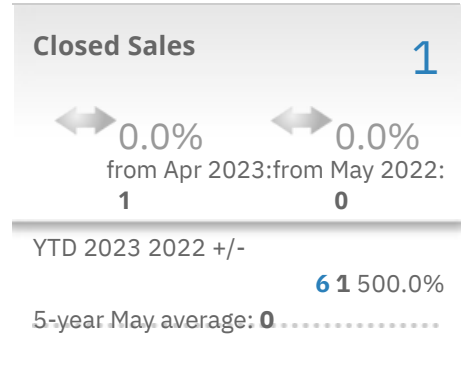
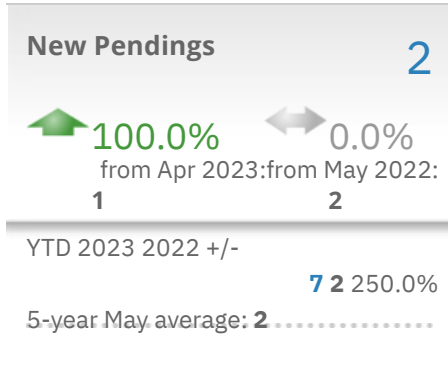
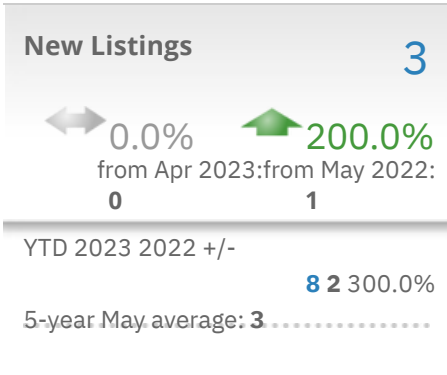
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, down from 7.00 in April and no change from May 2022. The Contract Ratio is 100% lower than the 5-year May average of 0.92. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and 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 (Delaware, PA) - Attached

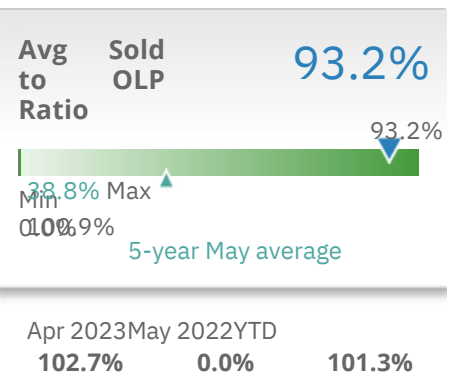
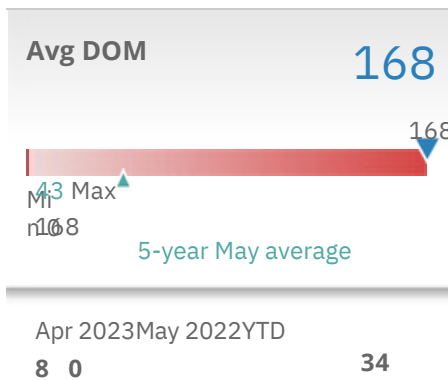
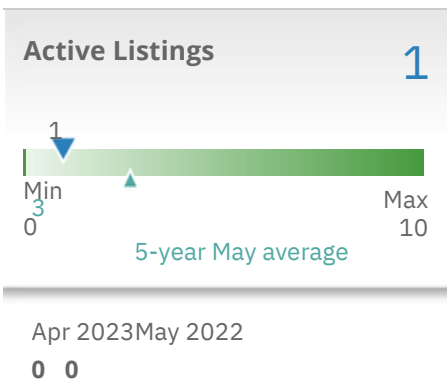
Tri-County Suburban REALTORS
Email: adeptice@tcsr.realtor



Summary

In West Chester Area (Delaware, PA), the median sold price for Attached properties for May was \$530,000, representing a decrease of 6.2% compared to last month and an increase of 0% from May 2022. The average days on market for units sold in May was 168 days, 294% above the 5-year May average of 43 days. There was a 100% month over month increase in new contract activity with 2 New Pendings; a 100% MoM increase in All Pendings (new contracts + contracts carried over from April) to 2; and a 0% increase in supply to 1 active units.

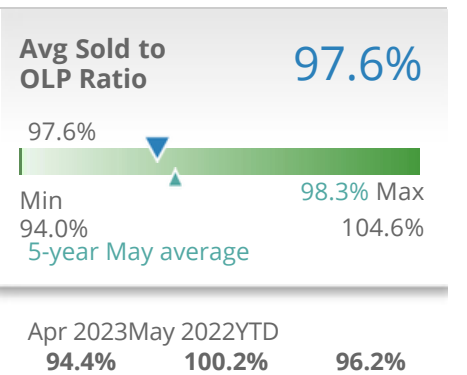
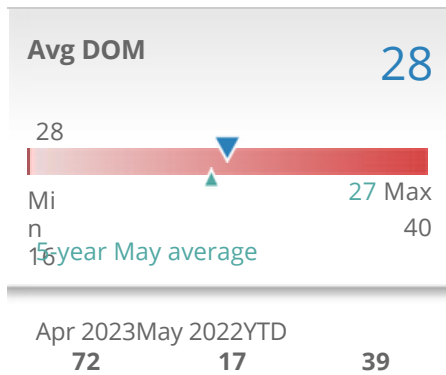
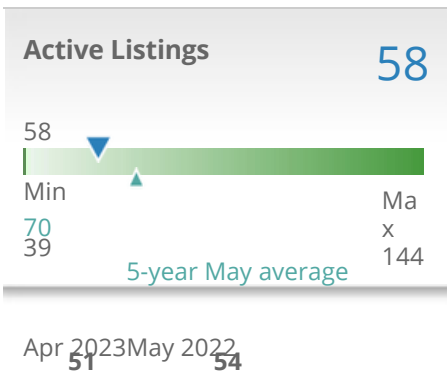
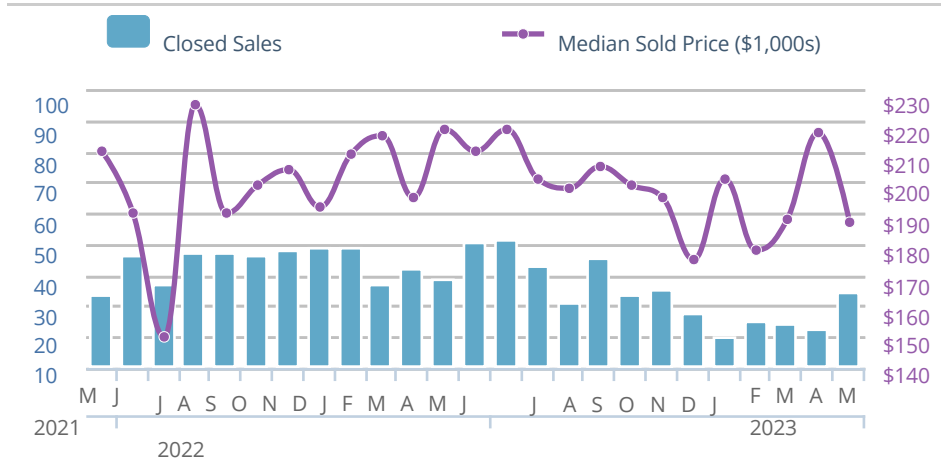
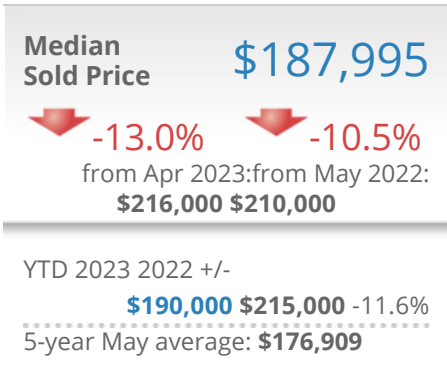
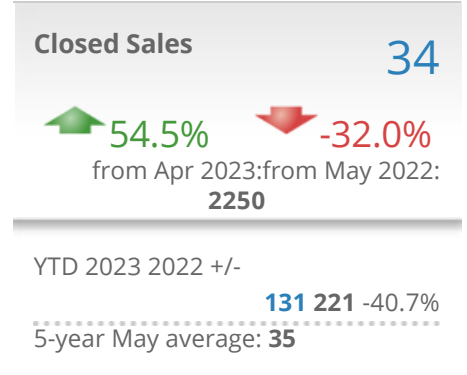
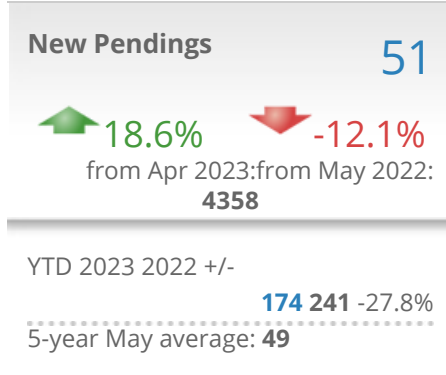
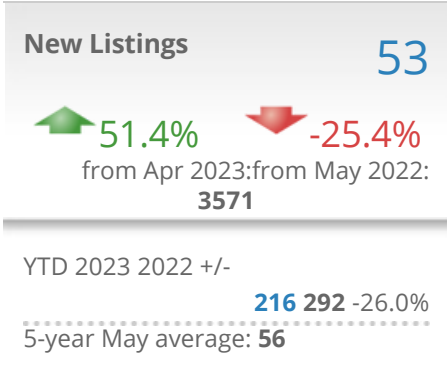
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, up from 0.00 in April and an increase from 0.00 in May 2022. The Contract Ratio is 75% higher than the 5-year May average of 1.14. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



May 2023

William Penn (Delaware, PA)

Email: adevice@tcsr.realtor

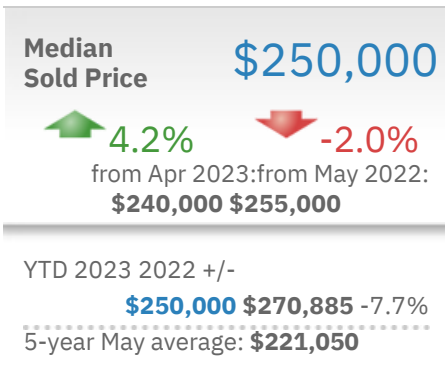
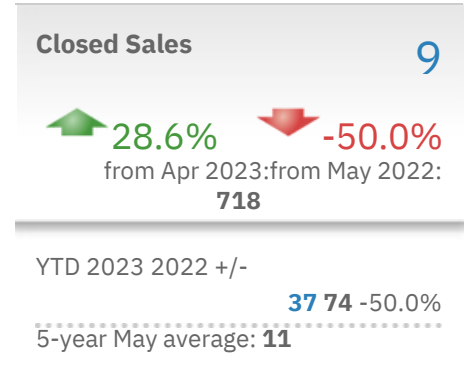
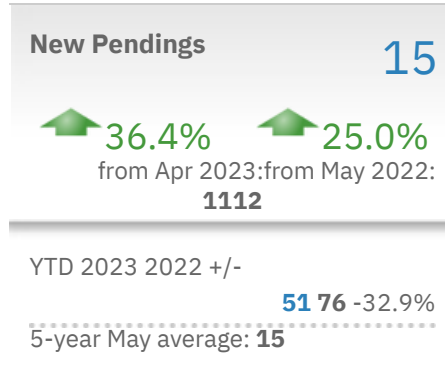
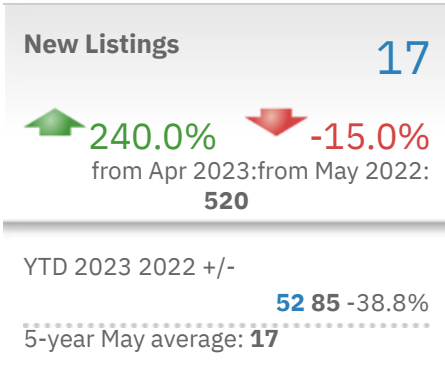


May 2023

William Penn (Delaware, PA) - Detached

Tri-County Suburban REALTORS

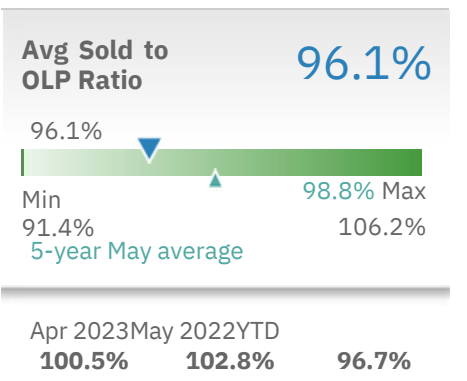
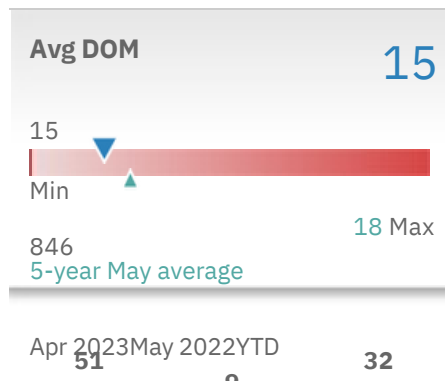
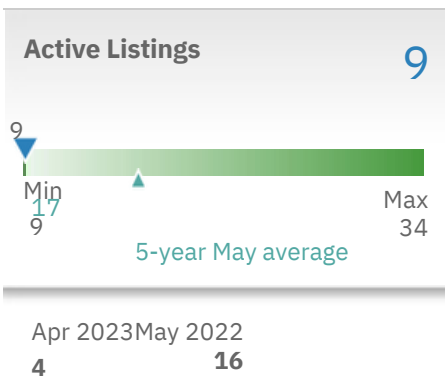
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Summary

In William Penn (Delaware, PA), the median sold price for Detached properties for May was \$250,000, representing an increase of 4.2% compared to last month and a decrease of 2% from May 2022. The average days on market for units sold in May was 15 days, 17% below the 5-year May average of 18 days. There was a 36.4% month over month increase in new contract activity with 15 New Pendings; a 5.3% MoM increase in All Pendings (new contracts + contracts carried over from April) to 20; and a 125% increase in supply to 9 active units.

This activity resulted in a Contract Ratio of 2.22 pendings per active listing, down from 4.75 in April and an increase from 1.25 in May 2022. The Contract Ratio is 43% higher than the 5-year May average of 1.56. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

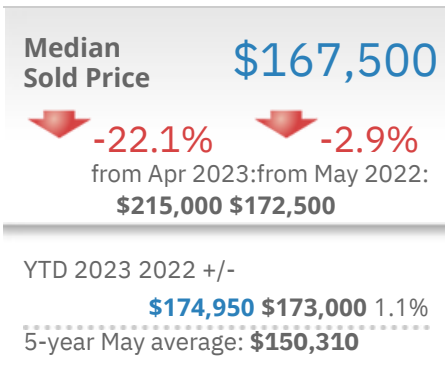
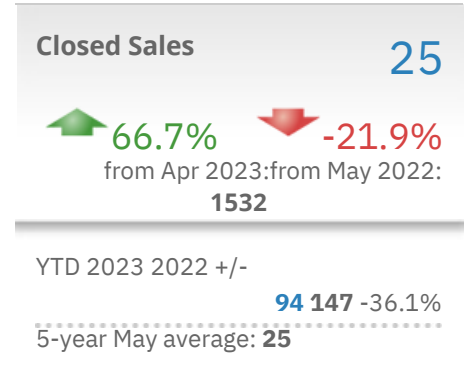
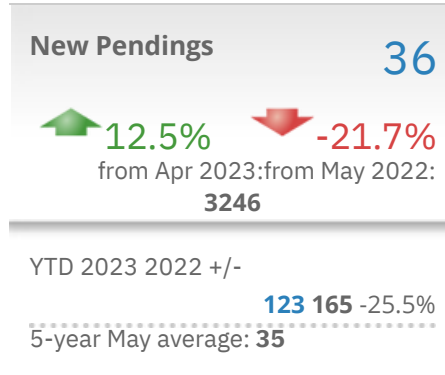
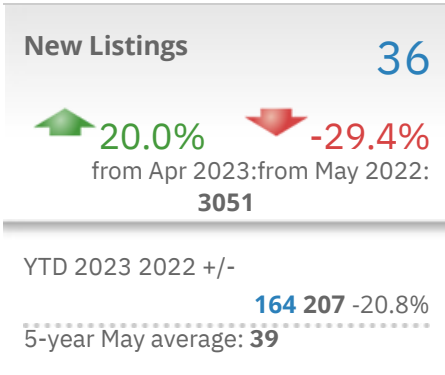


May 2023

William Penn (Delaware, PA) - Attached

Tri-County Suburban REALTORS

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Summary

In William Penn (Delaware, PA), the median sold price for Attached properties for May was \$167,500, representing a decrease of 22.1% compared to last month and a decrease of 2.9% from May 2022. The average days on market for units sold in May was 32 days, 7% above the 5-year May average of 30 days. There was a 12.5% month over month increase in new contract activity with 36 New Pendings; a 10.9% MoM increase in All Pendings (new contracts + contracts carried over from April) to 51; and a 4.3% increase in supply to 49 active units.

This activity resulted in a Contract Ratio of 1.04 pendencies per active listing, up from 0.98 in April and a decrease from 1.63 in May 2022. The Contract Ratio is 14% lower 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.

