All Home Types Detached Attached

Local Market Insight

Delaware County, PA



Delaware County, PA

Email: adepice@tcsr.realtor



YTD 2023 2022 +/-

2,813 3,500 -19.6%

5-year May average: 819



YTD 2023 2022 +/-

2,470 3,176 -22.2%

5-year May average: 737



YTD 2023 2022 +/-

2,044 2,785 -26.6%

5-year May average: **558**



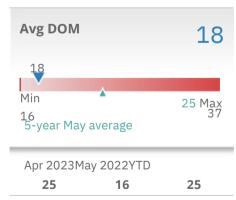
YTD 2023 2022 +/-

\$290,000 \$285,000 1.8%

5-year May average: **\$284,290**









May 2023

Delaware County, PA - Detached

Tri-County Suburban REALTORS

Email: adepice@tcsr.realtor



YTD 2023 2022 +/-

1,393 1,764 -21.0%

5-year May average: 445



YTD 2023 2022 +/-

1,241 1,612 -23.0%

5-year May average: 395



YTD 2023 2022 +/-

1,010 1,383 -27.0%

5-year May average: 303

Median \$480,757

14.2% 10.5% from Apr 2023:from May 2022: \$421,000 \$435,000

YTD 2023 2022 +/-

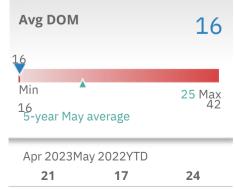
\$416,500 \$401,000 3.9% 5-year May average: **\$400,251**

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

Tri-County Suburban REALTORS

Email: adepice@tcsr.realtor



YTD 2023 2022 +/-

1,419 1,734 -18.2%

5-year May average: **373**



YTD 2023 2022 +/-

1,228 1,562 -21.4%

5-year May average: 341



YTD 2023 2022 +/-

1,034 1,402 -26.2%

5-year May average: 255



3.6% 3.6% from Apr 2023:from May 2022: \$215,000 \$215,000

YTD 2023 2022 +/-

\$209,730 \$200,000 4.9% 5-year May average: **\$185,930**

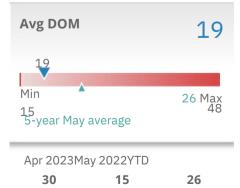
Summary

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.



270







Chester-Upland (Delaware, PA)

Email: adepice@tcsr.realtor



YTD 2023 2022 +/-

165 190 -13.2%

5-year May average: **32**



YTD 2023 2022 +/-

133 155 -14.2%

5-year May average: 27



YTD 2023 2022 +/-

115 137 -16.1%

5-year May average: 19



YTD 2023 2022 +/-

\$126,000 \$105,000 20.0%

5-year May average: **\$80,620**





Apr 2023May 2022



Apr 2023May 2022YTD 38 23 32



May 2023

Chester-Upland (Delaware, PA) - Detached

Tri-County Suburban REALTORS

Email: adepice@tcsr.realtor









YTD 2023 2022 +/-

\$199,000 \$178,000 11.8% 5-year May average: **\$124,280**

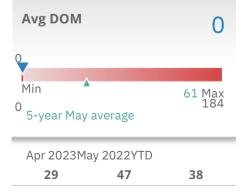
Summary

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

Tri-County Suburban REALTORS

Email: adepice@tcsr.realtor



YTD 2023 2022 +/-

148 170 -12.9%

5-year May average: 29



YTD 2023 2022 +/-

115 137 -16.1%

5-year May average: 24



YTD 2023 2022 +/-

99 122 -18.9%

5-year May average: **17**



-15.4% 84.0% from Apr 2023:from May 2022: \$143,000 \$65,750

YTD 2023 2022 +/-

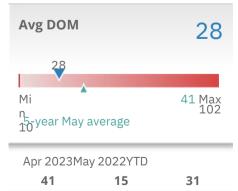
\$125,000 \$95,000 31.6% 5-year May average: **\$75,590**

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.









Chichester (Delaware, PA)

Email: adepice@tcsr.realtor



YTD 2023 2022 +/-

120 171 -29.8%

5-year May average: 33



YTD 2023 2022 +/-

114 152 -25.0%

5-year May average: 30



YTD 2023 2022 +/-

108 141 -23.4%

5-year May average: 26



\$225,000 \$220,000 2.3%

5-year May average: **\$213,070**









Chichester (Delaware, PA) - Detached

Tri-County Suburban REALTORS

Email: adepice@tcsr.realtor



YTD 2023 2022 +/-

71 93 -23.7%

5-year May average: 17



5-year May average: 16





-13.1% -19.9%

from Apr 2023:from May 2022: \$305,000 \$330,800

YTD 2023 2022 +/-

\$277,900 \$285,000 -2.5%

5-year May average: **\$259,740**

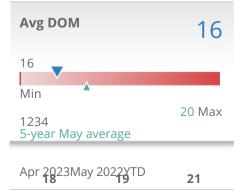
Summary

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.



8 9







Chichester (Delaware, PA) - Attached

Tri-County Suburban REALTORS

Email: adepice@tcsr.realtor







49 78 -37.2% 5-year May average: **16**

Median \$195,000

11.9% -12.4% from Apr 2023:from May 2022: \$174,200 \$222,500

YTD 2023 2022 +/-

\$170,000 \$174,000 -2.3% 5-year May average: **\$151,380**

Summary

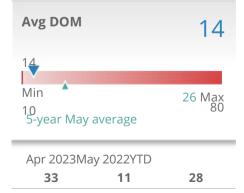
In Chichester (Delaware, PA), the median sold price for Attached properties for May was \$195,000, representing an increase of 11.9% compared to last month and a decrease of 12.4% from May 2022.

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.



4 7







Garnet Valley (Delaware, PA)

Email: adepice@tcsr.realtor



YTD 2023 2022 +/-

116 152 -23.7%

5-year May average: 48



YTD 2023 2022 +/-

101 136 -25.7%

5-year May average: 40



YTD 2023 2022 +/-

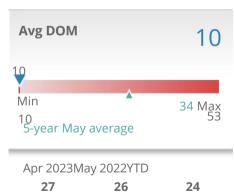
76 96 -20.8%

5-year May average: 23











Garnet Valley (Delaware, PA) - Detached

Tri-County Suburban REALTORS

Email: adepice@tcsr.realtor



YTD 2023 2022 +/-

87 108 -19.4%

5-year May average: 32



68 95 -28.4%

5-year May average: 30



5-year May average: 16

Median \$662,500 **Sold Price**

5.2% 24.5% from Apr 2023:from May 2022: \$532,000 \$630,000

YTD 2023 2022 +/-

\$632,450 \$542,000 16.7%

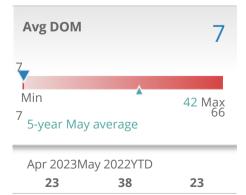
5-year May average: **\$599,500**

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.





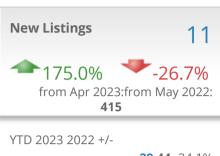




Garnet Valley (Delaware, PA) - Attached

Tri-County Suburban REALTORS

Email: adepice@tcsr.realtor



29 44 -34.1%

5-year May average: 15



5-year May average: 11





from Apr 2023:from May 2022: \$316,000 \$378,000

YTD 2023 2022 +/-

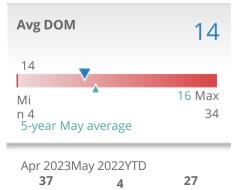
\$369,000 \$305,000 21.0% 5-year May average: **\$307,883**

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.







Haverford Township (Delaware, PA)

Email: adepice@tcsr.realtor



YTD 2023 2022 +/-

219 292 -25.0%

5-year May average: 67



YTD 2023 2022 +/-

205 286 -28.3%

5-year May average: 64



YTD 2023 2022 +/-

146 246 -40.7%

5-year May average: 54



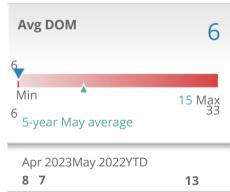
YTD 2023 2022 +/-

\$471,250 \$450,000 4.7%

5-year May average: **\$418,100**











May 2023

Haverford Township (Delaware, PA) - Detached

Tri-County Suburban REALTORS

Email: adepice@tcsr.realtor



YTD 2023 2022 +/-

169 206 -18.0%

5-year May average: **49**



YTD 2023 2022 +/-

159 201 -20.9%

5-year May average: 45



5-year May average: 40

Median \$528,000

-12.7%

^6.7%

from Apr 2023:from May 2022: \$605,000 \$495,000

YTD 2023 2022 +/-

\$505,000 \$482,500 4.7%

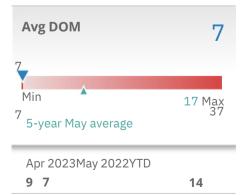
5-year May average: **\$448,790**

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 Pendings; a 29.6% MoM increase in All Pendings (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: adepice@tcsr.realtor



YTD 2023 2022 +/-

50 86 -41.9%

5-year May average: **18**



5-year May average: **19**





9.9% 14.6% from Apr 2023:from May 2022: \$365,000 \$350,000

YTD 2023 2022 +/-

\$349,900 \$355,500 -1.6% 5-year May average: **\$326,380**

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.



Apr 2023May 2022 4 7







Interboro (Delaware, PA)

Email: adepice@tcsr.realtor



YTD 2023 2022 +/-

109 117 -6.8%

5-year May average: 31



YTD 2023 2022 +/-

101 115 -12.2%

5-year May average: 29



YTD 2023 2022 +/-

90 104 -13.5%

5-year May average: 22



YTD 2023 2022 +/-

\$245,000 \$232,500 5.4%

5-year May average: **\$199,350**











May 2023

Interboro (Delaware, PA) - Detached

Tri-County Suburban REALTORS

Email: adepice@tcsr.realtor



YTD 2023 2022 +/-

54 60 -10.0%

5-year May average: 15







-10.3% -13.2% from Apr 2023: from May 2022: \$299,500 \$289,900

YTD 2023 2022 +/-

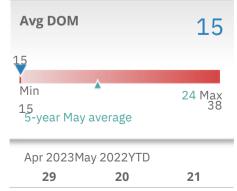
\$280,000 \$285,000 -1.8% 5-year May average: **\$245,630**

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

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: adepice@tcsr.realtor



YTD 2023 2022 +/-

55 57 -3.5%

5-year May average: **16**







12.4% 8.4% from Apr 2023:from May 2022: \$218,000 \$225,950

YTD 2023 2022 +/-

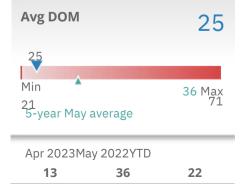
\$225,000 \$210,000 7.1% 5-year May average: **\$183,830**

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.









Marple Newtown (Delaware, PA)

Email: adepice@tcsr.realtor



YTD 2023 2022 +/-

198 233 -15.0%

5-year May average: 58



YTD 2023 2022 +/-

178 226 -21.2%

5-year May average: 50



YTD 2023 2022 +/-

142 193 -26.4%

5-year May average: 39



YTD 2023 2022 +/-

\$547,450 \$523,750 4.5%

5-year May average: **\$471,700**











Marple Newtown (Delaware, PA) - Detached

Tri-County Suburban REALTORS

Email: adepice@tcsr.realtor



YTD 2023 2022 +/-

142 177 -19.8%

5-year May average: 44



YTD 2023 2022 +/-

123 181 -32.0%

5-year May average: 38



YTD 2023 2022 +/-

91 155 -41.3%

5-year May average: 28

Median \$522,500 Sold Price

4.5% 3.5% from Apr 2023:from May 2022: \$500,000 \$505,000

YTD 2023 2022 +/-

\$550,000 \$527,500 4.3% 5-year May average: **\$474,980**

Summary

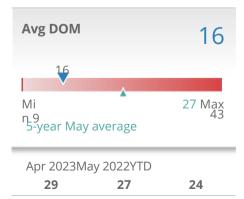
In Marple Newtown (Delaware, PA), the median sold price for Detached properties for May was \$522,500, representing an increase of 4.5% compared to last month and an increase of 3.5% from May 2022. The average days on market for units sold in May was 16 days, 40% below the 5-year May average of 27 days. 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.

Active Listings 33 Min 20 S-year May average Apr 2023May 2022

20

27







Marple Newtown (Delaware, PA) - Attached

Tri-County Suburban REALTORS

Email: adepice@tcsr.realtor









YTD 2023 2022 +/-

5-year May average: 13

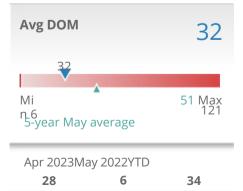
\$545,000 \$500,500 8.9% 5-year May average: **\$478,220**

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.







Penn-Delco (Delaware, PA)

Email: adepice@tcsr.realtor



YTD 2023 2022 +/-

110 189 -41.8%

5-year May average: 44



YTD 2023 2022 +/-

108 186 -41.9%

5-year May average: 45



YTD 2023 2022 +/-

101 150 -32.7%

5-year May average: 37



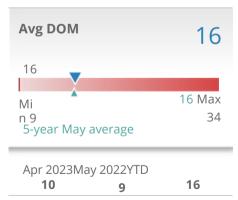
YTD 2023 2022 +/-

\$315,000 \$265,750 18.5%

5-year May average: **\$273,190**









Penn-Delco (Delaware, PA) - Detached

Tri-County Suburban REALTORS

Email: adepice@tcsr.realtor



YTD 2023 2022 +/-

73 122 -40.2%

5-year May average: 28



YTD 2023 2022 +/-

73 124 -41.1%

5-year May average: 30





-3.4% -6.7%

from Apr 2023:from May 2022: \$360,000 \$348,000

YTD 2023 2022 +/-

\$350,000 \$320,000 9.4%

5-year May average: **\$295,100**

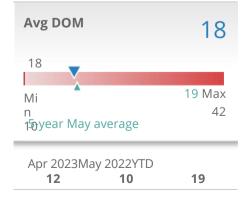
Summary

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 buver's favor.



11





May 2023

Penn-Delco (Delaware, PA) - Attached

Tri-County Suburban REALTORS

Email: adepice@tcsr.realtor



YTD 202 **37 67** -44.8%

5-year May average: 17







55.0% 37.9% from Apr 2023:from May 2022: \$229,000 \$257,500

YTD 2023 2022 +/-

\$255,950 \$210,000 21.9% 5-year May average: **\$225,740**

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.









Radnor Township (Delaware, PA)

Email: adepice@tcsr.realtor



YTD 2023 2022 +/-

137 170 -19.4%

5-year May average: **46**



YTD 2023 2022 +/-

111 145 -23.4%

5-year May average: 35



5-year May average: **30**











May 2023

Radnor Township (Delaware, PA) - Detached

Tri-County Suburban REALTORS

Email: adepice@tcsr.realtor



YTD 2023 2022 +/-

99 108 -8.3%

5-year May average: 36





YTD 2023 2022 +/-

74 75 -1.3%

5-year May average: 21

Median \$1.375,000 **Sold Price**

39.2% 31.0% from Apr 2023: from May 2022: \$987,500 \$1,049,500

YTD 2023 2022 +/-

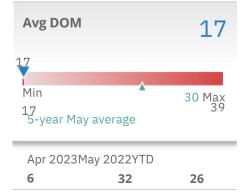
\$1,137,500 \$985,000 15.5% 5-year May average: **\$968,700**

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: adepice@tcsr.realtor



38 62 -38.7%

5-year May average: 10



5-year May average: 10

Closed Sales 33.3% from Apr 2023:from May 2022: 614 YTD 2023 2022 +/-**29 50 -**42.0% 5-year May average: 10



from Apr 2023:from May 2022: \$297,500 \$382,500

YTD 2023 2022 +/-

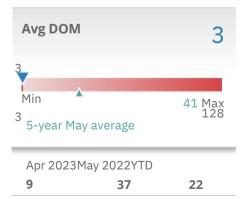
\$421,000 \$321,750 30.8% 5-year May average: **\$320,150**

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.







Ridley (Delaware, PA)

Email: adepice@tcsr.realtor



YTD 2023 2022 +/-

170 226 -24.8%

5-year May average: 58



YTD 2023 2022 +/-

161 211 -23.7%

5-year May average: 54



YTD 2023 2022 +/-

132 194 -32.0%

5-year May average: 43



YTD 2023 2022 +/-

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

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









Ridley (Delaware, PA) - Detached

Tri-County Suburban REALTORS

Email: adepice@tcsr.realtor



YTD 2023 2022 +/-

104 131 -20.6%

5-year May average: 33



YTD 2023 2022 +/-

107 123 -13.0%

5-year May average: 32



YTD 2023 2022 +/-

89 108 -17.6%

5-year May average: 28





from Apr 2023:from May 2022: **\$344,000 \$348,500**

YTD 2023 2022 +/-

\$315,000 \$303,000 4.0%

5-year May average: **\$280,470**

Summary

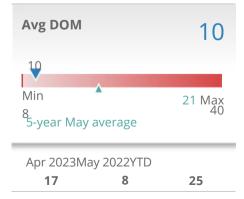
In Ridley (Delaware, PA), the median sold price for Detached properties for May was \$315,000, representing a decrease of 8.4% compared to last month and a decrease of 9.6% from May 2022. The average days on market for units sold in May was 10 days, 52%

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.





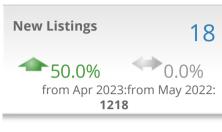


May 2023

Ridley (Delaware, PA) - Attached

Tri-County Suburban REALTORS

Email: adepice@tcsr.realtor

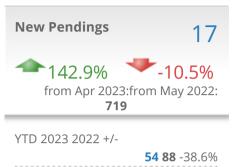


YTD 2023 2022 +/-

66 95 -30.5%

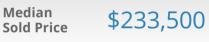
0.2%

5-year May average: 25



5-year May average: **22**





-10.0%

from Apr 2023:from May 2022: **\$259,500 \$233,000**

YTD 2023 2022 +/-

\$225,000 \$240,000 -6.3%

5-year May average: **\$209,200**

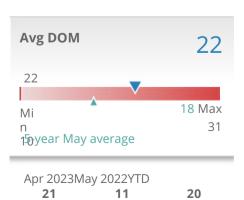
Summary

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.



Apr 2023May 2022 6 11







Rose Tree Media (Delaware, PA)

Email: adepice@tcsr.realtor



YTD 2023 2022 +/-

238 267 -10.9%

5-year May average: 61



YTD 2023 2022 +/-

172 233 -26.2%

5-year May average: 45



YTD 2023 2022 +/-

138 216 -36.1%

5-year May average: 43



\$627,250 \$627,832 -0.1%

5-year May average: **\$556,935**









May 2023

Rose Tree Media (Delaware, PA) - Detached

Tri-County Suburban REALTORS

Email: adepice@tcsr.realtor



YTD 2023 2022 +/-

138 162 -14.8%

5-year May average: 43





82 123 -33.3%

5-year May average: 28



4.1% -5.4% from Apr 2023:from May 2022: \$648,600 \$713,500

YTD 2023 2022 +/-

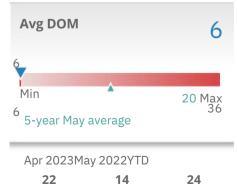
\$685,000 \$680,000 0.7% 5-year May average: **\$591,300**

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 pendings 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: adepice@tcsr.realtor



YTD 2023 2022 +/-

100 105 -4.8%

5-year May average: 17



84 100 -16.0%

5-year May average: 15





-19.0% -31.5% from Apr 2023:from May 2022: \$574,995 \$680,040

YTD 2023 2022 +/-

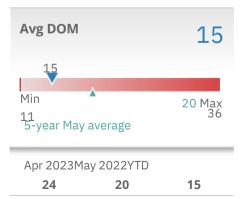
\$525,000 \$567,950 -7.6% 5-year May average: **\$411,508**

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 Pendings; a 3.2% MoM decrease in All Pendings (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 pendings 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.







Southeast Delco (Delaware, PA)

Email: adepice@tcsr.realtor



YTD 2023 2022 +/-

238 241 -1.2%

5-year May average: 47



YTD 2023 2022 +/-

208 220 -5.5%

5-year May average: 47



YTD 2023 2022 +/-

187 195 -4.1%

5-year May average: 43



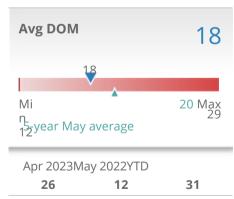
YTD 2023 2022 +/-

\$195,000 \$185,000 5.4%

5-year May average: **\$164,600**





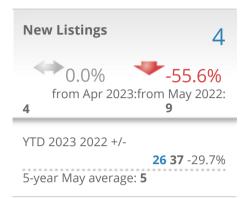




Southeast Delco (Delaware, PA) - Detached

Tri-County Suburban REALTORS

Email: adepice@tcsr.realtor







Median \$270,000 19.5% 14.9% from Apr 2023:from May 2022: \$226,000 \$234,950

YTD 2023 2022 +/-

\$250,000 \$222,500 12.4% 5-year May average: **\$200,855**

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.



Apr 2023May 2022 **5 7**









Southeast Delco (Delaware, PA) - Attached

Tri-County Suburban REALTORS

Email: adepice@tcsr.realtor



YTD 2023 2022 +/-

212 204 3.9%

5-year May average: **42**



5-year May average: **42**



5-year May average: **37**

Median \$204,000

12.7% 11.3% from Apr 2023:from May 2022: \$181,000 \$183,250

YTD 2023 2022 +/-

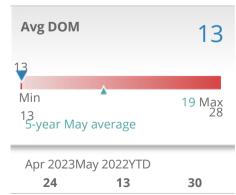
\$190,000 \$181,250 4.8% 5-year May average: **\$162,570**

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.









Springfield (Delaware, PA)

Email: adepice@tcsr.realtor



YTD 2023 2022 +/-

128 153 -16.3%

5-year May average: **39**



YTD 2023 2022 +/-

116 141 -17.7%

5-year May average: 35



87 122 -28.7%

5-year May average: 27



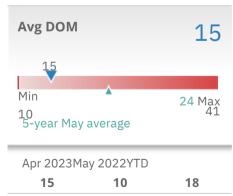
YTD 2023 2022 +/-

\$425,000 \$400,000 6.3%

5-year May average: **\$401,750**









May 2023

Springfield (Delaware, PA) - Detached

Tri-County Suburban REALTORS

Email: adepice@tcsr.realtor



YTD 2023 2022 +/-

106 131 -19.1%

5-year May average: 35



YTD 2023 2022 +/-

96 119 -19.3%

5-year May average: 31



5-year May average: 24



13.0% 9 2% from Apr 2023:from May 2022: \$425.000 \$440.000

YTD 2023 2022 +/-

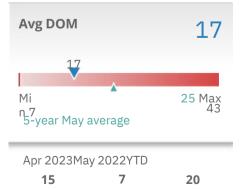
\$435,000 \$425,000 2.4% 5-year May average: **\$405,271**

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.





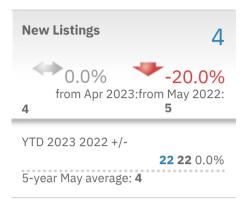


May 2023

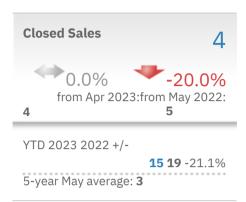
Springfield (Delaware, PA) - Attached

Tri-County Suburban REALTORS

Email: adepice@tcsr.realtor









YTD 2023 2022 +/-

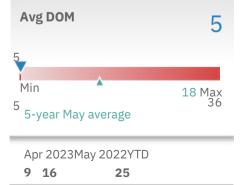
\$360,000 \$285,000 26.3% 5-year May average: **\$325,500**

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.

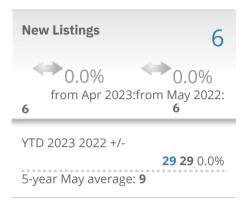






Unionville-Chadds Ford (Delaware, PA)

Email: adepice@tcsr.realtor



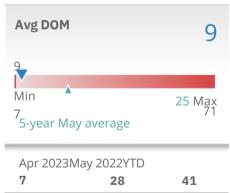














Unionville-Chadds Ford (Delaware, PA) - Detached

Tri-County Suburban REALTORS

Email: adepice@tcsr.realtor









YTD 2023 2022 +/-

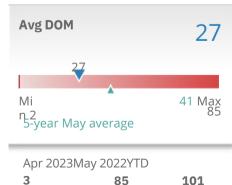
\$971,650 \$875,000 11.0% 5-year May average: **\$647,990**

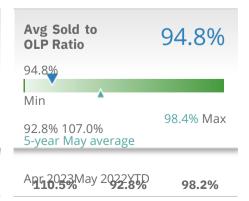
Summary

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.







Unionville-Chadds Ford (Delaware, PA) - Attached

Tri-County Suburban REALTORS

Email: adepice@tcsr.realtor









YTD 2023 2022 +/-

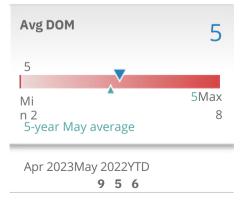
\$233,000 \$205,000 13.7% 5-year May average: **\$237,980**

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.







Upper Darby (Delaware, PA)

Email: adepice@tcsr.realtor



YTD 2023 2022 +/-

464 584 -20.5%

5-year May average: **141**



YTD 2023 2022 +/-

425 519 -18.1%

5-year May average: 126



YTD 2023 2022 +/-

350 474 -26.2%

5-year May average: 92



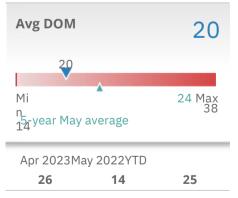
YTD 2023 2022 +/-

\$215,000 \$203,000 5.9%

5-year May average: **\$195,500**









May 2023

Upper Darby (Delaware, PA) - Detached

Tri-County Suburban REALTORS

Email: adepice@tcsr.realtor



YTD 2023 2022 +/-

140 179 -21.8%

5-year May average: 47



YTD 2023 2022 +/-

130 143 -9.1%

5-year May average: 42



YTD 2023 2022 +/-

109 133 -18.0%

5-year May average: 31



from Apr 2023: from May 2022: \$378,500 \$340,000

YTD 2023 2022 +/-

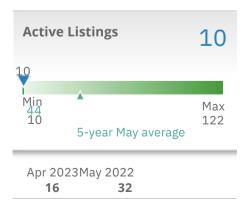
\$330,000 \$320,000 3.1%

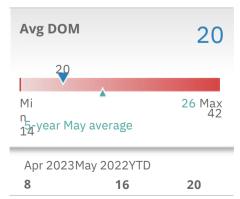
5-year May average: **\$286,300**

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: adepice@tcsr.realtor



YTD 2023 2022 +/-

324 405 -20.0%

5-year May average: 94



YTD 2023 2022 +/-

295 376 -21.5%

5-year May average: 85



241 341 -29.3%

5-year May average: 61

Median \$208,950 \$5.5% \$4.5%

from Apr 2023:from May 2022: \$198,000 \$200,000

YTD 2023 2022 +/-

\$193,500 \$183,000 5.7%

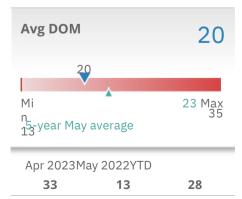
5-year May average: **\$174,286**

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.









Wallingford-Swarthmore (Delaware, PA)

Email: adepice@tcsr.realtor



YTD 2023 2022 +/-

112 144 -22.2%

5-year May average: 30



YTD 2023 2022 +/-

102 134 -23.9%

5-year May average: 26



86 117 -26.5%

5-year May average: 26



YTD 2023 2022 +/-

\$399,950 \$512,000 -21.9%

5-year May average: **\$469,000**





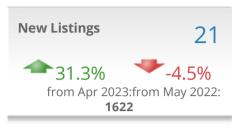




Wallingford-Swarthmore (Delaware, PA) - Detached

Tri-County Suburban REALTORS

Email: adepice@tcsr.realtor



YTD 2023 2022 +/-

77 97 -20.6%

5-year May average: 21



YTD 2023 2022 +/-

71 91 -22.0%

5-year May average: 19



5-year May average: **19**

Median \$670,000

48.6% 13.0% from Apr 2023:from May 2022: \$451,000 \$593,000

YTD 2023 2022 +/-

\$535,000 \$575,000 -7.0%

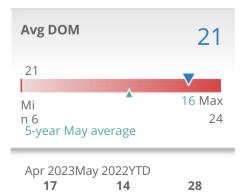
5-year May average: **\$559,370**

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.









Wallingford-Swarthmore (Delaware, PA) - Attached

Tri-County Suburban REALTORS

Email: adepice@tcsr.realtor









\$227,500 \$267,500 -15.0% 5-year May average: **\$224,650**

Summary

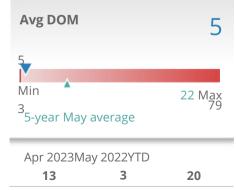
In Wallingford-Swarthmore (Delaware, PA), the median sold price for Attached properties for May was \$267,500, representing an increase of 45.7% compared to last month and a decrease of 19.4% from May 2022. The average days on market for units sold in May was 5 days, 78% below the 5-year May average 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.







West Chester Area (Delaware, PA)

Email: adepice@tcsr.realtor





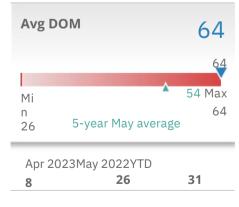












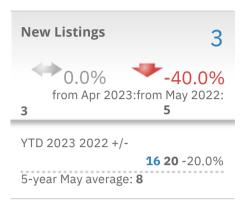


May 2023

West Chester Area (Delaware, PA) - Detached

Tri-County Suburban REALTORS

Email: adepice@tcsr.realtor









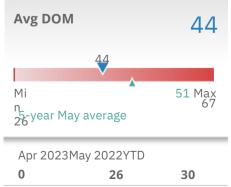
\$803,000 \$805,000 -0.2% 5-year May average: **\$726,880**

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 buver's favor.





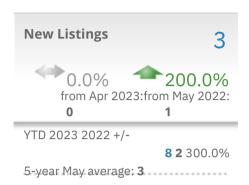


May 2023

West Chester Area (Delaware, PA) - Attached

Tri-County Suburban REALTORS

Email: adepice@tcsr.realtor









\$558,003 \$475,000 17.5%

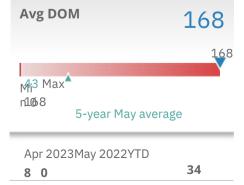
5-year May average: **\$224,000**

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.







William Penn (Delaware, PA)

Email: adepice@tcsr.realtor



YTD 2023 2022 +/-

216 292 -26.0%

5-year May average: 56



YTD 2023 2022 +/-

174 241 -27.8%

5-year May average: 49



110 2023 2022 +/-

131 221 -40.7%

5-year May average: 35

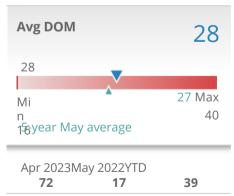


\$190,000 \$215,000 -11.6%

5-year May average: **\$176,909**









May 2023

William Penn (Delaware, PA) - Detached

Tri-County Suburban REALTORS

Email: adepice@tcsr.realtor



YTD 2023 2022 +/-

52 85 -38.8%

5-year May average: 17



YTD 2023 2022 +/-

5-year May average: 15

51 76 -32.9%



5-year May average: 11

Median \$250,000 **Sold Price**

-2.0% from Apr 2023:from May 2022: \$240,000 \$255,000

YTD 2023 2022 +/-

\$250,000 \$270,885 -7.7%

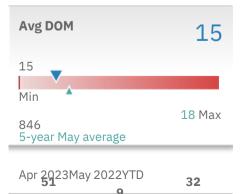
5-year May average: **\$221,050**

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

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

Email: adepice@tcsr.realtor



YTD 2023 2022 +/-

164 207 -20.8%

5-year May average: **39**



YTD 2023 2022 +/-

123 165 -25.5%

5-year May average: 35





\$215,000 \$172,500

YTD 2023 2022 +/-

\$174,950 \$173,000 1.1% 5-year May average: **\$150,310**

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 pendings 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.



