June 2023

All Home Types Detached Attached

Local Market Insight

Chester County, PA



Presented by
Lauren Davis
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

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Tri-County Suburban REALTORS

June 2023

Chester County, PA

Email: ldavis@tcsr.realtor



YTD 2023 2022 +/-

3,341 4,050 -17.5%

5-year Jun average: **891**



YTD 2023 2022 +/-

2,885 3,518 -18.0%

5-year Jun average: **781**



YTD 2023 2022 +/-

2,450 3,200 -23.4%

5-year Jun average: 706

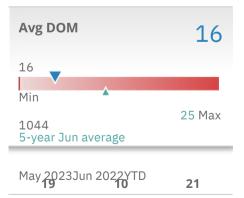


YTD 2023 2022 +/-

\$485,000 \$460,000 5.4% 5-year Jun average: **\$445,844**











June 2023

Chester County, PA - Detached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor



YTD 2023 2022 +/-

2,222 2,610 -14.9%

5-year Jun average: 588



YTD 2023 2022 +/-

1,892 2,262 -16.4%

5-year Jun average: **521**



YTD 2023 2022 +/-

1,567 2,031 -22.8%

5-year Jun average: **481**



6.1% 1.5% from May 2023:from Jun 2022: \$565,000 \$590,555

YTD 2023 2022 +/-

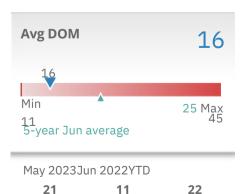
\$545,000 \$525,000 3.8% 5-year Jun average: **\$509,041**

Summary

In Chester County, PA, the median sold price for Detached properties for June was \$599,500, representing an increase of 6.1% compared to last month and an increase of 1.5% from Jun 2022. The average days on market for units sold in June was 16 days, 36% below the 5-year June average of 25 days. There was a 7.1% month over month decrease in new contract activity with 381 New Pendings; a 6.9% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 650; and a 3.7% increase in supply to 445 active units.

This activity resulted in a Contract Ratio of 1.46 pendings per active listing, down from 1.63 in May and a decrease from 1.84 in June 2022. The Contract Ratio is 3% lower than the 5-year June average of 1.50. 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.









June 2023

Chester County, PA - Attached

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YTD 2023 2022 +/-

1,119 1,434 -22.0%

5-year Jun average: **302**



YTD 2023 2022 +/-

993 1,250 -20.6%

5-year Jun average: 259



YTD 2023 2022 +/-

883 1,164 -24.1%

5-year Jun average: 225



-5.1% 8.5% from May 2023:from Jun 2022:

\$434,311 \$380,000

YTD 2023 2022 +/-

\$402,500 \$370,000 8.8% 5-year Jun average: **\$349,648**

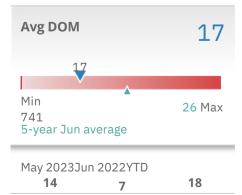
Summary

In Chester County, PA, the median sold price for Attached properties for June was \$412,242, representing a decrease of 5.1% compared to last month and an increase of 8.5% from Jun 2022. The average days on market for units sold in June was 17 days, 34% below the 5- year June average of 26 days. There was a 5.5% month over month decrease in new contract activity with 188 New Pendings; a 5.7% MoM decrease in All Pendings (new contracts + contracts carried

over from May) to 316; and a 12.5% increase in supply to 144 active units.

This activity resulted in a Contract Ratio of 2.19 pendings per active listing, down from 2.62 in May and a decrease from 2.91 in June 2022. The Contract Ratio is 5% lower than the 5-year June average of 2.29. 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.









Presented by Lauren Davis Tri-County Suburban REALTORS

June 2023

Avon Grove (Chester, PA)

Email: Idavis@tcsr.realtor



YTD 2023 2022 +/-

193 267 -27.7%

5-year Jun average: **50**



168 237 5-year Jun average: **44**





YTD 2023 2022 +/-

\$448,645 \$435,450 3.0% 5-year Jun average: **\$429,075**











June 2023

Avon Grove (Chester, PA) - Detached

Tri-County Suburban REALTORS

Email: Idavis@tcsr.realtor



YTD 2023 2022 +/-

167 214 -22.0%

5-year Jun average: **45**



144 192 -25.0%

5-year Jun average: 40



5-year Jun average: **38**



YTD 2023 2022 +/-

\$480,000 \$474,900 1.1% 5-year Jun average: **\$450,841**

Summary

In Avon Grove (Chester, PA), the median sold price for Detached properties for June was \$516,250, representing an increase of 7.6% compared to last month and an increase of 5.4% from Jun 2022. The average days on market for units sold in June was 11 days, 61%

below the 5-year June average of 28 days. There was a 21.4% month over month increase in new contract activity with 34 New Pendings;

no MoM change in All Pendings (new contracts + contracts carried over from May) with 56; and a 23.1% decrease in supply to 30 active units.

This activity resulted in a Contract Ratio of 1.87 pendings per active listing, up from 1.44 in May and a decrease from 3.74 in June 2022. The Contract Ratio is 3% higher than the 5-year June 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.







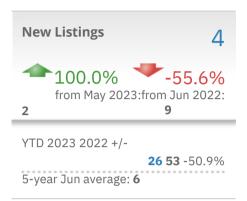


June 2023

Avon Grove (Chester, PA) - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor









YTD 2023 2022 +/-

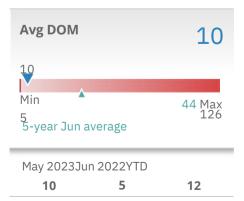
\$380,000 \$368,520 3.1% 5-year Jun average: **\$324,468**

Summary

In Avon Grove (Chester, PA), the median sold price for Attached properties for June was \$408,965, representing an increase of 9.3% compared to last month and an increase of 3.5% from Jun 2022. The average days on market for units sold in June was 10 days, 78% below the 5-year June average of 44 days. There was a 100% month over month increase in new contract activity with 4 New Pendings; a 23.1% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 10; and a 33.3% decrease in supply to 2 active units.

This activity resulted in a Contract Ratio of 5.00 pendings per active listing, up from 4.33 in May and a decrease from 13.00 in June 2022. The Contract Ratio is 4% higher than the 5-year June average of 4.83. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.







Presented by **Lauren Davis**

Tri-County Suburban REALTORS

June 2023

Coatesville Area (Chester, PA)

Email: Idavis@tcsr.realtor



459 528 -13.1%

5-year Jun average: 114



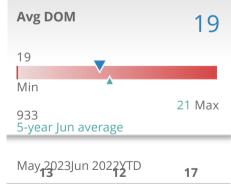
5-year Jun average: 99















June 2023

Coatesville Area (Chester, PA) - Detached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor



YTD 2023 2022 +/-

316 357 -11.5%

5-year Jun average: 81



5-year Jun average: 69



5-year Jun average: 63

Median \$415,000 **Sold Price**

13.7% 12.8% from May 2023: from Jun 2022: \$365,000 \$368,000

YTD 2023 2022 +/-

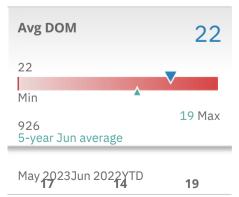
\$368,000 \$346,000 6.4% 5-year Jun average: \$334,580

Summary

In Coatesville Area (Chester, PA), the median sold price for Detached properties for June was \$415,000, representing an increase of 13.7% compared to last month and an increase of 12.8% from Jun 2022. The average days on market for units sold in June was 22 days, 13% above the 5-year June average of 19 days. There was a 29.5% month over month decrease in new contract activity with 43 New Pendings; an 11.6% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 84; and a 15.8% increase in supply to 44 active units.

This activity resulted in a Contract Ratio of 1.91 pendings per active listing, down from 2.50 in May and an increase from 1.65 in June 2022. The Contract Ratio is 22% higher than the 5-year June 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.







June 2023

Coatesville Area (Chester, PA) - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor



YTD 2023 2022 +/-

143 170 -15.9%

5-year Jun average: **33**



YTD 2023 2022 +/-

118 159 -25.8%

5-year Jun average: 30



YTD 2023 2022 +/-

111 135 -17.8%

5-year Jun average: **24**





\$312,640 \$251,000

YTD 2023 2022 +/-

\$256,000 \$220,000 16.4% 5-year Jun average: **\$220,790**

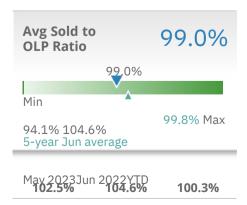
Summary

In Coatesville Area (Chester, PA), the median sold price for Attached properties for June was \$268,000, representing a decrease of 14.3% compared to last month and an increase of 6.8% from Jun 2022. The average days on market for units sold in June was 13 days, 50% below the 5-year June average of 26 days. There was a 23.8% month over month increase in new contract activity with 26 New Pendings; a 10.8% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 33; and a 155.6% increase in supply to 23 active units.

This activity resulted in a Contract Ratio of 1.43 pendings per active listing, down from 4.11 in May and a decrease from 4.27 in June 2022. The Contract Ratio is 35% lower than the 5-year June average of 2.21. 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.







Presented by **Lauren Davis**

Tri-County Suburban REALTORS

June 2023

Downingtown Area (Chester, PA)

Email: Idavis@tcsr.realtor



YTD 2023 2022 +/-

446 631 -29.3%

5-year Jun average: 149



5-year Jun average: 122



327 473 -30.9%

5-year Jun average: 105



\$557,690 \$482,132 15.7%

5-year lun average: \$489,291











June 2023

Downingtown Area (Chester, PA) - Detached

Tri-County Suburban REALTORS

Email: Idavis@tcsr.realtor



YTD 2023 2022 +/-

271 410 -33.9%

5-year Jun average: 96



Closed Sales 51

4.1% -23.9% from May 2023:from Jun 2022: 4967

YTD 2023 2022 +/-

210 263 -20.2%

5-year Jun average: **71**



YTD 2023 2022 +/-

\$658,500 \$570,000 15.5% 5-year Jun average: **\$559,779**

Summary

5-year Jun average: 81

In Downingtown Area (Chester, PA), the median sold price for Detached properties for June was \$695,000, representing a decrease of 4.8% compared to last month and an increase of 10.3% from Jun 2022. The average days on market for units sold in June was 19

days, 2% below the 5-year June average of 19 days. There was a 4.2% month over month decrease in new contract activity with 46 New Pendings; a 4.9% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 77; and a 28.3% increase in supply to 68 active units.

This activity resulted in a Contract Ratio of 1.13 pendings per active listing, down from 1.53 in May and a decrease from 2.89 in lune

2022. The Contract Ratio is 40% lower than the 5-year June average of 1.88. A higher Contract Ratio signifies a relative increase in

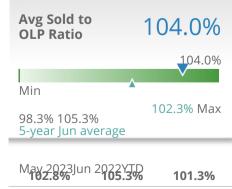
contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



56

53







lune 2023

Downingtown Area (Chester, PA) - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor



YTD 2023 2022 +/-

175 221 -20.8%

5-year Jun average: 54



166 199 -16.6%

5-year lun average: 42





from May 2023:from Jun 2022: \$423,311 \$388,000

YTD 2023 2022 +/-

\$432,500 \$425,000 1.8%

5-year |un average: **\$353,490**

Summary

In Downingtown Area (Chester, PA), the median sold price for Attached properties for June was \$408,000, representing a decrease of 3.6% compared to last month and an increase of 5.2% from Jun 2022. The average days on market for units sold in June was 19 days, 2% above the 5-year June average of 19 days. There was an 11.8% month over month increase in new contract activity with 38 New Pendings; a 20.8% MoM increase in All Pendings (new contracts + contracts carried over from May) to 87; and a 4.5% decrease in supply to 21 active units.

This activity resulted in a Contract Ratio of 4.14 pendings per active listing, up from 3.27 in May and a decrease from 4.41 in June 2022. The Contract Ratio is 45% higher than the 5-year June average of 2.86. 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.









Presented by Lauren Davis Tri-County Suburban REALTORS

June 2023

Great Valley (Chester, PA)

Email: ldavis@tcsr.realtor



YTD 2023 2022 +/-

258 341 -24.3%

5-year Jun average: **69**



191 5-year Jun average: **54** Closed Sales 43
72.0% -33.8% from May 2023:from Jun 2022: 2565

YTD 2023 2022 +/-

162 252 -35.7% 5-year Jun average: **52**

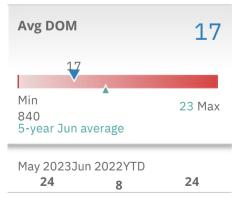


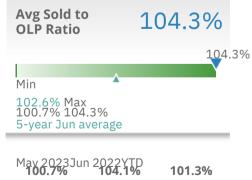
YTD 2023 2022 +/-

\$621,000 \$600,000 3.5% 5-year Jun average: **\$557,458**











June 2023

Great Valley (Chester, PA) - Detached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor



YTD 2023 2022 +/-

156 202 -22.8%

5-year Jun average: 39



113 147 -23.1%

5-year Jun average: 31



5-year Jun average: 29

Median \$900.000 **Sold Price**

42.9% 42.6% from May 2023: from Jun 2022: \$630,000 \$631,000

YTD 2023 2022 +/-

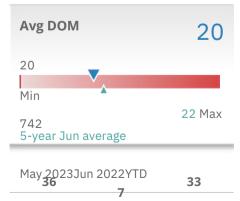
\$680,000 \$686,488 -0.9% 5-year Jun average: **\$721,590**

Summary

In Great Valley (Chester, PA), the median sold price for Detached properties for June was \$900,000, representing an increase of 42.9% compared to last month and an increase of 42.6% from Jun 2022. The average days on market for units sold in June was 20 days, 10% below the 5-year June average of 22 days. There was a 20% month over month decrease in new contract activity with 24 New Pendings; a 5.7% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 50; and a 19.4% increase in supply to 43 active units.

This activity resulted in a Contract Ratio of 1.16 pendings per active listing, down from 1.47 in May and an increase from 0.90 in June 2022. The Contract Ratio is 2% lower than the 5-year June average of 1.18. 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.







June 2023

Great Valley (Chester, PA) - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor



YTD 2023 2022 +/-

102 139 -26.6%

5-year Jun average: 31



5-year Jun average: 24



Median \$570,000 **Sold Price**

-1.3% 12.1% from May 2023: from Jun 2022:

\$577,500 \$508,500

YTD 2023 2022 +/-

\$570,000 \$525,262 8.5% 5-year Jun average: **\$496.048**

Summary

In Great Valley (Chester, PA), the median sold price for Attached properties for June was \$570,000, representing a decrease of 1.3% compared to last month and an increase of 12.1% from Jun 2022. The average days on market for units sold in June was 11 days, 46% below the 5-year June average of 20 days. There was an 18.8% month over month decrease in new contract activity with 13 New Pendings; a 17.4% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 19; and a 5.3% decrease in supply to 18 active units.

This activity resulted in a Contract Ratio of 1.06 pendings per active listing, down from 1.21 in May and a decrease from 1.35 in June 2022. The Contract Ratio is 49% lower than the 5-year June average of 2.08. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.







Presented by **Lauren Davis**

Tri-County Suburban REALTORS

June 2023

Kennett Consolidated (Chester, PA)

Email: Idavis@tcsr.realtor



176 218 -19.3%

5-year Jun average: 47





156 169 -7.7% 5-year Jun average: 43













June 2023

Kennett Consolidated (Chester, PA) - Detached

Tri-County Suburban REALTORS

Email: Idavis@tcsr.realtor



YTD 2023 2022 +/-

106 118 -10.2%

5-year Jun average: 28



5-year Jun average: 28





\$692,500 \$580,000

-16.2% 0.0% from May 2023:from Jun 2022:

YTD 2023 2022 +/-

\$582,500 \$605,000 -3.7%

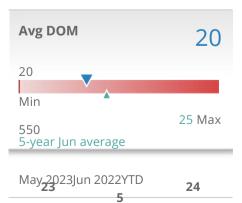
5-year Jun average: **\$508,913**

Summary

In Kennett Consolidated (Chester, PA), the median sold price for Detached properties for June was \$580,000, representing a decrease of 16.2% compared to last month and no change from Jun 2022. The average days on market for units sold in June was 20 days, 21% below the 5-year June average of 25 days. There was a 10.5% month over month increase in new contract activity with 21 New Pendings; a 27.8% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 26; and a 47.8% decrease in supply to 12 active units.

This activity resulted in a Contract Ratio of 2.17 pendings per active listing, up from 1.57 in May and an increase from 1.74 in June 2022. The Contract Ratio is 57% higher than the 5-year June average of 1.39. 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.









June 2023

Kennett Consolidated (Chester, PA) - Attached

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YTD 2023 2022 +/-

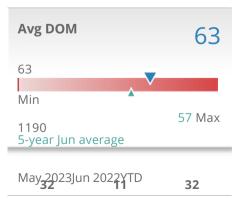
\$474,772 \$478,222 -0.7% 5-year Jun average: **\$414,072**

Summary

In Kennett Consolidated (Chester, PA), the median sold price for Attached properties for June was \$496,750, representing an increase of 0% compared to last month and an increase of 5.9% from Jun 2022. The average days on market for units sold in June was 63 days, 11% above the 5-year June average of 57 days. There was a 9.1% month over month decrease in new contract activity with 10 New Pendings; a 2.9% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 34; and a 16.7% decrease in supply to 10 active units.

This activity resulted in a Contract Ratio of 3.40 pendings per active listing, up from 2.92 in May and an increase from 2.95 in June 2022. The Contract Ratio is 28% higher than the 5-year June average of 2.65. 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.







Presented by **Lauren Davis Tri-County Suburban REALTORS**

June 2023

Octorara Area (Chester, PA)

Email: Idavis@tcsr.realtor



62 72 -13.9%

5-year Jun average: 16





YTD 2023 2022 +/-

52 67 -22.4%

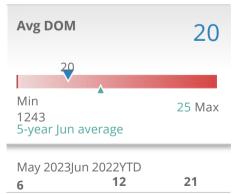
5-year Jun average: 14



5-year Jun average: **\$313,550**











June 2023

Octorara Area (Chester, PA) - Detached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor



YTD 2023 2022 +/-

56 61 -8.2%

5-year Jun average: 13





5-year Jun average: **11**

Median \$380,000

1.3% 4.7% from May 2023:from Jun 2022: \$375,000 \$363,000

YTD 2023 2022 +/-

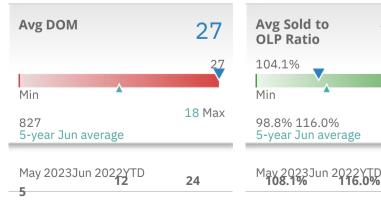
\$380,000 \$336,250 13.0% 5-year Jun average: **\$322,560**

Summary

In Octorara Area (Chester, PA), the median sold price for Detached properties for June was \$380,000, representing an increase of 1.3% compared to last month and an increase of 4.7% from Jun 2022. The average days on market for units sold in June was 27 days, 52% above the 5-year June average of 18 days. There was a 100% month over month increase in new contract activity with 10 New Pendings; a 13.3% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 13; and a 15.4% increase in supply to 15 active units.

This activity resulted in a Contract Ratio of 0.87 pendings per active listing, down from 1.15 in May and a decrease from 1.06 in June 2022. The Contract Ratio is 6% lower than the 5-year June 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.





102.5%

104.1%

105.2% Max

June 2023

Octorara Area (Chester, PA) - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor









YTD 2023 2022 +/-

\$227,500 \$215,000 5.8% 5-year Jun average: **\$255,580**

Summary

In Octorara Area (Chester, PA), the median sold price for Attached properties for June was \$233,500, representing a decrease of 4.7% compared to last month and an increase of 8.6% from Jun 2022. The average days on market for units sold in June was 3 days, 94% below the 5-year June average of 54 days. There was a 100% month over month decrease in new contract activity with 0 New Pendings; a 100% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 0; and no change in supply with 0 active units.

This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from May and no change from June 2022. The Contract Ratio is 100% lower than the 5-year June average of 0.55. 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.









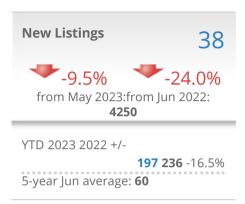
Presented by **Lauren Davis**

Tri-County Suburban REALTORS

June 2023

Owen | Roberts (Chester, PA)

Email: Idavis@tcsr.realtor



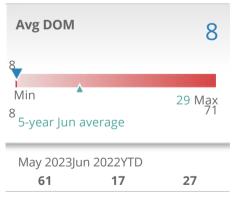
















June 2023

Owen J Roberts (Chester, PA) - Detached

Tri-County Suburban REALTORS

Email: Idavis@tcsr.realtor



YTD 2023 2022 +/-

168 200 -16.0%

5-year Jun average: **51**



5-year Jun average: 43





from May 2023:from Jun 2022: \$615,750 \$627,500

YTD 2023 2022 +/-

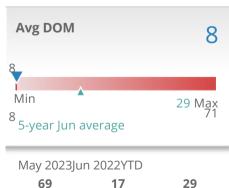
\$530,000 \$525,000 1.0% 5-year |un average: **\$478,480**

Summary

In Owen J Roberts (Chester, PA), the median sold price for Detached properties for June was \$550,000, representing a decrease of 10.7% compared to last month and a decrease of 12.4% from Jun 2022. The average days on market for units sold in June was 8 days, 73% below the 5-year June average of 29 days. There was a 3.1% month over month increase in new contract activity with 33 New Pendings; a 19.5% MoM increase in All Pendings (new contracts + contracts carried over from May) to 49; and a 5.4% increase in supply to 39 active units.

This activity resulted in a Contract Ratio of 1.26 pendings per active listing, up from 1.11 in May and a decrease from 1.49 in June 2022. The Contract Ratio is 3% higher than the 5-year June average of 1.22. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.







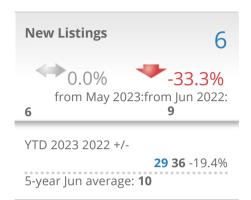


June 2023

Owen J Roberts (Chester, PA) - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor









YTD 2023 2022 +/-

\$362,500 \$328,000 10.5% 5-year Jun average: **\$347,862**

Summary

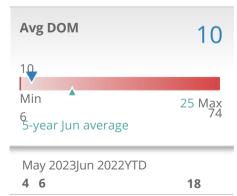
In Owen J Roberts (Chester, PA), the median sold price for Attached properties for June was \$450,000, representing an increase of 13.4% compared to last month and a decrease of 3.2% from Jun 2022. The average days on market for units sold in June was 10 days, 59%

below the 5-year June average of 25 days. There was a 14.3% month over month increase in new contract activity with 8 New Pendings; a 12.5% MoM increase in All Pendings (new contracts + contracts

carried over from May) to 9; and a 25% decrease in supply to 3 active units.

This activity resulted in a Contract Ratio of 3.00 pendings per active listing, up from 2.00 in May and a decrease from 7.00 in June 2022. The Contract Ratio is 6% lower than the 5-year June average of 3.18. 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.









Presented by Lauren Davis Tri-County Suburban REALTORS

June 2023

Oxford Area (Chester, PA)

Email: ldavis@tcsr.realtor



YTD 2023 2022 +/-

154 127 21.3%

5-year Jun average: 32



5-year Jun average: 29



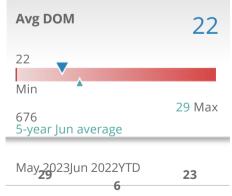


YTD 2023 2022 +/-

\$415,000 \$405,272 2.4% 5-year Jun average: **\$361,956**











June 2023

Oxford Area (Chester, PA) - Detached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor



YTD 2023 2022 +/-

148 120 23.3%

5-year Jun average: 31



5-year Jun average: 28



83 109 -23.9%

5-year Jun average: 22

Median \$438,000 **Sold Price**

3.1% 13.0% from May 2023:from Jun 2022: \$387,450 \$425,000

YTD 2023 2022 +/-

\$415,000 \$410,000 1.2% 5-year lun average: **\$366,100**

Summary

In Oxford Area (Chester, PA), the median sold price for Detached properties for June was \$438,000, representing an increase of 13% compared to last month and an increase of 3.1% from Jun 2022. The average days on market for units sold in June was 22 days, 25% below the 5-year June average of 29 days. There was a 12% month over month decrease in new contract activity with 22 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from May) with 44; and a 13.6% increase in supply to 50 active units.

This activity resulted in a Contract Ratio of 0.88 pendings per active listing, down from 1.00 in May and a decrease from 1.14 in

2022. The Contract Ratio is 17% lower than the 5-year June average of 1.06. A higher Contract Ratio signifies a relative increase in

contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



May 2023 Jun 2022





June 2023

Oxford Area (Chester, PA) - Attached

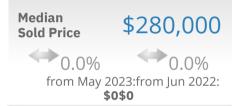
Tri-County Suburban REALTORS

Email: Idavis@tcsr.realtor









YTD 2023 2022 +/-

\$225,000 \$175,000 28.6% 5-year |un average: **\$105,500**

Summary

In Oxford Area (Chester, PA), the median sold price for Attached properties for June was \$280,000, representing an increase of 0% compared to last month and an increase of 0% from Jun 2022. The average days on market for units sold in June was 24 days, 103% above the 5-year June average of 12 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 May) to 2; 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 1.00 in May and a decrease from 0.50 in June 2022. The Contract Ratio is 100% lower than the 5-year June average of 0.30. 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.







Presented by **Lauren Davis**

Tri-County Suburban REALTORS

June 2023

Phoenixville Area (Chester, PA)

Email: Idavis@tcsr.realtor



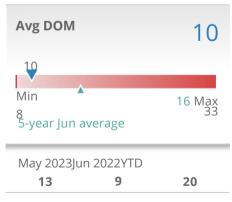
















June 2023

Phoenixville Area (Chester, PA) - Detached

Tri-County Suburban REALTORS

Email: Idavis@tcsr.realtor



YTD 2023 2022 +/-

124 157 -21.0%

5-year Jun average: 32



5-year Jun average: 29



Median \$600,000

17.6% 0.0% from May 2023:from Jun 2022: \$510,000 \$600,000

YTD 2023 2022 +/-

\$471,250 \$491,501 -4.1%

5-year Jun average: **\$476,100**

Summary

In Phoenixville Area (Chester, PA), the median sold price for Detached properties for June was \$600,000, representing an increase of 17.6% compared to last month and no change from Jun 2022. The average days on market for units sold in June was 11

days, 43% below the 5-year June average of 19 days. There was a 30.8% month over month decrease in new contract activity with 18 New Pendings; a 34.9% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 28; and an 88.9% increase in supply to 17 active units.

This activity resulted in a Contract Ratio of 1.65 pendings per active listing, down from 4.78 in May and an increase from 1.39 in June 2022. The Contract Ratio is 19% higher than the 5-year June average of 1.38. 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.







June 2023

Phoenixville Area (Chester, PA) - Attached

Tri-County Suburban REALTORS

Email: Idavis@tcsr.realtor



YTD 2023 2022 +/-

119 158 -24.7%

5-year Jun average: 32



107 5-year lun average: **28**



Median \$385,000

2.7% 24.2% from May 2023:from Jun 2022: \$375,000 \$310,000

YTD 2023 2022 +/-

\$382,500 \$307,500 24.4% 5-year Jun average: **\$313,260**

Summary

In Phoenixville Area (Chester, PA), the median sold price for Attached properties for June was \$385,000, representing an increase of 2.7% compared to last month and an increase of 24.2% from Jun 2022. The average days on market for units sold in June was 7 days, 42% below the 5-year June average of 12 days. There was a 53.3% month over month increase in new contract activity with 23 New Pendings; a 55.6% MoM increase in All Pendings (new contracts + contracts carried over from May) to 28; and a 27.3% increase in supply to 14 active units.

This activity resulted in a Contract Ratio of 2.00 pendings per active listing, up from 1.64 in May and a decrease from 2.06 in June 2022. The Contract Ratio is 14% lower than the 5-year June average of 2.33. 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.









Presented by Lauren Davis Tri-County Suburban REALTORS

June 2023

Spring-Ford Area (Chester, PA)

Email: ldavis@tcsr.realtor



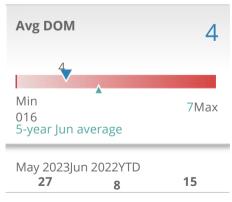
















June 2023

Spring-Ford Area (Chester, PA) - Detached

Tri-County Suburban REALTORS

Email: Idavis@tcsr.realtor









YTD 2023 2022 +/-

\$485,000 \$305,000 59.0% 5-year Jun average: **\$279,100**

Summary

In Spring-Ford Area (Chester, PA), the median sold price for Detached properties for June was \$485,000, representing an increase of 42.6% compared to last month and an increase of 42.6% from Jun 2022. The average days on market for units sold in June was 3 days, 50% below the 5-year June average of 6 days. There was a 33.3% month over month decrease in new contract activity with 2 New Pendings; a 50% MoM increase in All Pendings (new contracts + contracts carried over from May) to 3; and a 100% decrease in supply to 0 active units.

This activity resulted in a Contract Ratio of 0.00 pendings per active listing, down from 2.00 in May and a decrease from 1.00 in June 2022. The Contract Ratio is 100% lower than the 5-year June average of 0.93. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.









June 2023

Spring-Ford Area (Chester, PA) - Attached

Tri-County Suburban REALTORS

Email: Idavis@tcsr.realtor









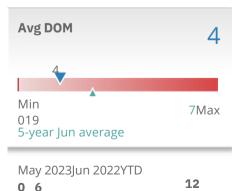
\$354,000 \$285,500 24.0% 5-year |un average: **\$174,900**

Summary

In Spring-Ford Area (Chester, PA), the median sold price for Attached properties for June was \$232,000, representing an increase of 0% compared to last month and an increase of 16% from Jun 2022. The average days on market for units sold in June was 4 days, 46% below the 5-year June average of 7 days. There was a 20% month over month decrease in new contract activity with 4 New Pendings; a 16.7% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 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 3.00 in May and an increase from 4.00 in June 2022. The Contract Ratio is 82% higher than the 5-year June average of 2.75. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.









Presented by Lauren Davis

Tri-County Suburban REALTORS

June 2023

Tredyffrin-Easttown (Chester, PA)

Email: ldavis@tcsr.realtor



YTD 2023 2022 +/-

305 382 -20.2%

5-year Jun average: **82**



YTD 2023 2022 +/-

268 336 -20.2%

5-year Jun average: 74



YTD 2023 2022 +/-

227 286 -20.6%

5-year Jun average: **78**



YTD 2023 2022 +/-

\$690,000 \$652,500 5.7% 5-year Jun average: **\$655,900**











June 2023

Tredyffrin-Easttown (Chester, PA) - Detached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor



YTD 2023 2022 +/-

184 254 -27.6%

5-year Jun average: **52**



YTD 2023 2022 +/-

158 212 -25.5%

5-year Jun average: 48



132 173 -23.7%

102 173 25.7

5-year Jun average: 49

Median \$928,000

19.0% 12.5% from May 2023:from Jun 2022: \$780,000 \$825,000

YTD 2023 2022 +/-

\$881,000 \$810,000 8.8%

5-year Jun average: **\$790,000**

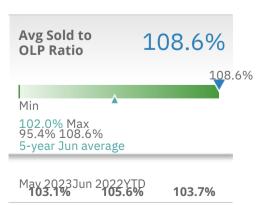
Summary

In Tredyffrin-Easttown (Chester, PA), the median sold price for Detached properties for June was \$928,000, representing an increase of 19% compared to last month and an increase of 12.5% from Jun 2022. The average days on market for units sold in June was 10 days, 59% below the 5-year June average of 25 days. There was an 11.4% month over month increase in new contract activity with 39 New Pendings; a 3.4% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 56; and a 29.3% decrease in supply to 29 active units.

This activity resulted in a Contract Ratio of 1.93 pendings per active listing, up from 1.41 in May and an increase from 1.83 in June 2022. The Contract Ratio is 23% higher than the 5-year June average of 1.57. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.







June 2023

Tredyffrin-Easttown (Chester, PA) - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor



YTD 2023 2022 +/-

121 125 -3.2%

5-year Jun average: **29**



5-year Jun average: **27**



5-year Jun average: **29**



-24.2% -19.9% from May 2023:from Jun 2022:

\$467,500 \$442,500

YTD 2023 2022 +/-

\$389,000 \$337,500 15.3% 5-year Jun average: **\$374,040**

Summary

In Tredyffrin-Easttown (Chester, PA), the median sold price for Attached properties for June was \$354,250, representing a decrease of 24.2% compared to last month and a decrease of 19.9% from Jun 2022. The average days on market for units sold in June was 4 days, 74% below the 5-year June average of 16 days. There was a 24.1% month over month decrease in new contract activity with 22 New Pendings; a 3.3% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 29; and a 200% increase in supply to 9 active units.

This activity resulted in a Contract Ratio of 3.22 pendings per active listing, down from 10.00 in May and a decrease from 4.83 in June 2022. The Contract Ratio is 10% lower than the 5-year June average of 3.56. 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.



3 6







Presented by Lauren Davis

Tri-County Suburban REALTORS

June 2023

Twin Valley (Chester, PA)

Email: ldavis@tcsr.realtor



YTD 2023 2022 +/-

73 72 1.4%

5-year Jun average: **15**



YTD 2023 2022 +/-

56 68 -17.6%

5-year Jun average: 14



YTD 2023 2022 +/-

50 60 -16.7%

5-year Jun average: 16

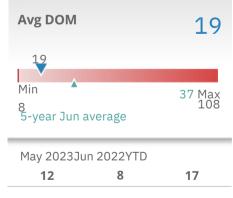


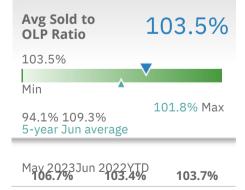
YTD 2023 2022 +/-

\$400,000 \$343,500 16.4% 5-year Jun average: **\$356,013**











Presented by

Lauren Davis

June 2023

Twin Valley (Chester, PA) - Detached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

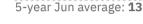


63 51 23.5%

5-year Jun average: 12









YTD 2023 2022 +/-

\$408,360 \$375,500 8.8% 5-year Jun average: **\$370,383**

Summary

In Twin Valley (Chester, PA), the median sold price for Detached properties for June was \$402,810, representing an increase of 0.7% compared to last month and a decrease of 0.5% from Jun 2022. The average days on market for units sold in June was 21 days, 57% below the 5-year June average of 48 days. There was a 33.3% month over month decrease in new contract activity with 8 New Pendings; a 47.6% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 11; and a 41.7% increase in supply to 17 active units.

This activity resulted in a Contract Ratio of 0.65 pendings per active listing, down from 1.75 in May and a decrease from 2.80 in June 2022. The Contract Ratio is 68% lower than the 5-year June average of 2.04. 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.







Presented by

Lauren Davis

June 2023

Twin Valley (Chester, PA) - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor









YTD 2023 2022 +/-

\$368,750 \$310,500 18.8% 5-year Jun average: **\$266,190**

Summary

In Twin Valley (Chester, PA), the median sold price for Attached properties for June was \$362,500, representing a decrease of 3.3% compared to last month and an increase of 32.4% from Jun 2022. The average days on market for units sold in June was 4 days, 77% below the 5-year June average of 17 days. There was no month over month change in new contract activity with 3 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from May) with 4; and a 50% decrease in supply to 1 active units.

This activity resulted in a Contract Ratio of 4.00 pendings per active listing, up from 2.00 in May and an increase from 0.00 in June 2022. The Contract Ratio is 93% higher than the 5-year June average of 2.08. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.







Presented by Lauren Davis

Tri-County Suburban REALTORS

June 2023

Unionville-Chadds Ford (Chester, PA)

Email: ldavis@tcsr.realtor



YTD 2023 2022 +/-

156 166 -6.0%

5-year Jun average: **36**



YTD 2023 2022 +/-

120 146 -17.8%

5-year Jun average: 32



YTD 2023 2022 +/-

95 127 -25.2%

5-year Jun average: **32**



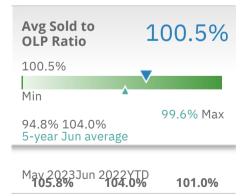
YTD 2023 2022 +/-

\$750,000 \$691,250 8.5% 5-year Jun average: **\$673,564**











June 2023

Unionville-Chadds Ford (Chester, PA) - Detached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor



YTD 2023 2022 +/-

143 139 2.9%

5-year Jun average: **32**



YTD 2023 2022 +/-

110 125 -12.0%

5-year Jun average: 29



YTD 2023 2022 +/-

87 110 -20.9%

5-year Jun average: **28**





YTD 2023 2022 +/-

\$775,000 \$735,000 5.4% 5-year Jun average: **\$714,710**

Summary

In Unionville-Chadds Ford (Chester, PA), the median sold price for Detached properties for June was \$960,000, representing an increase of 28.1% compared to last month and an increase of 35.6% from Jun 2022. The average days on market for units sold in June was 18 days, 67% below the 5-year June average of 54 days. There was a 12.5% month over month increase in new contract activity with 27 New Pendings; an 11.4% MoM increase in All Pendings (new contracts + contracts carried over from May) to 39; and no change in supply with 31 active units.

This activity resulted in a Contract Ratio of 1.26 pendings per active listing, up from 1.13 in May and a decrease from 1.42 in June 2022. The Contract Ratio is 3% higher than the 5-year June average of 1.22. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



26

31







June 2023

Unionville-Chadds Ford (Chester, PA) - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor









YTD 2023 2022 +/-

\$505,000 \$510,000 -1.0% 5-year Jun average: **\$428,720**

Summary

In Unionville-Chadds Ford (Chester, PA), the median sold price for Attached properties for June was \$530,000, representing a decrease of 2.8% compared to last month and an increase of 12.2% from Jun 2022. The average days on market for units sold in June was 23 days, 42% below the 5-year June average of 39 days. There was a 50% month over month decrease in new contract activity with 1 New Pendings; a 50% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 2; and a 100% increase in supply to 2 active units.

This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 4.00 in May and an increase from 0.83 in June 2022. The Contract Ratio is 45% lower than the 5-year June average of 1.81. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.







Presented by Lauren Davis

Tri-County Suburban REALTORS

June 2023

West Chester Area (Chester, PA)

Email: ldavis@tcsr.realtor



YTD 2023 2022 +/-

580 671 -13.6%

5-year Jun average: 148



YTD 2023 2022 +/-

519 599 -13.4%

5-year Jun average: 128



YTD 2023 2022 +/-

433 575 -24.7%

5-year Jun average: 131



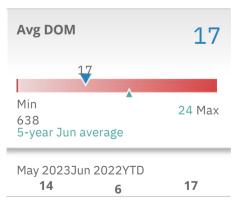
YTD 2023 2022 +/-

\$540,775 \$540,000 0.1%

5-year Jun average: **\$491,200**











June 2023

West Chester Area (Chester, PA) - Detached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor



YTD 2023 2022 +/-

302 317 -4.7%

5-year Jun average: 75



276 295 -6.4%

5-year Jun average: 64



5-year Jun average: **71**

Median \$760,000

17.6% 3.4% from May 2023:from Jun 2022: \$646,512 \$735,000

YTD 2023 2022 +/-

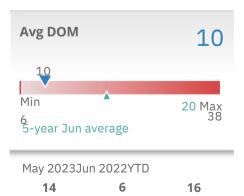
\$685,000 \$695,000 -1.4% 5-year Jun average: **\$600,695**

Summary

In West Chester Area (Chester, PA), the median sold price for Detached properties for June was \$760,000, representing an increase of 17.6% compared to last month and an increase of 3.4% from Jun 2022. The average days on market for units sold in June was 10 days, 51% below the 5-year June average of 20 days. There was an 11.5% month over month decrease in new contract activity with 54 New Pendings; a 2.6% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 114; and a 3.9% decrease in supply to 49 active units.

This activity resulted in a Contract Ratio of 2.33 pendings per active listing, up from 2.29 in May and a decrease from 3.00 in June 2022. The Contract Ratio is 17% higher than the 5-year June 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.









June 2023

West Chester Area (Chester, PA) - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor



YTD 2023 2022 +/-

278 353 -21.2%

5-year Jun average: **73**



243 303 -19.

5-year Jun average: 63



5-year Jun average: **59**

Median \$482,500

5.4% 18.3% from May 2023:from Jun 2022: \$457,800 \$407,962

YTD 2023 2022 +/-

\$458,900 \$401,312 14.3% 5-year Jun average: **\$390,092**

Summary

In West Chester Area (Chester, PA), the median sold price for Attached properties for June was \$482,500, representing an increase of 5.4% compared to last month and an increase of 18.3% from Jun 2022. The average days on market for units sold in June was 24

days, 17% below the 5-year June average of 29 days. There was a 32% month over month decrease in new contract activity with 34 New Pendings; a 32.5% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 54; and a 2.6% increase in supply to 40 active units.

This activity resulted in a Contract Ratio of 1.35 pendings per active listing, down from 2.05 in May and a decrease from 2.13 in June 2022. The Contract Ratio is 24% lower than the 5-year June average of 1.76. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.





