

June 2023

All Home Types
Detached
Attached

Local Market Insight

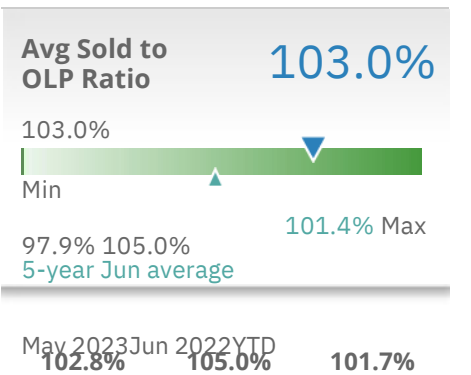
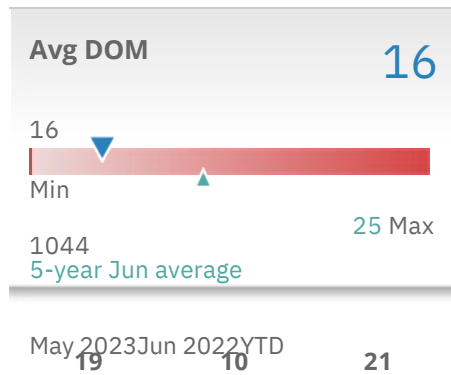
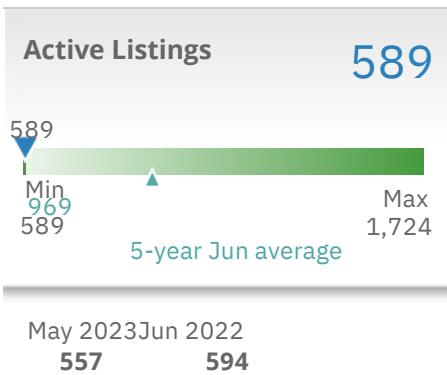
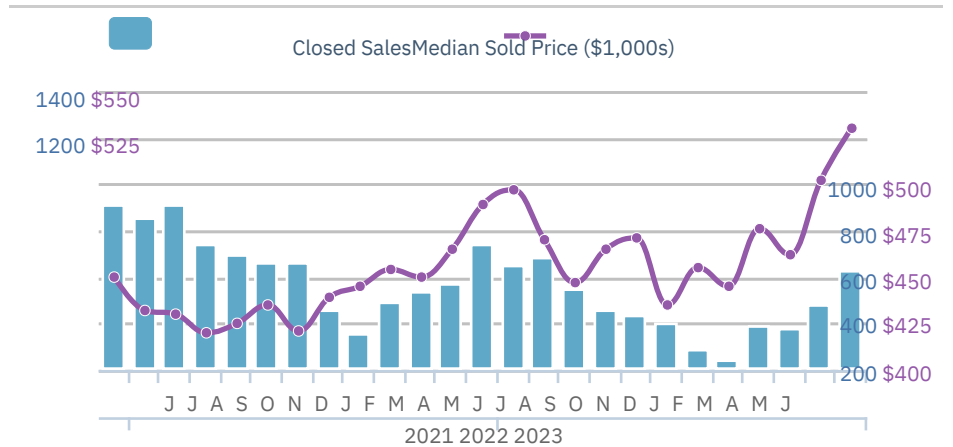
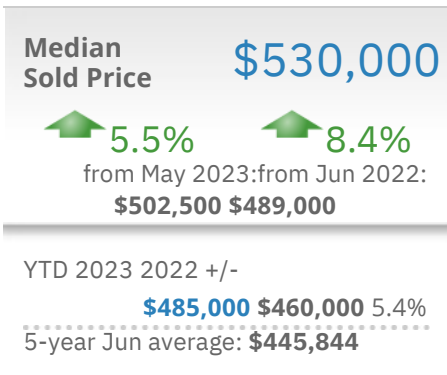
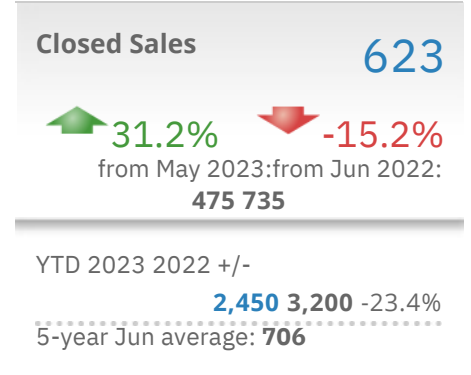
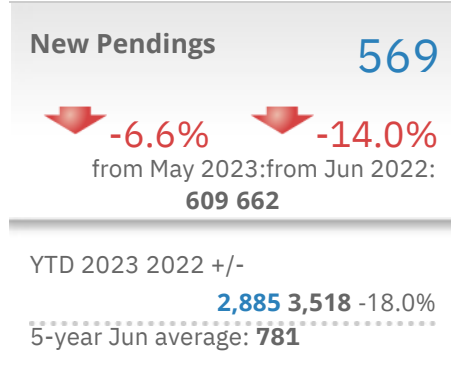
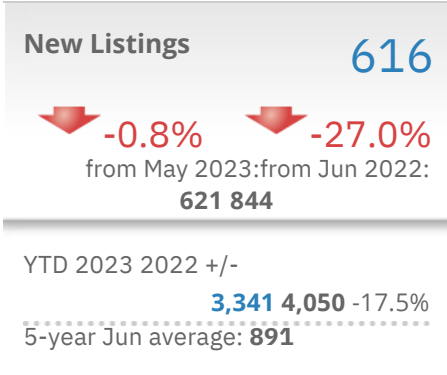
Chester County, PA



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

June 2023 Chester County, PA

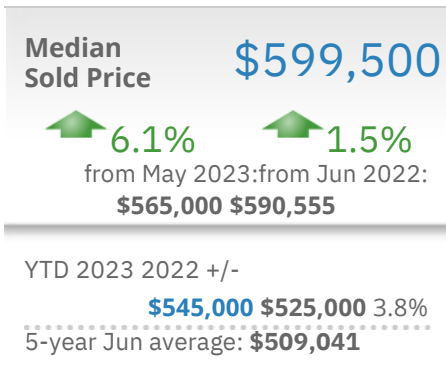
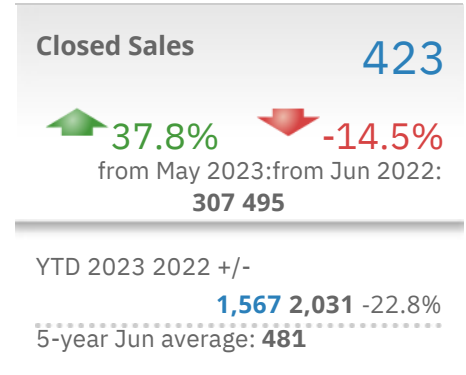
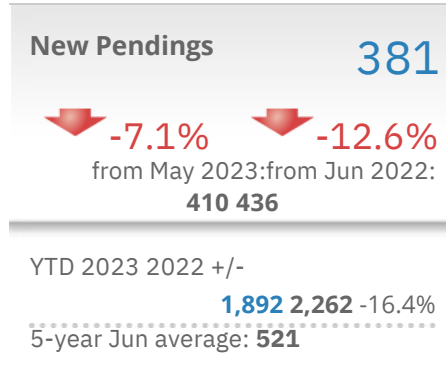
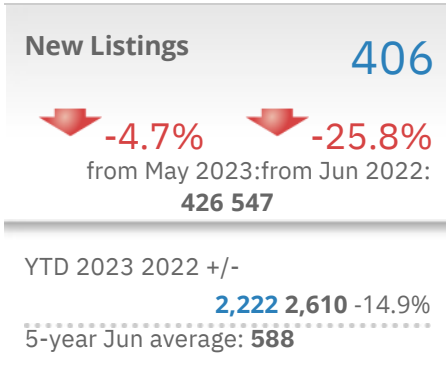
Email: ldavis@tcsr.realtor



June 2023

Chester County, PA - Detached

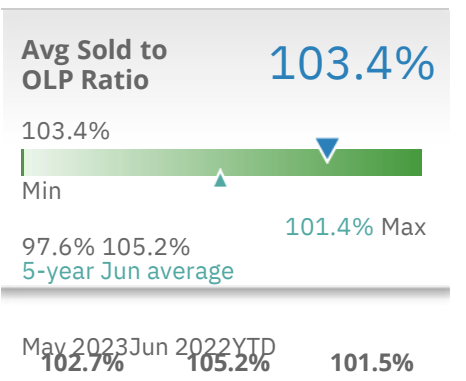
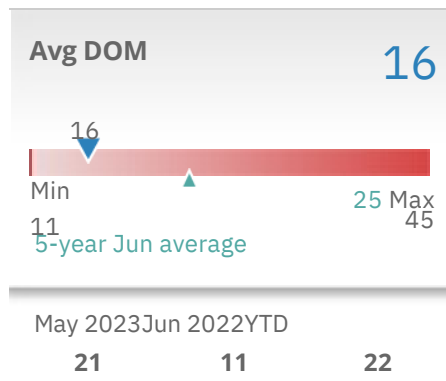
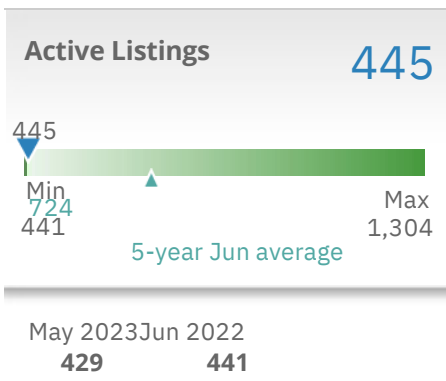
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



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.

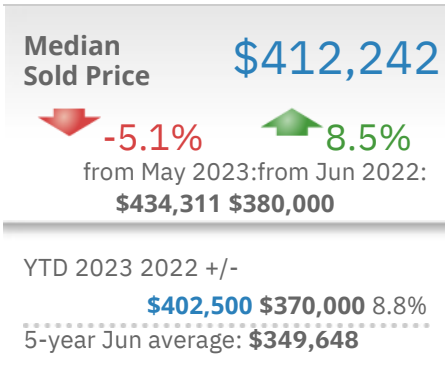
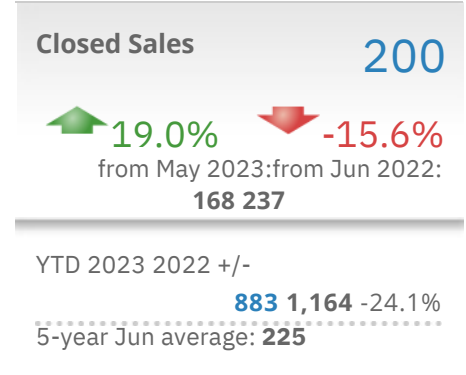
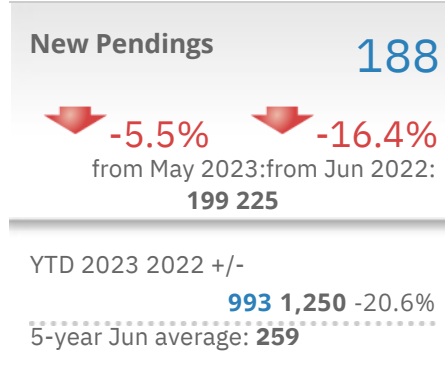
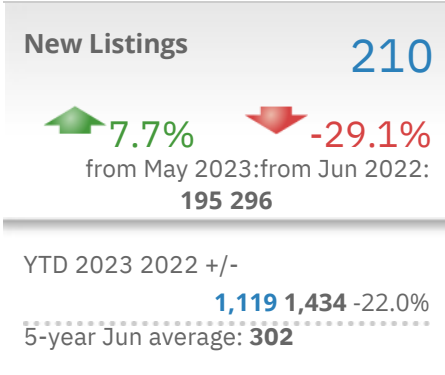
This activity resulted in a Contract Ratio of 1.46 pendings per active listing, down from 1.63 in May and a decrease from 1.84 in June 2022. The Contract Ratio is 3% lower than the 5-year June average of 1.50. A higher Contract Ratio signifies a relative increase in contract activity compared to supply,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

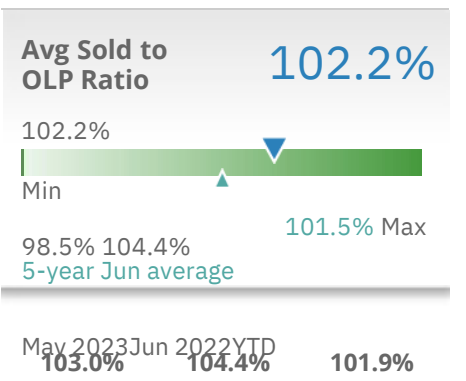
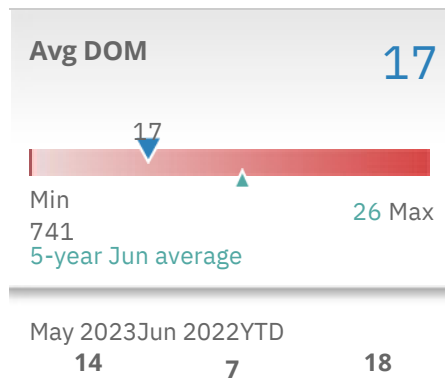
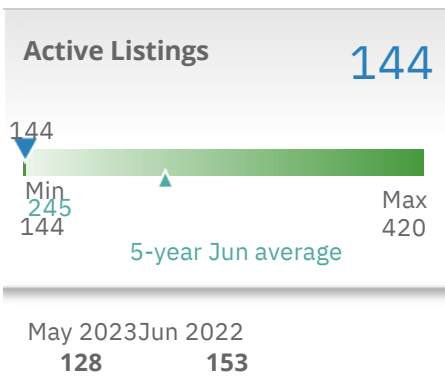
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

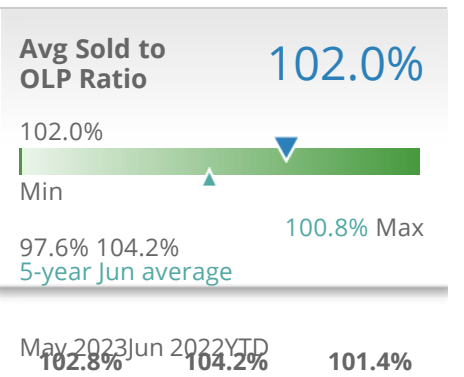
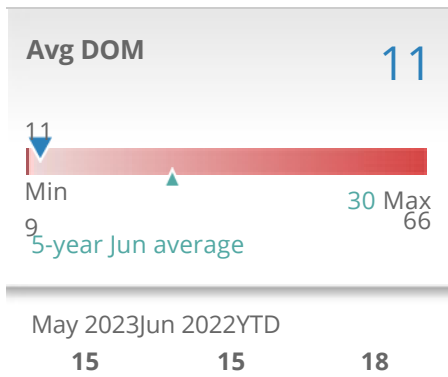
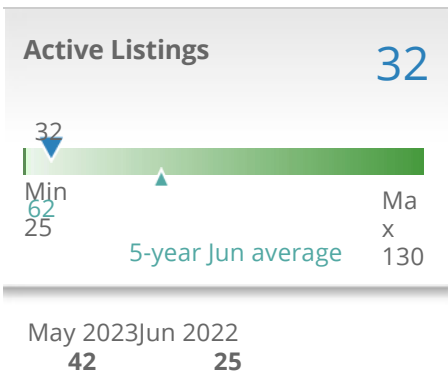
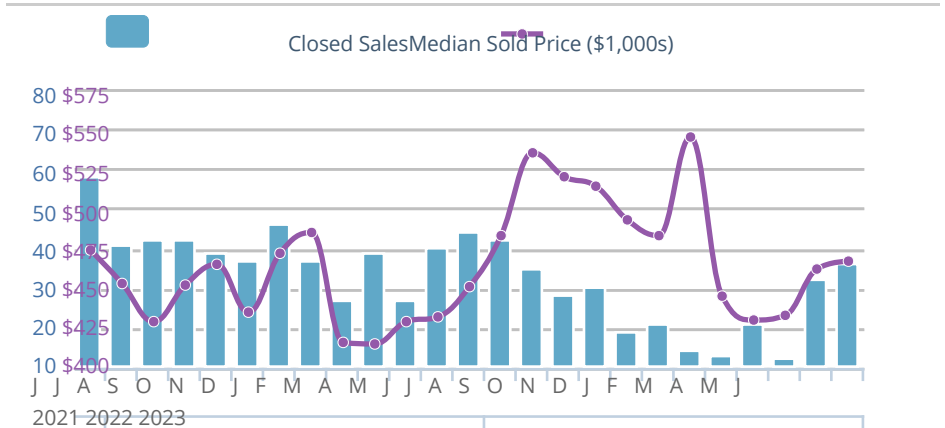
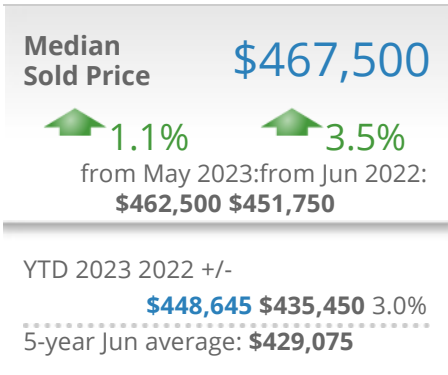
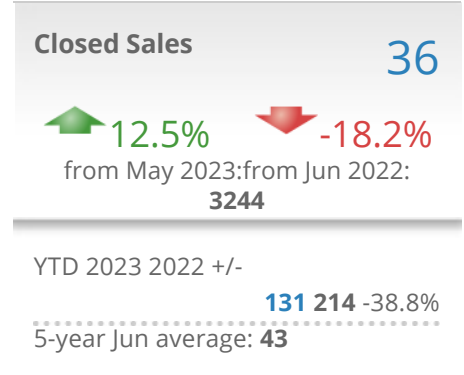
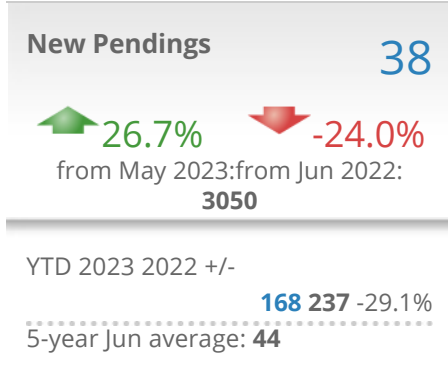
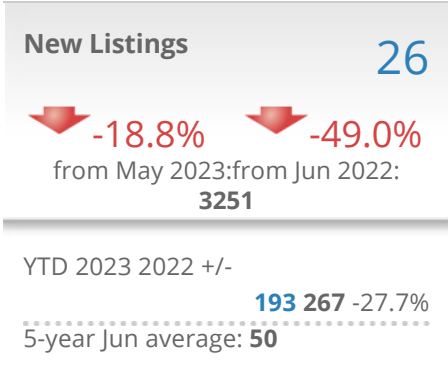
In Chester County, PA, the median sold price for Attached properties for June was \$412,242, representing a decrease of 5.1% compared to last month and an increase of 8.5% from Jun 2022. The average days on market for units sold in June was 17 days, 34% below the 5- year June average of 26 days. There 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.



June 2023
Avon Grove (Chester, PA)

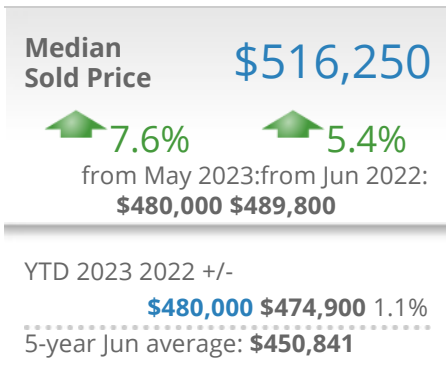
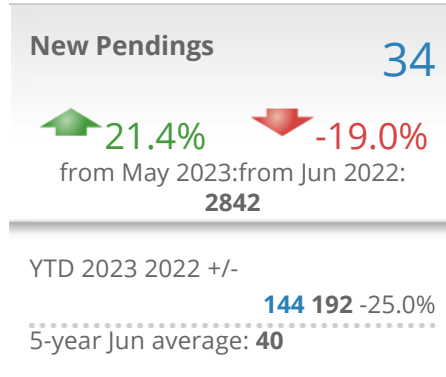
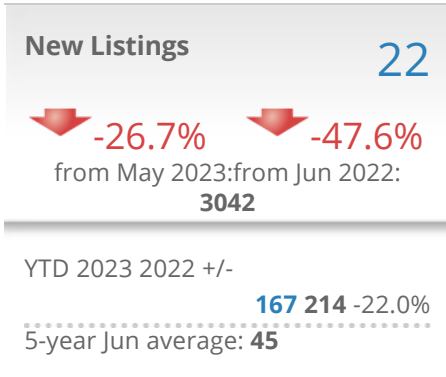
Email: ldavis@tcsr.realtor



June 2023

Avon Grove (Chester, PA) - Detached

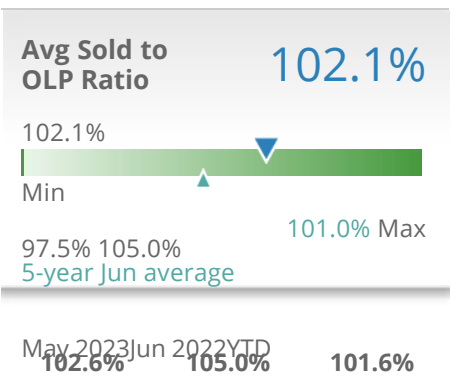
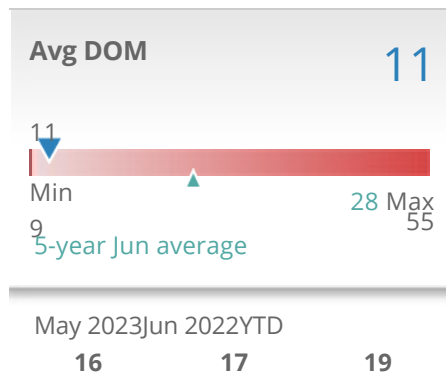
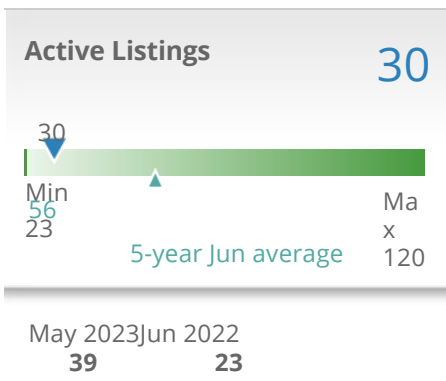
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



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.

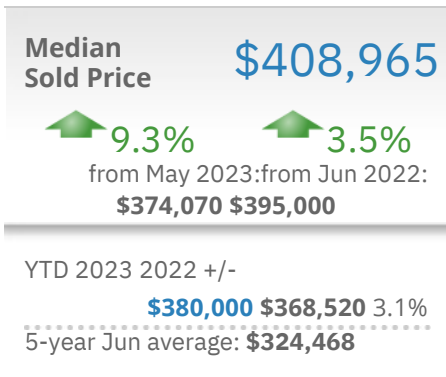
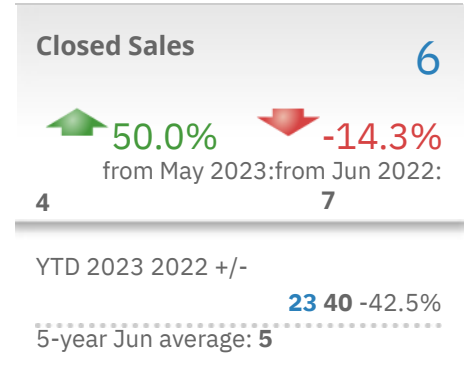
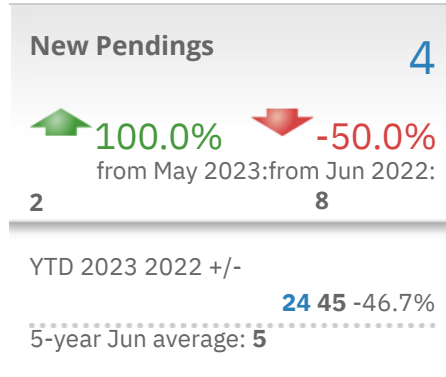
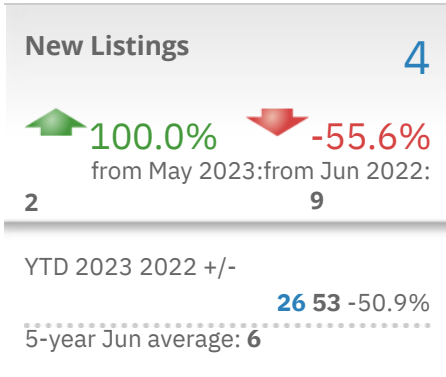
This activity resulted in a Contract Ratio of 1.87 pendings per active listing, up from 1.44 in May and a decrease from 3.74 in June 2022. The Contract Ratio is 3% higher than the 5-year June average of 1.82. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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

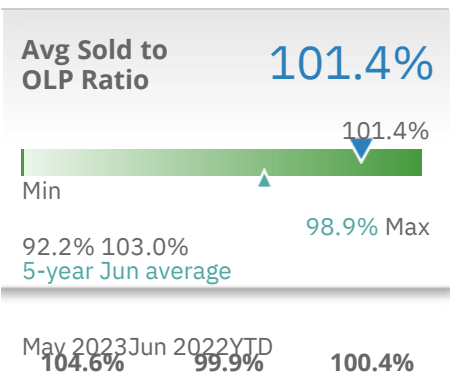
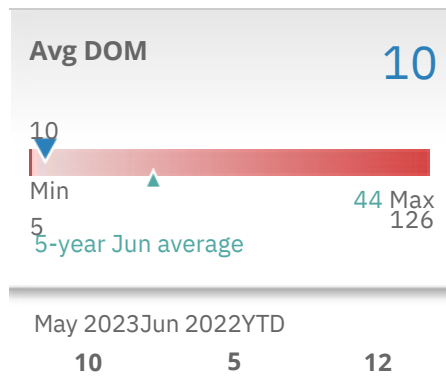
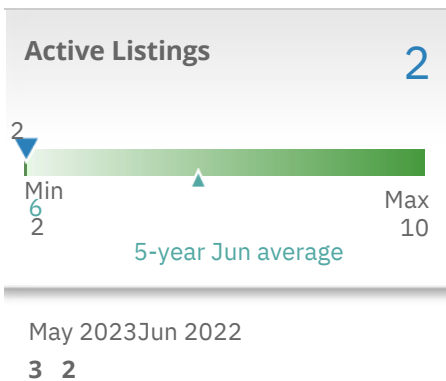
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

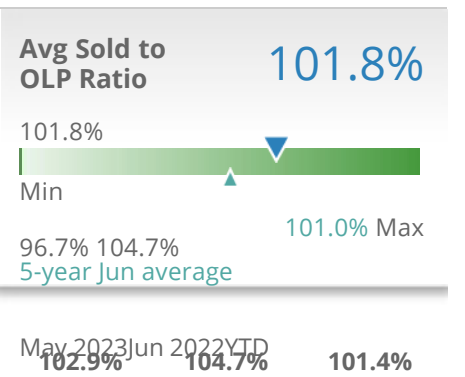
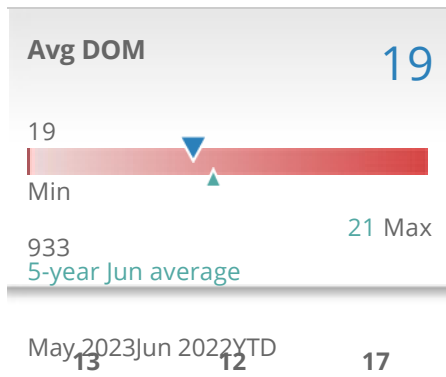
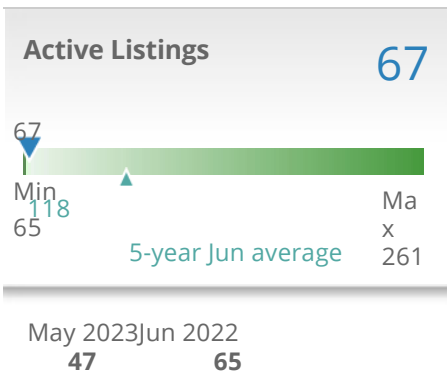
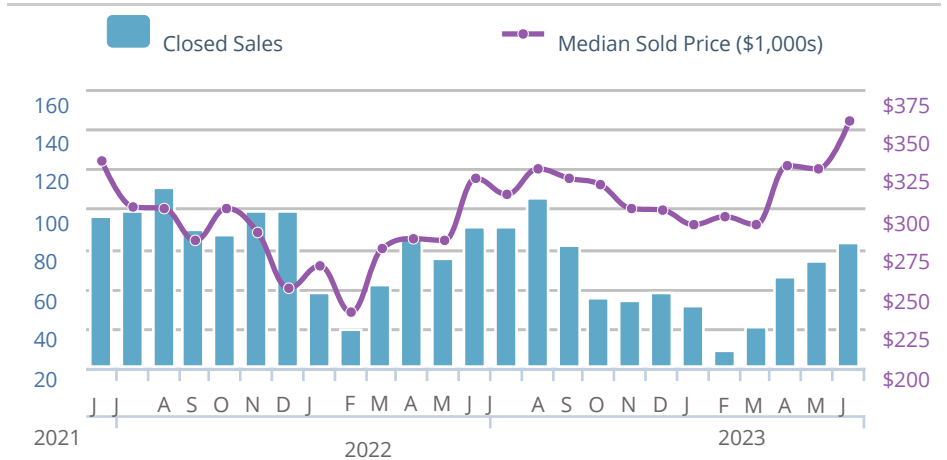
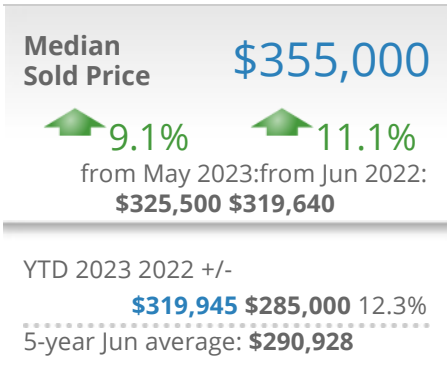
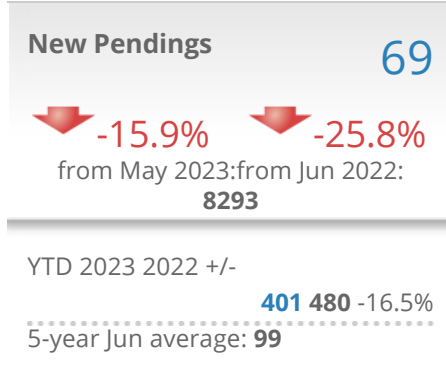
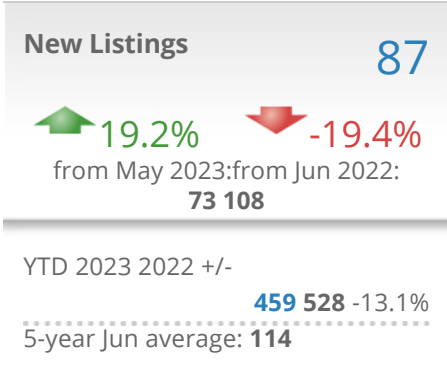
In Avon Grove (Chester, PA), the median sold price for Attached properties for June was \$408,965, representing an increase of 9.3% compared to last month and an increase of 3.5% from Jun 2022. The average days on market for units sold in June was 10 days, 78% below the 5-year June average of 44 days. 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.



June 2023
Coatesville Area (Chester, PA)

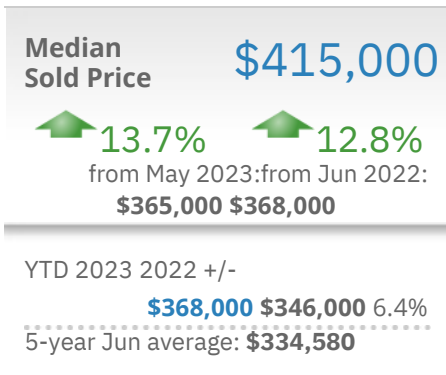
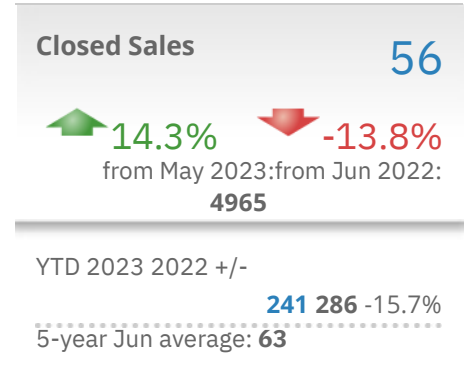
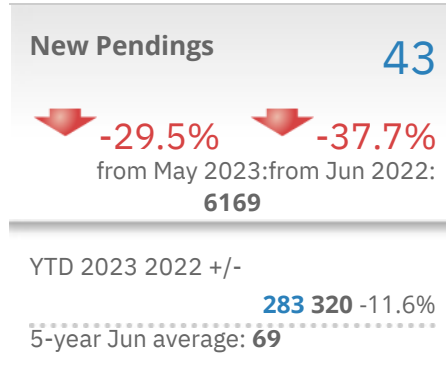
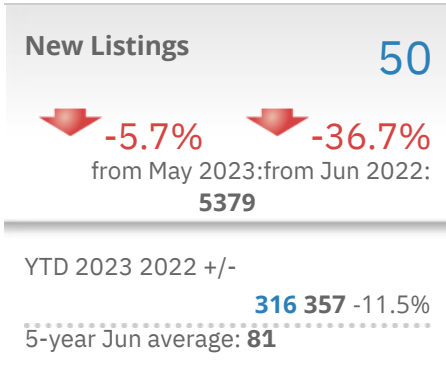
Email: ldavis@tcsr.realtor



June 2023

Coatesville Area (Chester, PA) - Detached

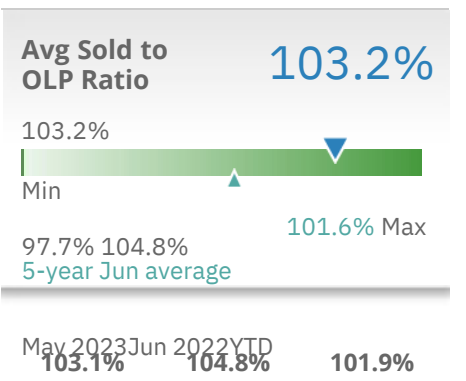
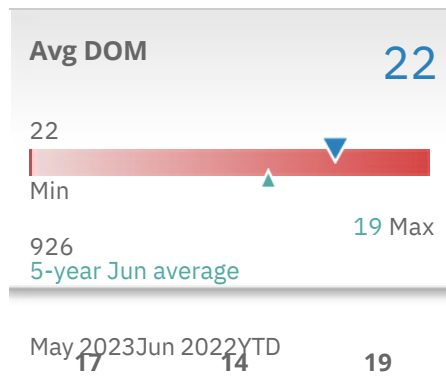
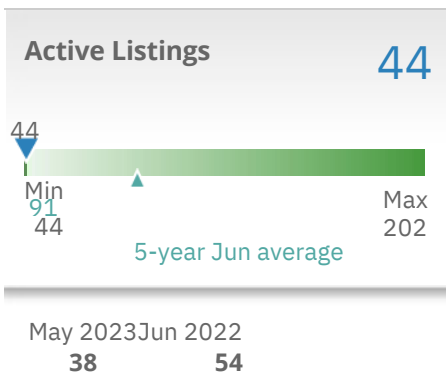
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



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.

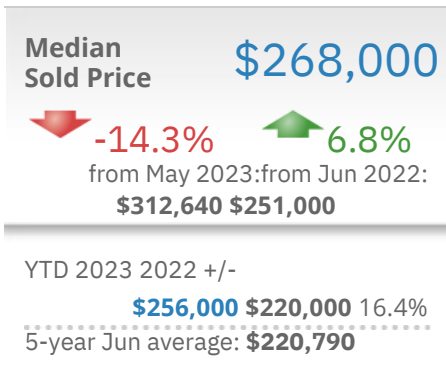
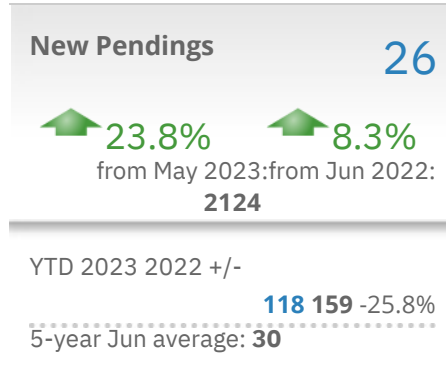
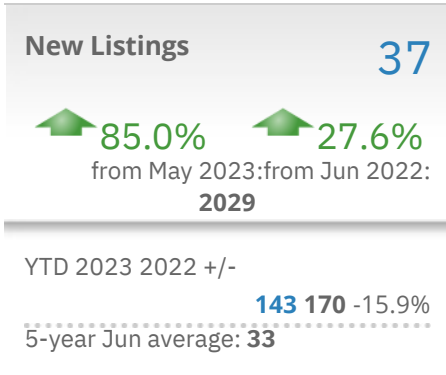
This activity resulted in a Contract Ratio of 1.91 pendings per active listing, down from 2.50 in May and an increase from 1.65 in June 2022. The Contract Ratio is 22% higher than the 5-year June average of 1.56. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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

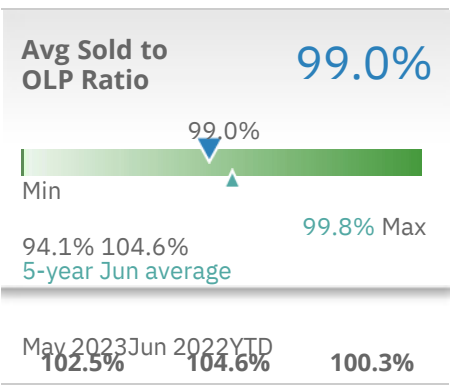
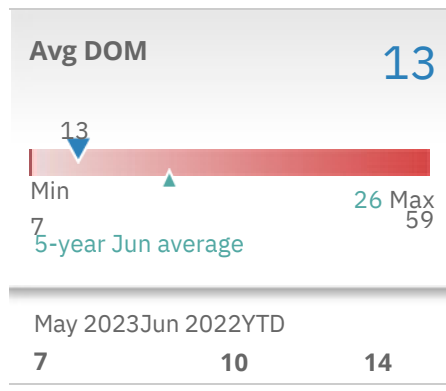
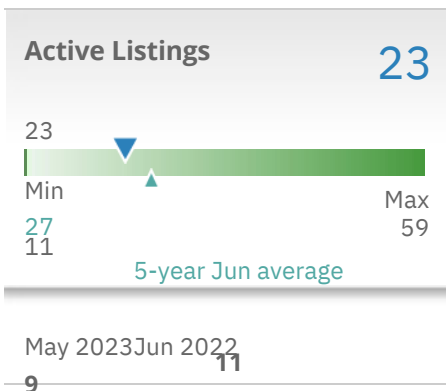
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



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.

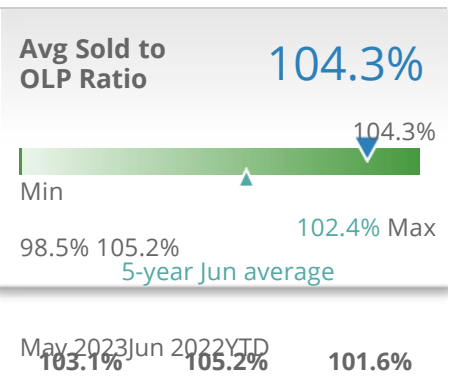
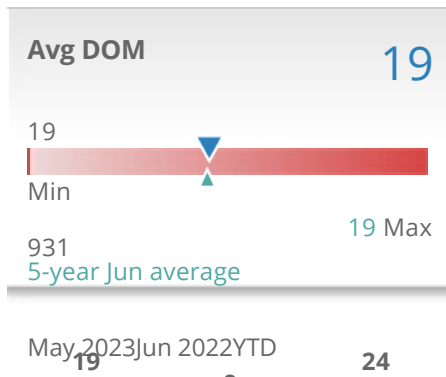
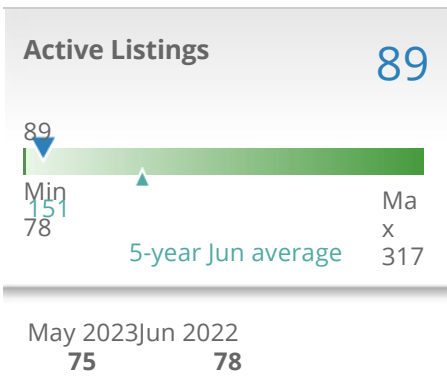
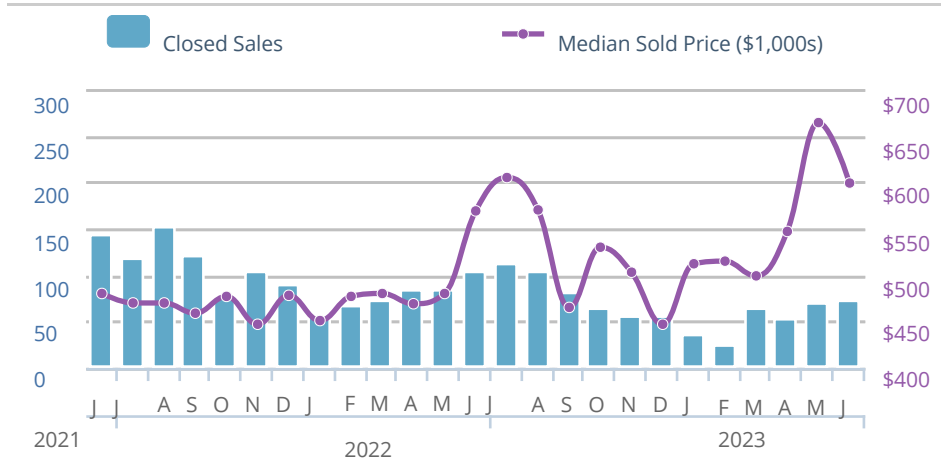
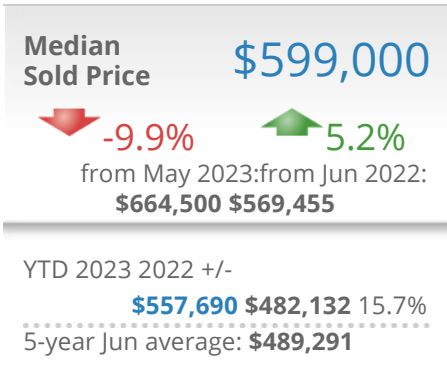
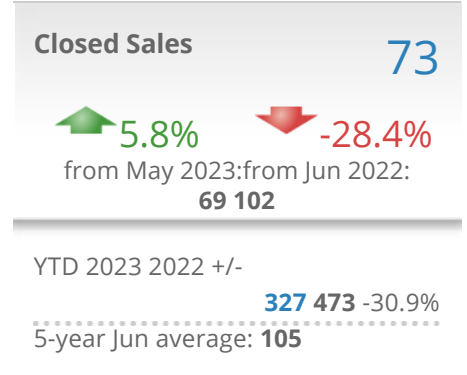
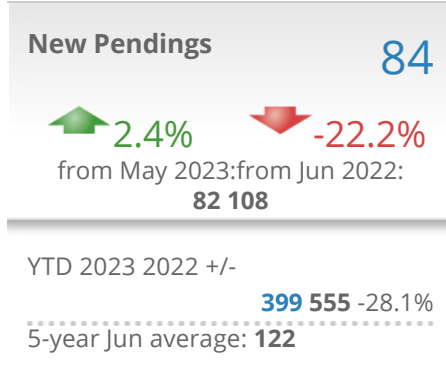
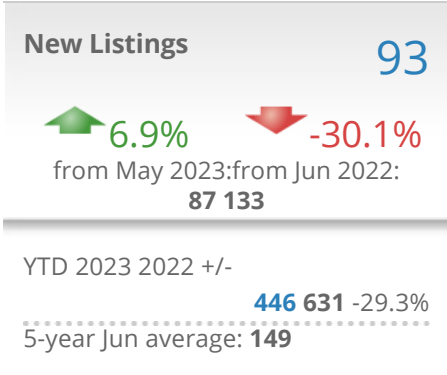
This activity resulted in a Contract Ratio of 1.43 pendings per active listing, down from 4.11 in May and a decrease from 4.27 in June 2022. The Contract Ratio is 35% lower than the 5-year June average of 2.21. A higher Contract Ratio signifies a relative increase in contract activity compared to supply,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



June 2023

Downingtown Area (Chester, PA)

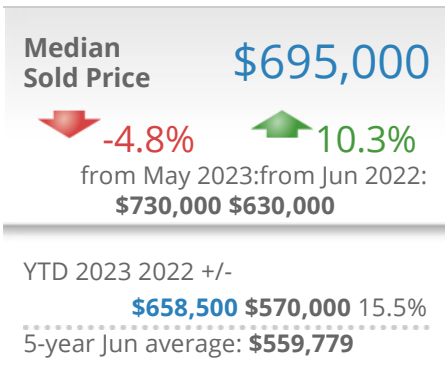
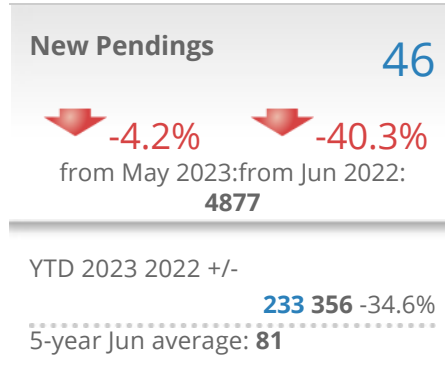
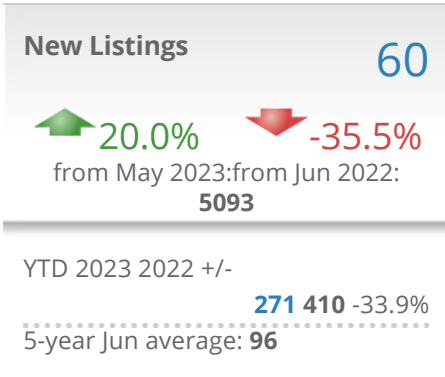
Email: ldavis@tcsr.realtor



June 2023

Downingtown Area (Chester, PA) - Detached

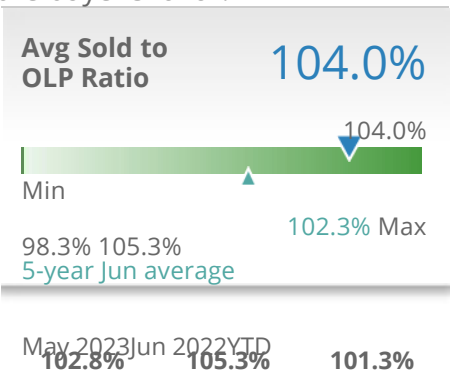
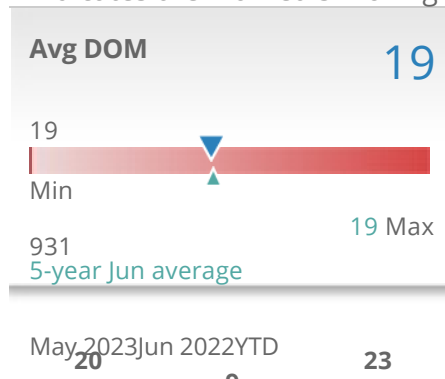
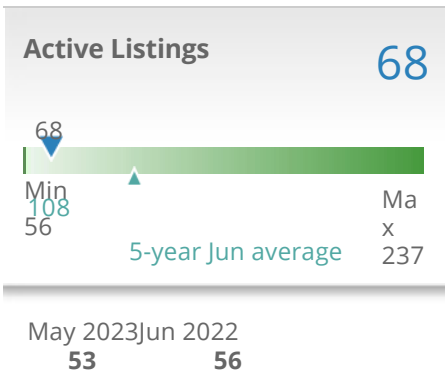
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

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.

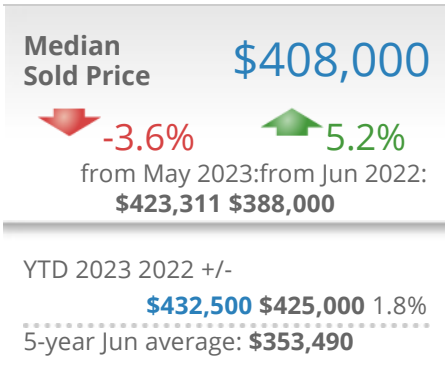
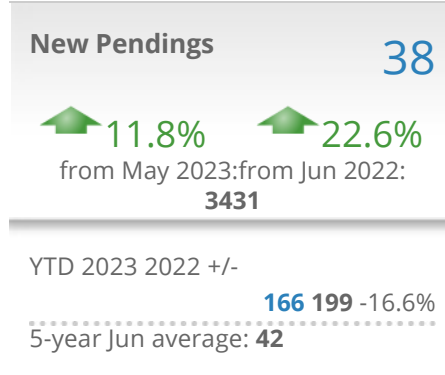
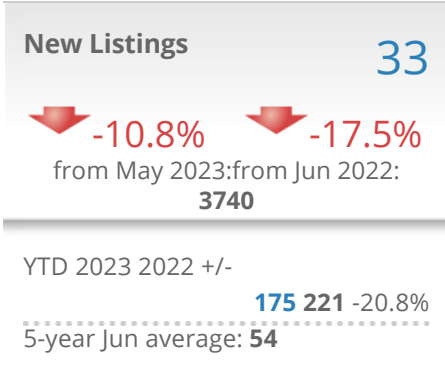
This activity resulted in a Contract Ratio of 1.13 pendings per active listing, down from 1.53 in May and a decrease from 2.89 in June 2022. The Contract Ratio is 40% lower than the 5-year June average of 1.88. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



June 2023

Downingtown Area (Chester, PA) - Attached

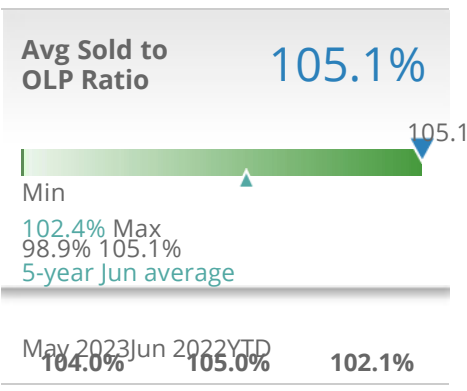
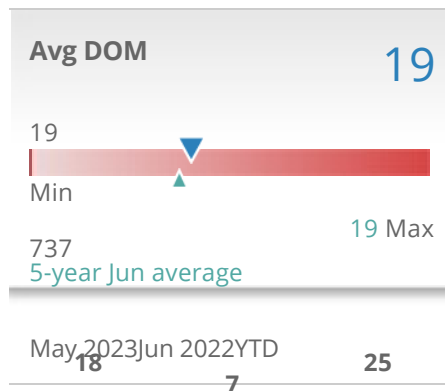
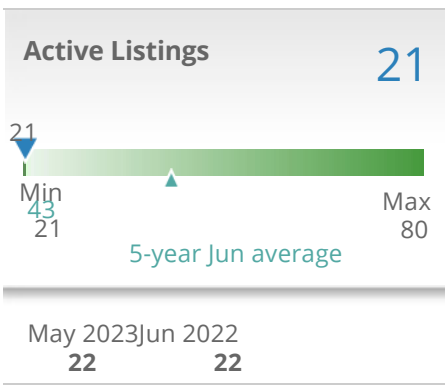
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

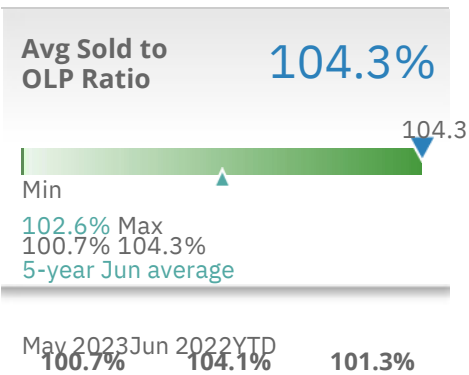
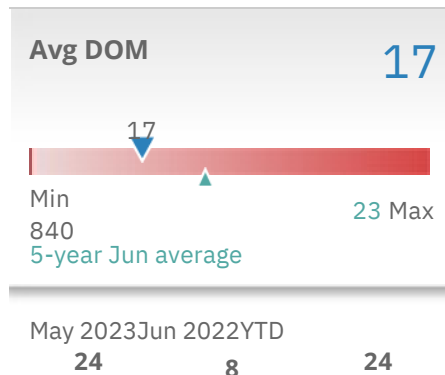
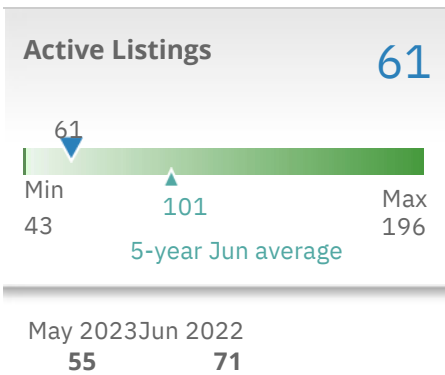
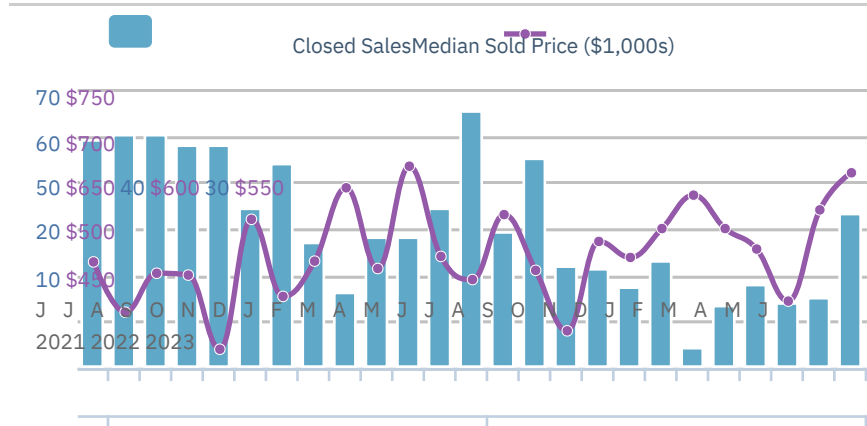
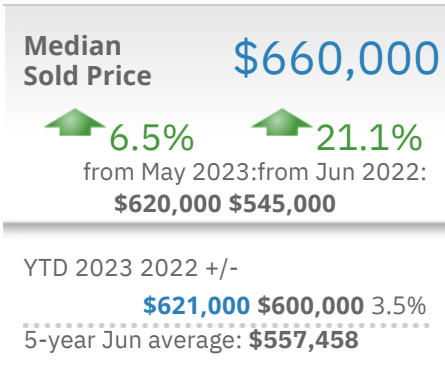
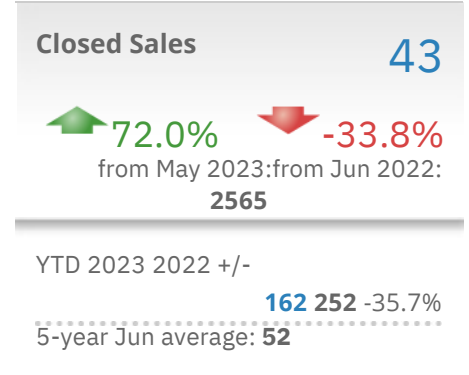
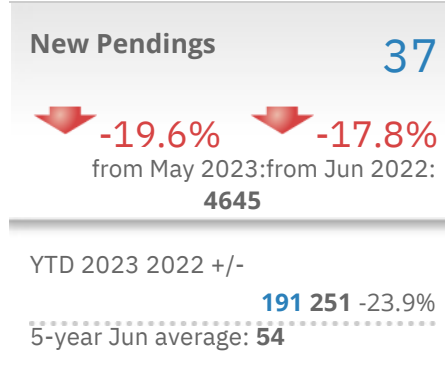
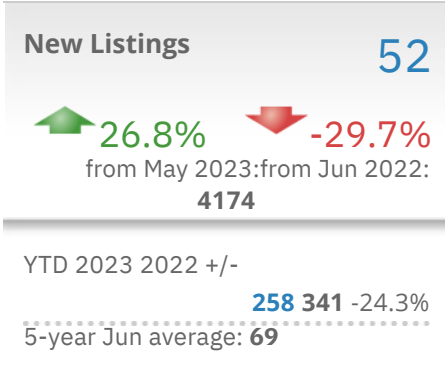
In Downingtown Area (Chester, PA), the median sold price for Attached properties for June was \$408,000, representing a decrease of 3.6% compared to last month and an increase of 5.2% from Jun 2022. The average days on market for units sold in June was 19 days, 2% above the 5-year June average of 19 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.



June 2023 Great Valley (Chester, PA)

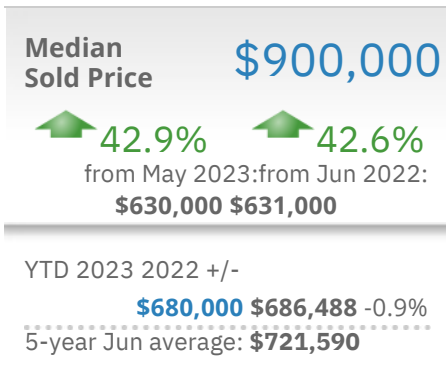
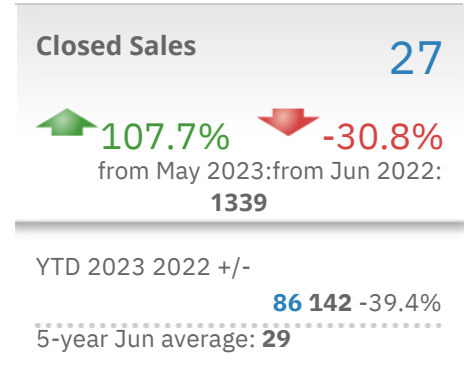
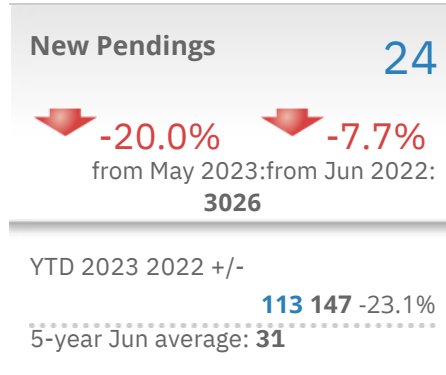
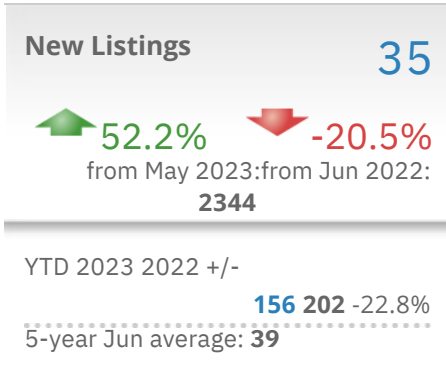
Email: ldavis@tcsr.realtor



June 2023

Great Valley (Chester, PA) - Detached

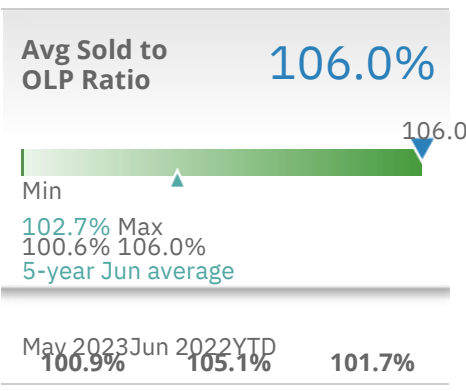
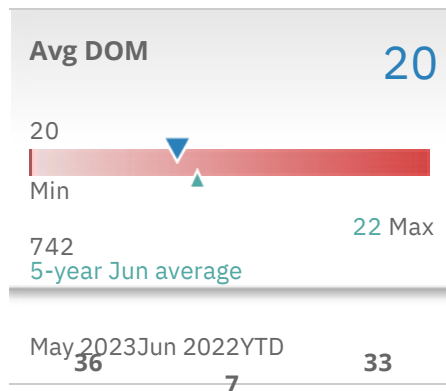
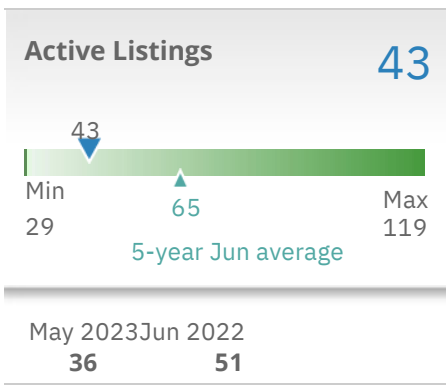
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



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 Pending; a 5.7% MoM decrease in All Pending (new contracts + contracts carried over from May) to 50; and a 19.4% increase in supply to 43 active units.

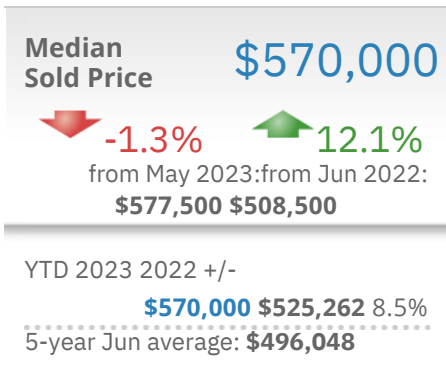
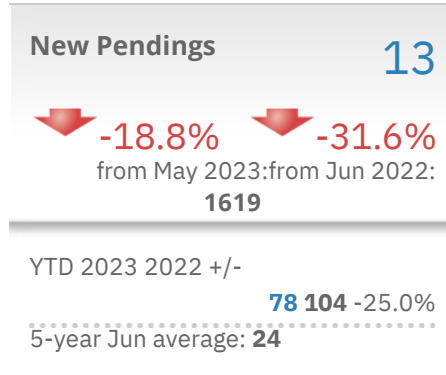
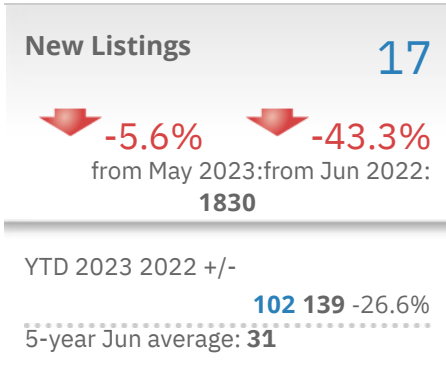
This activity resulted in a Contract Ratio of 1.16 pending per active listing, down from 1.47 in May and an increase from 0.90 in June 2022. The Contract Ratio is 2% lower than the 5-year June average of 1.18. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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

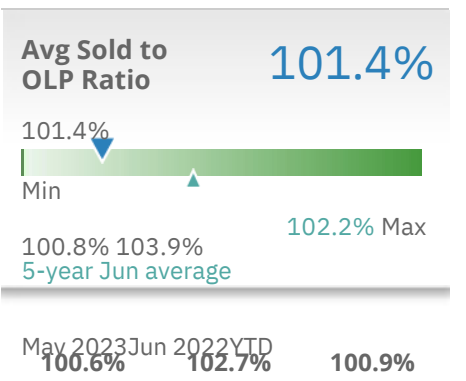
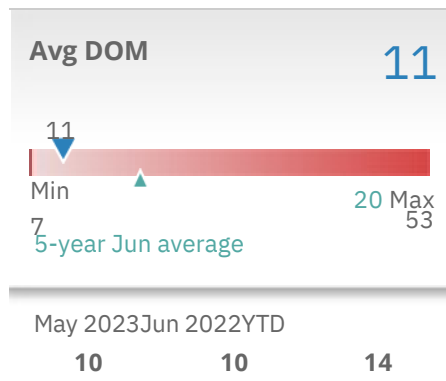
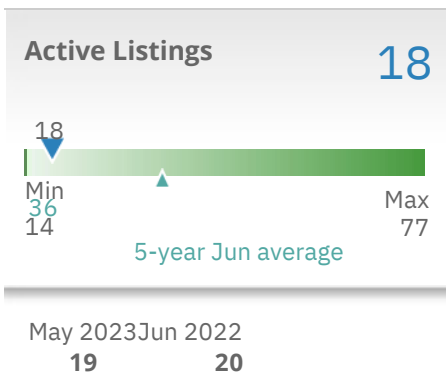
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

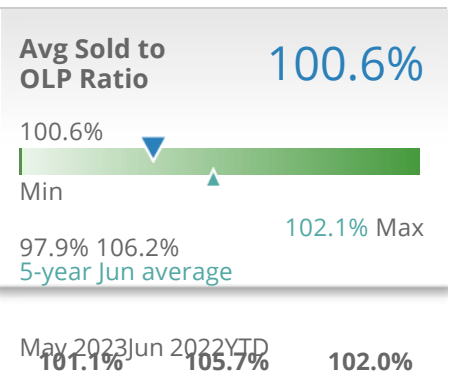
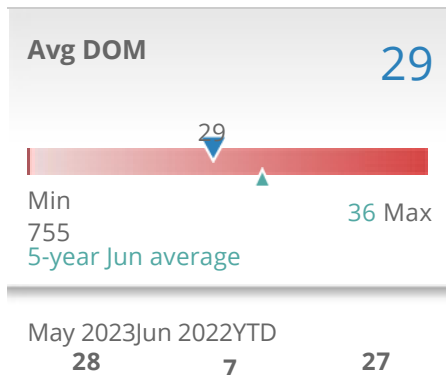
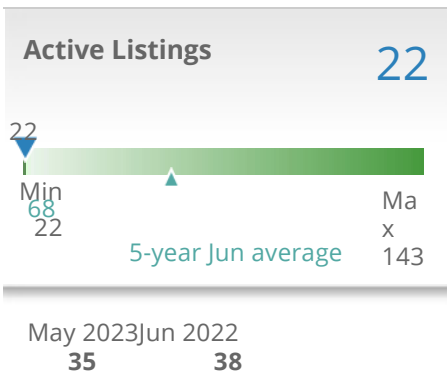
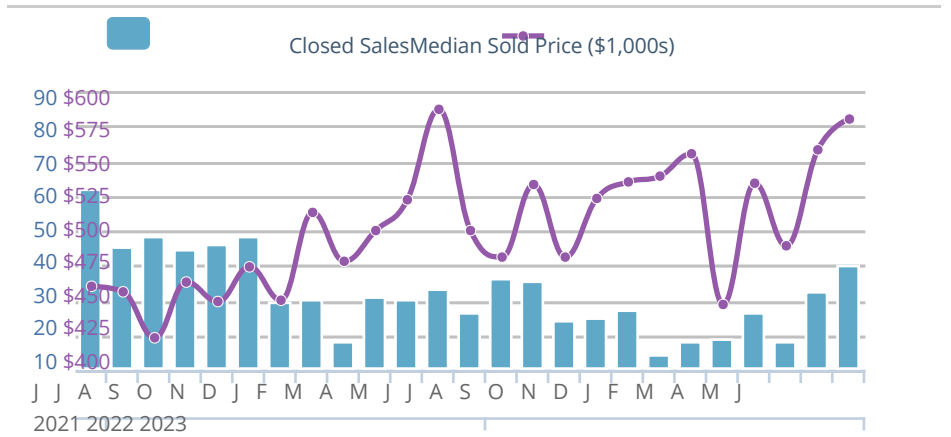
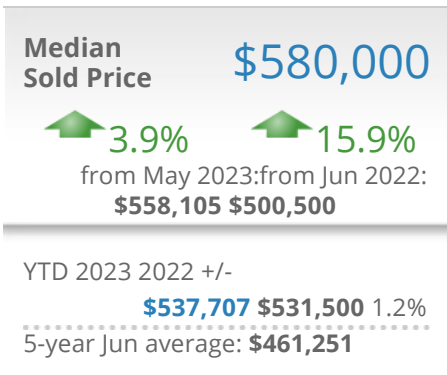
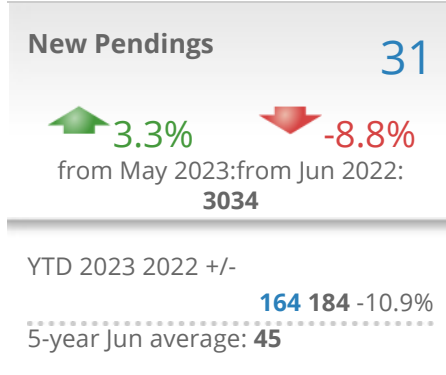
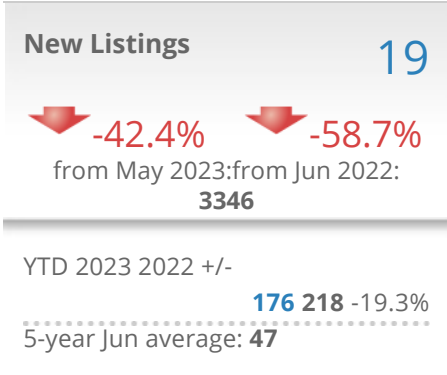
In Great Valley (Chester, PA), the median sold price for Attached properties for June was \$570,000, representing a decrease of 1.3% compared to last month and an increase of 12.1% from Jun 2022. The average days on market for units sold in June was 11 days, 46% below the 5-year June average of 20 days.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



June 2023
Kennett Consolidated (Chester, PA)

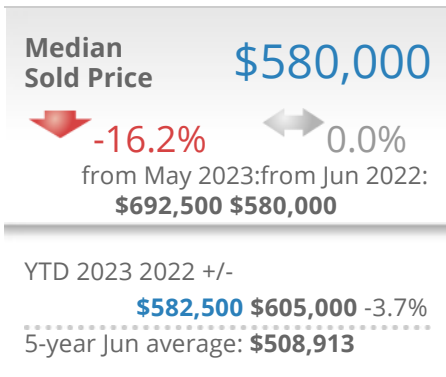
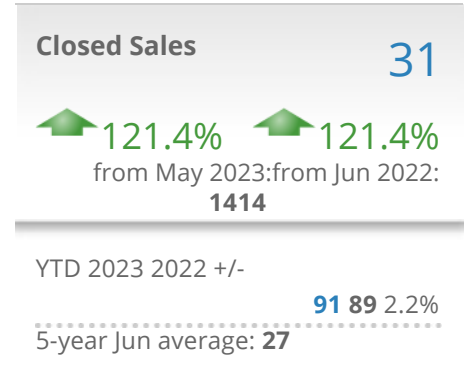
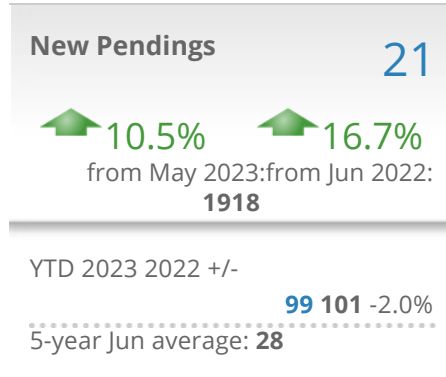
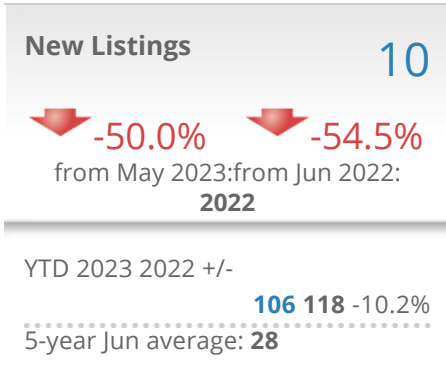
Email: ldavis@tcsr.realtor



June 2023

Kennett Consolidated (Chester, PA) - Detached

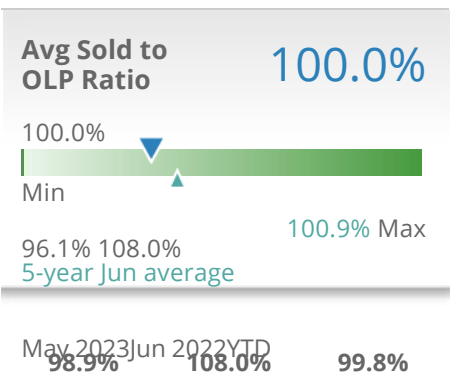
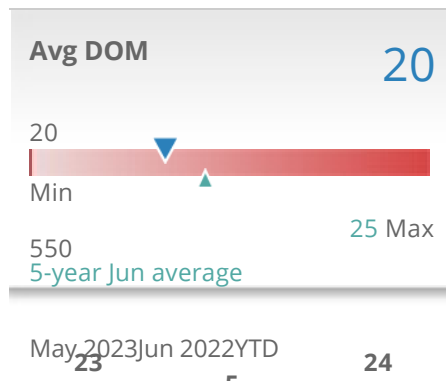
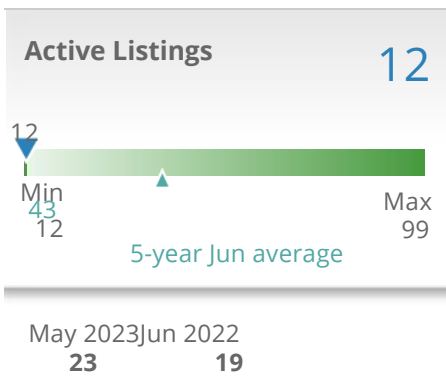
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



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.

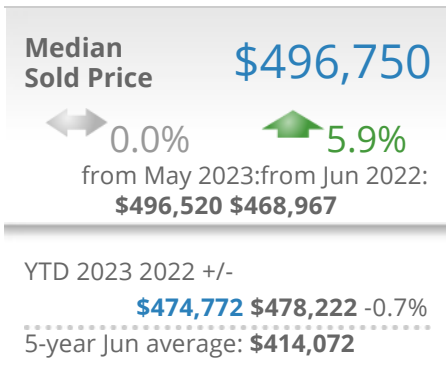
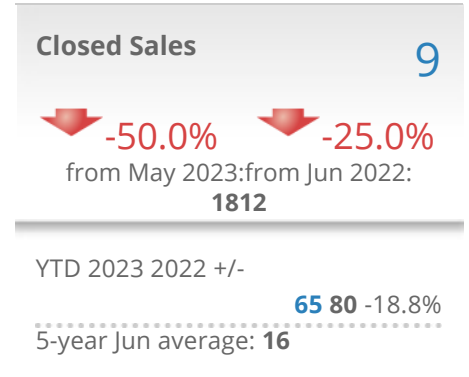
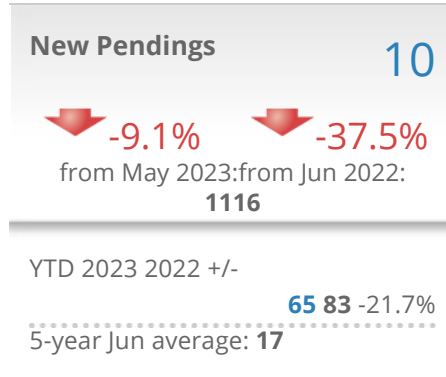
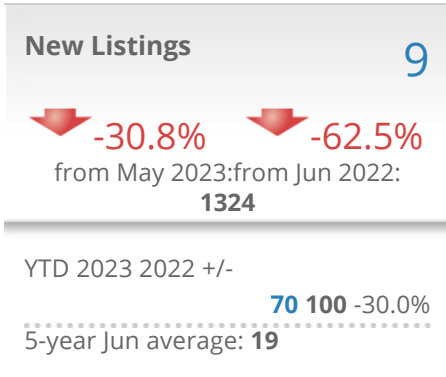
This activity resulted in a Contract Ratio of 2.17 pendings per active listing, up from 1.57 in May and an increase from 1.74 in June 2022. The Contract Ratio is 57% higher than the 5-year June average of 1.39. A higher Contract Ratio signifies a relative increase in contract activity compared to supply,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

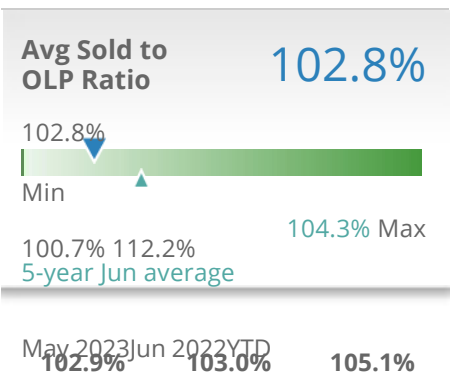
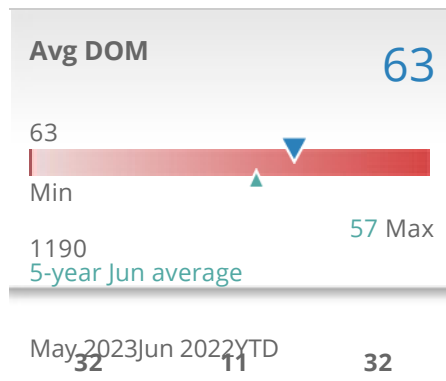
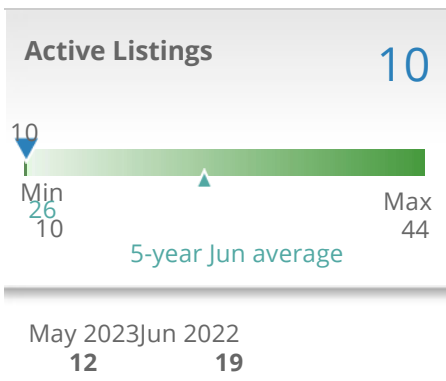
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



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.

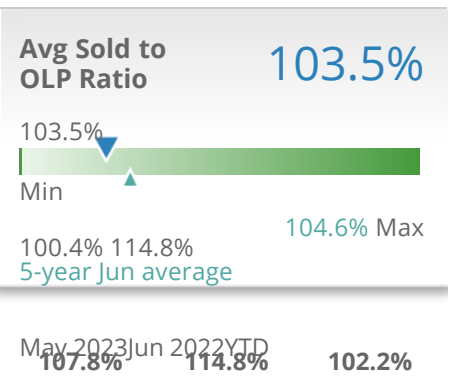
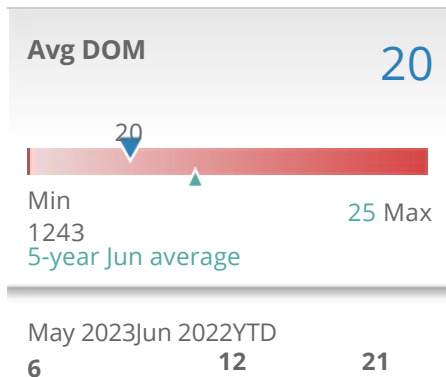
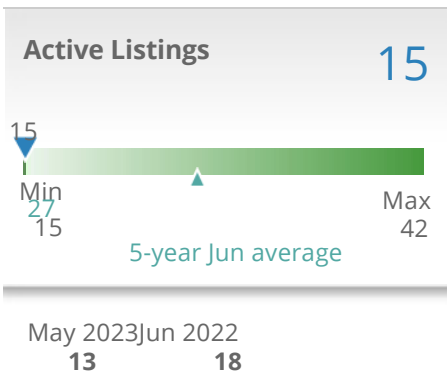
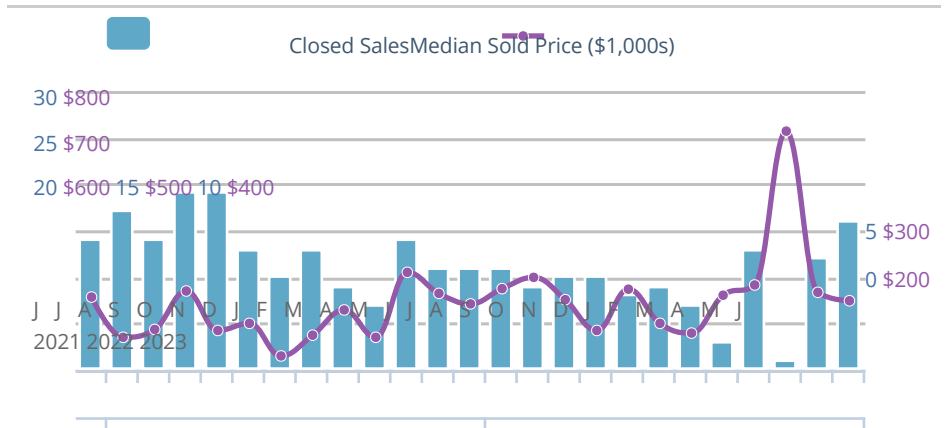
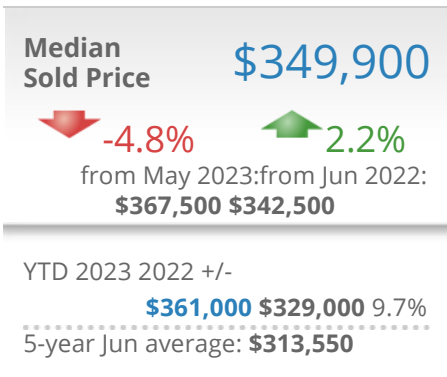
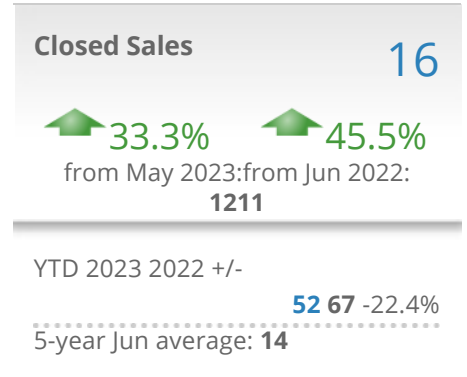
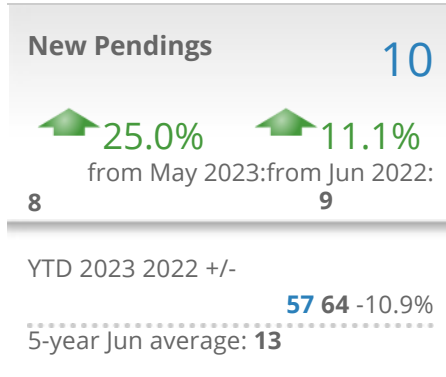
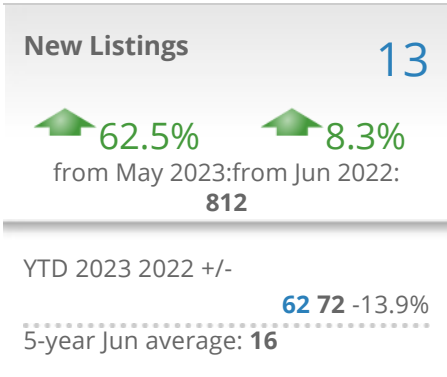
This activity resulted in a Contract Ratio of 3.40 pendings per active listing, up from 2.92 in May and an increase from 2.95 in June 2022. The Contract Ratio is 28% higher than the 5-year June average of 2.65. A higher Contract Ratio signifies a relative increase in contract activity compared to supply,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



June 2023

Octorara Area (Chester, PA)

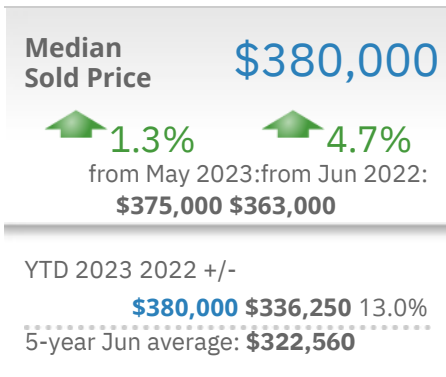
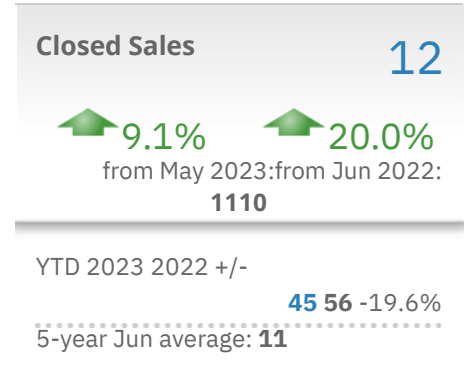
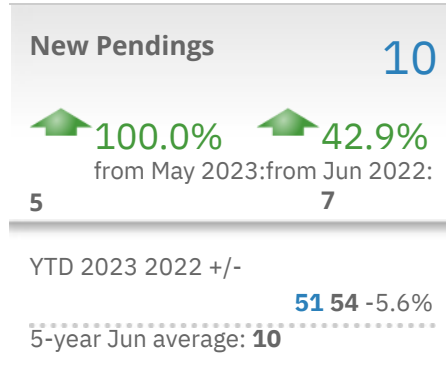
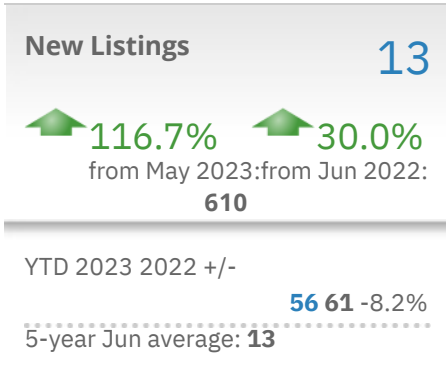
Email: ldavis@tcsr.realtor



June 2023

Octorara Area (Chester, PA) - Detached

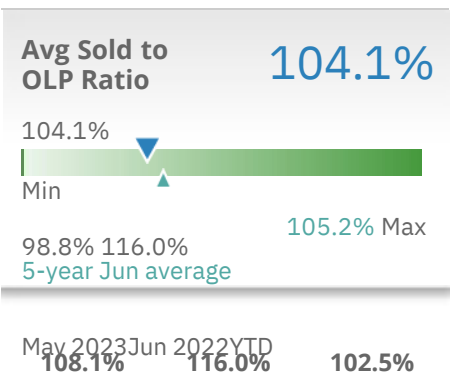
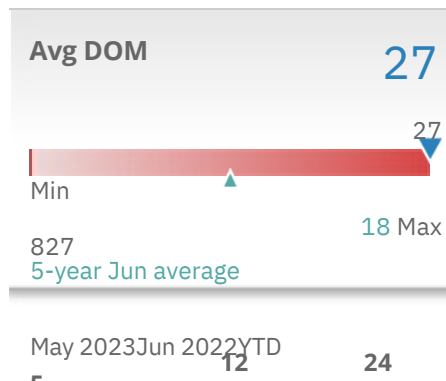
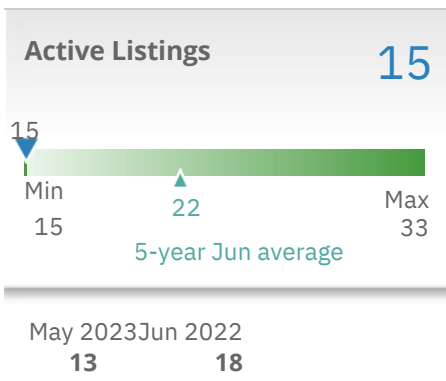
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



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.

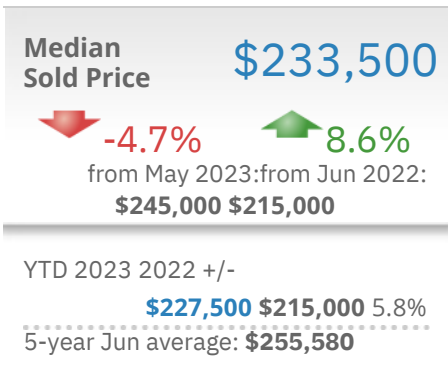
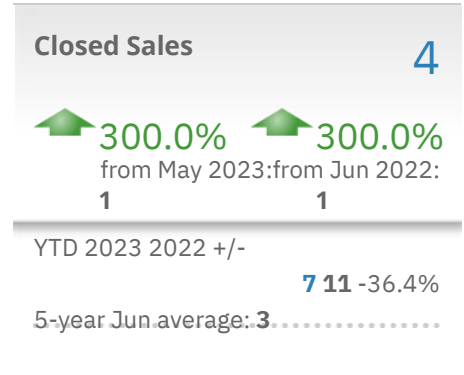
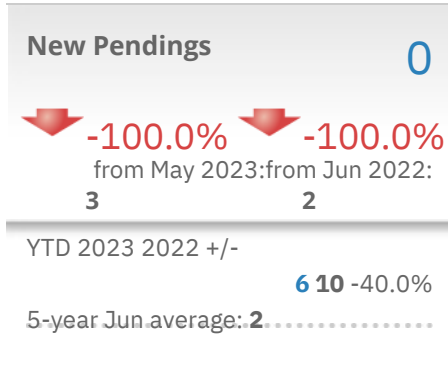
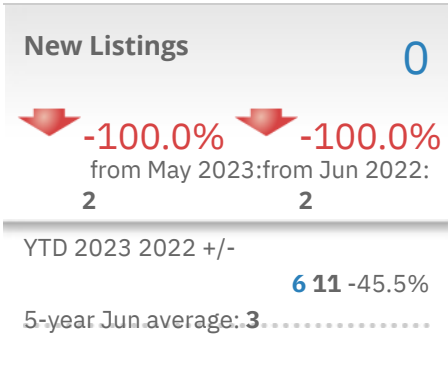
This activity resulted in a Contract Ratio of 0.87 pendings per active listing, down from 1.15 in May and a decrease from 1.06 in June 2022. The Contract Ratio is 6% lower than the 5-year June average of 0.92. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



June 2023

Octorara Area (Chester, PA) - Attached

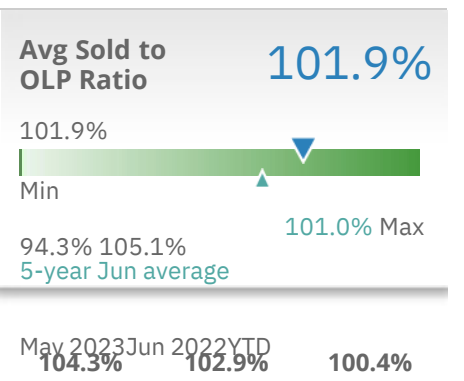
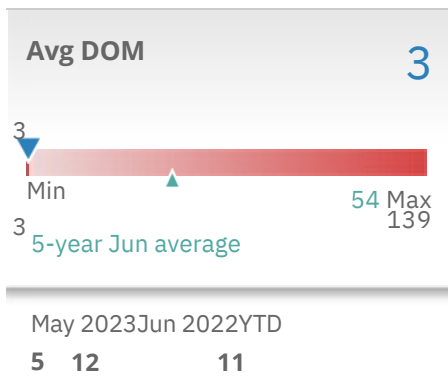
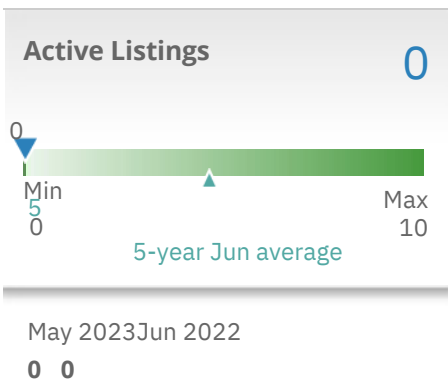
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



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.

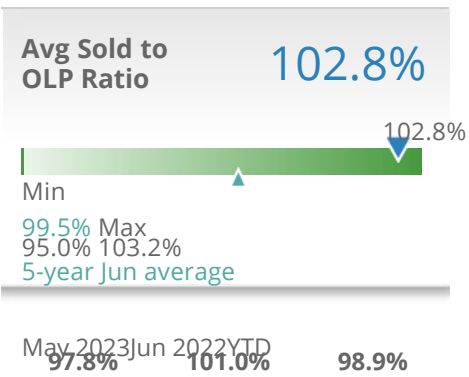
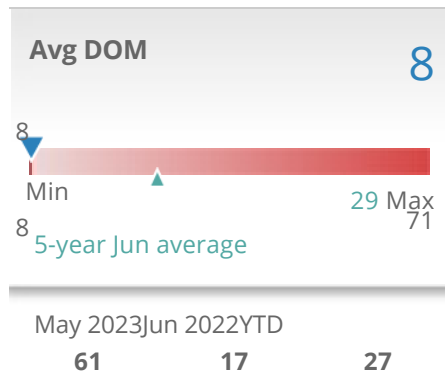
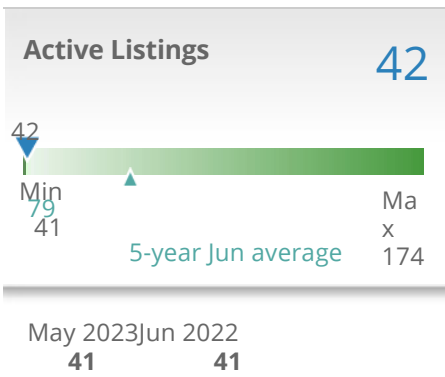
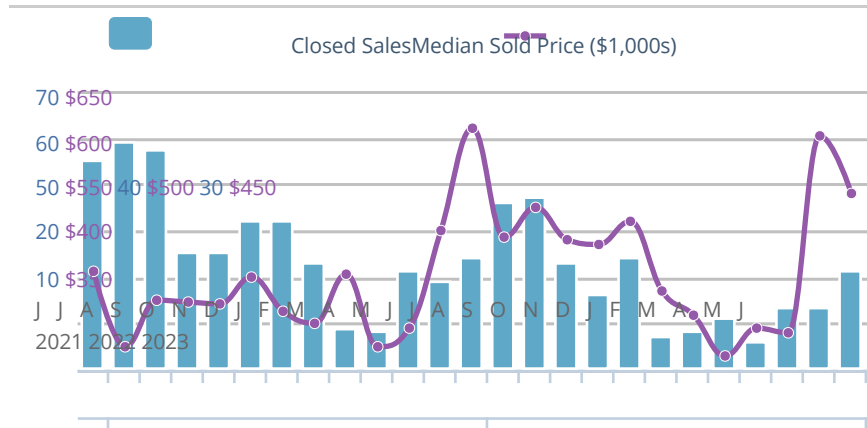
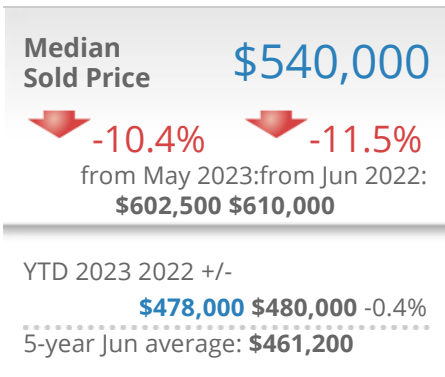
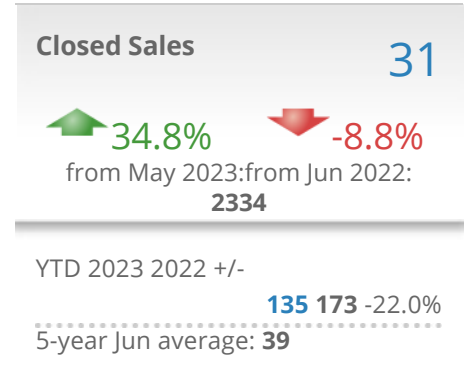
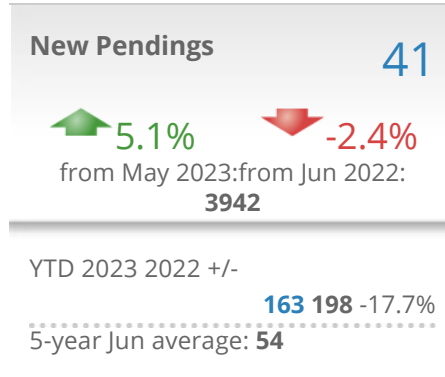
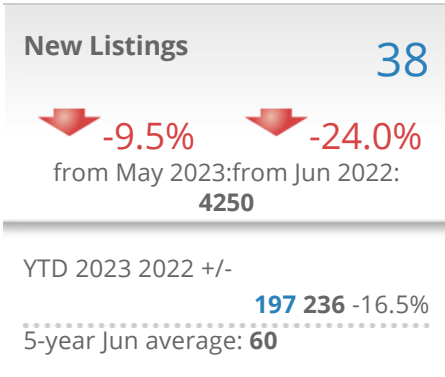
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from May and no change from June 2022. The Contract Ratio is 100% lower than the 5-year June average of 0.55. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates 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.



June 2023

Owen J Roberts (Chester, PA)

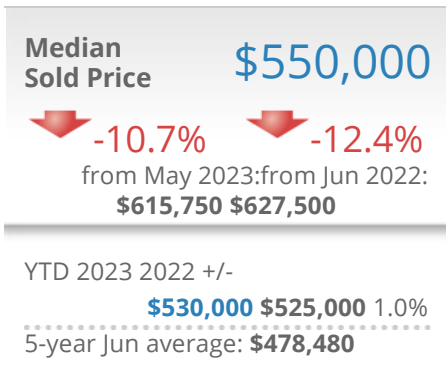
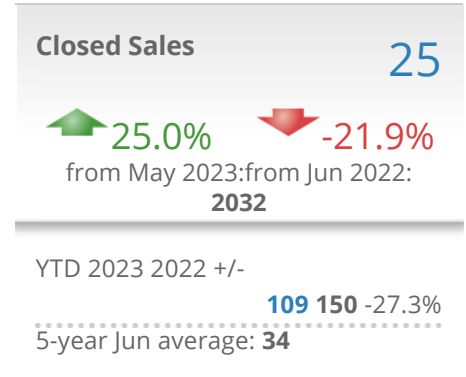
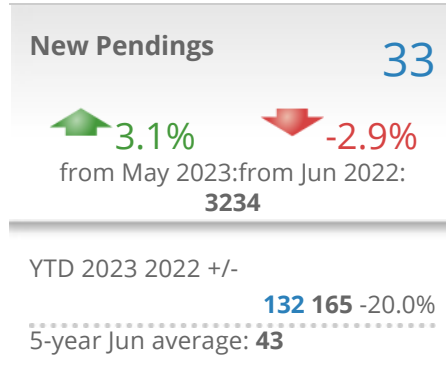
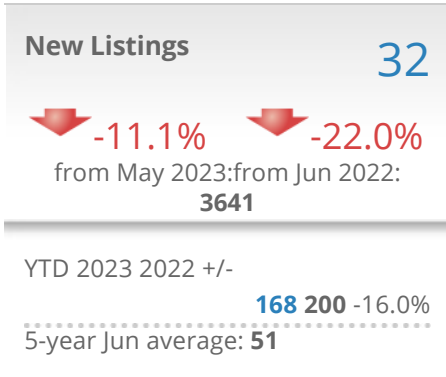
Email: ldavis@tcsr.realtor



June 2023

Owen J Roberts (Chester, PA) - Detached

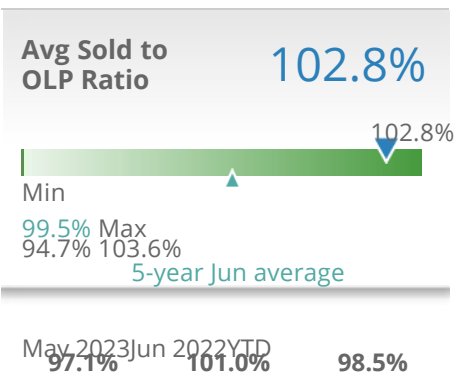
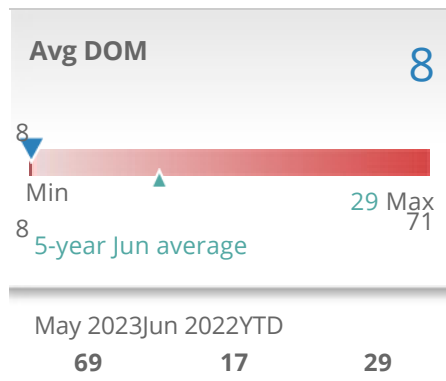
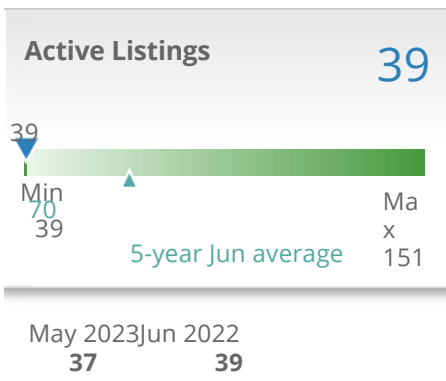
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



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.

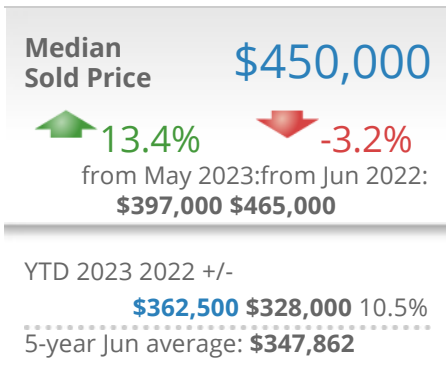
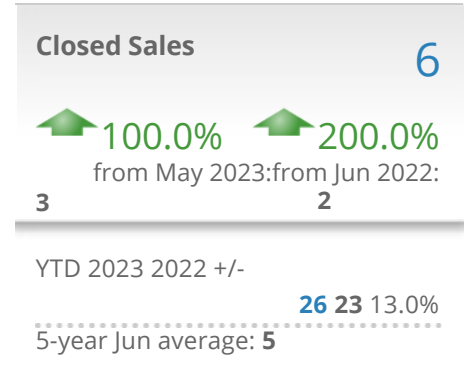
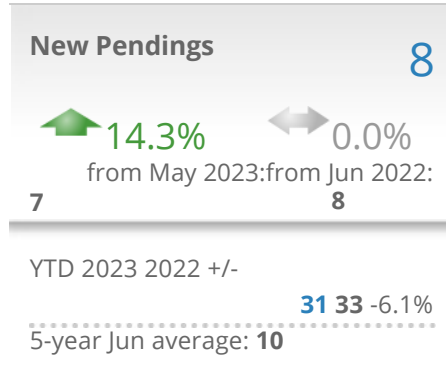
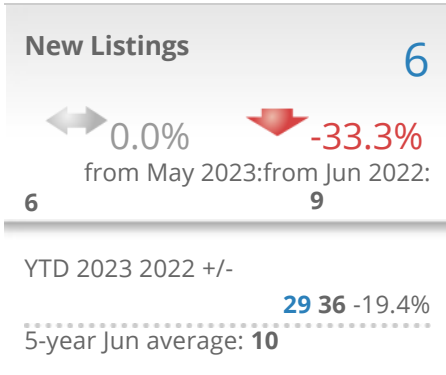
This activity resulted in a Contract Ratio of 1.26 pendings per active listing, up from 1.11 in May and a decrease from 1.49 in June 2022. The Contract Ratio is 3% higher than the 5-year June average of 1.22. A higher Contract Ratio signifies a relative increase in contract activity compared to supply,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

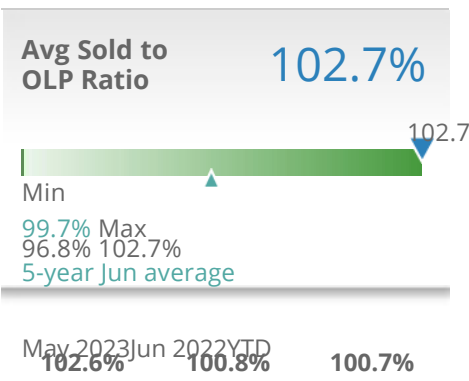
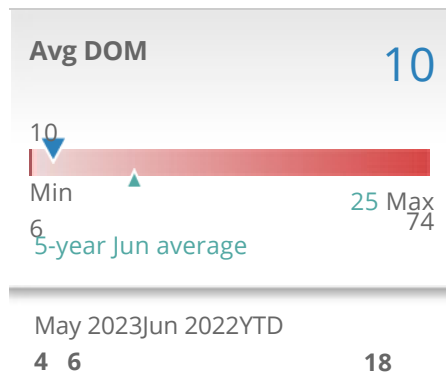
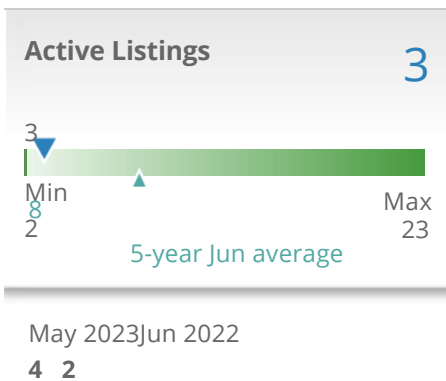
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

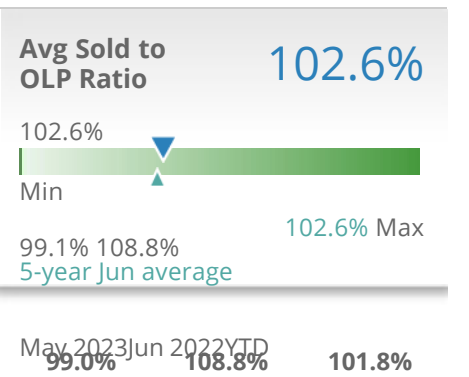
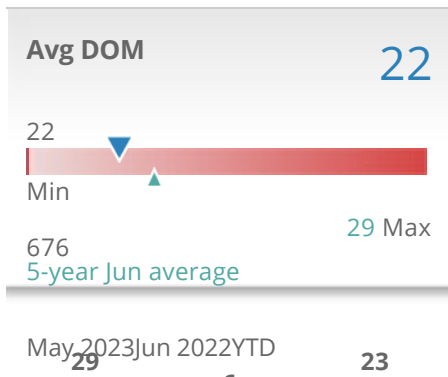
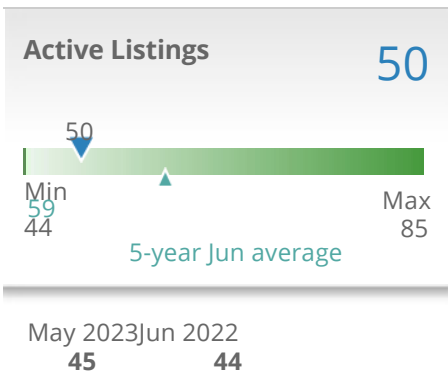
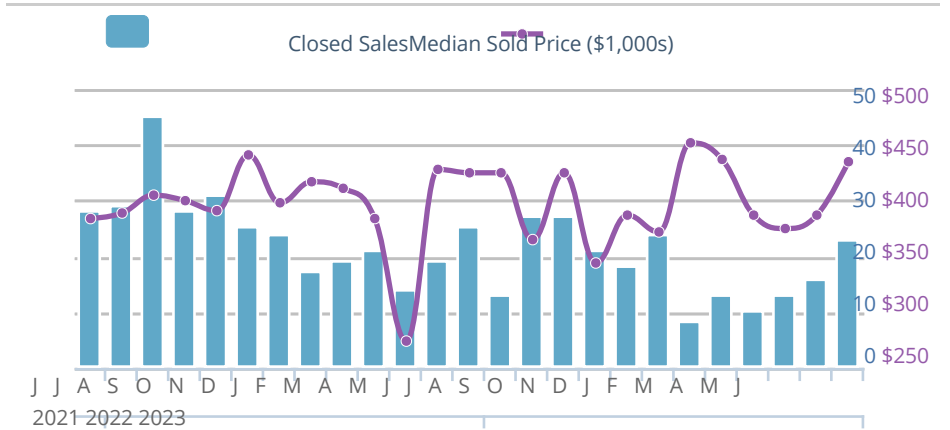
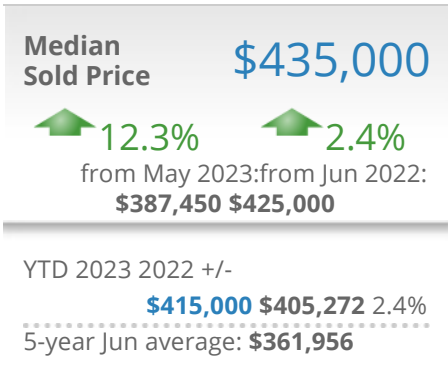
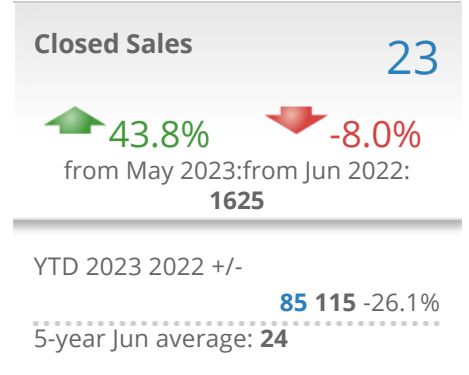
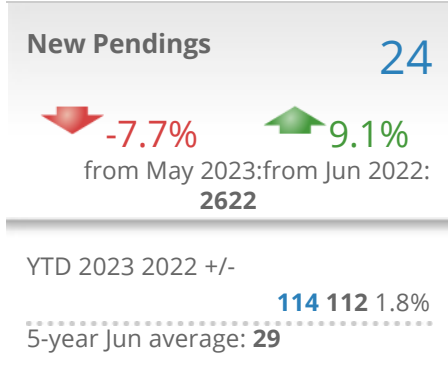
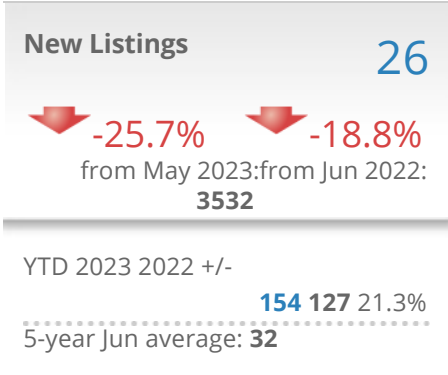
In Owen J Roberts (Chester, PA), the median sold price for Attached properties for June was \$450,000, representing an increase of 13.4% compared to last month and a decrease of 3.2% from Jun 2022. The average days on market for units sold in June was 10 days, 59% below the 5-year June average of 25 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.



June 2023
Oxford Area (Chester, PA)

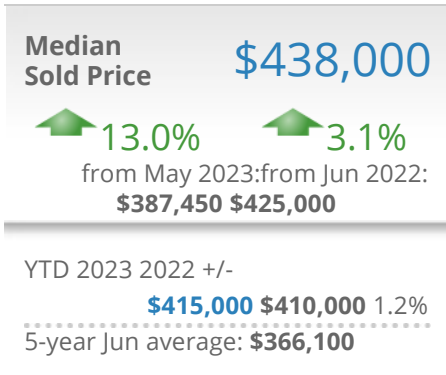
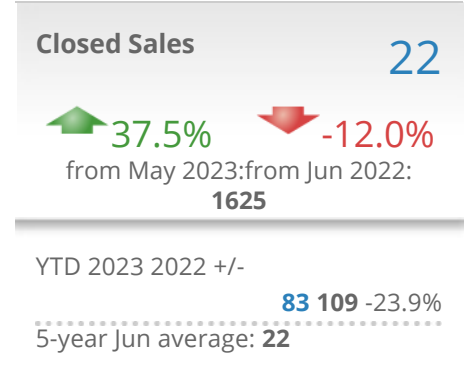
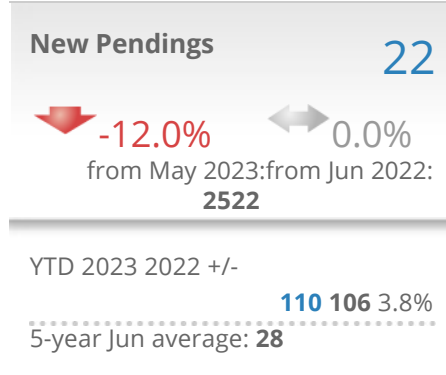
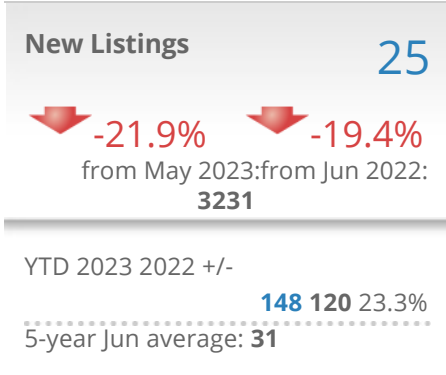
Email: ldavis@tcsr.realtor



June 2023

Oxford Area (Chester, PA) - Detached

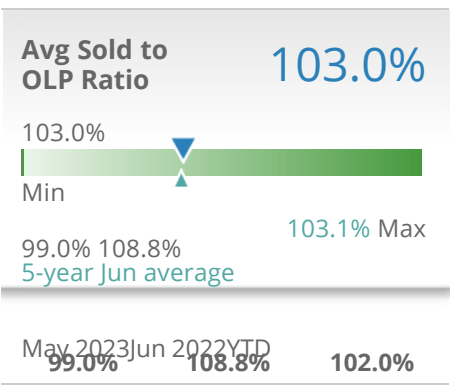
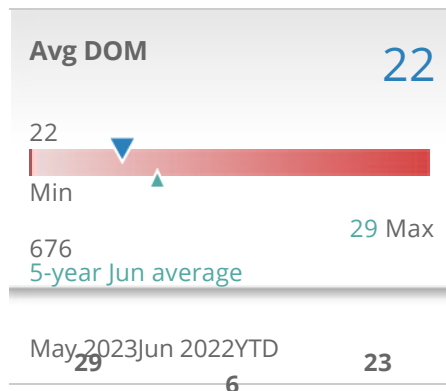
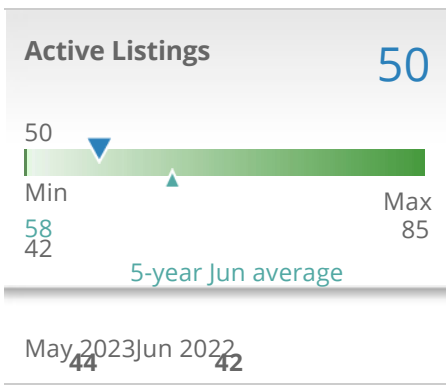
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



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.

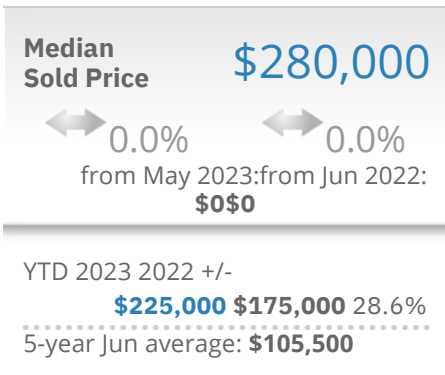
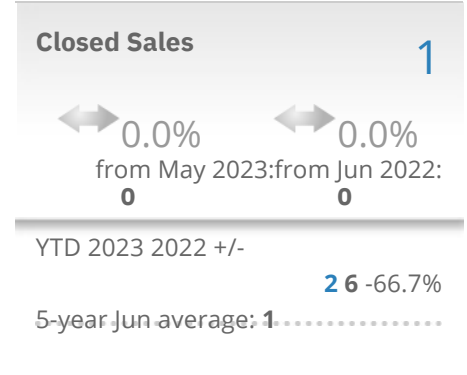
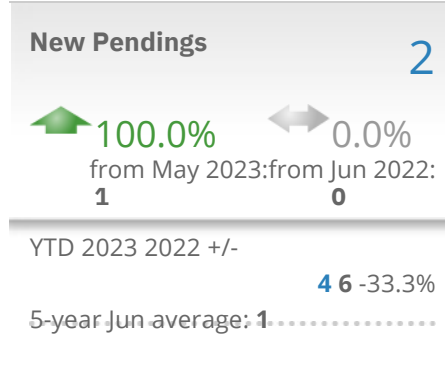
This activity resulted in a Contract Ratio of 0.88 pendings per active listing, down from 1.00 in May and a decrease from 1.14 in June 2022. The Contract Ratio is 17% lower than the 5-year June average of 1.06. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



June 2023

Oxford Area (Chester, PA) - Attached

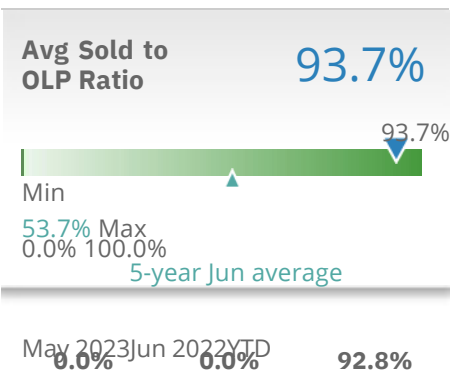
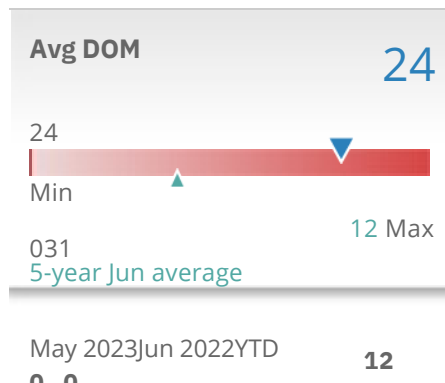
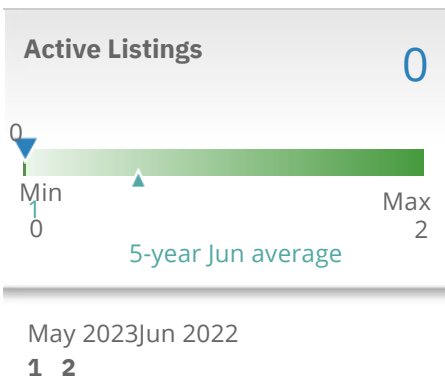
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

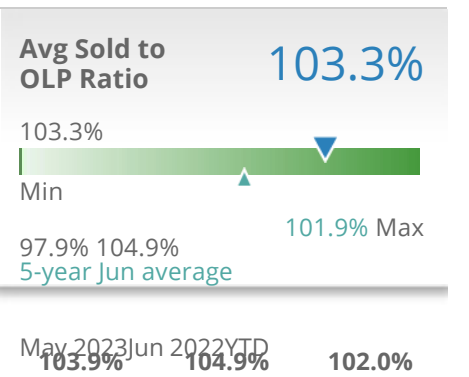
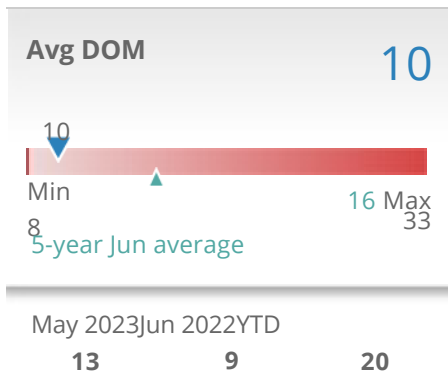
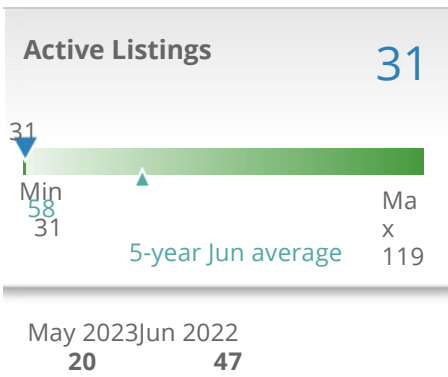
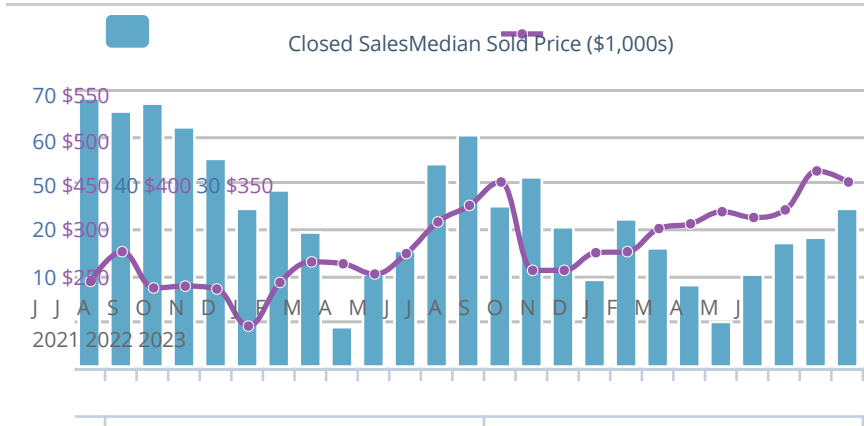
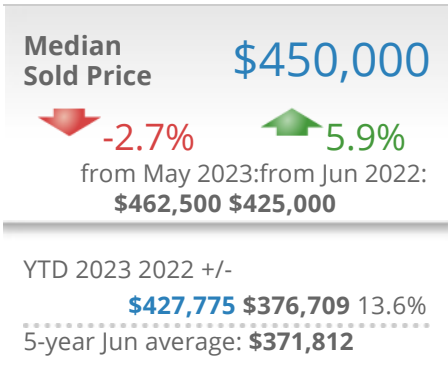
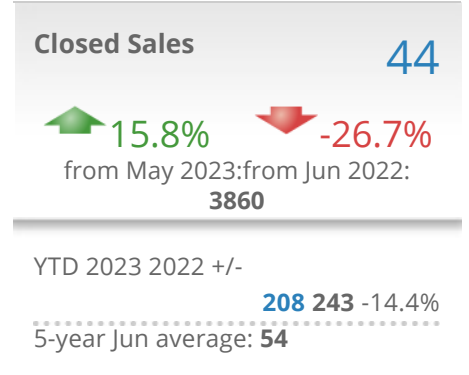
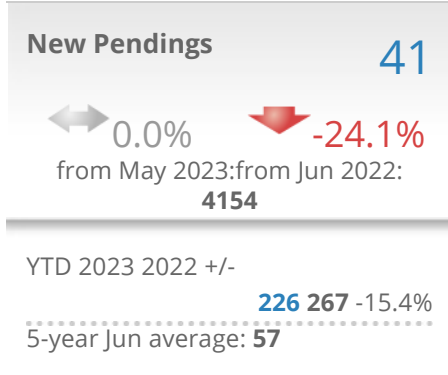
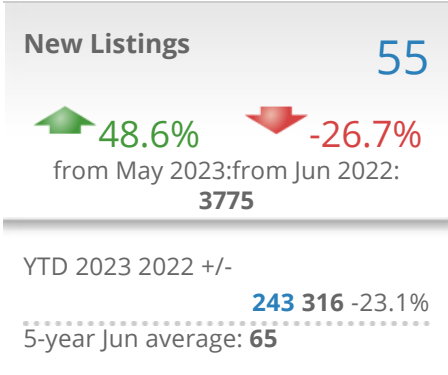
In Oxford Area (Chester, PA), the median sold price for Attached properties for June was \$280,000, representing an increase of 0% compared to last month and an increase of 0% from Jun 2022. The average days on market for units sold in June was 24 days, 103% above the 5-year June average of 12 days. 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.



June 2023
Phoenixville Area (Chester, PA)

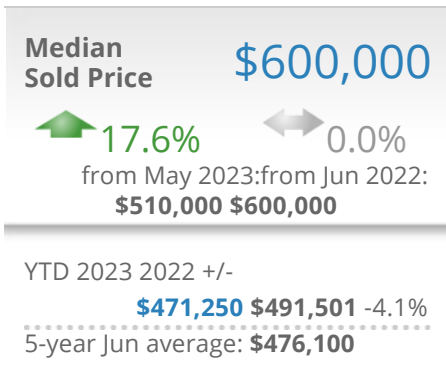
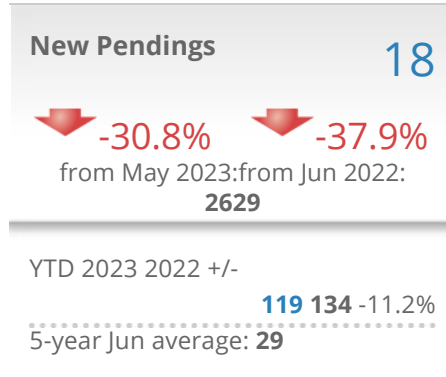
Email: ldavis@tcsr.realtor



June 2023

Phoenixville Area (Chester, PA) - Detached

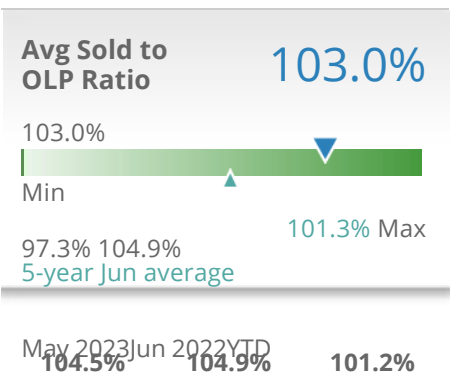
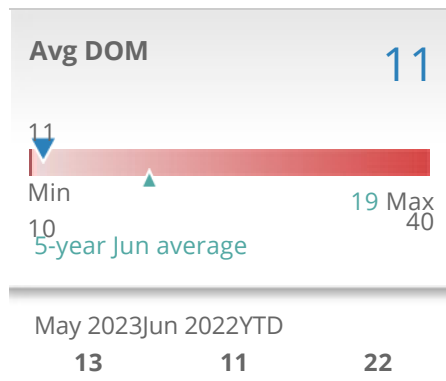
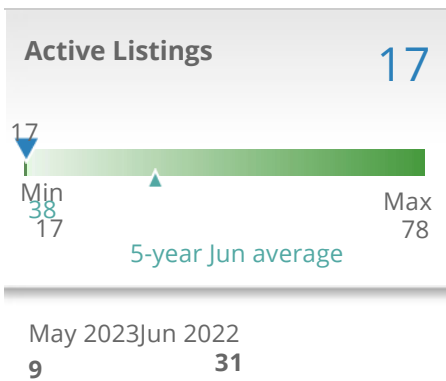
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



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.

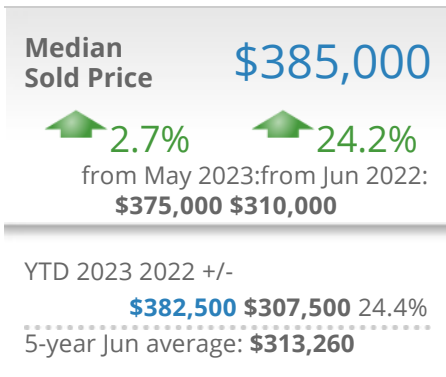
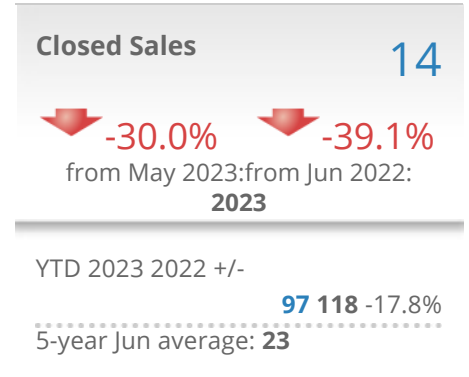
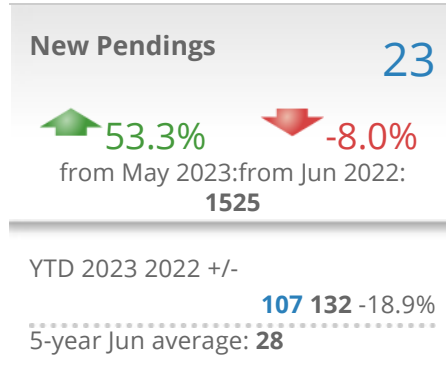
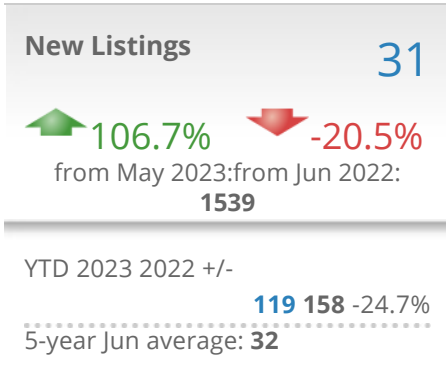
This activity resulted in a Contract Ratio of 1.65 pendings per active listing, down from 4.78 in May and an increase from 1.39 in June 2022. The Contract Ratio is 19% higher than the 5-year June average of 1.38. A higher Contract Ratio signifies a relative increase in contract activity compared to supply,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

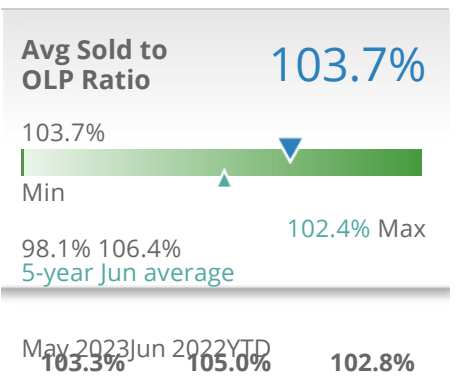
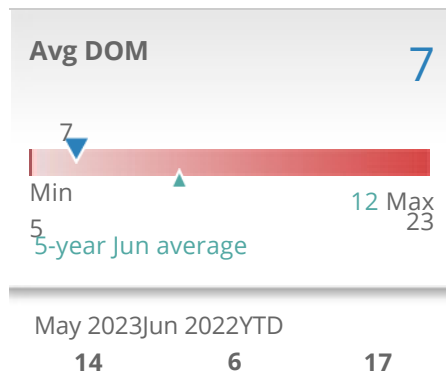
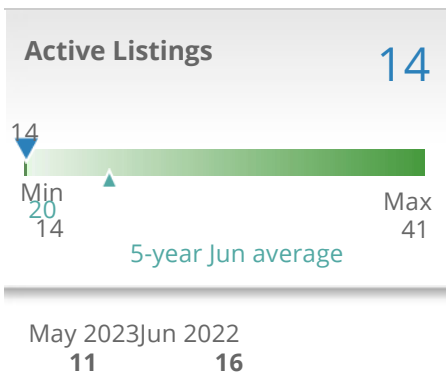
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

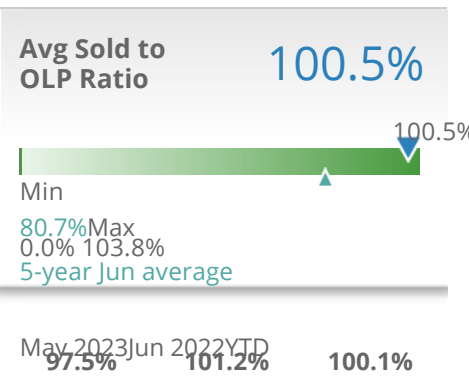
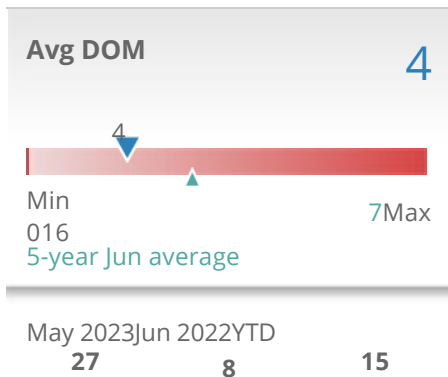
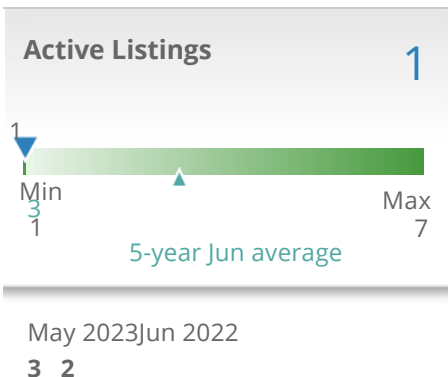
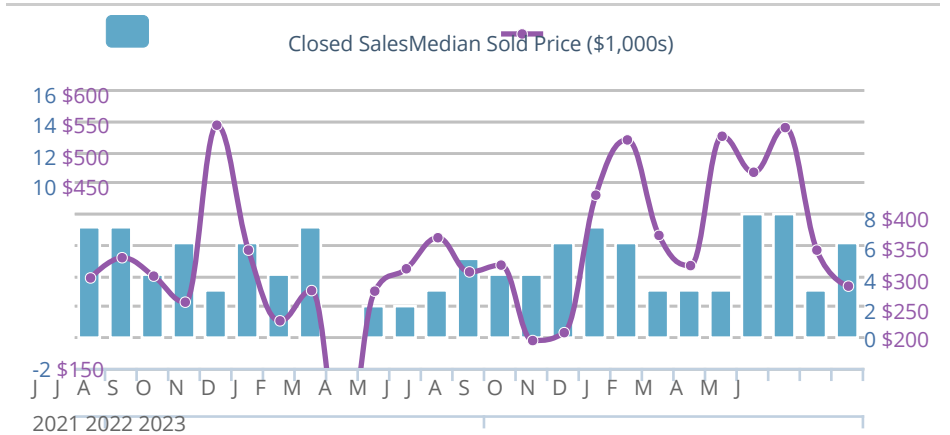
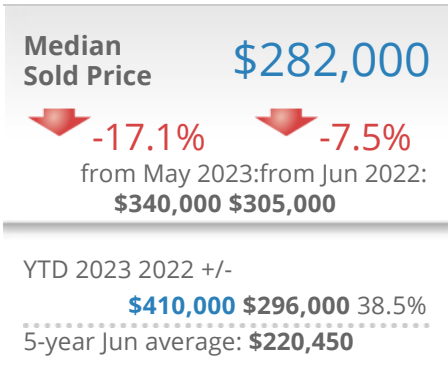
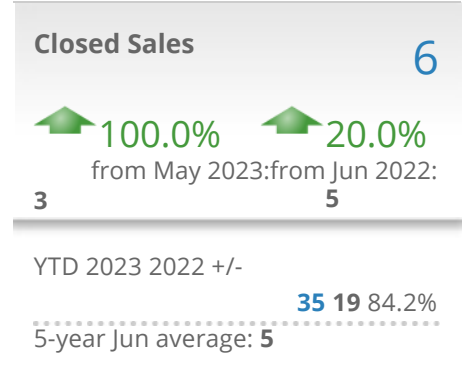
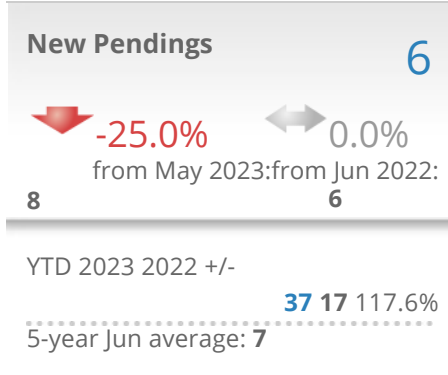
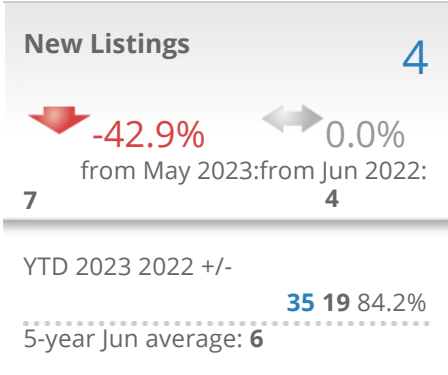
In Phoenixville Area (Chester, PA), the median sold price for Attached properties for June was \$385,000, representing an increase of 2.7% compared to last month and an increase of 24.2% from Jun 2022. The average days on market for units sold in June was 7 days, 42% below the 5-year June average of 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.



June 2023
Spring-Ford Area (Chester, PA)

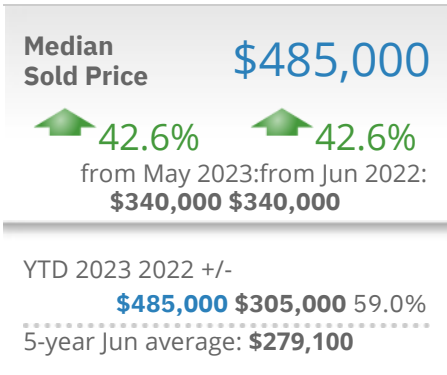
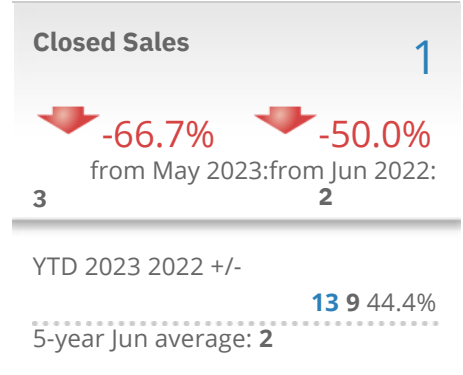
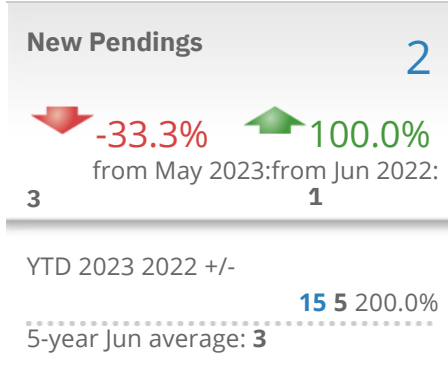
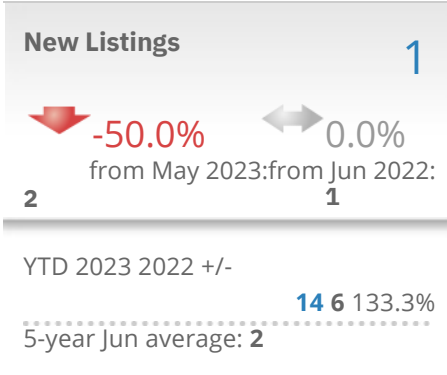
Email: ldavis@tcsr.realtor



June 2023

Spring-Ford Area (Chester, PA) - Detached

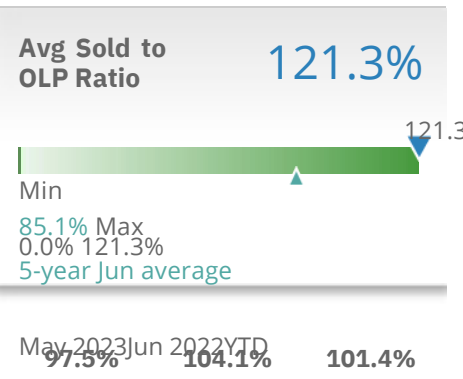
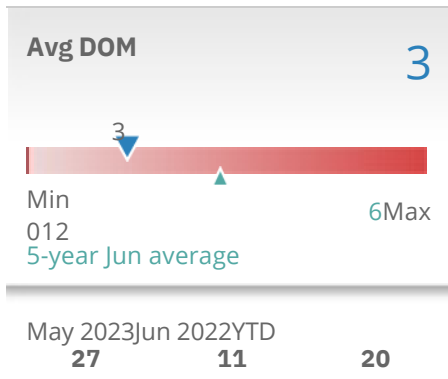
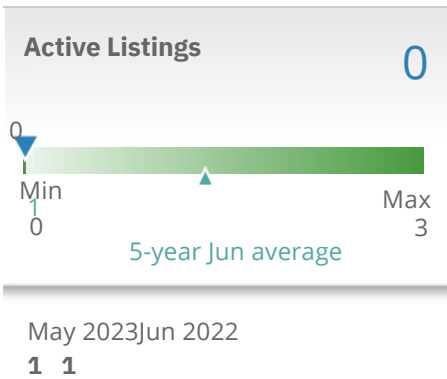
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



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.

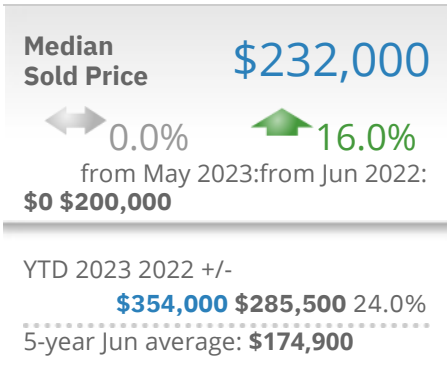
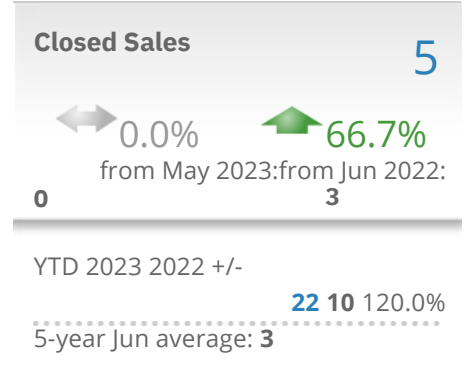
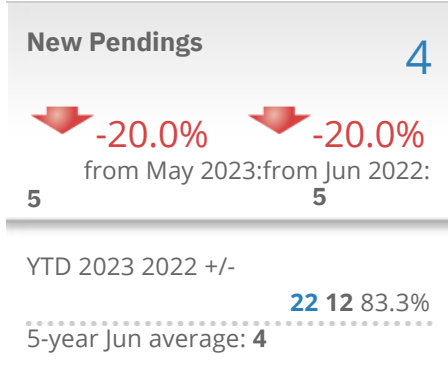
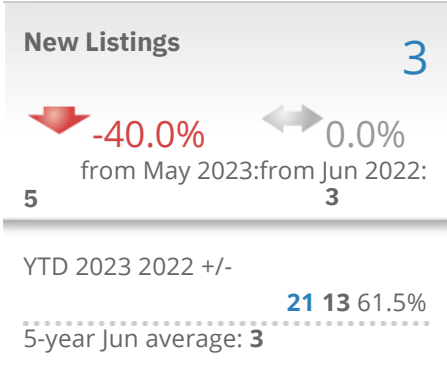
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, down from 2.00 in May and a decrease from 1.00 in June 2022. The Contract Ratio is 100% lower than the 5-year June average of 0.93. A higher Contract Ratio signifies a relative increase in contract activity compared to supply,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

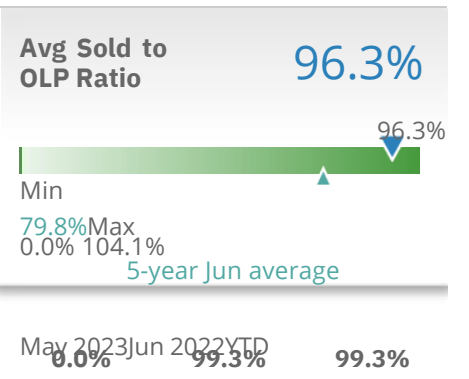
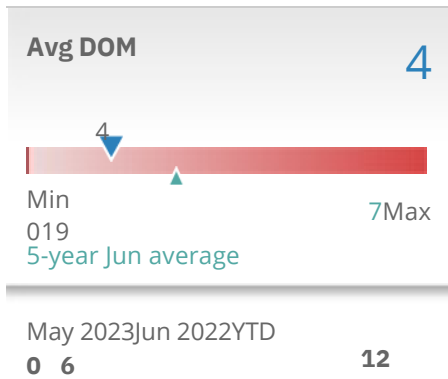
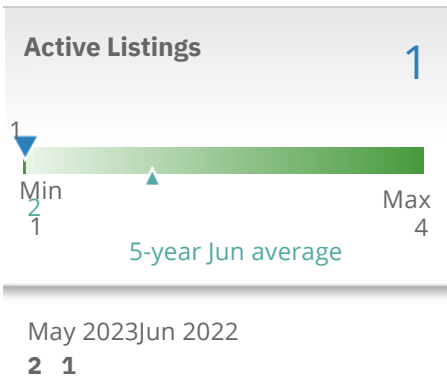
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



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.

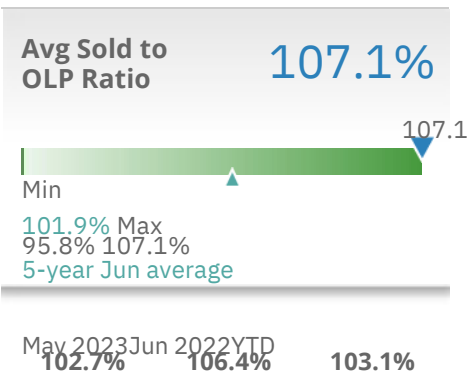
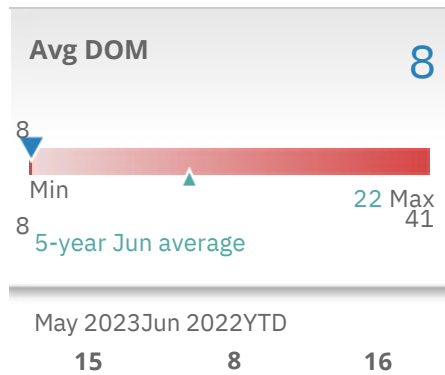
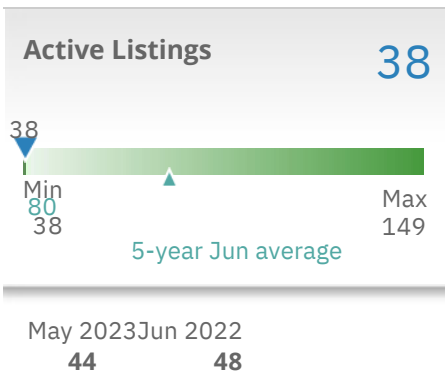
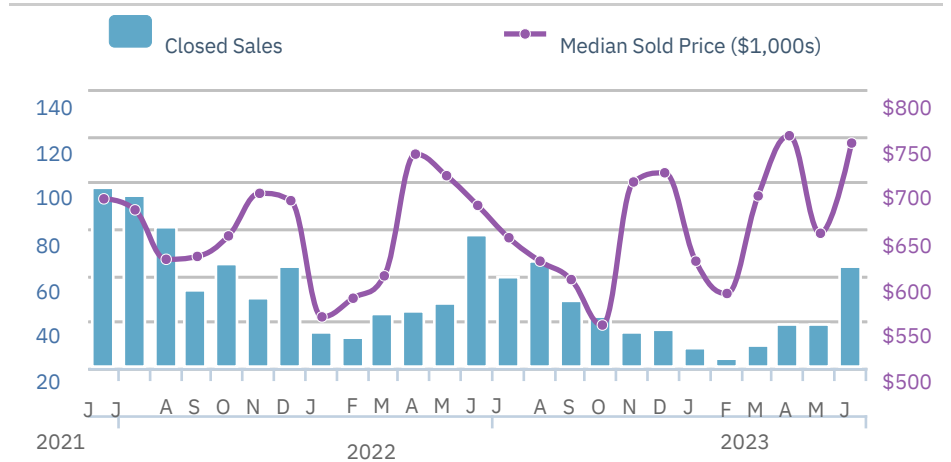
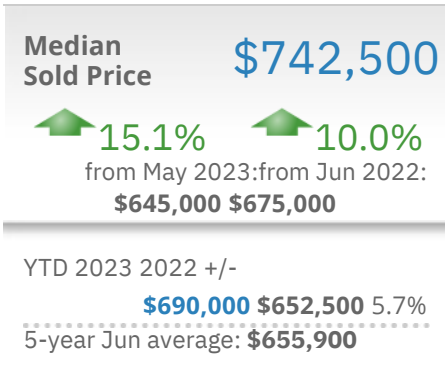
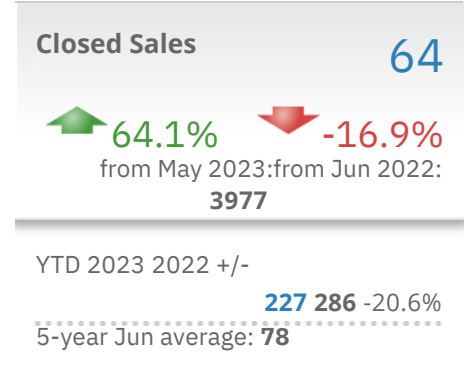
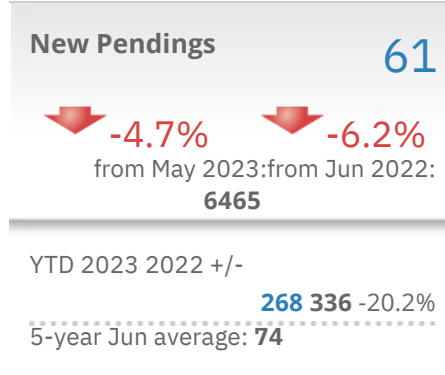
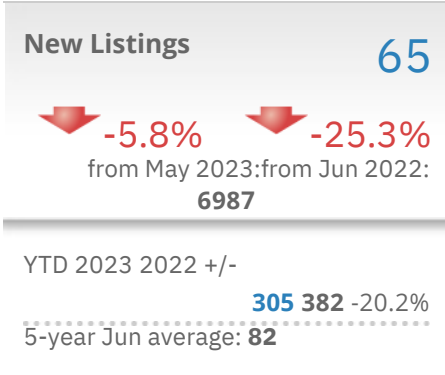
This activity resulted in a Contract Ratio of 5.00 pendings per active listing, up from 3.00 in May and an increase from 4.00 in June 2022. The Contract Ratio is 82% higher than the 5-year June average of 2.75. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



June 2023

Tredyffrin-Easttown (Chester, PA)

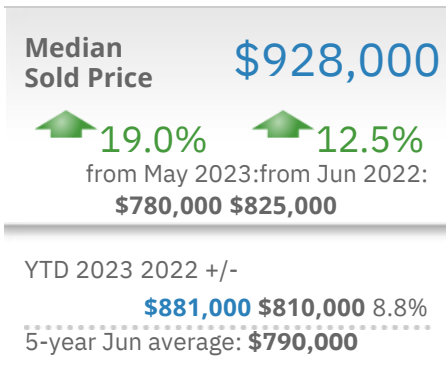
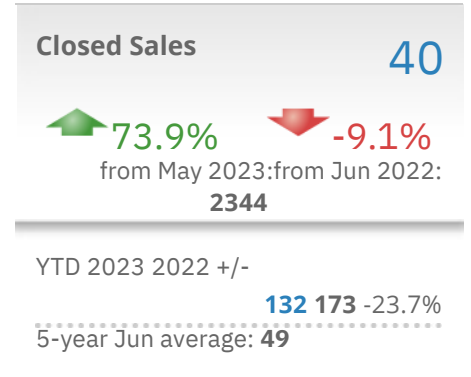
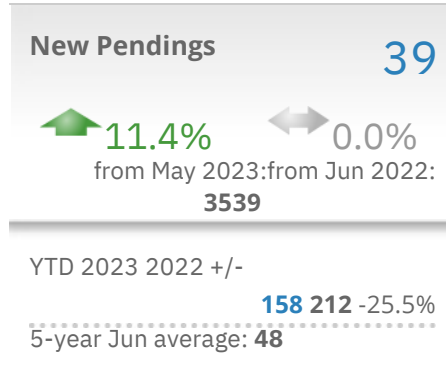
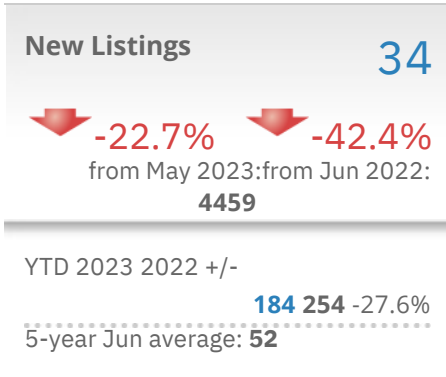
Email: ldavis@tcsr.realtor



June 2023

Tredyffrin-Easttown (Chester, PA) - Detached

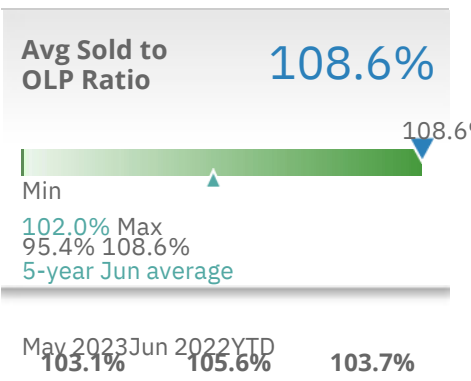
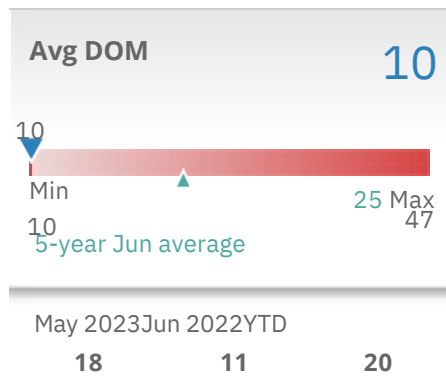
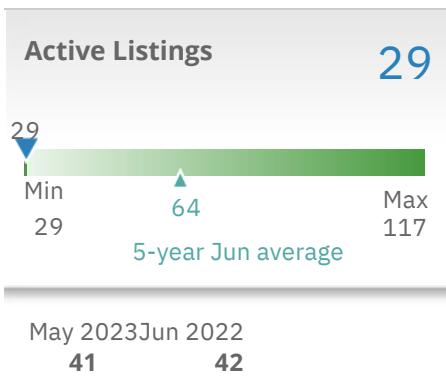
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



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.

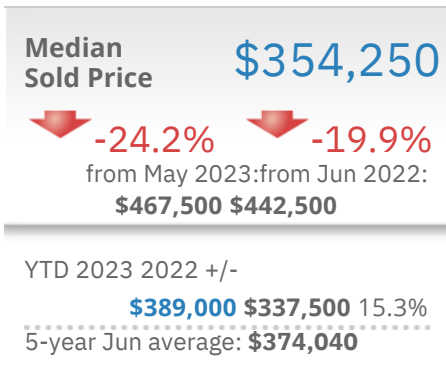
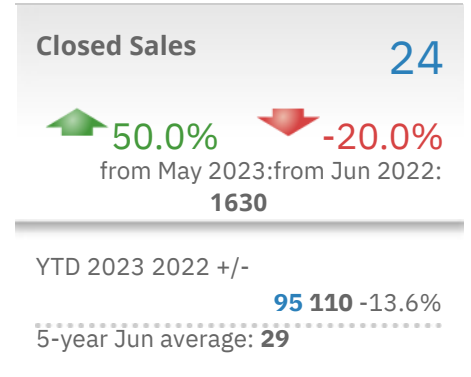
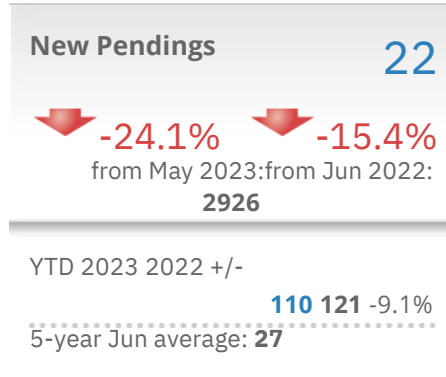
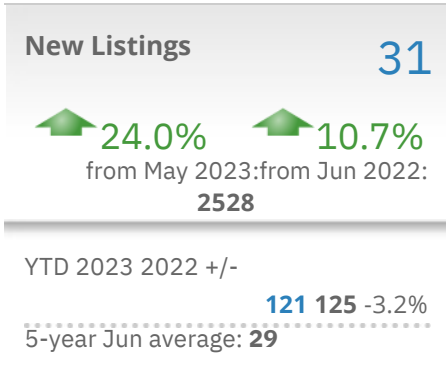
This activity resulted in a Contract Ratio of 1.93 pendings per active listing, up from 1.41 in May and an increase from 1.83 in June 2022. The Contract Ratio is 23% higher than the 5-year June average of 1.57. A higher Contract Ratio signifies a relative increase in contract activity compared to supply,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

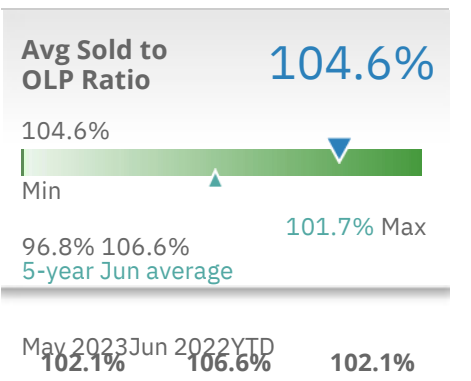
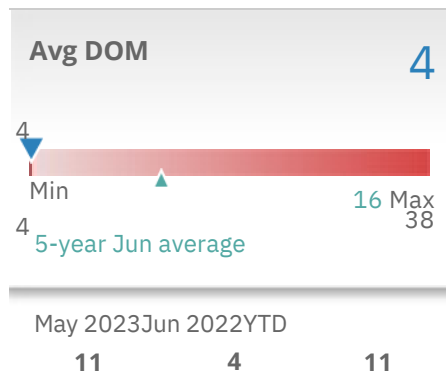
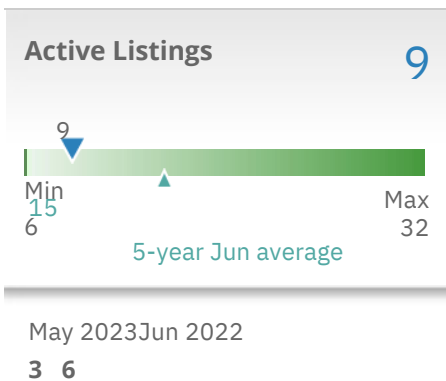
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



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 pendencies 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.



June 2023

Twin Valley (Chester, PA)

Email: ldavis@tcsr.realtor

New Listings

14

↓ -17.6% ↑ 40.0%
from May 2023: from Jun 2022:
1710

YTD 2023 2022 +/-

73 72 1.4%

5-year Jun average: 15

New Pendings

11

↓ -26.7% ↓ -8.3%
from May 2023: from Jun 2022:
1512

YTD 2023 2022 +/-

56 68 -17.6%

5-year Jun average: 14

Closed Sales

20

↑ 100.0% ↑ 17.6%
from May 2023: from Jun 2022:
1017

YTD 2023 2022 +/-

50 60 -16.7%

5-year Jun average: 16

Median Sold Price

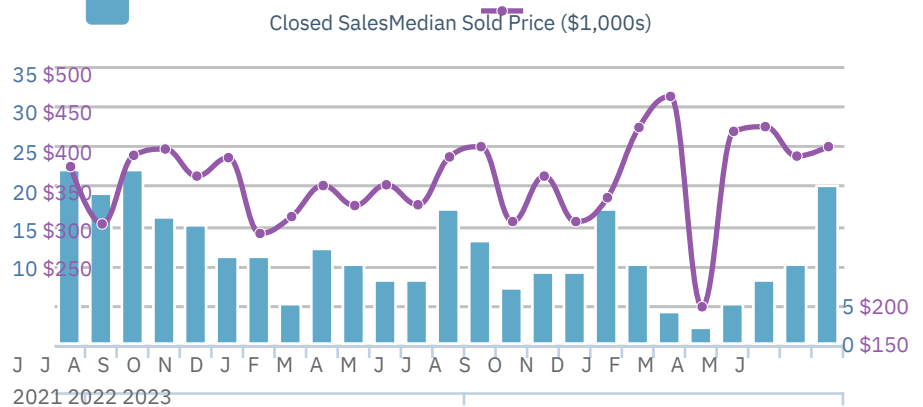
\$399,995

↑ 3.2% ↑ 3.6%
from May 2023: from Jun 2022:
\$387,500 \$386,000

YTD 2023 2022 +/-

\$400,000 \$343,500 16.4%

5-year Jun average: \$356,013



Active Listings

18

18
Min 21 5 Max 42
5-year Jun average

May 2023 Jun 2022

5 14

Avg DOM

19

19
Min 8 5-year Jun average Max 108

May 2023 Jun 2022 YTD

12 8 17

Avg Sold to OLP Ratio

103.5%

103.5%
Min 94.1% 109.3% 5-year Jun average Max 101.8%

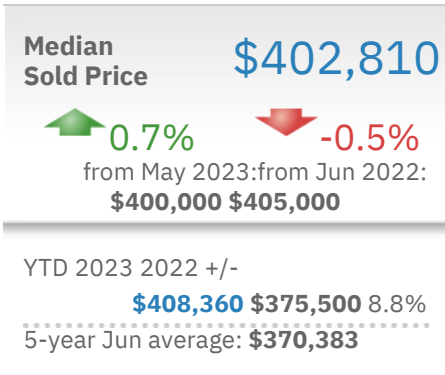
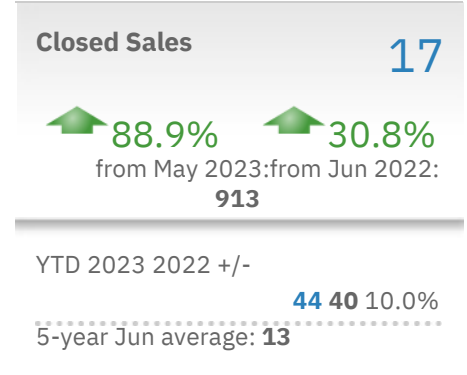
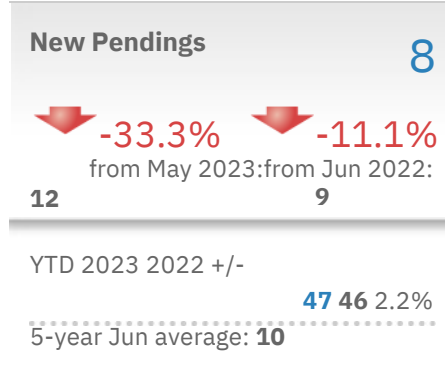
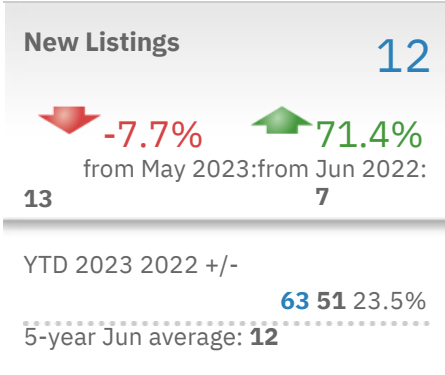
May 2023 Jun 2022 YTD

106.7% 103.4% 103.7%

June 2023

Twin Valley (Chester, PA) - Detached

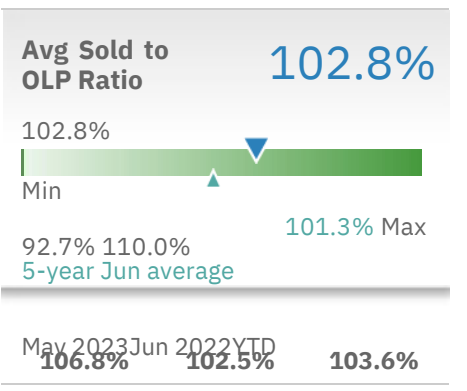
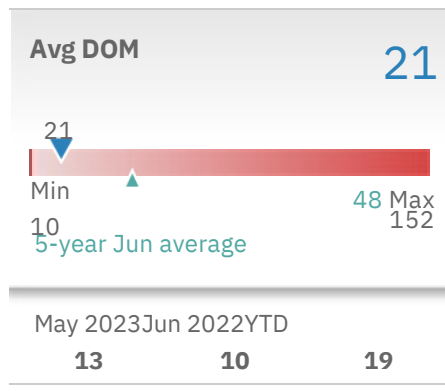
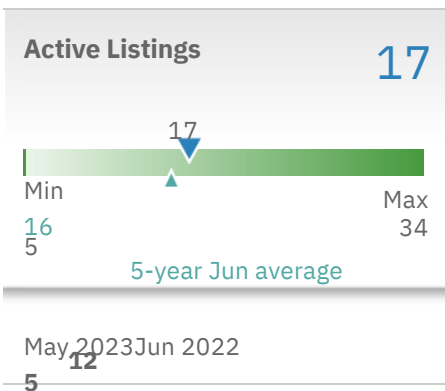
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



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.

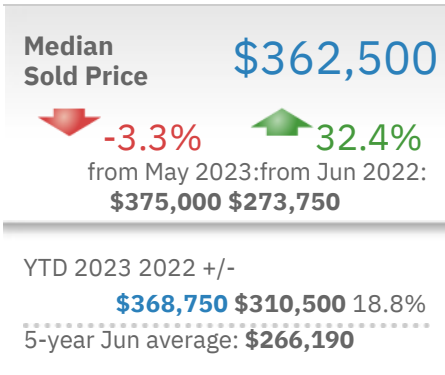
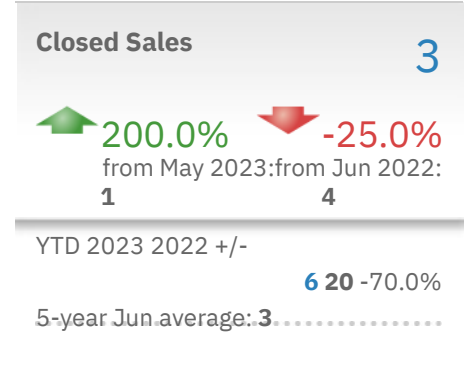
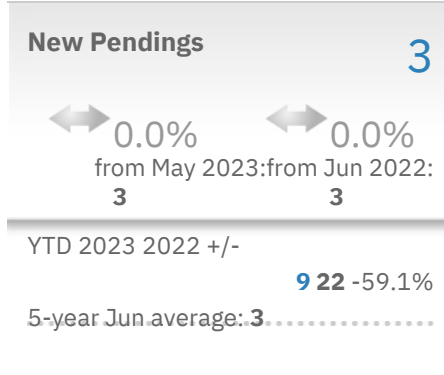
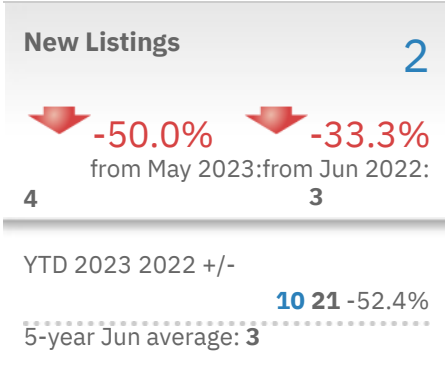
This activity resulted in a Contract Ratio of 0.65 pendings per active listing, down from 1.75 in May and a decrease from 2.80 in June 2022. The Contract Ratio is 68% lower than the 5-year June average of 2.04. A higher Contract Ratio signifies a relative increase in contract activity compared to supply,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



June 2023

Twin Valley (Chester, PA) - Attached

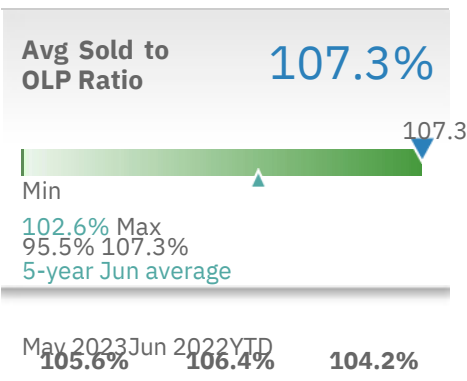
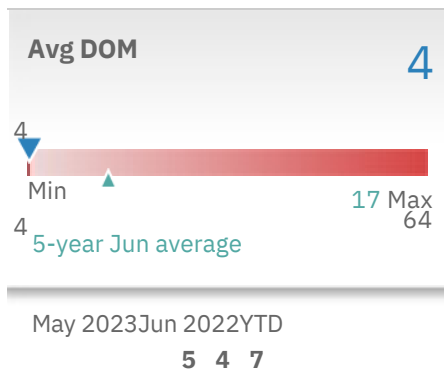
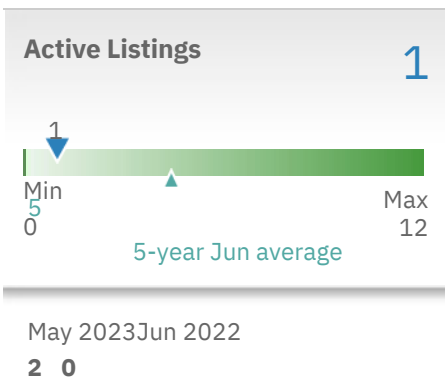
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



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.

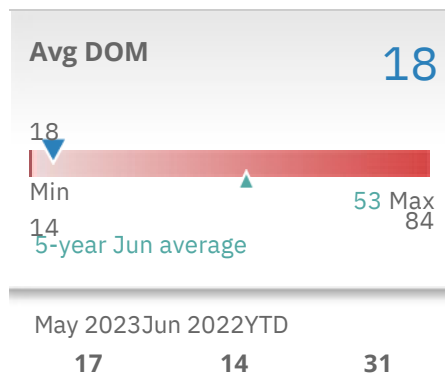
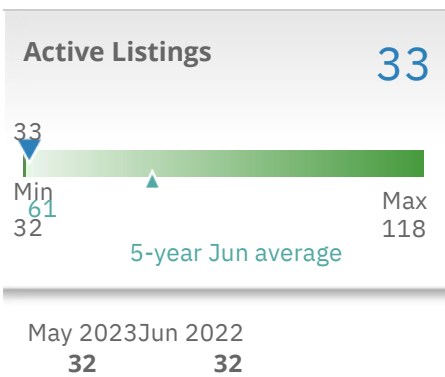
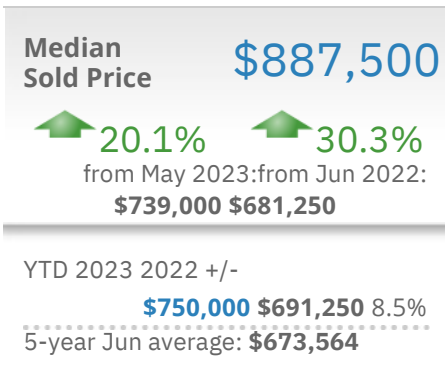
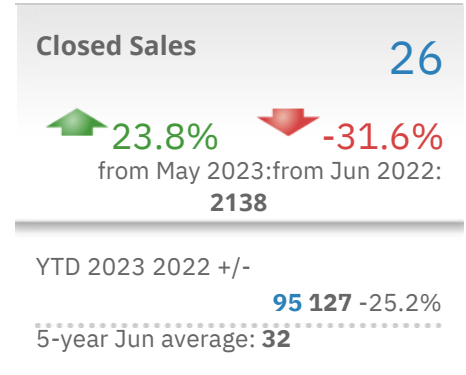
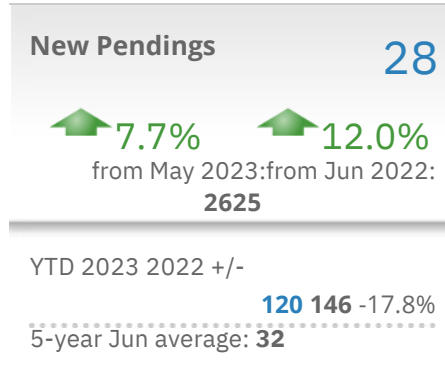
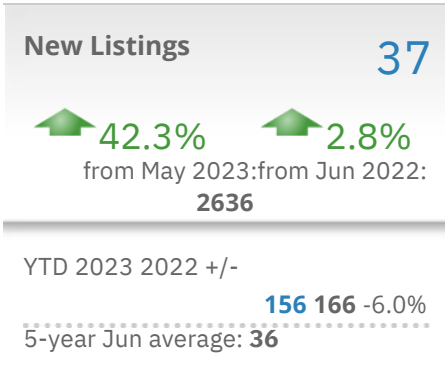
This activity resulted in a Contract Ratio of 4.00 pendings per active listing, up from 2.00 in May and an increase from 0.00 in June 2022. The Contract Ratio is 93% higher than the 5-year June average of 2.08. A higher Contract Ratio signifies a relative increase in contract activity compared to supply,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



June 2023

Unionville-Chadds Ford (Chester, PA)

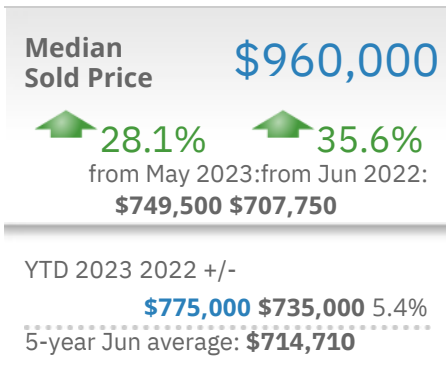
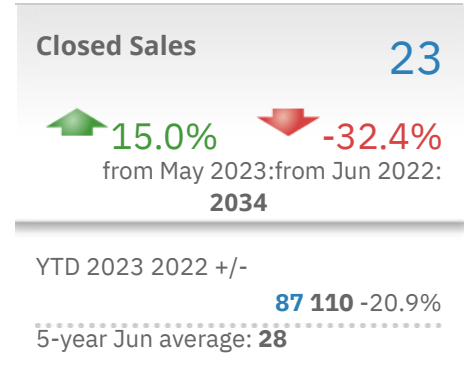
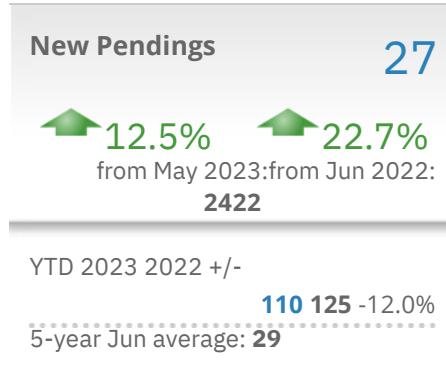
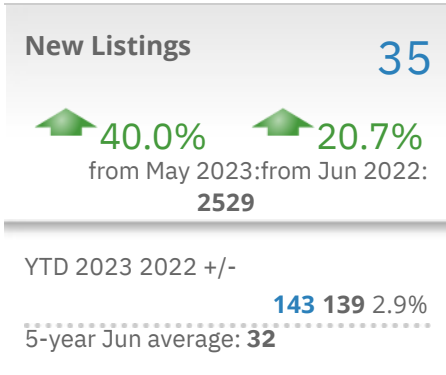
Email: ldavis@tcsr.realtor



June 2023

Unionville-Chadds Ford (Chester, PA) - Detached

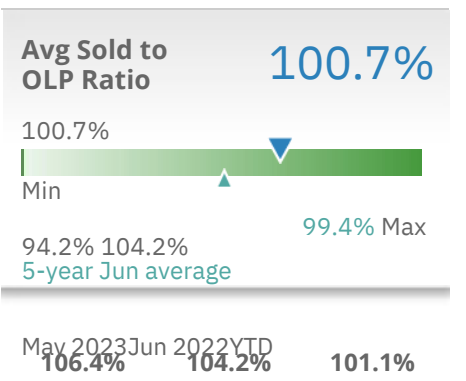
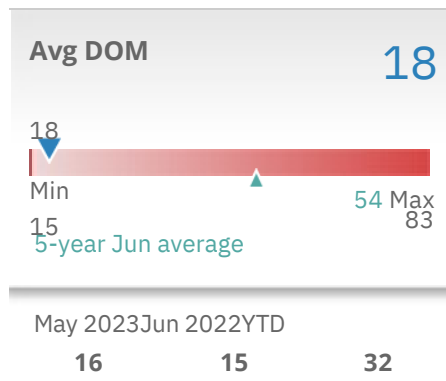
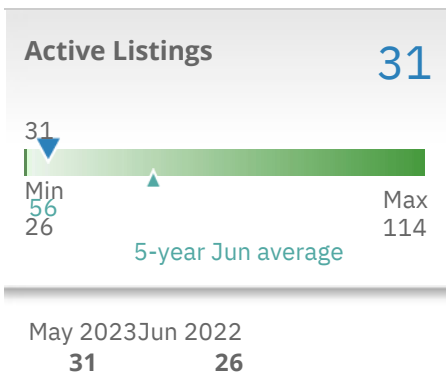
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



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.

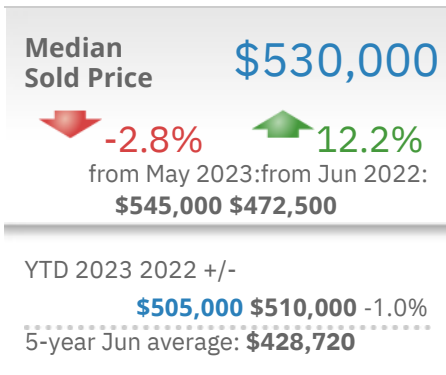
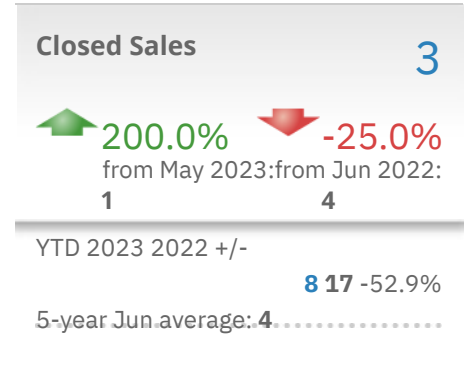
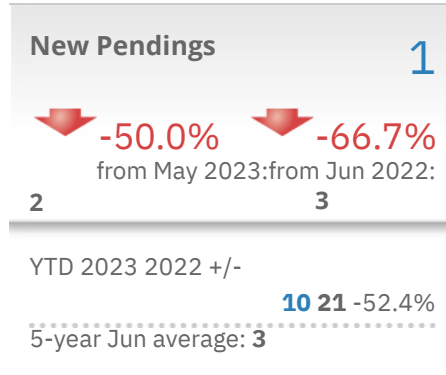
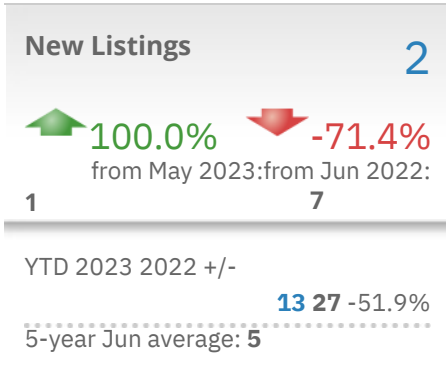
This activity resulted in a Contract Ratio of 1.26 pendings per active listing, up from 1.13 in May and a decrease from 1.42 in June 2022. The Contract Ratio is 3% higher than the 5-year June average of 1.22. A higher Contract Ratio signifies a relative increase in contract activity compared to supply,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



June 2023

Unionville-Chadds Ford (Chester, PA) - Attached

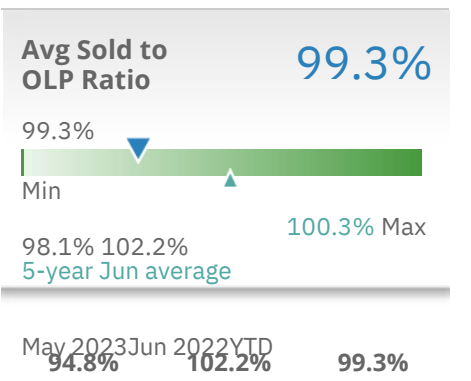
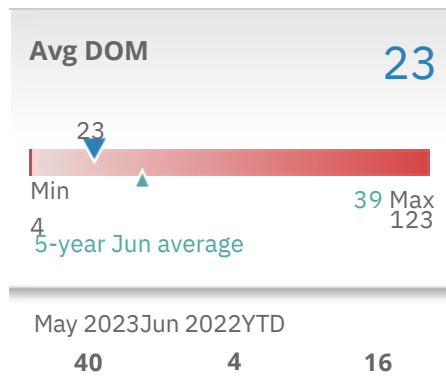
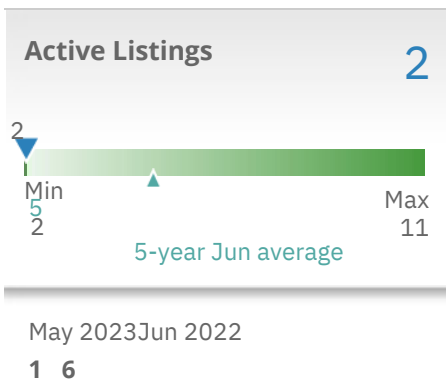
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



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.

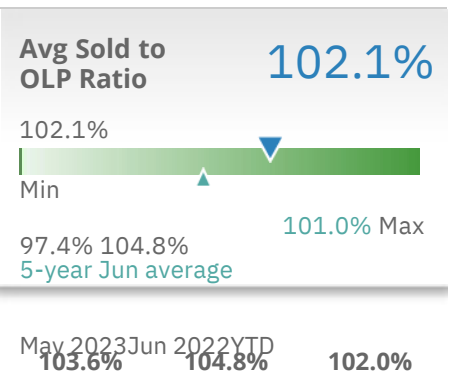
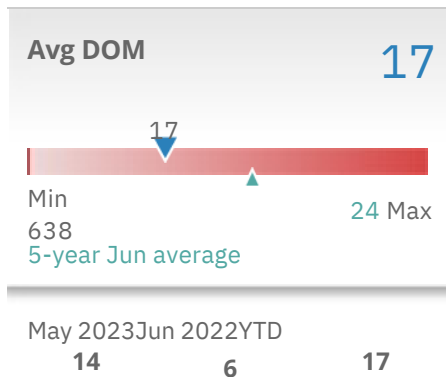
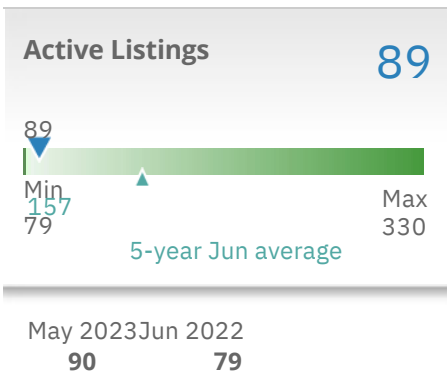
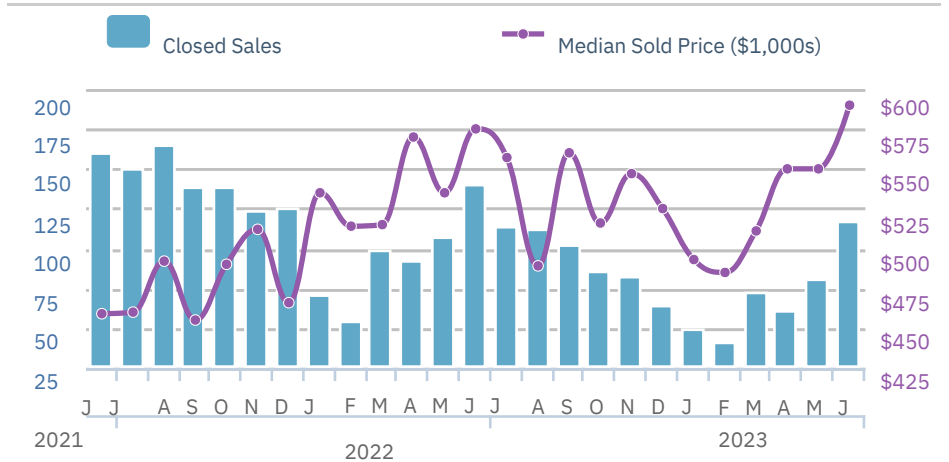
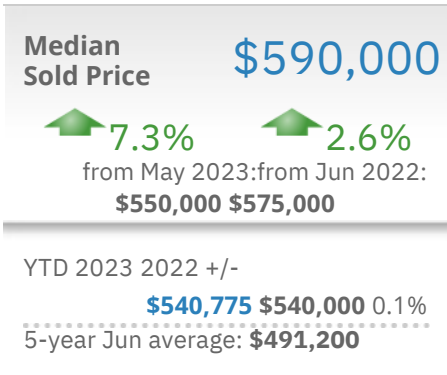
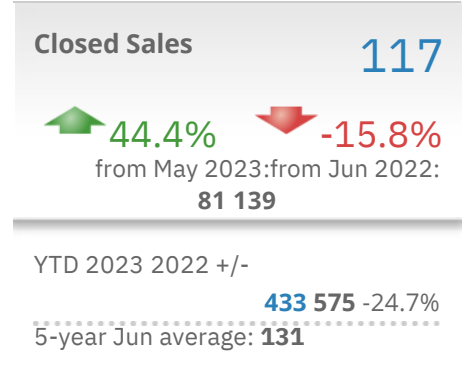
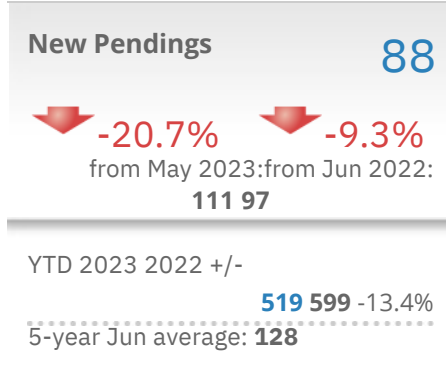
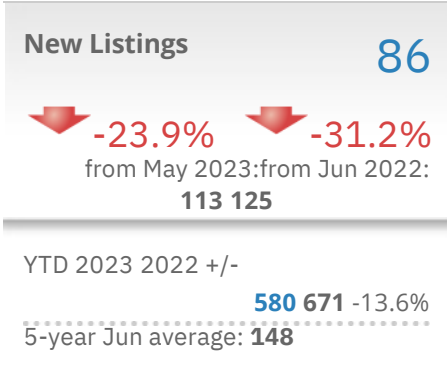
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 4.00 in May and an increase from 0.83 in June 2022. The Contract Ratio is 45% lower than the 5-year June average of 1.81. A higher Contract Ratio signifies a relative increase in contract activity compared to supply,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



June 2023

West Chester Area (Chester, PA)

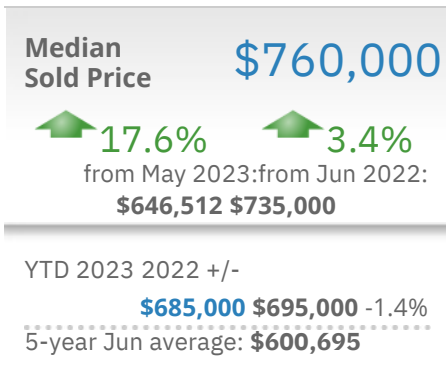
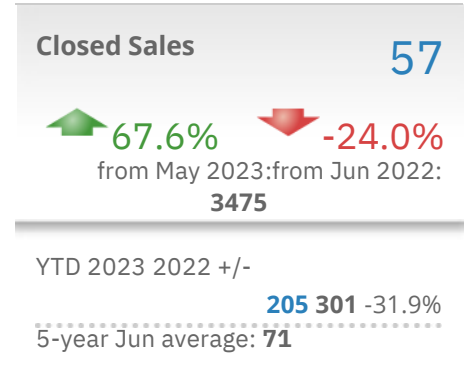
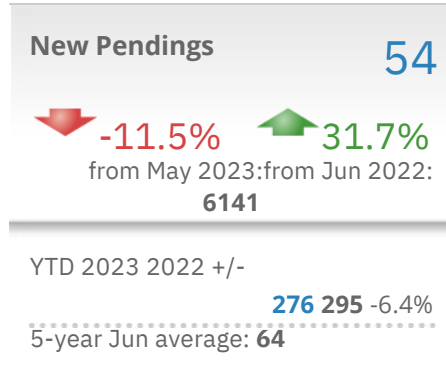
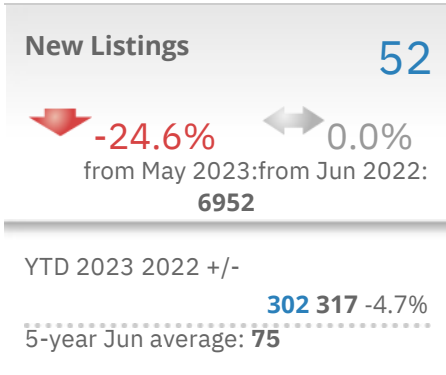
Email: ldavis@tcsr.realtor



June 2023

West Chester Area (Chester, PA) - Detached

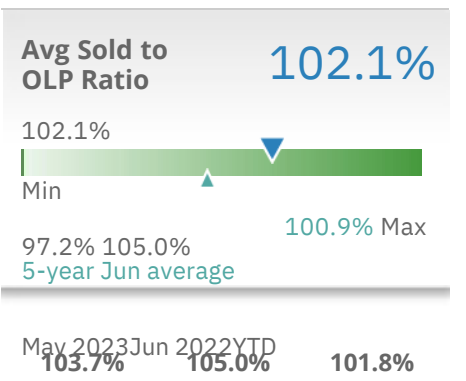
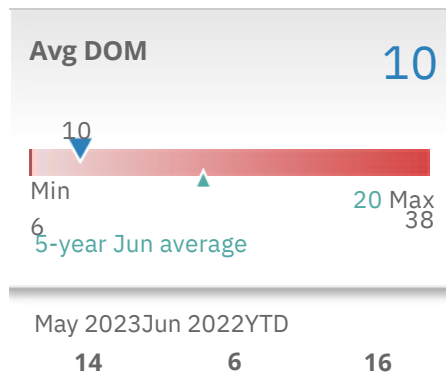
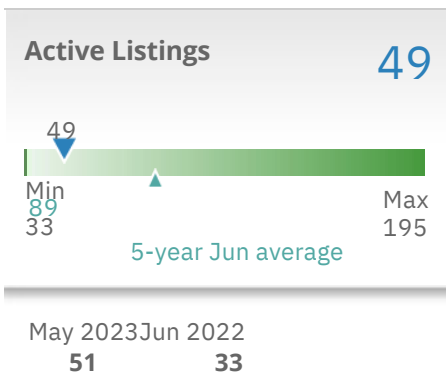
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



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.

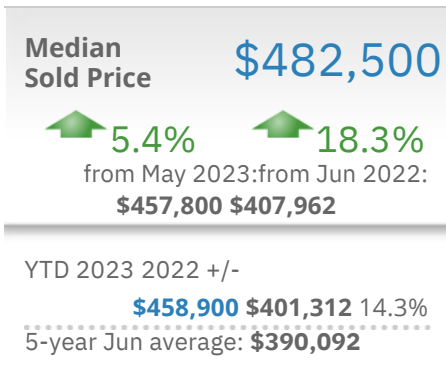
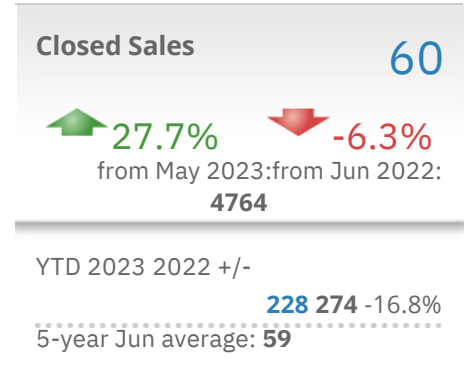
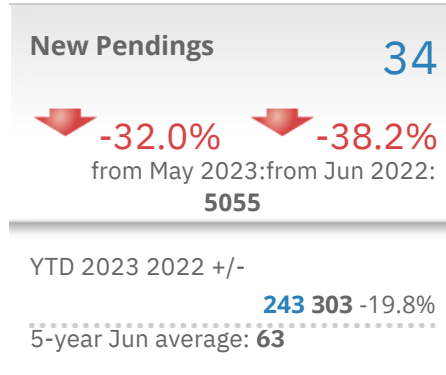
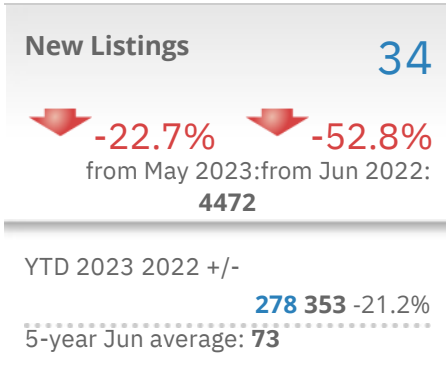
This activity resulted in a Contract Ratio of 2.33 pendings per active listing, up from 2.29 in May and a decrease from 3.00 in June 2022. The Contract Ratio is 17% higher than the 5-year June average of 1.99. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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



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.

