

# June 2023

All Home Types  
Detached  
Attached

## Local Market Insight

### Delaware County, PA

## June 2023

Delaware County, PA

Email: ldavis@tcsr.realtor

**New Listings** 596

↓ -1.0% ↓ -34.6%  
 from May 2023: from Jun 2022:  
**602 911**

YTD 2023 2022 +/-  
3,435 4,419 -22.3%  
 5-year Jun average: **848**

**New Pendings** 557

↓ -4.6% ↓ -21.0%  
 from May 2023: from Jun 2022:  
**584 705**

YTD 2023 2022 +/-  
2,998 3,849 -22.1%  
 5-year Jun average: **750**

**Closed Sales** 583

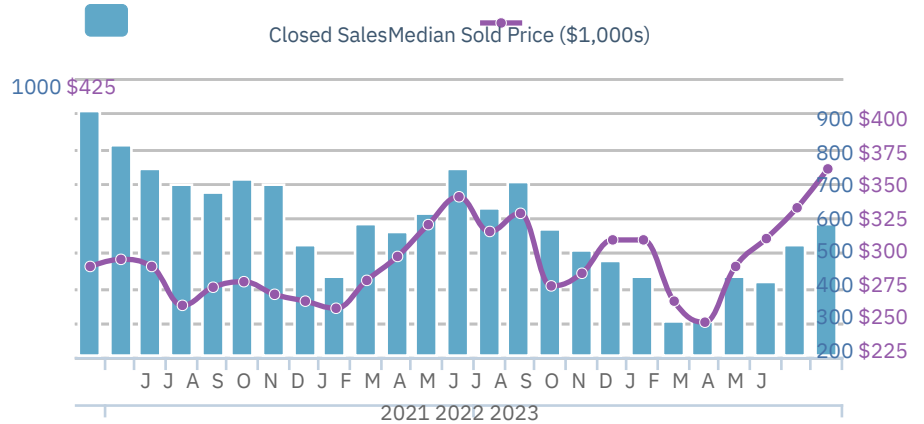
↑ 12.5% ↓ -20.8%  
 from May 2023: from Jun 2022:  
**518 736**

YTD 2023 2022 +/-  
2,647 3,538 -25.2%  
 5-year Jun average: **673**

**Median Sold Price** \$360,000

↑ 8.4% ↑ 5.9%  
 from May 2023: from Jun 2022:  
**\$332,000 \$340,000**

YTD 2023 2022 +/-  
\$306,250 \$295,000 3.8%  
 5-year Jun average: **\$303,200**

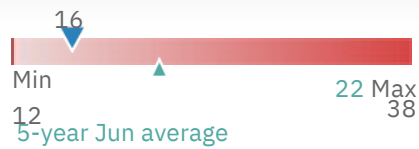


**Active Listings** 542



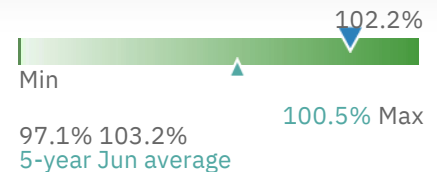
May 2023 Jun 2022  
**518 649**

**Avg DOM** 16



May 2023 Jun 2022 YTD  
**18 12 23**

**Avg Sold to OLP Ratio** 102.2%

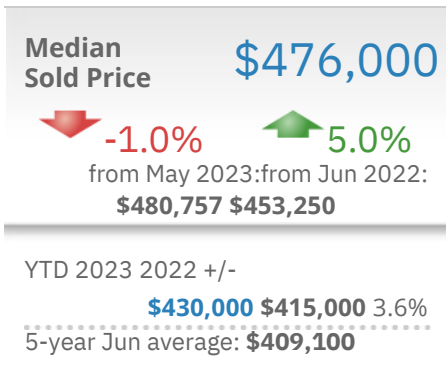
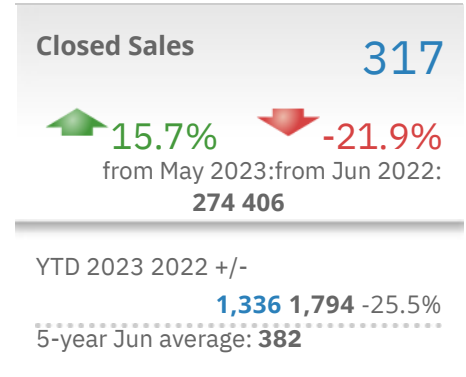
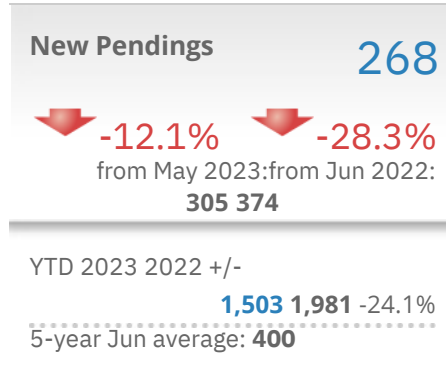
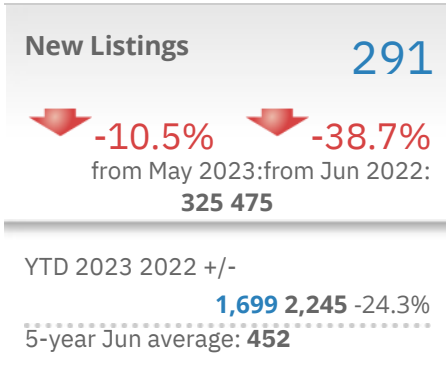


May 2023 Jun 2022 YTD  
**101.6% 103.2% 100.0%**

**June 2023**

Delaware County, PA - Detached

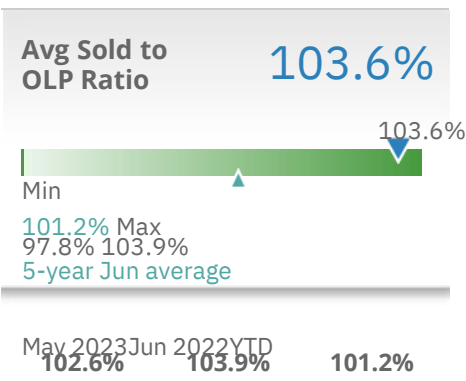
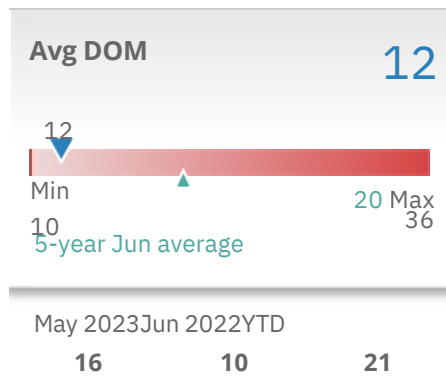
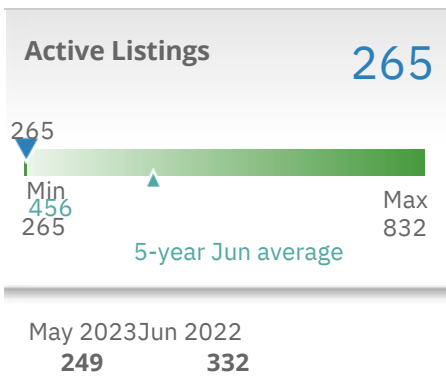
**Tri-County Suburban REALTORS**  
Email: ldavis@tcsr.realtor



**Summary**

In Delaware County, PA, the median sold price for Detached properties for June was \$476,000, representing a decrease of 1% compared to last month and an increase of 5% from Jun 2022. The average days on market for units sold in June was 12 days, 41% below the 5-year June average of 20 days. There was a 12.1% month over month decrease in new contract activity with 268 New Pendings; a 13.7% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 402; and a 6.4% increase in supply to 265 active units.

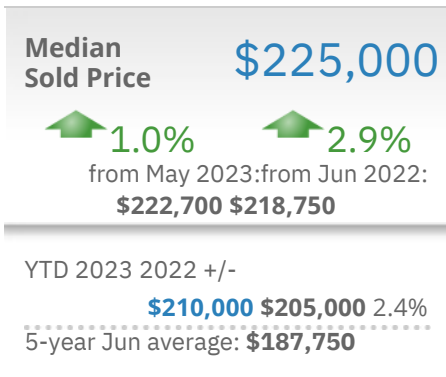
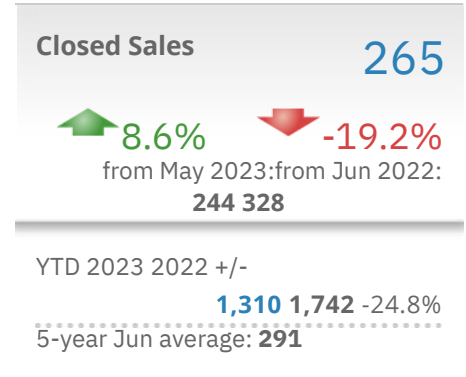
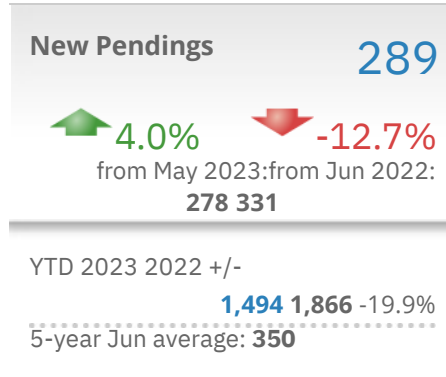
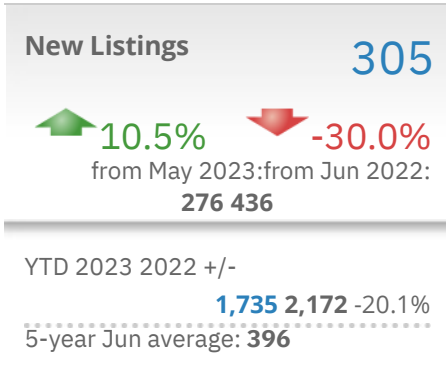
This activity resulted in a Contract Ratio of 1.52 pendings per active listing, down from 1.87 in May and a decrease from 1.75 in June 2022. The Contract Ratio is the same as the 5-year June average of 1.53. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



**June 2023**

Delaware County, PA - Attached

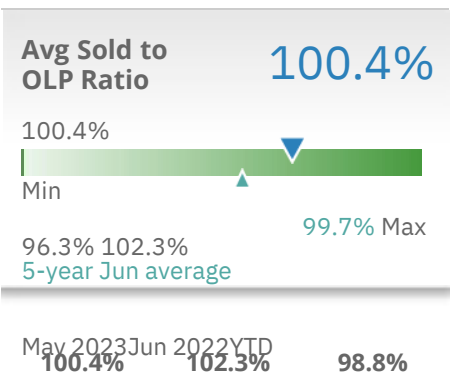
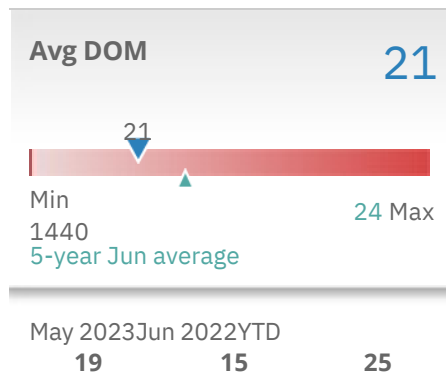
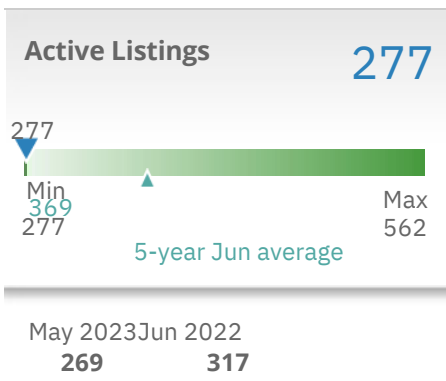
**Tri-County Suburban REALTORS**  
Email: ldavis@tcsr.realtor



**Summary**

In Delaware County, PA, the median sold price for Attached properties for June was \$225,000, representing an increase of 1% compared to last month and an increase of 2.9% from Jun 2022. The average days on market for units sold in June was 21 days, 14% below the 5-year June average of 24 days. There was a 4% month over month increase in new contract activity with 289 New Pendings; a 2.3% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 421; and a 3% increase in supply to 277 active units.

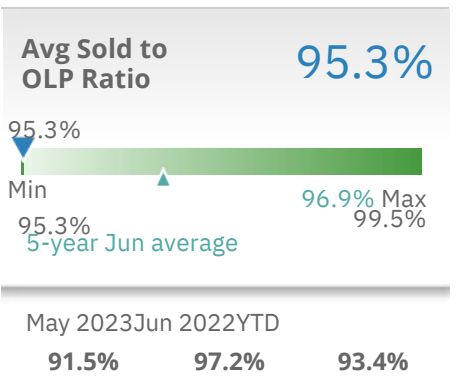
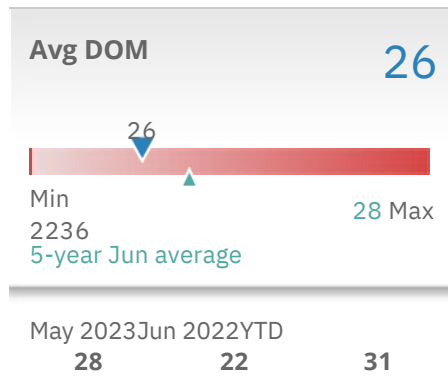
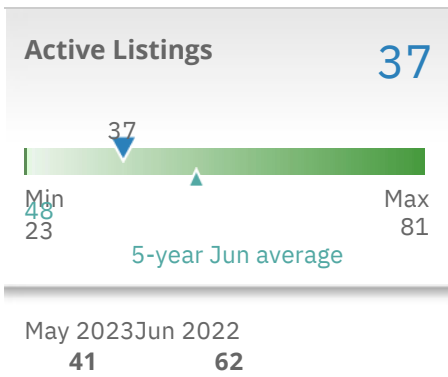
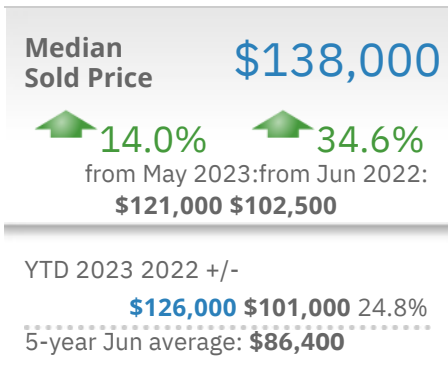
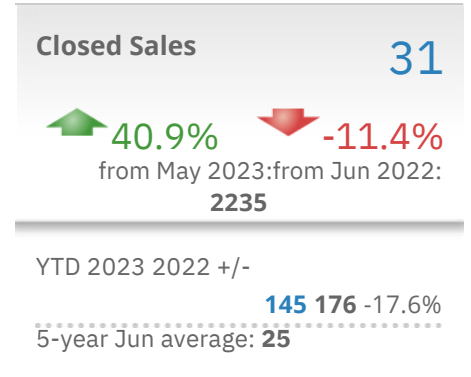
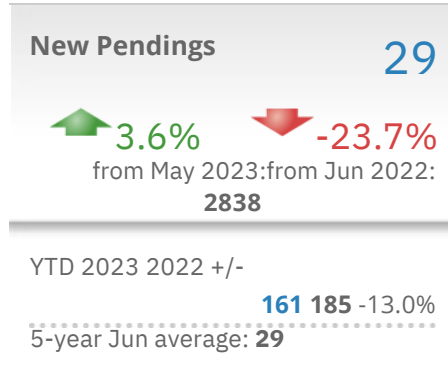
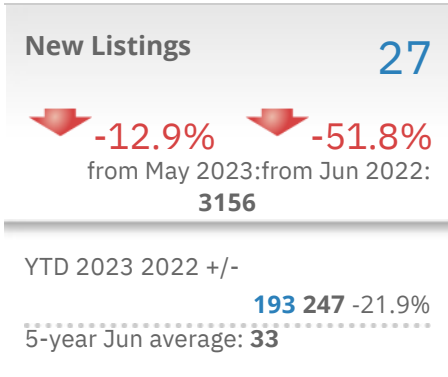
This activity resulted in a Contract Ratio of 1.52 pendings per active listing, down from 1.60 in May and a decrease from 1.75 in June 2022. The Contract Ratio is 7% lower than the 5-year June average of 1.63. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



**June 2023**

Chester-Upland (Delaware, PA)

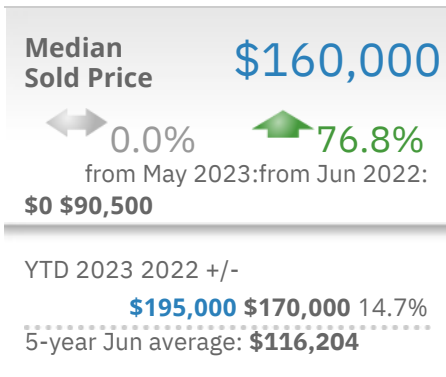
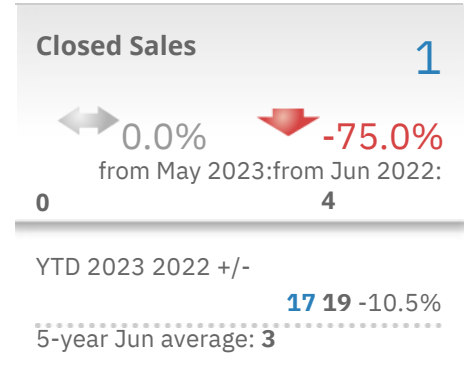
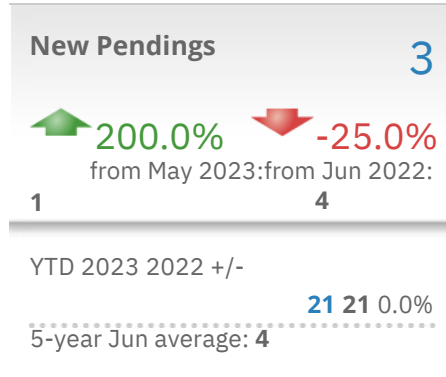
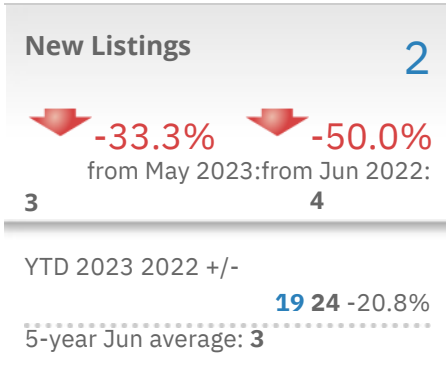
Email: ldavis@tcsr.realtor



**June 2023**

Chester-Upland (Delaware, PA) - Detached

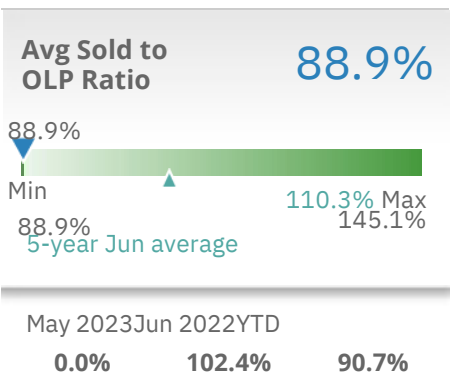
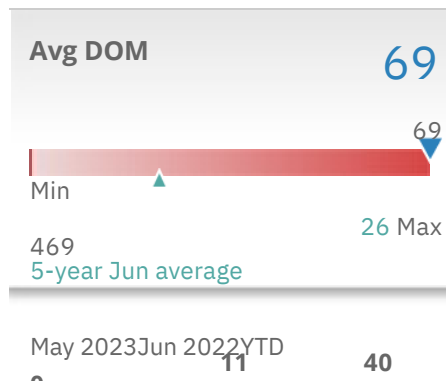
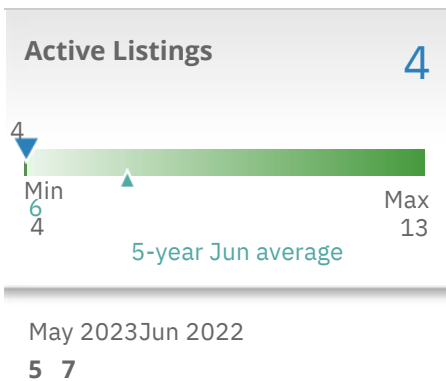
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Chester-Upland (Delaware, PA), the median sold price for Detached properties for June was \$160,000, representing an increase of 0% compared to last month and an increase of 76.8% from Jun 2022. The average days on market for units sold in June was 69 days, 165% above the 5-year June average of 26 days. There was a 200% month over month increase in new contract activity with 3 New Pendings; a 100% MoM increase in All Pendings (new contracts + contracts carried over from May) to 4; and a 20% decrease in supply to 4 active units.

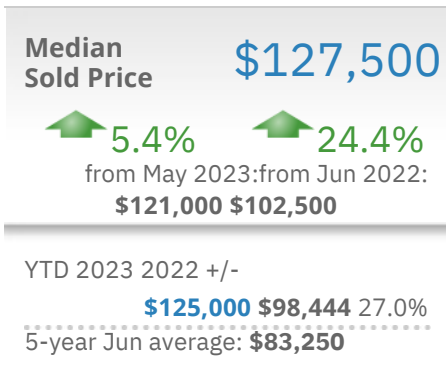
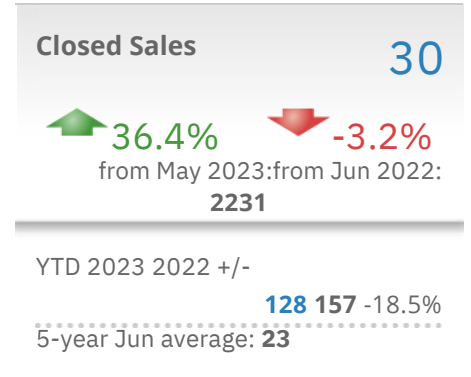
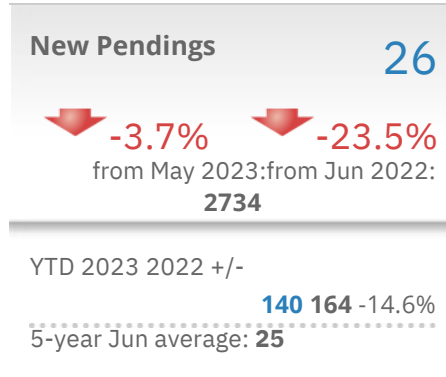
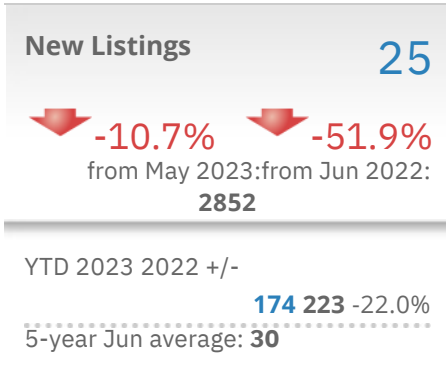
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, up from 0.40 in May and an increase from 0.71 in June 2022. The Contract Ratio is 18% lower than the 5-year June average of 1.22. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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**

Chester-Upland (Delaware, PA) - Attached

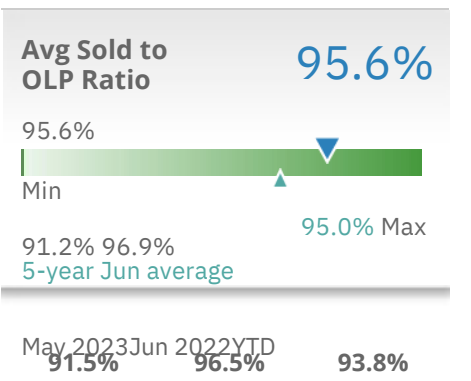
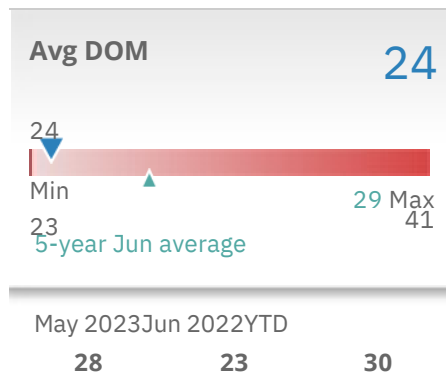
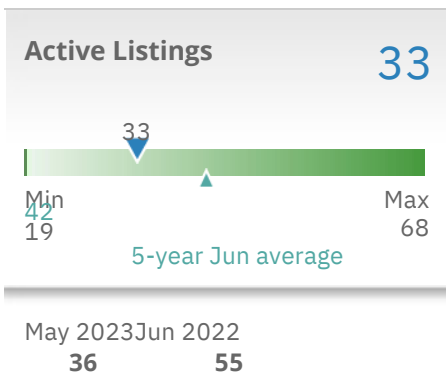
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

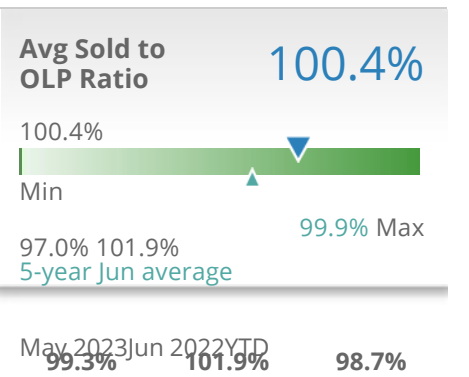
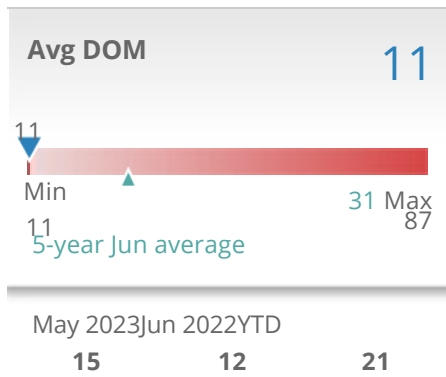
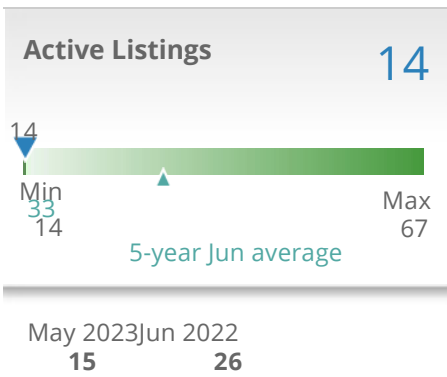
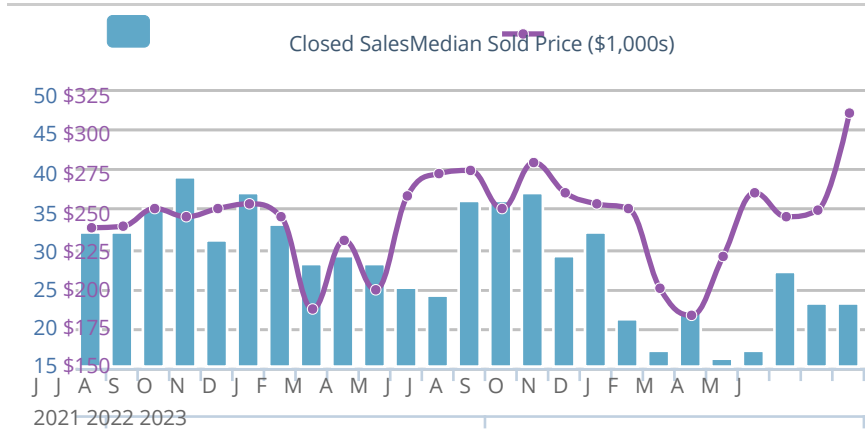
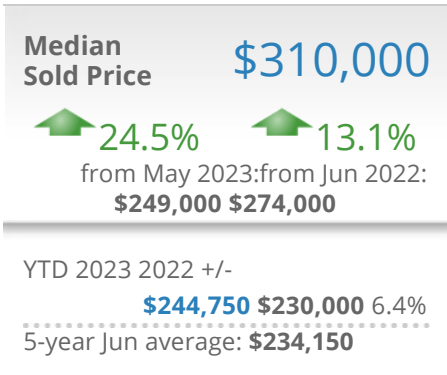
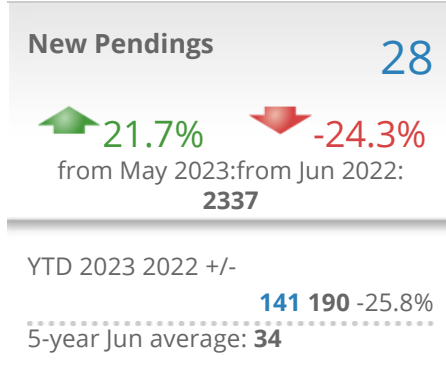
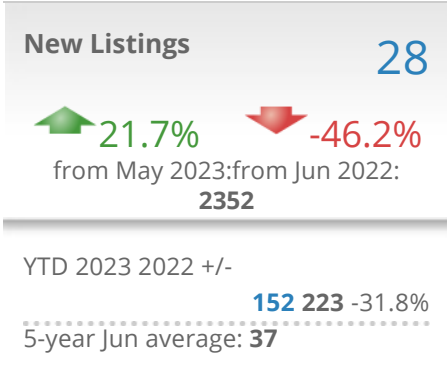
In Chester-Upland (Delaware, PA), the median sold price for Attached properties for June was \$127,500, representing an increase of 5.4% compared to last month and an increase of 24.4% from Jun 2022. The average days on market for units sold in June was 24 days, 16% below the 5-year June average of 29 days. There was a 3.7% month over month decrease 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 an 8.3% decrease in supply to 33 active units.

This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 1.03 in May and an increase from 0.67 in June 2022. The Contract Ratio is 2% higher than the 5-year June average of 0.98. 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**  
Chichester (Delaware, PA)

Email: ldavis@tcsr.realtor

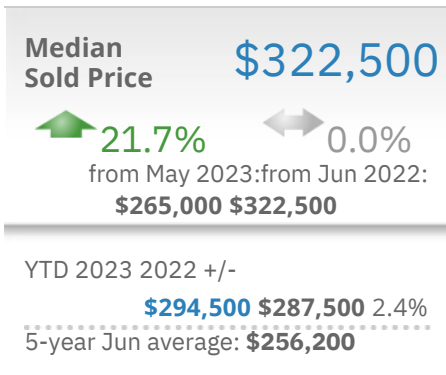
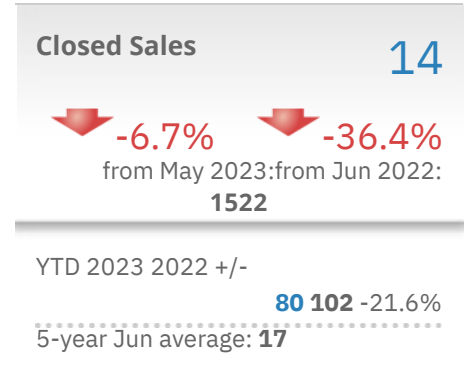
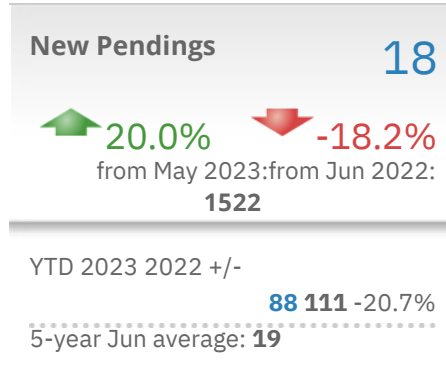
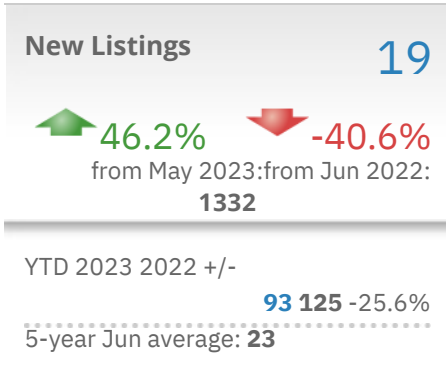




**June 2023**

Chichester (Delaware, PA) - Detached

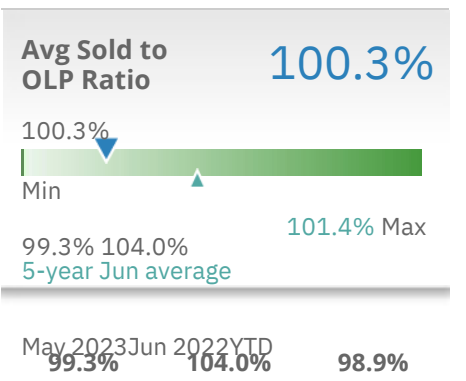
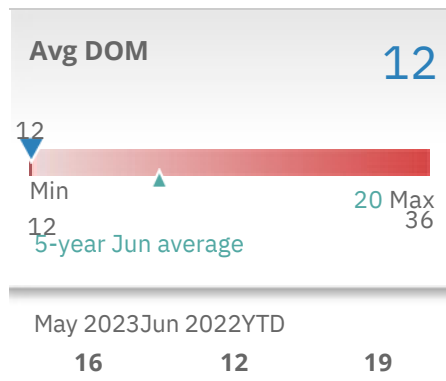
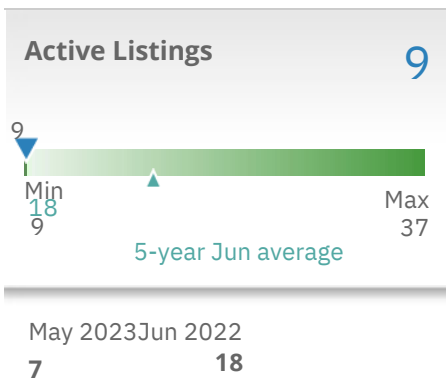
**Tri-County Suburban REALTORS**  
Email: ldavis@tcsr.realtor



**Summary**

In Chichester (Delaware, PA), the median sold price for Detached properties for June was \$322,500, representing an increase of 21.7% compared to last month and no change from Jun 2022. The average days on market for units sold in June was 12 days, 40% below the 5-year June average of 20 days. There was a 20% month over month increase in new contract activity with 18 New Pendings; a 16.7% MoM increase in All Pendings (new contracts + contracts carried over from May) to 21; and a 28.6% increase in supply to 9 active units.

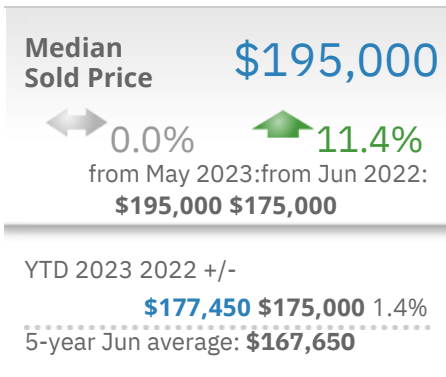
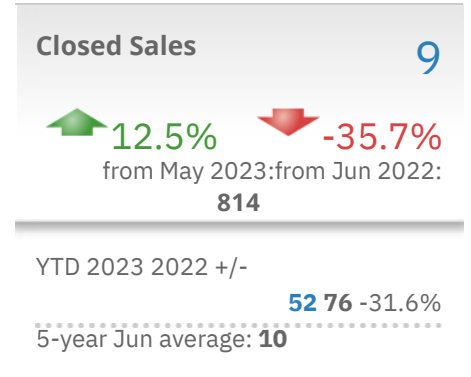
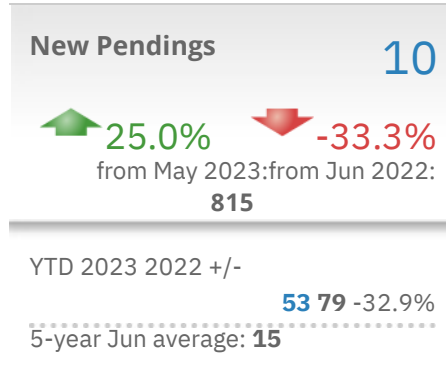
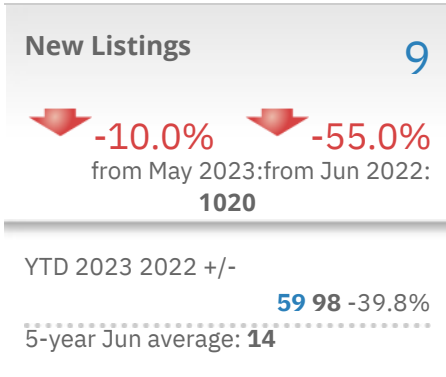
This activity resulted in a Contract Ratio of 2.33 pendencies per active listing, down from 2.57 in May and an increase from 1.83 in June 2022. The Contract Ratio is 21% higher than the 5-year June average of 1.93. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



**June 2023**

Chichester (Delaware, PA) - Attached

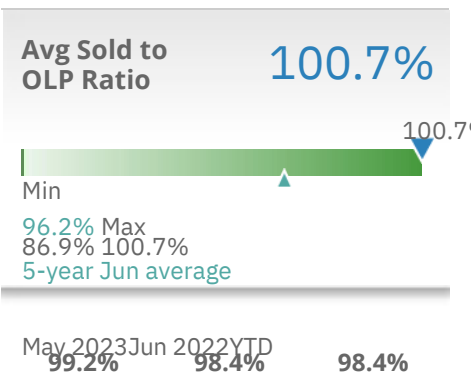
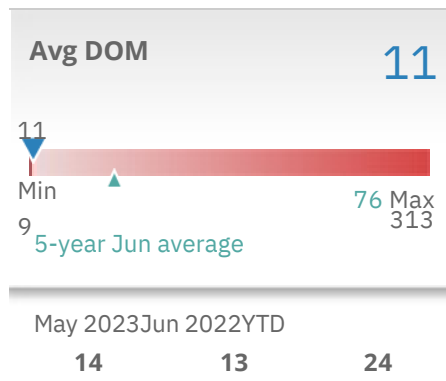
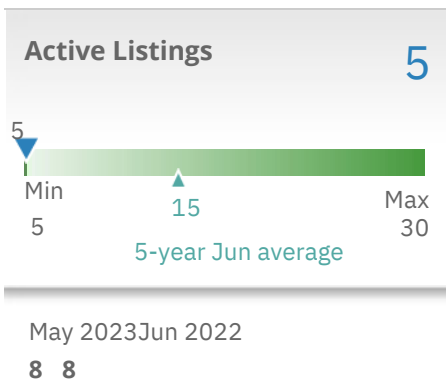
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Chichester (Delaware, PA), the median sold price for Attached properties for June was \$195,000, representing no change compared to last month and an increase of 11.4% from Jun 2022. The average days on market for units sold in June was 11 days, 86% below the 5-year June average of 76 days. There was a 25% month over month increase in new contract activity with 10 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from May) with 11; and a 37.5% decrease in supply to 5 active units.

This activity resulted in a Contract Ratio of 2.20 pendings per active listing, up from 1.38 in May and a decrease from 3.13 in June 2022. The Contract Ratio is 20% higher than the 5-year June average of 1.84. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



**June 2023**  
Garnet Valley (Delaware, PA)

Email: ldavis@tcsr.realtor

**New Listings** **28**

↓ **-12.5%** ↓ **-42.9%**  
 from May 2023: from Jun 2022:  
**3249**

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YTD 2023 2022 +/-  
146 201 -27.4%  
 5-year Jun average: **42**

**New Pendings** **26**

↓ **-7.1%** ↓ **-38.1%**  
 from May 2023: from Jun 2022:  
**2842**

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YTD 2023 2022 +/-  
126 178 -29.2%  
 5-year Jun average: **40**

**Closed Sales** **24**

↓ **-11.1%** ↓ **-45.5%**  
 from May 2023: from Jun 2022:  
**2744**

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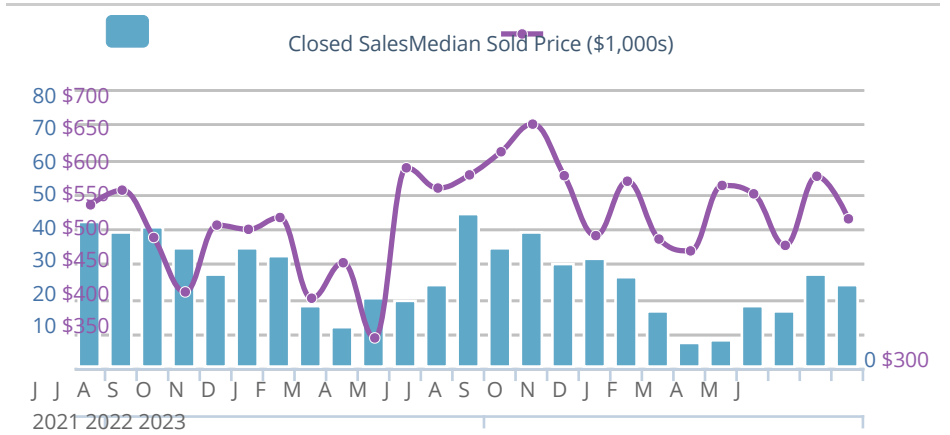
YTD 2023 2022 +/-  
100 141 -29.1%  
 5-year Jun average: **35**

**Median Sold Price** **\$514,250**

↓ **-10.6%** ↓ **-11.0%**  
 from May 2023: from Jun 2022:  
**\$575,000 \$577,500**

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YTD 2023 2022 +/-  
\$526,750 \$522,000 0.9%  
 5-year Jun average: **\$498,840**



**Active Listings** **30**

30  
 Min 54 Max 106  
 30  
 5-year Jun average

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May 2023 Jun 2022  
**25 30**

**Avg DOM** **16**

16  
 Min 937 Max 21  
 5-year Jun average

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May 2023 Jun 2022 YTD  
**10 9 22**

**Avg Sold to OLP Ratio** **104.4%**

104.4%  
 Min 101.4% Max 97.0%  
 5-year Jun average

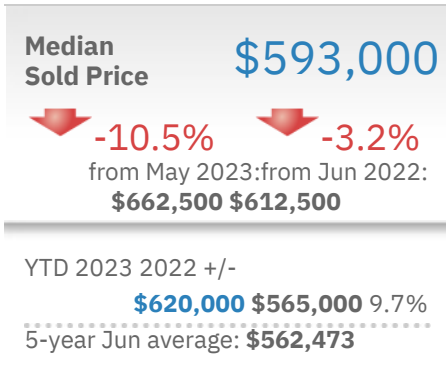
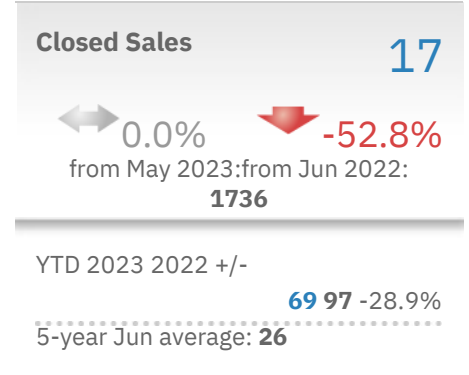
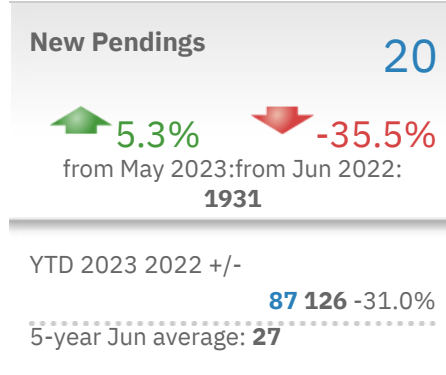
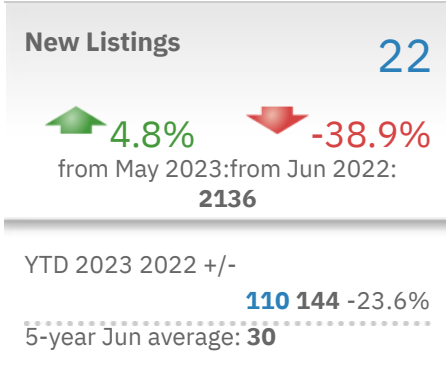
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May 2023 Jun 2022 YTD  
**102.5% 102.8% 101.7%**

**June 2023**

Garnet Valley (Delaware, PA) - Detached

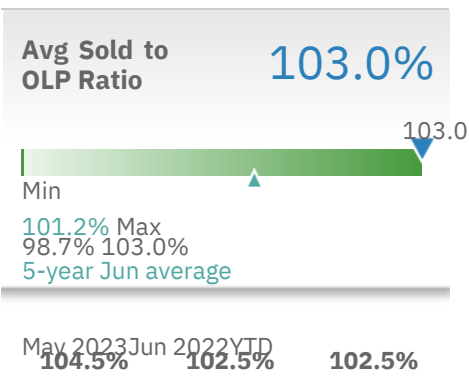
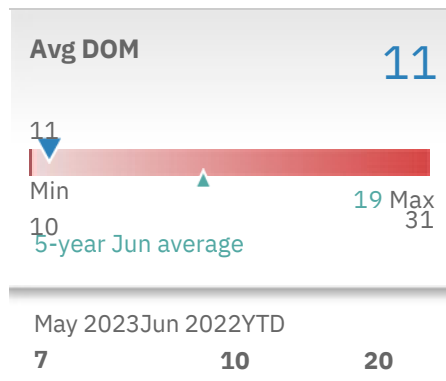
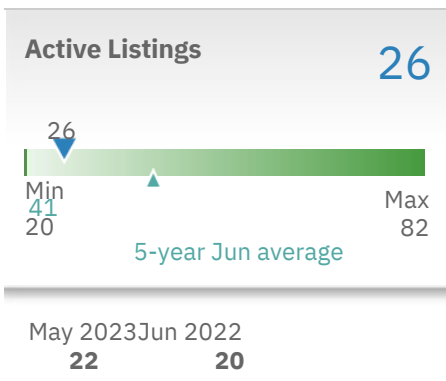
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Garnet Valley (Delaware, PA), the median sold price for Detached properties for June was \$593,000, representing a decrease of 10.5% compared to last month and a decrease of 3.2% 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 5.3% month over month increase in new contract activity with 20 New Pendings; a 6.3% MoM increase in All Pendings (new contracts + contracts carried over from May) to 34; and an 18.2% increase in supply to 26 active units.

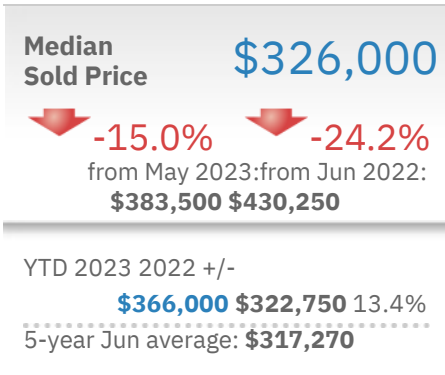
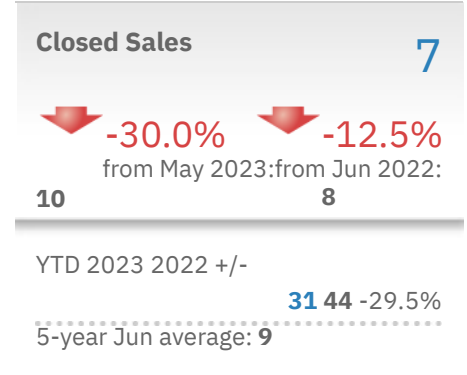
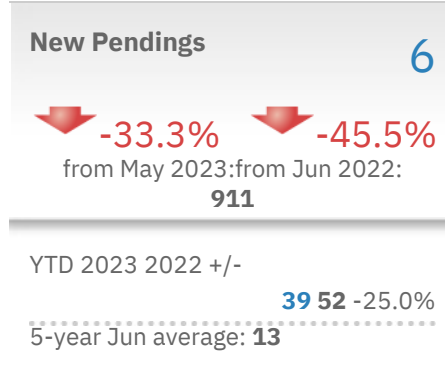
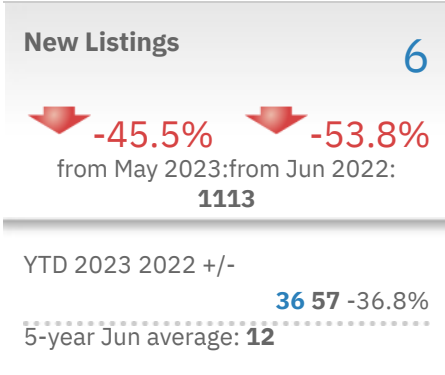
This activity resulted in a Contract Ratio of 1.31 pendings per active listing, down from 1.45 in May and a decrease from 2.60 in June 2022. The Contract Ratio is 11% lower than the 5-year June average of 1.46. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



**June 2023**

Garnet Valley (Delaware, PA) - Attached

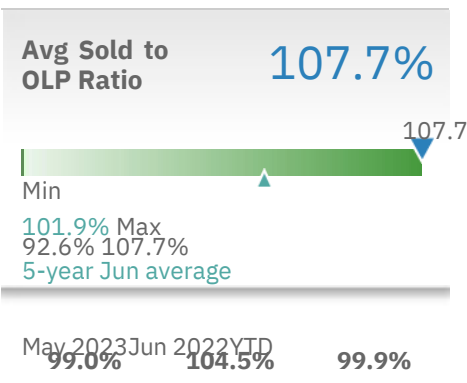
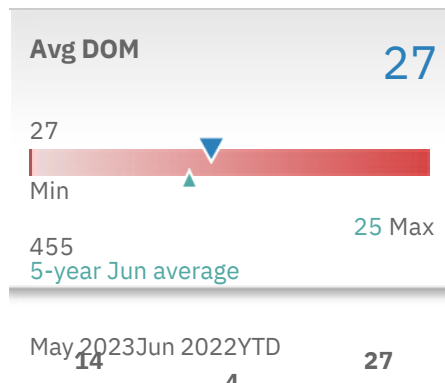
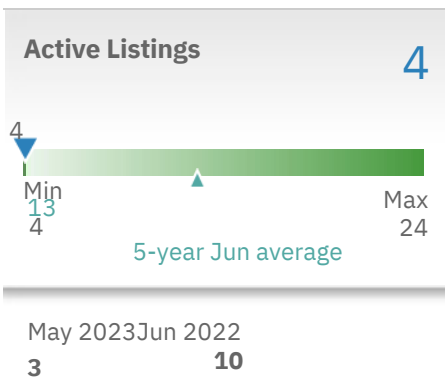
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Garnet Valley (Delaware, PA), the median sold price for Attached properties for June was \$326,000, representing a decrease of 15% compared to last month and a decrease of 24.2% from Jun 2022. The average days on market for units sold in June was 27 days, 8% above the 5-year June average of 25 days. There was a 33.3% month over month decrease in new contract activity with 6 New Pendings; a 10% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 9; and a 33.3% increase in supply to 4 active units.

This activity resulted in a Contract Ratio of 2.25 pendings per active listing, down from 3.33 in May and an increase from 1.50 in June 2022. The Contract Ratio is 4% lower than the 5-year June average of 2.35. 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

Haverford Township (Delaware, PA)

Email: ldavis@tcsr.realtor

**New Listings** 44

↓ -26.7% ↓ -30.2%  
 from May 2023: from Jun 2022:  
**6063**

---

YTD 2023 2022 +/-  
265 356 -25.6%  
 5-year Jun average: **67**

**New Pendings** 50

↓ -15.3% ↓ -9.1%  
 from May 2023: from Jun 2022:  
**5955**

---

YTD 2023 2022 +/-  
255 341 -25.2%  
 5-year Jun average: **60**

**Closed Sales** 64

↑ 68.4% ↓ -19.0%  
 from May 2023: from Jun 2022:  
**3879**

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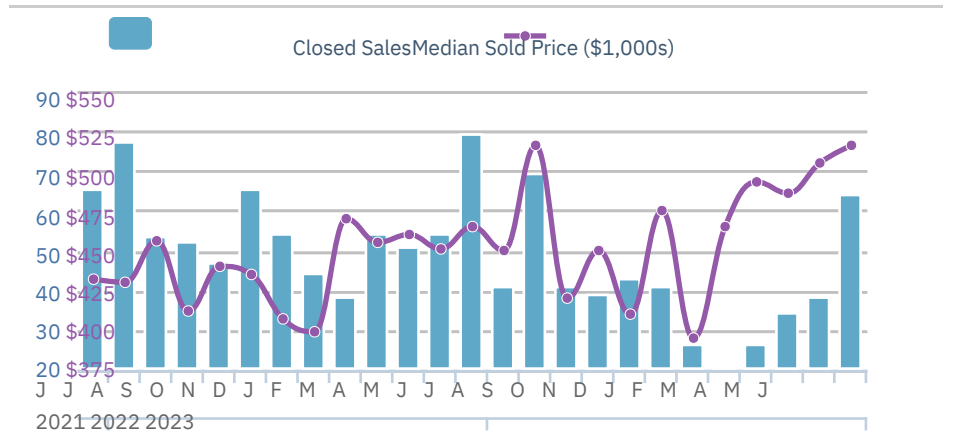
YTD 2023 2022 +/-  
211 325 -35.1%  
 5-year Jun average: **71**

**Median Sold Price** \$516,000

↑ 2.1% ↑ 11.0%  
 from May 2023: from Jun 2022:  
**\$505,500** **\$465,000**

---

YTD 2023 2022 +/-  
\$485,000 \$453,000 7.1%  
 5-year Jun average: **\$427,600**



**Active Listings** 21

21  
 Min 45 Max 86  
 5-year Jun average

---

May 2023 Jun 2022  
**26** **29**

**Avg DOM** 11

11  
 Min 8 Max 29  
 5-year Jun average

---

May 2023 Jun 2022 YTD  
**6** **8** **12**

**Avg Sold to OLP Ratio** 105.1%

105.1%  
 Min 102.1% Max 98.3%  
 5-year Jun average

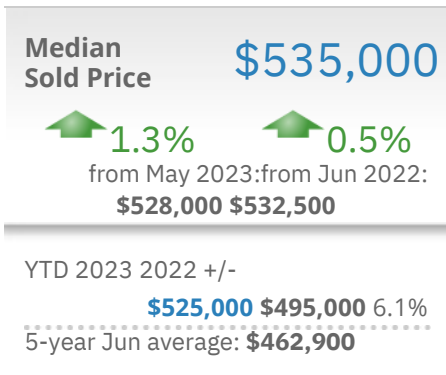
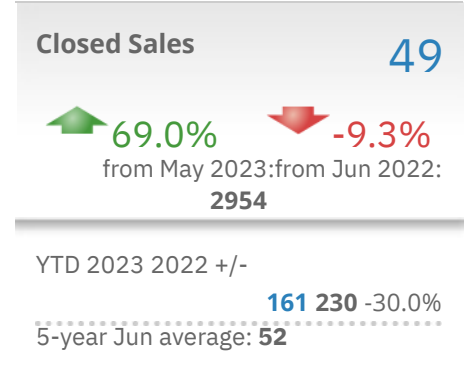
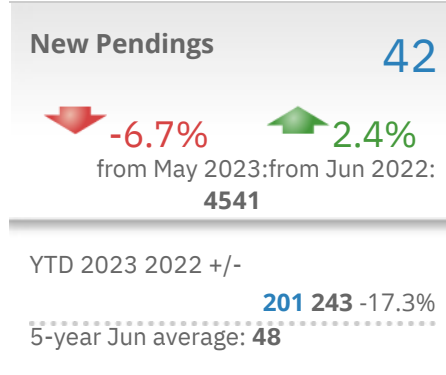
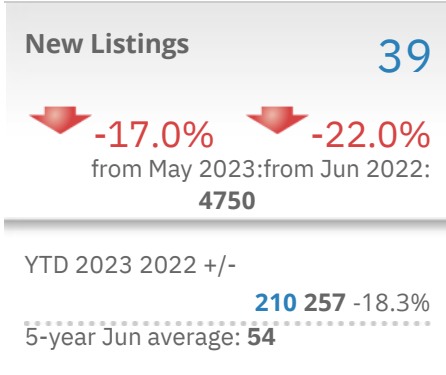
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May 2023 Jun 2022 YTD  
**107.2%** **104.5%** **103.1%**

**June 2023**

Haverford Township (Delaware, PA) - Detached

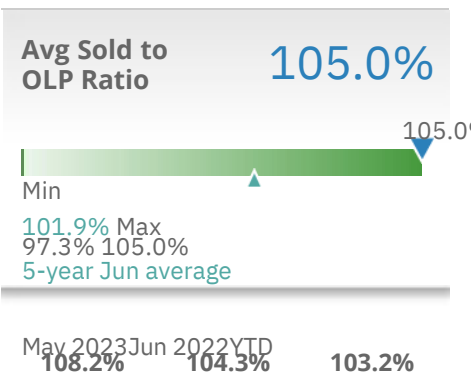
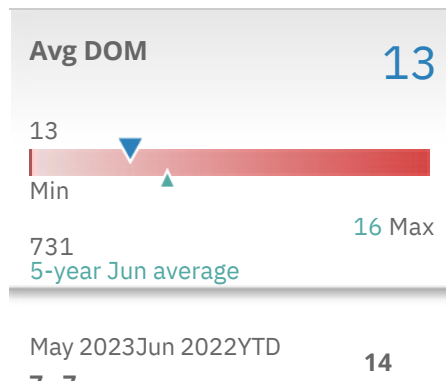
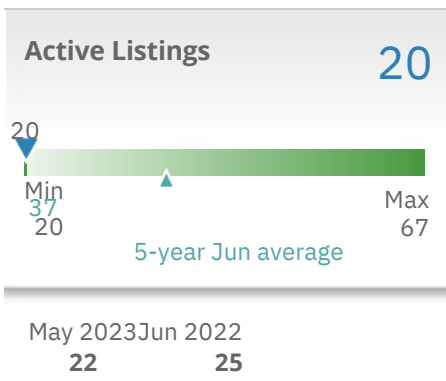
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Haverford Township (Delaware, PA), the median sold price for Detached properties for June was \$535,000, representing an increase of 1.3% compared to last month and an increase of 0.5% from Jun 2022. The average days on market for units sold in June was 13 days, 17% below the 5-year June average of 16 days. There was a 6.7% month over month decrease in new contract activity with 42 New Pendings; an 11.4% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 62; and a 9.1% decrease in supply to 20 active units.

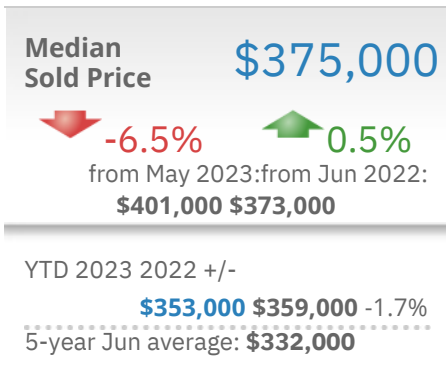
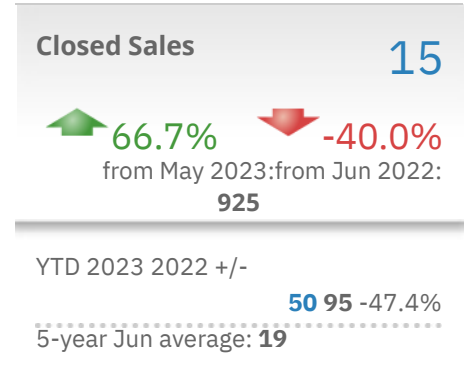
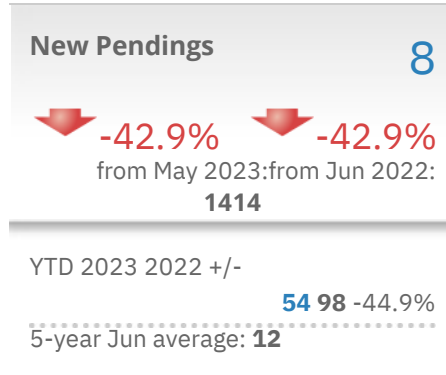
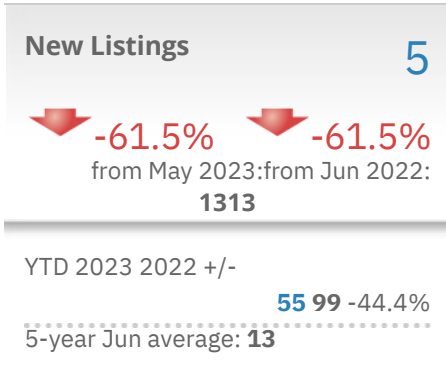
This activity resulted in a Contract Ratio of 3.10 pendings per active listing, down from 3.18 in May and an increase from 2.20 in June 2022. The Contract Ratio is 43% higher than the 5-year June average of 2.17. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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**

Haverford Township (Delaware, PA) - Attached

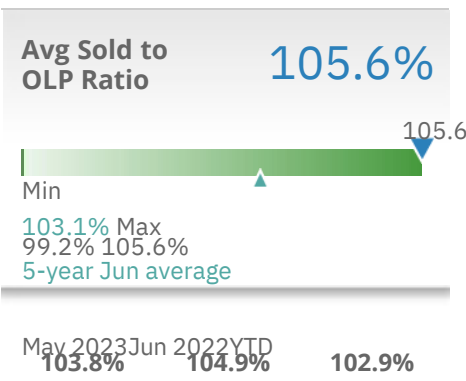
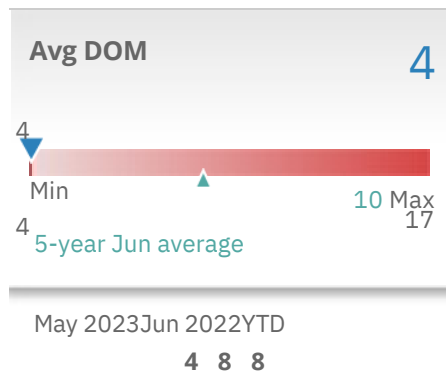
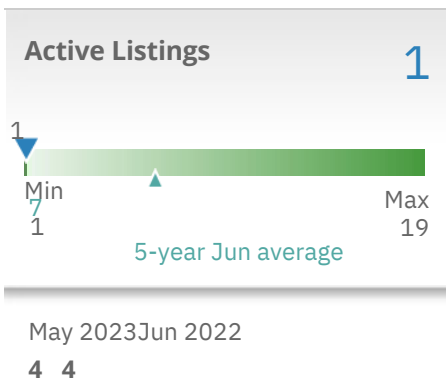
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Haverford Township (Delaware, PA), the median sold price for Attached properties for June was \$375,000, representing a decrease of 6.5% compared to last month and an increase of 0.5% from Jun 2022. The average days on market for units sold in June was 4 days, 59% below the 5-year June average of 10 days. There was a 42.9% month over month decrease in new contract activity with 8 New Pendings; a 38.9% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 11; and a 75% decrease in supply to 1 active units.

This activity resulted in a Contract Ratio of 11.00 pendings per active listing, up from 4.50 in May and an increase from 5.25 in June 2022. The Contract Ratio is 103% higher than the 5-year June average of 5.41. 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.

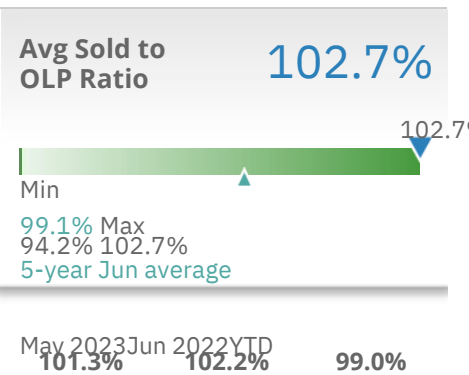
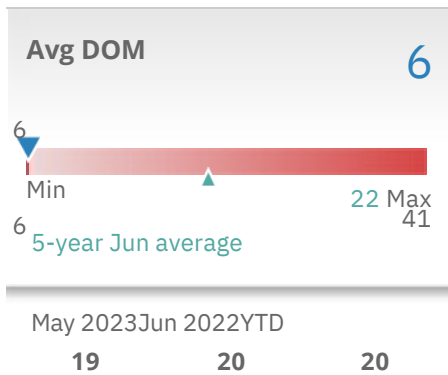
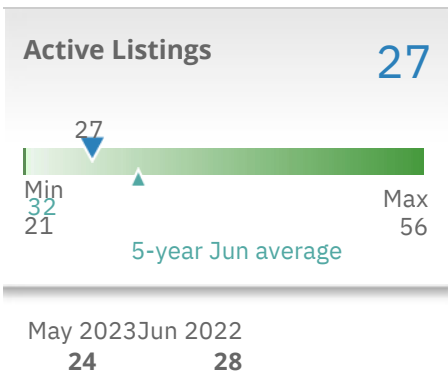
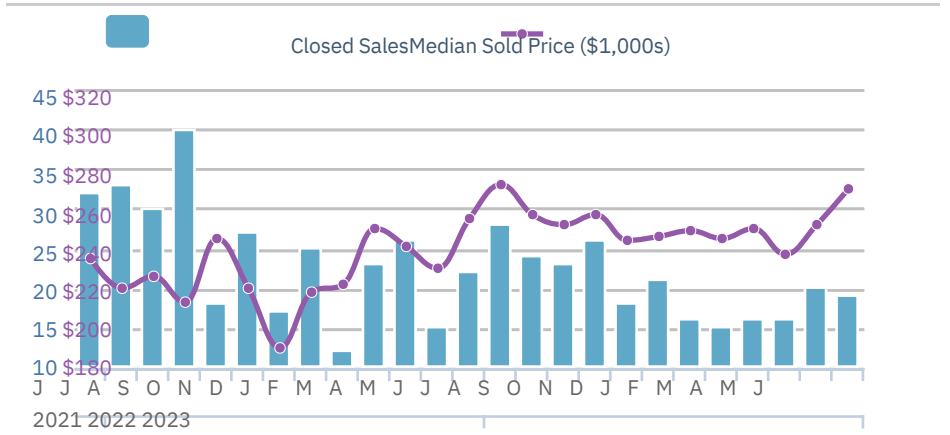
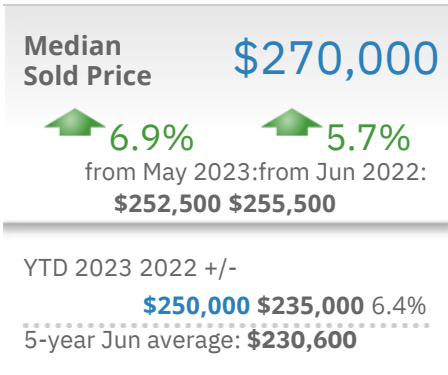
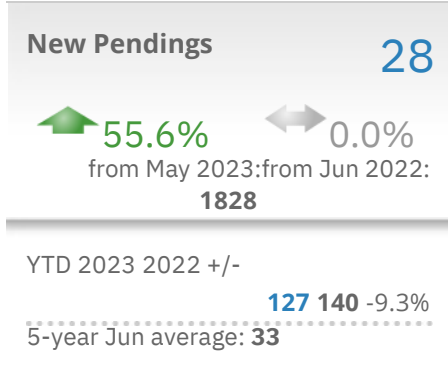
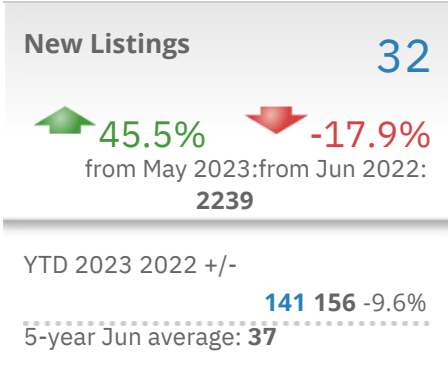




**June 2023**

Interboro (Delaware, PA)

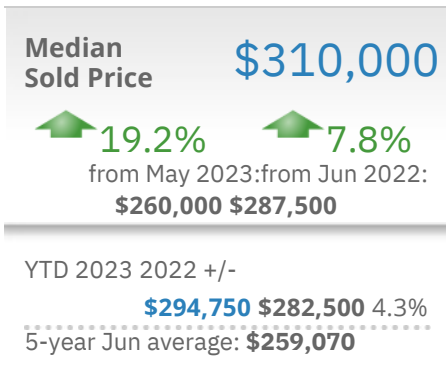
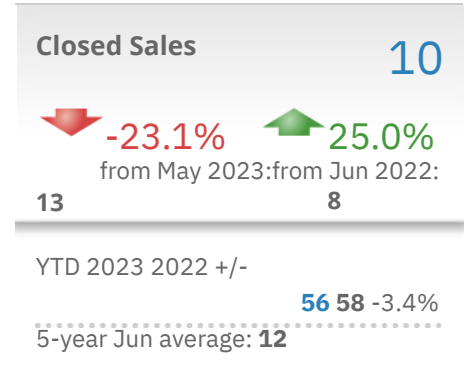
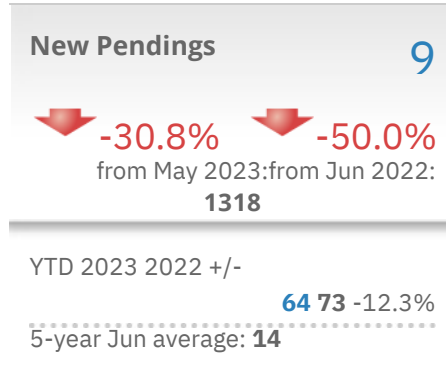
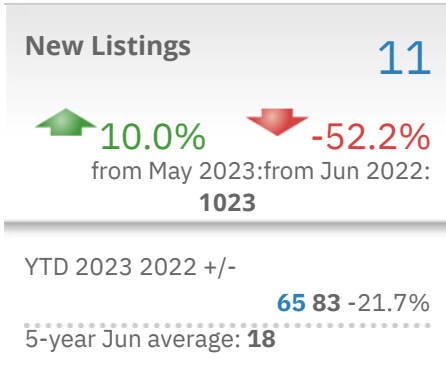
Email: ldavis@tcsr.realtor



**June 2023**

Interboro (Delaware, PA) - Detached

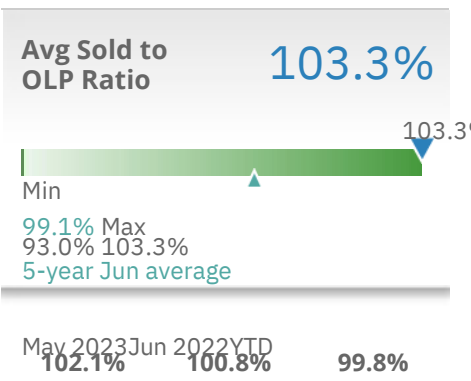
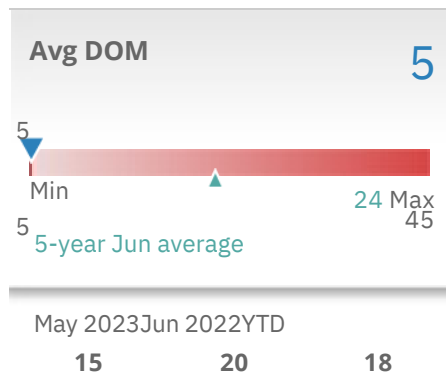
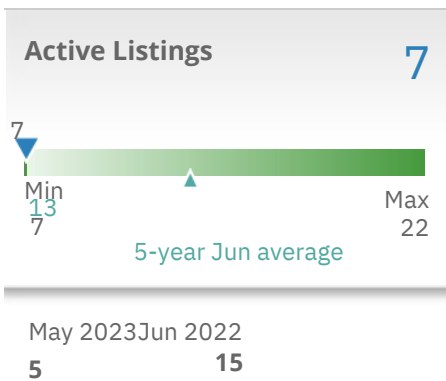
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Interboro (Delaware, PA), the median sold price for Detached properties for June was \$310,000, representing an increase of 19.2% compared to last month and an increase of 7.8% from Jun 2022. The average days on market for units sold in June was 5 days, 79% below the 5-year June average of 24 days. There was a 30.8% month over month decrease in new contract activity with 9 New Pendings; a 15% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 17; and a 40% increase in supply to 7 active units.

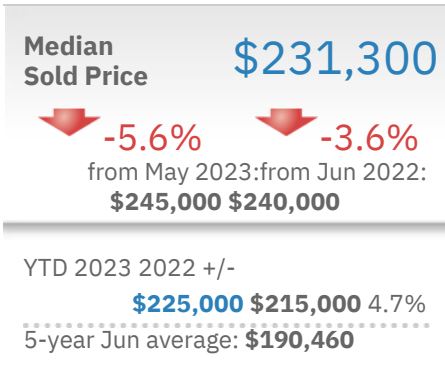
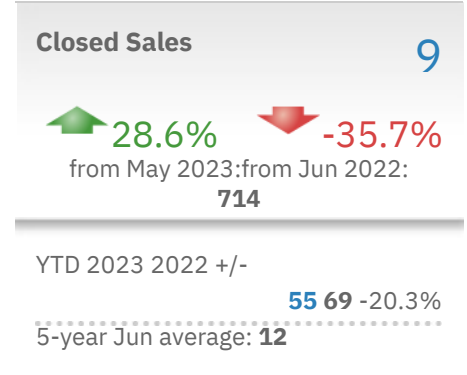
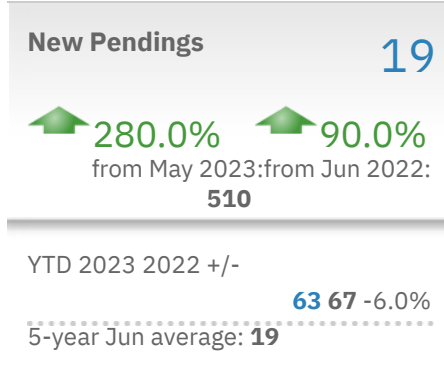
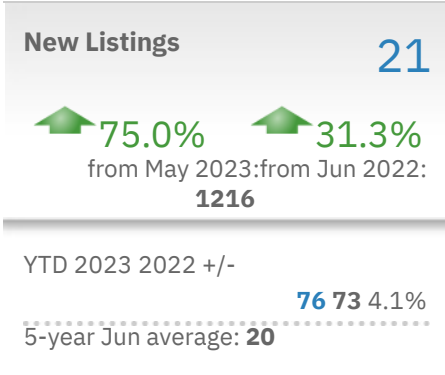
This activity resulted in a Contract Ratio of 2.43 pendings per active listing, down from 4.00 in May and an increase from 1.93 in June 2022. The Contract Ratio is 13% higher than the 5-year June average of 2.14. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



**June 2023**

Interboro (Delaware, PA) - Attached

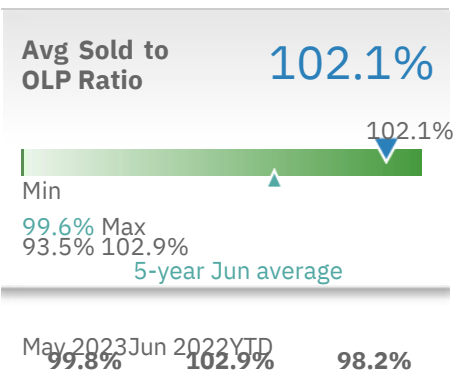
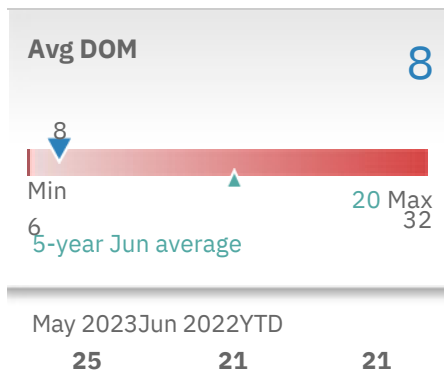
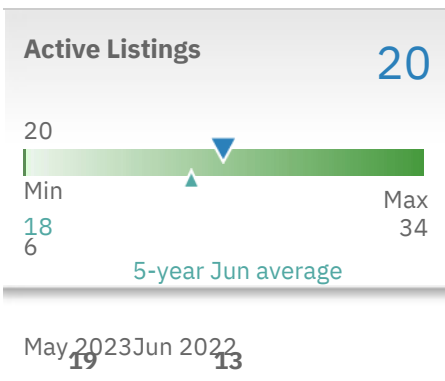
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

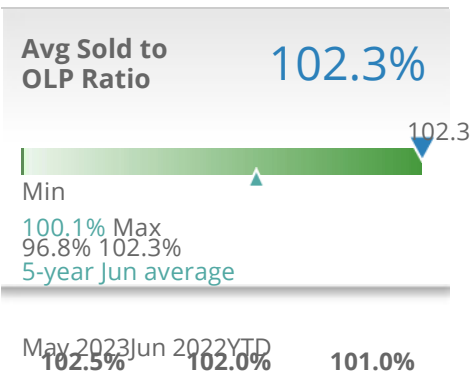
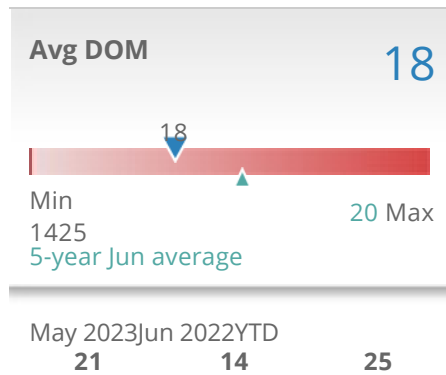
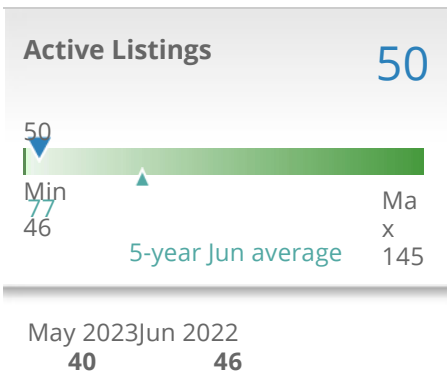
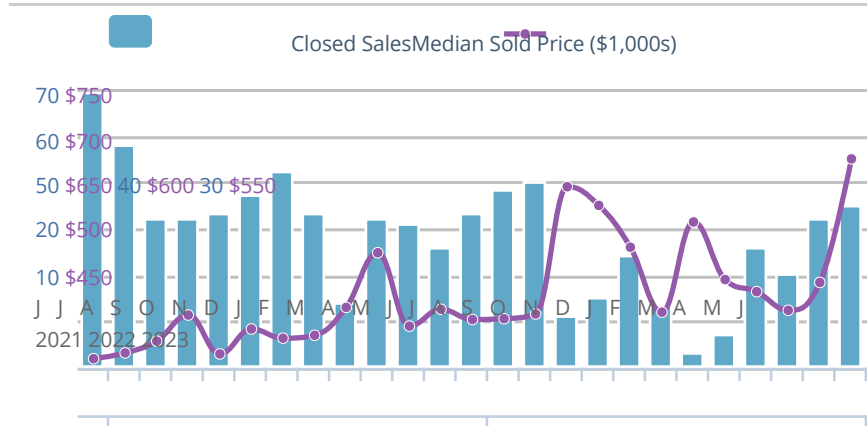
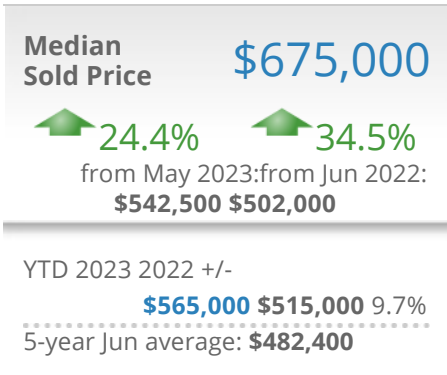
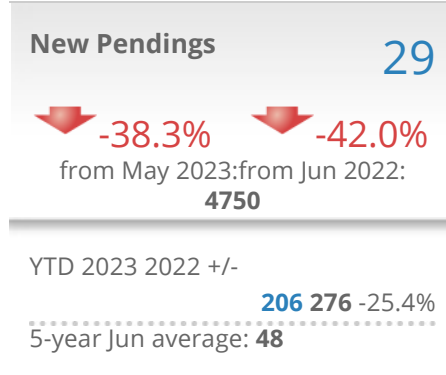
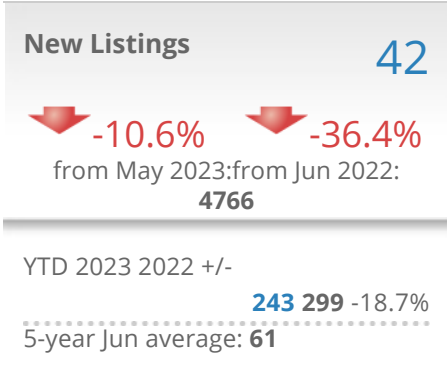
In Interboro (Delaware, PA), the median sold price for Attached properties for June was \$231,300, representing a decrease of 5.6% compared to last month and a decrease of 3.6% from Jun 2022. The average days on market for units sold in June was 8 days, 59% below the 5-year June average of 20 days. There was a 280% month over month increase in new contract activity with 19 New Pendings; a 61.5% MoM increase in All Pendings (new contracts + contracts carried over from May) to 21; and a 5.3% increase in supply to 20 active units.

This activity resulted in a Contract Ratio of 1.05 pendings per active listing, up from 0.68 in May and a decrease from 1.31 in June 2022. The Contract Ratio is 53% 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**  
Marple Newtown (Delaware, PA)

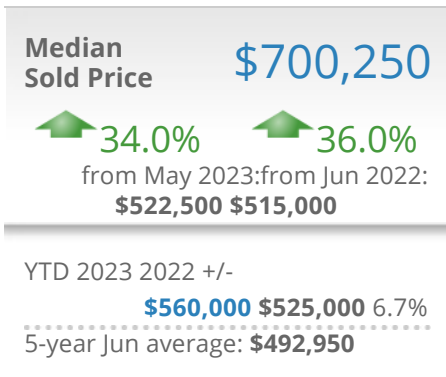
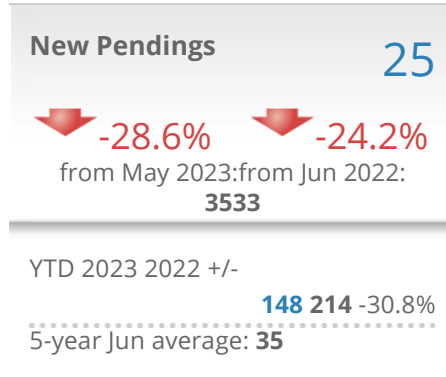
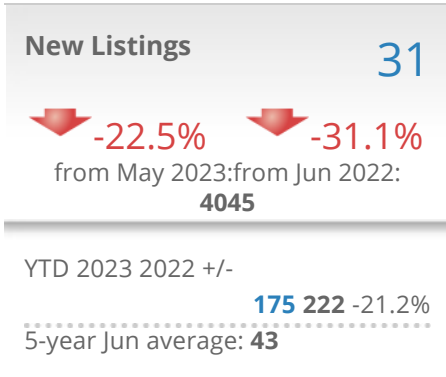
Email: ldavis@tcsr.realtor



**June 2023**

Marple Newtown (Delaware, PA) - Detached

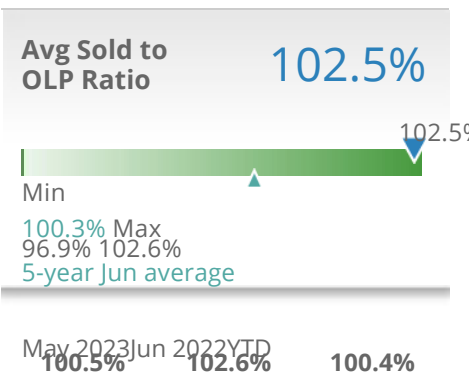
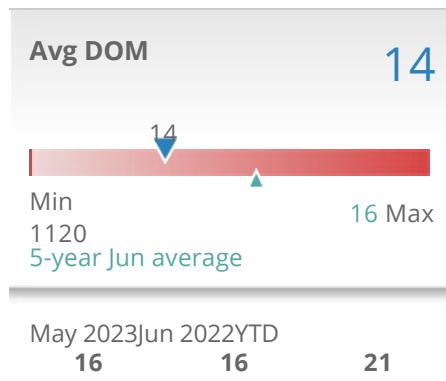
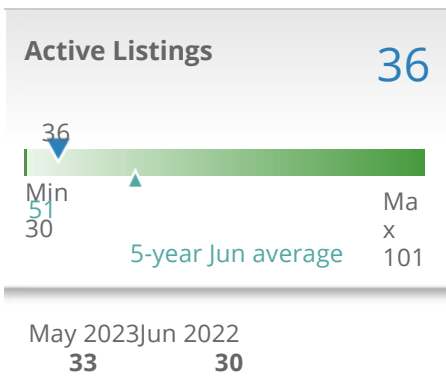
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Marple Newtown (Delaware, PA), the median sold price for Detached properties for June was \$700,250, representing an increase of 34% compared to last month and an increase of 36% from Jun 2022. The average days on market for units sold in June was 14 days, 14% below the 5-year June average of 16 days. There was a 28.6% month over month decrease in new contract activity with 25 New Pendings; a 21.7% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 47; and a 9.1% increase in supply to 36 active units.

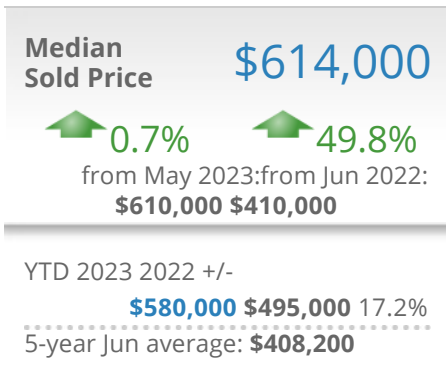
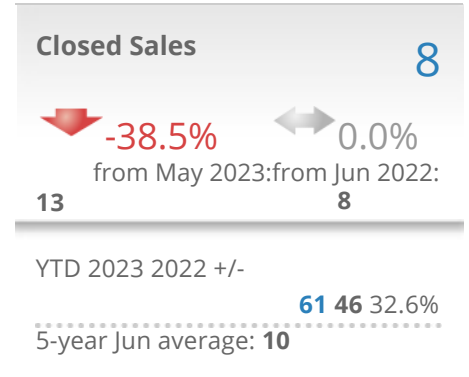
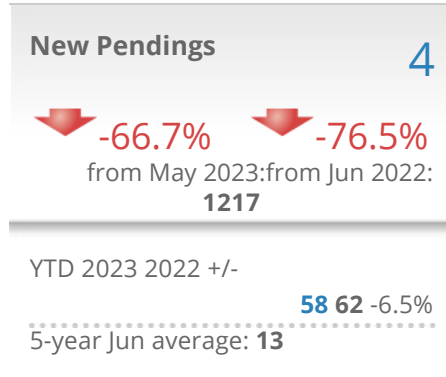
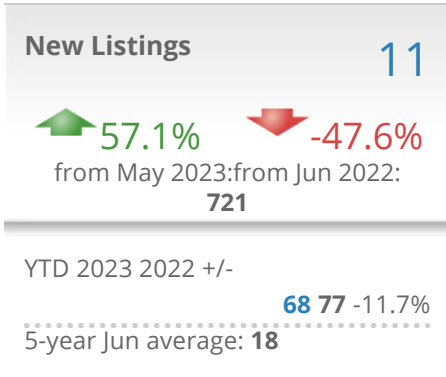
This activity resulted in a Contract Ratio of 1.31 pendings per active listing, down from 1.82 in May and a decrease from 2.10 in June 2022. The Contract Ratio is 4% lower than the 5-year June average of 1.36. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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**

Marple Newtown (Delaware, PA) - Attached

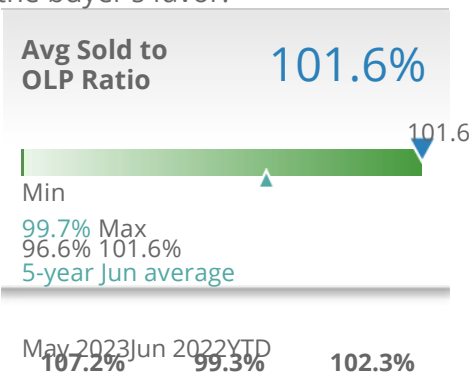
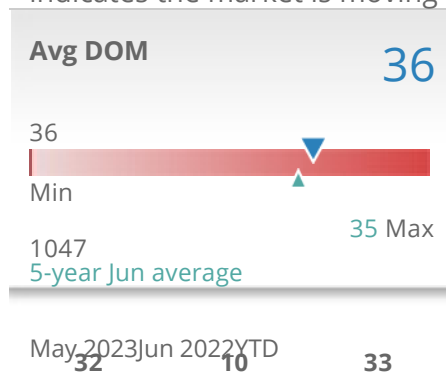
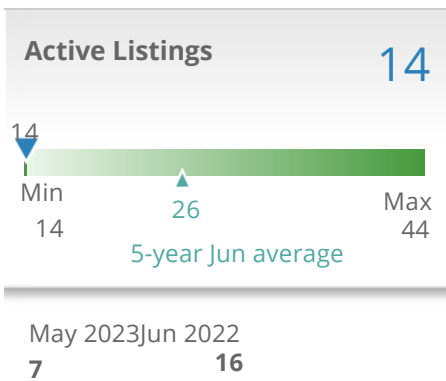
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Marple Newtown (Delaware, PA), the median sold price for Attached properties for June was \$614,000, representing an increase of 0.7% compared to last month and an increase of 49.8% from Jun 2022. The average days on market for units sold in June was 36 days, 2% above the 5-year June average of 35 days. There was a 66.7% month over month decrease in new contract activity with 4 New Pendings; a 36.8% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 12; and a 100% increase in supply to 14 active units.

This activity resulted in a Contract Ratio of 0.86 pendings per active listing, down from 2.71 in May and a decrease from 2.44 in June 2022. The Contract Ratio is 44% lower than the 5-year June average of 1.52. 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.

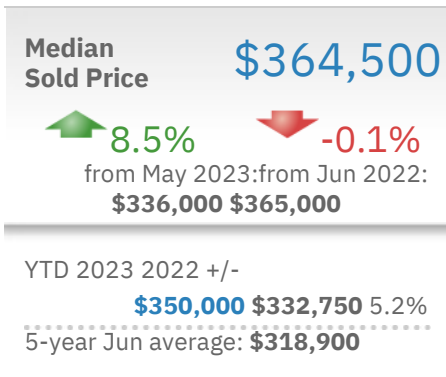
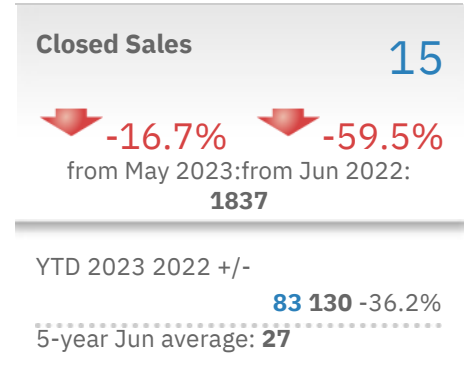
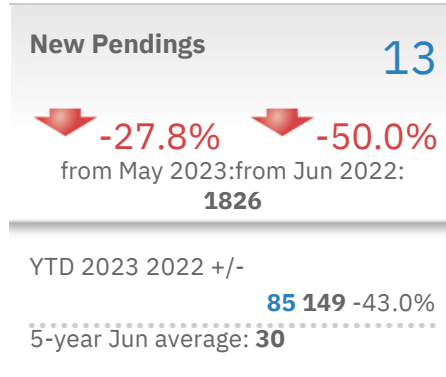
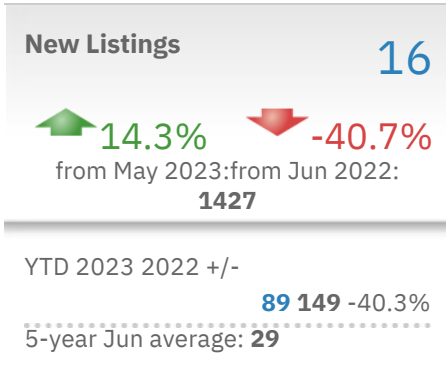




**June 2023**

Penn-Delco (Delaware, PA) - Detached

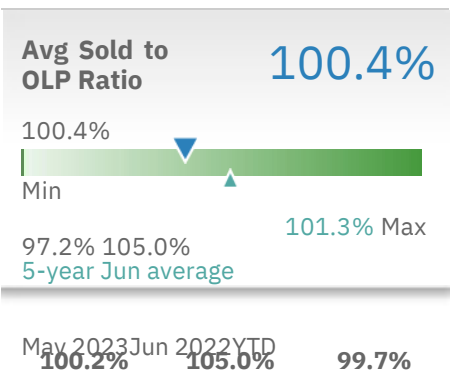
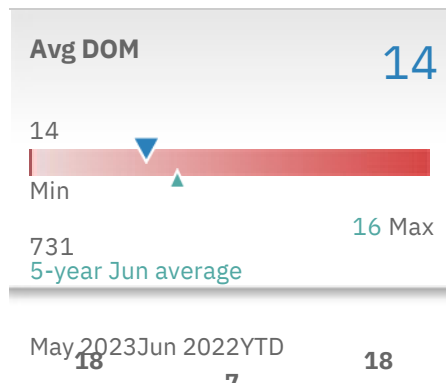
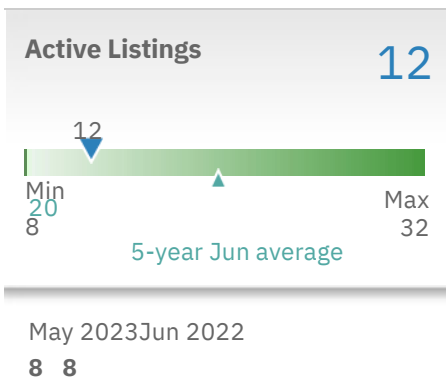
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Penn-Delco (Delaware, PA), the median sold price for Detached properties for June was \$364,500, representing an increase of 8.5% compared to last month and a decrease of 0.1% from Jun 2022. The average days on market for units sold in June was 14 days, 14% below the 5-year June average of 16 days. There was a 27.8% month over month decrease in new contract activity with 13 New Pendings; a 19% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 17; and a 50% increase in supply to 12 active units.

This activity resulted in a Contract Ratio of 1.42 pendings per active listing, down from 2.63 in May and a decrease from 5.25 in June 2022. The Contract Ratio is 44% lower than the 5-year June average of 2.55. 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.

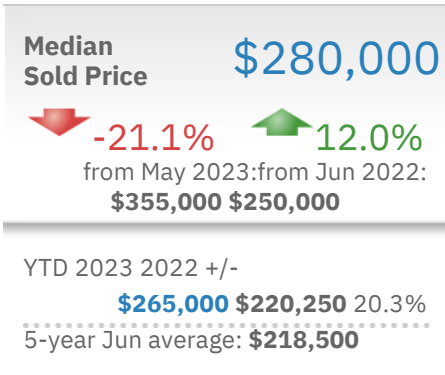
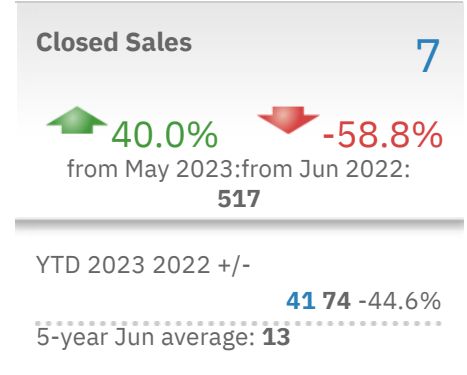
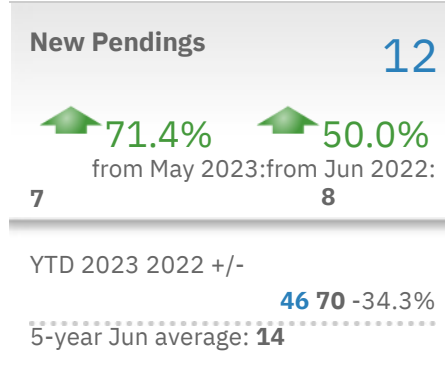
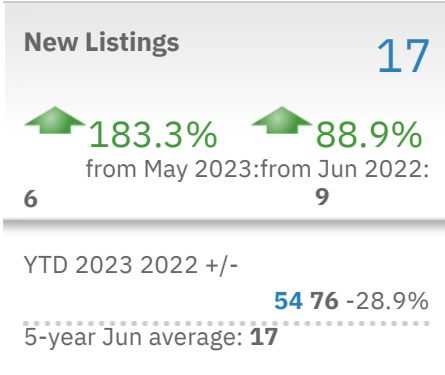




**June 2023**

Penn-Delco (Delaware, PA) - Attached

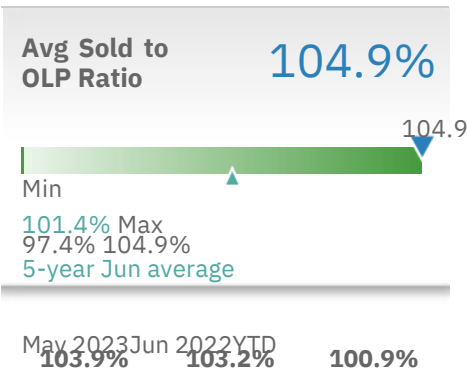
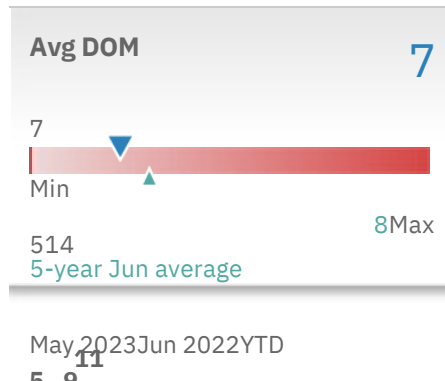
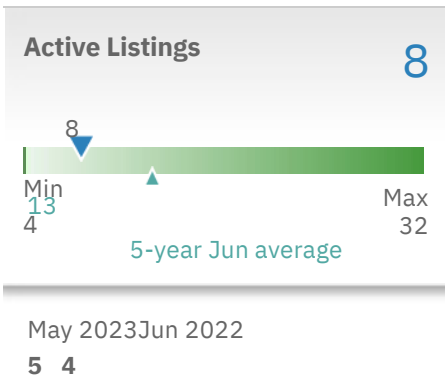
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Penn-Delco (Delaware, PA), the median sold price for Attached properties for June was \$280,000, representing a decrease of 21.1% compared to last month and an increase of 12% from Jun 2022. The average days on market for units sold in June was 7 days, 10% below the 5-year June average of 8 days. There was a 71.4% month over month increase in new contract activity with 12 New Pendings; a 50% MoM increase in All Pendings (new contracts + contracts carried over from May) to 12; and a 60% increase in supply to 8 active units.

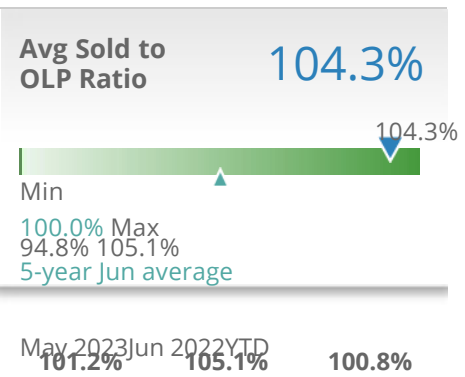
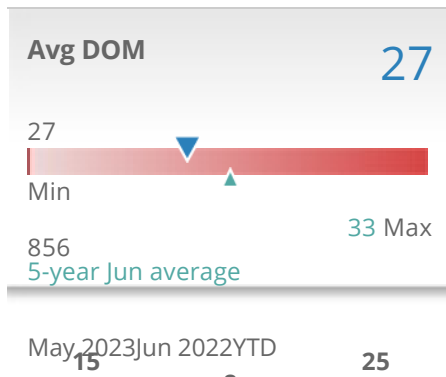
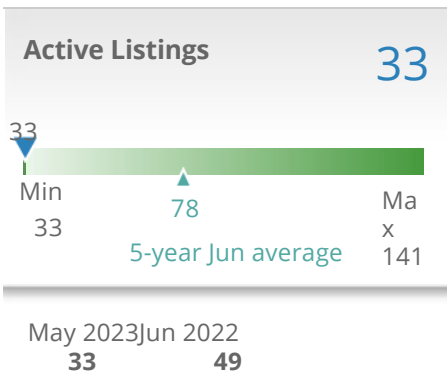
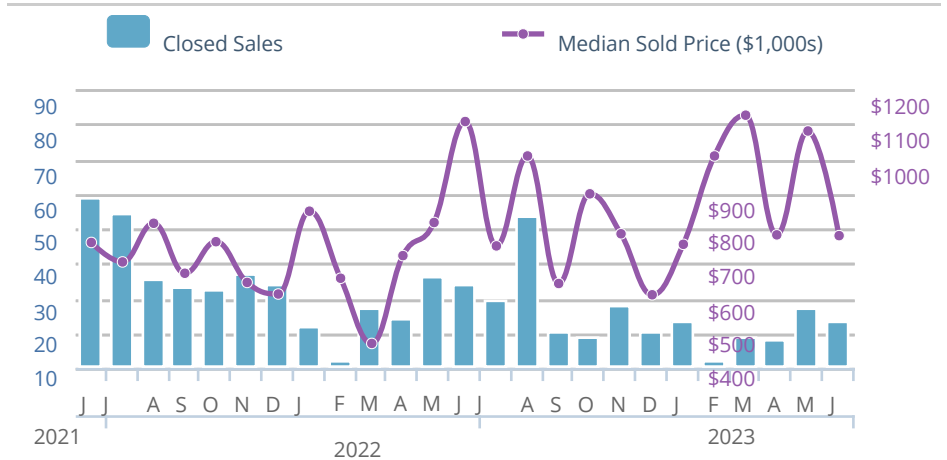
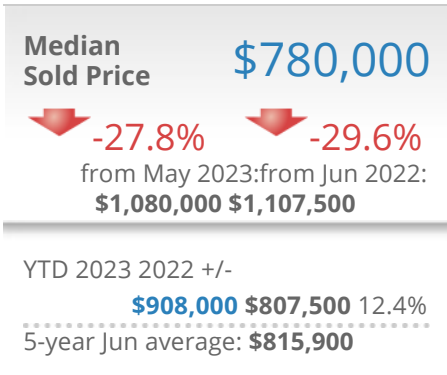
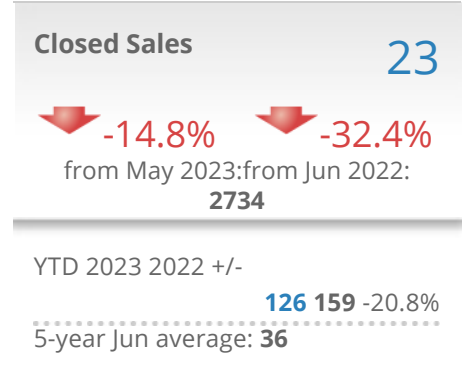
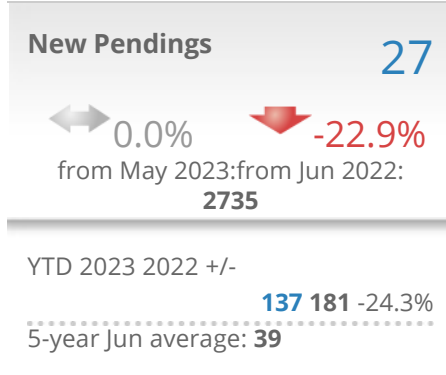
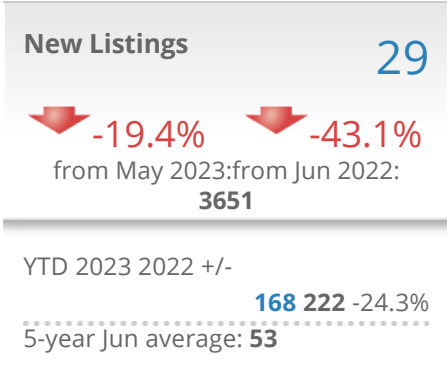
This activity resulted in a Contract Ratio of 1.50 pendings per active listing, down from 1.60 in May and a decrease from 2.25 in June 2022. The Contract Ratio is 24% lower than the 5-year June average of 1.97. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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**

Radnor Township (Delaware, PA)

Email: ldavis@tcsr.realtor



**June 2023**

Radnor Township (Delaware, PA)

Email: ldavis@tcsr.realtor

**New Listings** 29

↓ -19.4% ↓ -43.1%  
 from May 2023: from Jun 2022:  
**3651**

---

YTD 2023 2022 +/-  
168 222 -24.3%  
 5-year Jun average: **53**

**New Pendings** 27

↔ 0.0% ↓ -22.9%  
 from May 2023: from Jun 2022:  
**2735**

---

YTD 2023 2022 +/-  
137 181 -24.3%  
 5-year Jun average: **39**

**Closed Sales** 23

↓ -14.8% ↓ -32.4%  
 from May 2023: from Jun 2022:  
**2734**

---

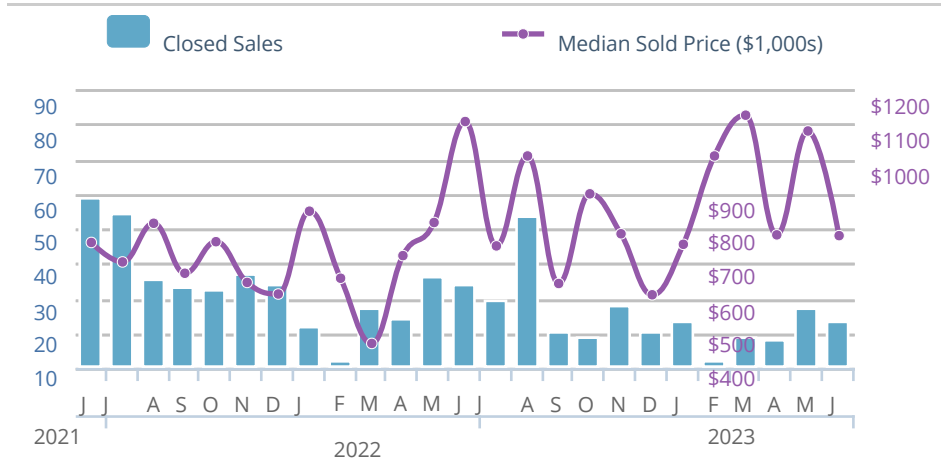
YTD 2023 2022 +/-  
126 159 -20.8%  
 5-year Jun average: **36**

**Median Sold Price** \$780,000

↓ -27.8% ↓ -29.6%  
 from May 2023: from Jun 2022:  
**\$1,080,000 \$1,107,500**

---

YTD 2023 2022 +/-  
\$908,000 \$807,500 12.4%  
 5-year Jun average: **\$815,900**



**Active Listings** 33

33  
 Min 33 Max 141  
 5-year Jun average 78

---

May 2023 Jun 2022  
**33 49**

**Avg DOM** 27

27  
 Min 856 Max 33  
 5-year Jun average

---

May 2023 Jun 2022 YTD  
**15 8 25**

**Avg Sold to OLP Ratio** 104.3%

104.3%  
 Min 100.0% Max 105.1%  
 5-year Jun average

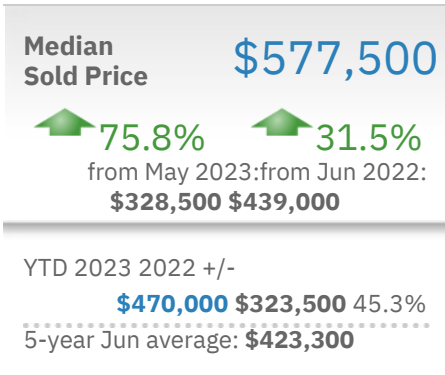
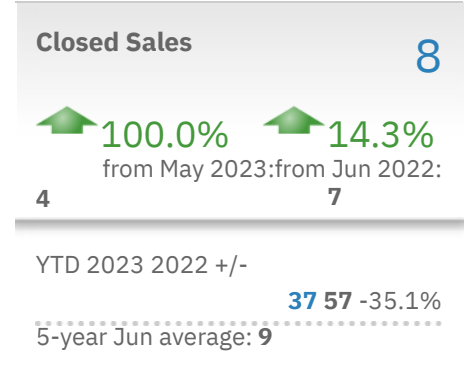
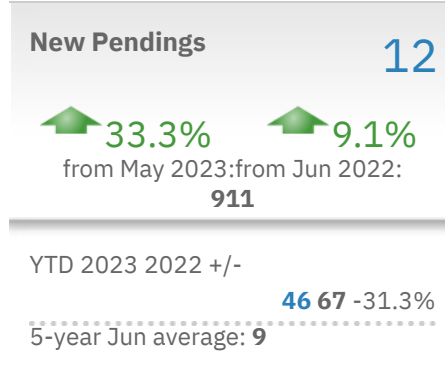
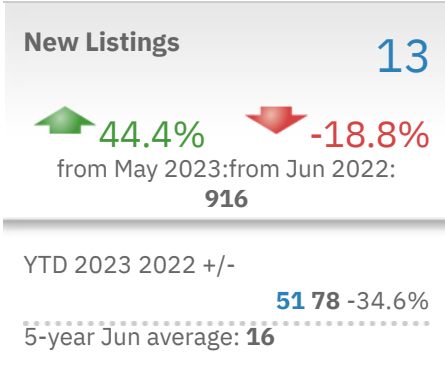
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May 2023 Jun 2022 YTD  
**101.2% 105.1% 100.8%**

**June 2023**

Radnor Township (Delaware, PA) - Attached

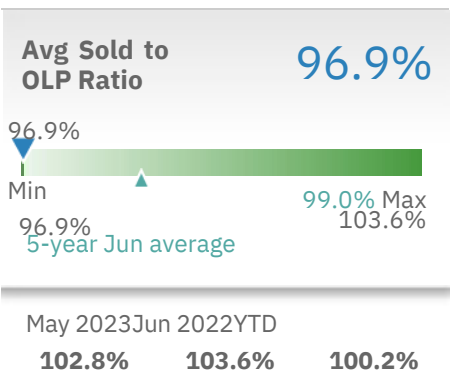
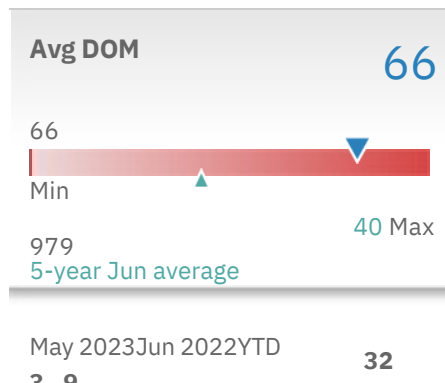
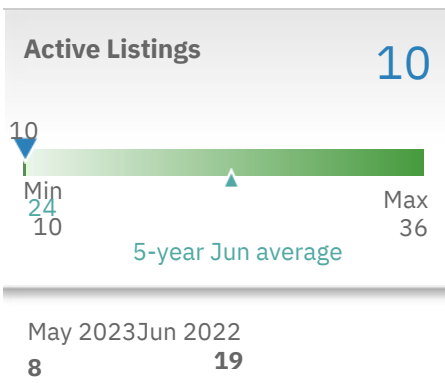
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

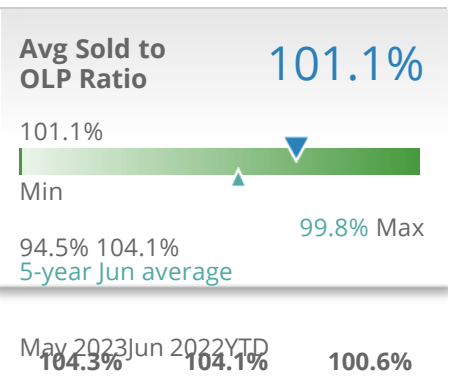
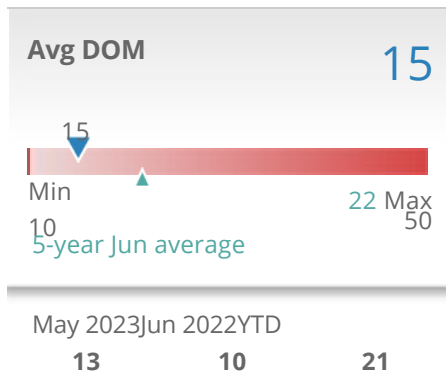
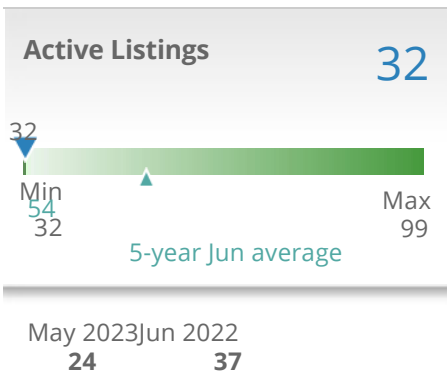
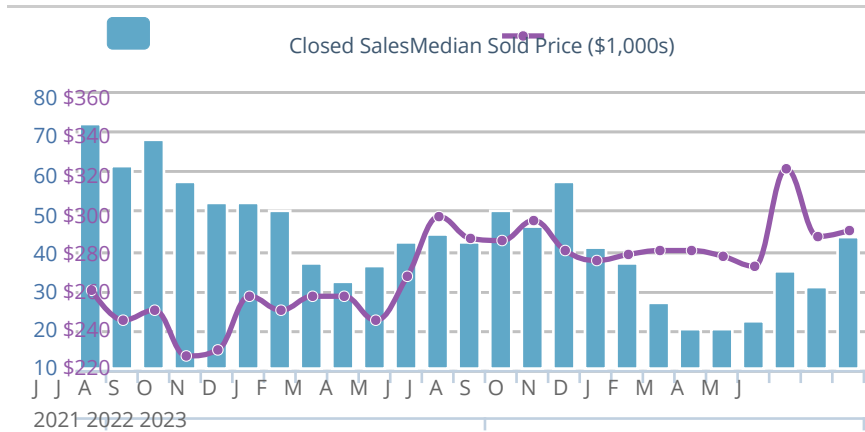
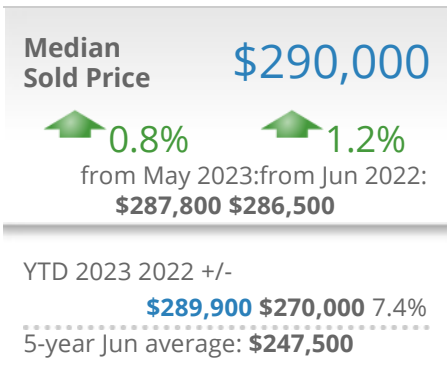
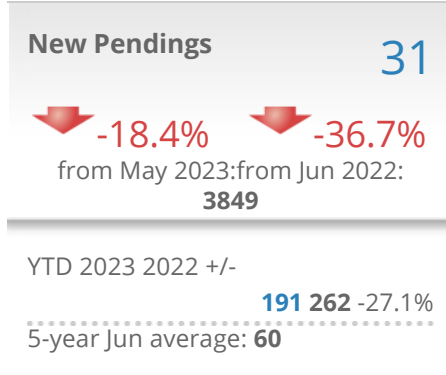
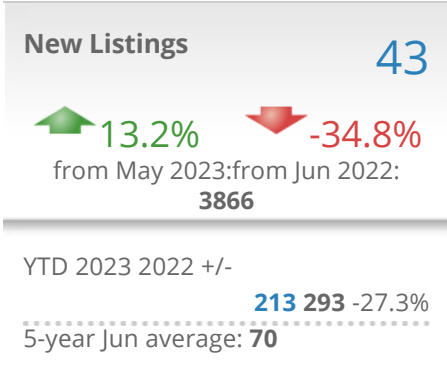
In Radnor Township (Delaware, PA), the median sold price for Attached properties for June was \$577,500, representing an increase of 75.8% compared to last month and an increase of 31.5% from Jun 2022. The average days on market for units sold in June was 66 days, 66% above the 5-year June average of 40 days. There was a 33.3% month over month increase in new contract activity with 12 New Pendings; a 13% MoM increase in All Pendings (new contracts + contracts carried over from May) to 26; and a 25% increase in supply to 10 active units.

This activity resulted in a Contract Ratio of 2.60 pendings per active listing, down from 2.88 in May and an increase from 1.42 in June 2022. The Contract Ratio is 109% higher than the 5-year June average of 1.25. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



**June 2023**  
Ridley (Delaware, PA)

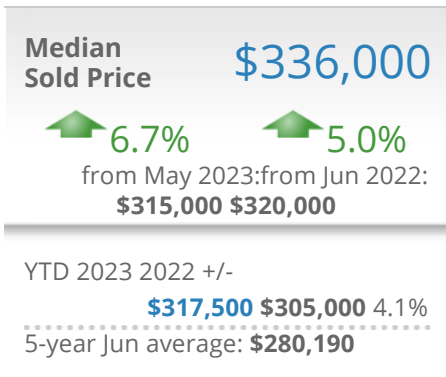
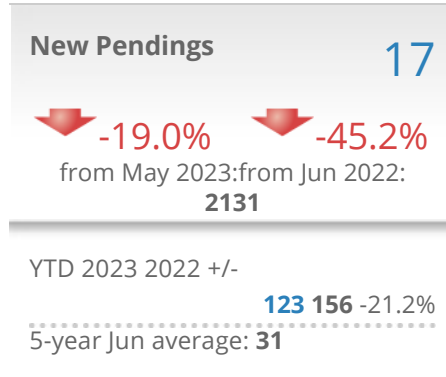
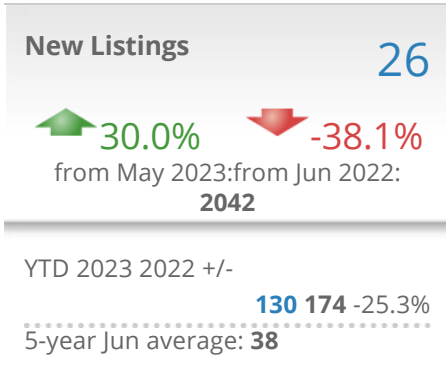
Email: ldavis@tcsr.realtor



**June 2023**

Ridley (Delaware, PA) - Detached

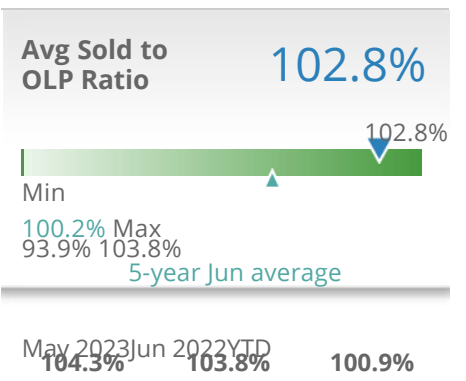
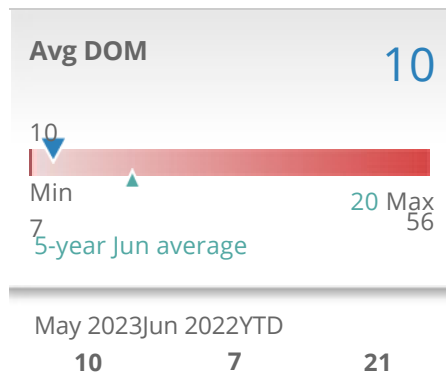
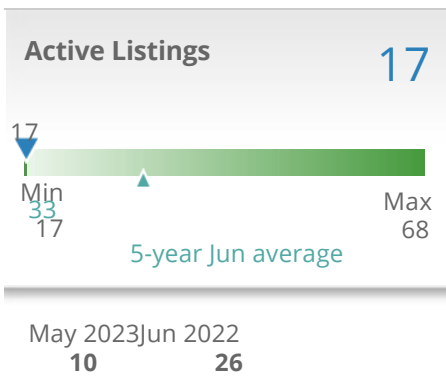
**Tri-County Suburban REALTORS**  
Email: ldavis@tcsr.realtor



**Summary**

In Ridley (Delaware, PA), the median sold price for Detached properties for June was \$336,000, representing an increase of 6.7% compared to last month and an increase of 5% 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 a 19% month over month decrease in new contract activity with 17 New Pendings; a 37.1% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 22; and a 70% increase in supply to 17 active units.

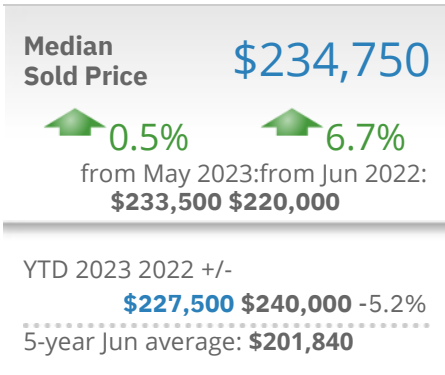
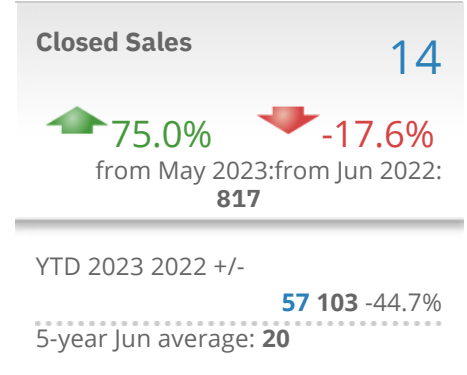
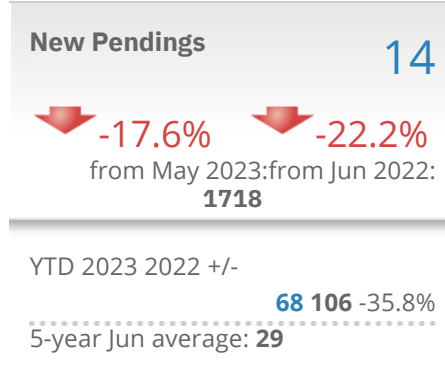
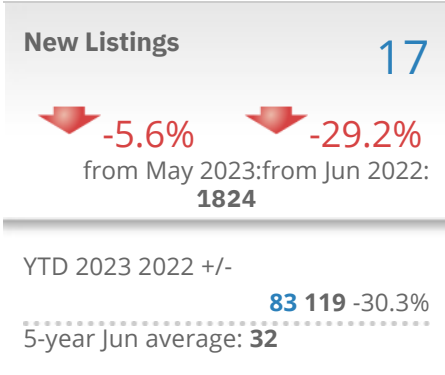
This activity resulted in a Contract Ratio of 1.29 pendings per active listing, down from 3.50 in May and a decrease from 1.81 in June 2022. The Contract Ratio is 25% lower than the 5-year June average of 1.73. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



**June 2023**

Ridley (Delaware, PA) - Attached

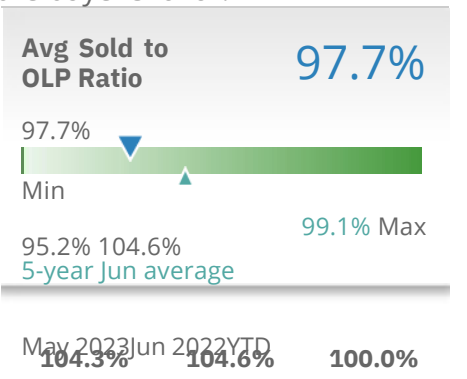
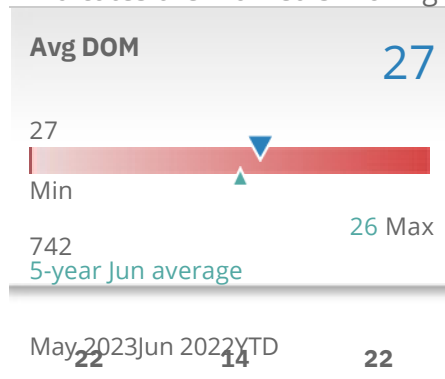
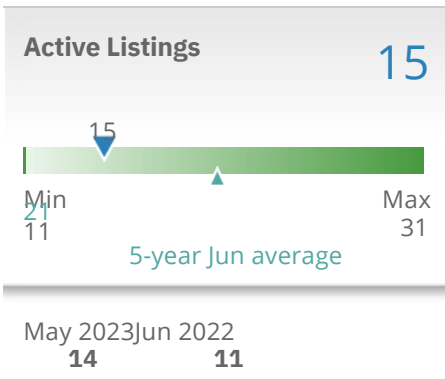
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Ridley (Delaware, PA), the median sold price for Attached properties for June was \$234,750, representing an increase of 0.5% compared to last month and an increase of 6.7% from Jun 2022. The average days on market for units sold in June was 27 days, 5% above the 5-year June average of 26 days. There was a 17.6% month over month decrease in new contract activity with 14 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from May) with 20; and a 7.1% increase in supply to 15 active units.

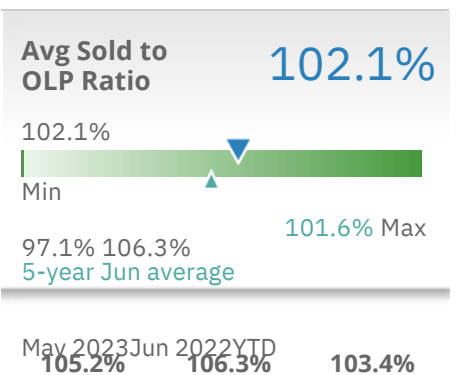
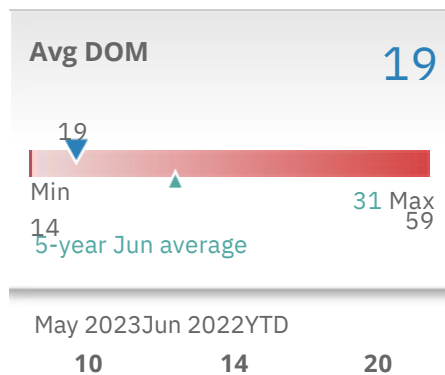
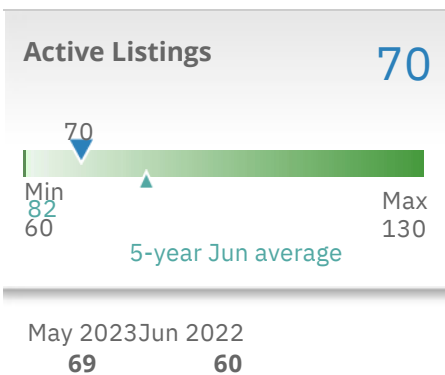
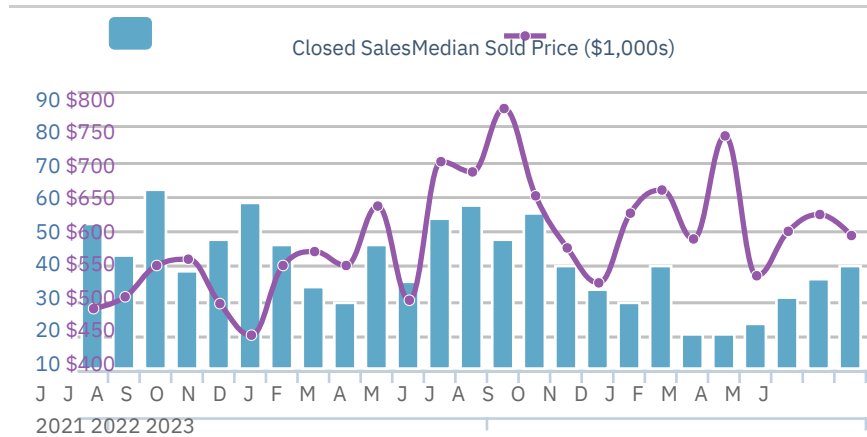
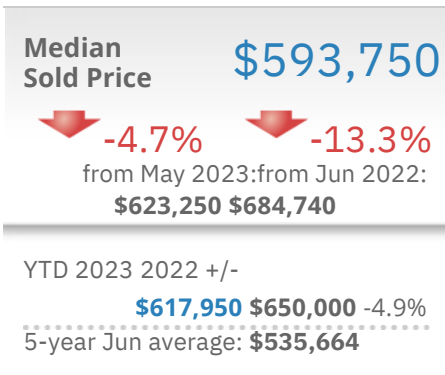
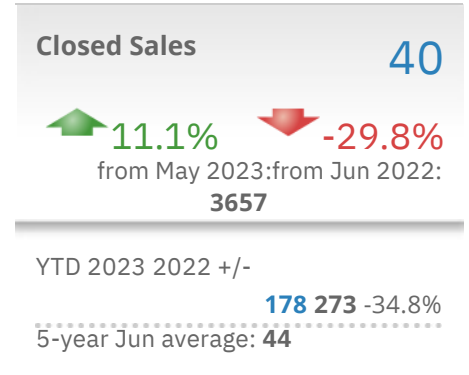
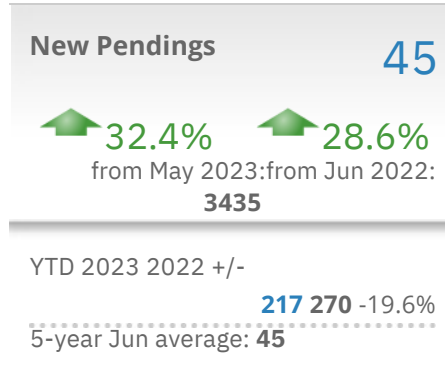
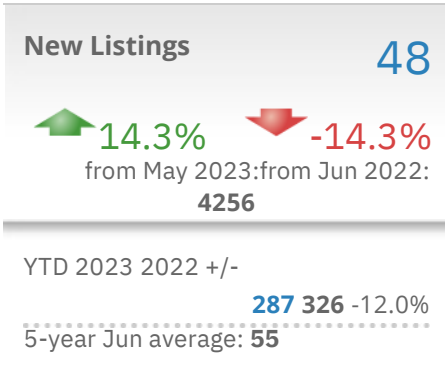
This activity resulted in a Contract Ratio of 1.33 pendings per active listing, down from 1.43 in May and a decrease from 2.45 in June 2022. The Contract Ratio is 28% lower than the 5-year June average of 1.85. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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**

Rose Tree Media (Delaware, PA)

Email: ldavis@tcsr.realtor

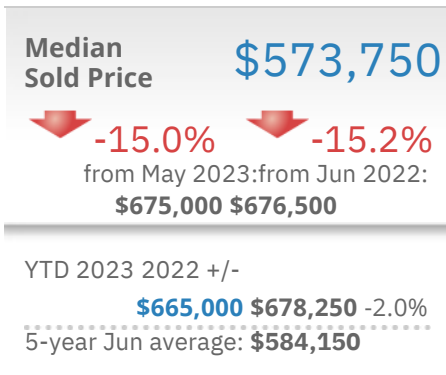
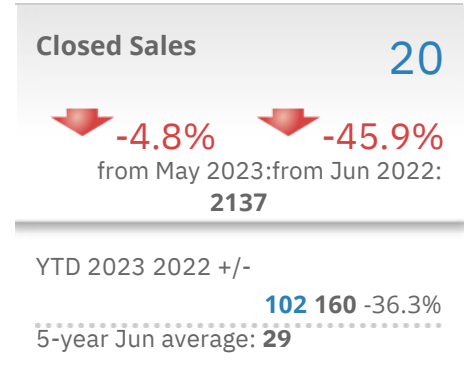
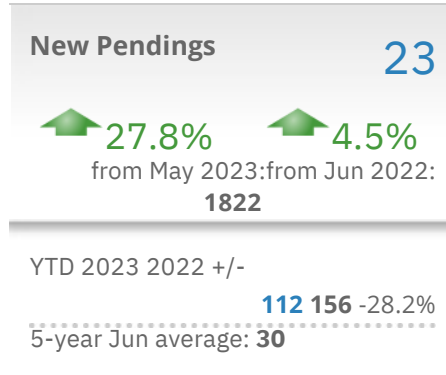
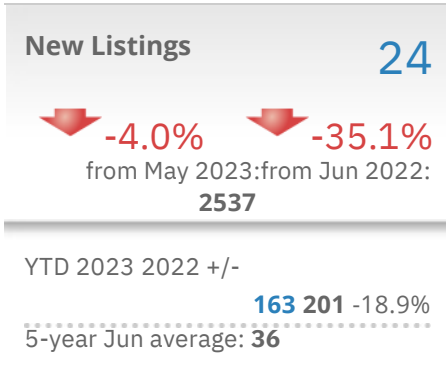




**June 2023**

Rose Tree Media (Delaware, PA) - Detached

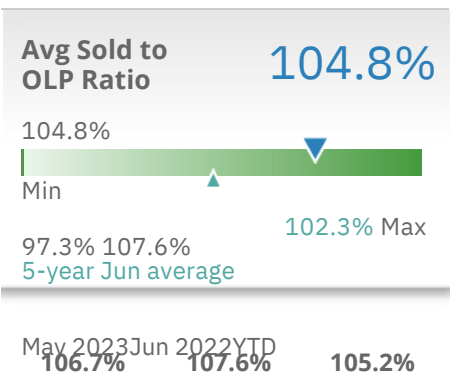
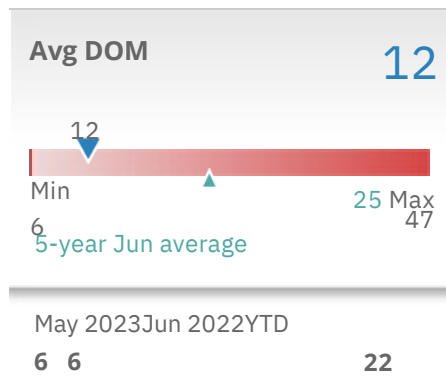
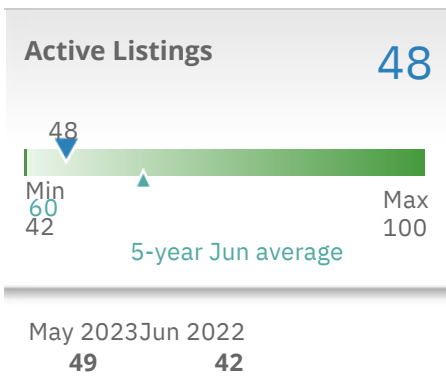
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Rose Tree Media (Delaware, PA), the median sold price for Detached properties for June was \$573,750, representing a decrease of 15% compared to last month and a decrease of 15.2% from Jun 2022. The average days on market for units sold in June was 12 days, 52% below the 5-year June average of 25 days. There was a 27.8% month over month increase in new contract activity with 23 New Pendings; a 12.5% MoM increase in All Pendings (new contracts + contracts carried over from May) to 36; and a 2% decrease in supply to 48 active units.

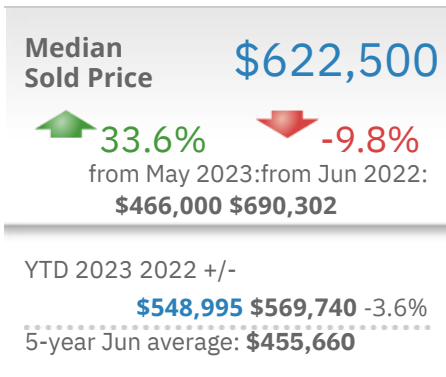
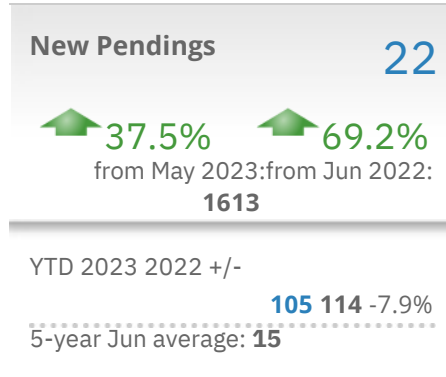
This activity resulted in a Contract Ratio of 0.75 pendings per active listing, up from 0.65 in May and a decrease from 1.07 in June 2022. The Contract Ratio is 23% lower than the 5-year June average of 0.97. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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**

Rose Tree Media (Delaware, PA) - Attached

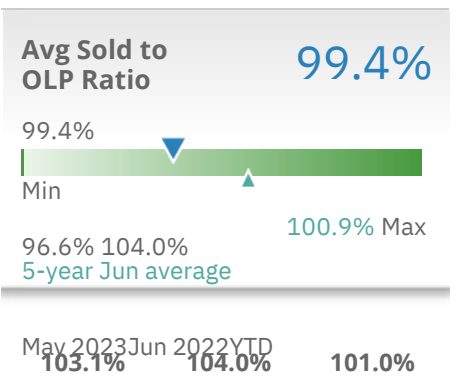
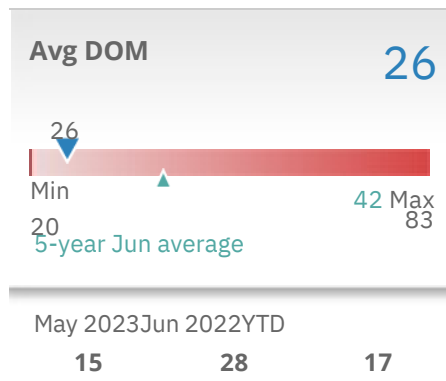
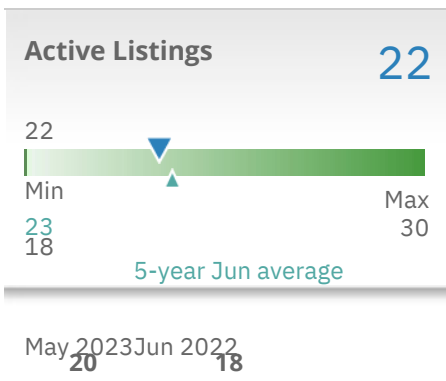
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Rose Tree Media (Delaware, PA), the median sold price for Attached properties for June was \$622,500, representing an increase of 33.6% compared to last month and a decrease of 9.8% from Jun 2022. The average days on market for units sold in June was 26 days, 38% below the 5-year June average of 42 days. There was a 37.5% month over month increase in new contract activity with 22 New Pendings; a 1.6% MoM increase in All Pendings (new contracts + contracts carried over from May) to 62; and a 10% increase in supply to 22 active units.

This activity resulted in a Contract Ratio of 2.82 pendings per active listing, down from 3.05 in May and a decrease from 3.67 in June 2022. The Contract Ratio is 23% higher 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**  
Southeast Delco (Delaware, PA)

Email: ldavis@tcsr.realtor

**New Listings** 37

▲ 19.4% ▼ -40.3%  
 from May 2023: from Jun 2022:  
**3162**

---

YTD 2023 2022 +/-  
278 303 -8.3%  
 5-year Jun average: **52**

**New Pendings** 41

▲ 13.9% ▼ -21.2%  
 from May 2023: from Jun 2022:  
**3652**

---

YTD 2023 2022 +/-  
247 263 -6.1%  
 5-year Jun average: **47**

**Closed Sales** 28

▼ -49.1% ▼ -34.9%  
 from May 2023: from Jun 2022:  
**5543**

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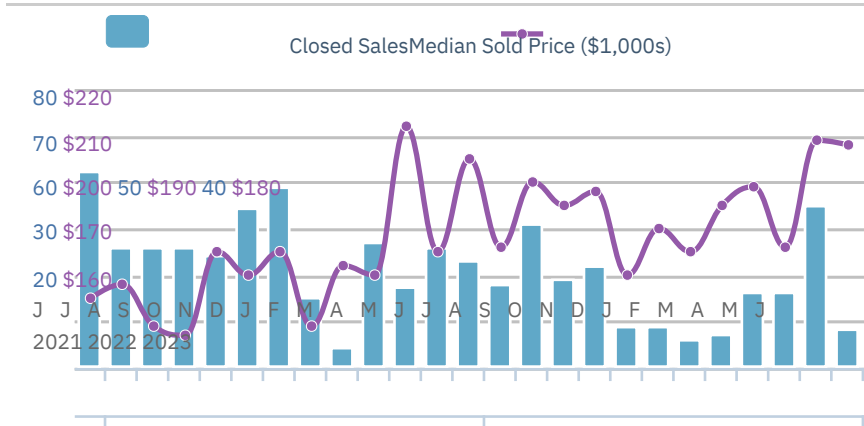
YTD 2023 2022 +/-  
218 242 -9.9%  
 5-year Jun average: **41**

**Median Sold Price** \$208,750

▼ -0.5% ▲ 1.8%  
 from May 2023: from Jun 2022:  
**\$209,900 \$205,000**

---

YTD 2023 2022 +/-  
\$199,999 \$189,995 5.3%  
 5-year Jun average: **\$172,250**



**Active Listings** 35

35  
 Min 44 Max 78  
 5-year Jun average

---

May 2023 Jun 2022  
**40 41**

**Avg DOM** 19

19  
 Min 17 Max  
 5-year Jun average

---

May 2023 Jun 2022 YTD  
**18 11 29**

**Avg Sold to OLP Ratio** 100.2%

100.2%  
 Min 100.5% Max  
 5-year Jun average

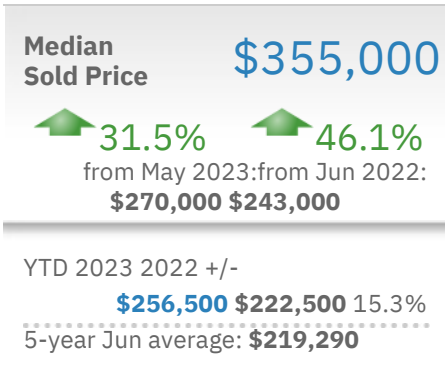
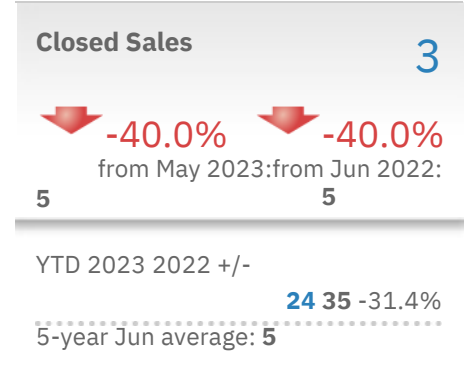
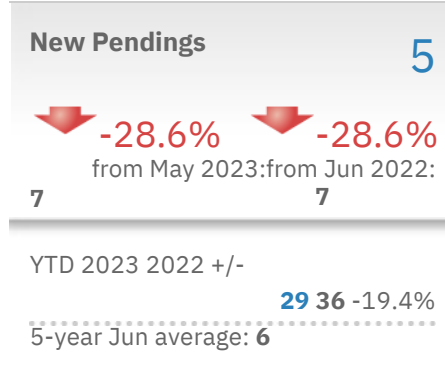
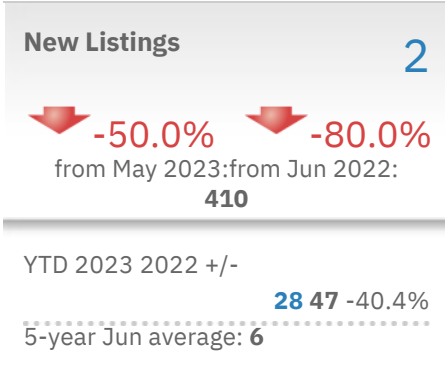
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May 2023 Jun 2022 YTD  
**99.6% 103.3% 97.7%**

**June 2023**

Southeast Delco (Delaware, PA) - Detached

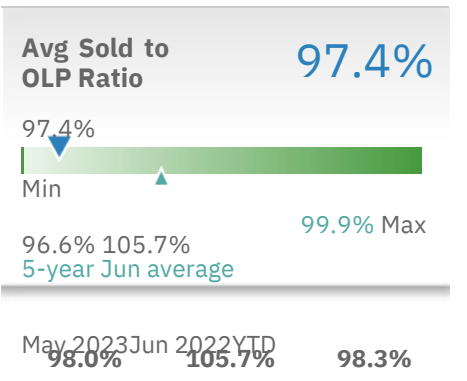
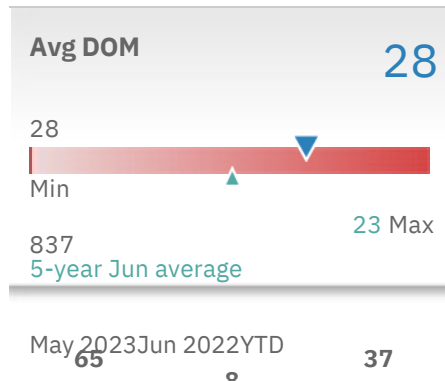
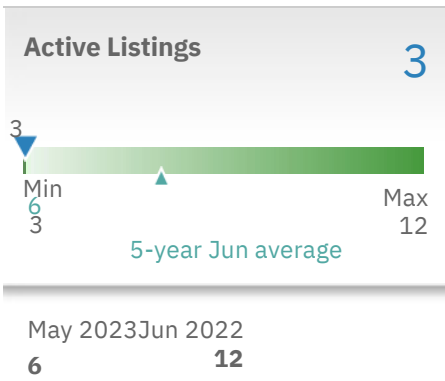
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Southeast Delco (Delaware, PA), the median sold price for Detached properties for June was \$355,000, representing an increase of 31.5% compared to last month and an increase of 46.1% from Jun 2022. The average days on market for units sold in June was 28 days, 22% above the 5-year June average of 23 days. There was a 28.6% month over month decrease in new contract activity with 5 New Pendings; a 14.3% MoM increase in All Pendings (new contracts + contracts carried over from May) to 8; and a 50% decrease in supply to 3 active units.

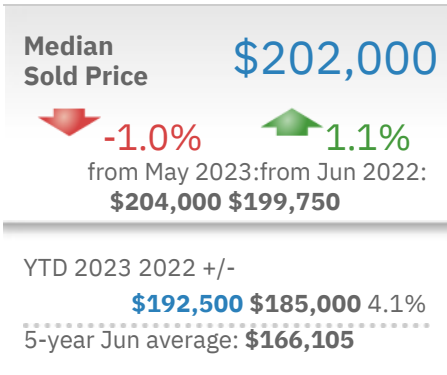
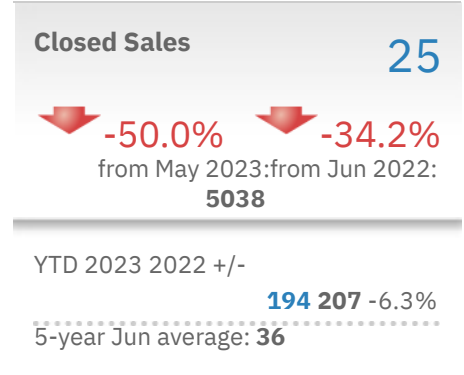
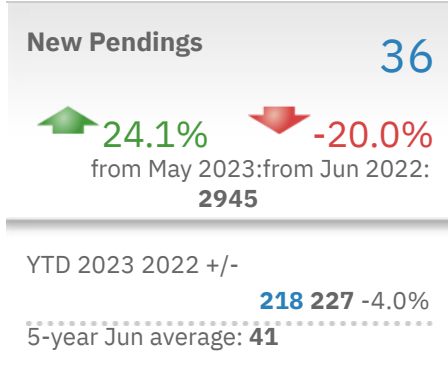
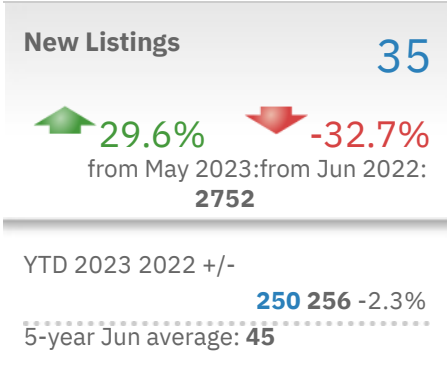
This activity resulted in a Contract Ratio of 2.67 pendings per active listing, up from 1.17 in May and an increase from 0.75 in June 2022. The Contract Ratio is 67% higher than the 5-year June average of 1.60. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



**June 2023**

Southeast Delco (Delaware, PA) - Attached

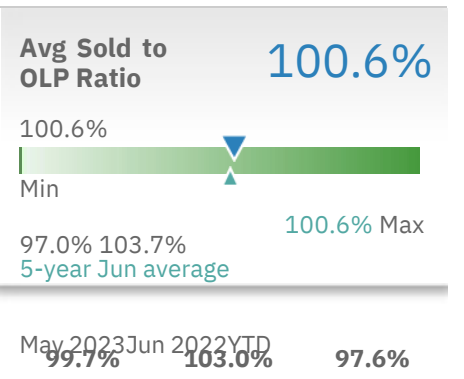
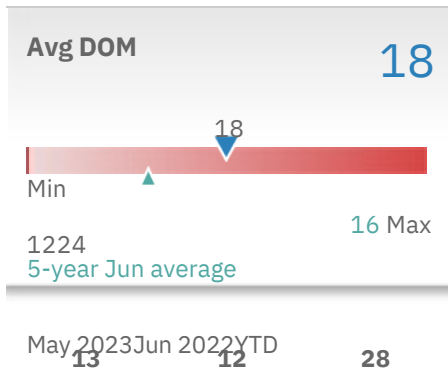
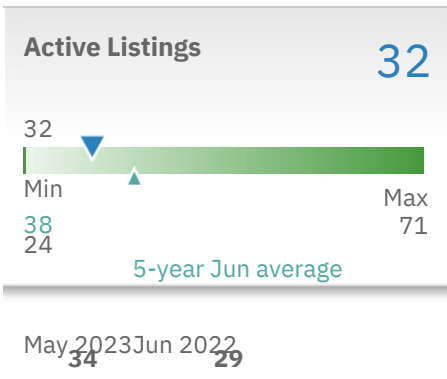
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

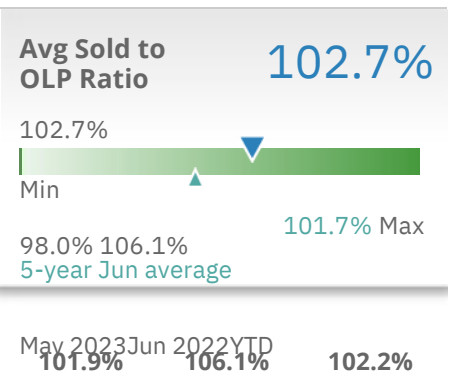
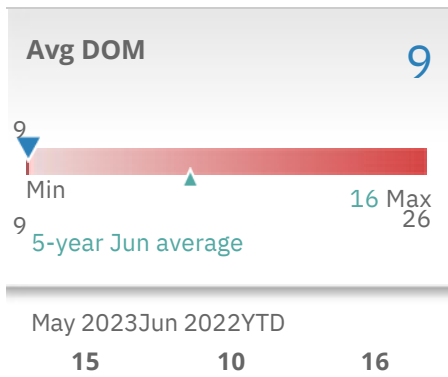
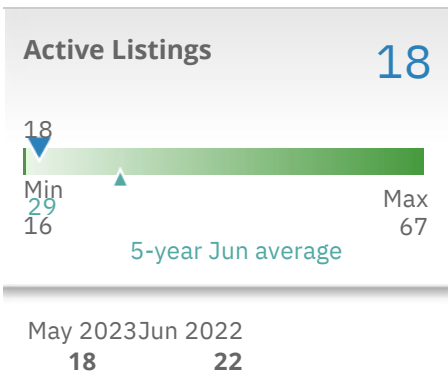
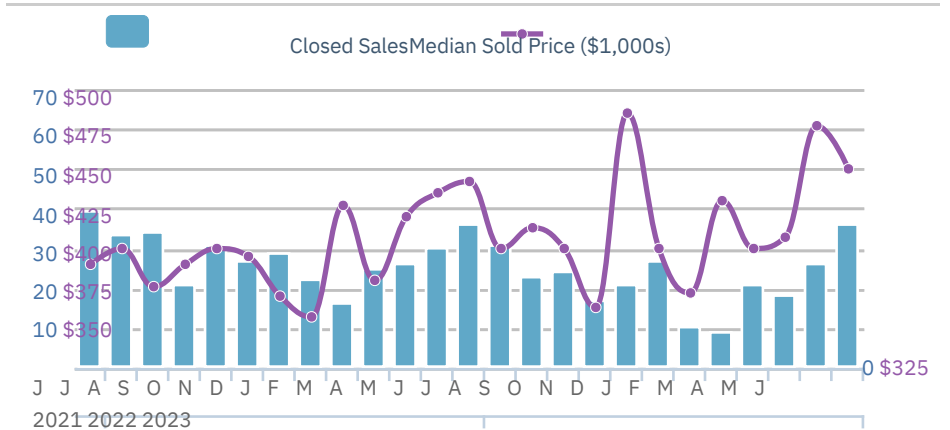
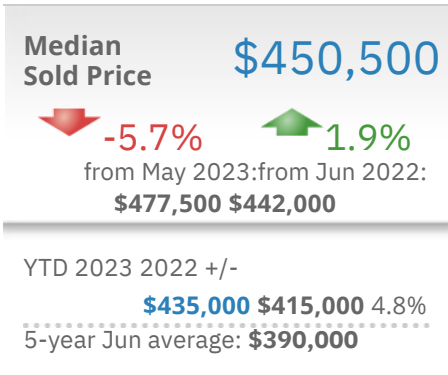
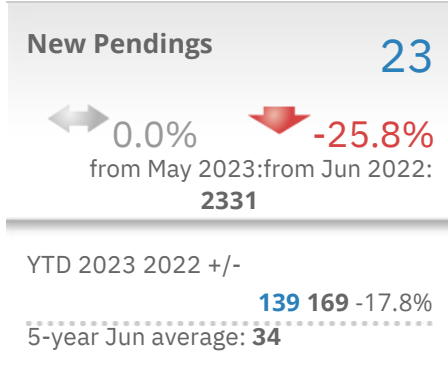
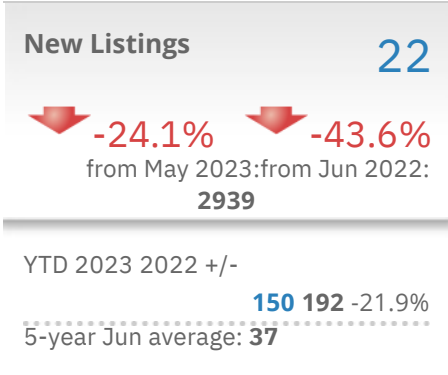
In Southeast Delco (Delaware, PA), the median sold price for Attached properties for June was \$202,000, representing a decrease of 1% compared to last month and an increase of 1.1% from Jun 2022. The average days on market for units sold in June was 18 days, 14% above the 5-year June average of 16 days. There was a 24.1% month over month increase in new contract activity with 36 New Pendings; a 15.6% MoM increase in All Pendings (new contracts + contracts carried over from May) to 52; and a 5.9% decrease in supply to 32 active units.

This activity resulted in a Contract Ratio of 1.63 pendings per active listing, up from 1.32 in May and a decrease from 1.97 in June 2022. The Contract Ratio is 15% lower than the 5-year June average of 1.92. 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**  
Springfield (Delaware, PA)

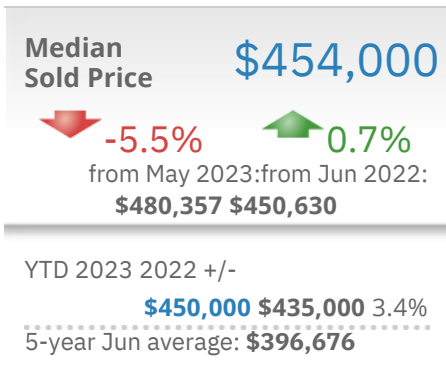
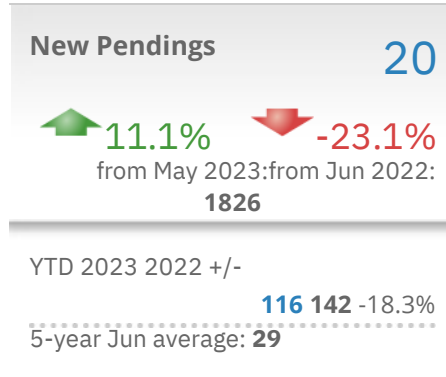
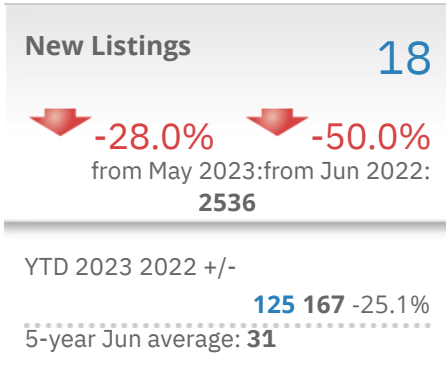
Email: ldavis@tcsr.realtor



**June 2023**

Springfield (Delaware, PA) - Detached

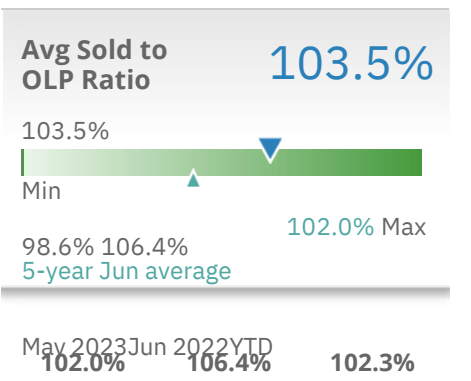
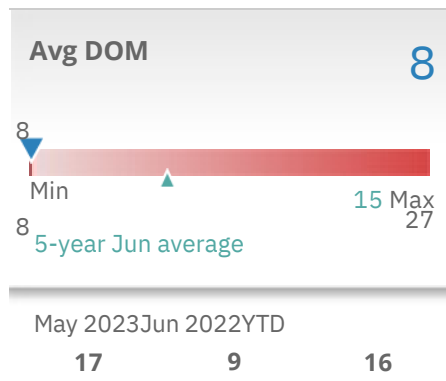
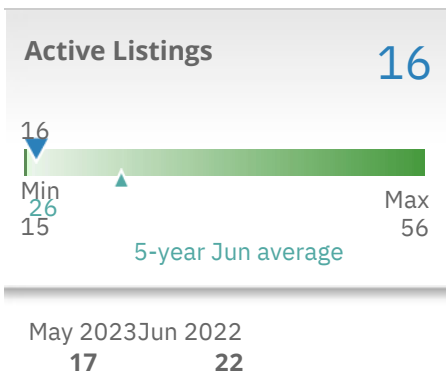
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Springfield (Delaware, PA), the median sold price for Detached properties for June was \$454,000, representing a decrease of 5.5% compared to last month and an increase of 0.7% from Jun 2022. The average days on market for units sold in June was 8 days, 46% below the 5-year June average of 15 days. There was an 11.1% month over month increase in new contract activity with 20 New Pendings; a 37.1% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 22; and a 5.9% decrease in supply to 16 active units.

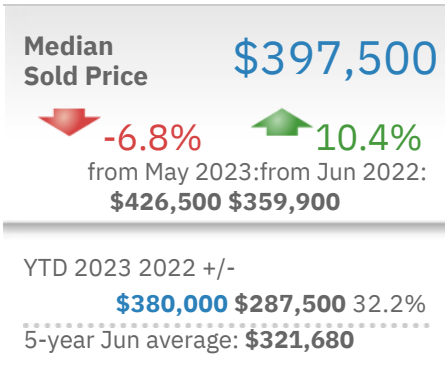
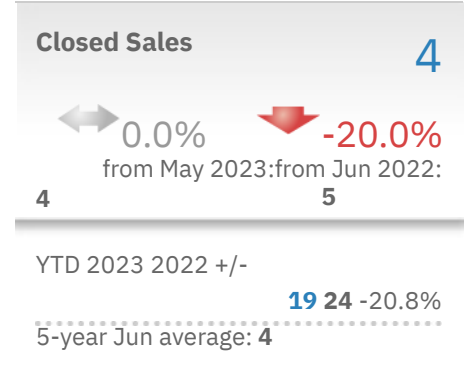
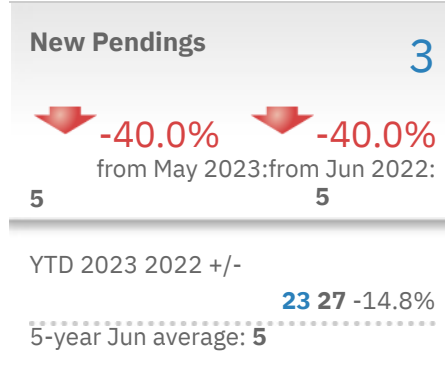
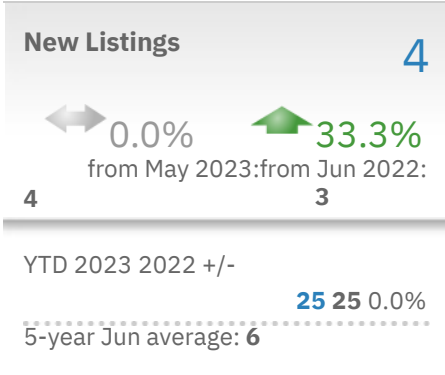
This activity resulted in a Contract Ratio of 1.38 pendings per active listing, down from 2.06 in May and a decrease from 1.59 in June 2022. The Contract Ratio is 23% lower than the 5-year June average of 1.78. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



**June 2023**

Springfield (Delaware, PA) - Attached

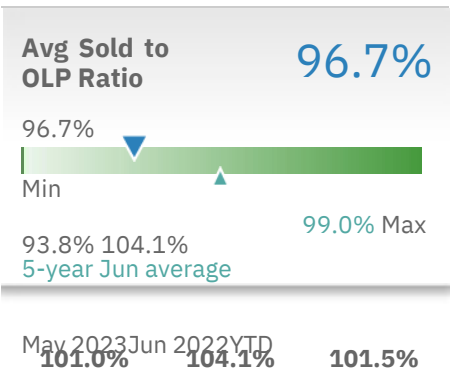
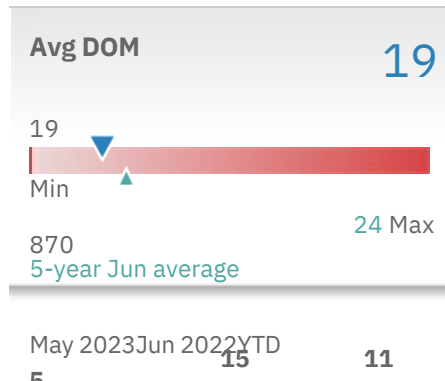
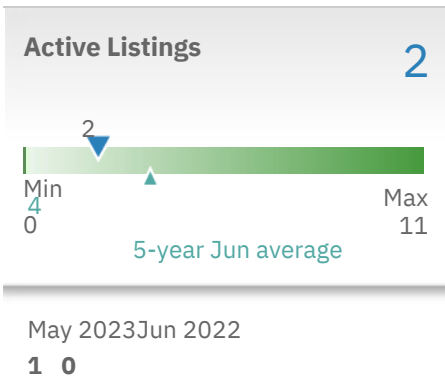
**Tri-County Suburban REALTORS**  
Email: ldavis@tcsr.realtor



**Summary**

In Springfield (Delaware, PA), the median sold price for Attached properties for June was \$397,500, representing a decrease of 6.8% compared to last month and an increase of 10.4% from Jun 2022. The average days on market for units sold in June was 19 days, 21% below the 5-year June average of 24 days. There was a 40% month over month decrease in new contract activity with 3 New Pendings; a 20% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 4; and a 100% increase in supply to 2 active units.

This activity resulted in a Contract Ratio of 2.00 pendencies per active listing, down from 5.00 in May and an increase from 0.00 in June 2022. The Contract Ratio is 16% lower than the 5-year June average of 2.38. 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.

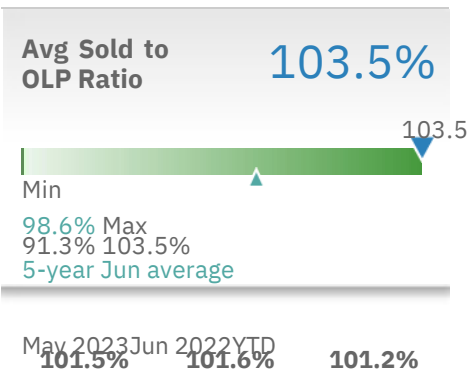
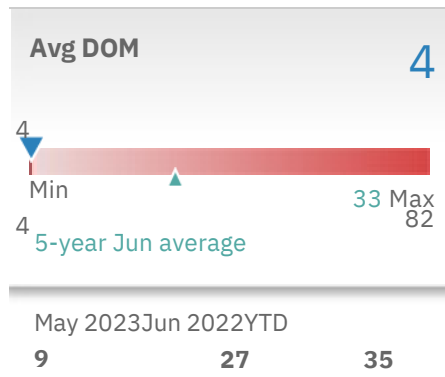
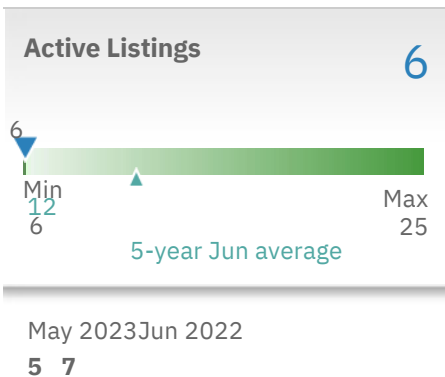
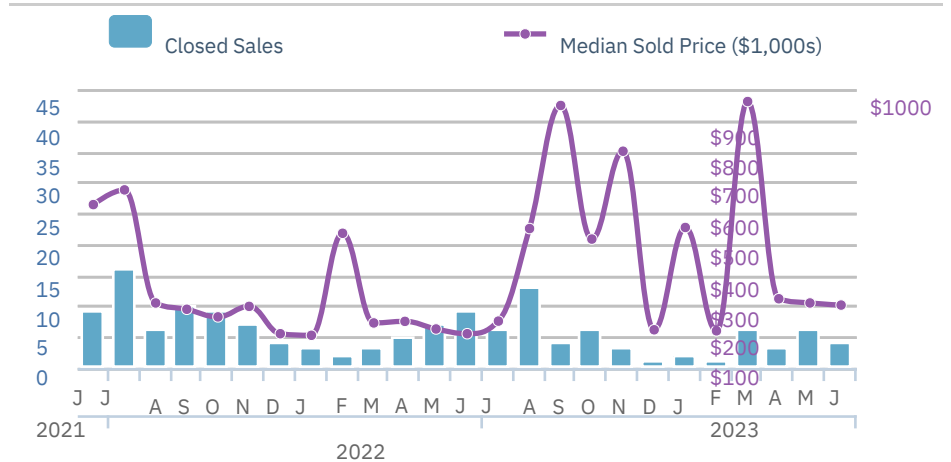
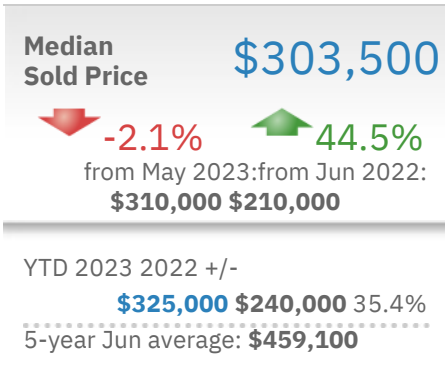
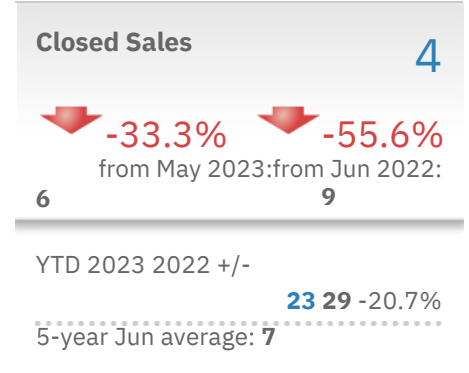
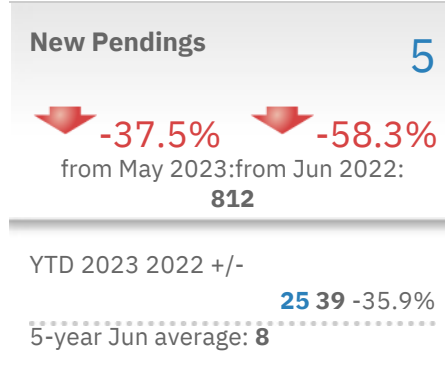
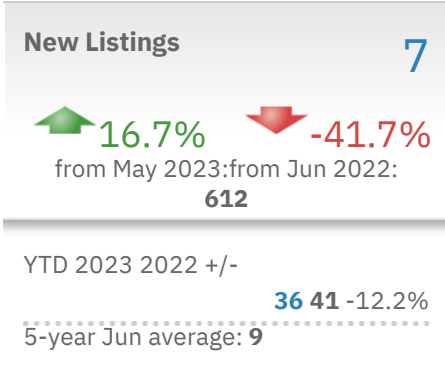




## June 2023

Unionville-Chadds Ford (Delaware, PA)

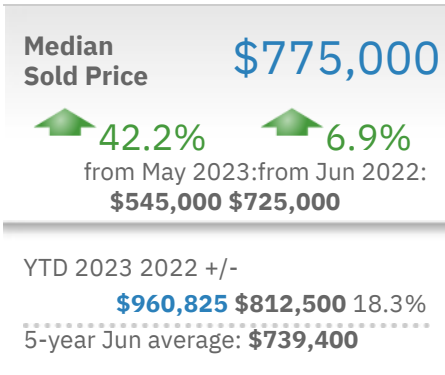
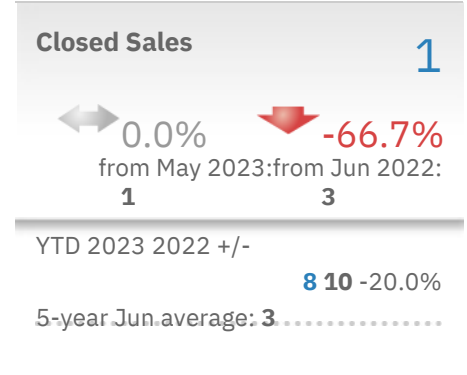
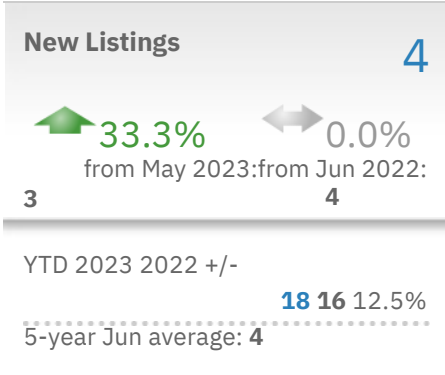
Email: ldavis@tcsr.realtor



**June 2023**

Unionville-Chadds Ford (Delaware, PA) - Detached

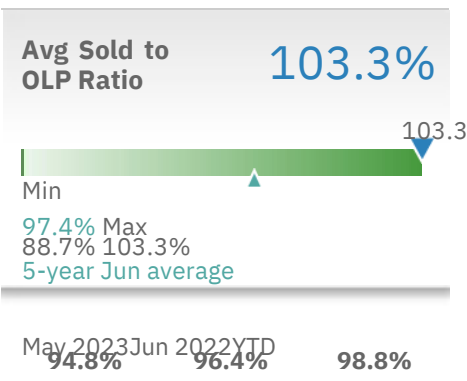
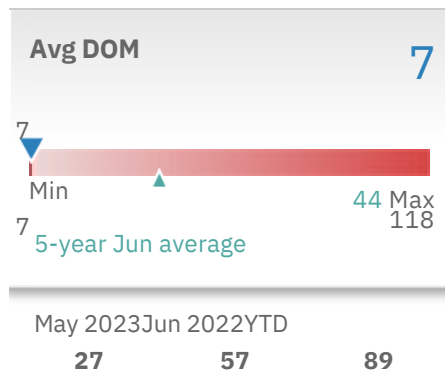
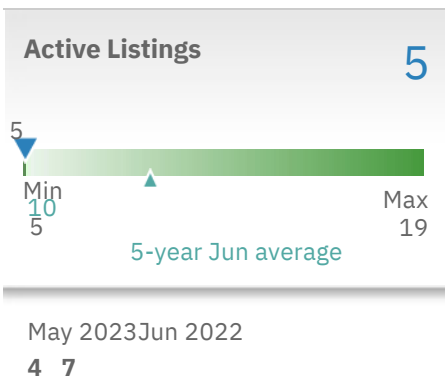
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Unionville-Chadds Ford (Delaware, PA), the median sold price for Detached properties for June was \$775,000, representing an increase of 42.2% compared to last month and an increase of 6.9% from Jun 2022. The average days on market for units sold in June was 7 days, 84% below the 5-year June average of 44 days. There was no month over month change 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 25% increase in supply to 5 active units.

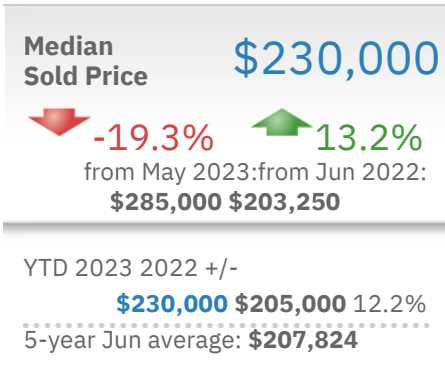
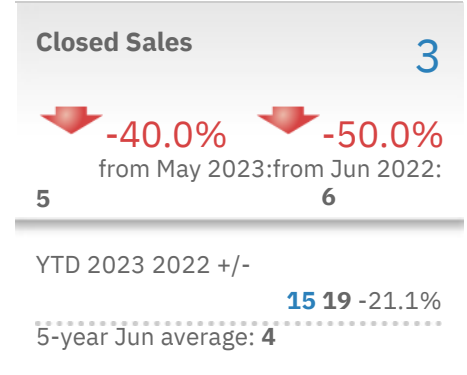
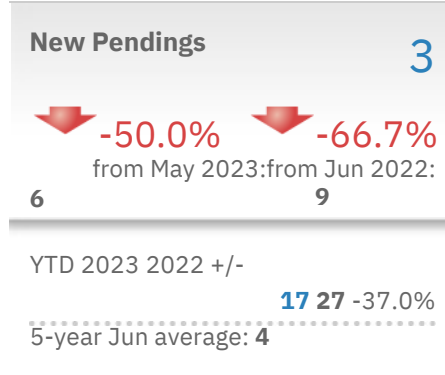
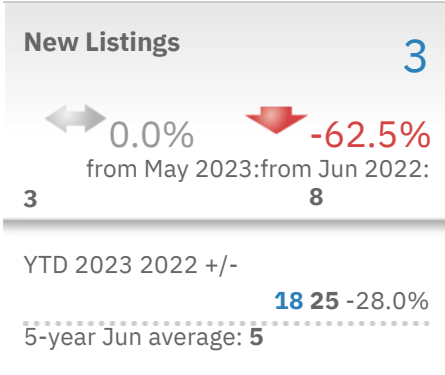
This activity resulted in a Contract Ratio of 0.40 pendings per active listing, up from 0.25 in May and a decrease from 0.57 in June 2022. The Contract Ratio is 43% lower than the 5-year June average of 0.70. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 (Delaware, PA) - Attached

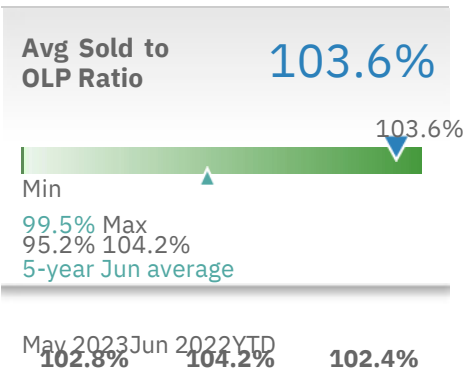
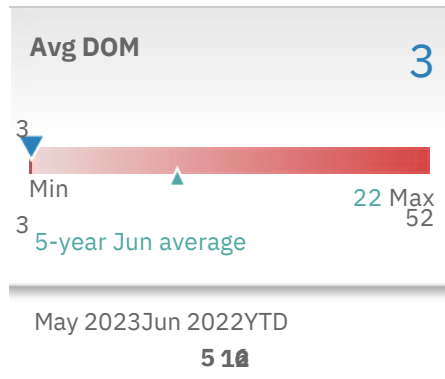
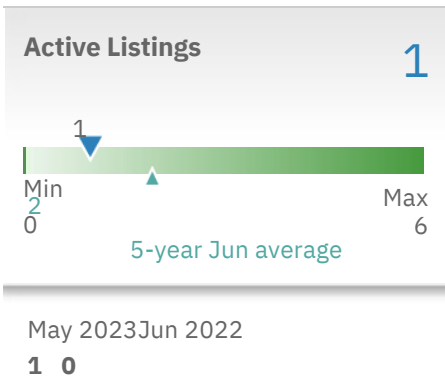
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

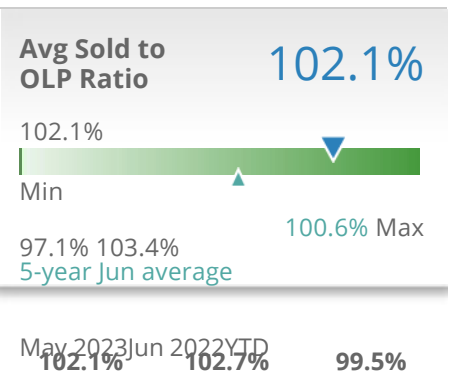
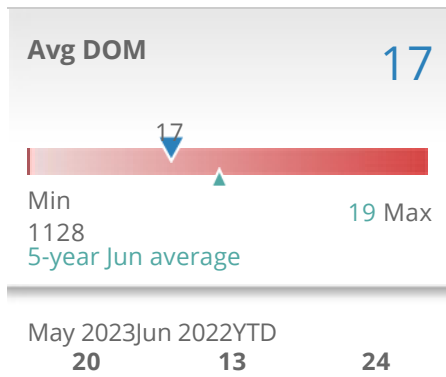
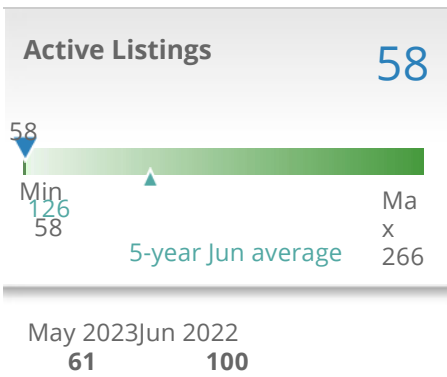
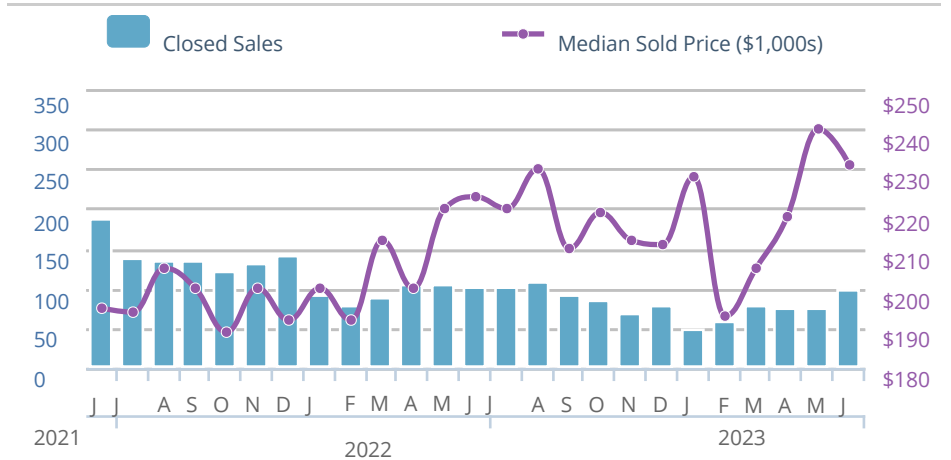
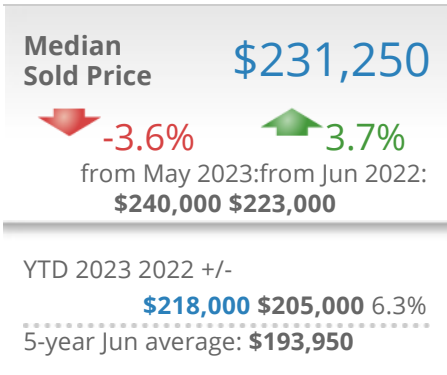
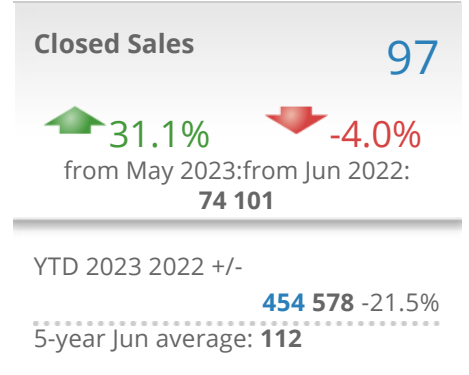
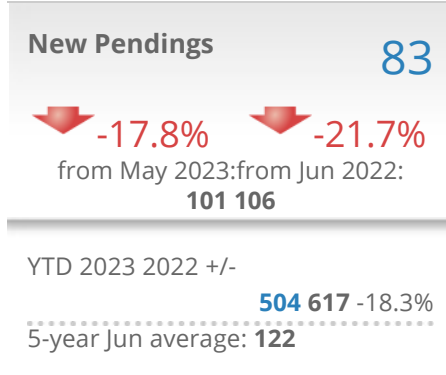
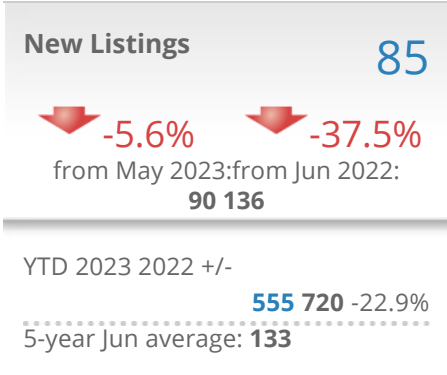
In Unionville-Chadds Ford (Delaware, PA), the median sold price for Attached properties for June was \$230,000, representing a decrease of 19.3% compared to last month and an increase of 13.2% from Jun 2022. The average days on market for units sold in June was 3 days, 86% below the 5-year June average of 22 days. There was a 50% month over month decrease in new contract activity with 3 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from May) with 3; and no change in supply with 1 active units.

This activity resulted in a Contract Ratio of 3.00 pendencies per active listing, no change from May and an increase from 0.00 in June 2022. The Contract Ratio is 181% higher than the 5-year June average of 1.07. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



**June 2023**  
Upper Darby (Delaware, PA)

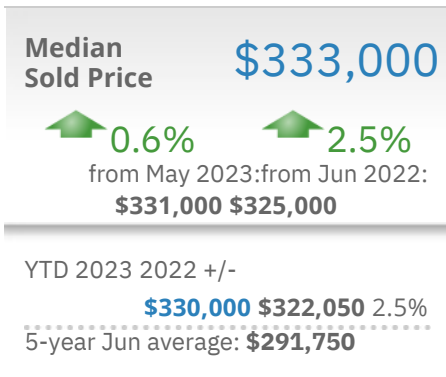
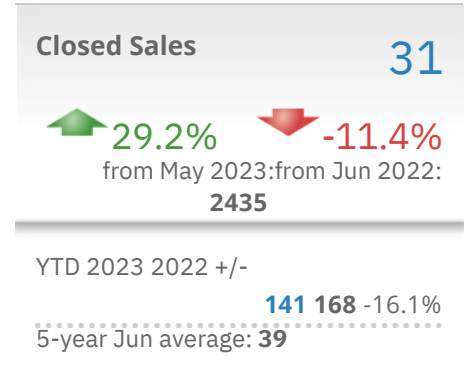
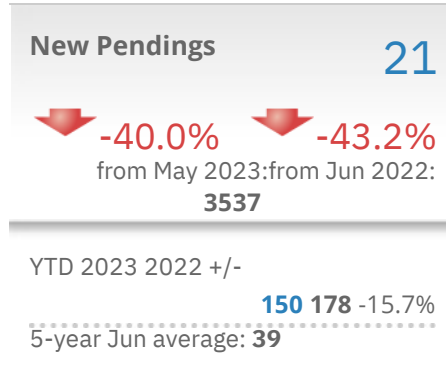
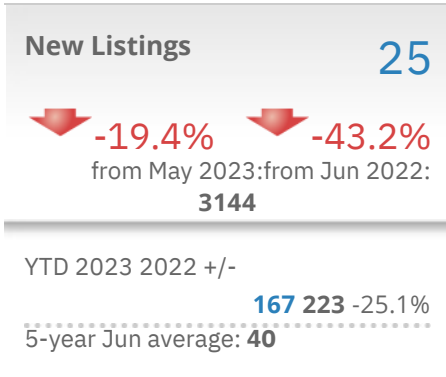
Email: ldavis@tcsr.realtor



**June 2023**

Upper Darby (Delaware, PA) - Detached

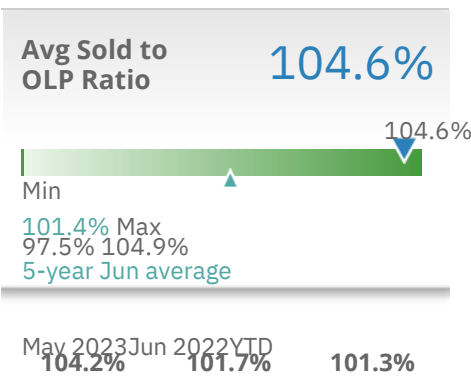
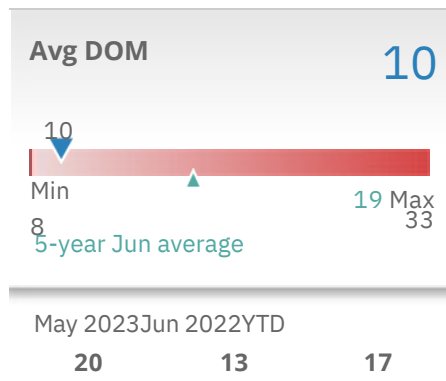
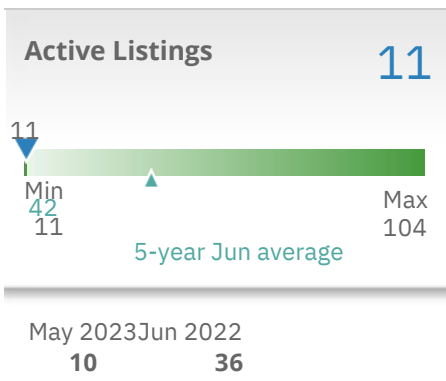
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Upper Darby (Delaware, PA), the median sold price for Detached properties for June was \$333,000, representing an increase of 0.6% compared to last month and an increase of 2.5% from Jun 2022. The average days on market for units sold in June was 10 days, 46% below the 5-year June average of 19 days. There was a 40% month over month decrease in new contract activity with 21 New Pendings; a 25.5% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 35; and a 10% increase in supply to 11 active units.

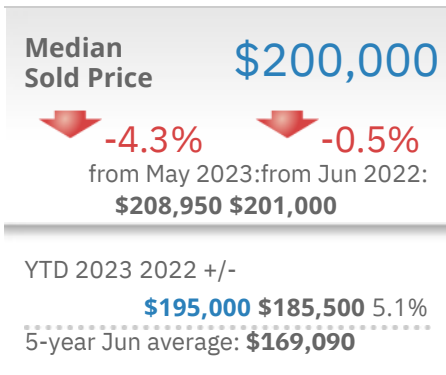
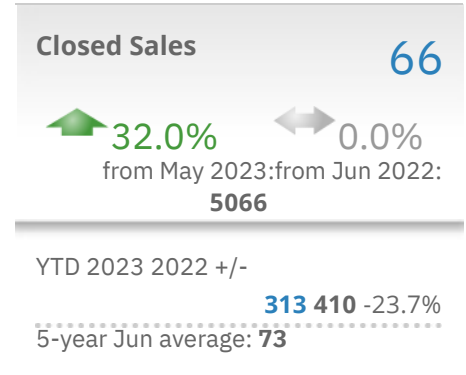
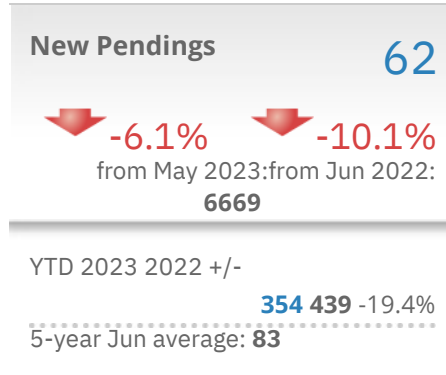
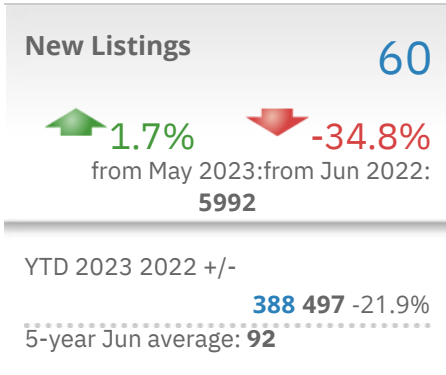
This activity resulted in a Contract Ratio of 3.18 pendings per active listing, down from 4.70 in May and an increase from 1.42 in June 2022. The Contract Ratio is 53% higher than the 5-year June average of 2.08. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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**

Upper Darby (Delaware, PA) - Attached

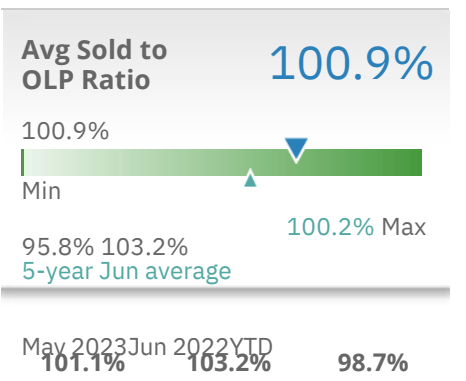
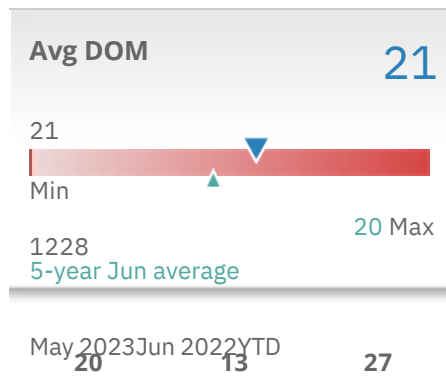
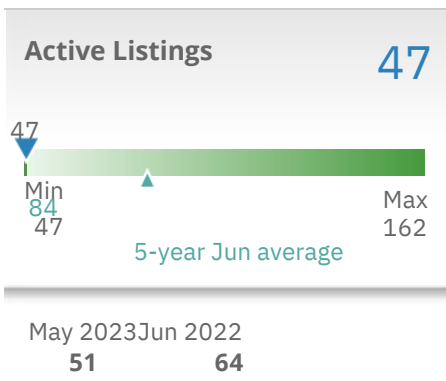
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**Summary**

In Upper Darby (Delaware, PA), the median sold price for Attached properties for June was \$200,000, representing a decrease of 4.3% 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, 7% above the 5-year June average of 20 days. There was a 6.1% month over month decrease in new contract activity with 62 New Pending; a 14% MoM decrease in All Pending (new contracts + contracts carried over from May) to 80; and a 7.8% decrease in supply to 47 active units.

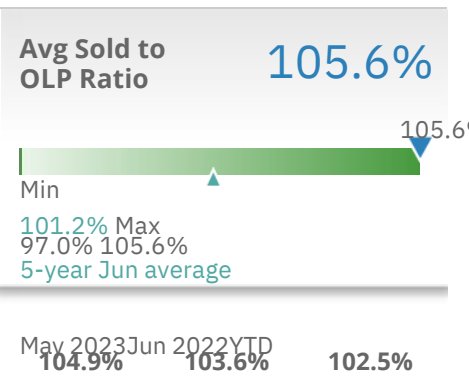
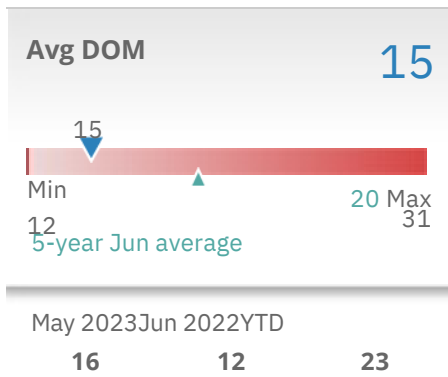
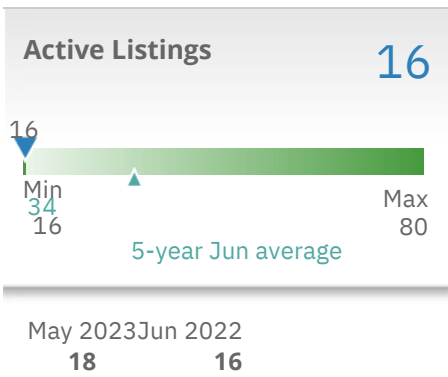
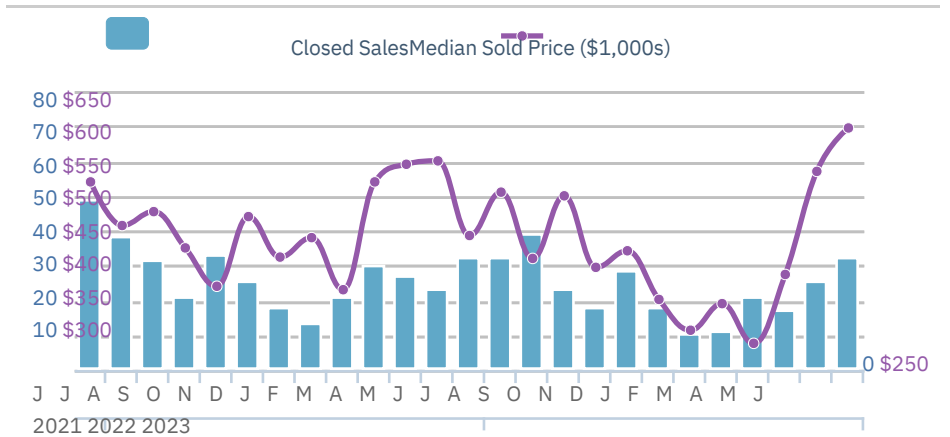
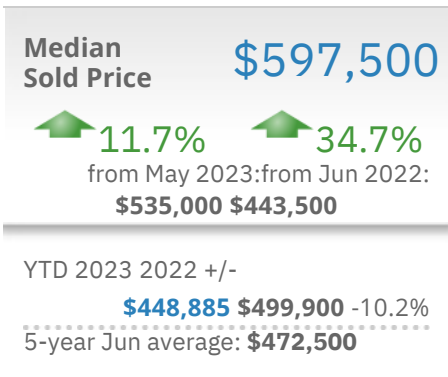
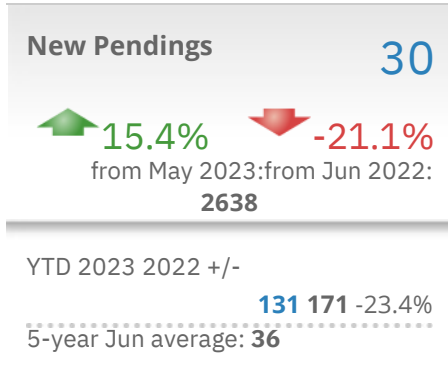
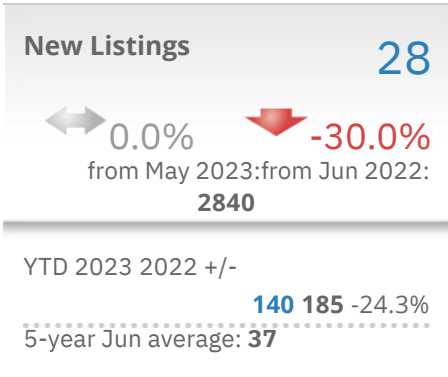
This activity resulted in a Contract Ratio of 1.70 pendencies per active listing, down from 1.82 in May and a decrease from 1.80 in June 2022. The Contract Ratio is 1% higher than the 5-year June average of 1.68. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



**June 2023**

Wallingford-Swarthmore (Delaware, PA)

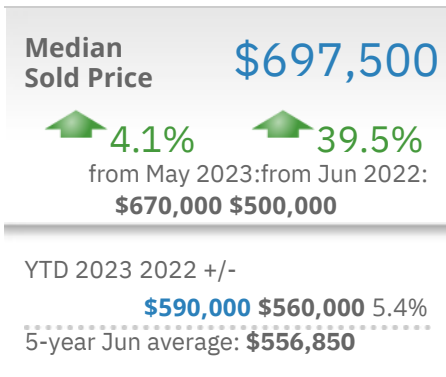
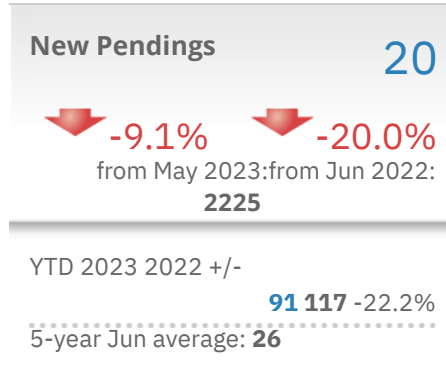
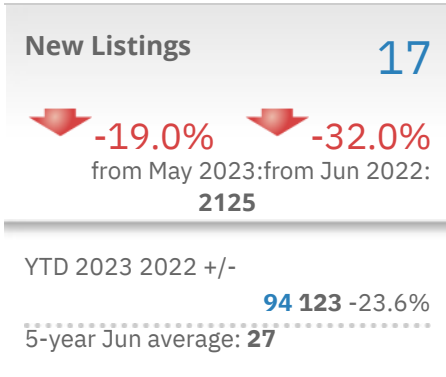
Email: ldavis@tcsr.realtor



**June 2023**

Wallingford-Swarthmore (Delaware, PA) - Detached

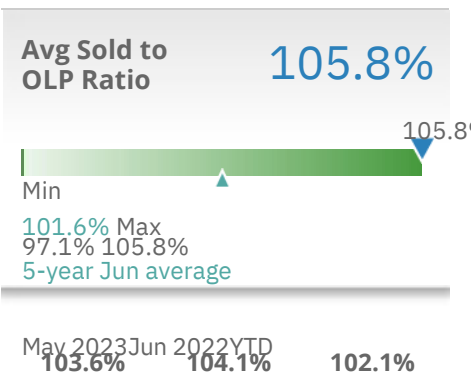
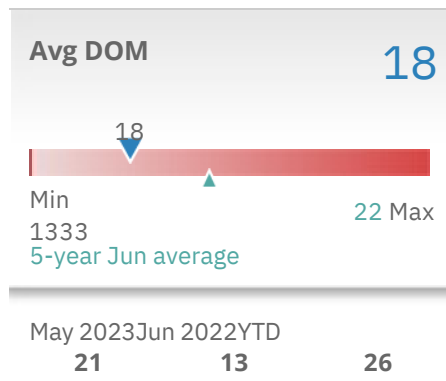
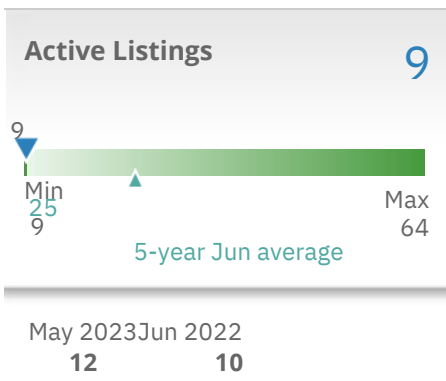
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Email: ldavis@tcsr.realtor



**Summary**

In Wallingford-Swarthmore (Delaware, PA), the median sold price for Detached properties for June was \$697,500, representing an increase of 4.1% compared to last month and an increase of 39.5% from Jun 2022. The average days on market for units sold in June was 18 days, 19% below the 5-year June average of 22 days. There was a 9.1% month over month decrease in new contract activity with 20 New Pendings; a 22.6% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 24; and a 25% decrease in supply to 9 active units.

This activity resulted in a Contract Ratio of 2.67 pendings per active listing, up from 2.58 in May and a decrease from 3.70 in June 2022. The Contract Ratio is 21% higher 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.

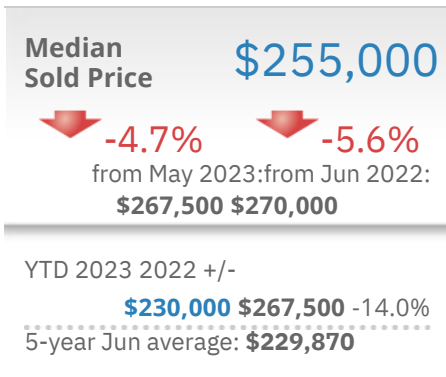
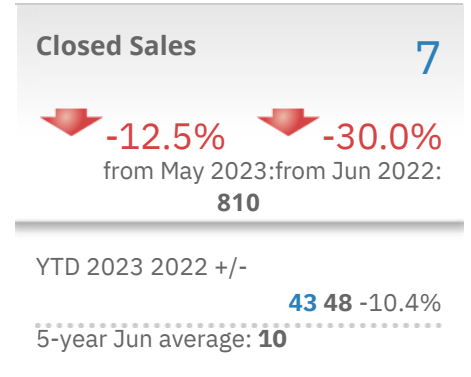
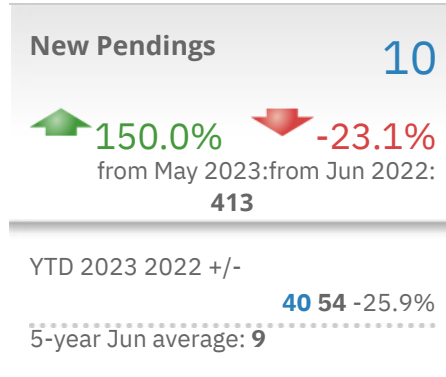
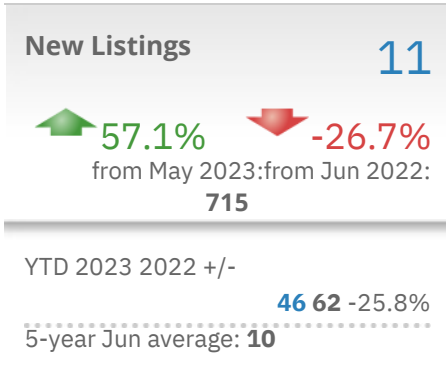




**June 2023**

Wallingford-Swarthmore (Delaware, PA) - Attached

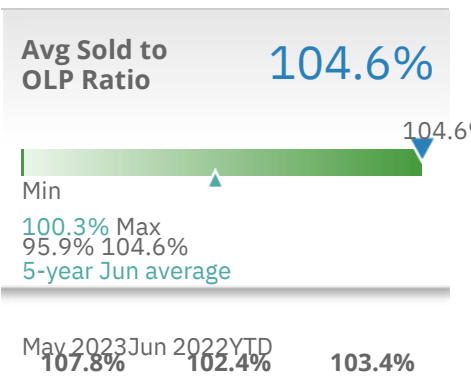
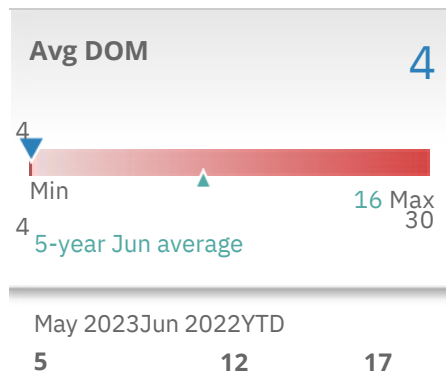
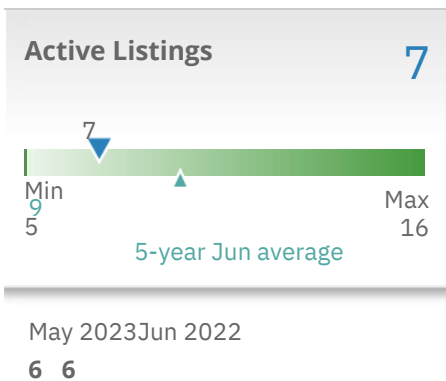
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Wallingford-Swarthmore (Delaware, PA), the median sold price for Attached properties for June was \$255,000, representing a decrease of 4.7% compared to last month and a decrease of 5.6% 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 150% month over month increase in new contract activity with 10 New Pending; a 40% MoM increase in All Pending (new contracts + contracts carried over from May) to 7; and a 16.7% increase in supply to 7 active units.

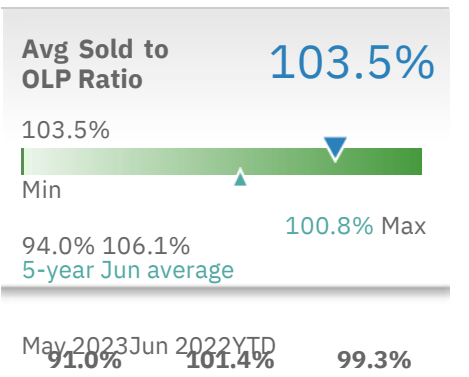
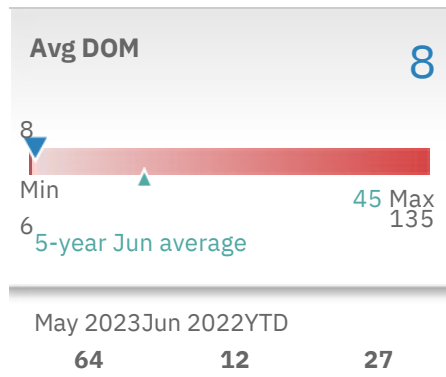
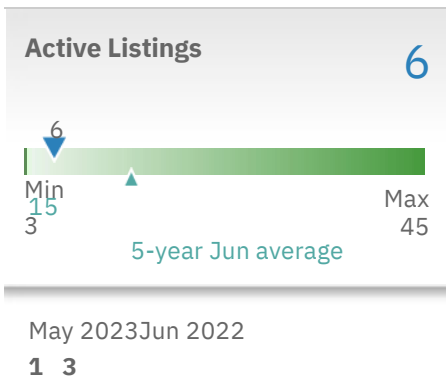
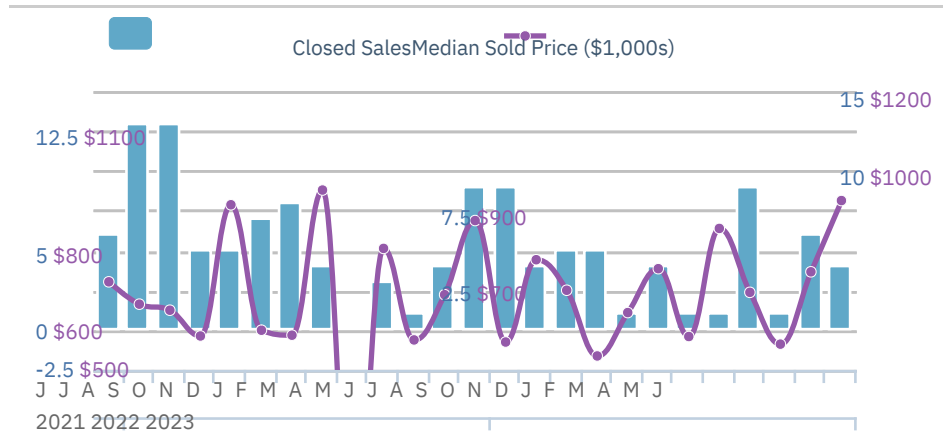
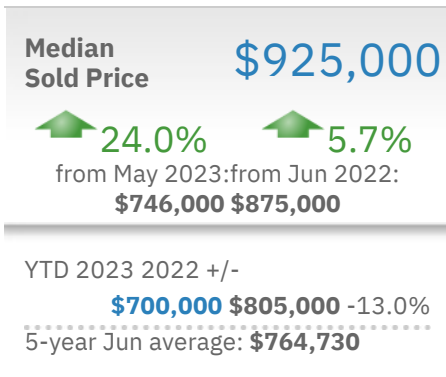
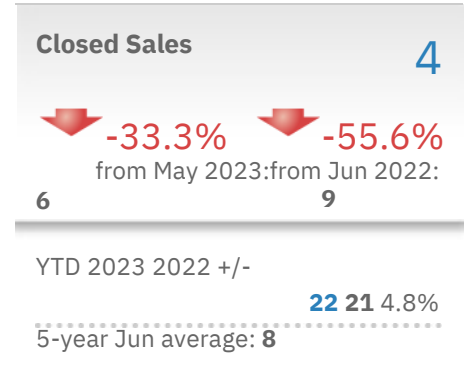
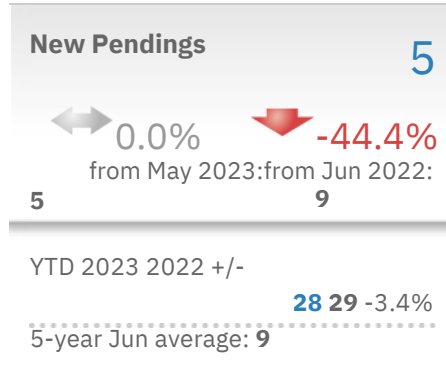
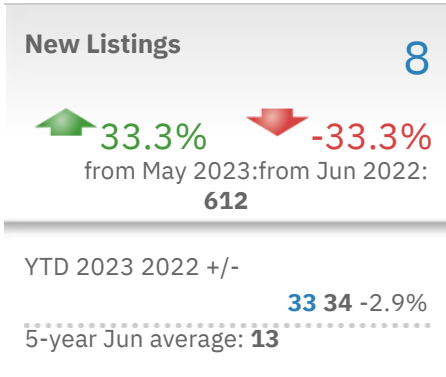
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, up from 0.83 in May and a decrease from 4.00 in June 2022. The Contract Ratio is 52% lower than the 5-year June average of 2.08. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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

### West Chester Area (Delaware, PA)

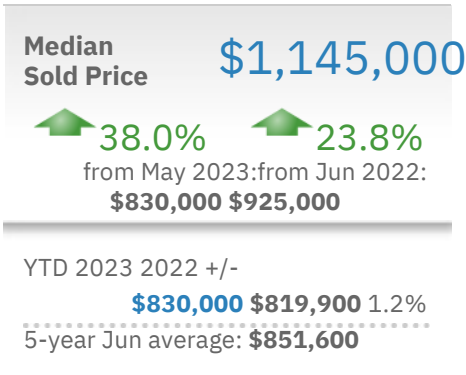
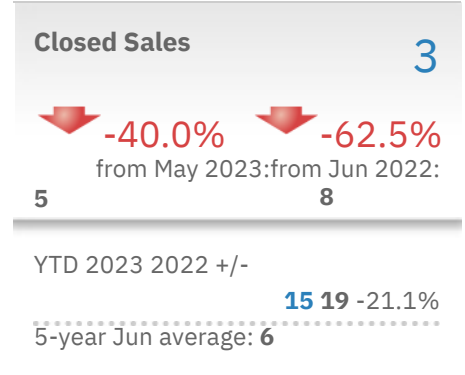
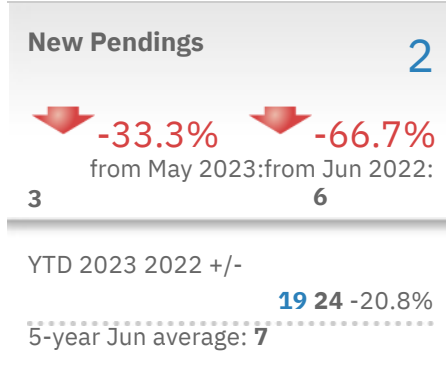
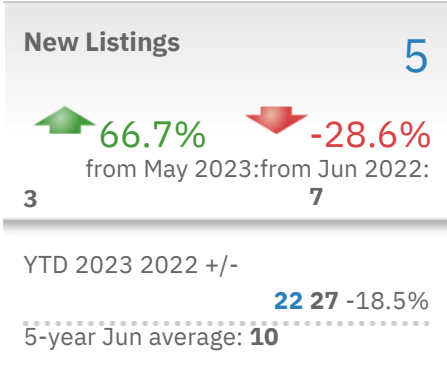
Email: ldavis@tcsr.realtor



**June 2023**

West Chester Area (Delaware, PA) - Detached

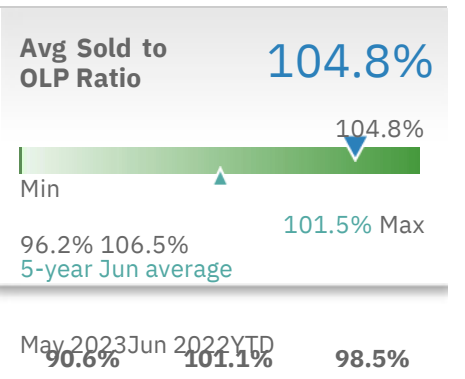
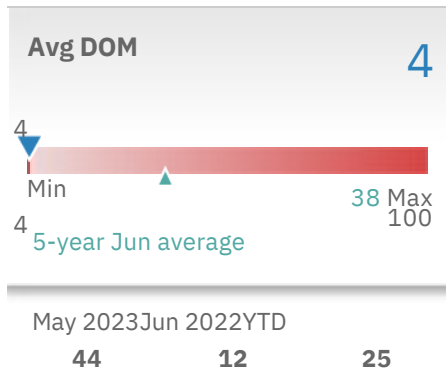
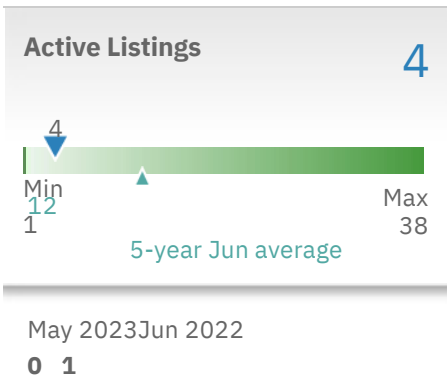
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In West Chester Area (Delaware, PA), the median sold price for Detached properties for June was \$1,145,000, representing an increase of 38% compared to last month and an increase of 23.8% from Jun 2022. The average days on market for units sold in June was 4 days, 90% below the 5-year June average of 38 days. There was a 33.3% month over month decrease in new contract activity with 2 New Pendings; a 20% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 4; and a 0% increase in supply to 4 active units.

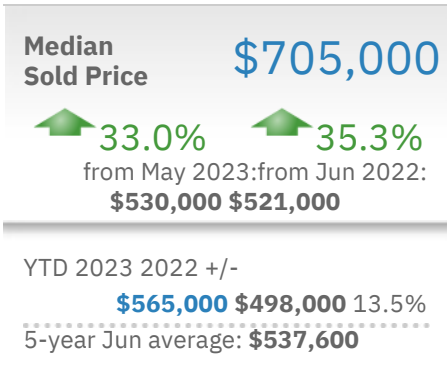
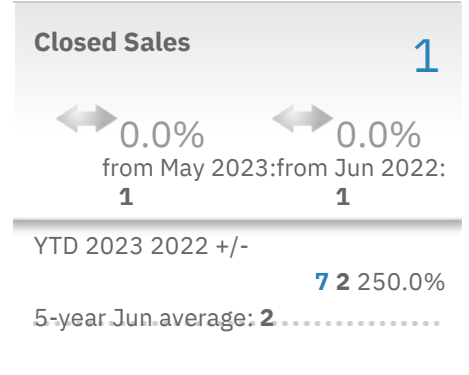
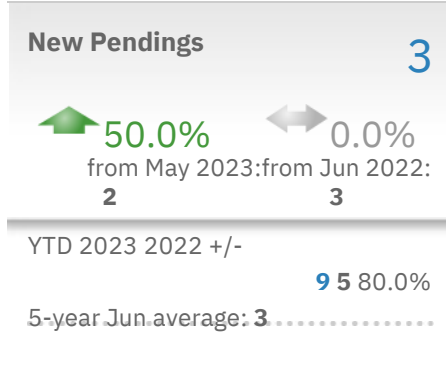
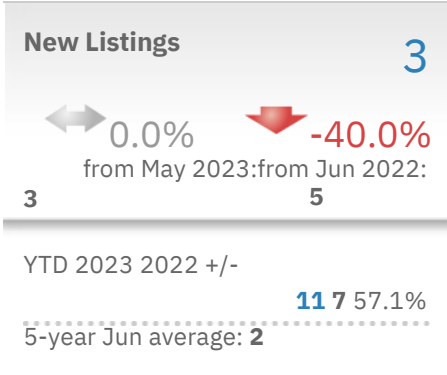
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, up from 0.00 in May and a decrease from 8.00 in June 2022. The Contract Ratio is 62% lower than the 5-year June average of 2.64. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 (Delaware, PA) - Attached

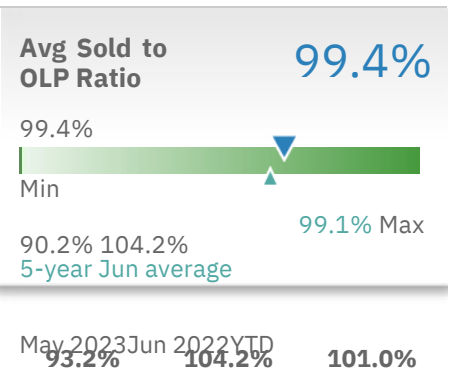
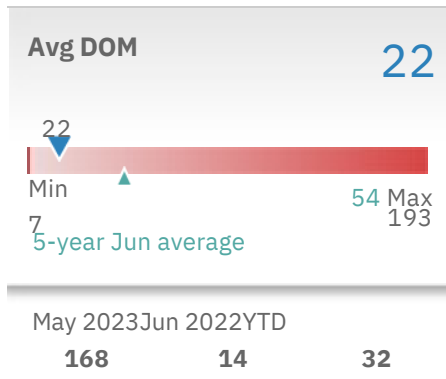
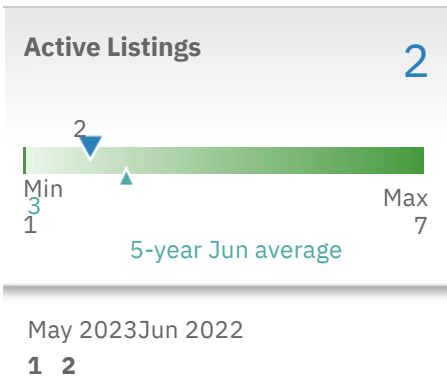
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In West Chester Area (Delaware, PA), the median sold price for Attached properties for June was \$705,000, representing an increase of 33% compared to last month and an increase of 35.3% from Jun 2022. The average days on market for units sold in June was 22 days, 59% below the 5-year June average of 54 days. There was a 50% month over month increase in new contract activity with 3 New Pendings; a 50% MoM increase in All Pendings (new contracts + contracts carried over from May) to 3; and a 100% increase in supply to 2 active units.

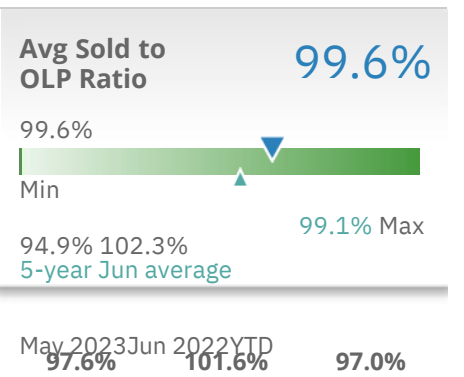
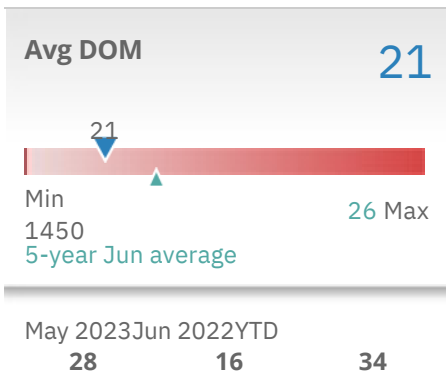
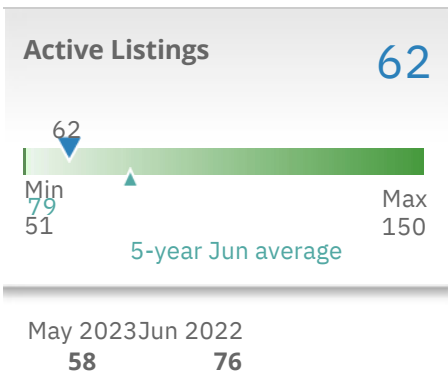
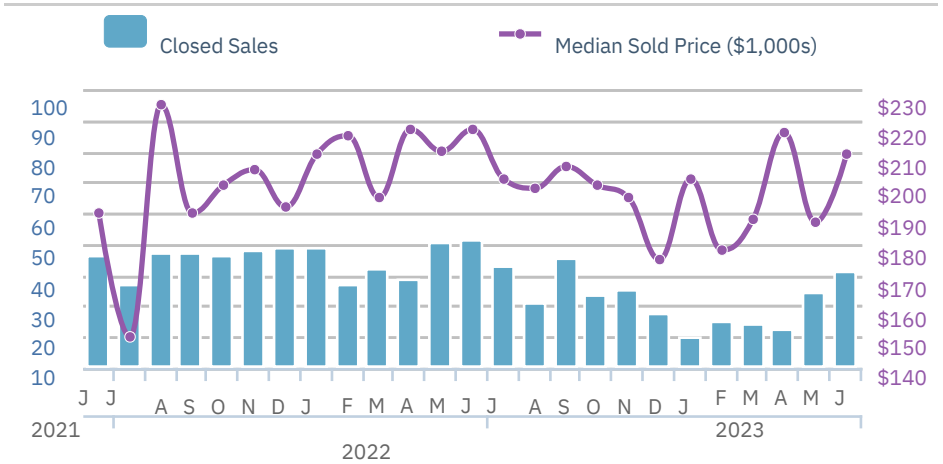
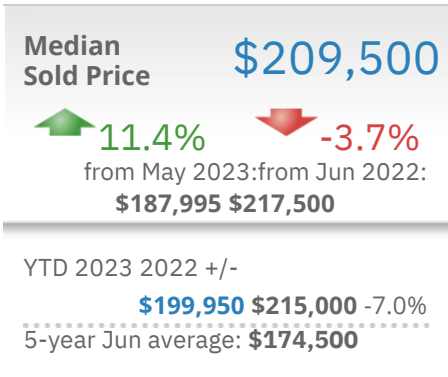
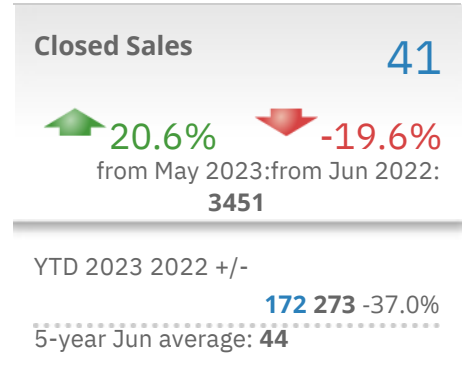
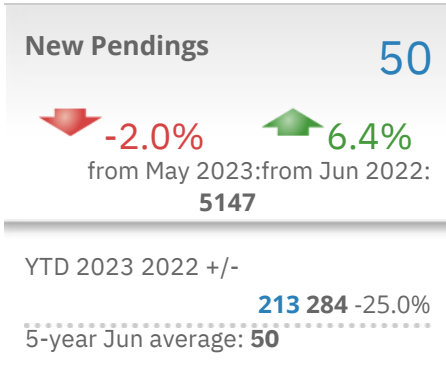
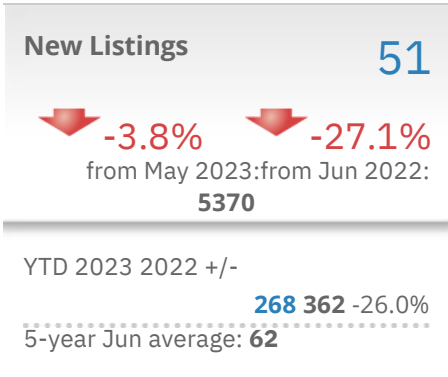
This activity resulted in a Contract Ratio of 1.50 pendings per active listing, down from 2.00 in May and a decrease from 2.00 in June 2022. The Contract Ratio is 7% lower than the 5-year June average of 1.61. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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**

William Penn (Delaware, PA)

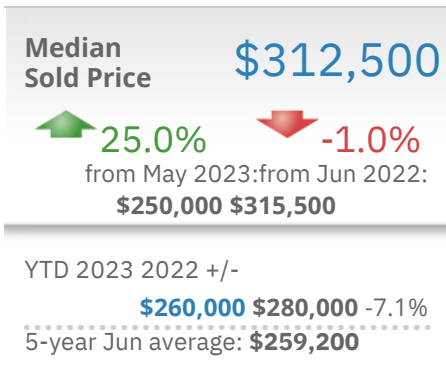
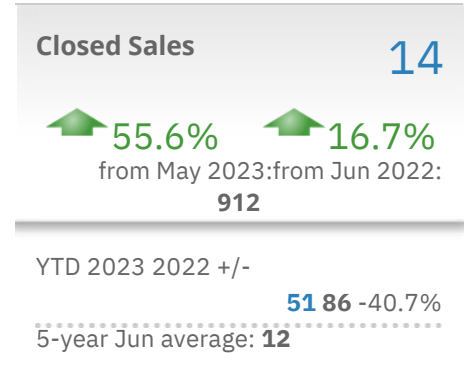
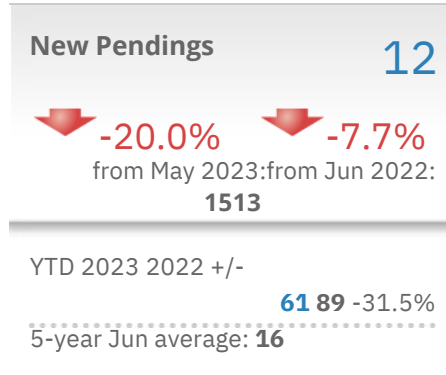
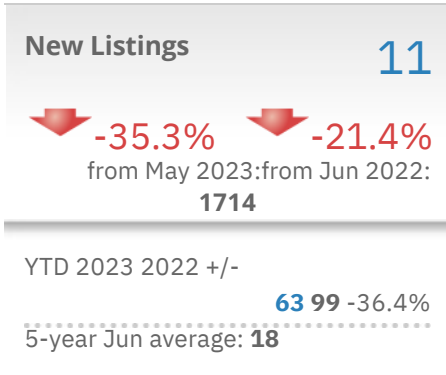
Email: ldavis@tcsr.realtor



**June 2023**

William Penn (Delaware, PA) - Detached

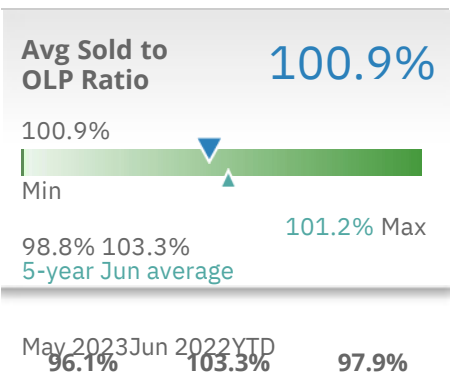
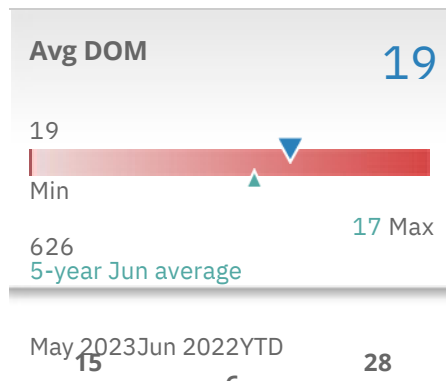
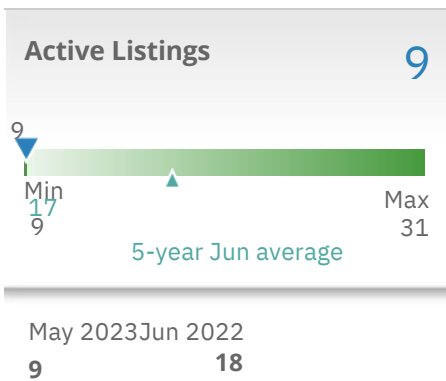
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In William Penn (Delaware, PA), the median sold price for Detached properties for June was \$312,500, representing an increase of 25% compared to last month and a decrease of 1% from Jun 2022. The average days on market for units sold in June was 19 days, 9% above the 5-year June average of 17 days. There was a 20% month over month decrease in new contract activity with 12 New Pending; a 20% MoM decrease in All Pending (new contracts + contracts carried over from May) to 16; and no change in supply with 9 active units.

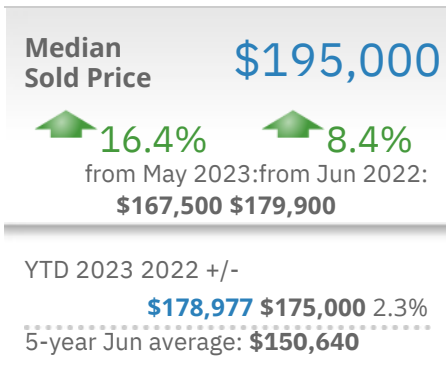
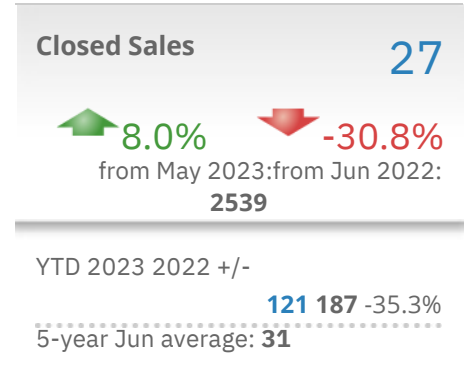
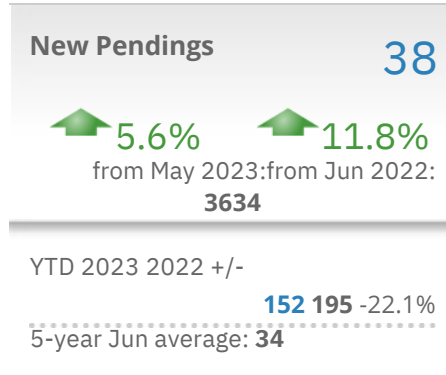
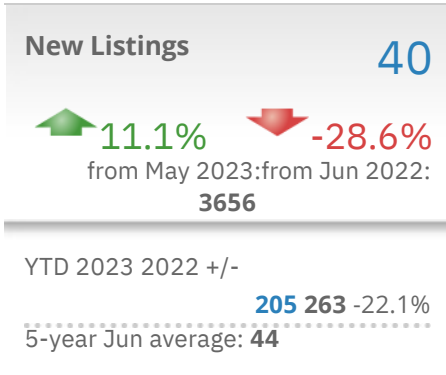
This activity resulted in a Contract Ratio of 1.78 pendings per active listing, down from 2.22 in May and an increase from 1.17 in June 2022. The Contract Ratio is 10% higher than the 5-year June average of 1.61. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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**

William Penn (Delaware, PA) - Attached

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



**Summary**

In William Penn (Delaware, PA), the median sold price for Attached properties for June was \$195,000, representing an increase of 16.4% compared to last month and an increase of 8.4% from Jun 2022. The average days on market for units sold in June was 22 days, 26% below the 5-year June average of 30 days. There was a 5.6% month over month increase in new contract activity with 38 New Pendings; a 3.9% MoM increase in All Pendings (new contracts + contracts carried over from May) to 53; and an 8.2% increase in supply to 53 active units.

This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 1.04 in May and an increase from 0.90 in June 2022. The Contract Ratio is 3% higher than the 5-year June average of 0.97. 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.

