

July 2023

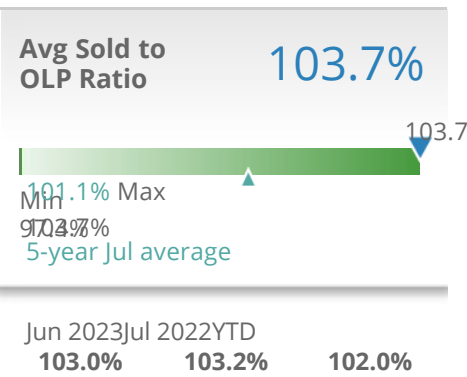
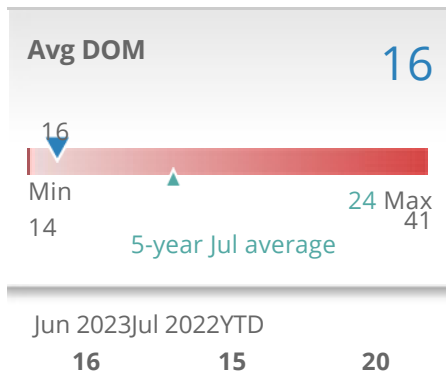
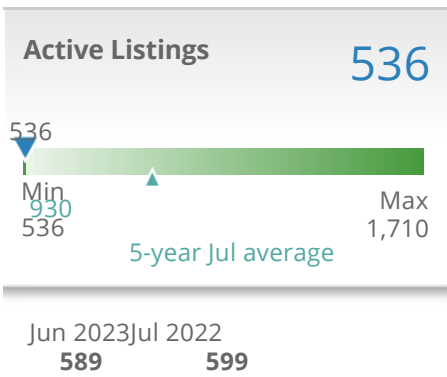
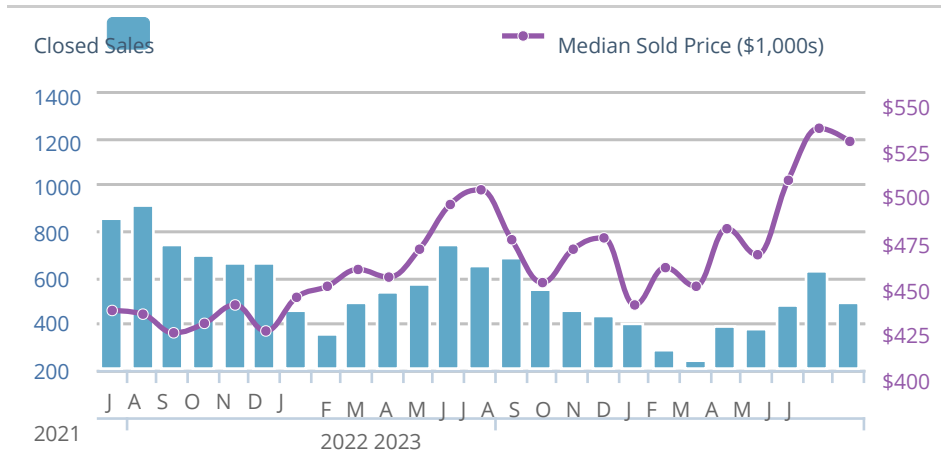
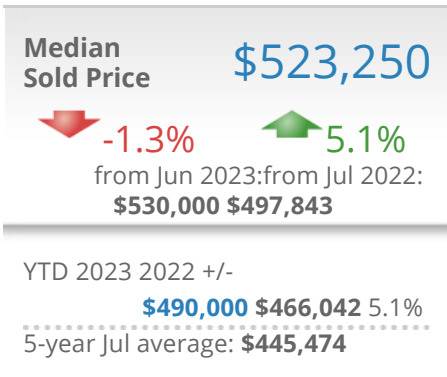
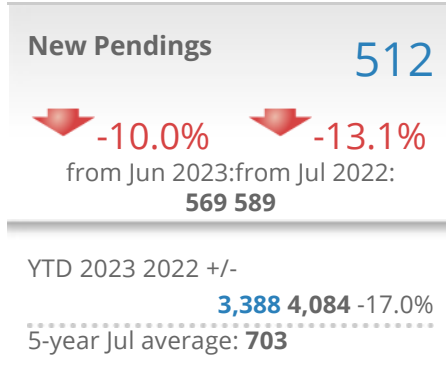
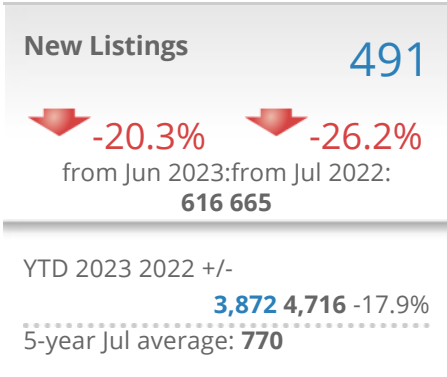
All Home Types
Detached
Attached

Local Market Insight

Chester County, PA

July 2023
Chester County, PA

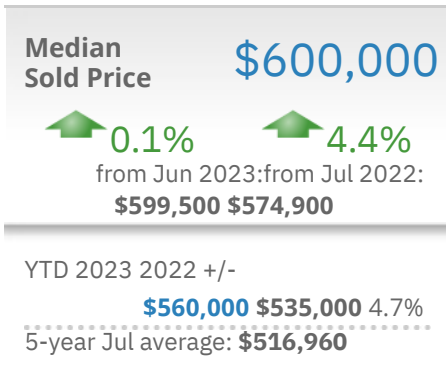
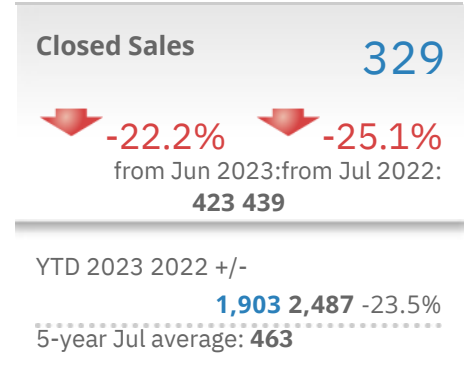
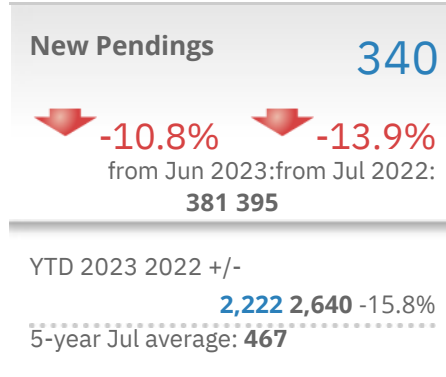
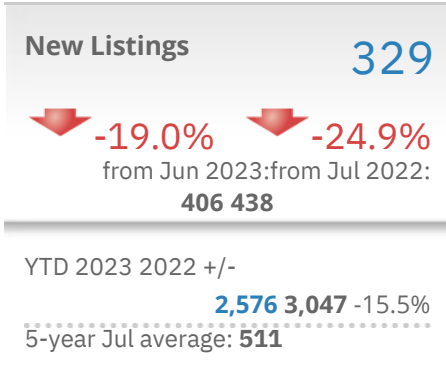
Email: ldavis@tcsr.realtor



July 2023

Chester County, PA - Detached

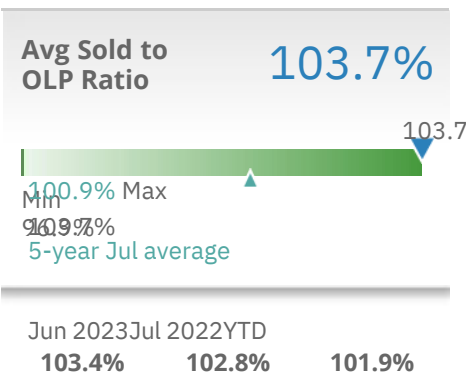
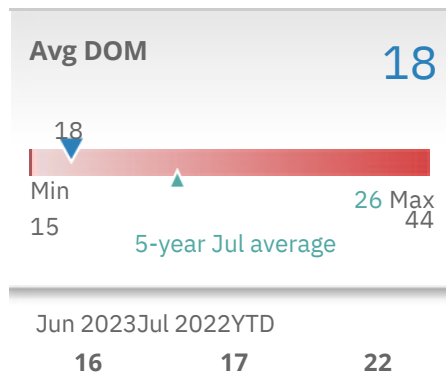
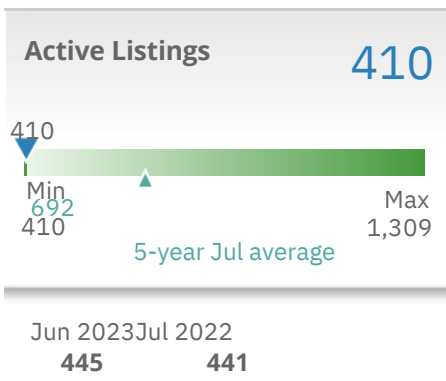
Tri-County Suburban REALTORS
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Summary

In Chester County, PA, the median sold price for Detached properties for July was \$600,000, representing an increase of 0.1% compared to last month and an increase of 4.4% from Jul 2022. The average days on market for units sold in July was 18 days, 31% below the 5-year July average of 26 days. There was a 10.8% month over month decrease in new contract activity with 340 New Pendings; a 1.2% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 642; and a 7.9% decrease in supply to 410 active units.

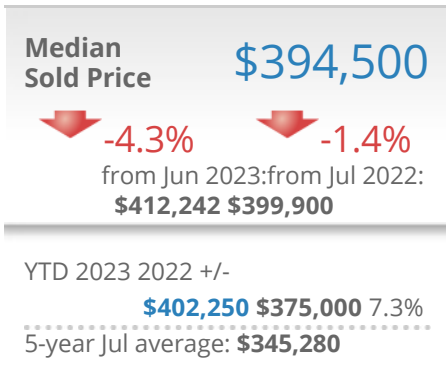
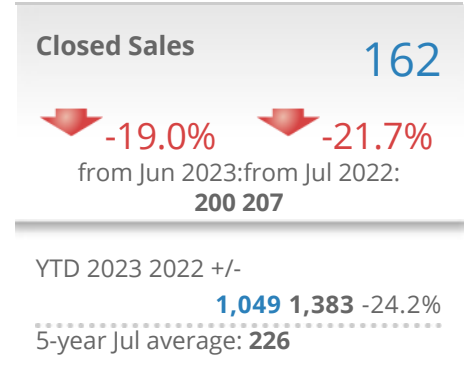
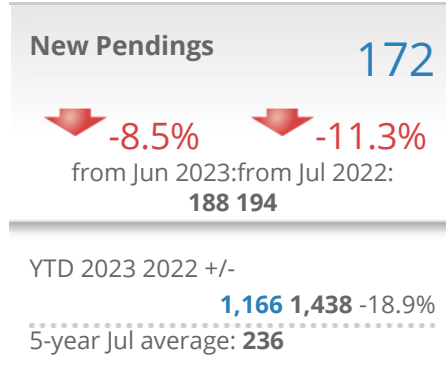
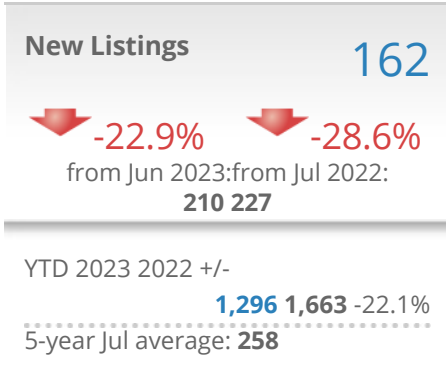
This activity resulted in a Contract Ratio of 1.57 pendings per active listing, up from 1.46 in June and a decrease from 1.67 in July 2022. The Contract Ratio is 3% higher than the 5-year July average of 1.53. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



July 2023

Chester County, PA - Attached

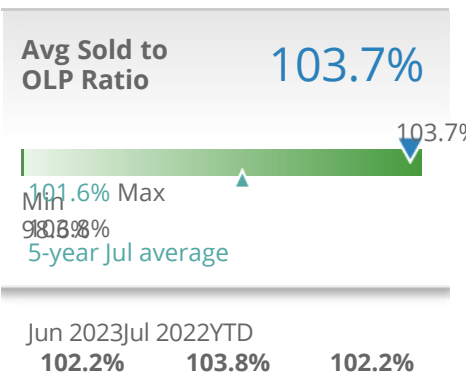
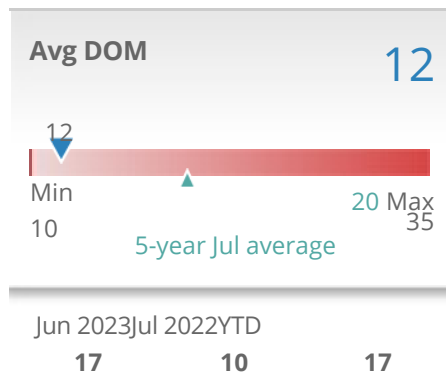
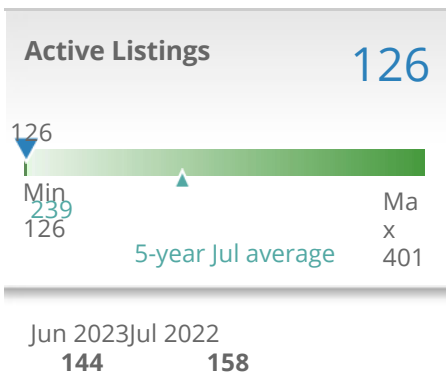
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Summary

In Chester County, PA, the median sold price for Attached properties for July was \$394,500, representing a decrease of 4.3% compared to last month and a decrease of 1.4% from Jul 2022. The average days on market for units sold in July was 12 days, 41% below the 5-year July average of 20 days. There was an 8.5% month over month decrease in new contract activity with 172 New Pending; a 2.2% MoM increase in All Pending (new contracts + contracts carried over from June) to 323; and a 12.5% decrease in supply to 126 active units.

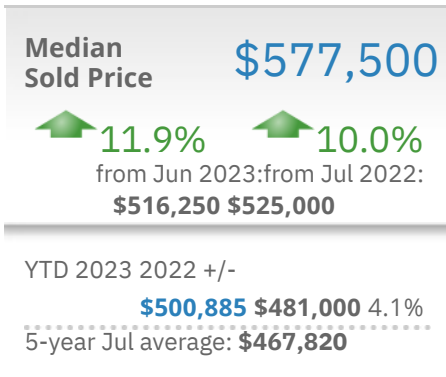
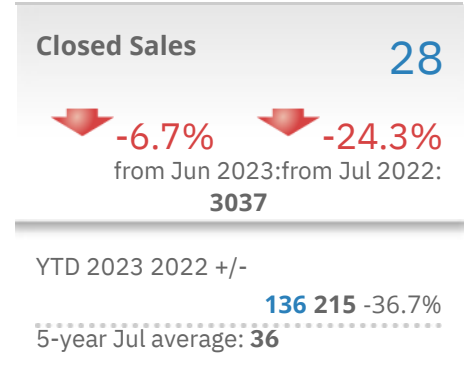
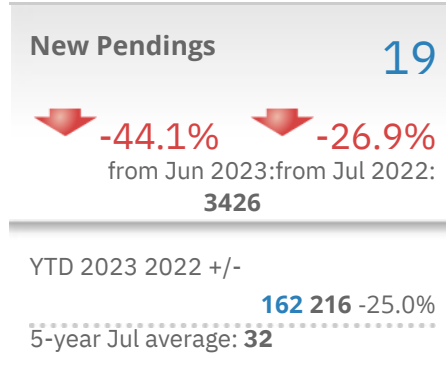
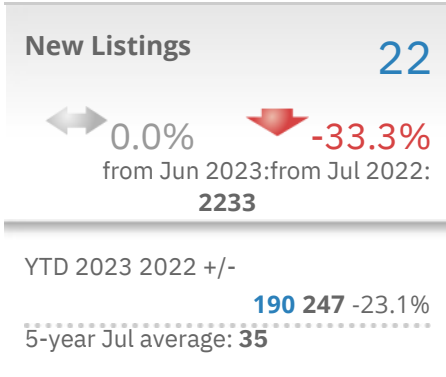
This activity resulted in a Contract Ratio of 2.56 pendings per active listing, up from 2.19 in June and a decrease from 2.66 in July 2022. The Contract Ratio is 10% higher than the 5-year July average of 2.33. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



July 2023

Avon Grove (Chester, PA) - Detached

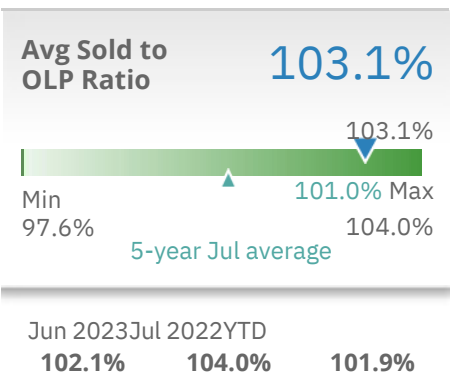
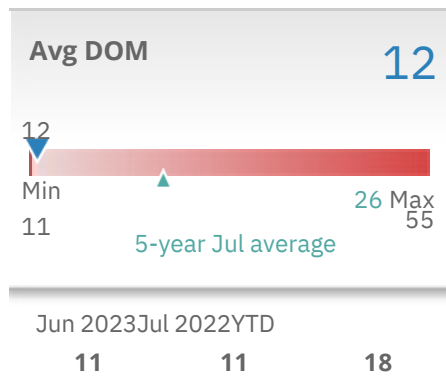
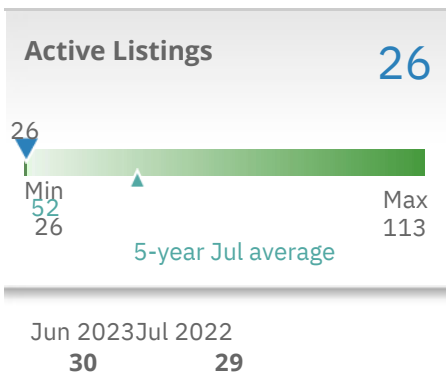
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Summary

In Avon Grove (Chester, PA), the median sold price for Detached properties for July was \$577,500, representing an increase of 11.9% compared to last month and an increase of 10% from Jul 2022. The average days on market for units sold in July was 12 days, 54% below the 5-year July average of 26 days. There was a 44.1% month over month decrease in new contract activity with 19 New Pendings; a 17.9% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 46; and a 13.3% decrease in supply to 26 active units.

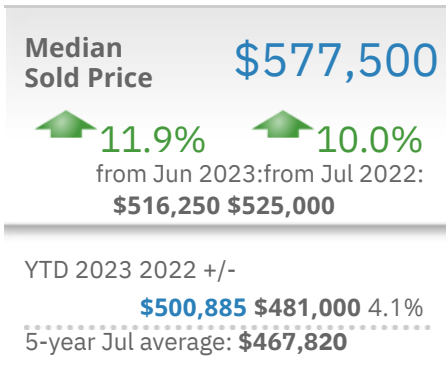
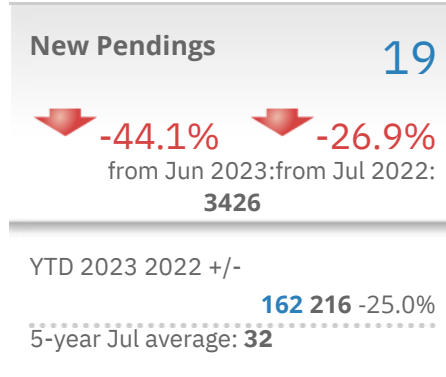
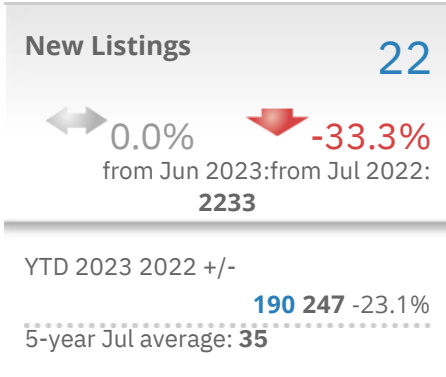
This activity resulted in a Contract Ratio of 1.77 pendings per active listing, down from 1.87 in June and a decrease from 2.38 in July 2022. The Contract Ratio is 8% higher than the 5-year July average of 1.64. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



July 2023

Avon Grove (Chester, PA) - Detached

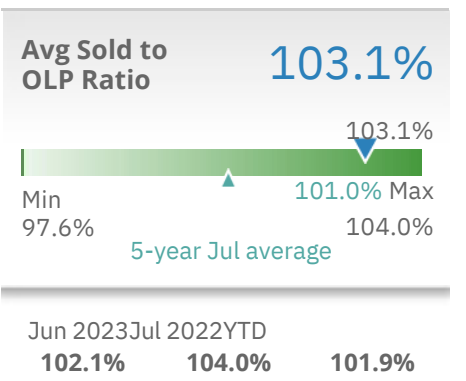
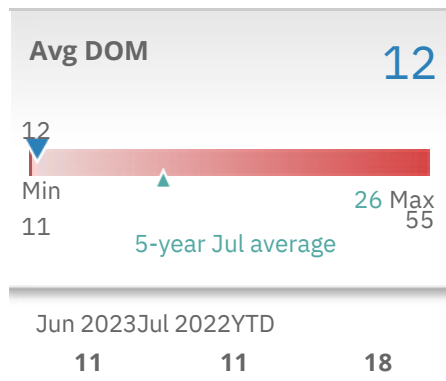
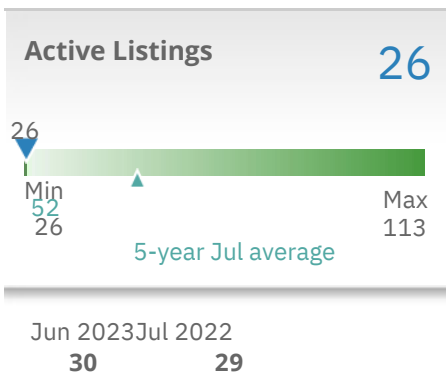
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Summary

In Avon Grove (Chester, PA), the median sold price for Detached properties for July was \$577,500, representing an increase of 11.9% compared to last month and an increase of 10% from Jul 2022. The average days on market for units sold in July was 12 days, 54% below the 5-year July average of 26 days. There was a 44.1% month over month decrease in new contract activity with 19 New Pending; a 17.9% MoM decrease in All Pending (new contracts + contracts carried over from June) to 46; and a 13.3% decrease in supply to 26 active units.

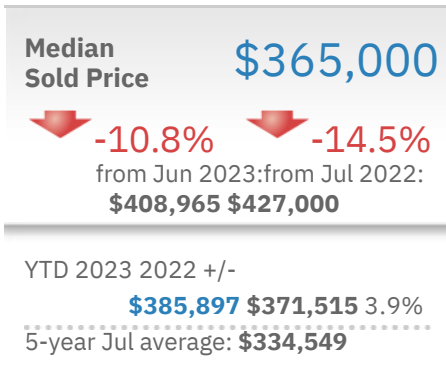
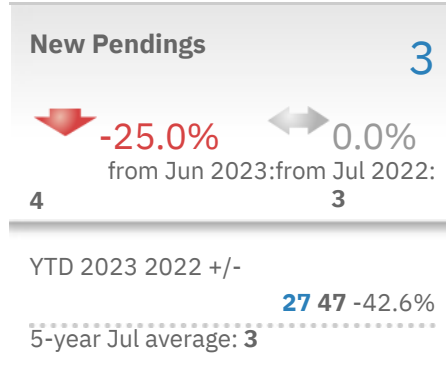
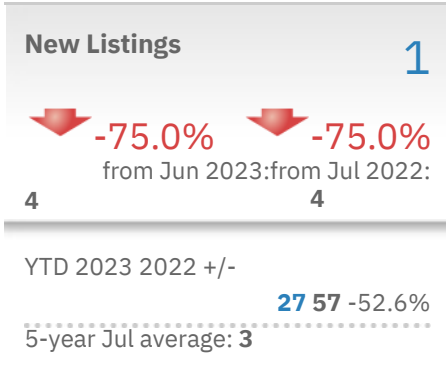
This activity resulted in a Contract Ratio of 1.77 pendings per active listing, down from 1.87 in June and a decrease from 2.38 in July 2022. The Contract Ratio is 8% higher than the 5-year July average of 1.64. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



July 2023

Avon Grove (Chester, PA) - Attached

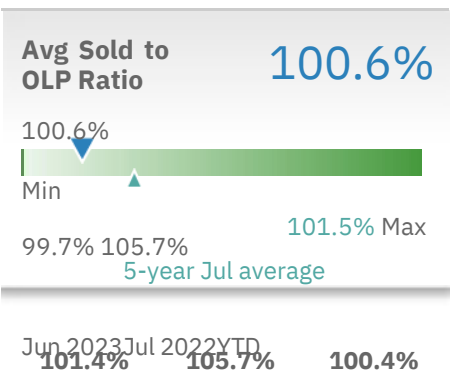
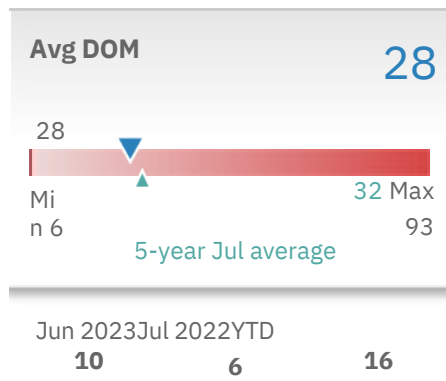
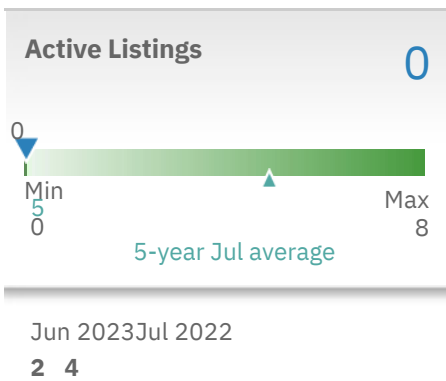
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Summary

In Avon Grove (Chester, PA), the median sold price for Attached properties for July was \$365,000, representing a decrease of 10.8% compared to last month and a decrease of 14.5% from Jul 2022. The average days on market for units sold in July was 28 days, 12% below the 5-year July average of 32 days. There was a 25% month over month decrease in new contract activity with 3 New Pending; a 40% MoM decrease in All Pending (new contracts + contracts carried over from June) to 6; and a 100% decrease in supply to 0 active units.

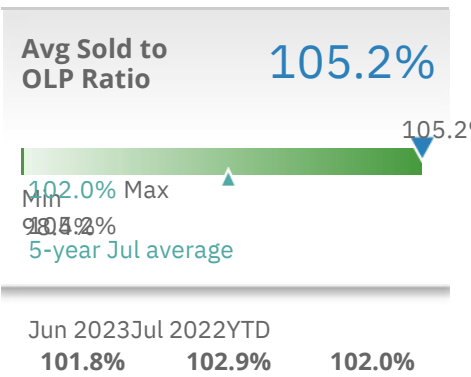
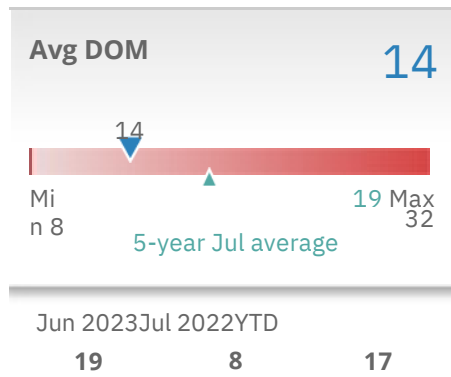
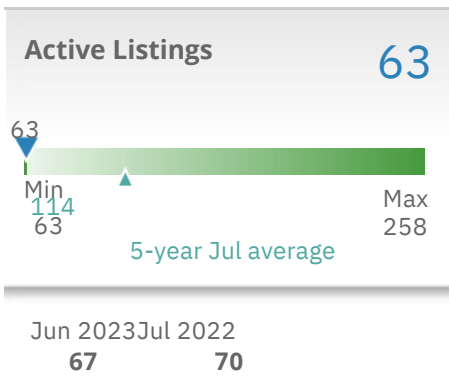
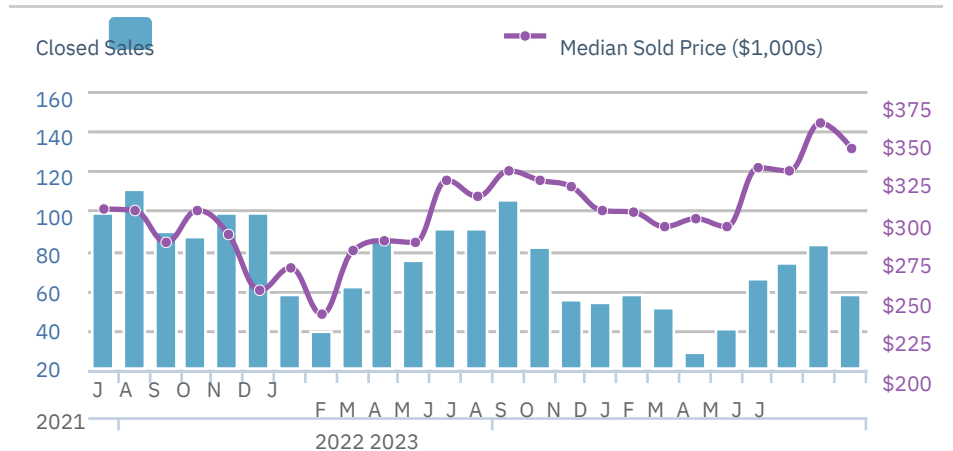
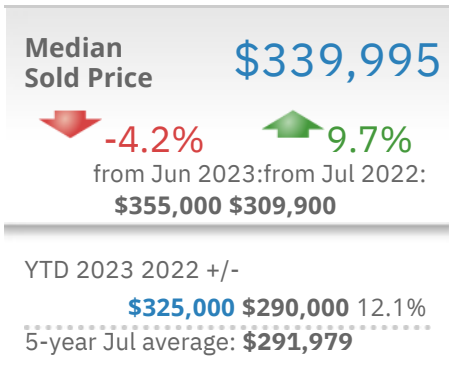
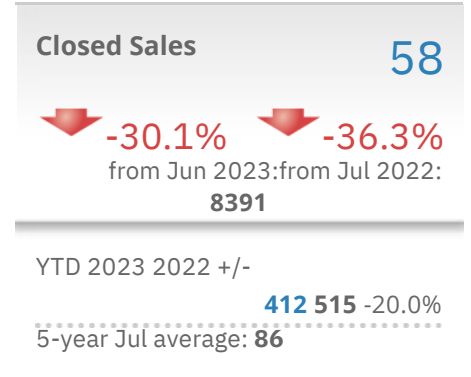
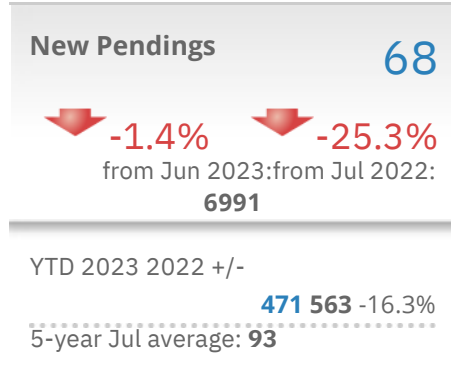
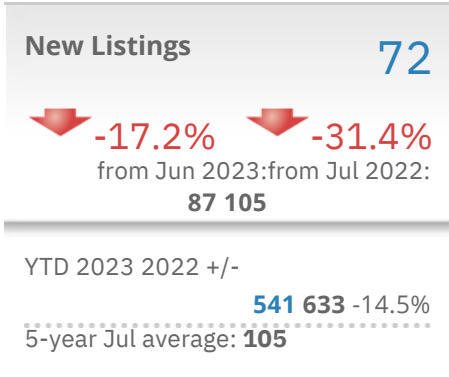
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, down from 5.00 in June and a decrease from 5.50 in July 2022. The Contract Ratio is 100% lower than the 5-year July average of 2.31. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



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Coatesville Area (Chester, PA)

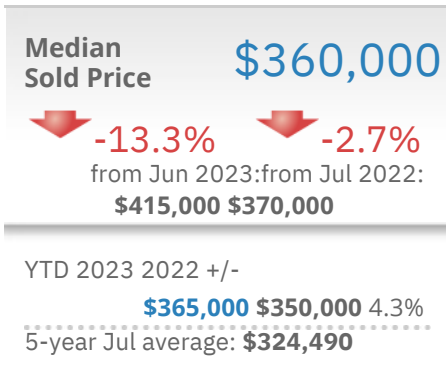
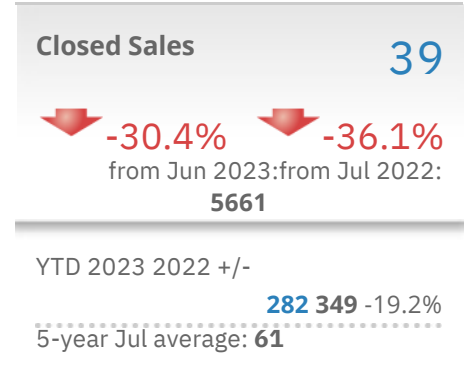
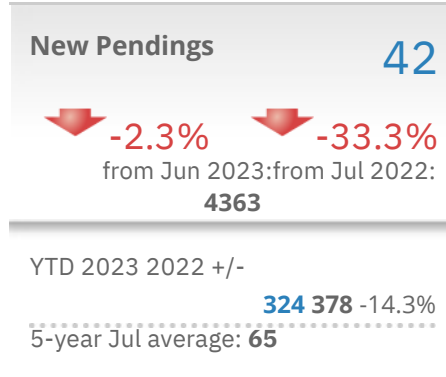
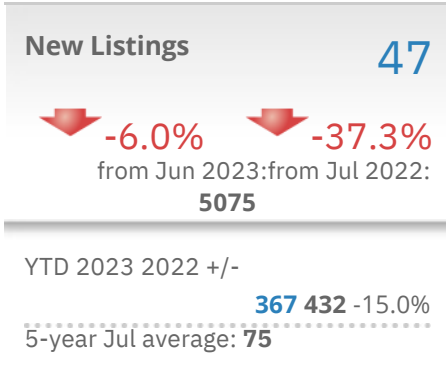
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July 2023

Coatesville Area (Chester, PA) - Detached

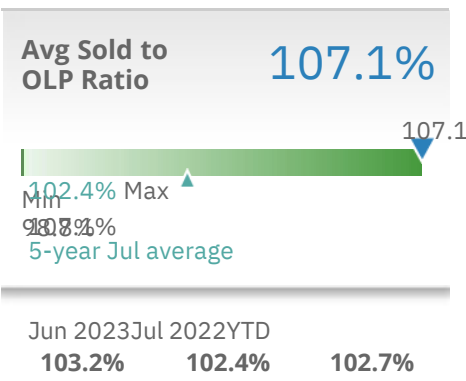
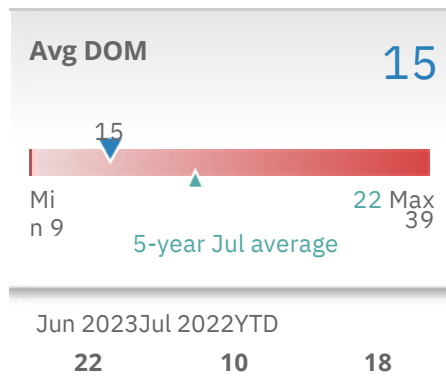
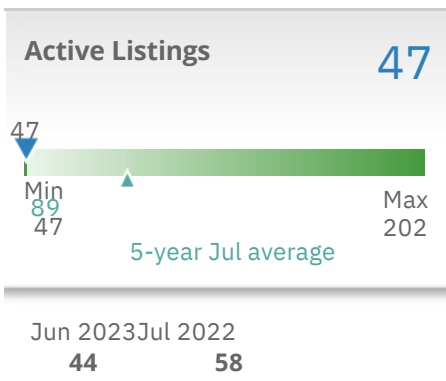
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Summary

In Coatesville Area (Chester, PA), the median sold price for Detached properties for July was \$360,000, representing a decrease of 13.3% compared to last month and a decrease of 2.7% from Jul 2022. The average days on market for units sold in July was 15 days, 31% below the 5-year July average of 22 days. There was a 2.3% month over month decrease in new contract activity with 42 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from June) with 84; and a 6.8% increase in supply to 47 active units.

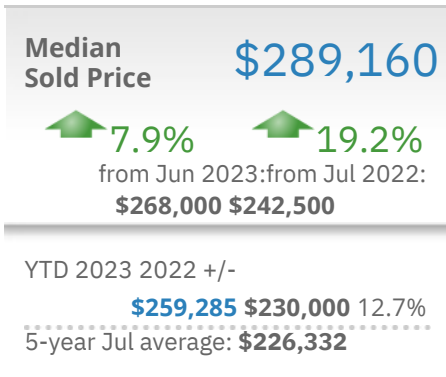
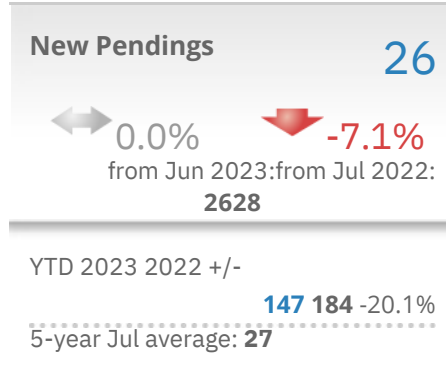
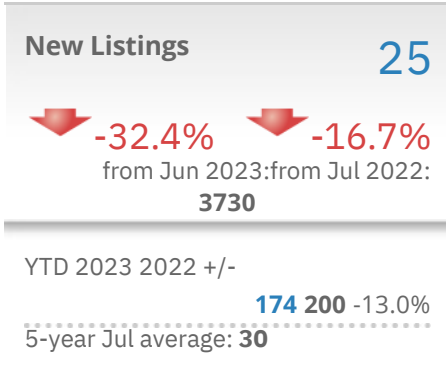
This activity resulted in a Contract Ratio of 1.79 pendings per active listing, down from 1.91 in June and an increase from 1.45 in July 2022. The Contract Ratio is 15% higher than the 5-year July average of 1.55. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



July 2023

Coatesville Area (Chester, PA) - Attached

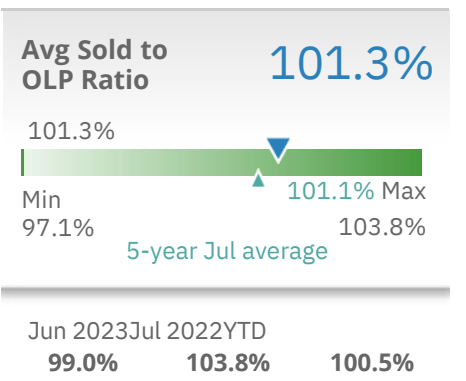
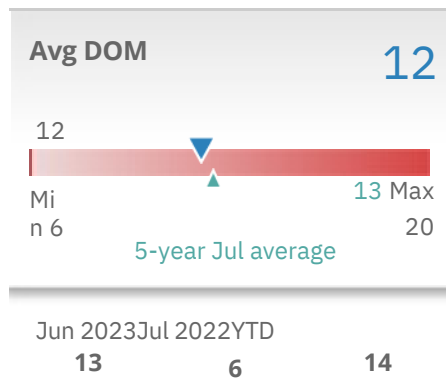
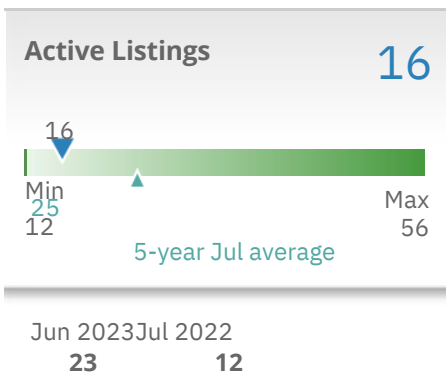
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Summary

In Coatesville Area (Chester, PA), the median sold price for Attached properties for July was \$289,160, representing an increase of 7.9% compared to last month and an increase of 19.2% from Jul 2022. The average days on market for units sold in July was 12 days, 5% below the 5-year July average of 13 days. There was no month over month change in new contract activity with 26 New Pendings; a 30.3% MoM increase in All Pendings (new contracts + contracts carried over from June) to 43; and a 30.4% decrease in supply to 16 active units.

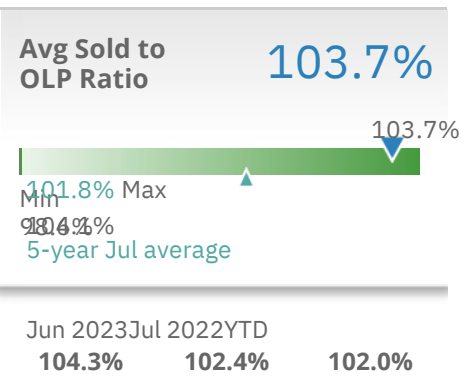
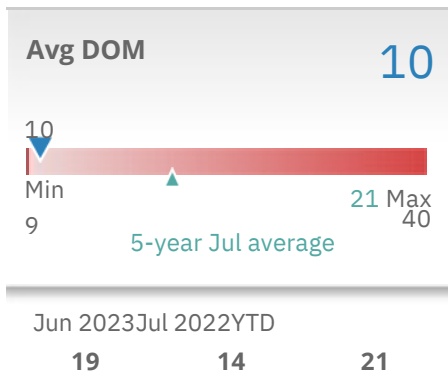
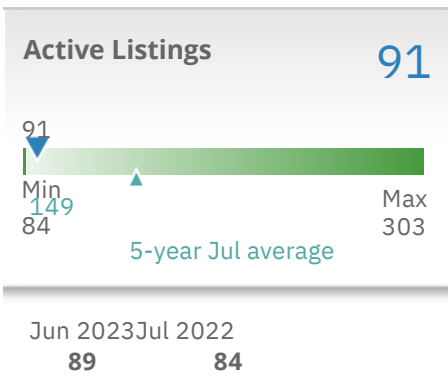
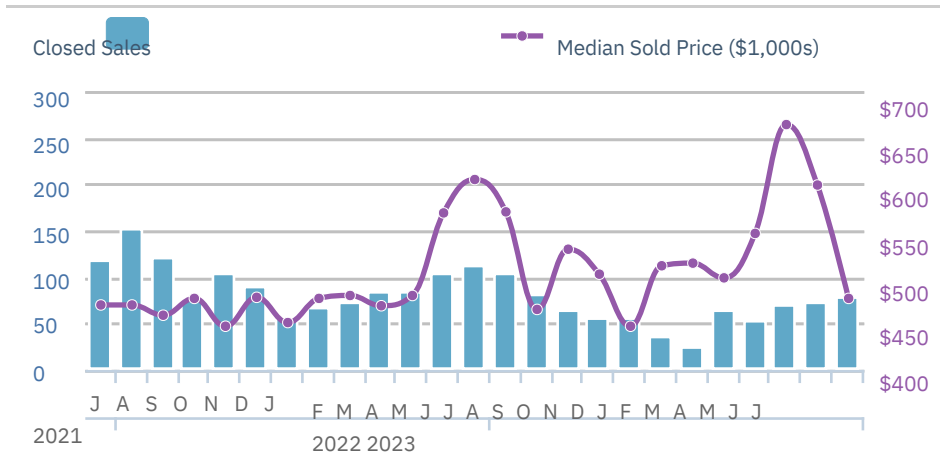
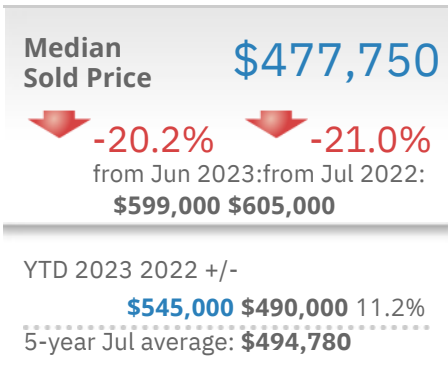
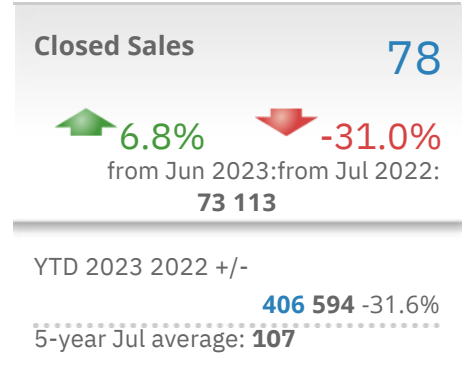
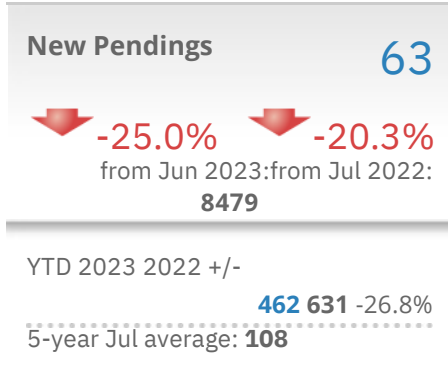
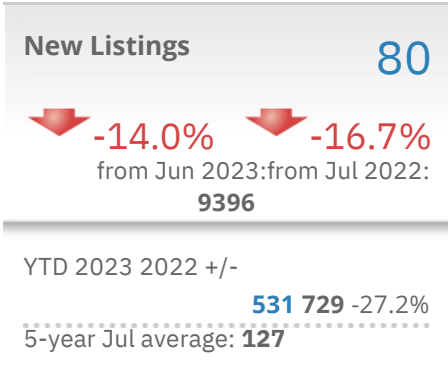
This activity resulted in a Contract Ratio of 2.69 pendings per active listing, up from 1.43 in June and a decrease from 3.50 in July 2022. The Contract Ratio is 14% higher than the 5-year July average of 2.37. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



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Downingtown Area (Chester, PA)

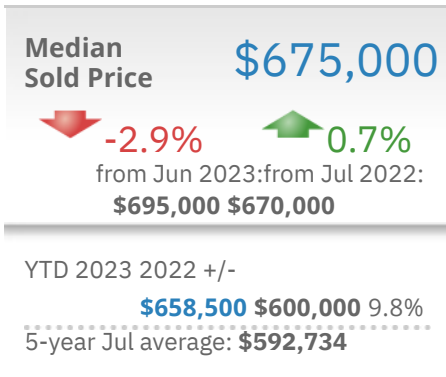
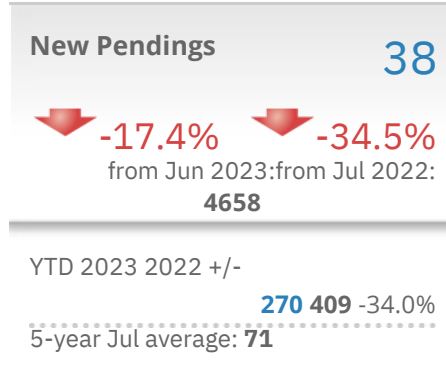
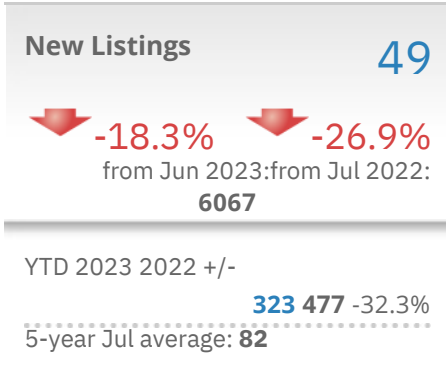
Email: ldavis@tcsr.realtor



July 2023

Downingtown Area (Chester, PA) - Detached

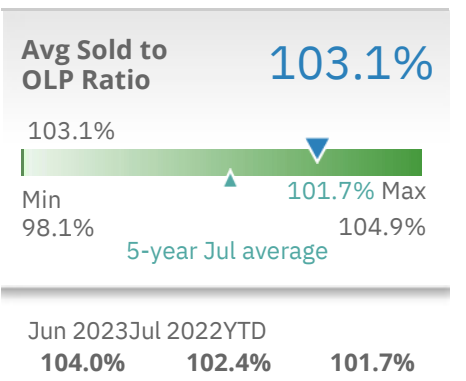
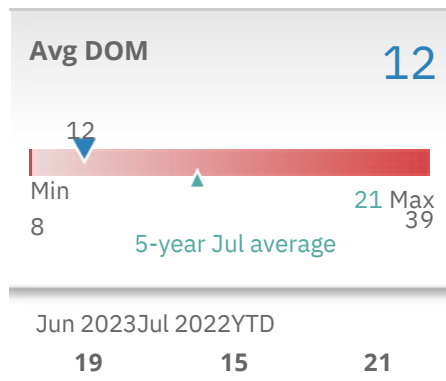
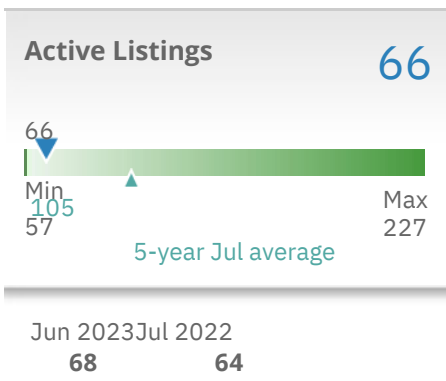
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Downingtown Area (Chester, PA), the median sold price for Detached properties for July was \$675,000, representing a decrease of 2.9% compared to last month and an increase of 0.7% from Jul 2022. The average days on market for units sold in July was 12 days, 44% below the 5-year July average of 21 days. There was a 17.4% month over month decrease in new contract activity with 38 New Pendings; a 16.9% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 64; and a 2.9% decrease in supply to 66 active units.

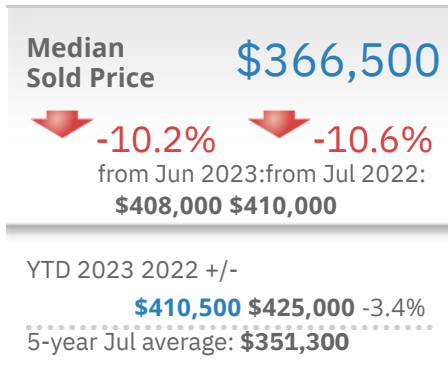
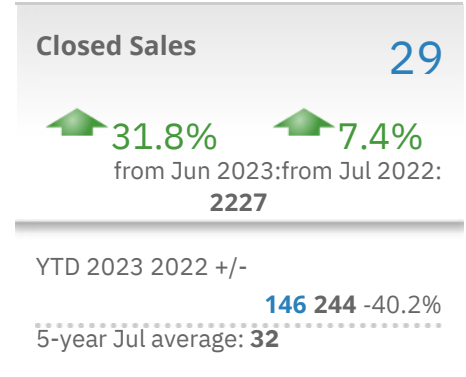
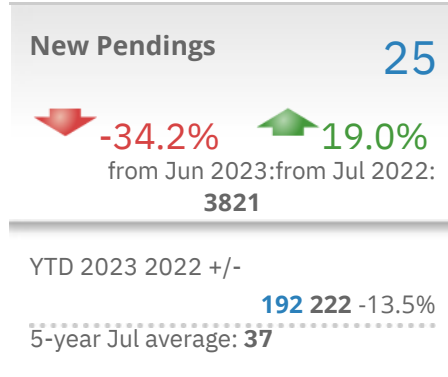
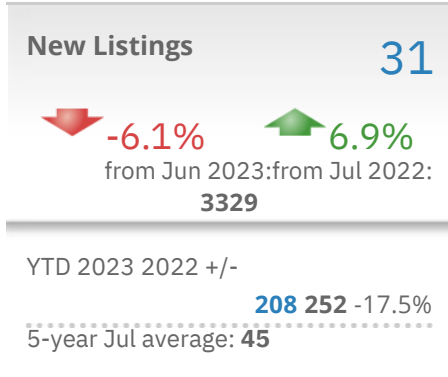
This activity resulted in a Contract Ratio of 0.97 pendings per active listing, down from 1.13 in June and a decrease from 2.00 in July 2022. The Contract Ratio is 47% lower than the 5-year July average of 1.82. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



July 2023

Downingtown Area (Chester, PA) - Attached

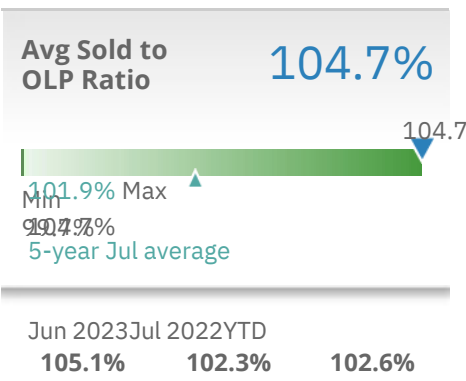
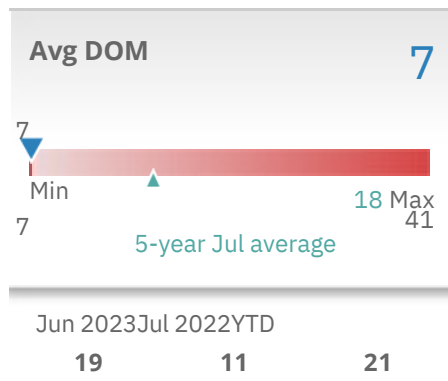
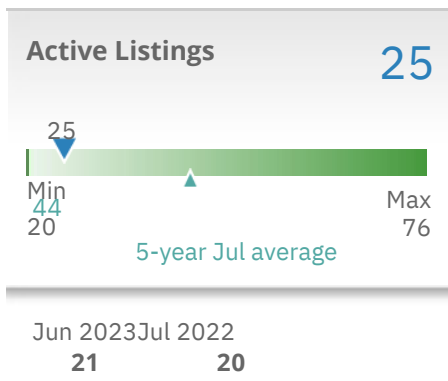
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Email: ldavis@tcsr.realtor



Summary

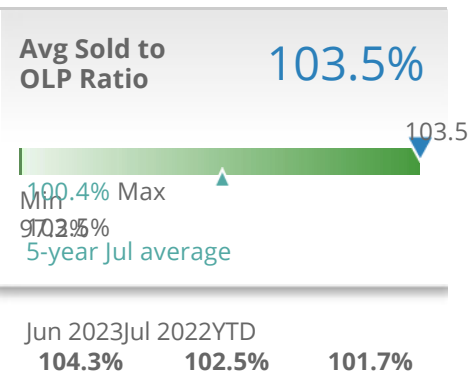
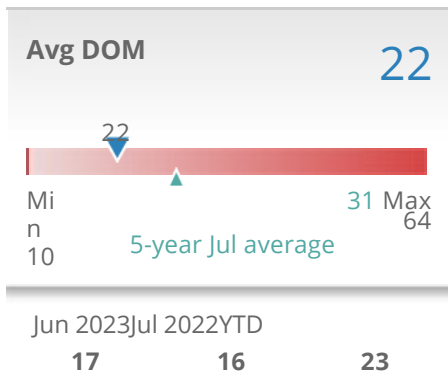
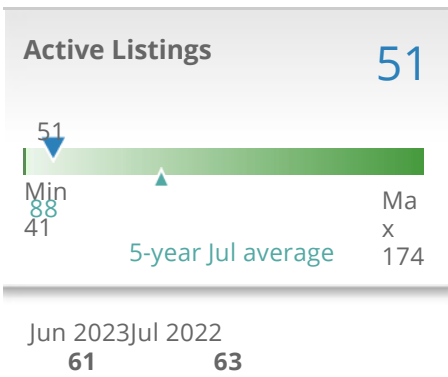
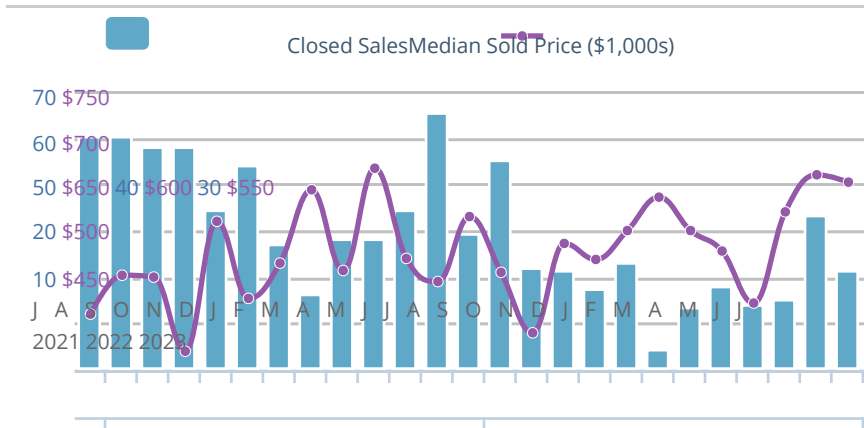
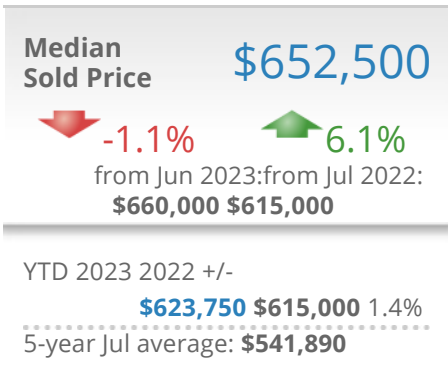
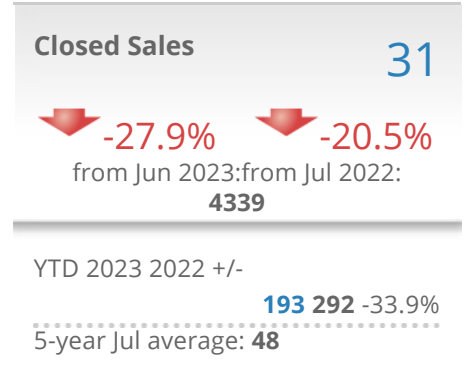
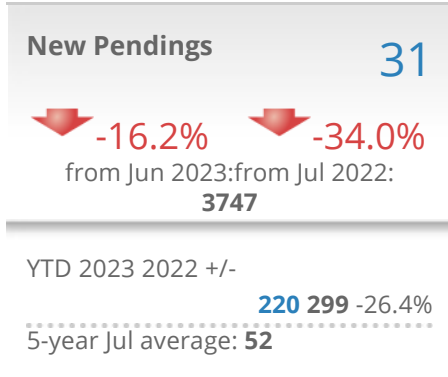
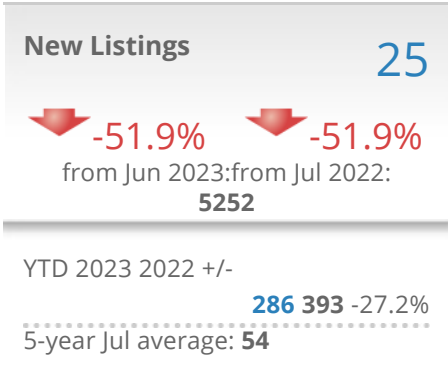
In Downingtown Area (Chester, PA), the median sold price for Attached properties for July was \$366,500, representing a decrease of 10.2% compared to last month and a decrease of 10.6% from Jul 2022. The average days on market for units sold in July was 7 days, 61% below the 5-year July average of 18 days. There was a 34.2% month over month decrease in new contract activity with 25 New Pendings; a 3.4% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 84; and a 19% increase in supply to 25 active units.

This activity resulted in a Contract Ratio of 3.36 pendings per active listing, down from 4.14 in June and a decrease from 4.60 in July 2022. The Contract Ratio is 17% higher than the 5-year July average of 2.87. 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.



July 2023
Great Valley (Chester, PA)

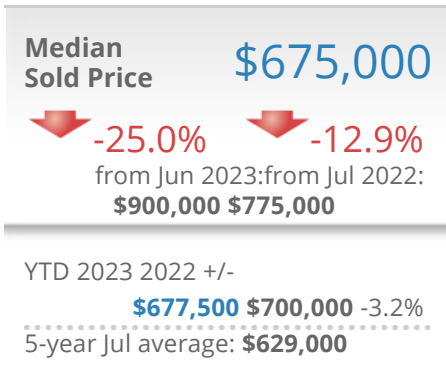
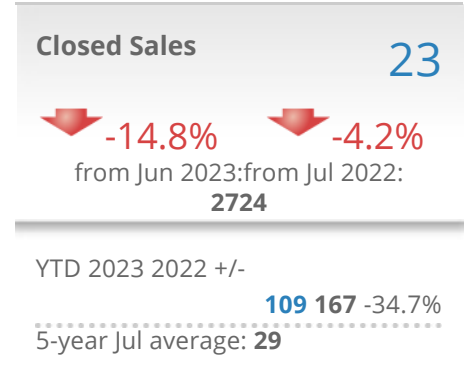
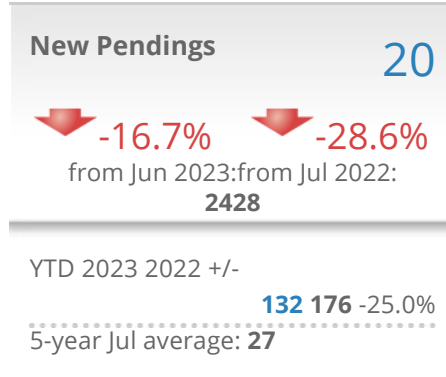
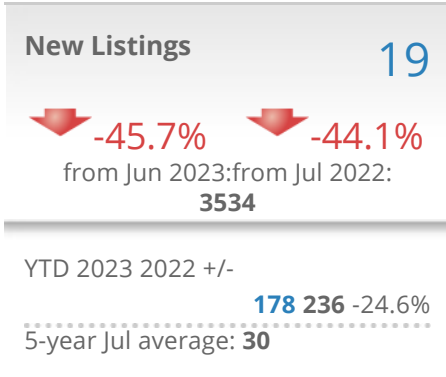
Email: ldavis@tcsr.realtor



July 2023

Great Valley (Chester, PA) - Detached

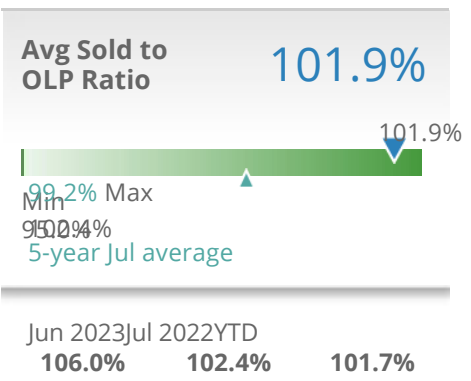
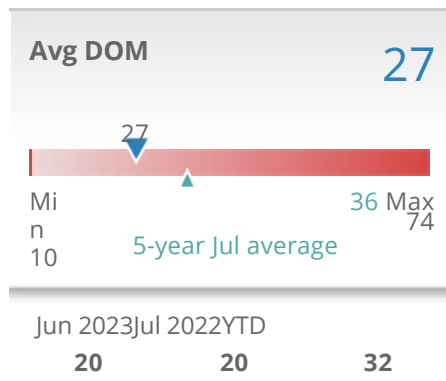
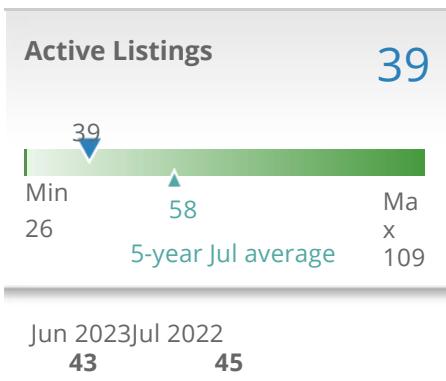
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Great Valley (Chester, PA), the median sold price for Detached properties for July was \$675,000, representing a decrease of 25% compared to last month and a decrease of 12.9% from Jul 2022. The average days on market for units sold in July was 27 days, 25% below the 5-year July average of 36 days. There was a 16.7% month over month decrease in new contract activity with 20 New Pendings; a 10% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 45; and a 9.3% decrease in supply to 39 active units.

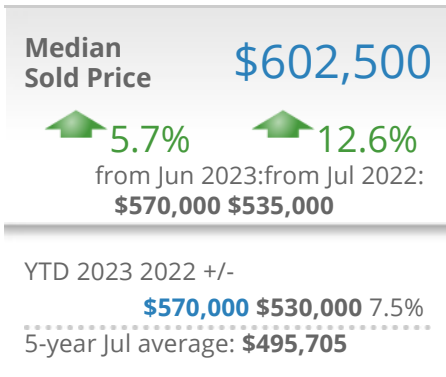
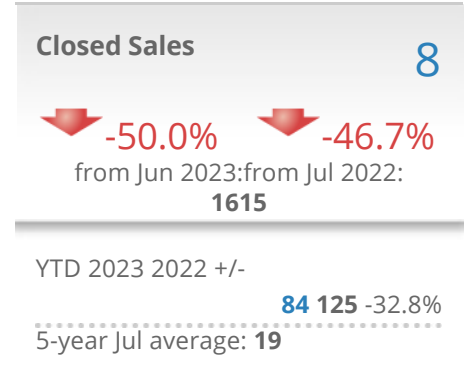
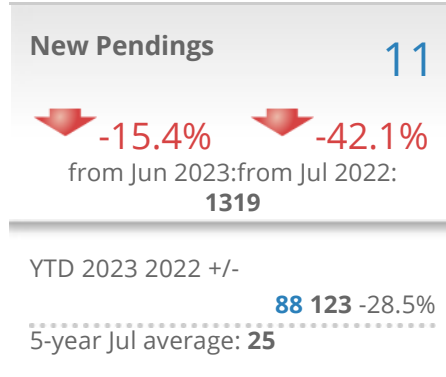
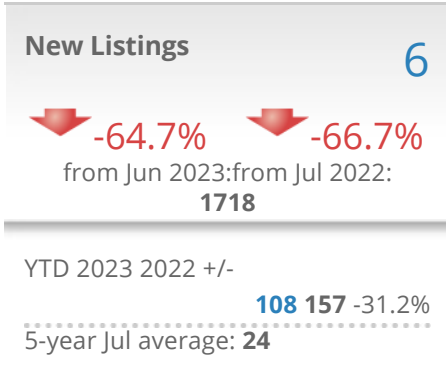
This activity resulted in a Contract Ratio of 1.15 pendings per active listing, down from 1.16 in June and an increase from 1.11 in July 2022. The Contract Ratio is 7% lower than the 5-year July average of 1.23. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



July 2023

Great Valley (Chester, PA) - Attached

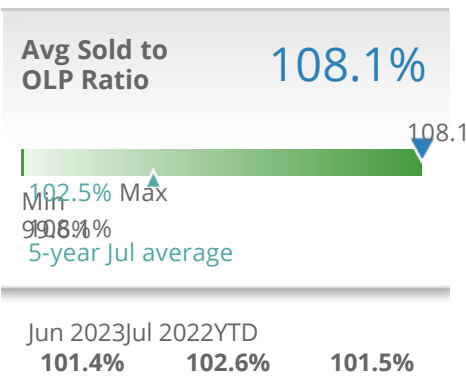
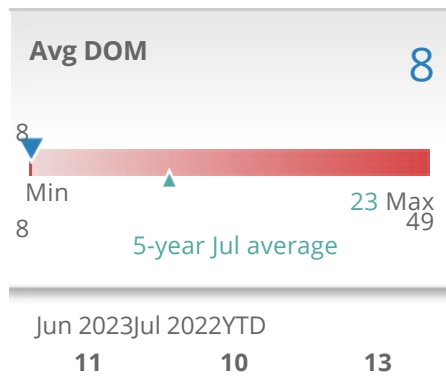
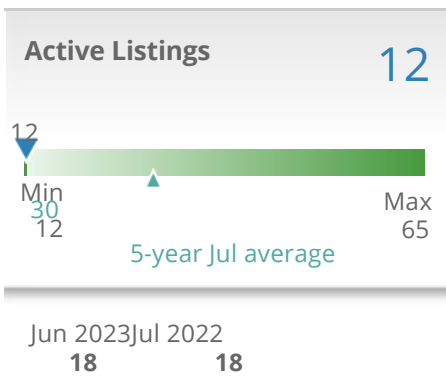
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Great Valley (Chester, PA), the median sold price for Attached properties for July was \$602,500, representing an increase of 5.7% compared to last month and an increase of 12.6% from Jul 2022. The average days on market for units sold in July was 8 days, 65% below the 5-year July average of 23 days. There was a 15.4% month over month decrease in new contract activity with 11 New Pendings; a 10.5% MoM increase in All Pendings (new contracts + contracts carried over from June) to 21; and a 33.3% decrease in supply to 12 active units.

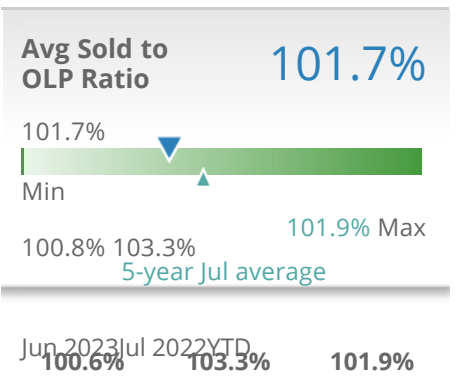
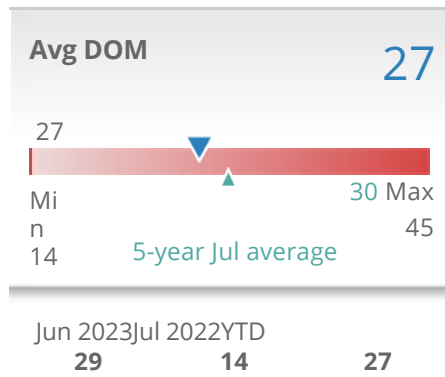
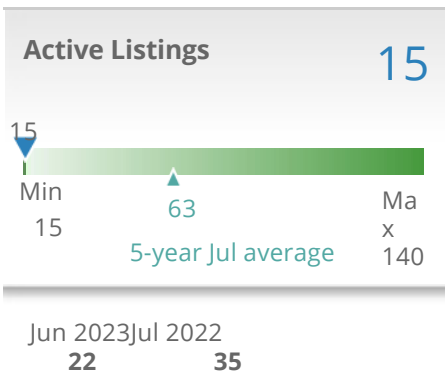
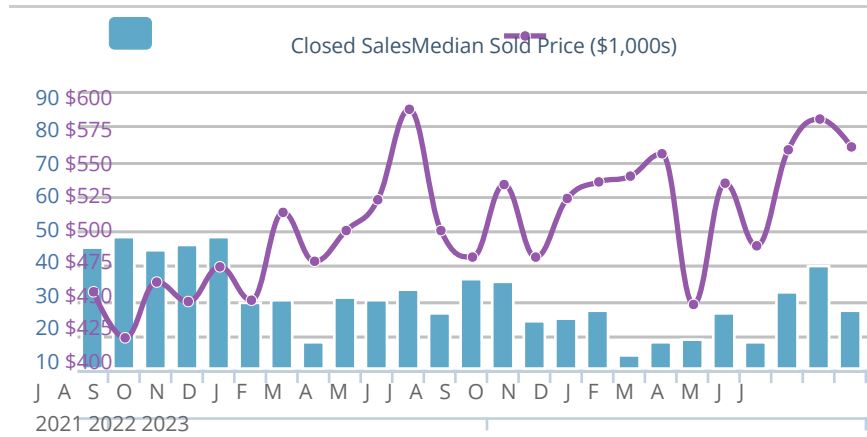
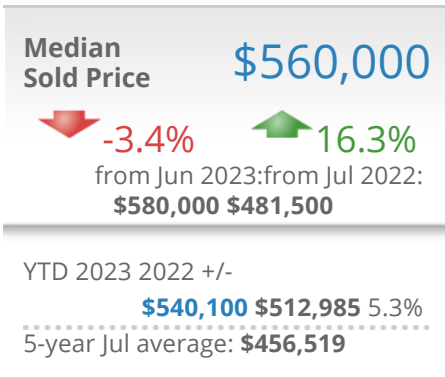
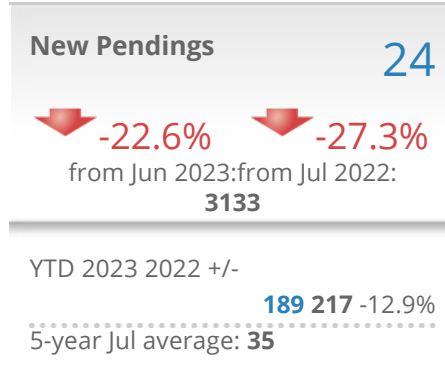
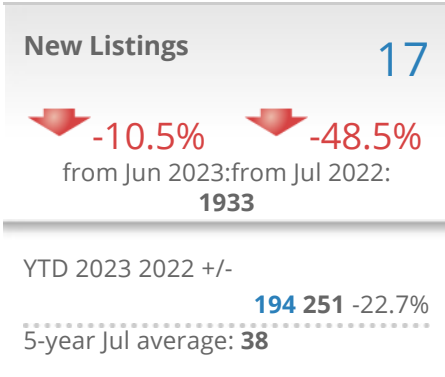
This activity resulted in a Contract Ratio of 1.75 pendings per active listing, up from 1.06 in June and an increase from 1.72 in July 2022. The Contract Ratio is 28% lower than the 5-year July average of 2.42. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



July 2023

Kennett Consolidated (Chester, PA)

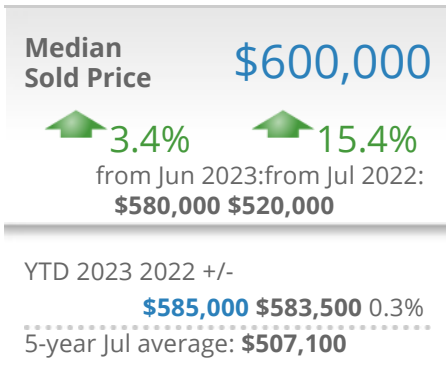
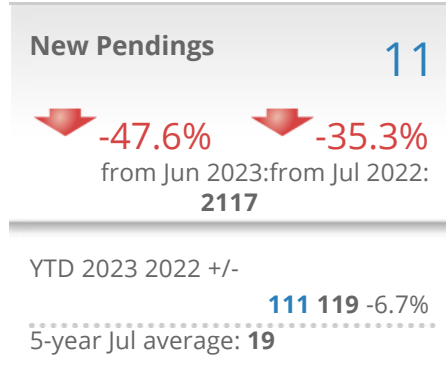
Email: ldavis@tcsr.realtor



July 2023

Kennett Consolidated (Chester, PA) - Detached

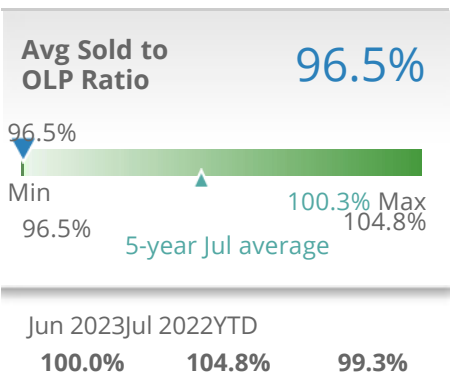
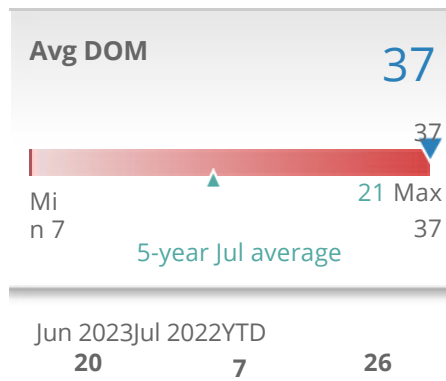
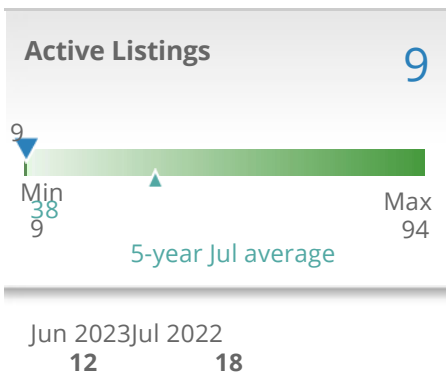
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Kennett Consolidated (Chester, PA), the median sold price for Detached properties for July was \$600,000, representing an increase of 3.4% compared to last month and an increase of 15.4% from Jul 2022. The average days on market for units sold in July was 37 days, 75% above the 5-year July average of 21 days. There was a 47.6% month over month decrease in new contract activity with 11 New Pending; an 11.5% MoM decrease in All Pending (new contracts + contracts carried over from June) to 23; and a 25% decrease in supply to 9 active units.

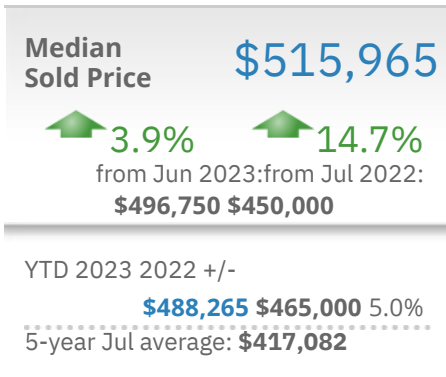
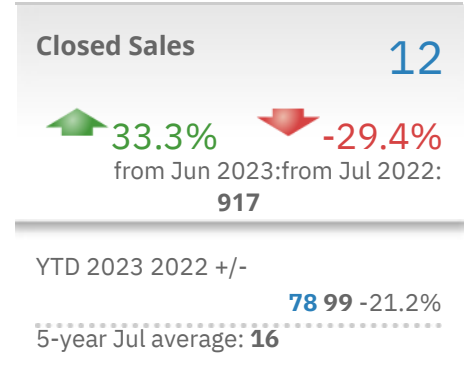
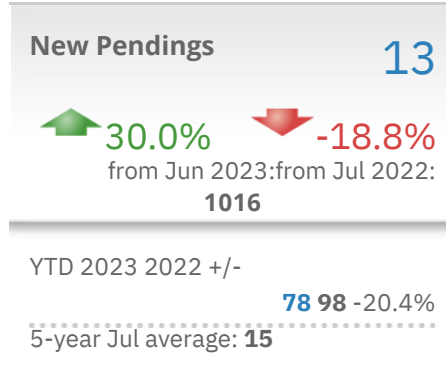
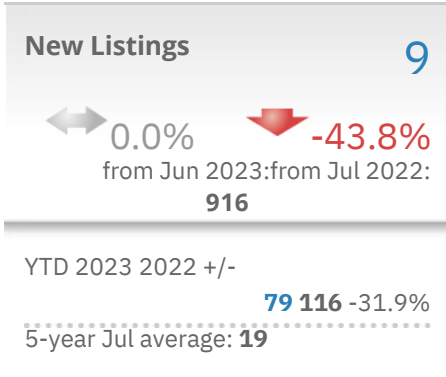
This activity resulted in a Contract Ratio of 2.56 pendings per active listing, up from 2.17 in June and an increase from 1.67 in July 2022. The Contract Ratio is 73% higher than the 5-year July average of 1.48. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



July 2023

Kennett Consolidated (Chester, PA) - Attached

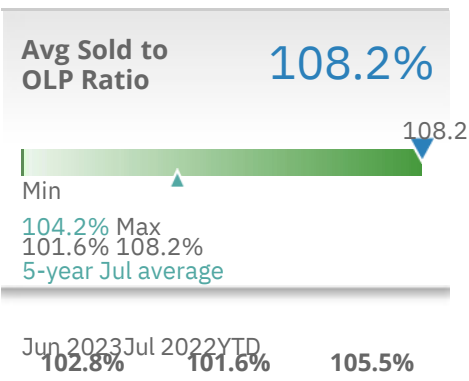
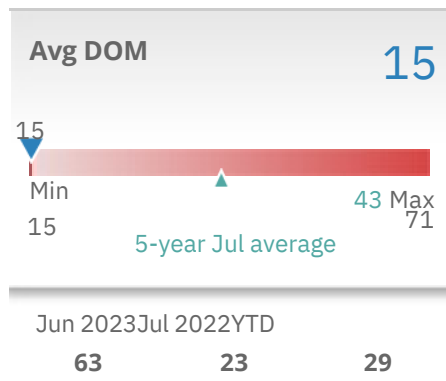
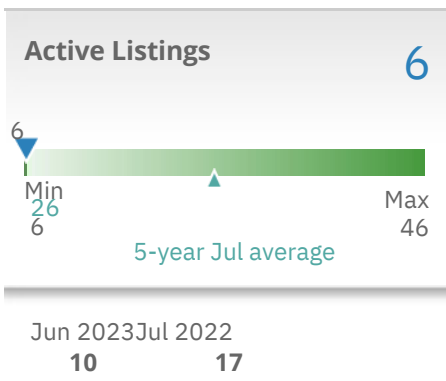
Tri-County Suburban REALTORS
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Summary

In Kennett Consolidated (Chester, PA), the median sold price for Attached properties for July was \$515,965, representing an increase of 3.9% compared to last month and an increase of 14.7% from Jul 2022. The average days on market for units sold in July was 15 days, 65% below the 5-year July average of 43 days. There was a 30% month over month increase in new contract activity with 13 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from June) with 34; and a 40% decrease in supply to 6 active units.

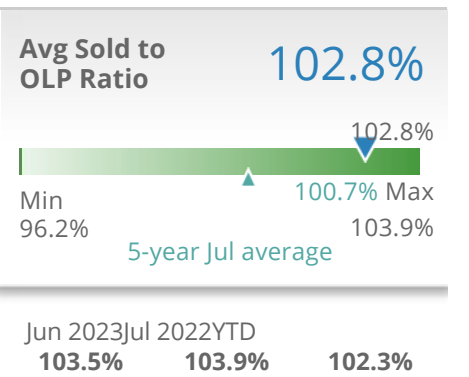
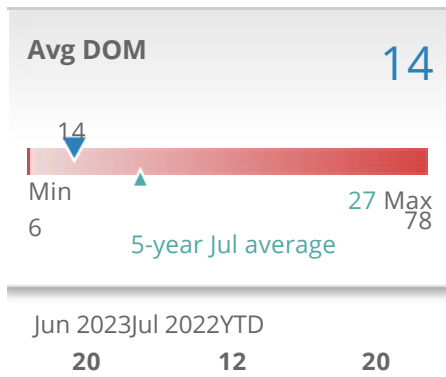
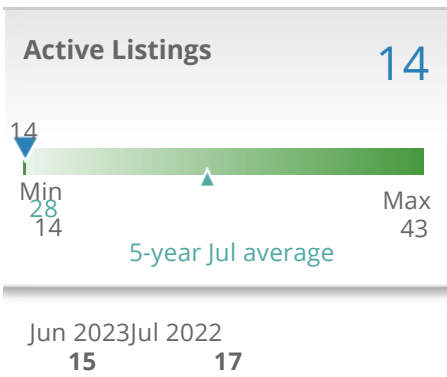
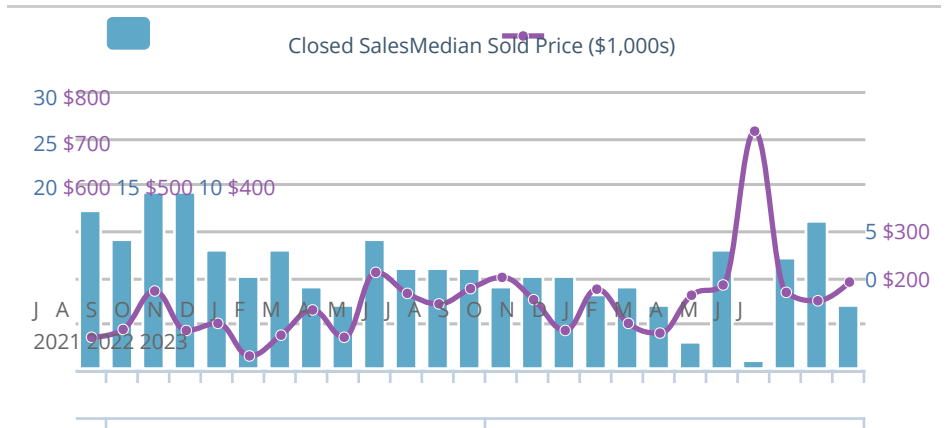
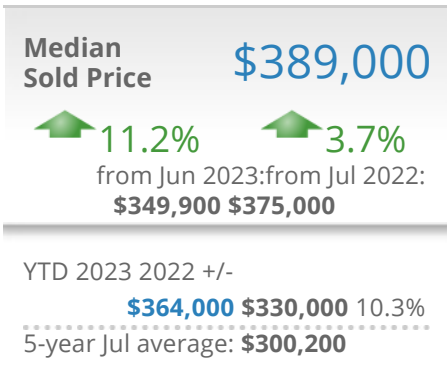
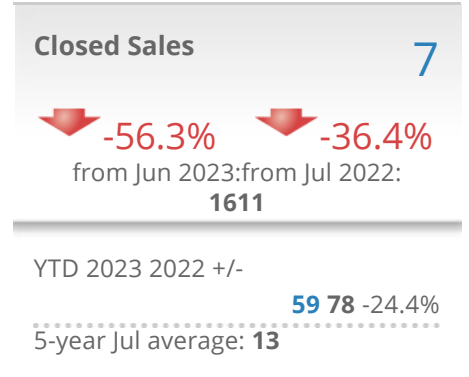
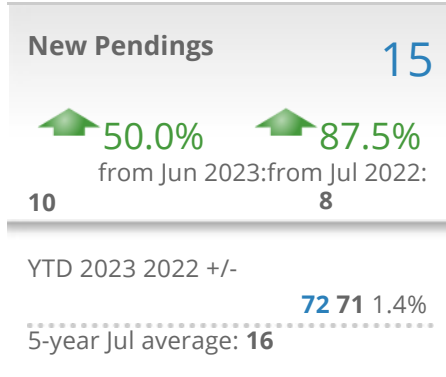
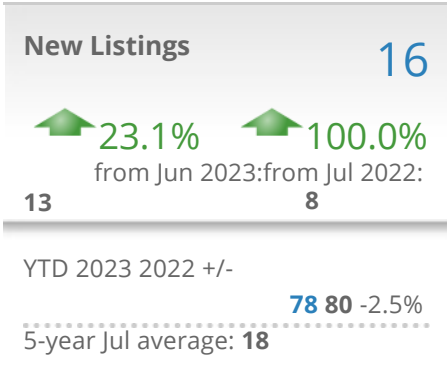
This activity resulted in a Contract Ratio of 5.67 pendings per active listing, up from 3.40 in June and an increase from 3.06 in July 2022. The Contract Ratio is 83% higher than the 5-year July average of 3.10. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



July 2023

Octorara Area (Chester, PA)

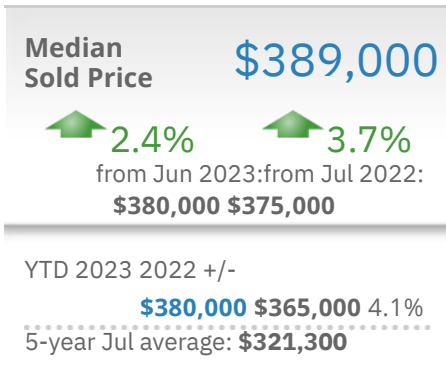
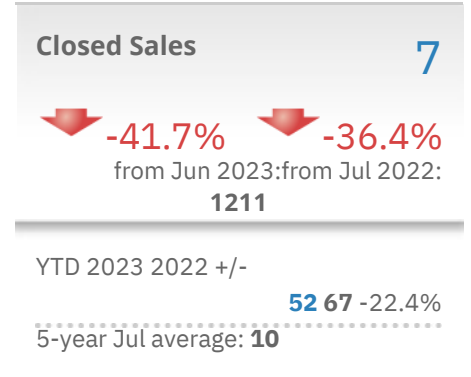
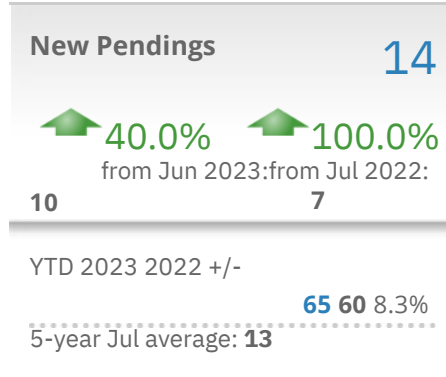
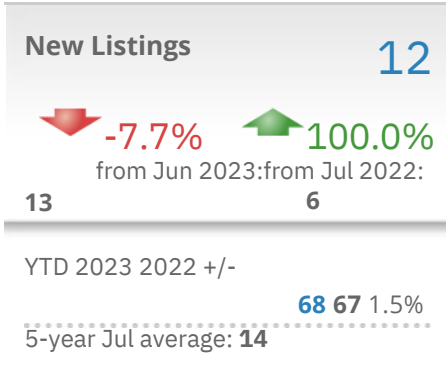
Email: ldavis@tcsr.realtor



July 2023

Octorara Area (Chester, PA) - Detached

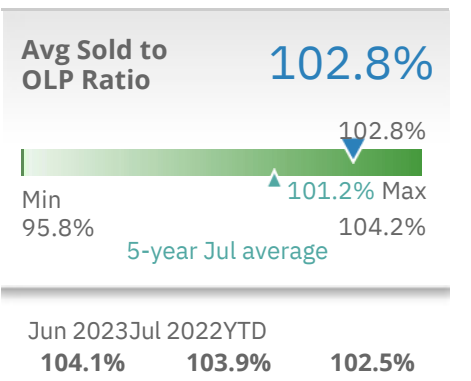
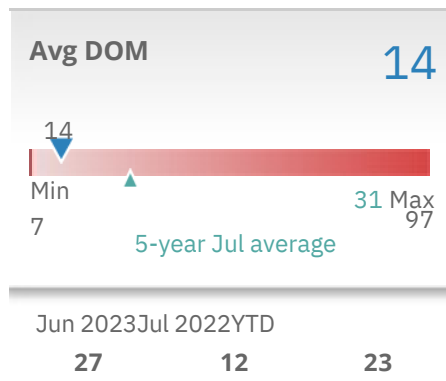
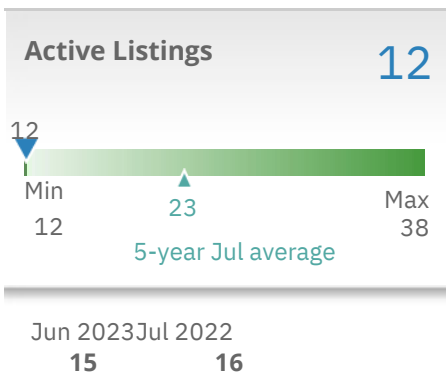
Tri-County Suburban REALTORS
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Summary

In Octorara Area (Chester, PA), the median sold price for Detached properties for July was \$389,000, representing an increase of 2.4% compared to last month and an increase of 3.7% from Jul 2022. The average days on market for units sold in July was 14 days, 54% below the 5-year July average of 31 days. There was a 40% month over month increase in new contract activity with 14 New Pending; a 53.8% MoM increase in All Pending (new contracts + contracts carried over from June) to 20; and a 20% decrease in supply to 12 active units.

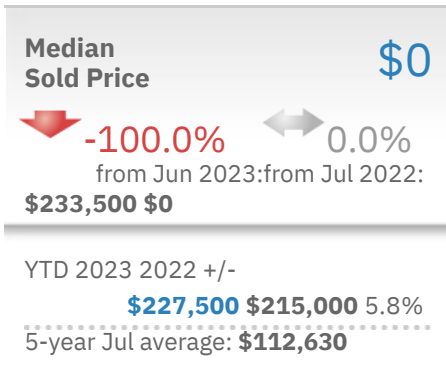
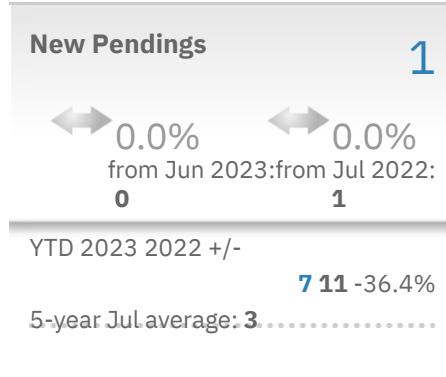
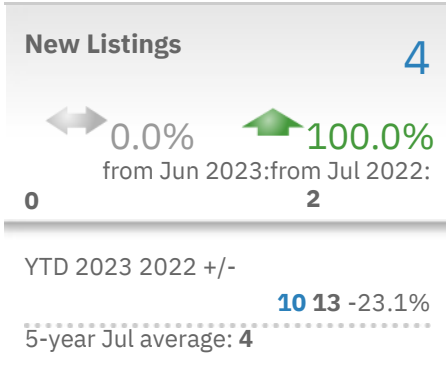
This activity resulted in a Contract Ratio of 1.67 pendings per active listing, up from 0.87 in June and an increase from 0.88 in July 2022. The Contract Ratio is 61% higher than the 5-year July average of 1.04. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



July 2023

Octorara Area (Chester, PA) - Attached

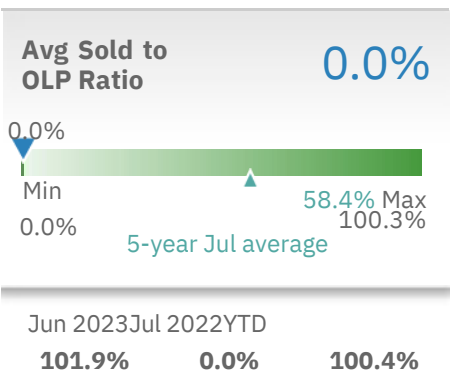
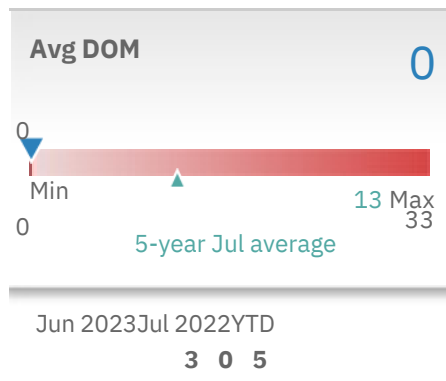
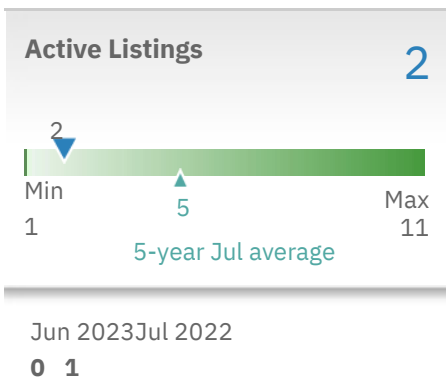
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Octorara Area (Chester, PA), the median sold price for Attached properties for July was \$0, representing a decrease of 100% compared to last month and no change from Jul 2022. The average days on market for units sold in July was 0 days, 100% below the 5-year July average of 13 days. There was a 0% month over month increase in new contract activity with 1 New Pendings; a 0% MoM increase in All Pendings (new contracts + contracts carried over from June) to 1; and a 0% increase in supply to 2 active units.

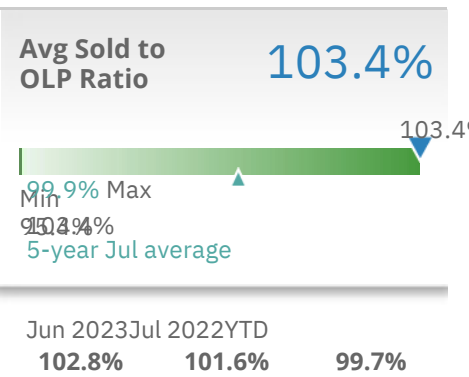
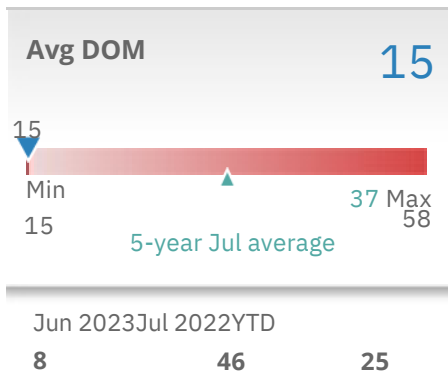
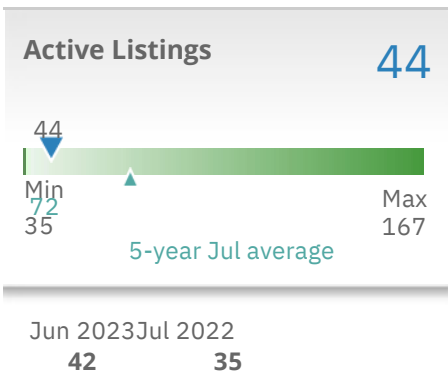
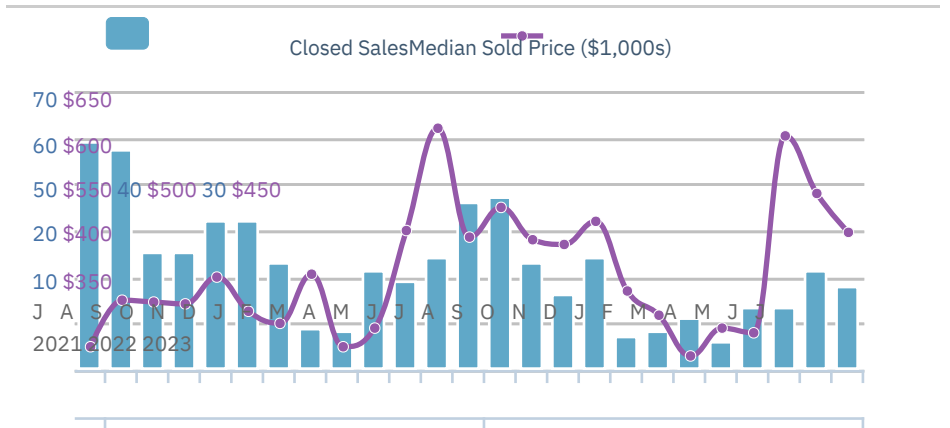
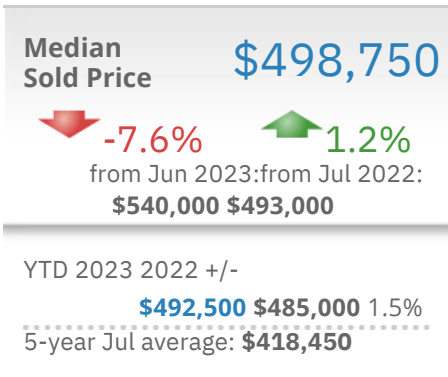
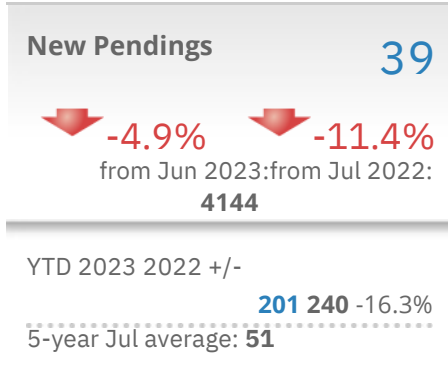
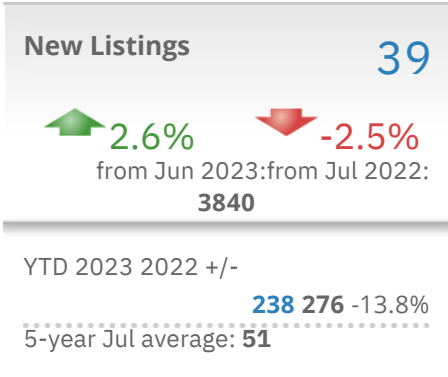
This activity resulted in a Contract Ratio of 0.50 pendings per active listing, up from 0.00 in June and a decrease from 3.00 in July 2022. The Contract Ratio is 64% lower than the 5-year July average of 1.40. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



July 2023

Owen J Roberts (Chester, PA)

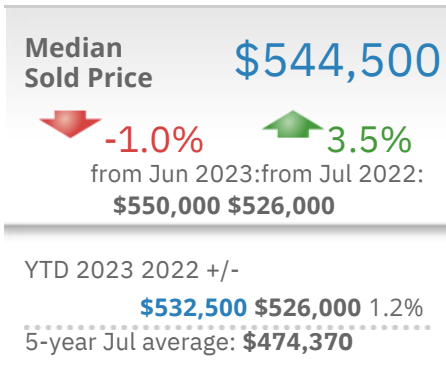
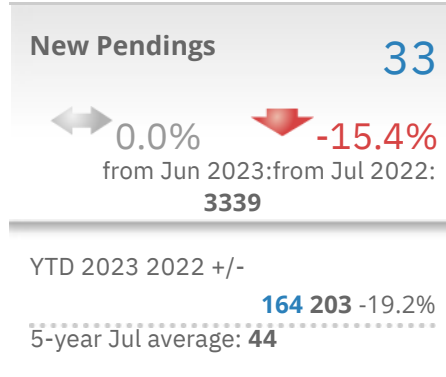
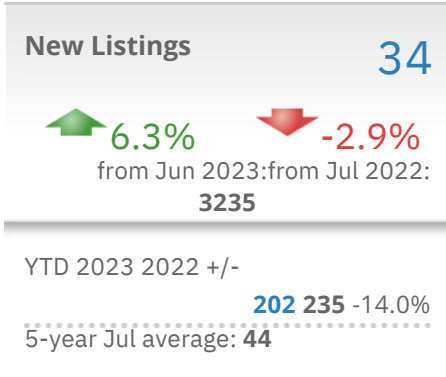
Email: ldavis@tcsr.realtor



July 2023

Owen J Roberts (Chester, PA) - Detached

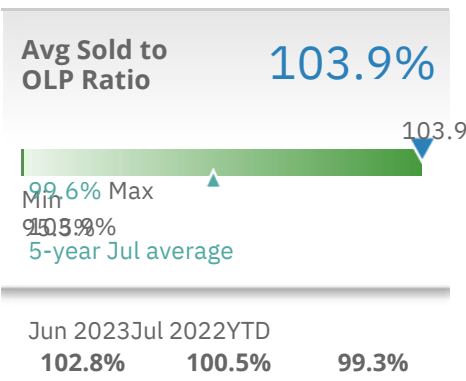
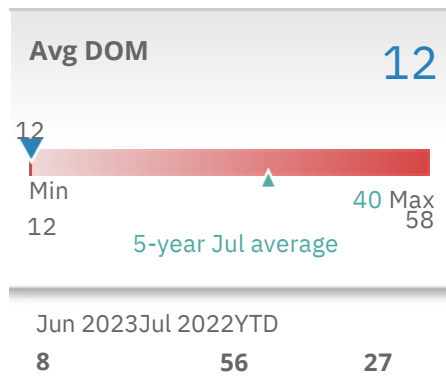
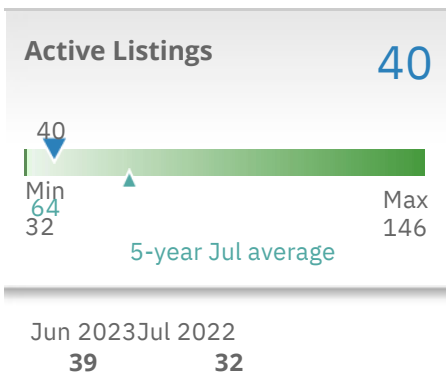
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Owen J Roberts (Chester, PA), the median sold price for Detached properties for July was \$544,500, representing a decrease of 1% compared to last month and an increase of 3.5% from Jul 2022. The average days on market for units sold in July was 12 days, 70% below the 5-year July average of 40 days. There was no month over month change in new contract activity with 33 New Pendings; a 20.4% MoM increase in All Pendings (new contracts + contracts carried over from June) to 59; and a 2.6% increase in supply to 40 active units.

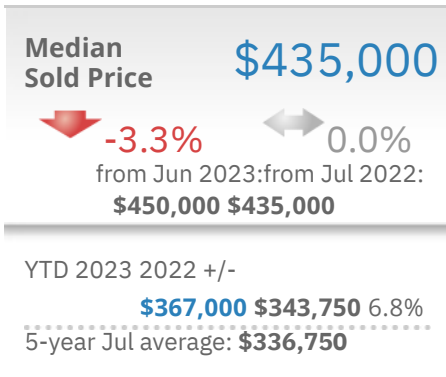
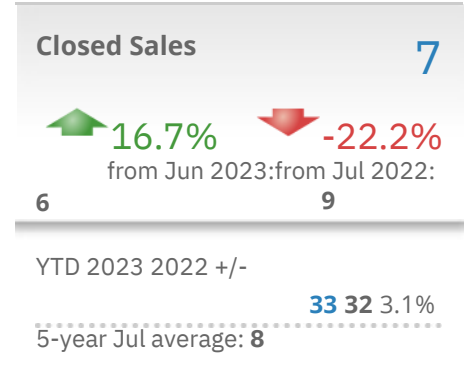
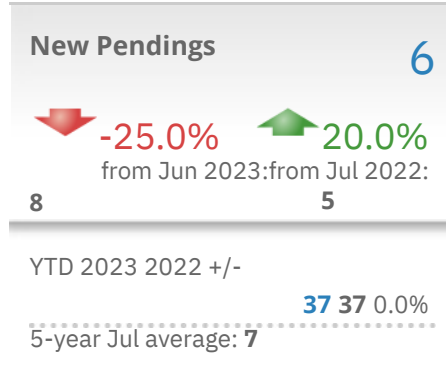
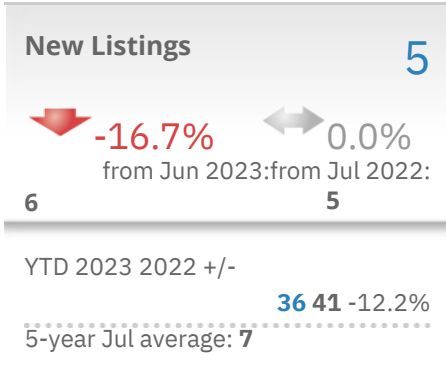
This activity resulted in a Contract Ratio of 1.48 pendings per active listing, up from 1.26 in June and a decrease from 1.84 in July 2022. The Contract Ratio is 2% lower than the 5-year July average of 1.51. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



July 2023

Owen J Roberts (Chester, PA) - Attached

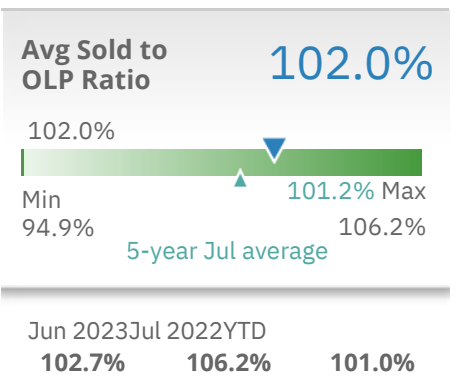
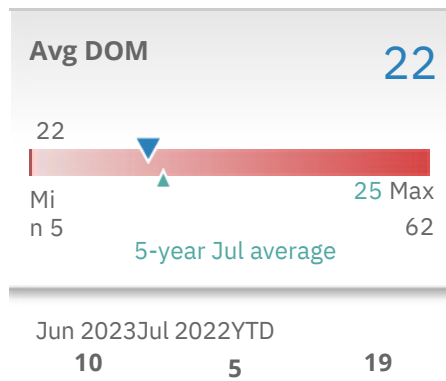
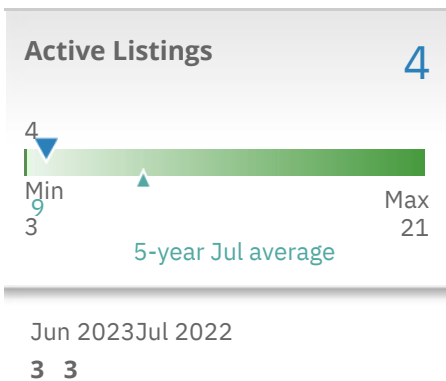
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Owen J Roberts (Chester, PA), the median sold price for Attached properties for July was \$435,000, representing a decrease of 3.3% compared to last month and no change from Jul 2022. The average days on market for units sold in July was 22 days, 12% below the 5-year July average of 25 days. There was a 25% month over month decrease in new contract activity with 6 New Pendings; an 11.1% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 8; and a 33.3% increase in supply to 4 active units.

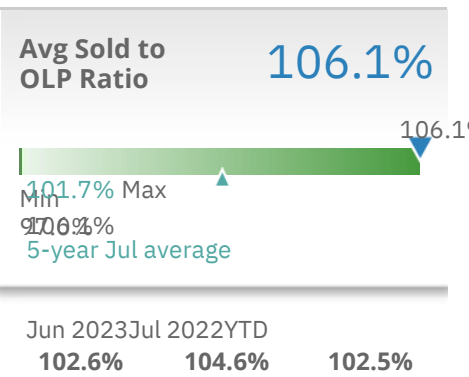
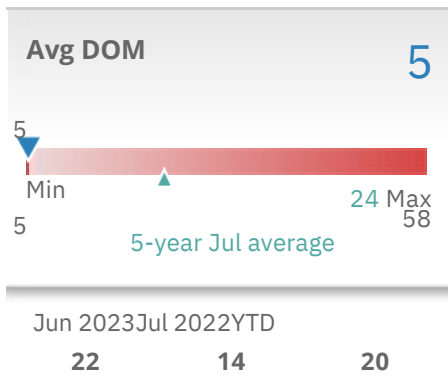
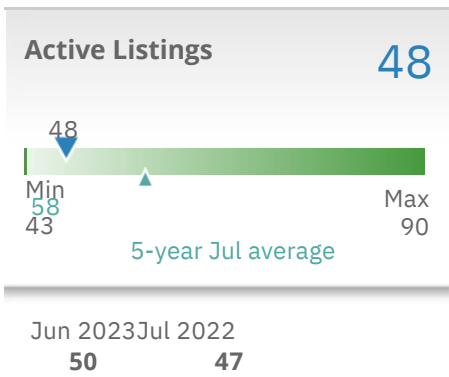
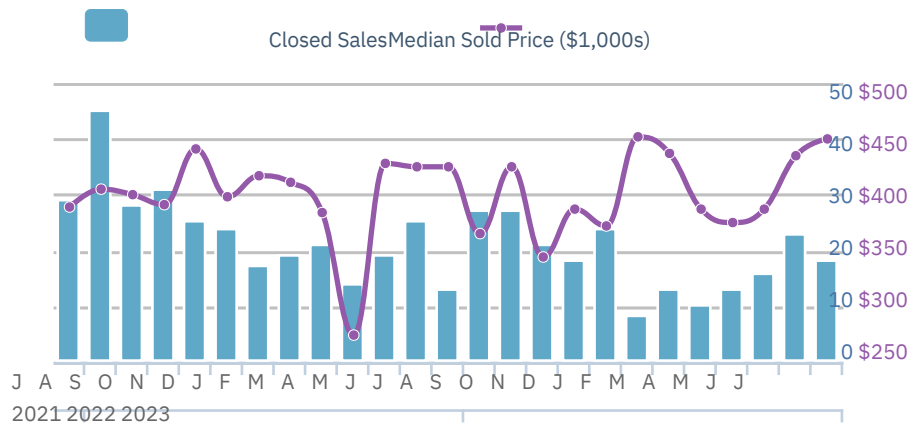
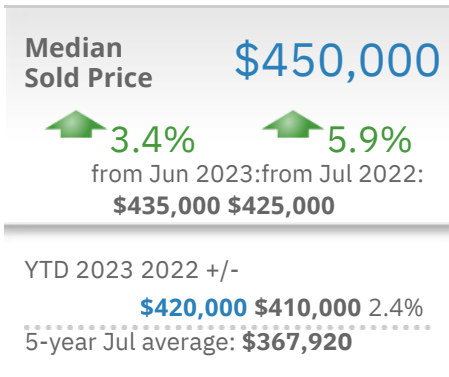
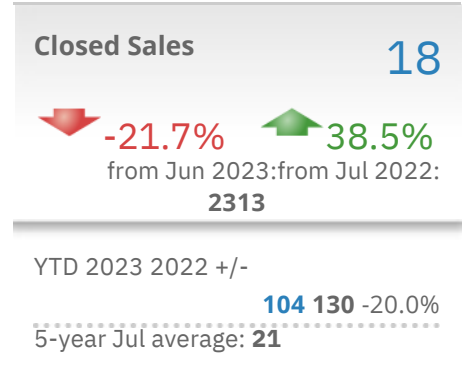
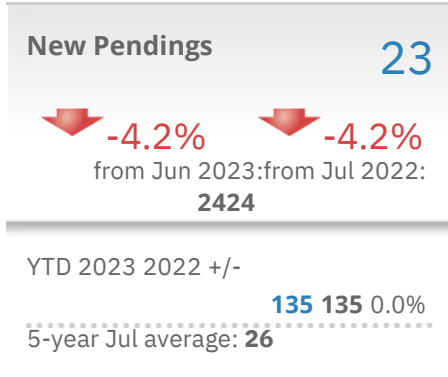
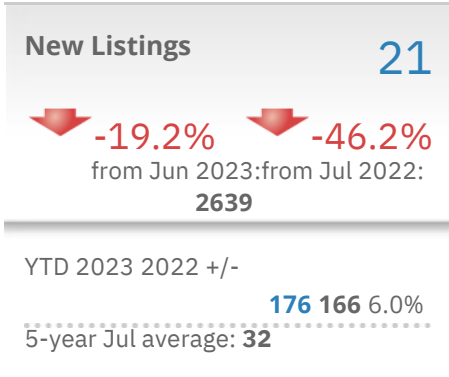
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, down from 3.00 in June and a decrease from 3.00 in July 2022. The Contract Ratio is the same as the 5-year July average of 2.01. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



July 2023

Oxford Area (Chester, PA)

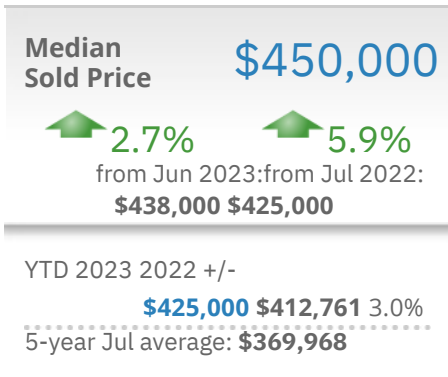
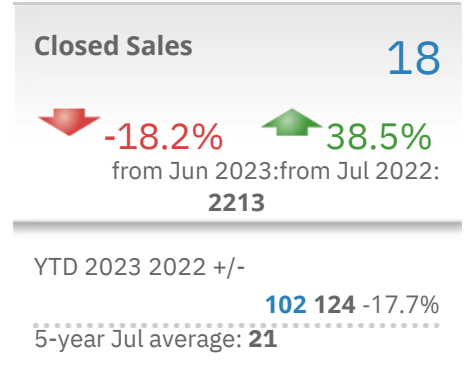
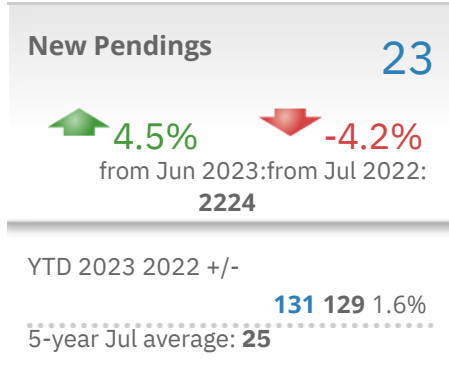
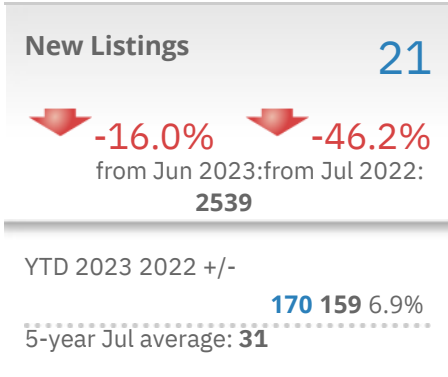
Email: ldavis@tcsr.realtor



July 2023

Oxford Area (Chester, PA) - Detached

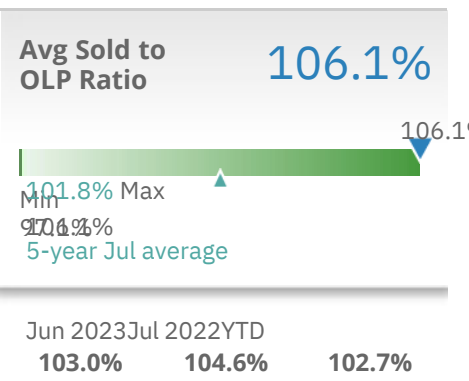
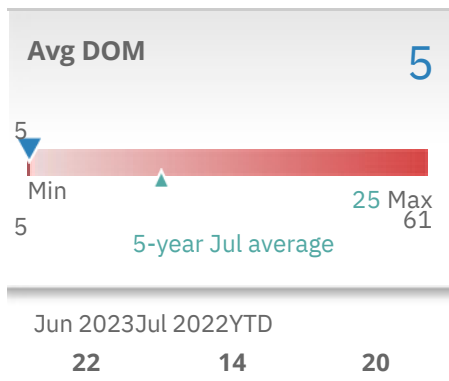
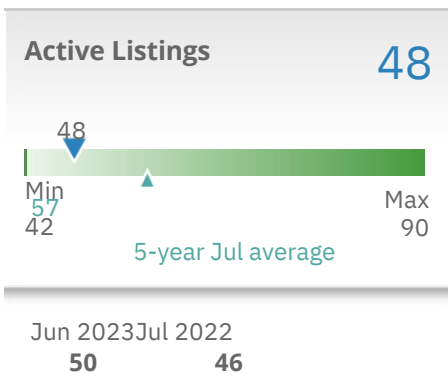
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Oxford Area (Chester, PA), the median sold price for Detached properties for July was \$450,000, representing an increase of 2.7% compared to last month and an increase of 5.9% from Jul 2022. The average days on market for units sold in July was 5 days, 80% below the 5-year July average of 25 days. There was a 4.5% month over month increase in new contract activity with 23 New Pendings; a 4.5% MoM increase in All Pendings (new contracts + contracts carried over from June) to 46; and a 4% decrease in supply to 48 active units.

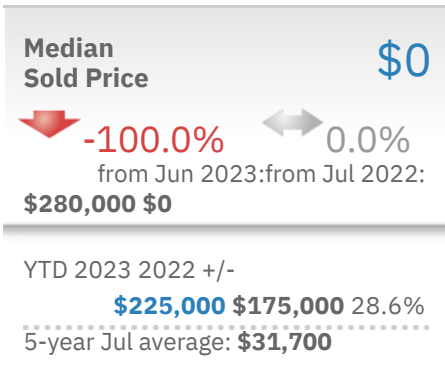
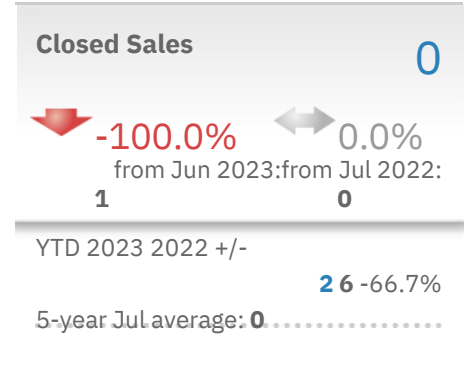
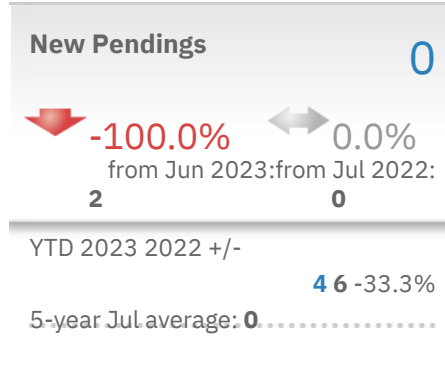
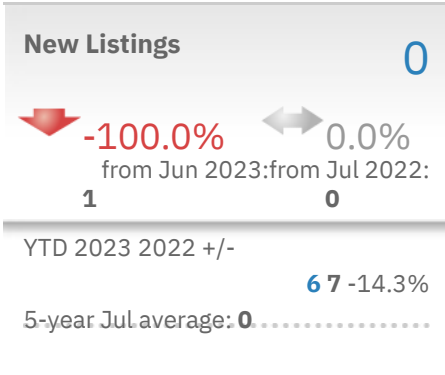
This activity resulted in a Contract Ratio of 0.96 pendencies per active listing, up from 0.88 in June and a decrease from 1.22 in July 2022. The Contract Ratio is 19% lower than the 5-year July average of 1.19. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



July 2023

Oxford Area (Chester, PA) - Attached

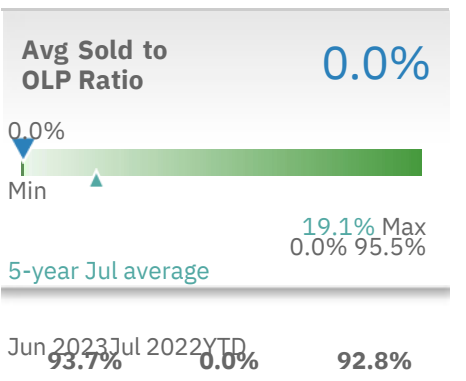
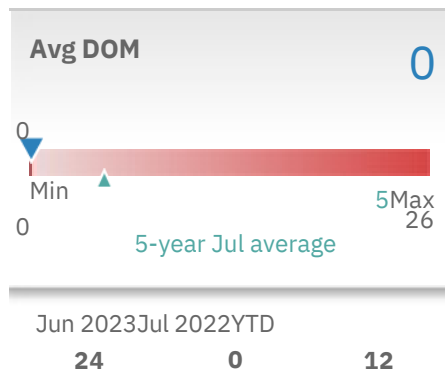
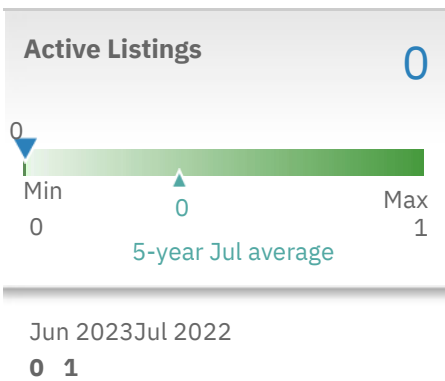
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Oxford Area (Chester, PA), the median sold price for Attached properties for July was \$0, representing a decrease of 100% compared to last month and no change from Jul 2022. The average days on market for units sold in July was 0 days, 100% below the 5-year July average of 5 days. There was a 100% month over month decrease in new contract activity with 0 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from June) with 2; and no change in supply with 0 active units.

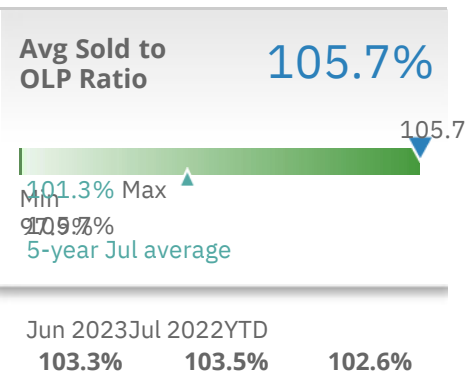
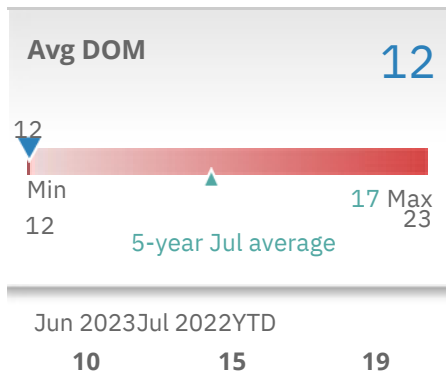
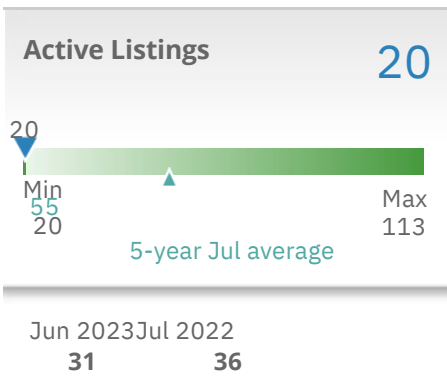
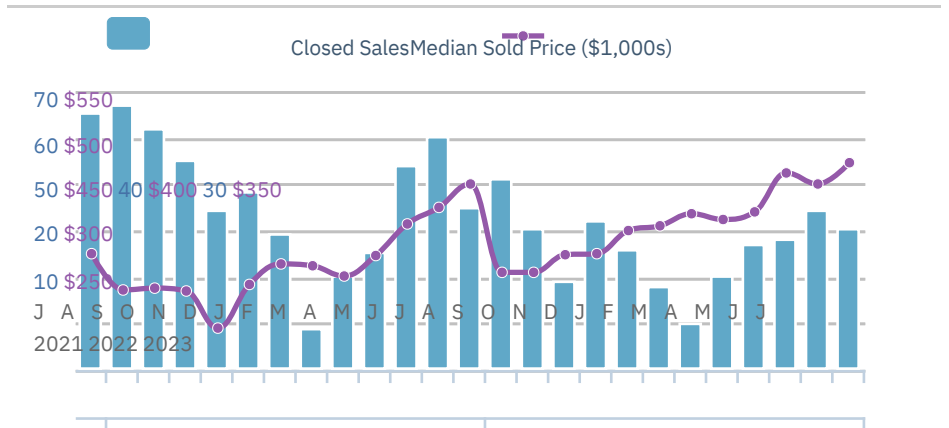
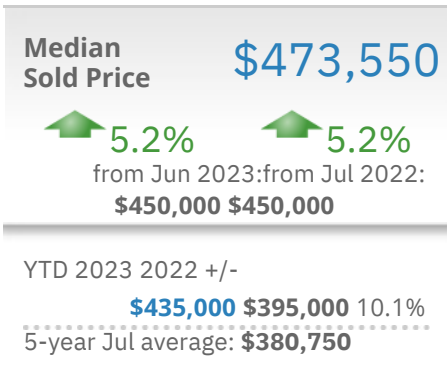
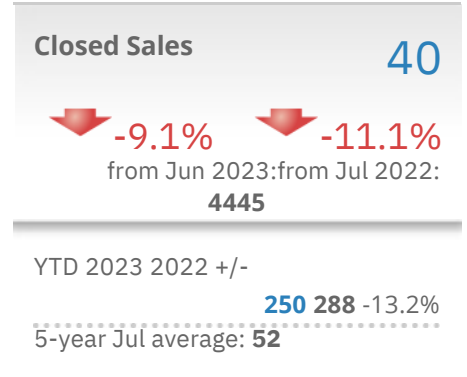
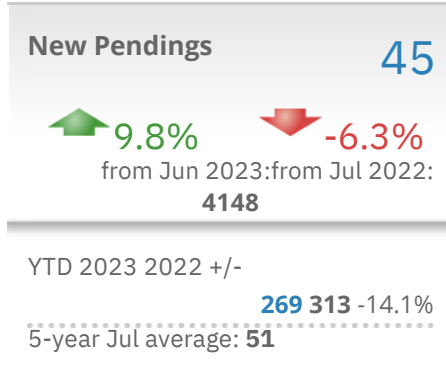
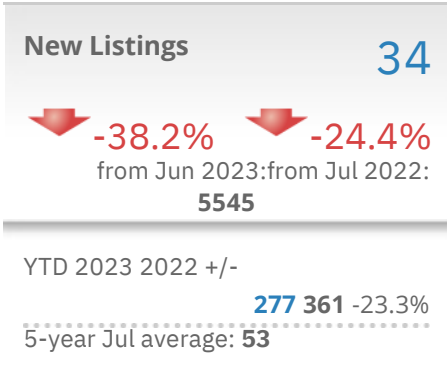
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from June and a decrease from 1.00 in July 2022. The Contract Ratio is 100% lower than the 5-year July average of 0.40. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



July 2023

Phoenixville Area (Chester, PA)

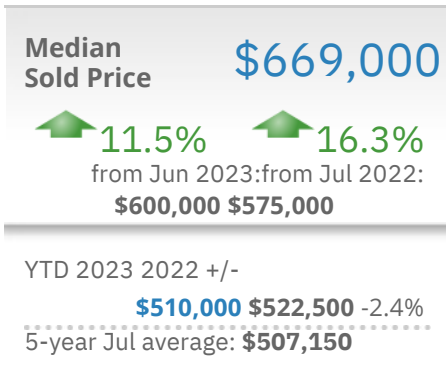
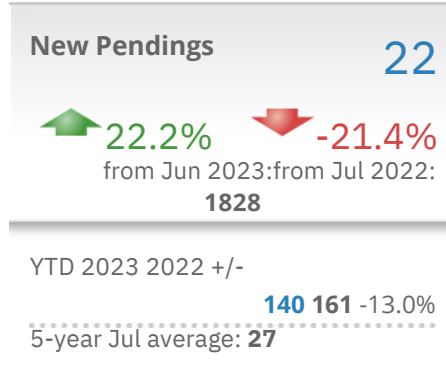
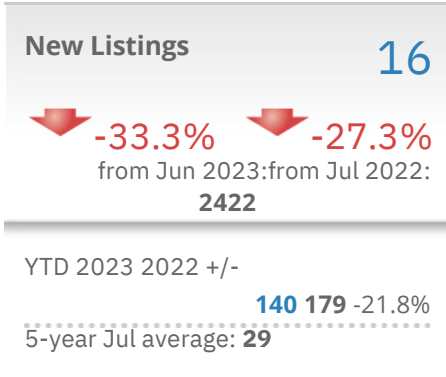
Email: ldavis@tcsr.realtor



July 2023

Phoenixville Area (Chester, PA) - Detached

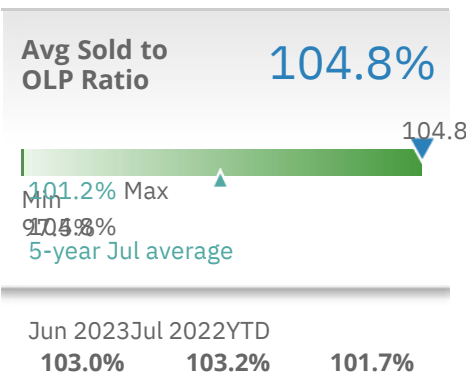
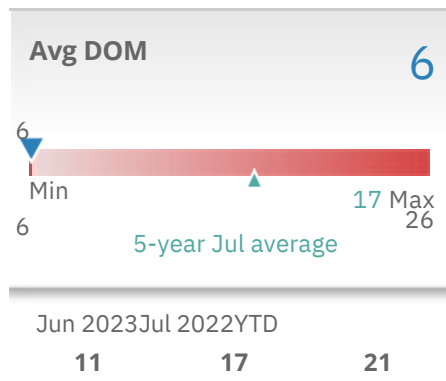
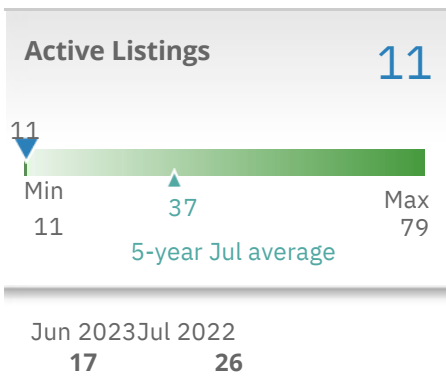
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Phoenixville Area (Chester, PA), the median sold price for Detached properties for July was \$669,000, representing an increase of 11.5% compared to last month and an increase of 16.3% from Jul 2022. The average days on market for units sold in July was 6 days, 66% below the 5-year July average of 17 days. There was a 22.2% month over month increase in new contract activity with 22 New Pendings; a 7.1% MoM increase in All Pendings (new contracts + contracts carried over from June) to 30; and a 35.3% decrease in supply to 11 active units.

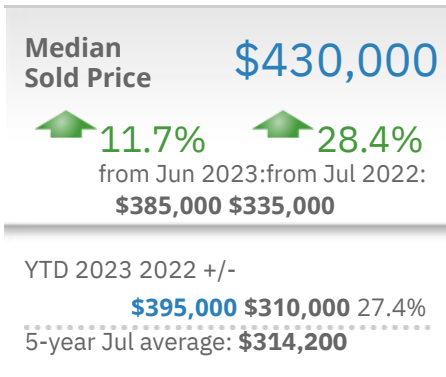
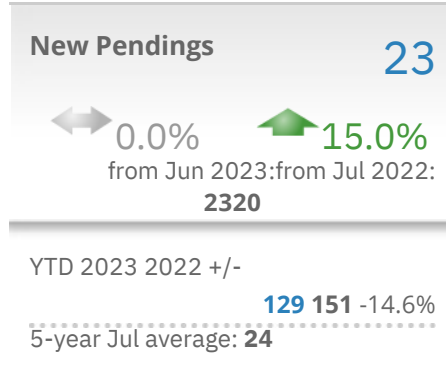
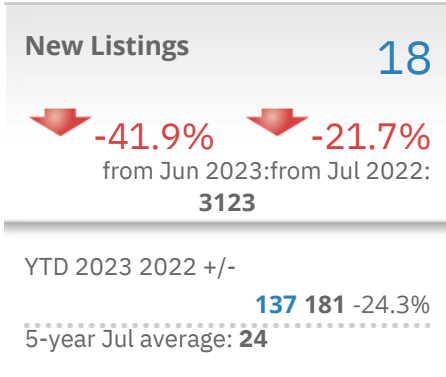
This activity resulted in a Contract Ratio of 2.73 pendings per active listing, up from 1.65 in June and an increase from 1.50 in July 2022. The Contract Ratio is 81% higher than the 5-year July average of 1.51. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



July 2023

Phoenixville Area (Chester, PA) - Attached

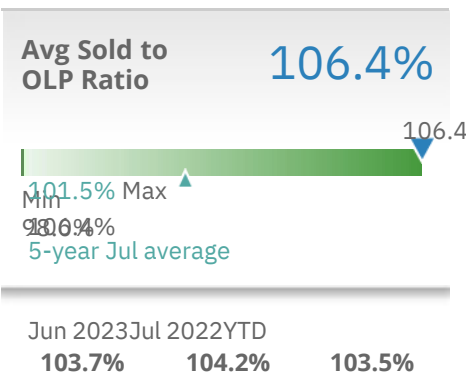
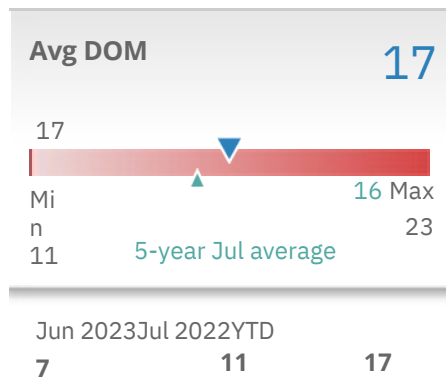
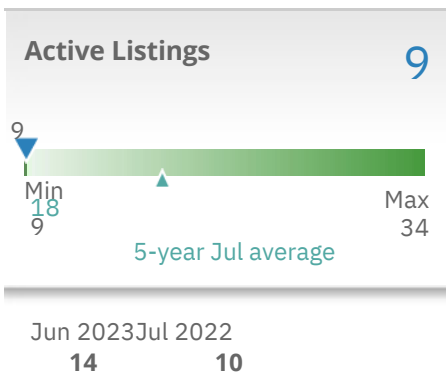
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

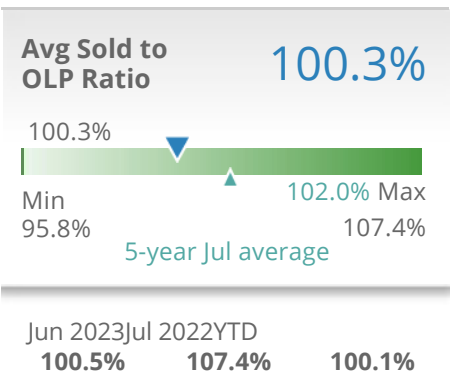
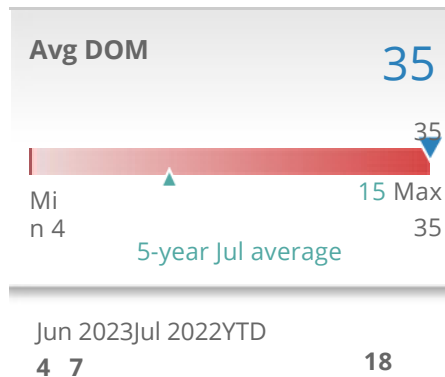
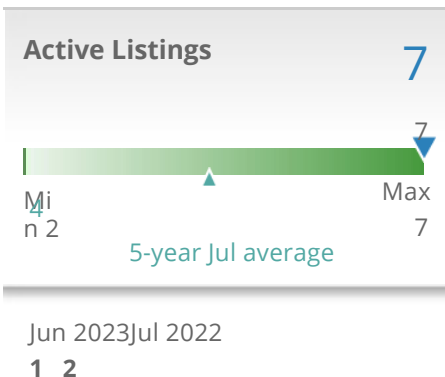
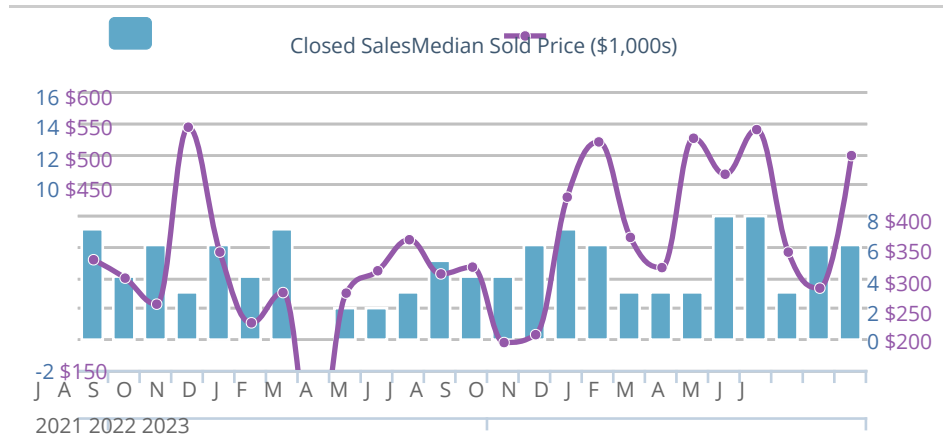
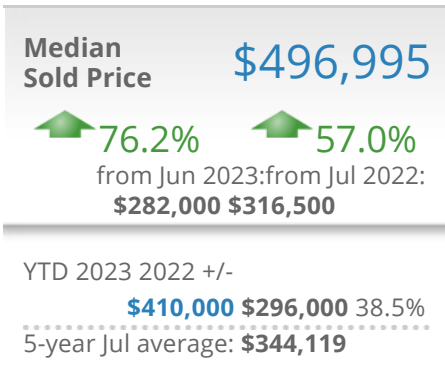
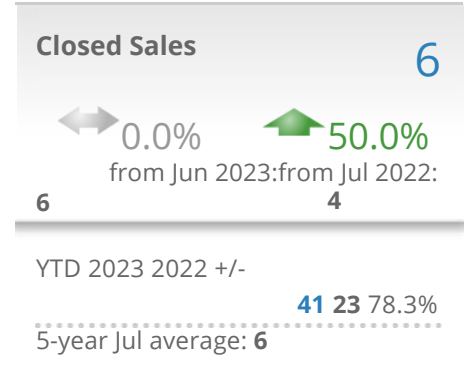
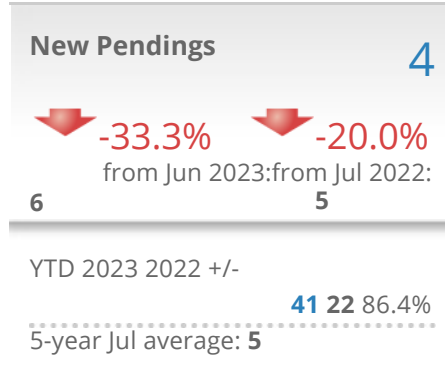
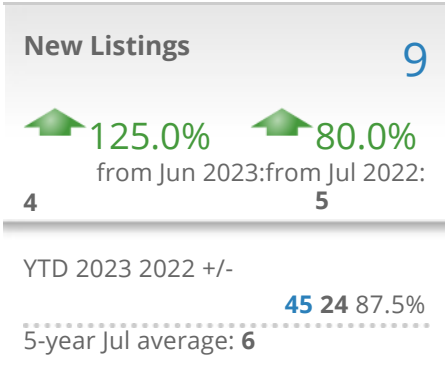
In Phoenixville Area (Chester, PA), the median sold price for Attached properties for July was \$430,000, representing an increase of 11.7% compared to last month and an increase of 28.4% from Jul 2022. The average days on market for units sold in July was 17 days, 5% above the 5-year July average of 16 days. There was no month over month change in new contract activity with 23 New Pendings; a 3.6% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 27; and a 35.7% decrease in supply to 9 active units.

This activity resulted in a Contract Ratio of 3.00 pendings per active listing, up from 2.00 in June and a decrease from 3.80 in July 2022. The Contract Ratio is 14% higher than the 5-year July average of 2.63. 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.



July 2023
Spring-Ford Area (Chester, PA)

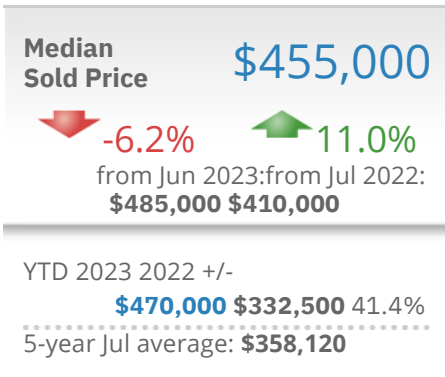
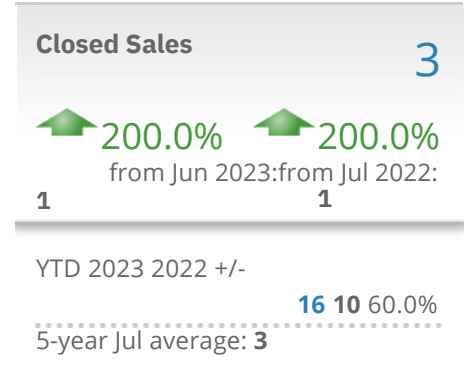
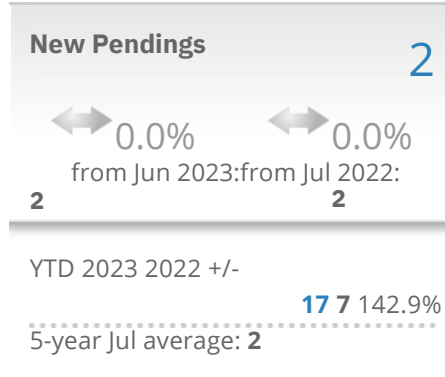
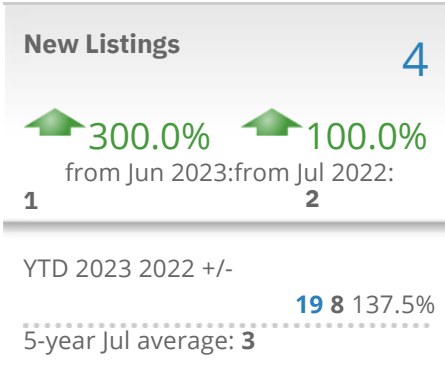
Email: ldavis@tcsr.realtor



July 2023

Spring-Ford Area (Chester, PA) - Detached

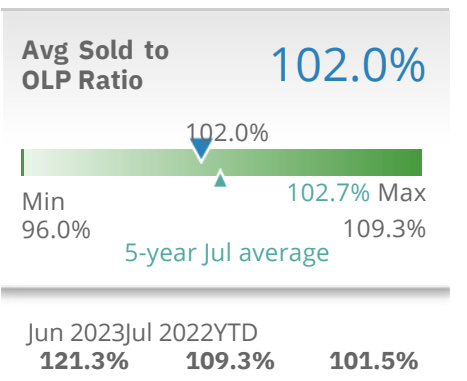
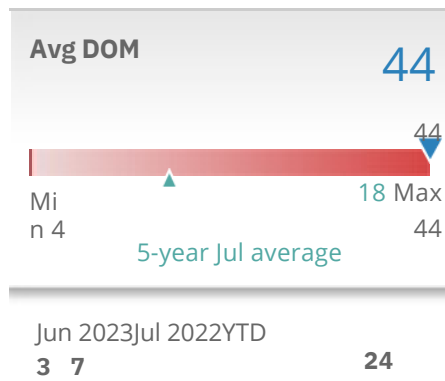
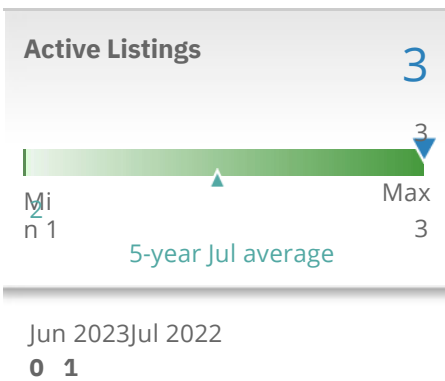
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Spring-Ford Area (Chester, PA), the median sold price for Detached properties for July was \$455,000, representing a decrease of 6.2% compared to last month and an increase of 11% from Jul 2022. The average days on market for units sold in July was 44 days, 139% above the 5-year July average of 18 days. There was no month over month change in new contract activity with 2 New Pendings; a 33.3% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 2; and a 0% increase in supply to 3 active units.

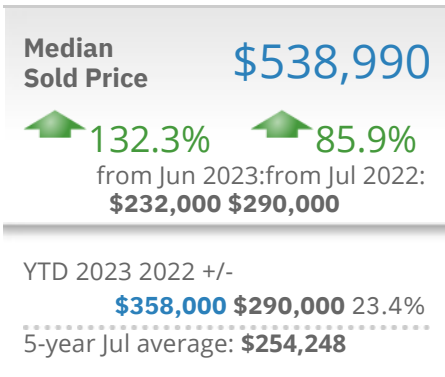
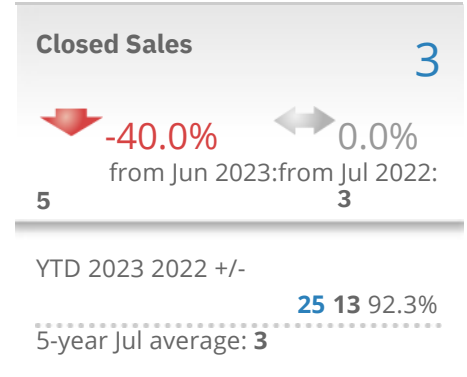
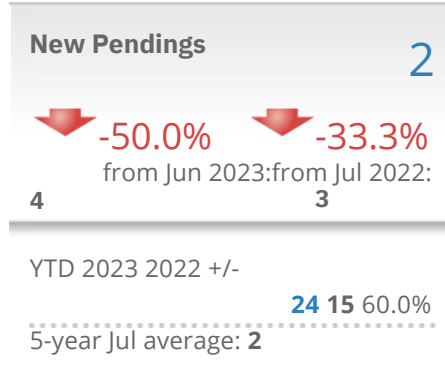
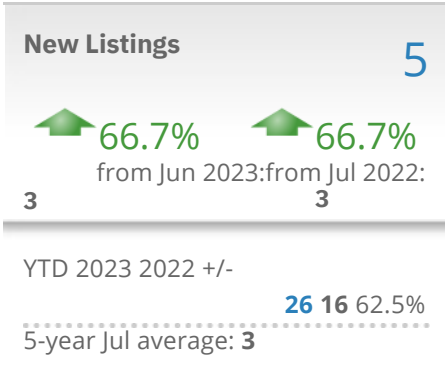
This activity resulted in a Contract Ratio of 0.67 pendings per active listing, up from 0.00 in June and a decrease from 2.00 in July 2022. The Contract Ratio is 67% lower than the 5-year July average of 2.03. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



July 2023

Spring-Ford Area (Chester, PA) - Attached

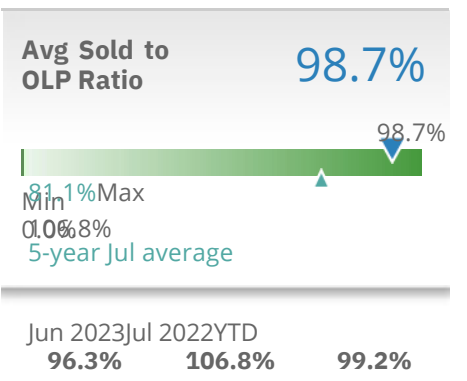
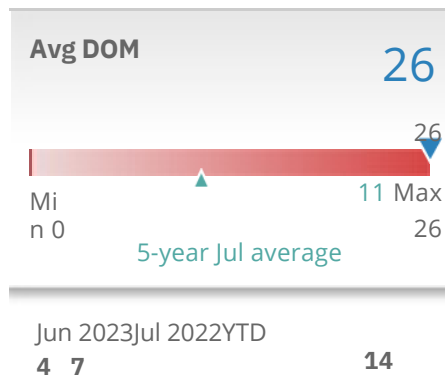
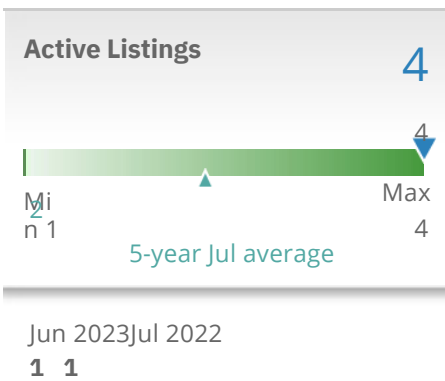
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Spring-Ford Area (Chester, PA), the median sold price for Attached properties for July was \$538,990, representing an increase of 132.3% compared to last month and an increase of 85.9% from Jul 2022. The average days on market for units sold in July was 26 days, 128% above the 5-year July average of 11 days. There was a 50% 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 June) to 4; and a 300% increase in supply to 4 active units.

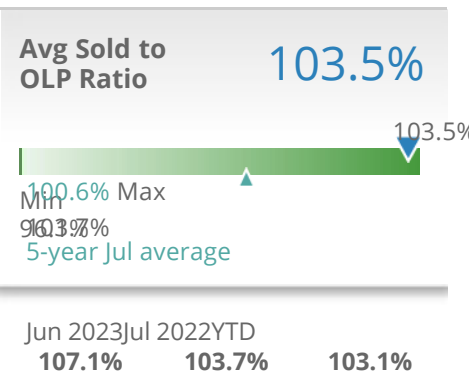
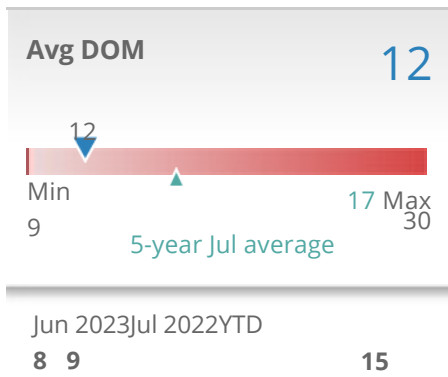
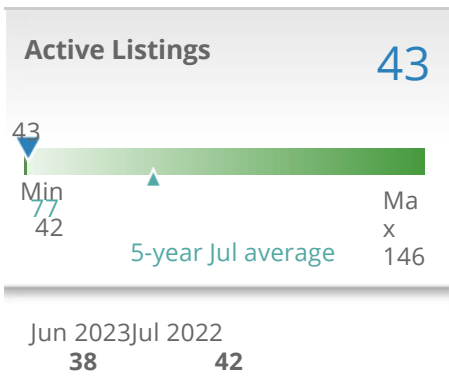
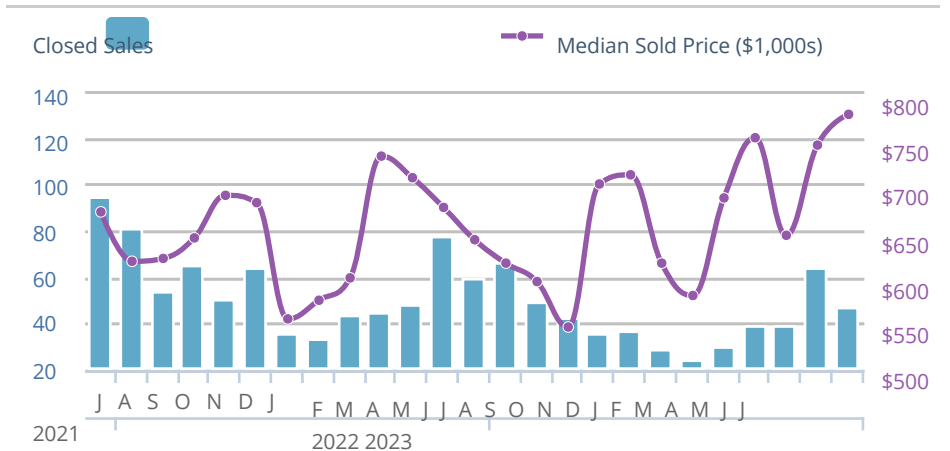
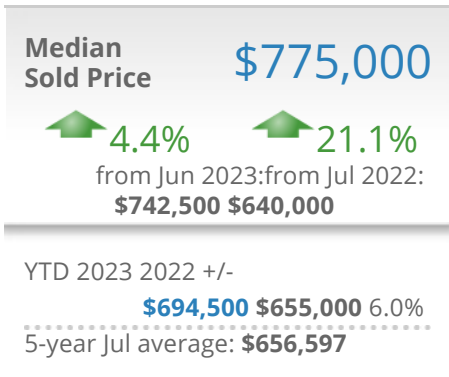
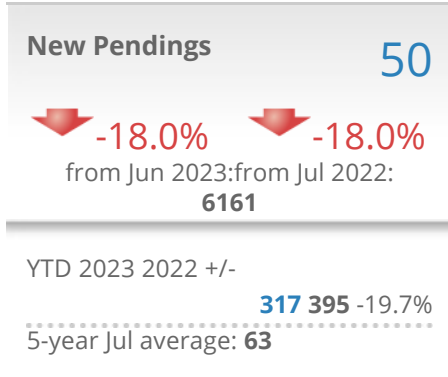
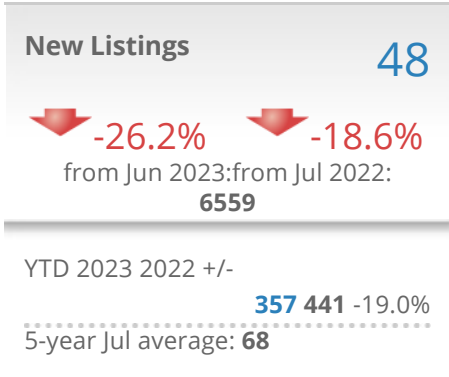
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 5.00 in June and a decrease from 4.00 in July 2022. The Contract Ratio is 55% lower than the 5-year July average of 2.20. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



July 2023

Tredyffrin-Easttown (Chester, PA)

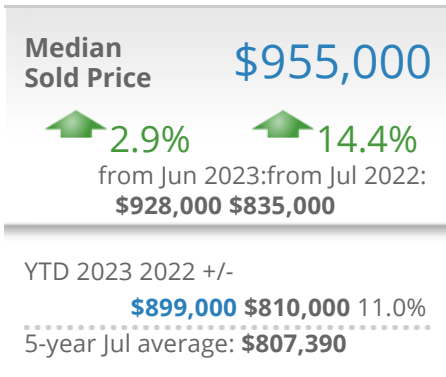
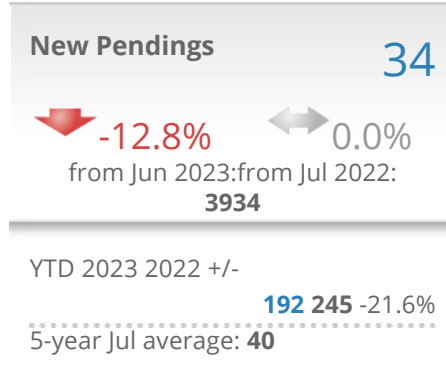
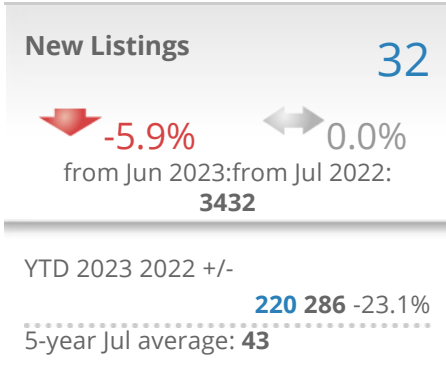
Email: ldavis@tcsr.realtor



July 2023

Tredyffrin-Easttown (Chester, PA) - Detached

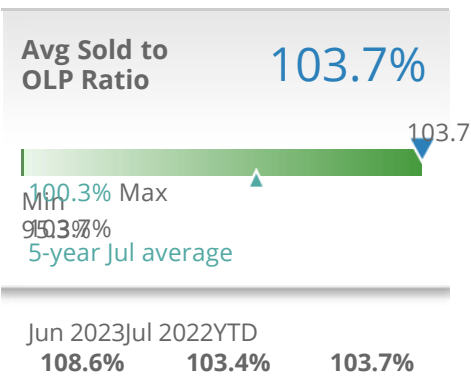
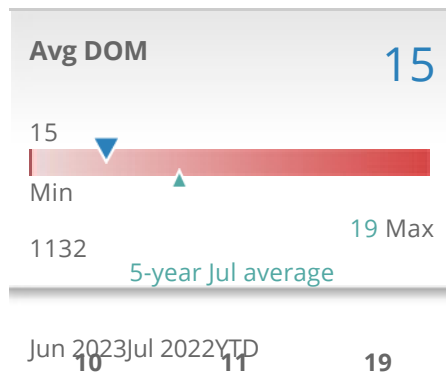
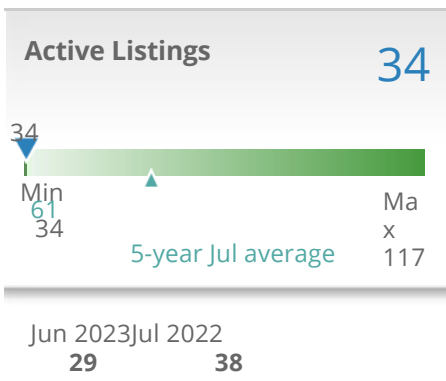
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Tredyffrin-Easttown (Chester, PA), the median sold price for Detached properties for July was \$955,000, representing an increase of 2.9% compared to last month and an increase of 14.4% from Jul 2022. The average days on market for units sold in July was 15 days, 22% below the 5-year July average of 19 days. There was a 12.8% month over month decrease in new contract activity with 34 New Pendings; a 12.5% MoM increase in All Pendings (new contracts + contracts carried over from June) to 63; and a 17.2% increase in supply to 34 active units.

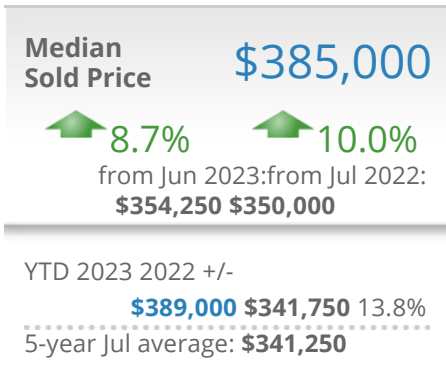
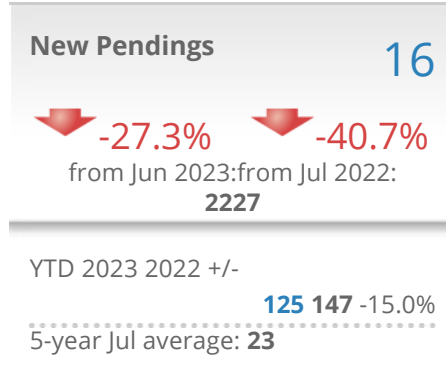
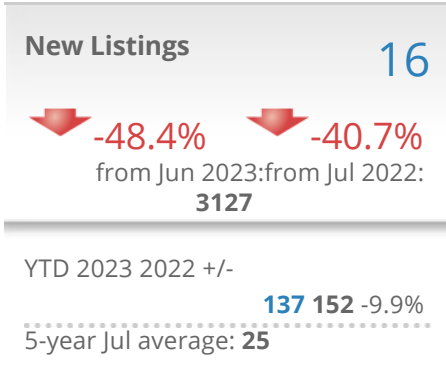
This activity resulted in a Contract Ratio of 1.85 pendings per active listing, down from 1.93 in June and an increase from 1.84 in July 2022. The Contract Ratio is 20% higher than the 5-year July average of 1.54. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



July 2023

Tredyffrin-Easttown (Chester, PA) - Attached

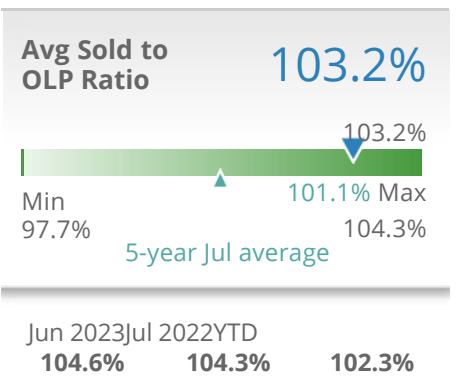
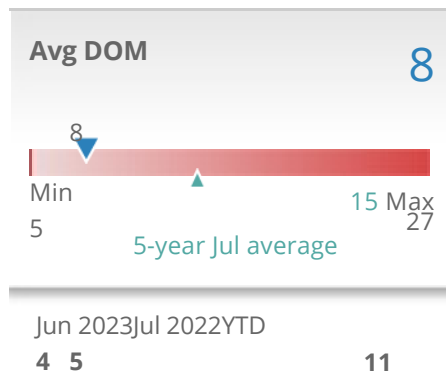
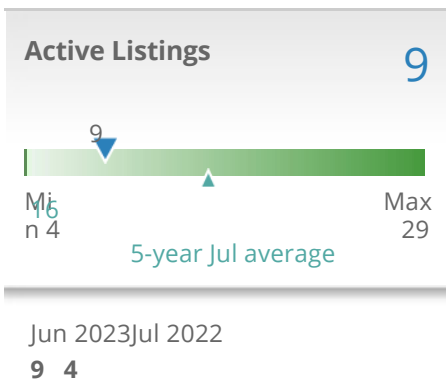
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Tredyffrin-Easttown (Chester, PA), the median sold price for Attached properties for July was \$385,000, representing an increase of 8.7% compared to last month and an increase of 10% from Jul 2022. The average days on market for units sold in July was 8 days, 45% below the 5-year July average of 15 days. There was a 27.3% month over month decrease in new contract activity with 16 New Pendings; a 17.2% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 24; and no change in supply with 9 active units.

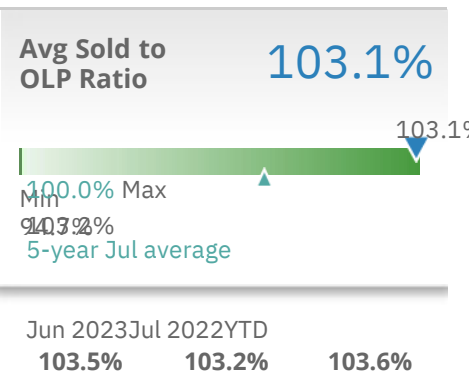
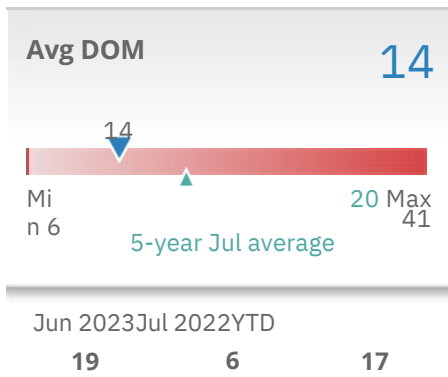
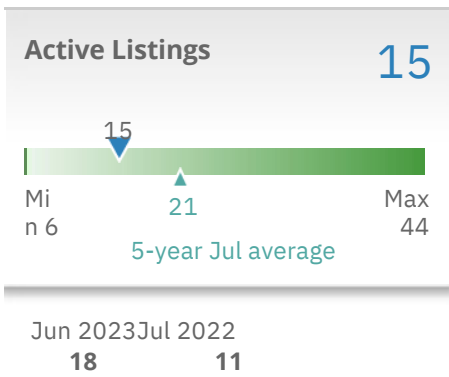
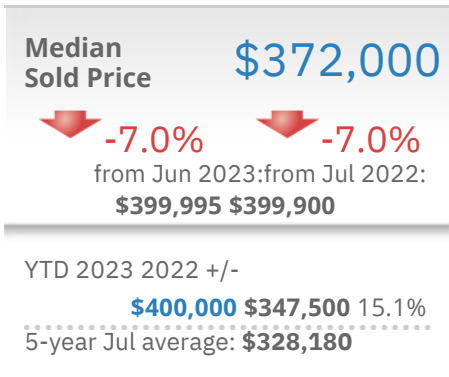
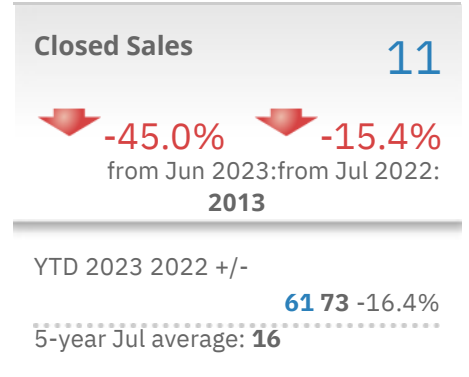
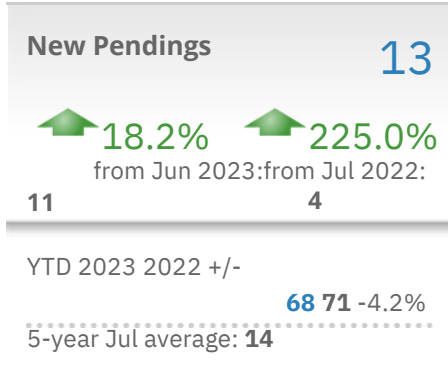
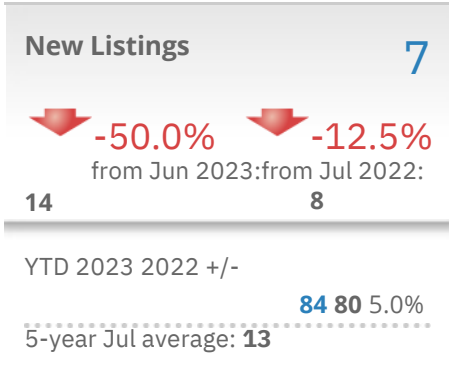
This activity resulted in a Contract Ratio of 2.67 pendings per active listing, down from 3.22 in June and a decrease from 8.25 in July 2022. The Contract Ratio is 26% lower than the 5-year July average of 3.62. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



July 2023

Twin Valley (Chester, PA)

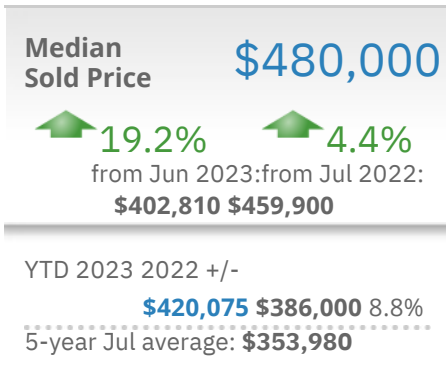
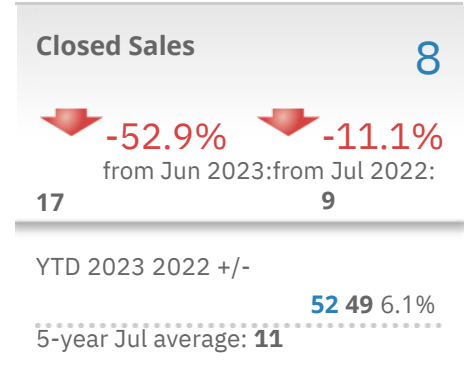
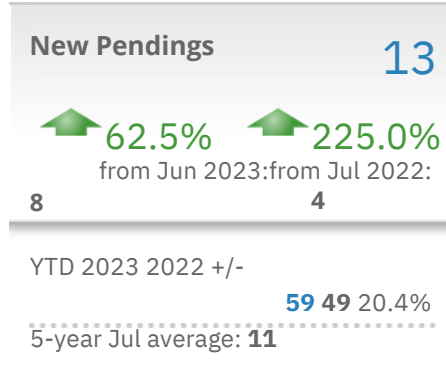
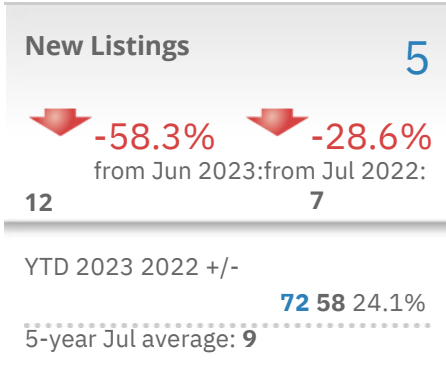
Email: ldavis@tcsr.realtor



July 2023

Twin Valley (Chester, PA) - Detached

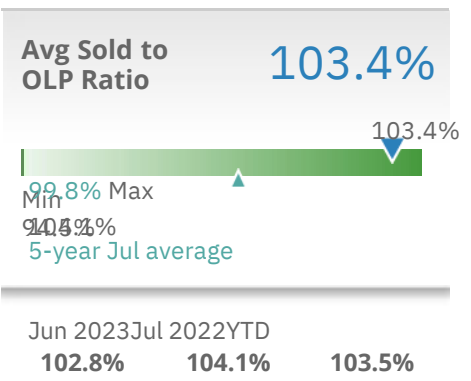
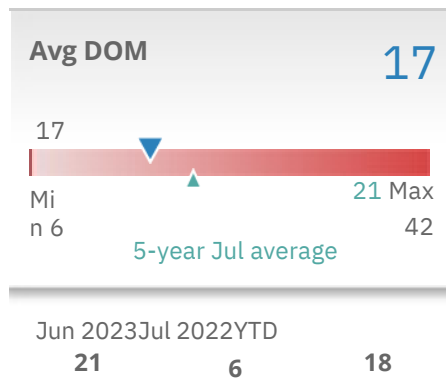
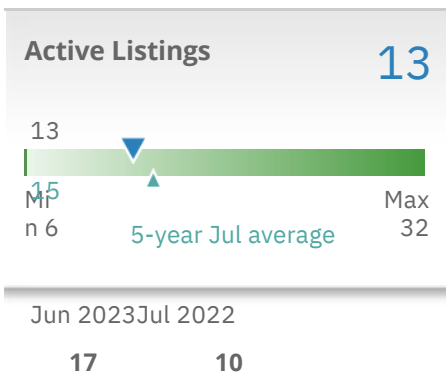
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Twin Valley (Chester, PA), the median sold price for Detached properties for July was \$480,000, representing an increase of 19.2% compared to last month and an increase of 4.4% from Jul 2022. The average days on market for units sold in July was 17 days, 20% below the 5-year July average of 21 days. There was a 62.5% month over month increase in new contract activity with 13 New Pendings; a 36.4% MoM increase in All Pendings (new contracts + contracts carried over from June) to 15; and a 23.5% decrease in supply to 13 active units.

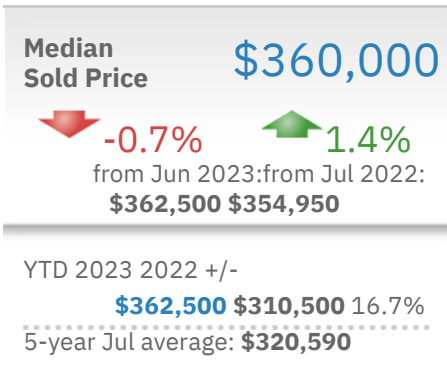
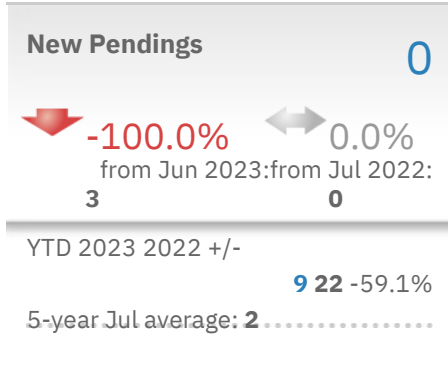
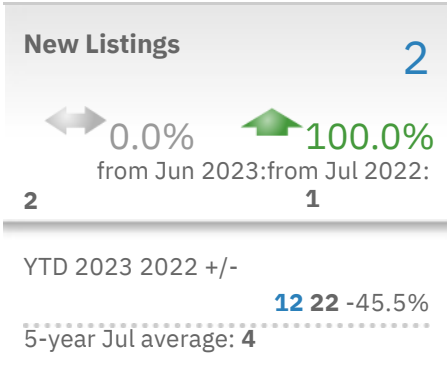
This activity resulted in a Contract Ratio of 1.15 pendings per active listing, up from 0.65 in June and an increase from 0.80 in July 2022. The Contract Ratio is 43% lower than the 5-year July average of 2.00. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



July 2023

Twin Valley (Chester, PA) - Attached

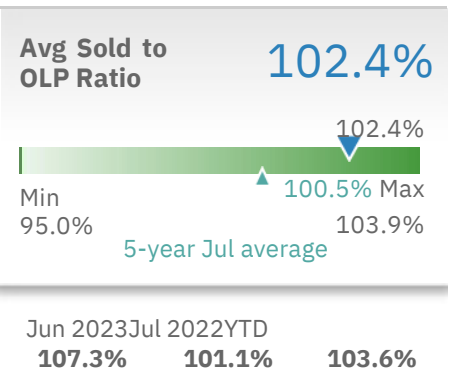
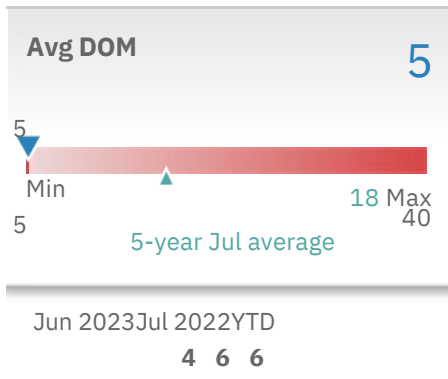
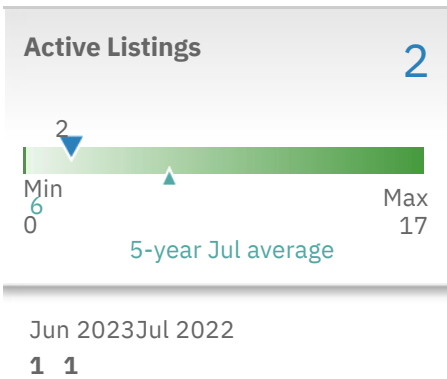
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Twin Valley (Chester, PA), the median sold price for Attached properties for July was \$360,000, representing a decrease of 0.7% compared to last month and an increase of 1.4% from Jul 2022. The average days on market for units sold in July was 5 days, 72% below the 5-year July average of 18 days. There was a 100% month over month decrease in new contract activity with 0 New Pendings; a 75% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 1; and a 100% increase in supply to 2 active units.

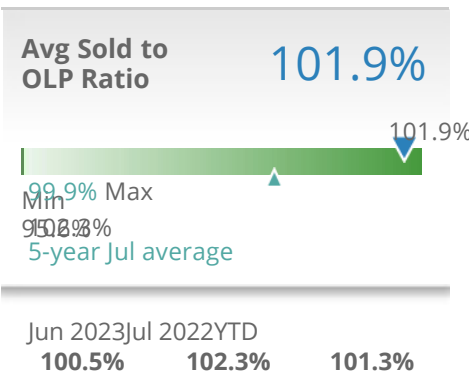
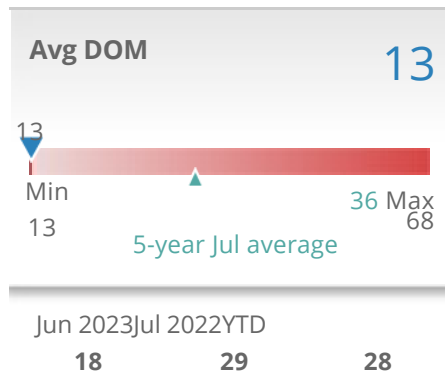
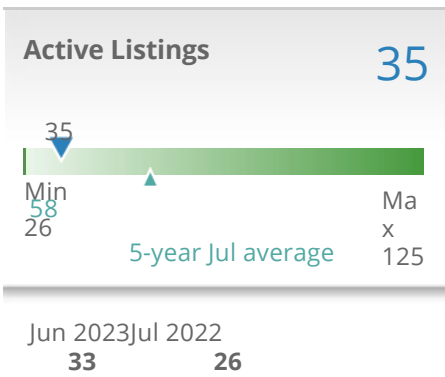
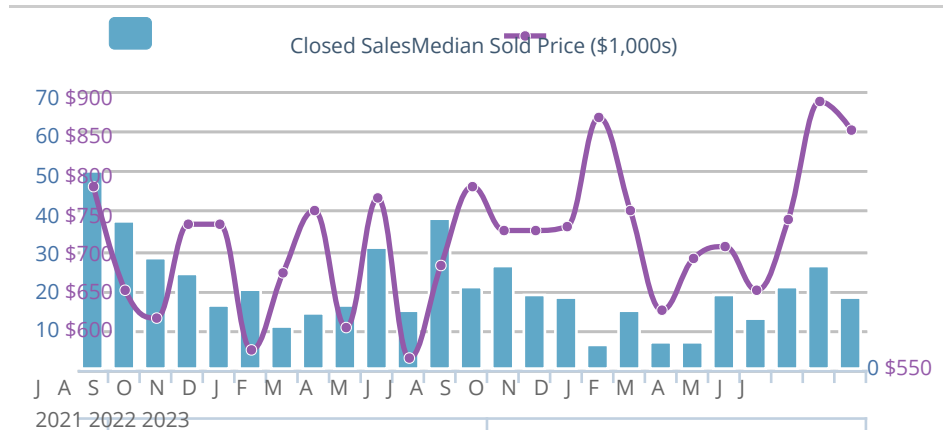
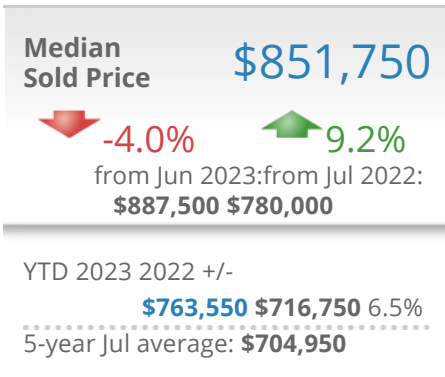
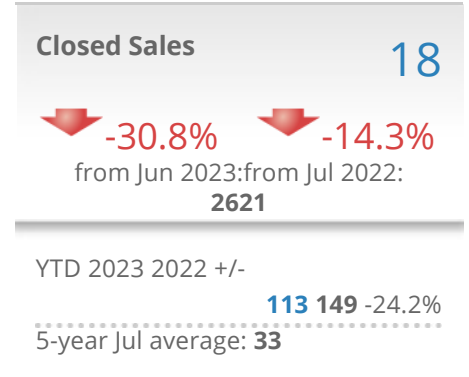
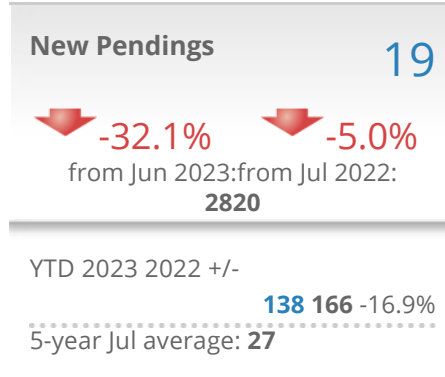
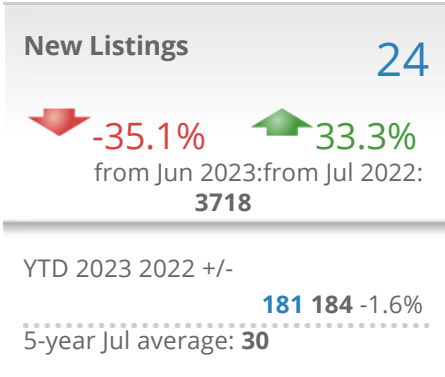
This activity resulted in a Contract Ratio of 0.50 pendings per active listing, down from 4.00 in June and a decrease from 2.00 in July 2022. The Contract Ratio is 35% lower than the 5-year July average of 0.77. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



July 2023

Unionville-Chadds Ford (Chester, PA)

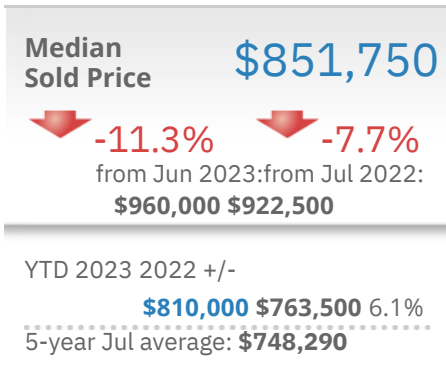
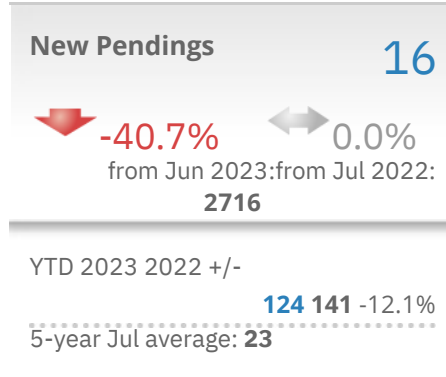
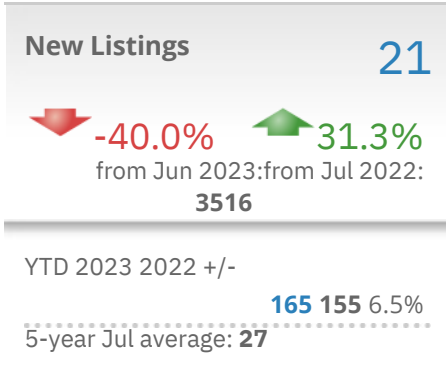
Email: ldavis@tcsr.realtor



July 2023

Unionville-Chadds Ford (Chester, PA) - Detached

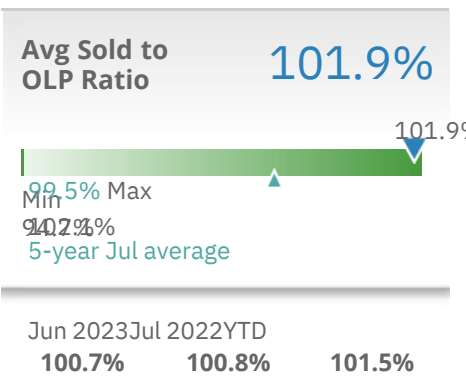
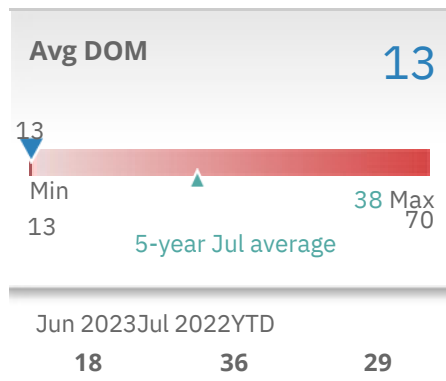
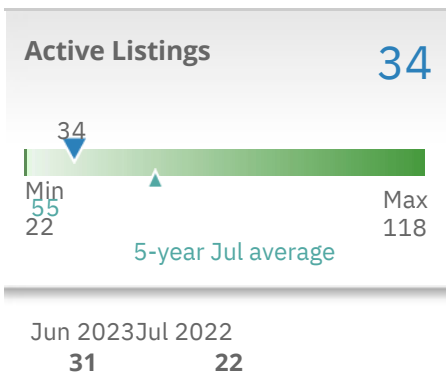
Tri-County Suburban REALTORS
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Summary

In Unionville-Chadds Ford (Chester, PA), the median sold price for Detached properties for July was \$851,750, representing a decrease of 11.3% compared to last month and a decrease of 7.7% from Jul 2022. The average days on market for units sold in July was 13 days, 66% below the 5-year July average of 38 days. There was a 40.7% month over month decrease in new contract activity with 16 New Pendings; a 10.3% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 35; and a 9.7% increase in supply to 34 active units.

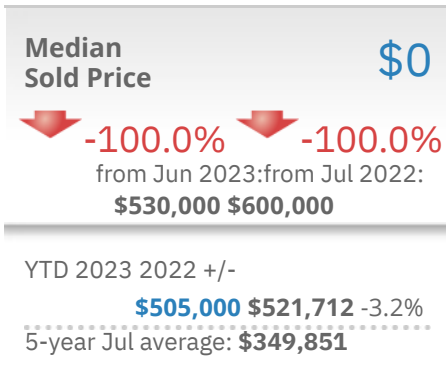
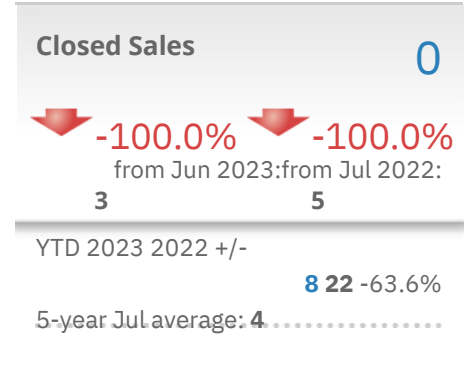
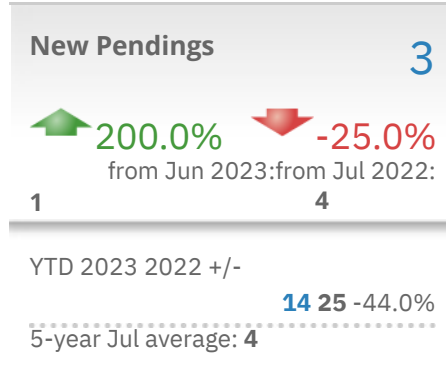
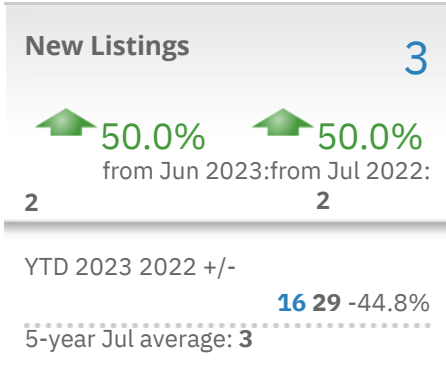
This activity resulted in a Contract Ratio of 1.03 pendings per active listing, down from 1.26 in June and a decrease from 1.64 in July 2022. The Contract Ratio is 8% lower than the 5-year July average of 1.11. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



July 2023

Unionville-Chadds Ford (Chester, PA) - Attached

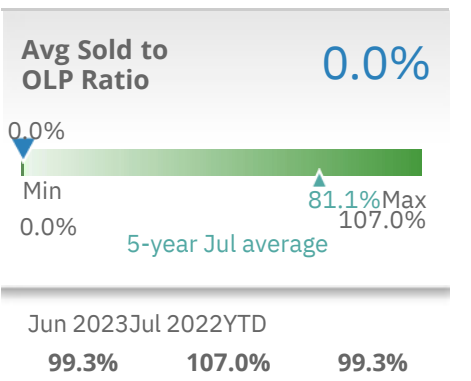
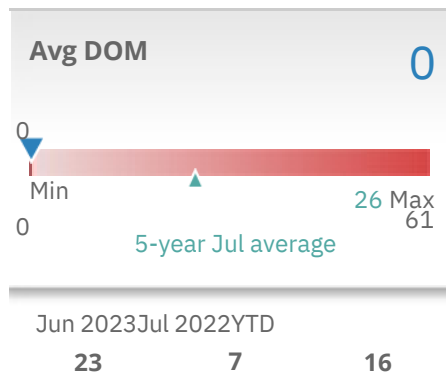
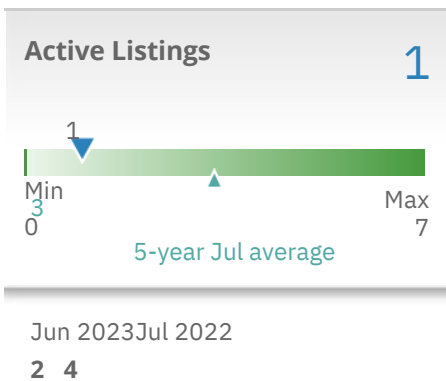
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Summary

In Unionville-Chadds Ford (Chester, PA), the median sold price for Attached properties for July was \$0, representing a decrease of 100% compared to last month and a decrease of 100% from Jul 2022. The average days on market for units sold in July was 0 days, 100% below the 5-year July average of 26 days. There was a 200% month over month increase in new contract activity with 3 New Pendencies; a 200% MoM increase in All Pendencies (new contracts + contracts carried over from June) to 6; and a 50% decrease in supply to 1 active units.

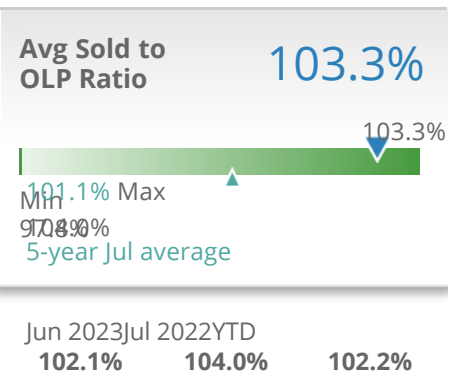
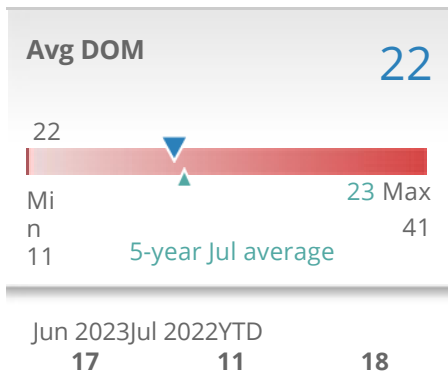
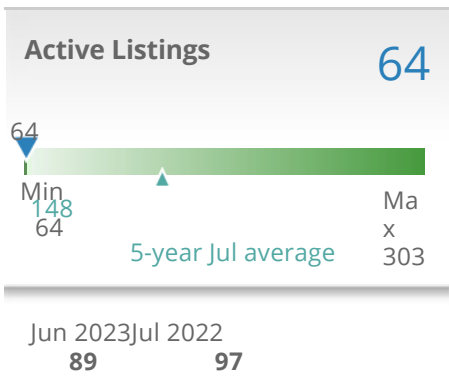
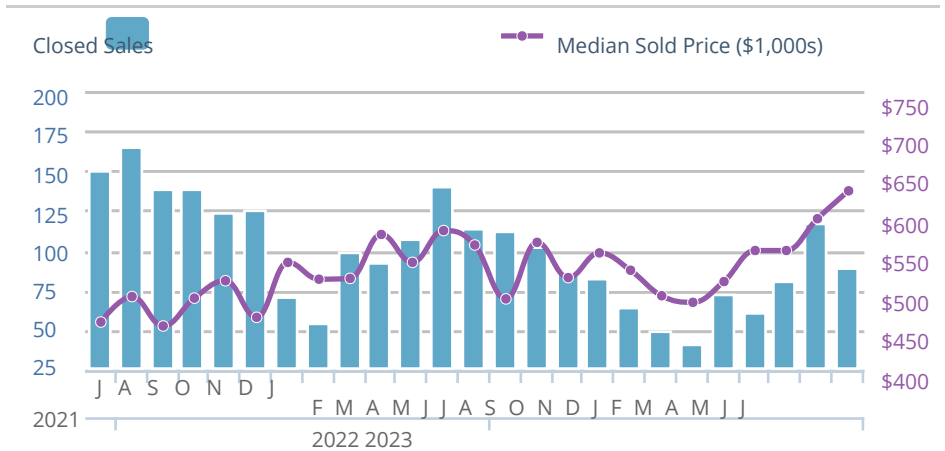
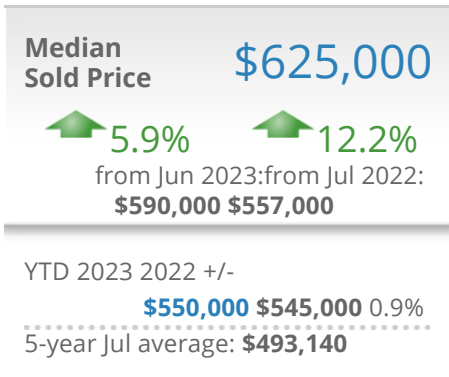
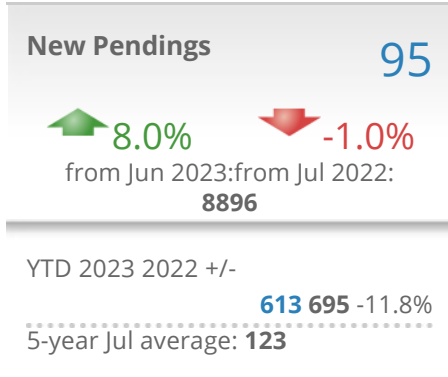
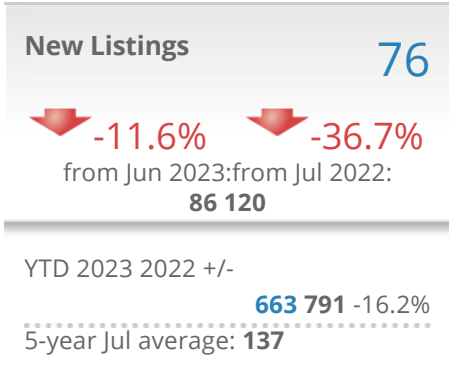
This activity resulted in a Contract Ratio of 6.00 pendencies per active listing, up from 1.00 in June and an increase from 1.00 in July 2022. The Contract Ratio is 203% higher than the 5-year July average of 1.98. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



July 2023

West Chester Area (Chester, PA)

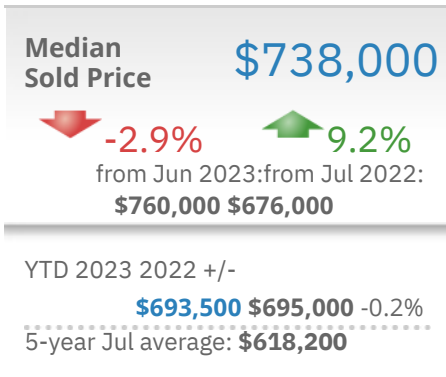
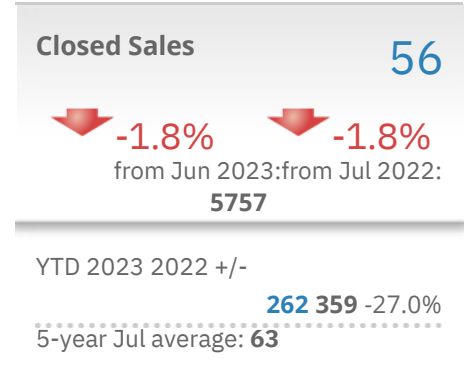
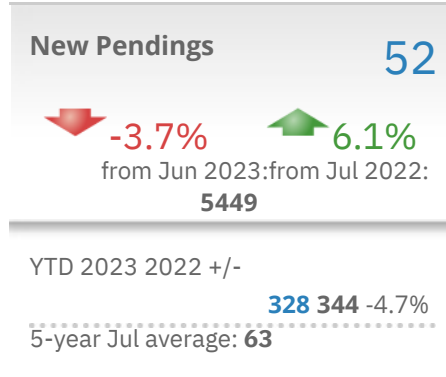
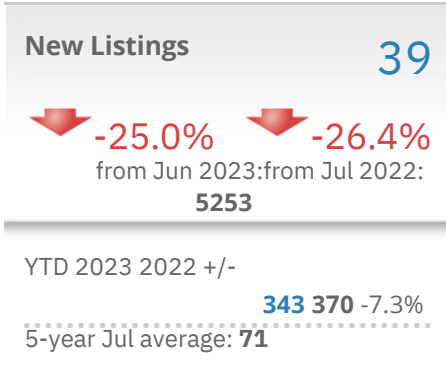
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July 2023

West Chester Area (Chester, PA) - Detached

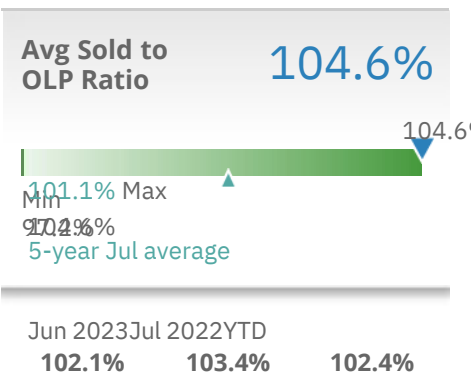
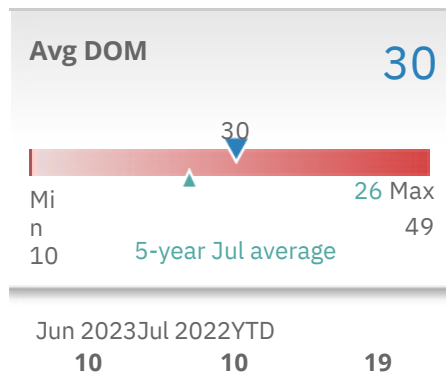
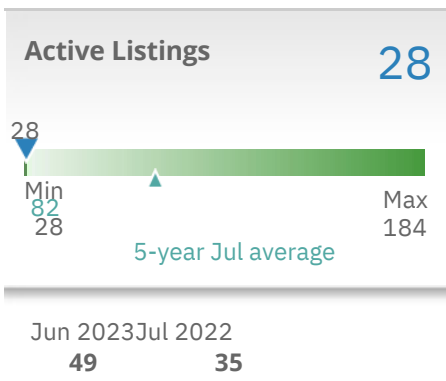
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Summary

In West Chester Area (Chester, PA), the median sold price for Detached properties for July was \$738,000, representing a decrease of 2.9% compared to last month and an increase of 9.2% from Jul 2022. The average days on market for units sold in July was 30 days, 15% above the 5-year July average of 26 days. There was a 3.7% month over month decrease in new contract activity with 52 New Pendings; a 4.4% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 109; and a 42.9% decrease in supply to 28 active units.

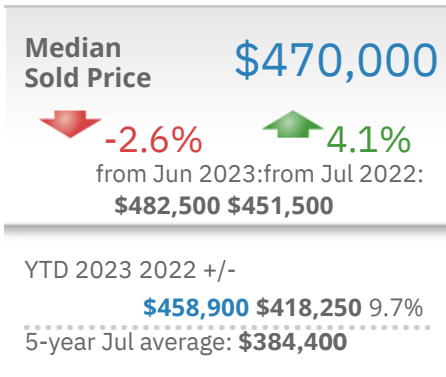
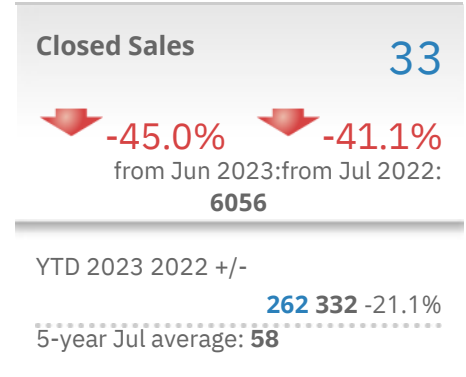
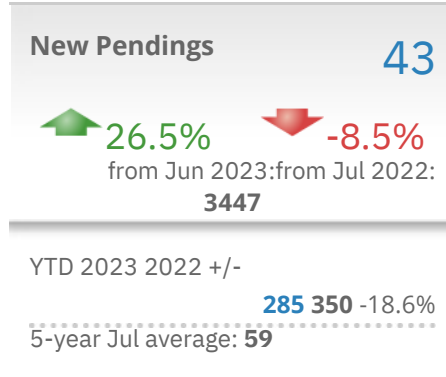
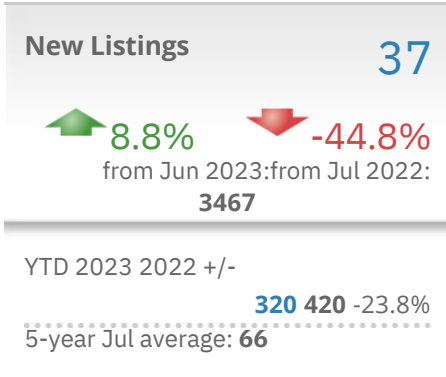
This activity resulted in a Contract Ratio of 3.89 pendings per active listing, up from 2.33 in June and an increase from 2.57 in July 2022. The Contract Ratio is 68% higher than the 5-year July average of 2.32. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



July 2023

West Chester Area (Chester, PA) - Attached

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Summary

In West Chester Area (Chester, PA), the median sold price for Attached properties for July was \$470,000, representing a decrease of 2.6% compared to last month and an increase of 4.1% from Jul 2022. The average days on market for units sold in July was 10 days, 48% below the 5-year July average of 19 days. There was a 26.5% month over month increase in new contract activity with 43 New Pending; a 14.8% MoM increase in All Pending (new contracts + contracts carried over from June) to 62; and a 10% decrease in supply to 36 active units.

This activity resulted in a Contract Ratio of 1.72 pendings per active listing, up from 1.35 in June and an increase from 1.40 in July 2022. The Contract Ratio is 2% lower than the 5-year July average of 1.75. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

