July 2023

All Home Types Detached Attached

Local Market Insight

Chester County, PA



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

Email: ldavis@tcsr.realtor

Tri-County Suburban REALTORS

July 2023

Chester County, PA

New Listings 491 → -20.3% -26.2% -20.3% -26.2% from Jun 2023:from Jul 2022: 616 665 YTD 2023 2022 +/ 3,872 4,716 -17.9% 5-year Jul average: 770 5-year Jul average: 770



5-year Jul average: **703**











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20

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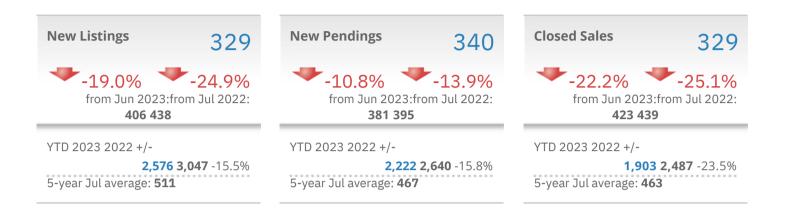




July 2023

Chester County, PA - Detached

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



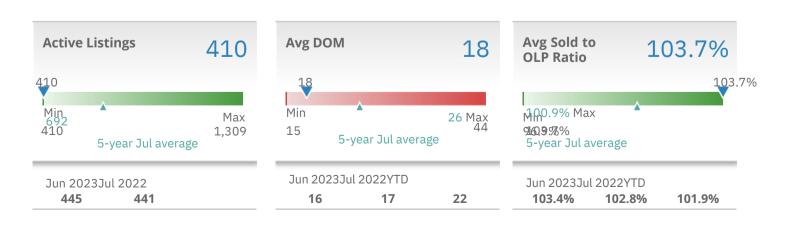


\$560,000 \$535,000 4.7% 5-year Jul average: **\$516,960**

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 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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YTD 2023 2022 +/-

\$402,250 \$375,000 7.3% 5-year Jul average: **\$345,280**



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 Pendings; a 2.2%

MoM increase in All Pendings (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 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

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



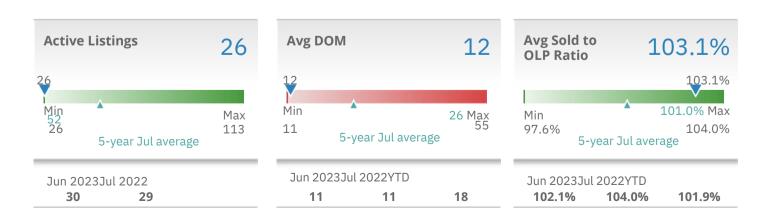


\$500,885 \$481,000 4.1% 5-year Jul average: \$467,820

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 market is moving in the buyer's favor.





July 2023

Avon Grove (Chester, PA) - Detached

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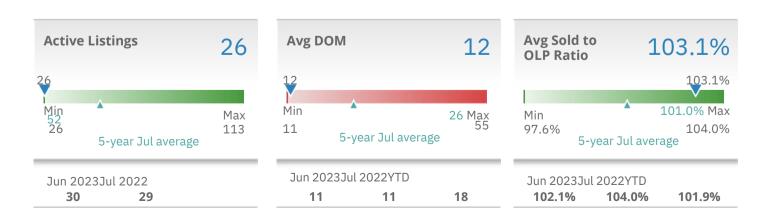


\$500,885 \$481,000 4.1% 5-year Jul average: \$467,820

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 market is moving in the buyer's favor.

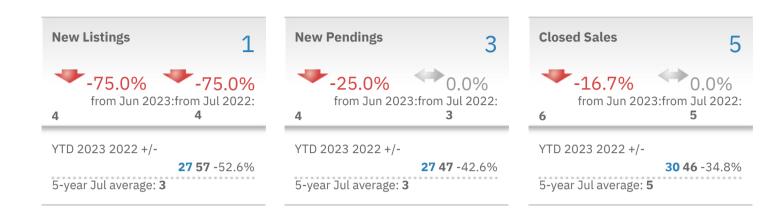




July 2023

Avon Grove (Chester, PA) - Attached

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





YTD 2023 2022 +/-\$385,897 \$371,515 3.9% 5-year Jul average: \$334,549

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 Pendings; a 40% MoM decrease in All Pendings (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 market is moving in the buyer's favor.





Tri-County Suburban REALTORS

July 2023

Coatesville Area (Chester, PA)

Email: ldavis@tcsr.realtor











Jun 2023Jul	2022YTD	
19	8	17





July 2023

Coatesville Area (Chester, PA) - Detached

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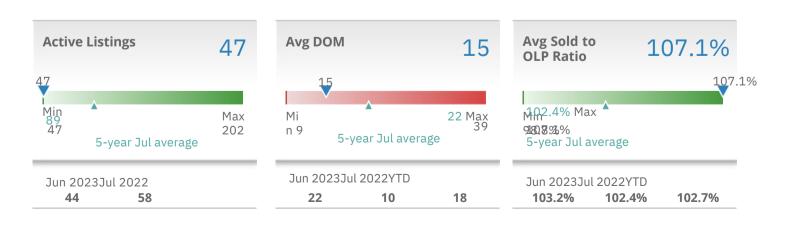


\$365,000 \$350,000 4.3% 5-year Jul average: **\$324,490**

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 he 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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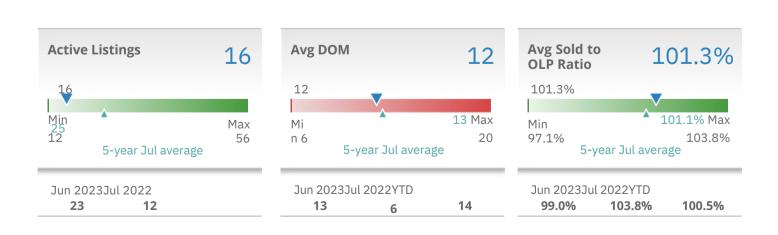


\$259,285 \$230,000 12.7% 5-year Jul average: **\$226,332**

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 seller's favor.





Tri-County Suburban REALTORS

July 2023

Downingtown Area (Chester, PA)

Email: ldavis@tcsr.realtor











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July 2023

Downingtown Area (Chester, PA) - Detached

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



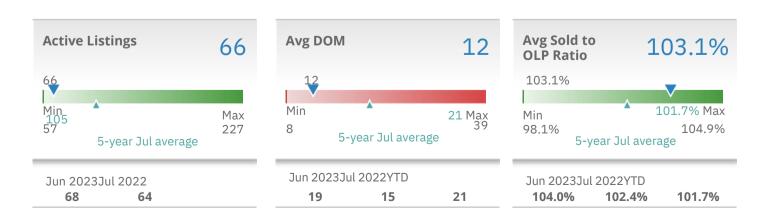


\$658,500 \$600,000 9.8% 5-year Jul average: \$592,734

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 market is moving in the buyer's favor.





July 2023

Downingtown Area (Chester, PA) - Attached

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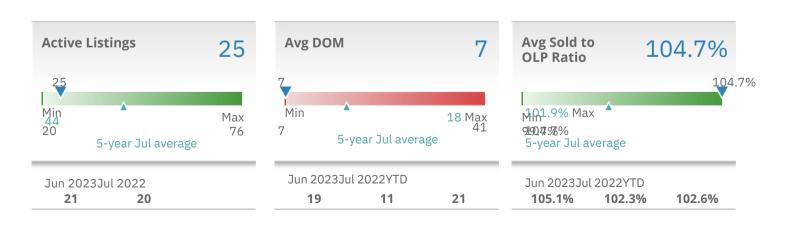


YTD 2023 2022 +/- **\$410,500 \$425,000** -3.4% 5-year Jul average: **\$351,300**

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 market is moving in the buyer's favor.





Email: ldavis@tcsr.realtor

Tri-County Suburban REALTORS

July 2023

New Listings

-51.9%

Great Valley (Chester, PA)

New Pendings 25 -16.2% -51.9% -34.0% from Jun 2023: from Jul 2022: from Jun 2023: from Jul 2022: 5252 3747 YTD 2023 2022 +/-YTD 2023 2022 +/-286 393 -27.2% 220 299 -26.4% 5-year Jul average: 54 5-year Jul average: 52



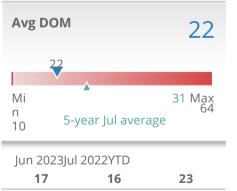


5-year |ul average: **\$541,890**



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July 2023

Great Valley (Chester, PA) - Detached

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YTD 2023 2022 +/-

\$677,500 \$700,000 -3.2% 5-year Jul average: **\$629,000**

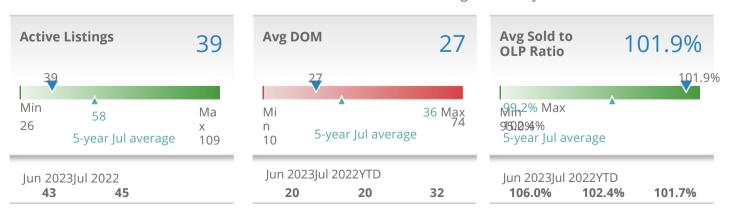
Summary

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

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\$570,000 \$530,000 7.5% 5-year Jul average: **\$495,705**

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 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.





Tri-County Suburban REALTORS

July 2023

Kennett Consolidated (Chester, PA)

Email: Idavis@tcsr.realtor

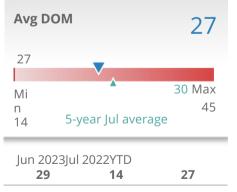




5-year Jul average: **\$456,519**









July 2023

Kennett Consolidated (Chester, PA) - Detached

Tri-County Suburban REALTORS

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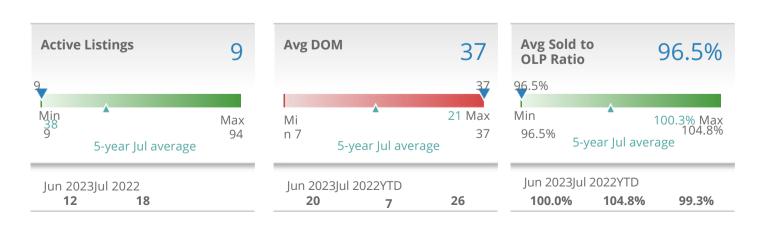


\$585,000 \$583,500 0.3% 5-year Jul average: **\$507,100**

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 Pendings; an 11.5% MoM decrease in All Pendings (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 source activity compared to supply, and indicates the market is moving in the buyer's favor.





July 2023

Kennett Consolidated (Chester, PA) - Attached

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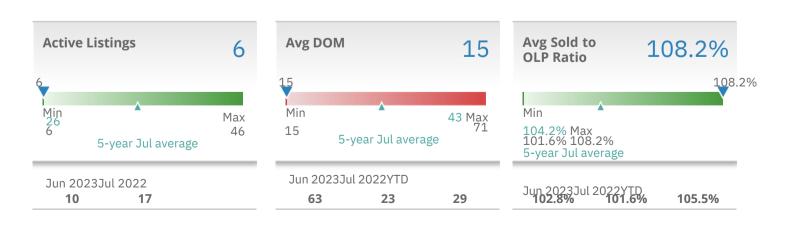


\$488,265 \$465,000 5.0% 5-year Jul average: \$417,082

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 seller's favor.





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Tri-County Suburban REALTORS

July 2023

Octorara Area (Chester, PA)









Closed SalesMedian Sold Price (\$1,000s)





Avg So OLP Ra		102.8%
		102.8%
Min 96.2%	5-year Jul	100.7% Max 103.9% average
Jun 202 103.5 9	3jul 2022YTI % 103.9	



July 2023

Octorara Area (Chester, PA) - Detached

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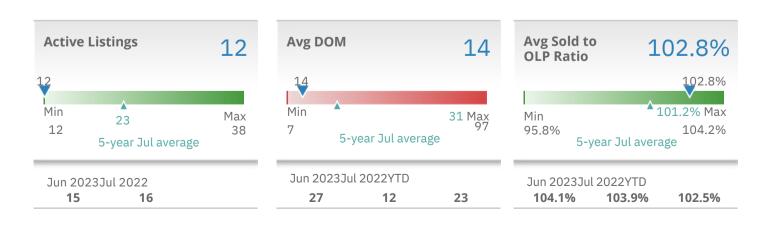


\$380,000 \$365,000 4.1% 5-year Jul average: \$321,300

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 Pendings; a 53.8% MoM increase in All Pendings (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 seller's favor.





July 2023

Octorara Area (Chester, PA) - Attached

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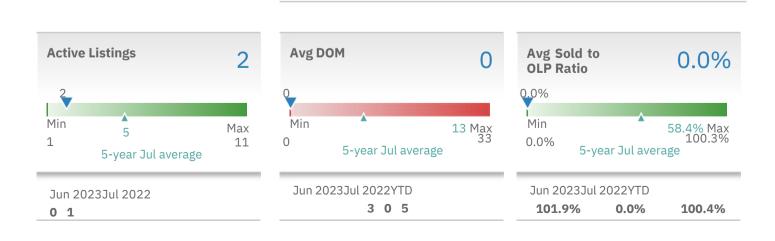


\$227,500 \$215,000 5.8% 5-year Jul average: \$112,630

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 5year 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 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.





Tri-County Suburban REALTORS

July 2023

Owen J Roberts (Chester, PA)

Email: ldavis@tcsr.realtor





5-year Jul average: **\$418,450**







46

25



July 2023

Owen J Roberts (Chester, PA) - Detached

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\$532,500 \$526,000 1.2% 5-year Jul average: \$474,370

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 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





\$367,000 \$343,750 6.8% 5-year Jul average: **\$336,750**

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 5year 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 source to supply, and indicates the market is moving in the buyer's favor.





Tri-County Suburban REALTORS

July 2023

Oxford Area (Chester, PA)

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July 2023

Oxford Area (Chester, PA) - Detached

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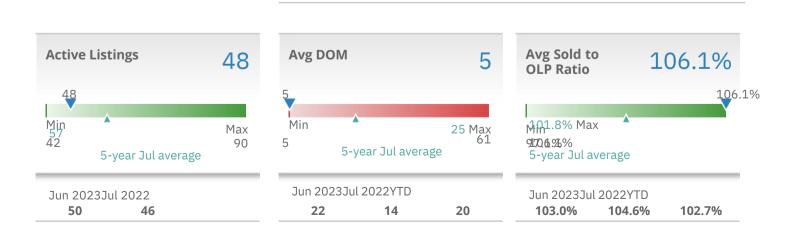


\$425,000 \$412,761 3.0% 5-year Jul average: \$369,968

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 pendings 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 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

New Listings New Pendings Closed Sales Π -100.0%0.0% 100.0% 0.0% -100.0%0.0% from Jun 2023: from Jul 2022: from Jun 2023: from Jul 2022: from Jun 2023: from Jul 2022: 1 0 2 0 1 Ω YTD 2023 2022 +/-YTD 2023 2022 +/-YTD 2023 2022 +/-46-33.3% 26-66.7% **67**-14.3% 5-year Jul average: **0** 5-year Jul average: **0** 5-year Jul average: **0**



\$225,000 \$175,000 28.6% 5-year Jul average: \$31,700

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 5year 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 seller's favor.





Tri-County Suburban REALTORS

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



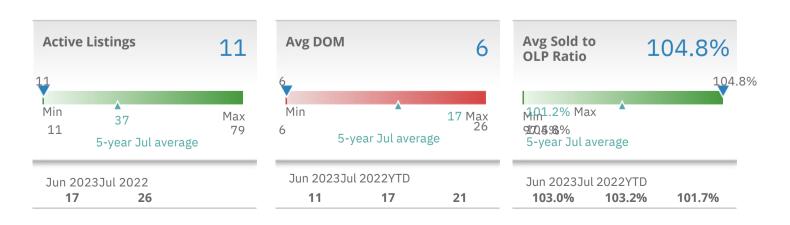


\$510,000 \$522,500 -2.4% 5-year Jul average: \$507,150

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 source the buyer's favor.





July 2023

Phoenixville Area (Chester, PA) - Attached

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





\$395,000 \$310,000 27.4% 5-year Jul average: **\$314,200**

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 seller's favor.





Tri-County Suburban REALTORS

July 2023

Spring-Ford Area (Chester, PA)

Email: ldavis@tcsr.realtor





\$410,000 \$296,000 38.5% 5-year Jul average: **\$344,119**







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July 2023

Spring-Ford Area (Chester, PA) - Detached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor



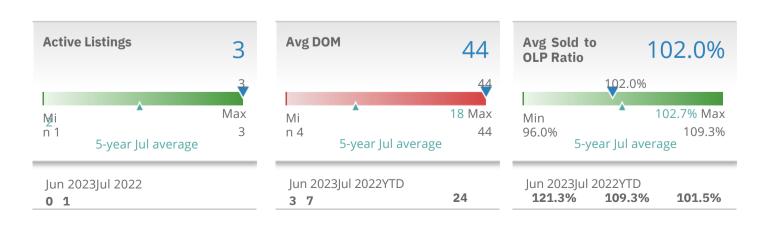


YTD 2023 2022 +/- **\$470,000 \$332,500** 41.4% 5-year Jul average: **\$358,120**

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 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





YTD 2023 2022 +/- **\$358,000 \$290,000** 23.4% 5-year Jul average: **\$254,248**

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 here are an 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.





Tri-County Suburban REALTORS

July 2023

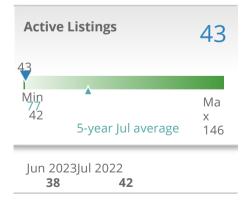
Tredyffrin-Easttown (Chester, PA)

Email: ldavis@tcsr.realtor











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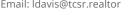




July 2023

Tredvffrin-Easttown (Chester, PA) - Detached

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







YTD 2023 2022 +/-

\$899,000 \$810,000 11.0% 5-year |ul average: \$807,390

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





\$389,000 \$341,750 13.8% 5-year Jul average: **\$341,250**

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 he 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.





Tri-County Suburban REALTORS

July 2023

Twin Valley (Chester, PA)

Email: ldavis@tcsr.realtor





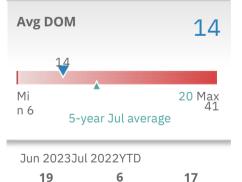




\$400,000 \$347,500 15.1% 5-year Jul average: **\$328,180**







Avg Sold to OLP Ratio	103.1%
	103.1%
പ്പ്പ്പ0.0% Max 9 40,3 %% 5-year Jul average	<u>^</u>
Jun 2023Jul 2022 103.5% 103.	–



July 2023

Twin Valley (Chester, PA) - Detached

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



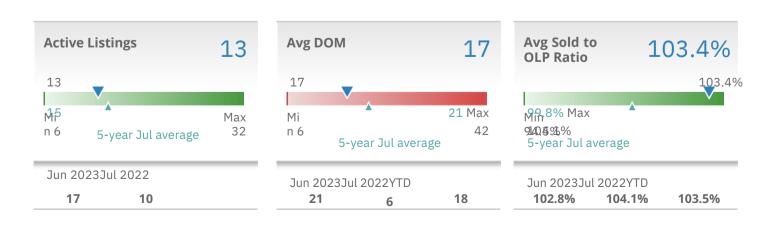


\$420,075 \$386,000 8.8% 5-year Jul average: \$353,980

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





YTD 2023 2022 +/-\$362,500 \$310,500 16.7% 5-year Jul average: \$320,590

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 he 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.





Tri-County Suburban REALTORS

July 2023

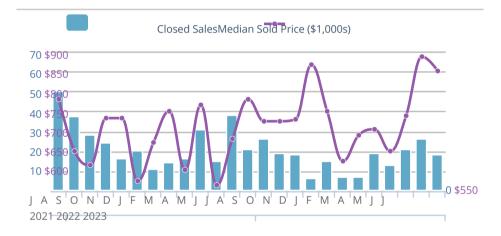
Unionville-Chadds Ford (Chester, PA)

Email: ldavis@tcsr.realtor





5-year Jul average: **\$704,950**











July 2023

Unionville-Chadds Ford (Chester, PA) - Detached

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





\$810,000 \$763,500 6.1% 5-year Jul average: \$748,290

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 seller's favor.

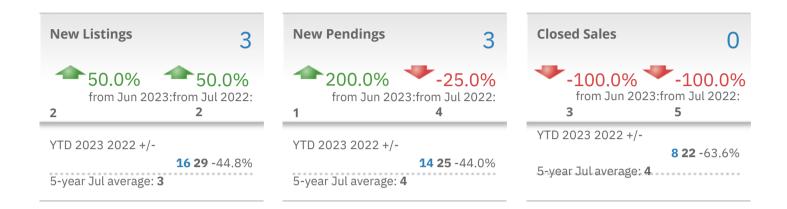




July 2023

Unionville-Chadds Ford (Chester, PA) - Attached

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



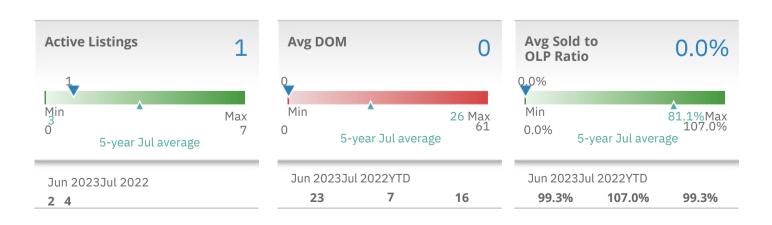


\$505,000 \$521,712 -3.2% 5-year Jul average: **\$349,851**

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 Pendings; a 200% MoM increase in All Pendings (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 pendings 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 seller's favor.





Tri-County Suburban REALTORS

July 2023

West Chester Area (Chester, PA)

Email: ldavis@tcsr.realtor















July 2023

West Chester Area (Chester, PA) - Detached

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



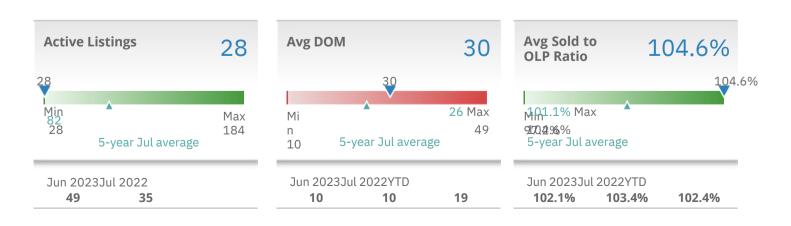


\$693,500 \$695,000 -0.2% 5-year Jul average: \$618,200

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 seller's favor.





July 2023

West Chester Area (Chester, PA) - Attached

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





\$458,900 \$418,250 9.7% 5-year Jul average: \$384,400

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 Pendings; a 14.8% MoM increase in All Pendings (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 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.

