# July 2023

All Home Types Detached Attached

## Local Market Insight

Delaware County, PA



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

#### Presented by **Lauren Davis**

**Tri-County Suburban REALTORS** 

#### **July 2023**

Delaware County, PA

Email: Idavis@tcsr.realtor



YTD 2023 2022 +/-

4.011 5.141 -22.0%

5-year Jul average: 740



YTD 2023 2022 +/-

**3,514 4,473** -21.4%

5-year Jul average: 688



YTD 2023 2022 +/-

**3,127 4,193** -25.4%

5-year Jul average: **658** 



YTD 2023 2022 +/-

**\$310,000 \$299,950** 3.4%

5-year Jul average: **\$288,100** 











#### **July 2023**

Delaware County, PA - Detached

**Tri-County Suburban REALTORS** 

Email: ldavis@tcsr.realtor



YTD 2023 2022 +/-

**1,977 2,603** -24.0%

5-year Jul average: 380



YTD 2023 2022 +/-

**1,756 2,309** -23.9%

5-year Jul average: 355



YTD 2023 2022 +/-

**1,588 2,122** -25.2%

5-year Jul average: 359



0.8% 12.9% from Jun 2023:from Jul 2022: \$476,000 \$425,000

YTD 2023 2022 +/-

**\$440,000 \$416,255** 5.7%

5-year Jul average: **\$407,000** 

#### **Summary**

In Delaware County, PA, the median sold price for Detached properties for July was \$480,000, representing an increase of 0.8% compared to last month and an increase of 12.9% from Jul 2022. The average days on market for units sold in July was 15 days, 25% below the 5-year July average of 20 days. There was a 5.2% month over month decrease in new contract activity with 254 New Pendings; a 0.5% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 400; and a 4.5% decrease in supply to 253 active units.

This activity resulted in a Contract Ratio of 1.58 pendings per active listing, up from 1.52 in June and a decrease from 1.89 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**

Delaware County, PA - Attached

**Tri-County Suburban REALTORS** 

Email: ldavis@tcsr.realtor



YTD 2023 2022 +/-

**2,033 2,536** -19.8%

5-year Jul average: 360



YTD 2023 2022 +/-

**1,757 2,162** -18.7%

5-year Jul average: 333



YTD 2023 2022 +/-

**1,538 2,069** -25.7%

5-year Jul average: 298





from Jun 2023:from Jul 2022: \$225,000 \$217,000

YTD 2023 2022 +/-

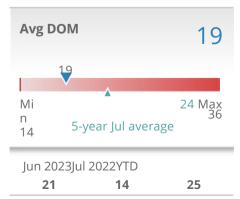
**\$210,000 \$205,000** 2.4% 5-year Jul average: **\$186,740** 

#### **Summary**

In Delaware County, PA, the median sold price for Attached properties for July was \$213,500, representing a decrease of 5.1% compared to last month and a decrease of 1.6% from Jul 2022. The average days on market for units sold in July was 19 days, 21% below the 5-year July average of 24 days. There was a 4.8% month over month decrease in new contract activity with 275 New Pendings; an 8.6% MoM increase in All Pendings (new contracts + contracts carried over from June) to 457; and a 9.4% decrease in supply to 251 active units.

This activity resulted in a Contract Ratio of 1.82 pendings per active listing, up from 1.52 in June and an increase from 1.57 in July 2022. The Contract Ratio is 9% higher than the 5-year July average of 1.66. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.









## Presented by Lauren Davis Tri-County Suburban REALTORS

#### **July 2023**

Chester-Upland (Delaware, PA)

Email: ldavis@tcsr.realtor



YTD 2023 2022 +/-

**220 292** -24.7%

5-year Jul average: 31



**181 214** - 15.4 5-year Jul average: **26** 



**165 197** -16.2% 5-year Jul average: **21** 

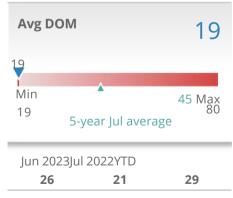


YTD 2023 2022 +/-

**\$126,000 \$107,950** 16.7% 5-year Jul average: **\$99,270** 











#### **July 2023**

Chester-Upland (Delaware, PA) - Detached

**Tri-County Suburban REALTORS** 

Email: ldavis@tcsr.realtor









\$160,000 \$148,000

YTD 2023 2022 +/-

**\$197,250 \$170,000** 16.0% 5-year Jul average: **\$147,640** 

#### **Summary**

In Chester-Upland (Delaware, PA), the median sold price for Detached properties for July was \$199,500, representing an increase of 24.7% compared to last month and an increase of 34.8% from Jul 2022. The average days on market for units sold in July was 17 days, 67% below the 5-year July average of 51 days. There was a 66.7% month over month decrease in new contract activity with 1 New Pendings; a 50% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 2; and a 50% increase in supply to 6 active units.

This activity resulted in a Contract Ratio of 0.33 pendings per active listing, down from 1.00 in June and a decrease from 0.63 in July 2022. The Contract Ratio is 88% lower than the 5-year July average of 2.85. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



Jun 2023Jul 2022 4 8







#### **July 2023**

Chester-Upland (Delaware, PA) - Attached

**Tri-County Suburban REALTORS** 

Email: ldavis@tcsr.realtor



YTD 2023 2022 +/-

**197 264** -25.4%

5-year Jul average: 27



**159 192** -17.2%

5-year Jul average: 23



**145 177** -18.1%

5-year Jul average: 18



from Jun 2023: from Jul 2022: \$127,500 \$135,000

YTD 2023 2022 +/-

**\$125,000 \$103,000** 21.4% 5-year Jul average: **\$91,300** 

#### Summary

In Chester-Upland (Delaware, PA), the median sold price for Attached properties for July was \$125,000, representing a decrease of 2% compared to last month and a decrease of 7.4% from Jul 2022. The average days on market for units sold in July was 19 days, 58% below the 5-year July average of 45 days. There was a 19.2% month over month decrease in new contract activity with 21 New Pendings; a 6.1% MoM increase in All Pendings (new contracts + contracts carried over from June) to 35; and a 12.1% decrease in supply to 29 active

This activity resulted in a Contract Ratio of 1.21 pendings per active listing, up from 1.00 in June and an increase from 0.92 in July 2022. The Contract Ratio is 18% higher than the 5-year July average of 1.03. 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.









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

#### **July 2023**

Chichester (Delaware, PA)

Email: Idavis@tcsr.realtor



YTD 2023 2022 +/-

**182 248** -26.6%

5-year Jul average: 38



5-year Jul average: 33



**153 215** -28.8% 5-year Jul average: 31

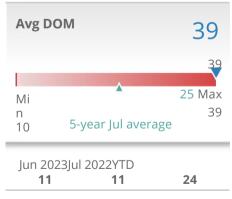


**\$245,000 \$234,950** 4.3%

5-year Jul average: **\$227,475** 











#### **July 2023**

Chichester (Delaware, PA) - Detached

**Tri-County Suburban REALTORS** 

Email: ldavis@tcsr.realtor



YTD 2023 2022 +/-

**109 146** -25.3%

5-year Jul average: 22



YTD 2023 2022 +/-

**105 139** -24.5%

5-year Jul average: 21



5-year Jul average: 18



-0.8% -2.1% from Jun 2023:from Jul 2022:

\$322,500 \$327,000

YTD 2023 2022 +/-

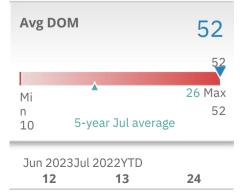
**\$300,000 \$300,000** 0.0% 5-year Jul average: **\$278,040** 

#### **Summary**

In Chichester (Delaware, PA), the median sold price for Detached properties for July was \$320,000, representing a decrease of 0.8% compared to last month and a decrease of 2.1% from Jul 2022. The average days on market for units sold in July was 52 days, 97% above the 5-year July average of 26 days. There was an 11.1% month over month decrease in new contract activity with 16 New Pendings; a 19% MoM increase in All Pendings (new contracts + contracts carried over from June) to 25; and a 22.2% decrease in supply to 7 active units.

This activity resulted in a Contract Ratio of 3.57 pendings per active listing, up from 2.33 in June and a decrease from 4.10 in July 2022. The Contract Ratio is 48% higher than the 5-year July average of 2.41. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.









#### **July 2023**

Chichester (Delaware, PA) - Attached

**Tri-County Suburban REALTORS** 

Email: ldavis@tcsr.realtor









YTD 2023 2022 +/-

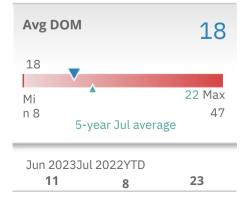
**\$170,000 \$171,500** -0.9% 5-year Jul average: **\$136,749** 

#### Summary

In Chichester (Delaware, PA), the median sold price for Attached properties for July was \$138,500, representing a decrease of 29% compared to last month and a decrease of 13.2% from Jul 2022. The average days on market for units sold in July was 18 days, 19% below the 5-year July average of 22 days. There was a 30% month over month decrease in new contract activity with 7 New Pendings; an 18.2% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 9; and an 80% increase in supply to 9 active units.

This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 2.20 in June and a decrease from 2.33 in July 2022. The Contract Ratio is 38% lower than the 5-year July average of 1.61. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.







## Presented by Lauren Davis

**Tri-County Suburban REALTORS** 

#### **July 2023**

Garnet Valley (Delaware, PA)

Email: ldavis@tcsr.realtor



YTD 2023 2022 +/-

**180 232** -22.4%

5-year Jul average: **41** 



YTD 2023 2022 +/-

**153 207** -26.1%

5-year Jul average: 34



YTD 2023 2022 +/-

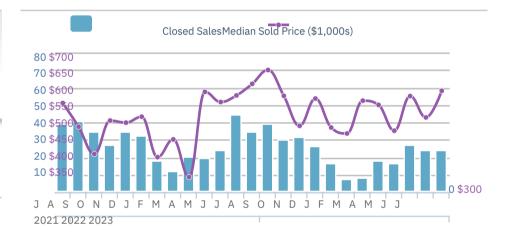
**126 177** -28.8%

5-year Jul average: 41

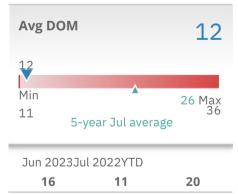


YTD 2023 2022 +/-

**\$531,000 \$529,000** 0.4% 5-year Jul average: **\$535,100** 











#### **July 2023**

Garnet Valley (Delaware, PA) - Detached

**Tri-County Suburban REALTORS** 

Email: ldavis@tcsr.realtor



YTD 2023 2022 +/-

**132 165** -20.0%

5-year Jul average: 28



YTD 2023 2022 +/-

**103 147** -29.9%

5-year Jul average: 22



YTD 2023 2022 +/-

**88 125 -**29.6%

5-year Jul average: 28

## Median \$672,000

13.3% 7.5% from Jun 2023: from Jul 2022: \$593,000 \$625,000

YTD 2023 2022 +/-

**\$638,500 \$593,300** 7.6% 5-year Jul average: **\$589,240** 

#### **Summary**

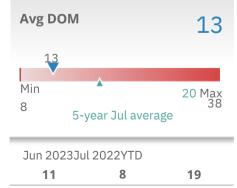
In Garnet Valley (Delaware, PA), the median sold price for Detached properties for July was \$672,000, representing an increase of 13.3% compared to last month and an increase of 7.5% from Jul 2022. The average days on market for units sold in July was 13 days, 36% below the 5-year July average of 20 days. There was a 20% month over month decrease in new contract activity with 16 New Pendings; an 8.8% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 31; and a 7.7% decrease in supply to 24 active units.

This activity resulted in a Contract Ratio of 1.29 pendings per active listing, down from 1.31 in June and a decrease from 2.25 in July 2022. The Contract Ratio is 2% higher than the 5-year July average of 1.26. 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.



20

26





#### **July 2023**

Garnet Valley (Delaware, PA) - Attached

**Tri-County Suburban REALTORS** 

5-year Jul average: 13

Email: ldavis@tcsr.realtor



YTD 2023 2022 +/-

**48 67 -**28.4%

5-year Jul average: 13





Median \$378,000 **Sold Price** 

-3.1% 16.0% from Jun 2023:from Jul 2022: \$326,000 \$390,000

YTD 2023 2022 +/-

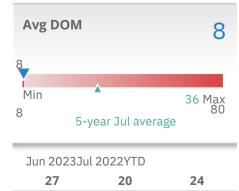
**\$368,000 \$330,750** 11.3% 5-year Jul average: **\$327,300** 

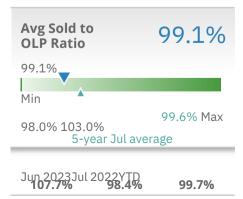
#### Summary

In Garnet Valley (Delaware, PA), the median sold price for Attached properties for July was \$378,000, representing an increase of 16% compared to last month and a decrease of 3.1% from Jul 2022. The average days on market for units sold in July was 8 days, 78% below the 5-year July average of 36 days. There was an 83.3% month over month increase in new contract activity with 11 New Pendings; a 44.4% MoM increase in All Pendings (new contracts + contracts carried over from June) to 13; and a 25% increase in supply to 5 active units.

This activity resulted in a Contract Ratio of 2.60 pendings per active listing, up from 2.25 in June and an increase from 1.15 in July 2022. The Contract Ratio is 45% higher than the 5-year July average of 1.79. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.







#### Presented by **Lauren Davis**

**Tri-County Suburban REALTORS** 

#### **July 2023**

Haverford Township (Delaware, PA)

Email: Idavis@tcsr.realtor



**306 418** -26.8%

5-year Jul average: **65** 



5-year Jul average: **56** 













#### **July 2023**

Haverford Township (Delaware, PA) - Detached

**Tri-County Suburban REALTORS** 

Email: ldavis@tcsr.realtor



YTD 2023 2022 +/-

**242 306** -20.9%

5-year Jul average: **50** 





5-year Jul average: **43** 



\$535,000 \$479,000

YTD 2023 2022 +/-

**\$525,000 \$490,000** 7.1% 5-year Jul average: **\$450,500** 

#### **Summary**

In Haverford Township (Delaware, PA), the median sold price for Detached properties for July was \$528,500, representing a decrease of 1.2% compared to last month and an increase of 10.3% from Jul 2022. The average days on market for units sold in July was 12 days, 29% below the 5-year July average of 17 days. There was a 21.4% month over month decrease in new contract activity with 33 New Pendings; a 6.5% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 58; and a 10% decrease in supply to 18 active units.

This activity resulted in a Contract Ratio of 3.22 pendings per active listing, up from 3.10 in June and an increase from 2.48 in July 2022. The Contract Ratio is 50% higher than the 5-year July average of 2.15. 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.







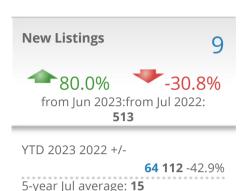


#### **July 2023**

Haverford Township (Delaware, PA) - Attached

**Tri-County Suburban REALTORS** 

Email: Idavis@tcsr.realtor









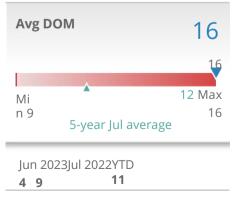
**\$345,000 \$359,000** -3.9% 5-year Jul average: **\$291,550** 

#### **Summary**

In Haverford Township (Delaware, PA), the median sold price for Attached properties for July was \$227,000, representing a decrease of 39.5% compared to last month and a decrease of 36.9% from Jul 2022. The average days on market for units sold in July was 16 days, 38% above the 5-year July average of 12 days. There was a 37.5% month over month decrease in new contract activity with 5 New Pendings; a 36.4% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 7; and a 400% increase in supply to 5 active units.

This activity resulted in a Contract Ratio of 1.40 pendings per active listing, down from 11.00 in June and a decrease from 6.00 in July 2022. The Contract Ratio is 51% lower than the 5-year July average of 2.83. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.







## Presented by Lauren Davis

**Tri-County Suburban REALTORS** 

#### **July 2023**

Interboro (Delaware, PA)

Email: ldavis@tcsr.realtor



YTD 2023 2022 +/-

**159 180** -11.7%

5-year Jul average: **29** 



YTD 2023 2022 +/-

**143 166** -13.9%

5-year Jul average: 27



YTD 2023 2022 +/-

**133 157** -15.3%

5-year Jul average: 30



YTD 2023 2022 +/-

**\$250,000 \$245,000** 2.0% 5-year Jul average: **\$228,800** 

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

45 \$320

40 \$300

35 \$280

30 \$260

25 \$240

20 \$126

10 \$180

J A S O N D J F M A M J J A S O N D J F M A M J J

2021 2022 2023









#### **July 2023**

Interboro (Delaware, PA) - Detached

**Tri-County Suburban REALTORS** 

Email: ldavis@tcsr.realtor



YTD 2023 2022 +/-

**75 94 -**20.2%

5-year Jul average: **15** 



5-year Jul average: 13



**67 76** -11.8%

5-year Jul average: 16



from Jun 2023:from Jul 2022: \$310.000 \$310.000

YTD 2023 2022 +/-

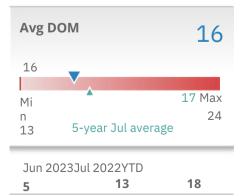
**\$300,000 \$285,000** 5.3% 5-year Jul average: **\$256,700** 

#### **Summary**

In Interboro (Delaware, PA), the median sold price for Detached properties for July was \$302,500, representing a decrease of 2.4% compared to last month and a decrease of 2.4% from Jul 2022. The average days on market for units sold in July was 16 days, 6% below the 5-year July average of 17 days. There was a 44.4% month over month decrease in new contract activity with 5 New Pendings; a 41.2% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 10; and a 57.1% increase in supply to 11 active units.

This activity resulted in a Contract Ratio of 0.91 pendings per active listing, down from 2.43 in June and a decrease from 2.00 in July 2022. The Contract Ratio is 47% lower than the 5-year July average of 1.72. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.









Presented by

#### **Lauren Davis**

#### **July 2023**

Interboro (Delaware, PA) - Attached

**Tri-County Suburban REALTORS** 

Email: ldavis@tcsr.realtor









#### Summary

In Interboro (Delaware, PA), the median sold price for Attached properties for July was \$248,000, representing an increase of 7.2% compared to last month and an increase of 7.8% from Jul 2022. The average days on market for units sold in July was 8 days, 61% below the 5-year July average of 21 days. There was a 36.8% month over month decrease in new contract activity with 12 New Pendings; a 4.8% MoM increase in All Pendings (new contracts + contracts carried over from June) to 22; and a 35% decrease in supply to 13 active units.

This activity resulted in a Contract Ratio of 1.69 pendings per active listing, up from 1.05 in June and a decrease from 2.00 in July 2022. The Contract Ratio is 12% lower than the 5-year July average of 1.92. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.









## Presented by Lauren Davis

**Tri-County Suburban REALTORS** 

#### **July 2023**

Marple Newtown (Delaware, PA)

Email: ldavis@tcsr.realtor



YTD 2023 2022 +/-

**276 338** -18.3%

5-year Jul average: 44



YTD 2023 2022 +/-

**244 311** -21.5%

5-year Jul average: 42



YTD 2023 2022 +/-

**224 286** -21.7%

5-year Jul average: 46



YTD 2023 2022 +/-

**\$570,000 \$506,000** 12.6% 5-year Jul average: **\$469,366** 











#### **July 2023**

Marple Newtown (Delaware, PA) - Detached

**Tri-County Suburban REALTORS** 

Email: ldavis@tcsr.realtor



YTD 2023 2022 +/-

**197 249** -20.9%

5-year Jul average: 32



YTD 2023 2022 +/-

**179 237** -24.5%

5-year Jul average: 31



YTD 2023 2022 +/-

**155 224** -30.8%

5-year Jul average: **34** 





YTD 2023 2022 +/-

**\$560,000 \$506,000** 10.7% 5-year Jul average: **\$458,040** 

#### **Summary**

In Marple Newtown (Delaware, PA), the median sold price for Detached properties for July was \$535,000, representing a decrease of 23.6% compared to last month and an increase of 12.2% from Jul 2022. The average days on market for units sold in July was 11 days, 42% below the 5-year July average of 19 days. There was a 28% month over month increase in new contract activity with 32 New Pendings; a 10.6% MoM increase in All Pendings (new contracts + contracts carried over from June) to 52; and a 30.6% decrease in supply to 25 active units.

This activity resulted in a Contract Ratio of 2.08 pendings per active listing, up from 1.31 in June and an increase from 1.79 in July 2022. The Contract Ratio is 58% higher than the 5-year July average of 1.31. 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.









#### **July 2023**

Marple Newtown (Delaware, PA) - Attached

**Tri-County Suburban REALTORS** 

Email: ldavis@tcsr.realtor



YTD 2023 2022 +/-

**79 89 -11.2**%

5-year Jul average: 12





**69 62** 11.3%

5-year Jul average: 12



\$614,000 \$637,500

YTD 2023 2022 +/-

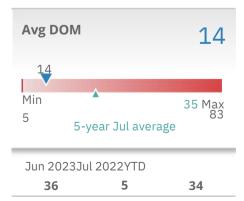
**\$585,000 \$513,000** 14.0% 5-year Jul average: **\$554,879** 

#### **Summary**

In Marple Newtown (Delaware, PA), the median sold price for Attached properties for July was \$869,995, representing an increase of 41.7% compared to last month and an increase of 36.5% from Jul 2022. The average days on market for units sold in July was 14 days, 60% below the 5-year July average of 35 days. There was a 100% month over month increase in new contract activity with 8 New Pendings; an 8.3% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 11; and a 14.3% decrease in supply to 12 active units.

This activity resulted in a Contract Ratio of 0.92 pendings per active listing, up from 0.86 in June and a decrease from 2.33 in July 2022. The Contract Ratio is 30% lower than the 5-year July average of 1.31. 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.







## Presented by Lauren Davis

**Tri-County Suburban REALTORS** 

#### **July 2023**

Penn-Delco (Delaware, PA)

Email: ldavis@tcsr.realtor



YTD 2023 2022 +/-

**173 249** -30.5%

5-year Jul average: **33** 



YTD 2023 2022 +/-

**170 237** -28.3%

5-year Jul average: 36



YTD 2023 2022 +/-

**149 236** -36.9%

5-year Jul average: 41



YTD 2023 2022 +/-

**\$320,000 \$286,950** 11.5% 5-year Jul average: **\$282,450** 











#### **July 2023**

Penn-Delco (Delaware, PA) - Detached

**Tri-County Suburban REALTORS** 

Email: ldavis@tcsr.realtor



YTD 2023 2022 +/-

**104 166** -37.3%

5-year Jul average: 22



YTD 2023 2022 +/-

104 162 -35.8%

5-year Jul average: 23



YTD 2023 2022 +/-

**101 156** -35.3%

5-year Jul average: 28



YTD 2023 2022 +/-

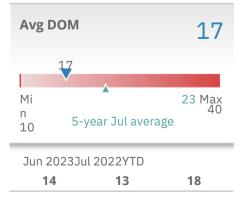
**\$350,000 \$328,750** 6.5% 5-year Jul average: **\$303,000** 

#### Summary

In Penn-Delco (Delaware, PA), the median sold price for Detached properties for July was \$355,000, representing a decrease of 2.6% compared to last month and an increase of 9.2% from Jul 2022. The average days on market for units sold in July was 17 days, 27% below the 5-year July average of 23 days. There was a 46.2% month over month increase in new contract activity with 19 New Pendings; a 5.9% MoM increase in All Pendings (new contracts + contracts carried over from June) to 18; and a 50% decrease in supply to 6 active units.

This activity resulted in a Contract Ratio of 3.00 pendings per active listing, up from 1.42 in June and an increase from 2.64 in July 2022. The Contract Ratio is 34% higher than the 5-year July average of 2.24. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.









Presented by

#### **Lauren Davis**

#### **July 2023**

Penn-Delco (Delaware, PA) - Attached

**Tri-County Suburban REALTORS** 

Email: ldavis@tcsr.realtor









YTD 2023 2022 +/-

**\$260,422 \$218,750** 19.1% 5-year Jul average: **\$185,800** 

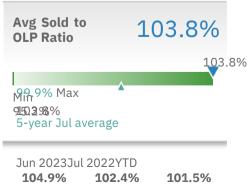
#### **Summary**

In Penn-Delco (Delaware, PA), the median sold price for Attached properties for July was \$235,000, representing a decrease of 16.1% compared to last month and an increase of 6.8% from Jul 2022. The average days on market for units sold in July was 9 days, 42% below the 5-year July average of 15 days. There was a 66.7% month over month increase in new contract activity with 20 New Pendings; a 108.3% MoM increase in All Pendings (new contracts + contracts carried over from June) to 25; and a 62.5% decrease in supply to 3 active units.

This activity resulted in a Contract Ratio of 8.33 pendings per active listing, up from 1.50 in June and an increase from 1.33 in July 2022. The Contract Ratio is 133% higher than the 5-year July average of 3.58. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.







#### Presented by **Lauren Davis**

#### **Tri-County Suburban REALTORS**

#### **July 2023**

Radnor Township (Delaware, PA)

Email: Idavis@tcsr.realtor



**187 263** -28.9%

5-year Jul average: 33





YTD 2023 2022 +/-

**154 188** -18.1%

5-year Jul average: 37



YTD 2023 2022 +/-

**\$932,500 \$803,750** 16.0% 5-year Jul average: \$836,430











#### **July 2023**

Radnor Township (Delaware, PA) - Detached

**Tri-County Suburban REALTORS** 

Email: Idavis@tcsr.realtor



**128 174** -26.4%

5-year Jul average: 21







YTD 2023 2022 +/-

**\$1,175,000 \$1,050,000** 11.9% 5-year Jul average: \$999,800

#### Summary

In Radnor Township (Delaware, PA), the median sold price for Detached properties for July was \$1,300,000, representing an increase of 57.6% compared to last month and an increase of 26.8% from Jul 2022. The average days on market for units sold in July was 12 days, 45% below the 5-year July average of 22 days. There was a 33.3% month over month decrease in new contract activity with 10 New Pendings; a 20.7% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 23; and an 8.7% decrease in supply to 21 active units.

This activity resulted in a Contract Ratio of 1.10 pendings per active listing, down from 1.26 in June and a decrease from 1.55 in July 2022. The Contract Ratio is the same as the 5-year July average of 1.09. 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**

Radnor Township (Delaware, PA) - Attached

**Tri-County Suburban REALTORS** 

Email: ldavis@tcsr.realtor



**59 89 -**33.7%

5-year Jul average: 12





49 67 -26.9%

5-year Jul average: 11



-54.5% -11 1% from Jun 2023:from Jul 2022: \$577,500 \$295,250

YTD 2023 2022 +/-

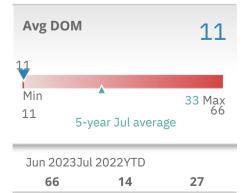
**\$425,000 \$320,000** 32.8% 5-year Jul average: \$300,450

#### Summary

In Radnor Township (Delaware, PA), the median sold price for Attached properties for July was \$262,500, representing a decrease of 54.5% compared to last month and a decrease of 11.1% from Jul 2022. The average days on market for units sold in July was 11 days, 67% below the 5-year July average of 33 days. There was a 25% month over month decrease in new contract activity with 9 New Pendings; a 15.4% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 22; and no change in supply with 10 active units.

This activity resulted in a Contract Ratio of 2.20 pendings per active listing, down from 2.60 in June and a decrease from 2.82 in July 2022. The Contract Ratio is 69% higher than the 5-year July average of 1.31. 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.







#### Presented by **Lauren Davis**

**Tri-County Suburban REALTORS** 

#### **July 2023**

Ridley (Delaware, PA)

Email: ldavis@tcsr.realtor



YTD 2023 2022 +/-

**258 350** -26.3%

5-year Jul average: **52** 



YTD 2023 2022 +/-

**240 306** -21.6%

5-year Jul average: 54



YTD 2023 2022 +/-

204 288 -29.2%

5-year Jul average: 53

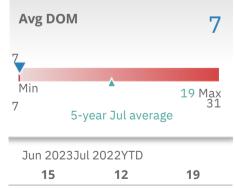


YTD 2023 2022 +/-

**\$286,900 \$271,000** 5.9% 5-year Jul average: **\$247,900** 











#### **July 2023**

Ridley (Delaware, PA) - Detached

**Tri-County Suburban REALTORS** 

Email: ldavis@tcsr.realtor



YTD 2023 2022 +/-

**156 210** -25.7%

5-year Jul average: 28



**152 184** -17.4%

5-year Jul average: 30



**131 165** -20.6%

5-year Jul average: 29

#### Median \$315.000 **Sold Price**

-6.3% 0.2% from Jun 2023: from Jul 2022: \$336,000 \$314,500

YTD 2023 2022 +/-

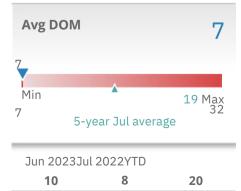
**\$320,000 \$305,000** 4.9% 5-year Jul average: \$277,400

#### Summary

In Ridley (Delaware, PA), the median sold price for Detached properties for July was \$315,000, representing a decrease of 6.3% compared to last month and an increase of 0.2% from Jul 2022. The average days on market for units sold in July was 7 days, 63% below the 5-year July average of 19 days. There was a 70.6% month over month increase in new contract activity with 29 New Pendings; a 63.6% MoM increase in All Pendings (new contracts + contracts carried over from June) to 36; and a 5.9% decrease in supply to 16 active units.

This activity resulted in a Contract Ratio of 2.25 pendings per active listing, up from 1.29 in June and an increase from 1.45 in July 2022. The Contract Ratio is 8% higher than the 5-year July average of 2.08. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buver's favor.









#### **July 2023**

Ridley (Delaware, PA) - Attached

**Tri-County Suburban REALTORS** 

Email: ldavis@tcsr.realtor



YTD 2023 2022 +/-

**102 140** -27.1%

5-year Jul average: 24



YTD 2023 2022 +/-

**88 122 -**27.9%

5-year Jul average: 24



YTD 2023 2022 +/-

**73 123** -40.7%

5-year Jul average: 24



6.5% 9.4% from Jun 2023:from Jul 2022: \$234,750 \$228,500

YTD 2023 2022 +/-

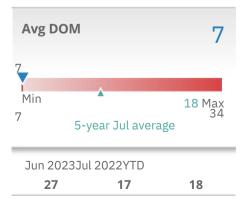
**\$230,000 \$239,800** -4.1% 5-year Jul average: **\$213,770** 

#### **Summary**

In Ridley (Delaware, PA), the median sold price for Attached properties for July was \$250,000, representing an increase of 6.5% compared to last month and an increase of 9.4% 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 28.6% month over month increase in new contract activity with 18 New Pendings; a 20% MoM increase in All Pendings (new contracts + contracts carried over from June) to 24; and a 40% decrease in supply to 9 active units.

This activity resulted in a Contract Ratio of 2.67 pendings per active listing, up from 1.33 in June and an increase from 1.53 in July 2022. The Contract Ratio is 19% higher than the 5-year July average of 2.25. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.









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

### **July 2023**

Rose Tree Media (Delaware, PA)

Email: Idavis@tcsr.realtor



YTD 2023 2022 +/-

**334 382** -12.6%

5-year Jul average: 52



5-year Jul average: 49



**215 324** -33.6% 5-year Jul average: 44













#### **July 2023**

Rose Tree Media (Delaware, PA) - Detached

**Tri-County Suburban REALTORS** 

Email: ldavis@tcsr.realtor



YTD 2023 2022 +/-

**186 236** -21.2%

5-year Jul average: 34



5-year Jul average: 29



**123 187** -34.2%

5-year Jul average: 29

## Median \$653,000

13.8% -27.2% from Jun 2023:from Jul 2022: \$573,750 \$897,500

YTD 2023 2022 +/-

**\$660,000 \$700,000** -5.7% 5-year Jul average: **\$615,250** 

#### **Summary**

In Rose Tree Media (Delaware, PA), the median sold price for Detached properties for July was \$653,000, representing an increase of 13.8% compared to last month and a decrease of 27.2% from Jul 2022. The average days on market for units sold in July was 8 days, 50% below the 5-year July average of 16 days. There was a 30.4% month over month decrease in new contract activity with 16 New Pendings; a 13.9% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 31; and a 10.4% increase in supply to 53 active units.

This activity resulted in a Contract Ratio of 0.58 pendings per active listing, down from 0.75 in June and a decrease from 1.26 in July 2022. The Contract Ratio is 44% lower 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**

Rose Tree Media (Delaware, PA) - Attached

**Tri-County Suburban REALTORS** 

Email: ldavis@tcsr.realtor



YTD 2023 2022 +/-

**148 146** 1.4%

5-year Jul average: 18



YTD 2023 2022 +/-

**133 131** 1.5%

5-year Jul average: 19



5-year Jul average: **15** 

## Median \$682,000

9.6% 16.5% from Jun 2023:from Jul 2022: \$622,500 \$585,335

YTD 2023 2022 +/-

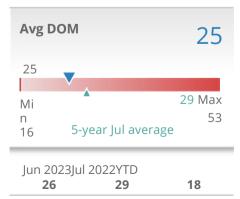
**\$564,905 \$575,000** -1.8% 5-year Jul average: **\$468,453** 

#### **Summary**

In Rose Tree Media (Delaware, PA), the median sold price for Attached properties for July was \$682,000, representing an increase of 9.6% compared to last month and an increase of 16.5% from Jul 2022. The average days on market for units sold in July was 25 days, 13% below the 5-year July average of 29 days. There was a 27.3% month over month increase in new contract activity with 28 New Pendings; a 21% MoM increase in All Pendings (new contracts + contracts carried over from June) to 75; and a 40.9% decrease in supply to 13 active units.

This activity resulted in a Contract Ratio of 5.77 pendings per active listing, up from 2.82 in June and an increase from 2.95 in July 2022. The Contract Ratio is 88% higher than the 5-year July average of 3.07. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.









## Presented by Lauren Davis

#### **Tri-County Suburban REALTORS**

#### **July 2023**

Southeast Delco (Delaware, PA)

Email: Idavis@tcsr.realtor



YTD 2023 2022 +/-

**322 360** -10.6%

5-year Jul average: **54** 



5-year Jul average: **50** 



YTD 2023 2022 +/-

**248 286** -13.3%

5-year Jul average: 38

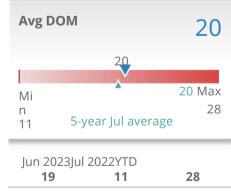


**\$200,000 \$187,750** 6.5%

5-year Jul average: **\$170,490** 









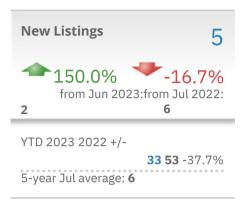


#### **July 2023**

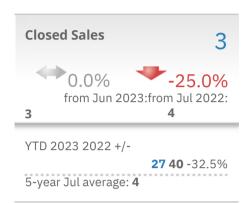
Southeast Delco (Delaware, PA) - Detached

**Tri-County Suburban REALTORS** 

Email: ldavis@tcsr.realtor









YTD 2023 2022 +/-

**\$258,000 \$221,250** 16.6% 5-year Jul average: **\$189,650** 

#### **Summary**

In Southeast Delco (Delaware, PA), the median sold price for Detached properties for July was \$270,000, representing a decrease of 23.9% compared to last month and an increase of 32.4% from Jul 2022. The average days on market for units sold in July was 10 days, 44% below the 5-year July average of 18 days. There was a 40% month over month decrease in new contract activity with 3 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from June) with 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 2.67 in June and an increase from 1.56 in July 2022. The Contract Ratio is 20% lower than the 5-year July average of 2.51. 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**

Southeast Delco (Delaware, PA) - Attached

**Tri-County Suburban REALTORS** 

Email: ldavis@tcsr.realtor



YTD 2023 2022 +/-

**289 307** -5.9%

5-year Jul average: 48



YTD 2023 2022 +/-

**250 266** -6.0%

5-year Jul average: 45



YTD 2023 2022 +/-

**221 246** -10.2%

5-year Jul average: 34

# Median \$206,650

2.3% 11.0% from Jun 2023:from Jul 2022: \$202.000 \$186.250

YTD 2023 2022 +/-

**\$192,500 \$185,250** 3.9% 5-year Jul average: **\$168,295** 

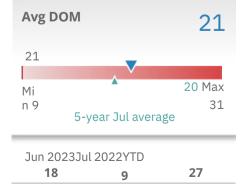
# **Summary**

In Southeast Delco (Delaware, PA), the median sold price for Attached properties for July was \$206,650, representing an increase of 2.3% compared to last month and an increase of 11% from Jul 2022. The average days on market for units sold in July was 21 days, 7% above the 5-year July average of 20 days. There was a 5.6% month over month decrease in new contract activity with 34 New Pendings; a 9.6% MoM increase in All Pendings (new contracts + contracts carried over from June) to 57; and a 3.1% increase in supply to 33 active units.

This activity resulted in a Contract Ratio of 1.73 pendings per active listing, up from 1.63 in June and an increase from 1.50 in July 2022. The Contract Ratio is 14% 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.



Jun 2023Jul 2022







# Presented by Lauren Davis Tri-County Suburban REALTORS

# **July 2023**

Springfield (Delaware, PA)

Email: ldavis@tcsr.realtor



YTD 2023 2022 +/-

**171 217** -21.2%

5-year Jul average: **29** 



**162 192** -15.6%

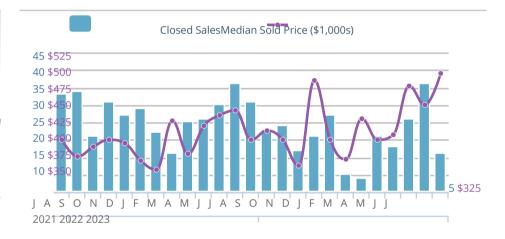
5-year Jul average: 28



5-year Jul average: 30



**\$437,500 \$415,000** 5.4% 5-year Jul average: **\$393,000** 











# **July 2023**

Springfield (Delaware, PA) - Detached

**Tri-County Suburban REALTORS** 

Email: ldavis@tcsr.realtor



YTD 2023 2022 +/-

**143 190** -24.7%

5-year Jul average: 26



YTD 2023 2022 +/-

**138 164** -15.9%

5-year Jul average: 25



YTD 2023 2022 +/-

**121 162** -25.3%

5-year Jul average: 27

# Median \$515,000

13.4% 26.4% from Jun 2023:from Jul 2022: \$454,000 \$407,500

YTD 2023 2022 +/-

**\$451,000 \$435,000** 3.7% 5-year Jul average: **\$401,500** 

## **Summary**

In Springfield (Delaware, PA), the median sold price for Detached properties for July was \$515,000, representing an increase of 13.4% compared to last month and an increase of 26.4% from Jul 2022. The average days on market for units sold in July was 20 days, 16% above the 5-year July average of 17 days. There was a 10% month over month increase in new contract activity with 22 New Pendings; a 27.3% MoM increase in All Pendings (new contracts + contracts carried over from June) to 28; and a 43.8% decrease in supply to 9 active units.

This activity resulted in a Contract Ratio of 3.11 pendings per active listing, up from 1.38 in June and an increase from 1.32 in July 2022. The Contract Ratio is 57% 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.



22

16







#### **Lauren Davis**

# **July 2023**

Springfield (Delaware, PA) - Attached

#### **Tri-County Suburban REALTORS**

Email: ldavis@tcsr.realtor









# Summary

In Springfield (Delaware, PA), the median sold price for Attached properties for July was \$340,000, representing a decrease of 14.5% compared to last month and an increase of 47.5% from Jul 2022. The average days on market for units sold in July was 4 days, 73% below the 5-year July average of 15 days. There was a 66.7% month over month decrease in new contract activity with 1 New Pendings; a 25% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 3; and a 100% increase in supply to 4 active units.

This activity resulted in a Contract Ratio of 0.75 pendings per active listing, down from 2.00 in June and an increase from 0.00 in July 2022. The Contract Ratio is 61% lower than the 5-year July average of 1.91. 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.



2 0



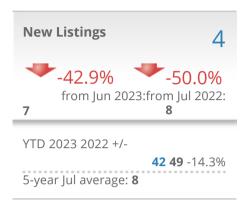


#### Presented by **Lauren Davis Tri-County Suburban REALTORS**

# **July 2023**

Unionville-Chadds Ford (Delaware, PA)

Email: ldavis@tcsr.realtor





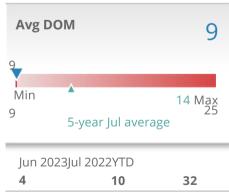
















# **July 2023**

Unionville-Chadds Ford (Delaware, PA) - Detached

**Tri-County Suburban REALTORS** 

Email: ldavis@tcsr.realtor









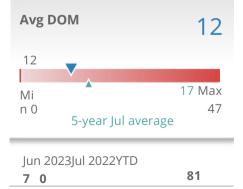
**\$950,000 \$812,500** 16.9% 5-year Jul average: **\$448,450** 

# **Summary**

In Unionville-Chadds Ford (Delaware, PA), the median sold price for Detached properties for July was \$275,000, representing a decrease of 64.5% compared to last month and an increase of 0% from Jul 2022. The average days on market for units sold in July was 12 days, 28% below the 5-year July average of 17 days. There was a 150% month over month increase in new contract activity with 5 New Pendings; a 200% MoM increase in All Pendings (new contracts + contracts carried over from June) to 6; and no change in supply with 5 active units.

This activity resulted in a Contract Ratio of 1.20 pendings per active listing, up from 0.40 in June and a decrease from 2.25 in July 2022. The Contract Ratio is 29% higher than the 5-year July average of 0.93. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.









# **July 2023**

Unionville-Chadds Ford (Delaware, PA) - Attached

#### **Tri-County Suburban REALTORS**

Email: Idavis@tcsr.realtor







# Median \$265,000

15.2% 5.2% from Jun 2023:from Jul 2022: \$230,000 \$251,950

YTD 2023 2022 +/-

**\$230,000 \$210,000** 9.5% 5-year |ul average: **\$208,380** 

# **Summary**

In Unionville-Chadds Ford (Delaware, PA), the median sold price for Attached properties for July was \$265,000, representing an increase of 15.2% compared to last month and an increase of 5.2% from Jul 2022. The average days on market for units sold in July was 8 days, 34% below the 5-year July average of 12 days. There was a 33.3% month over month decrease in new contract activity with 2 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from June) with 3; and a 100% decrease in supply to 0 active units.

This activity resulted in a Contract Ratio of 0.00 pendings per active listing, down from 3.00 in June and a decrease from 6.00 in July

2022. The Contract Ratio is 100% lower than the 5-year July average of 1.73. A higher Contract Ratio signifies a relative increase in

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







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

# **July 2023**

Upper Darby (Delaware, PA)

Email: ldavis@tcsr.realtor



YTD 2023 2022 +/-

662 842 -21.4%

5-year Jul average: 134



YTD 2023 2022 +/-

**574 725** -20.8%

5-year Jul average: 121



**530 680** -22.1% 5-year Jul average: 109

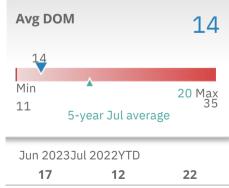


YTD 2023 2022 +/-

**\$220,750 \$209,450** 5.4% 5-year Jul average: **\$193,300** 









# **July 2023**

Upper Darby (Delaware, PA) - Detached

**Tri-County Suburban REALTORS** 

Email: ldavis@tcsr.realtor



YTD 2023 2022 +/-

**199 252** -21.0%

5-year Jul average: **41** 



YTD 2023 2022 +/-

**168 215** -21.9%

5-year Jul average: 39



YTD 2023 2022 +/-

**170 193** -11.9%

5-year Jul average: **33** 





YTD 2023 2022 +/-

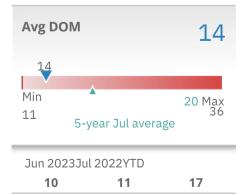
**\$335,000 \$325,000** 3.1% 5-year Jul average: **\$300,380** 

## **Summary**

In Upper Darby (Delaware, PA), the median sold price for Detached properties for July was \$365,000, representing an increase of 9.6% compared to last month and an increase of 5.8% from Jul 2022. The average days on market for units sold in July was 14 days, 31% below the 5-year July average of 20 days. There was a 14.3% month over month decrease in new contract activity with 18 New Pendings; a 34.3% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 23; and a 90.9% increase in supply to 21 active units.

This activity resulted in a Contract Ratio of 1.10 pendings per active listing, down from 3.18 in June and a decrease from 2.52 in July 2022. The Contract Ratio is 44% lower than the 5-year July average of 1.96. 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**

Upper Darby (Delaware, PA) - Attached

**Tri-County Suburban REALTORS** 

Email: ldavis@tcsr.realtor



YTD 2023 2022 +/-

**463 590** -21.5%

5-year Jul average: 93



YTD 2023 2022 +/-

**406 510** -20.4%

5-year Jul average: 82



YTD 2023 2022 +/-

**360 487** -26.1%

5-year Jul average: **75** 





YTD 2023 2022 +/-

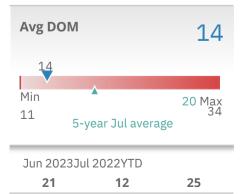
**\$195,000 \$188,000** 3.7% 5-year Jul average: **\$173,565** 

## **Summary**

In Upper Darby (Delaware, PA), the median sold price for Attached properties for July was \$200,425, representing an increase of 0.2% compared to last month and a decrease of 1% from Jul 2022. The average days on market for units sold in July was 14 days, 30% below the 5-year July average of 20 days. There was a 9.7% month over month decrease in new contract activity with 56 New Pendings; a 6.3% MoM increase in All Pendings (new contracts + contracts carried over from June) to 85; and a 17% increase in supply to 55 active units.

This activity resulted in a Contract Ratio of 1.55 pendings per active listing, down from 1.70 in June and an increase from 1.48 in July 2022. The Contract Ratio is 6% lower 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.









# Presented by Lauren Davis Tri-County Suburban REALTORS

# July 2023

Wallingford-Swarthmore (Delaware, PA)

Email: Idavis@tcsr.realtor



YTD 2023 2022 +/-

**164 218** -24.8%

5-year Jul average: **31** 





1/2 2023 2022 1/

**140 184** -23.9%

5-year Jul average: 31



**\$453,000 \$499,950** -9.4%

5-year Jul average: **\$464,782** 











# **July 2023**

Wallingford-Swarthmore (Delaware, PA) - Detached

**Tri-County Suburban REALTORS** 

Email: Idavis@tcsr.realtor



YTD 2023 2022 +/-

**111 141** -21.3%

5-year Jul average: 19



102 12

**102 132** -22.7%

5-year Jul average: 17



**91 125** -27.2% 5-year Jul average: **22** 

# Median \$620,000 -11.1% 9.7% from Jun 2023:from Jul 2022:

\$697,500 \$565,000

YTD 2023 2022 +/-

**\$590,000 \$560,000** 5.4% 5-year Jul average: **\$537,980** 

## **Summary**

In Wallingford-Swarthmore (Delaware, PA), the median sold price for Detached properties for July was \$620,000, representing a decrease of 11.1% compared to last month and an increase of 9.7% from Jul 2022. The average days on market for units sold in July was 11 days, 46% below the 5-year July average of 20 days. There was a 45% month over month decrease in new contract activity with 11 New Pendings; a 12.5% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 21; and a 33.3% increase in supply to 12 active units.

This activity resulted in a Contract Ratio of 1.75 pendings per active listing, down from 2.67 in June and a decrease from 2.80 in July 2022. The Contract Ratio is 15% lower than the 5-year July average of 2.06. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.







# **July 2023**

Wallingford-Swarthmore (Delaware, PA) - Attached

**Tri-County Suburban REALTORS** 

Email: Idavis@tcsr.realtor









YTD 2023 2022 +/-

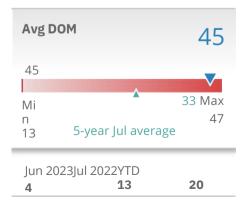
**\$235,000 \$250,000** -6.0% 5-year Jul average: **\$230,180** 

## **Summary**

In Wallingford-Swarthmore (Delaware, PA), the median sold price for Attached properties for July was \$281,900, representing an increase of 10.5% compared to last month and an increase of 52% from Jul 2022. The average days on market for units sold in July was 45 days, 37% above the 5-year July average of 33 days. There was a 20% month over month decrease in new contract activity with 8 New Pendings; a 28.6% MoM increase in All Pendings (new contracts + contracts carried over from June) to 9; and a 14.3% decrease in supply to 6 active units.

This activity resulted in a Contract Ratio of 1.50 pendings per active listing, up from 1.00 in June and a decrease from 5.00 in July 2022. The Contract Ratio is 27% lower than the 5-year July average of 2.06. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.





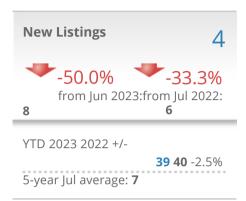


# Presented by Lauren Davis Tri-County Suburban REALTORS

# **July 2023**

West Chester Area (Delaware, PA)

Email: Idavis@tcsr.realtor



















# **July 2023**

West Chester Area (Delaware, PA) - Detached

**Tri-County Suburban REALTORS** 

Email: ldavis@tcsr.realtor







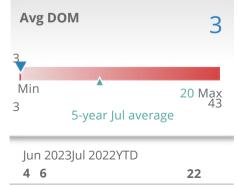


# **Summary**

In West Chester Area (Delaware, PA), the median sold price for Detached properties for July was \$1,050,000, representing a decrease of 8.3% compared to last month and a decrease of 9.9% from Jul 2022. The average days on market for units sold in July was 3 days, 85% below the 5-year July average of 20 days. There was a 150% month over month increase in new contract activity with 5 New Pendings; a 100% MoM increase in All Pendings (new contracts + contracts carried over from June) to 8; and no change in supply with 4 active units.

This activity resulted in a Contract Ratio of 2.00 pendings per active listing, up from 1.00 in June and no change from July 2022. The Contract Ratio is 16% higher than the 5-year July average of 1.73. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.







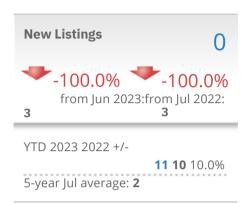


# **July 2023**

West Chester Area (Delaware, PA) - Attached

**Tri-County Suburban REALTORS** 

Email: Idavis@tcsr.realtor









YTD 2023 2022 +/-

**\$574,950 \$502,500** 14.4% 5-year Jul average: **\$416,500** 

## **Summary**

In West Chester Area (Delaware, PA), the median sold price for Attached properties for July was \$685,000, representing a decrease of 2.8% compared to last month and an increase of 36.3% from Jul 2022. The average days on market for units sold in July was 3 days, 73% below the 5-year July average of 11 days. There was a 33.3% month over month decrease in new contract activity with 2 New Pendings; a 33.3% MoM increase in All Pendings (new contracts + contracts carried over from June) to 4; and a 100% decrease in supply to 0 active units.

This activity resulted in a Contract Ratio of 0.00 pendings per active listing, down from 1.50 in June and a decrease from 0.75 in July

2022. The Contract Ratio is 100% lower than the 5-year July average of 0.65. A higher Contract Ratio signifies a relative increase in

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









# Presented by **Lauren Davis**

**Tri-County Suburban REALTORS** 

# **July 2023**

William Penn (Delaware, PA)

Email: ldavis@tcsr.realtor



YTD 2023 2022 +/-

**307 421** -27.1%

5-year Jul average: **49** 



**250 324** -22.8%

5-year Jul average: **47** 



YTD 2023 2022 +/-

**213 317** -32.8%

5-year Jul average: **40** 



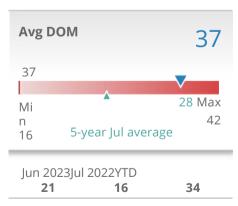
YTD 2023 2022 +/-

**\$200,000 \$213,750** -6.4%

5-year Jul average: **\$160,300** 











# **July 2023**

William Penn (Delaware, PA) - Detached

**Tri-County Suburban REALTORS** 

Email: ldavis@tcsr.realtor



YTD 2023 2022 +/-

**75 116 -**35.3%

5-year Jul average: 16



5-year Jul average: 14





5.4% 2.9% from Jun 2023: from Jul 2022: \$312,500 \$305,000

YTD 2023 2022 +/-

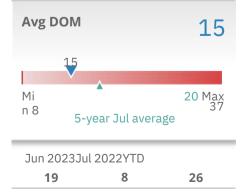
**\$270,000 \$282,500** -4.4% 5-year Jul average: \$250,940

## Summary

In William Penn (Delaware, PA), the median sold price for Detached properties for July was \$321,450, representing an increase of 2.9% compared to last month and an increase of 5.4% from Jul 2022. The average days on market for units sold in July was 15 days, 24% below the 5-year July average of 20 days. There was an 8.3% month over month decrease in new contract activity with 11 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from June) with 16; and an 11.1% decrease in supply to 8 active

This activity resulted in a Contract Ratio of 2.00 pendings per active listing, up from 1.78 in June and an increase from 1.67 in July 2022. The Contract Ratio is 5% higher than the 5-year July average of 1.91. 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 buver's favor.







# **July 2023**

William Penn (Delaware, PA) - Attached

**Tri-County Suburban REALTORS** 

Email: ldavis@tcsr.realtor



YTD 2023 2022 +/-

**232 305** -23.9%

5-year Jul average: 33



YTD 2023 2022 +/-

**178 224** -20.5%

5-year Jul average: 33



YTD 2023 2022 +/-

**151 224** -32.6%

5-year Jul average: 30



YTD 2023 2022 +/-

**\$185,000 \$179,900** 2.8% 5-year Jul average: **\$148,582** 

## Summary

In William Penn (Delaware, PA), the median sold price for Attached properties for July was \$197,450, representing an increase of 1.3% compared to last month and an increase of 1.5% from Jul 2022. The average days on market for units sold in July was 44 days, 42% above the 5-year July average of 31 days. There was a 23.7% month over month decrease in new contract activity with 29 New Pendings; a 7.5% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 49; and a 15.1% decrease in supply to 45 active units.

This activity resulted in a Contract Ratio of 1.09 pendings per active listing, up from 1.00 in June and an increase from 0.71 in July 2022. The Contract Ratio is 8% lower than the 5-year July average of 1.18. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buver's favor.



