

July 2023

All Home Types
Detached
Attached

Local Market Insight

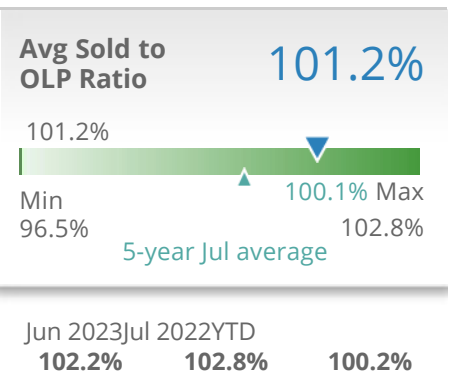
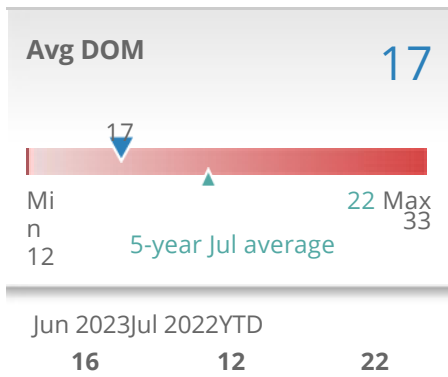
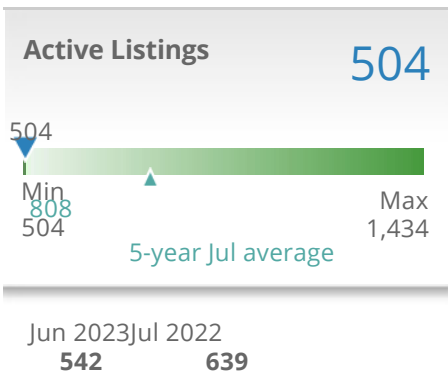
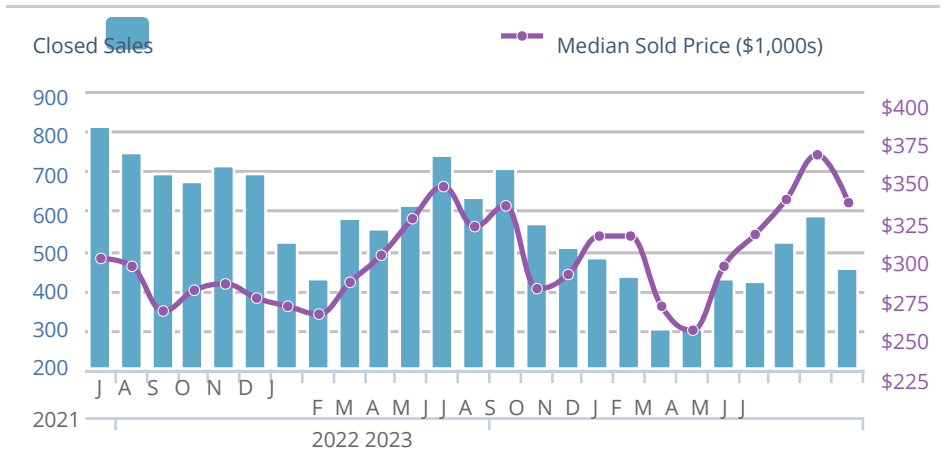
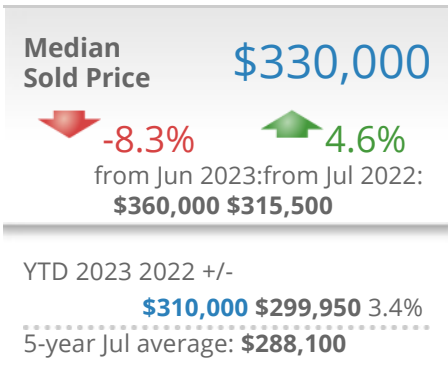
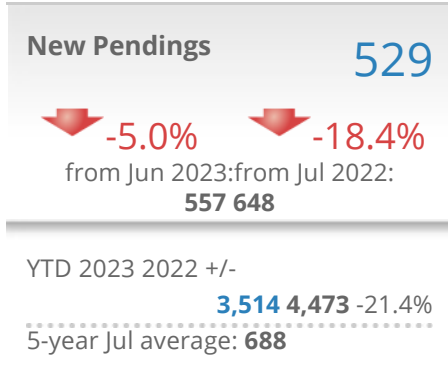
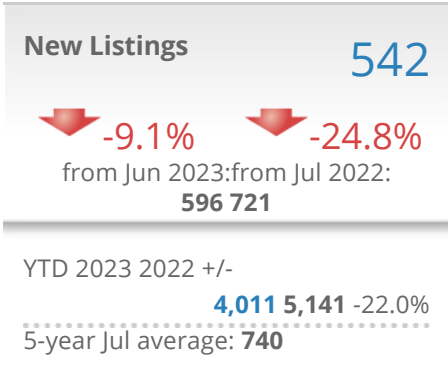
Delaware County, PA



Presented by
Lauren Davis
Tri-County Suburban REALTORS
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July 2023
Delaware County, PA

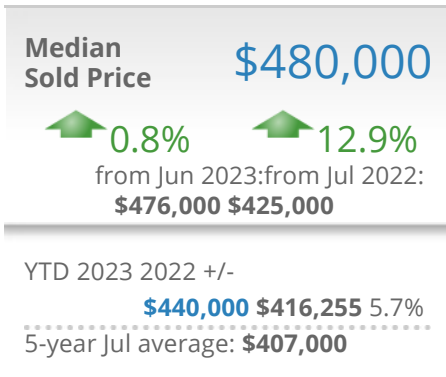
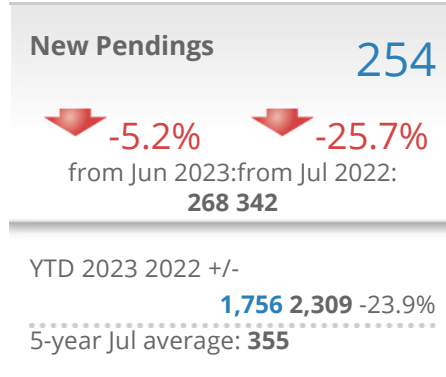
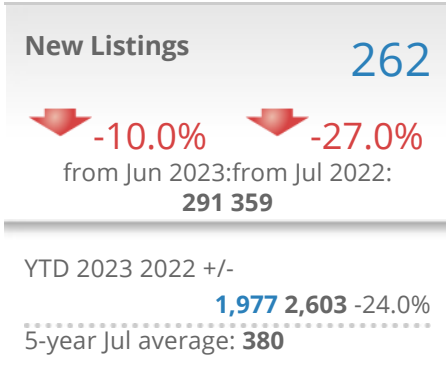
Email: ldavis@tcsr.realtor



July 2023

Delaware County, PA - Detached

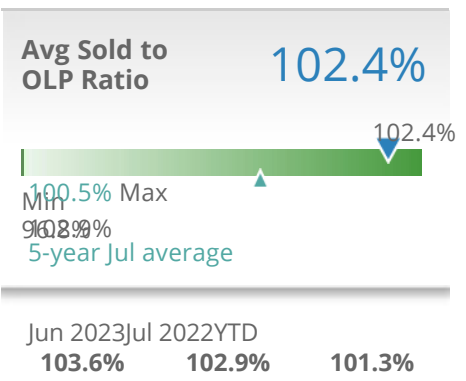
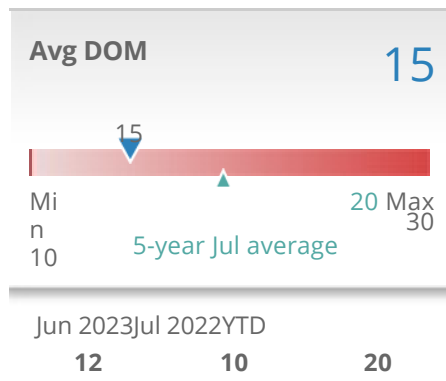
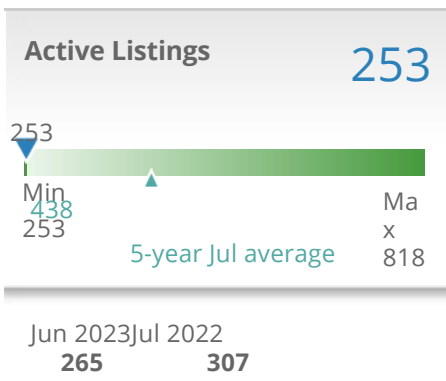
Tri-County Suburban REALTORS
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Summary

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.

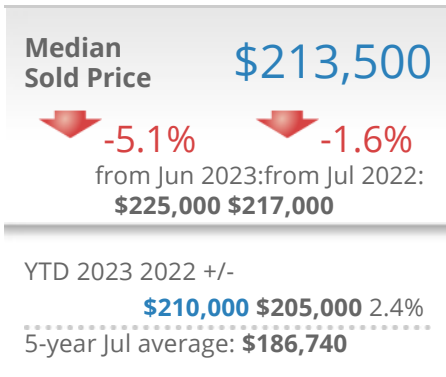
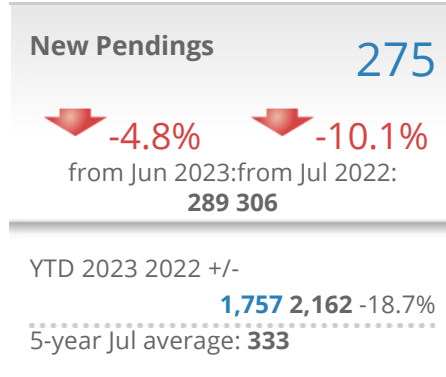
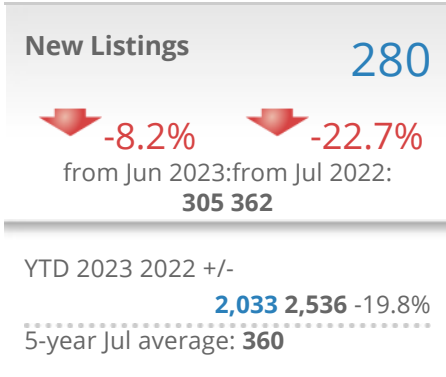
This activity resulted in a Contract Ratio of 1.58 pendings per active listing, up from 1.52 in June and a decrease from 1.89 in July 2022. The Contract Ratio is 3% higher than the 5-year July average of 1.53. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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

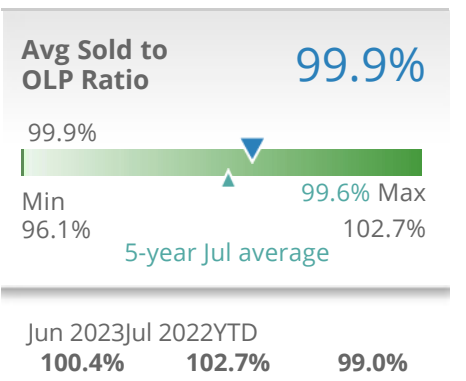
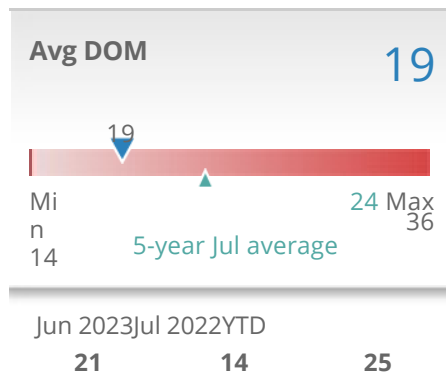
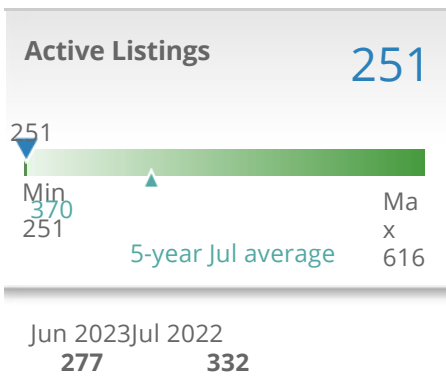
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Summary

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 Pending; an 8.6% MoM increase in All Pending (new contracts + contracts carried over from June) to 457; and a 9.4% decrease in supply to 251 active units.

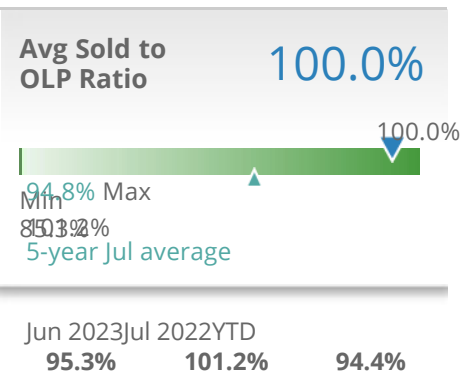
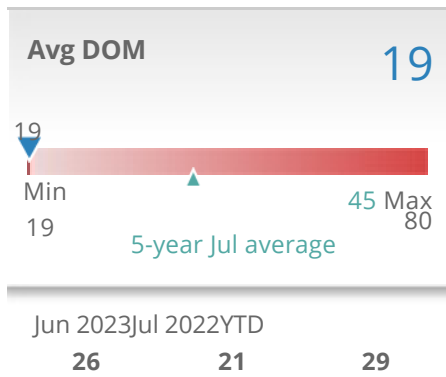
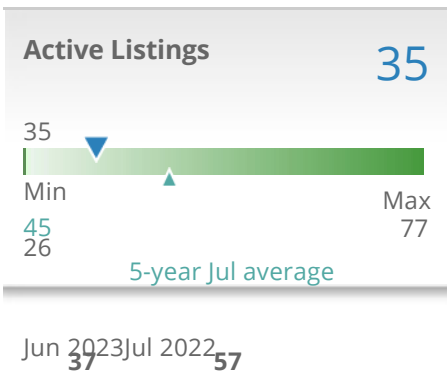
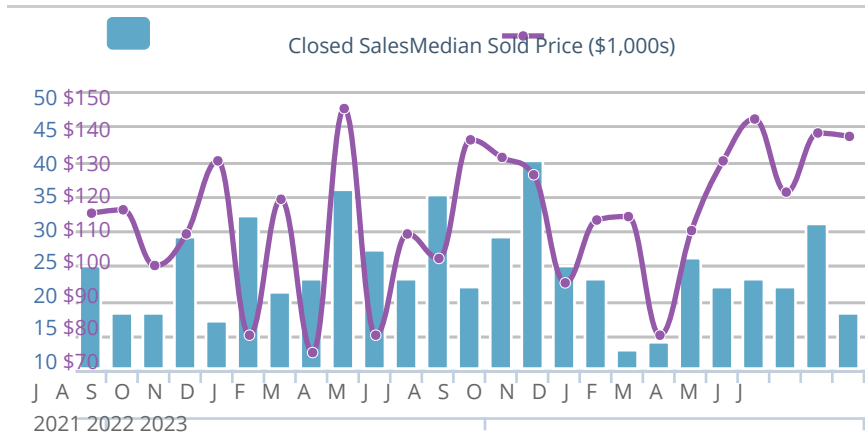
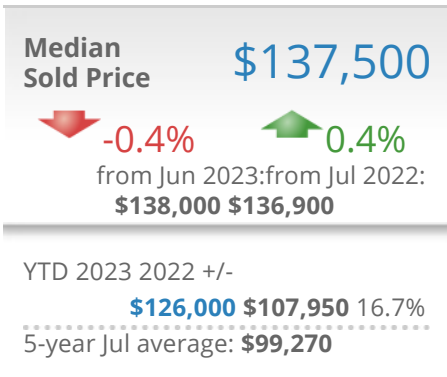
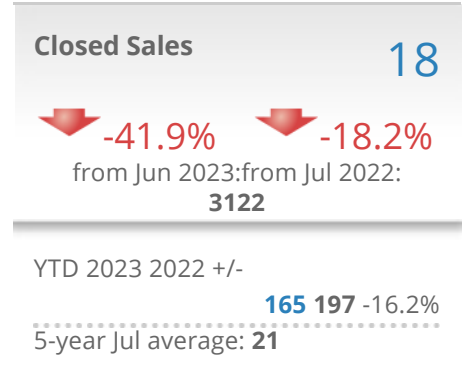
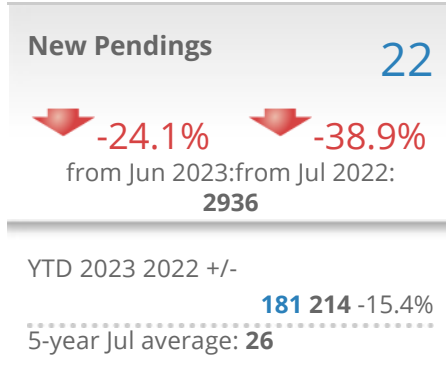
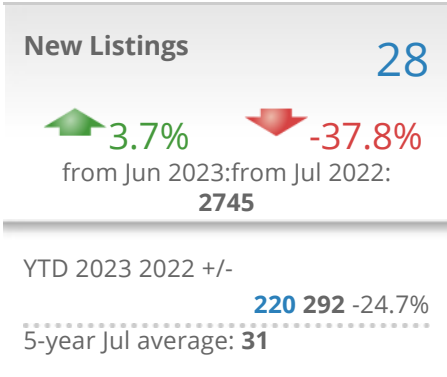
This activity resulted in a Contract Ratio of 1.82 pendings per active listing, up from 1.52 in June and an increase from 1.57 in July 2022. The Contract Ratio is 9% higher than the 5-year July average of 1.66. A higher Contract Ratio signifies a relative increase in contract activity compared to supply,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



July 2023

Chester-Upland (Delaware, PA)

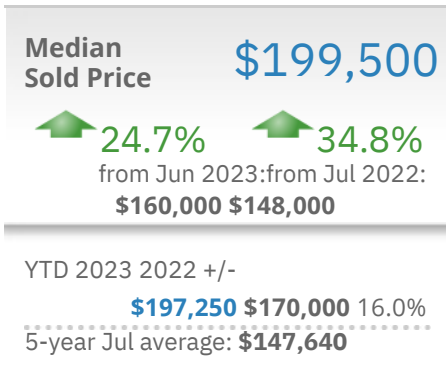
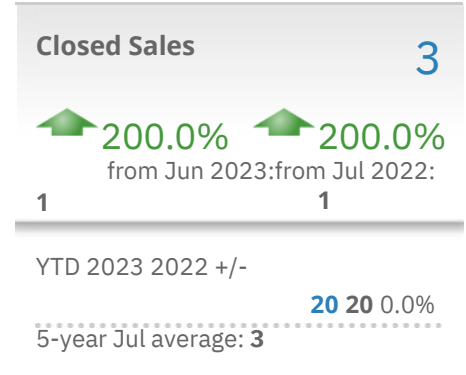
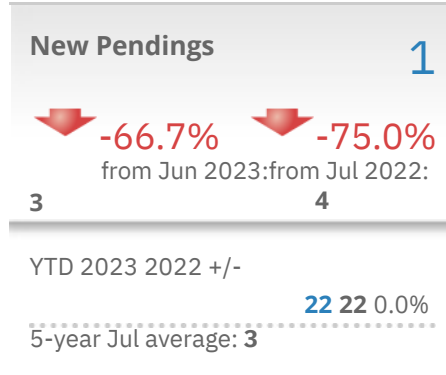
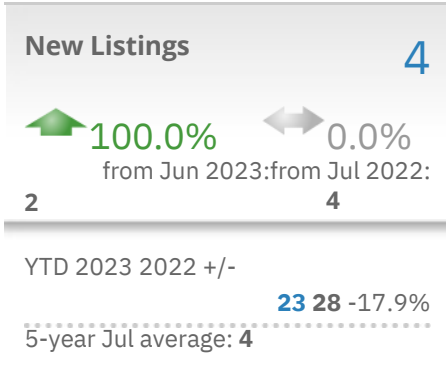
Email: ldavis@tcsr.realtor



July 2023

Chester-Upland (Delaware, PA) - Detached

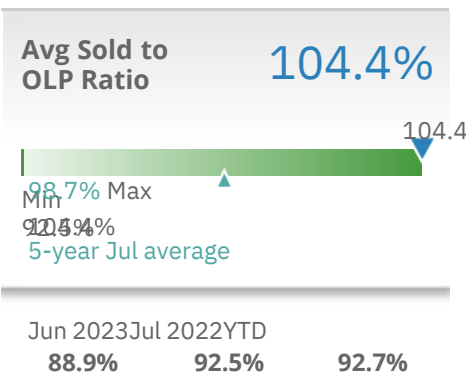
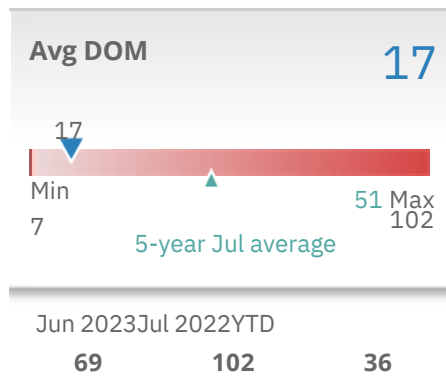
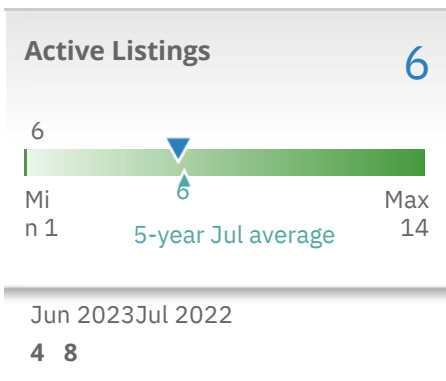
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Summary

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.

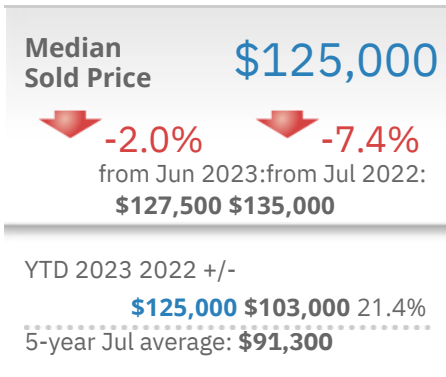
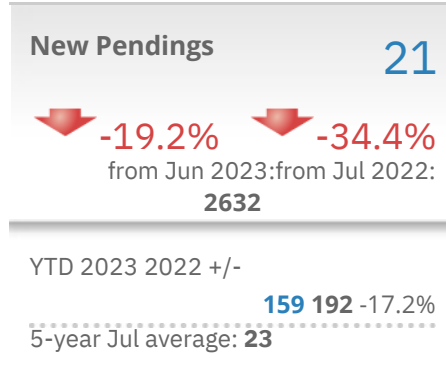
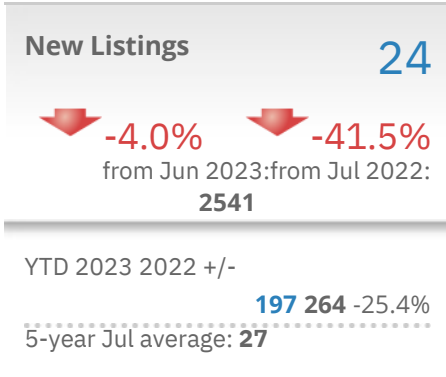
This activity resulted in a Contract Ratio of 0.33 pendings per active listing, down from 1.00 in June and a decrease from 0.63 in July 2022. The Contract Ratio is 88% lower than the 5-year July average of 2.85. A higher Contract Ratio signifies a relative increase in contract activity compared to supply,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



July 2023

Chester-Upland (Delaware, PA) - Attached

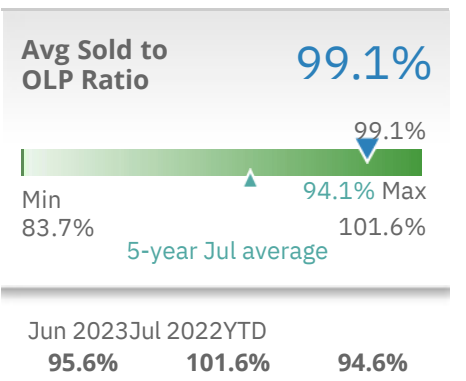
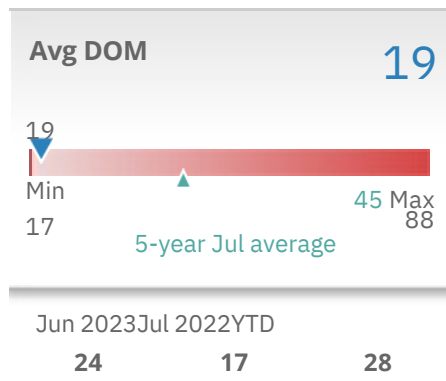
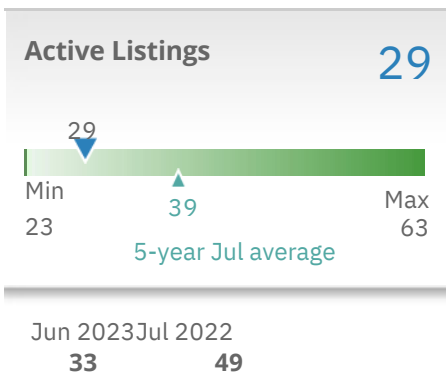
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Summary

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 units.

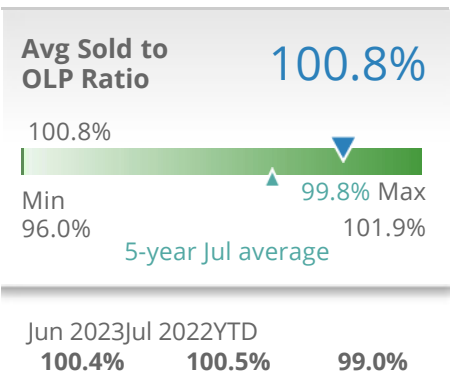
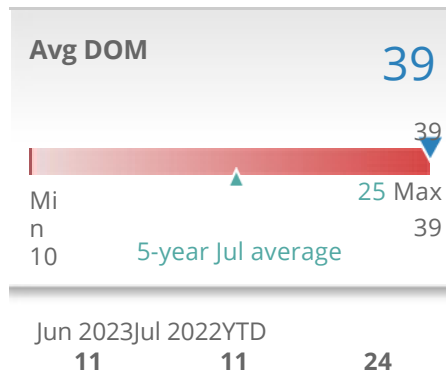
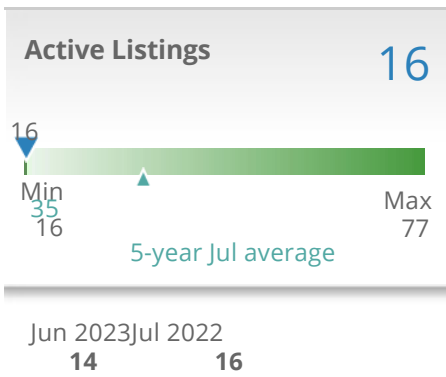
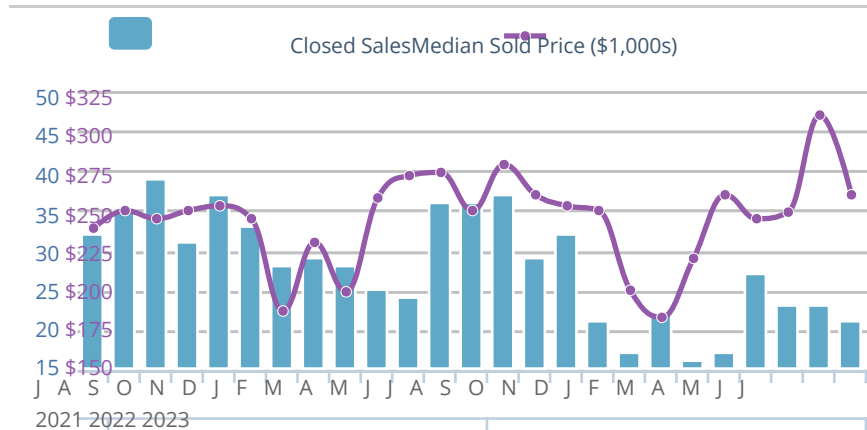
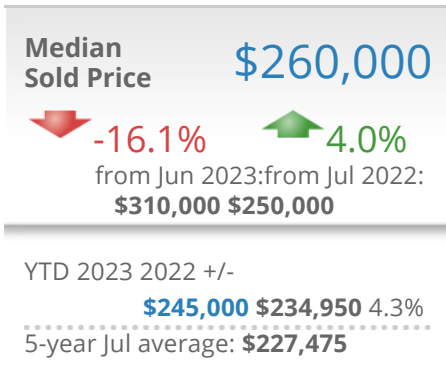
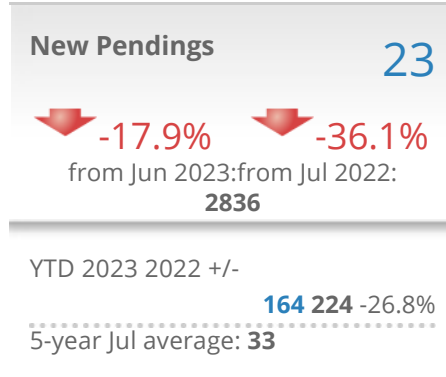
This activity resulted in a Contract Ratio of 1.21 pendings per active listing, up from 1.00 in June and an increase from 0.92 in July 2022. The Contract Ratio is 18% higher than the 5-year July average of 1.03. A higher Contract Ratio signifies a relative increase in contract activity compared to supply,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



July 2023

Chichester (Delaware, PA)

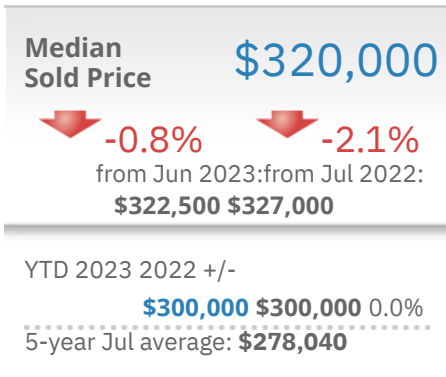
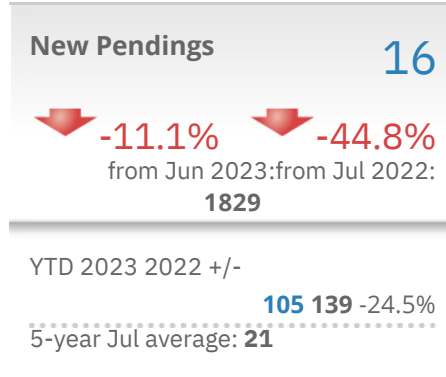
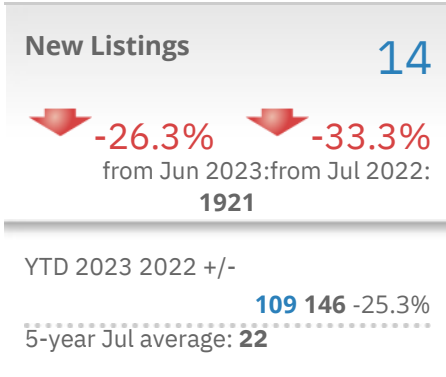
Email: ldavis@tcsr.realtor



July 2023

Chichester (Delaware, PA) - Detached

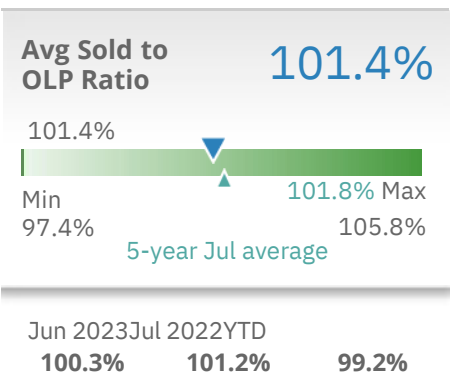
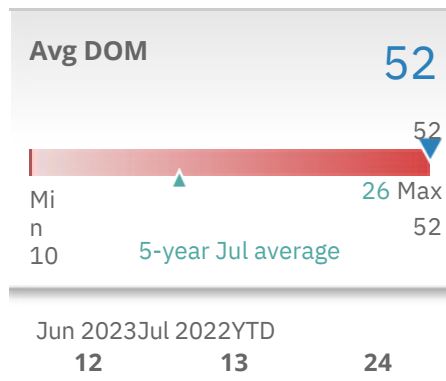
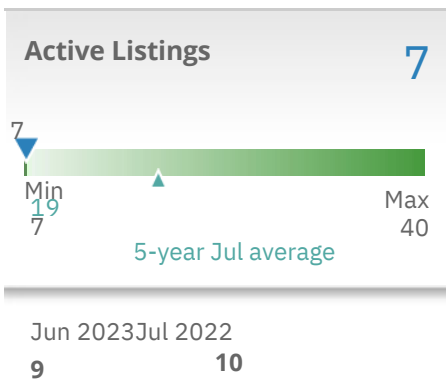
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Summary

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.

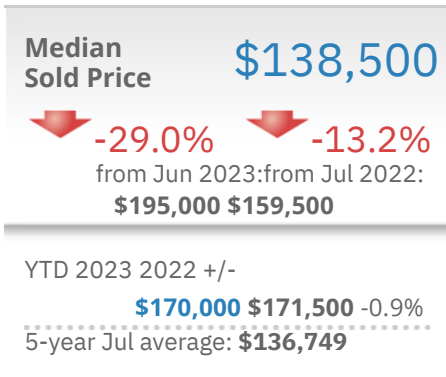
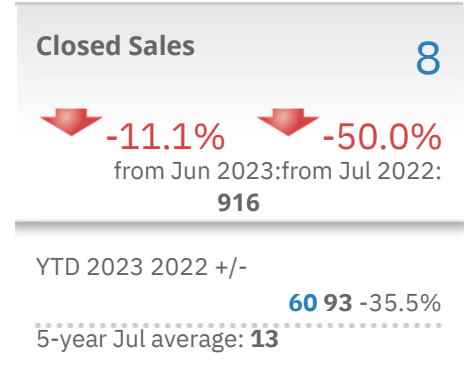
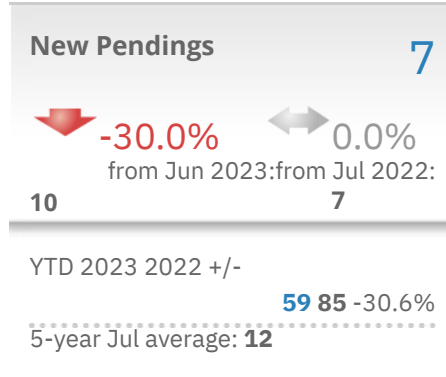
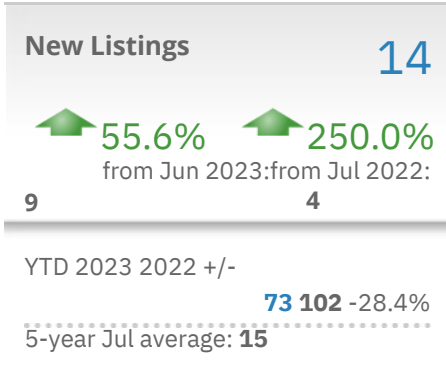
This activity resulted in a Contract Ratio of 3.57 pendings per active listing, up from 2.33 in June and a decrease from 4.10 in July 2022. The Contract Ratio is 48% higher than the 5-year July average of 2.41. A higher Contract Ratio signifies a relative increase in contract activity compared to supply,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

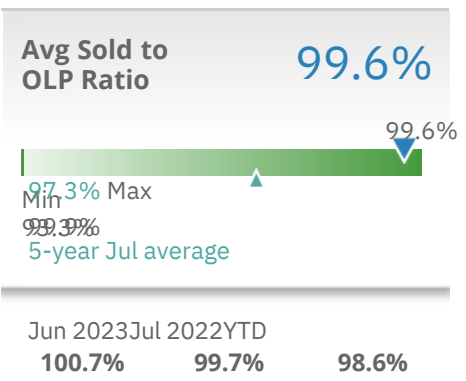
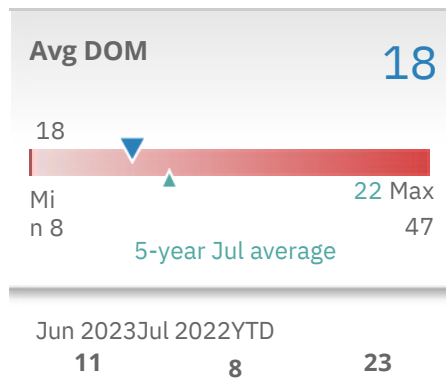
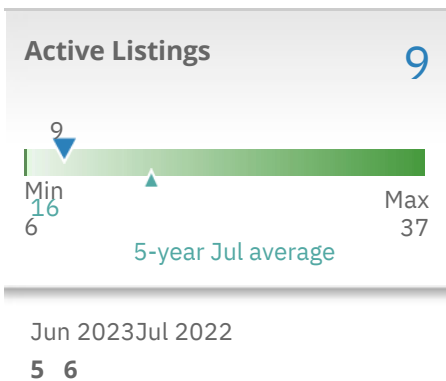
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Summary

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 July 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.



July 2023

Garnet Valley (Delaware, PA)

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New Listings 32

↑ 14.3% ↑ 3.2%
 from Jun 2023: from Jul 2022:
2831

YTD 2023 2022 +/-
180 232 -22.4%
 5-year Jul average: **41**

New Pendings 27

↑ 3.8% ↓ -6.9%
 from Jun 2023: from Jul 2022:
2629

YTD 2023 2022 +/-
153 207 -26.1%
 5-year Jul average: **34**

Closed Sales 24

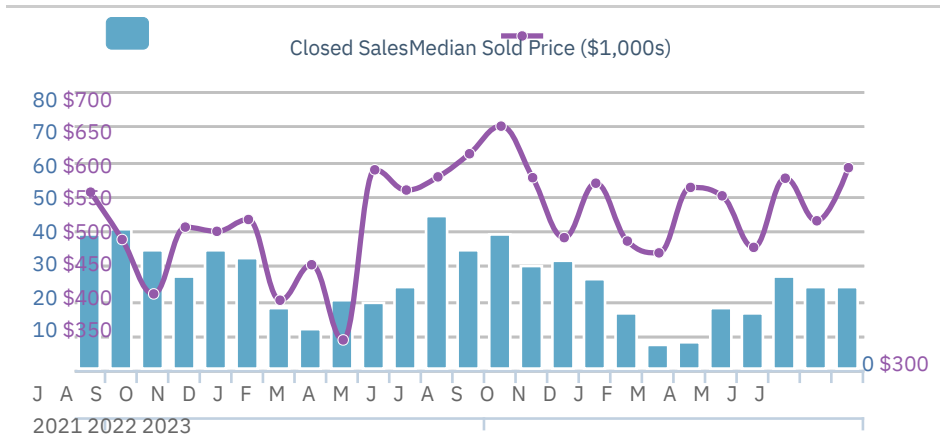
↔ 0.0% ↓ -29.4%
 from Jun 2023: from Jul 2022:
2434

YTD 2023 2022 +/-
126 177 -28.8%
 5-year Jul average: **41**

Median Sold Price \$590,500

↑ 14.8% ↓ -3.2%
 from Jun 2023: from Jul 2022:
\$514,250 **\$610,000**

YTD 2023 2022 +/-
\$531,000 \$529,000 0.4%
 5-year Jul average: **\$535,100**



Active Listings 29

29
 Min 56 Max 112
 29
 5-year Jul average

Jun 2023 Jul 2022
30 **33**

Avg DOM 12

12
 Min 11 Max 36
 11
 5-year Jul average

Jun 2023 Jul 2022 YTD
16 **11** **20**

Avg Sold to OLP Ratio 101.9%

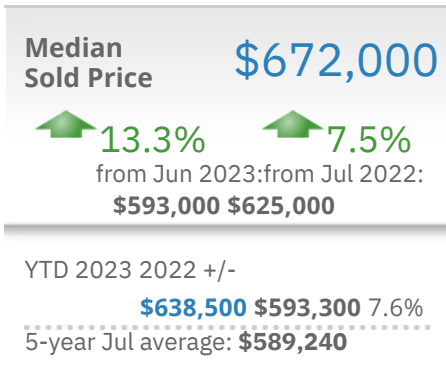
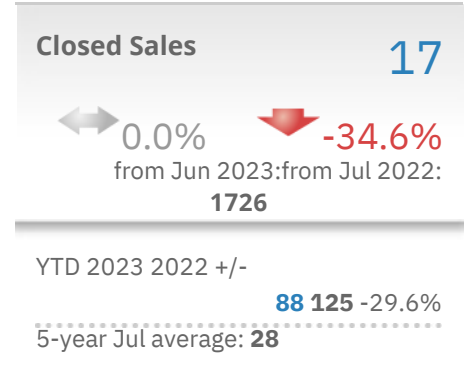
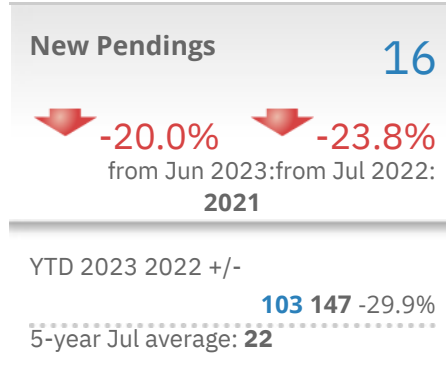
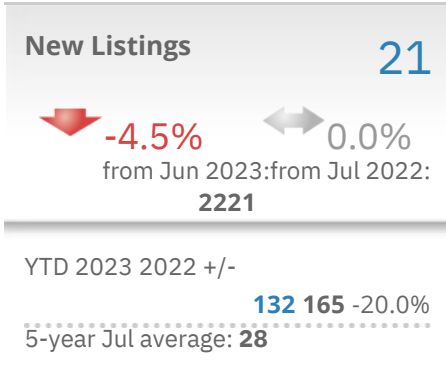
101.9%
 Min 97.7% Max 104.1%
 100.9%
 5-year Jul average

Jun 2023 Jul 2022 YTD
104.4% **102.7%** **101.5%**

July 2023

Garnet Valley (Delaware, PA) - Detached

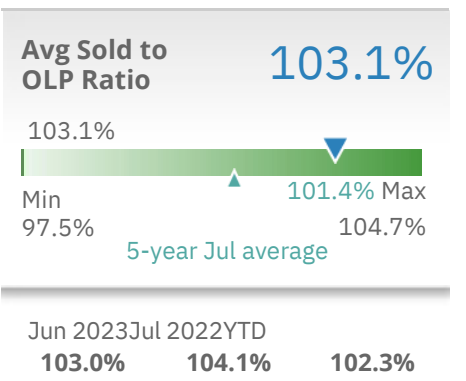
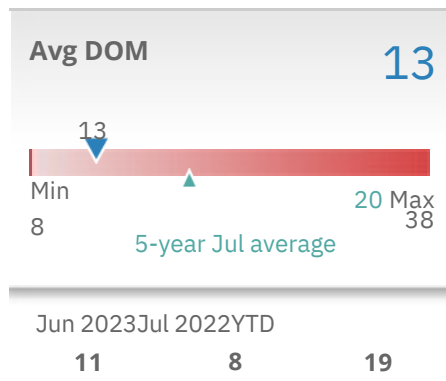
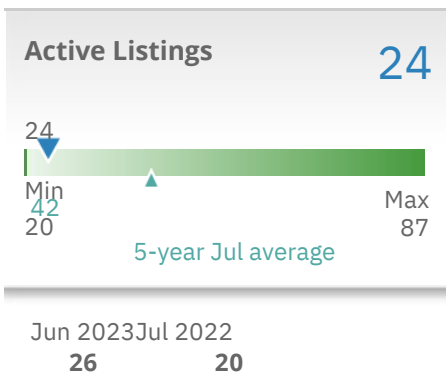
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Summary

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.

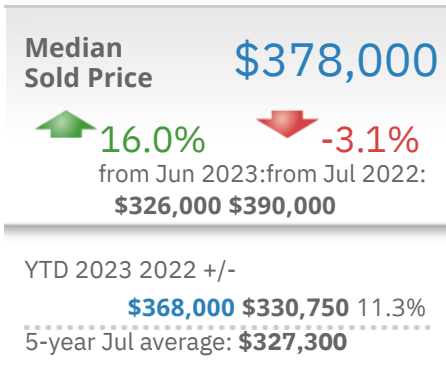
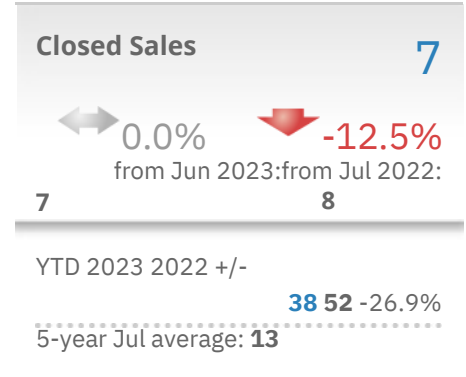
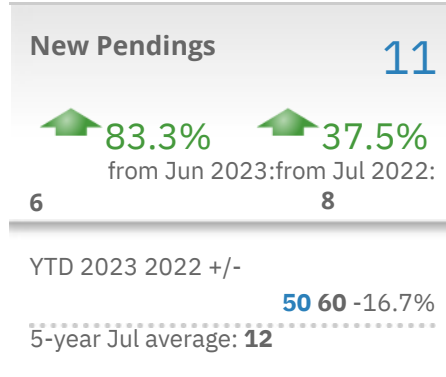
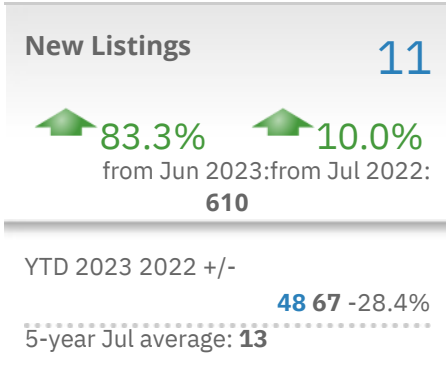
This activity resulted in a Contract Ratio of 1.29 pendings per active listing, down from 1.31 in June and a decrease from 2.25 in July 2022. The Contract Ratio is 2% higher than the 5-year July average of 1.26. A higher Contract Ratio signifies a relative increase in contract activity compared to supply,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



July 2023

Garnet Valley (Delaware, PA) - Attached

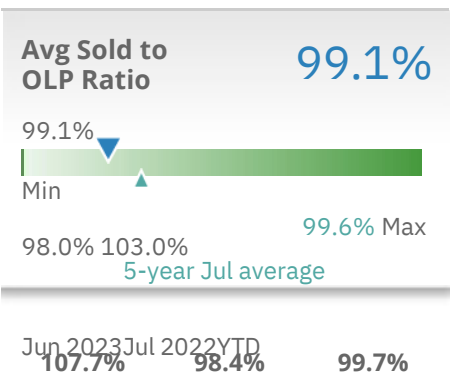
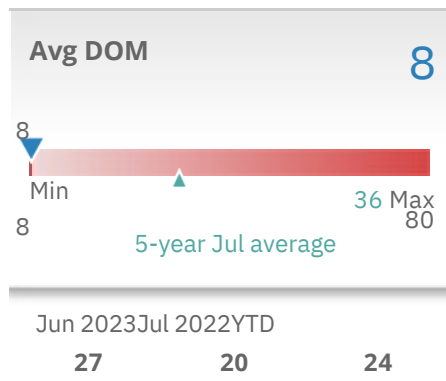
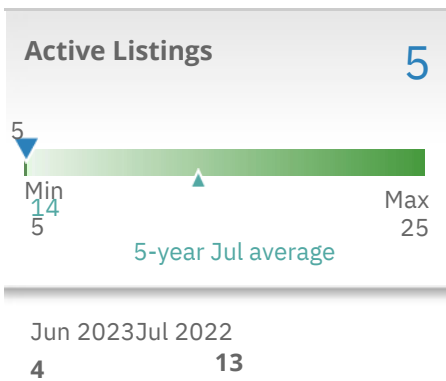
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Garnet Valley (Delaware, PA), the median sold price for Attached properties for 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.

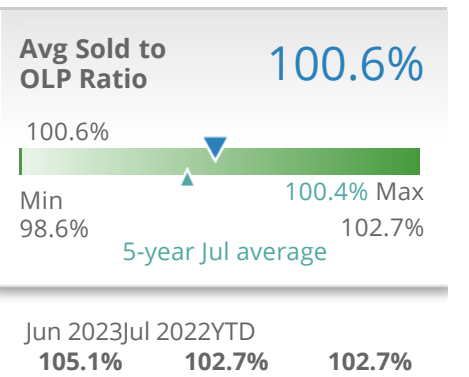
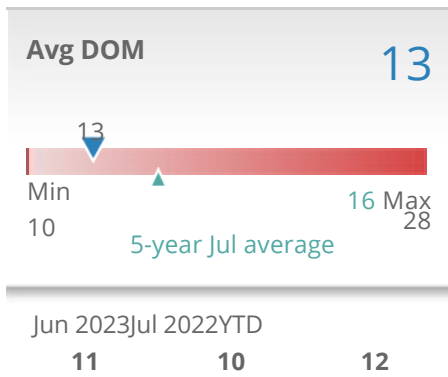
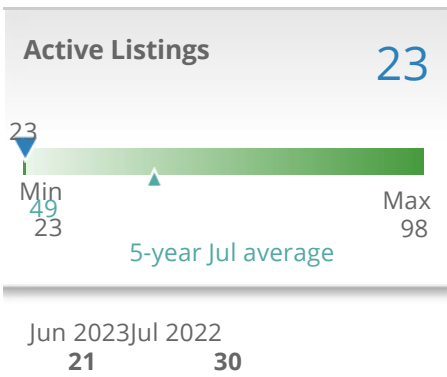
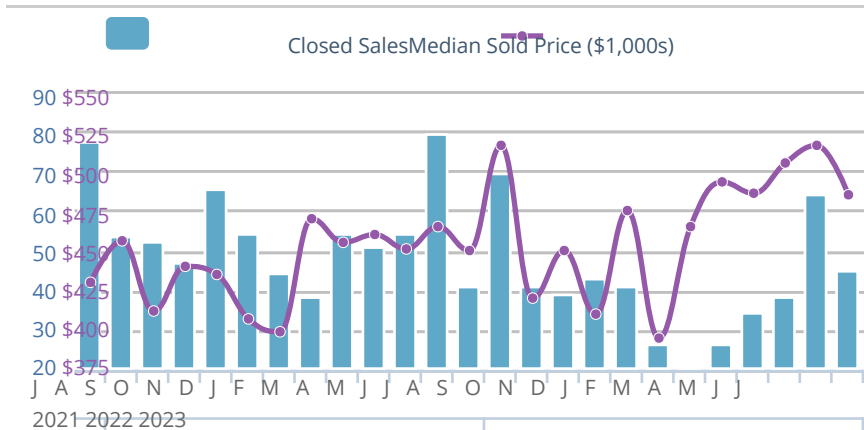
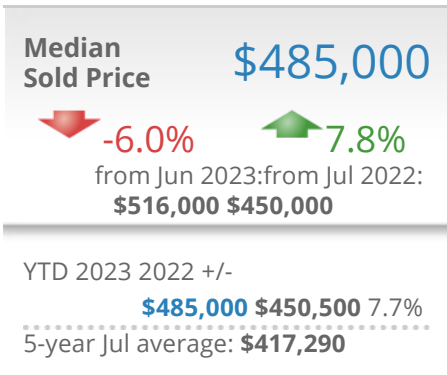
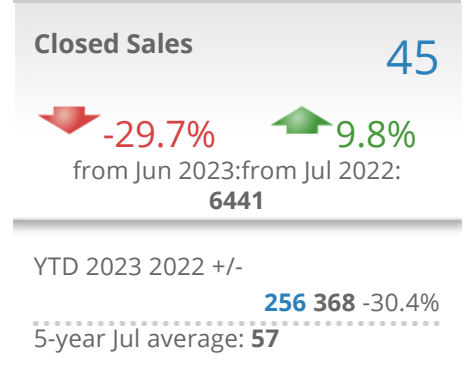
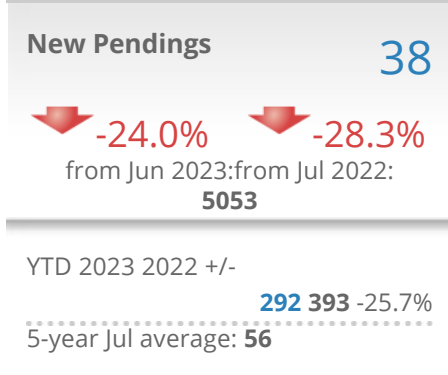
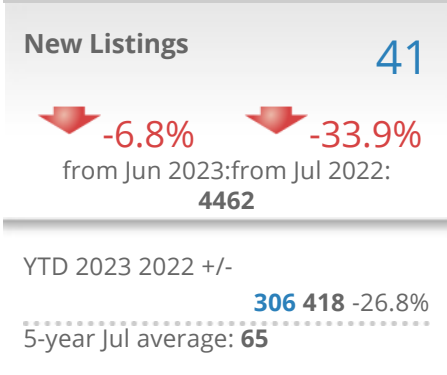
This activity resulted in a Contract Ratio of 2.60 pendings per active listing, up from 2.25 in June and an increase from 1.15 in July 2022. The Contract Ratio is 45% higher than the 5-year July average of 1.79. A higher Contract Ratio signifies a relative increase in contract activity compared to supply,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



July 2023

Haverford Township (Delaware, PA)

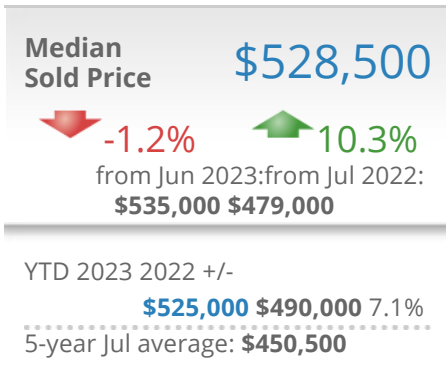
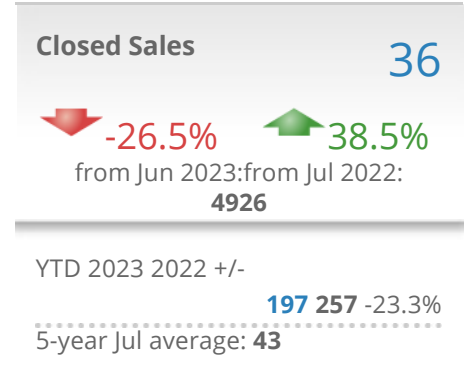
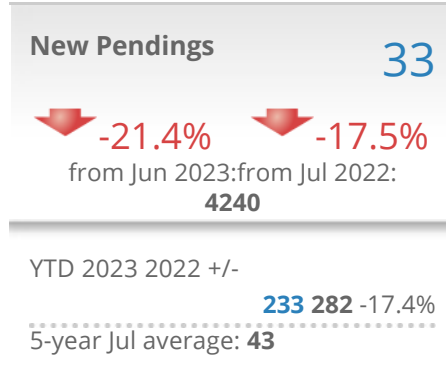
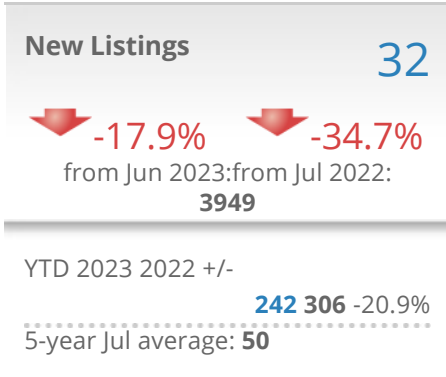
Email: ldavis@tcsr.realtor



July 2023

Haverford Township (Delaware, PA) - Detached

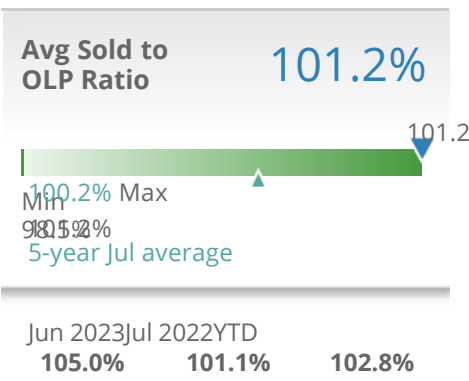
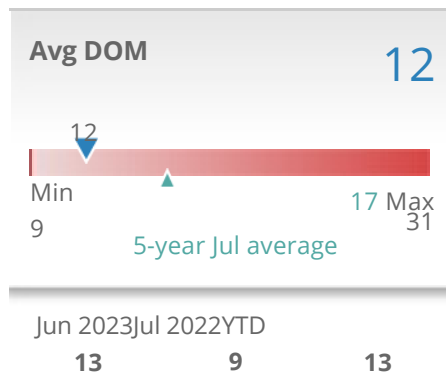
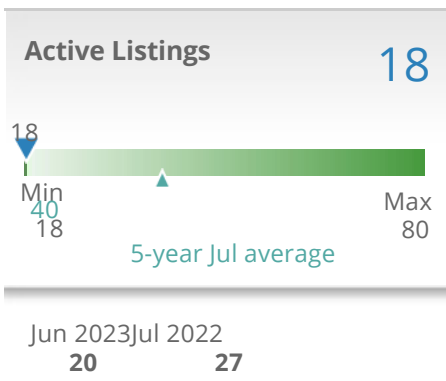
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Haverford Township (Delaware, PA), the median sold price for Detached properties for 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.

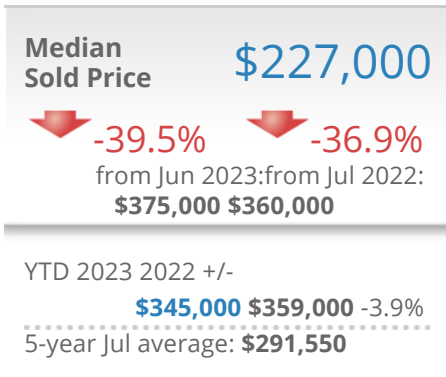
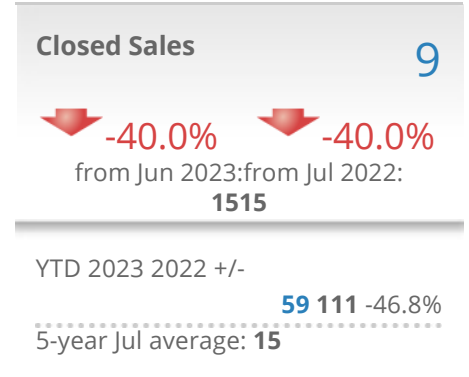
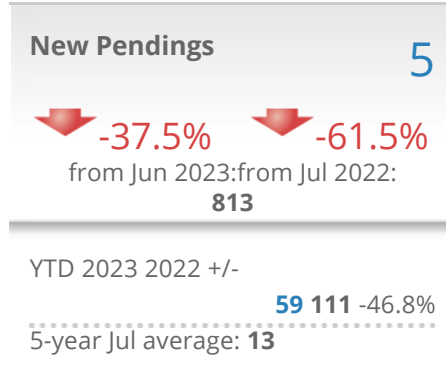
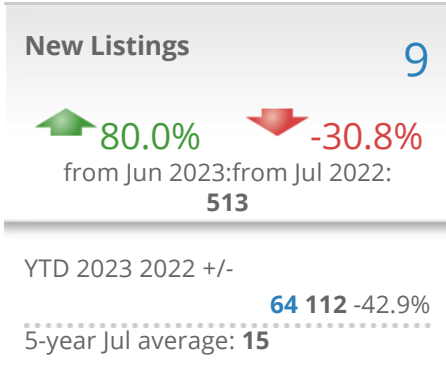
This activity resulted in a Contract Ratio of 3.22 pendings per active listing, up from 3.10 in June and an increase from 2.48 in July 2022. The Contract Ratio is 50% higher than the 5-year July average of 2.15. A higher Contract Ratio signifies a relative increase in contract activity compared to supply,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

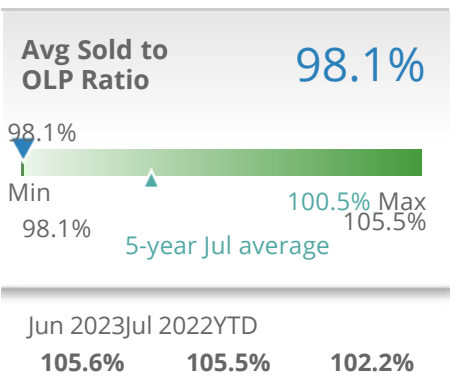
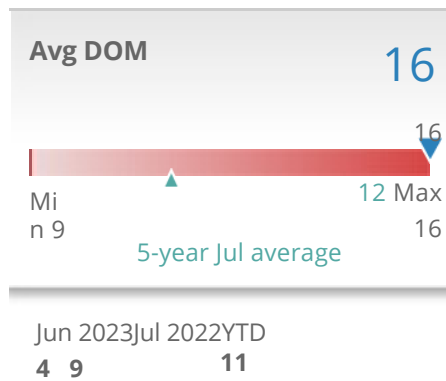
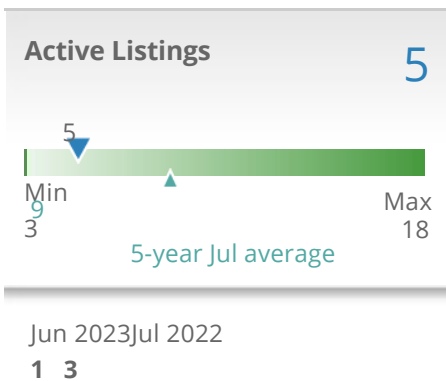
Tri-County Suburban REALTORS
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Summary

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.

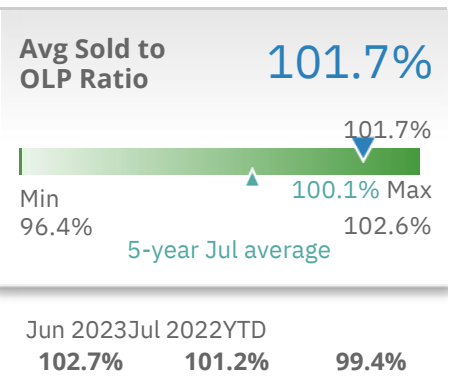
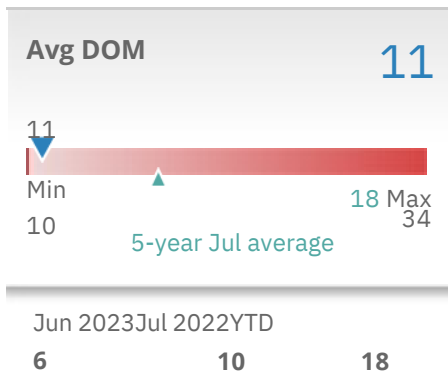
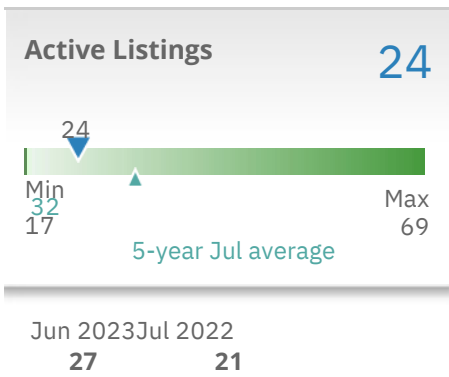
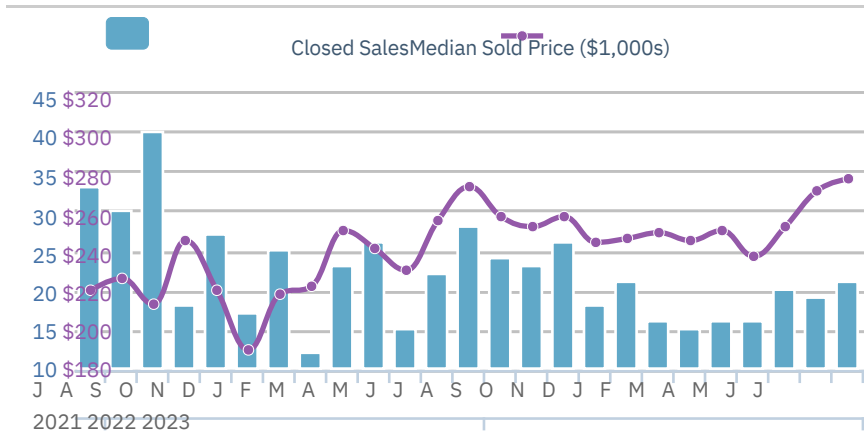
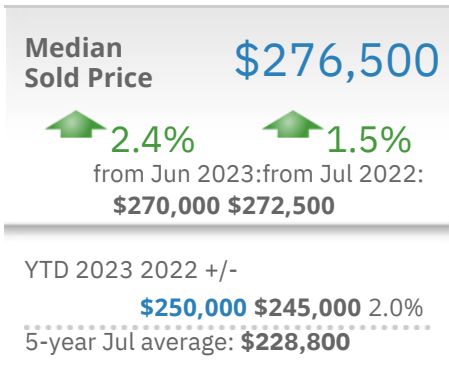
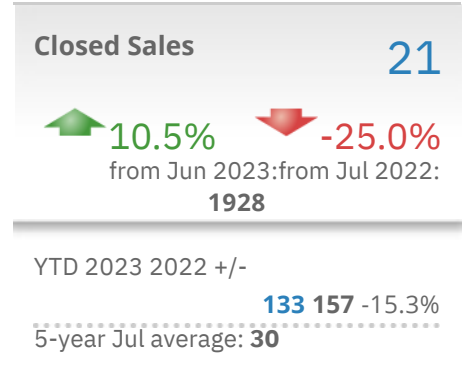
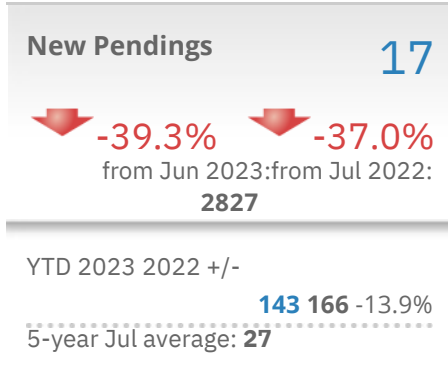
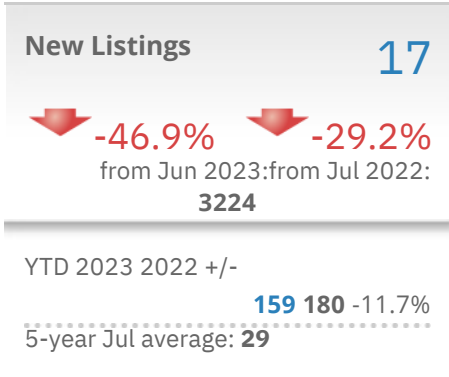
This activity resulted in a Contract Ratio of 1.40 pendings per active listing, down from 11.00 in June and a decrease from 6.00 in July 2022. The Contract Ratio is 51% lower than the 5-year July average of 2.83. A higher Contract Ratio signifies a relative increase in contract activity compared to supply,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



July 2023

Interboro (Delaware, PA)

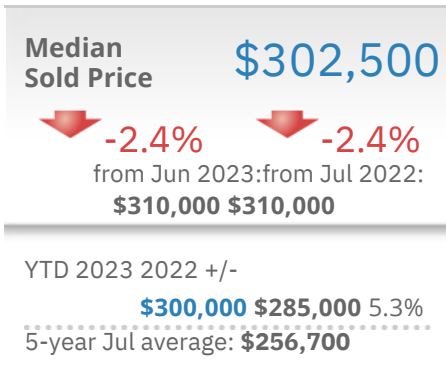
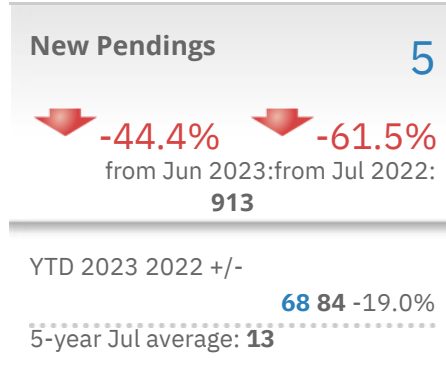
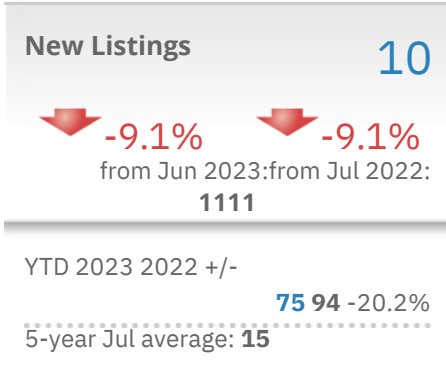
Email: ldavis@tcsr.realtor



July 2023

Interboro (Delaware, PA) - Detached

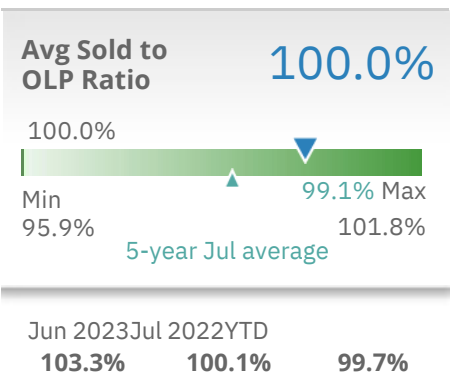
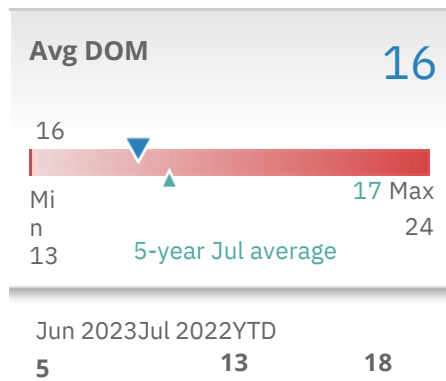
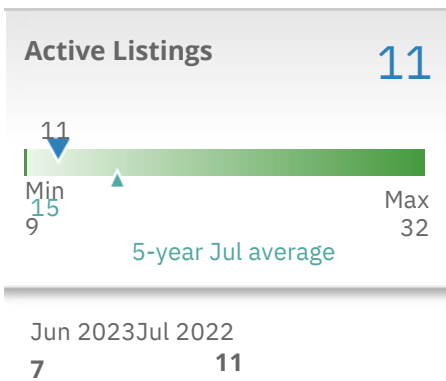
Tri-County Suburban REALTORS
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Summary

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.

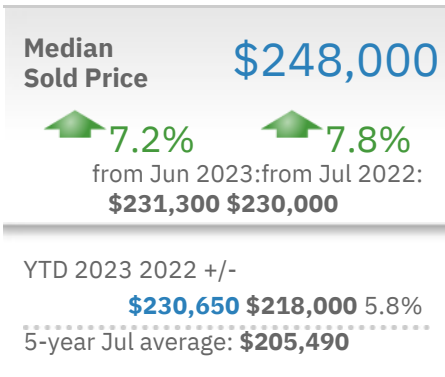
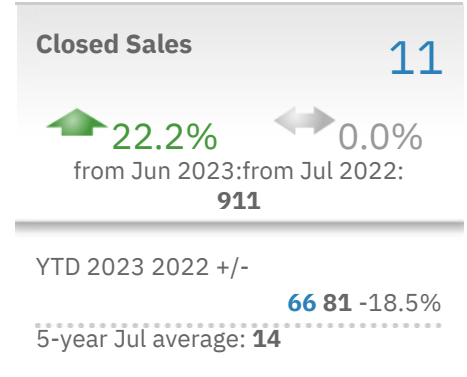
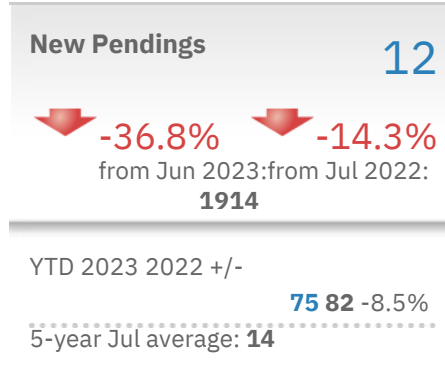
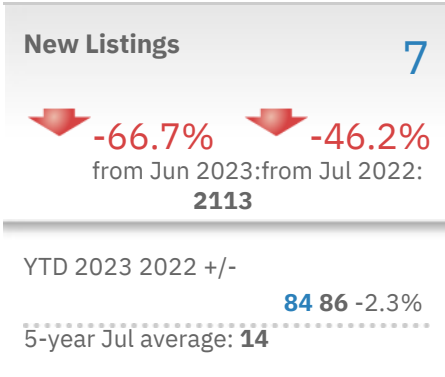
This activity resulted in a Contract Ratio of 0.91 pendings per active listing, down from 2.43 in June and a decrease from 2.00 in July 2022. The Contract Ratio is 47% lower than the 5-year July average of 1.72. A higher Contract Ratio signifies a relative increase in contract activity compared to supply,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



July 2023

Interboro (Delaware, PA) - Attached

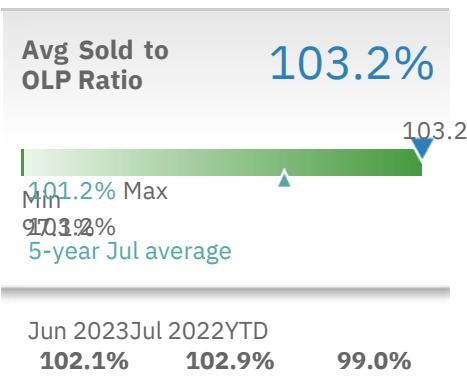
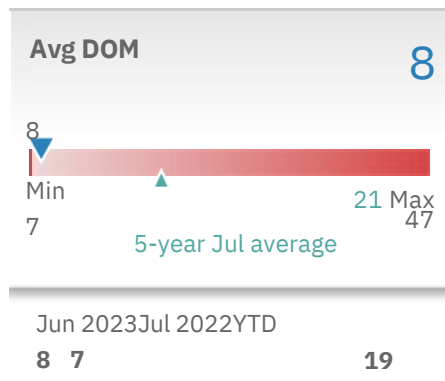
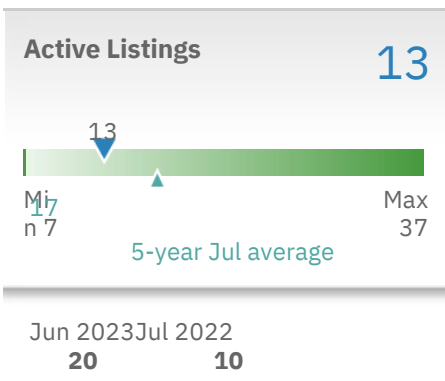
Tri-County Suburban REALTORS
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Summary

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.

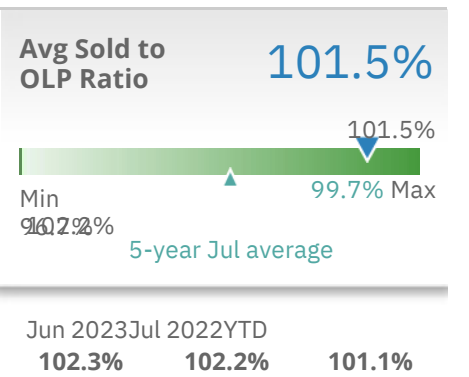
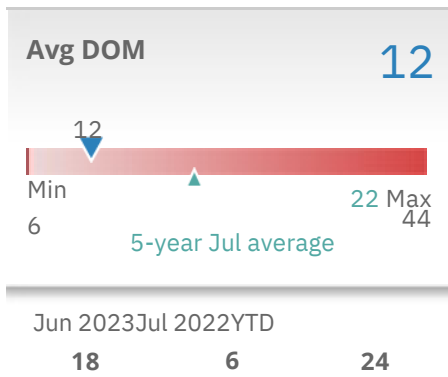
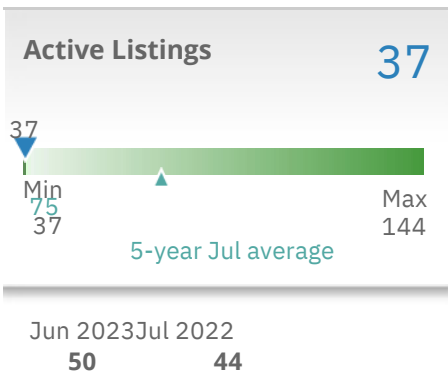
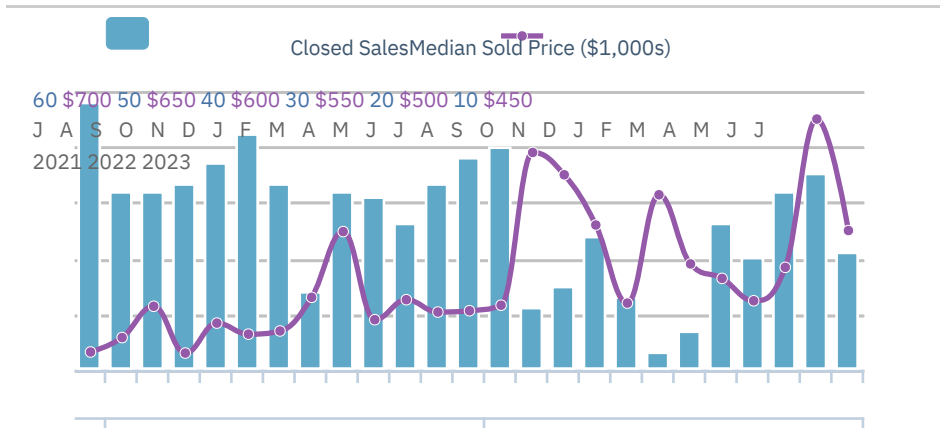
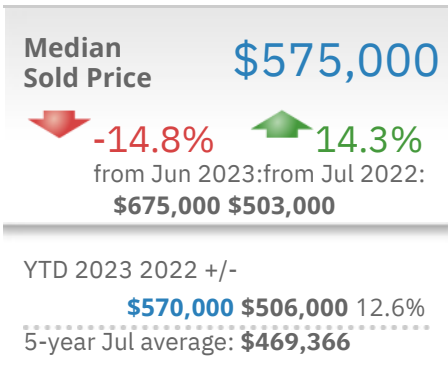
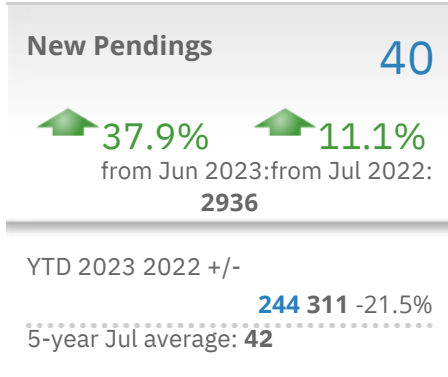
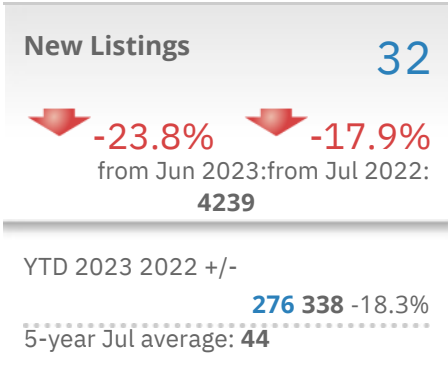
This activity resulted in a Contract Ratio of 1.69 pendings per active listing, up from 1.05 in June and a decrease from 2.00 in July 2022. The Contract Ratio is 12% lower than the 5-year July average of 1.92. A higher Contract Ratio signifies a relative increase in contract activity compared to supply,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



July 2023

Marple Newtown (Delaware, PA)

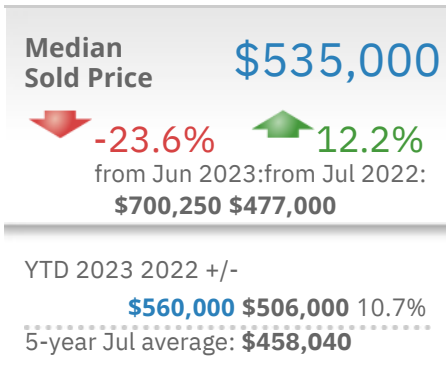
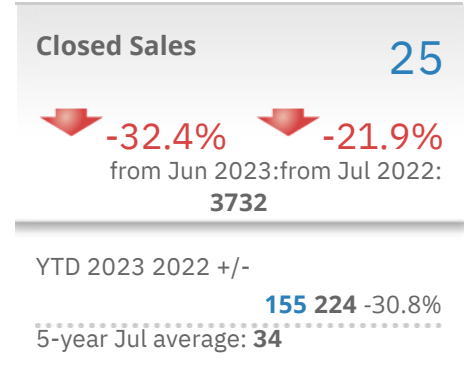
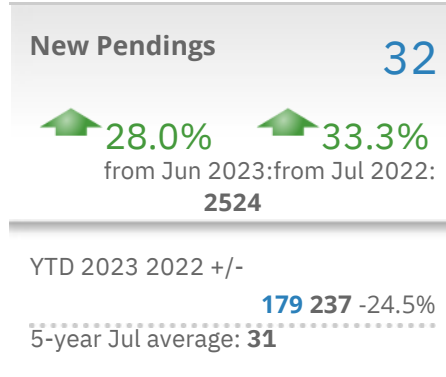
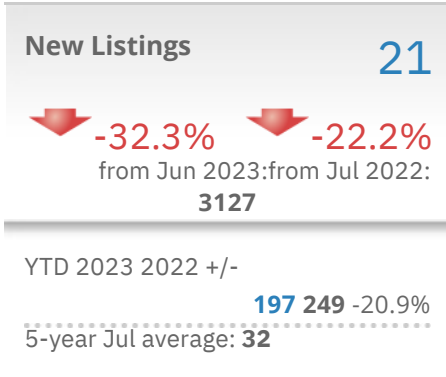
Email: ldavis@tcsr.realtor



July 2023

Marple Newtown (Delaware, PA) - Detached

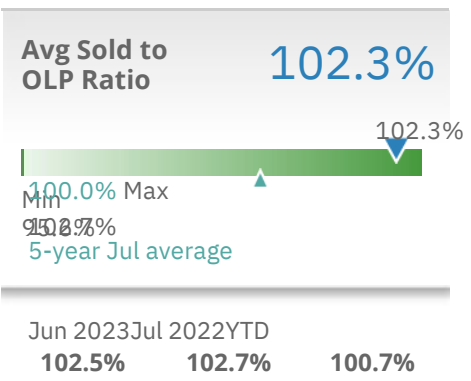
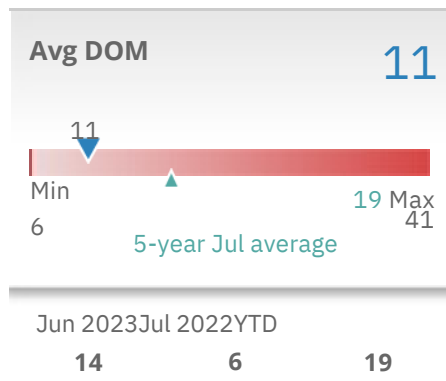
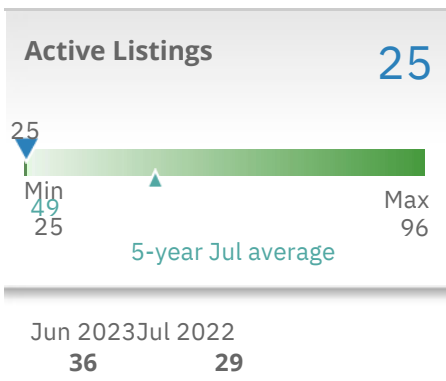
Tri-County Suburban REALTORS
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Summary

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 Pending; a 10.6% MoM increase in All Pending (new contracts + contracts carried over from June) to 52; and a 30.6% decrease in supply to 25 active units.

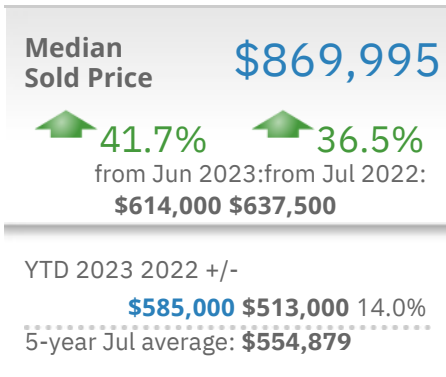
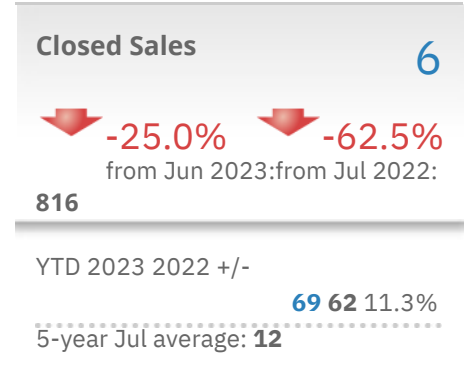
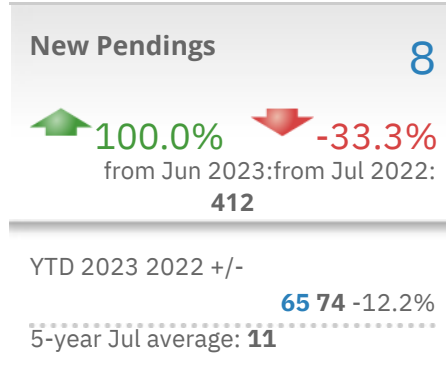
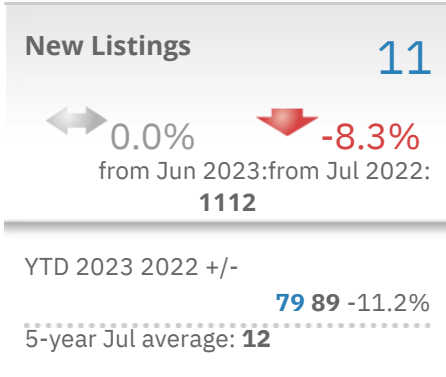
This activity resulted in a Contract Ratio of 2.08 pending per active listing, up from 1.31 in June and an increase from 1.79 in July 2022. The Contract Ratio is 58% higher than the 5-year July average of 1.31. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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

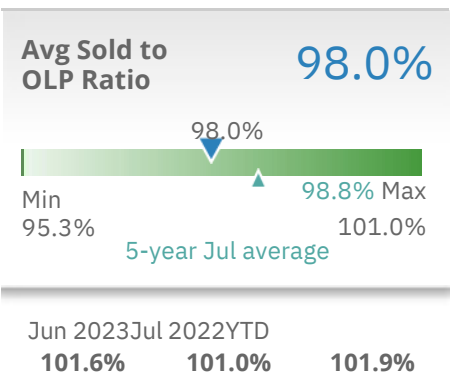
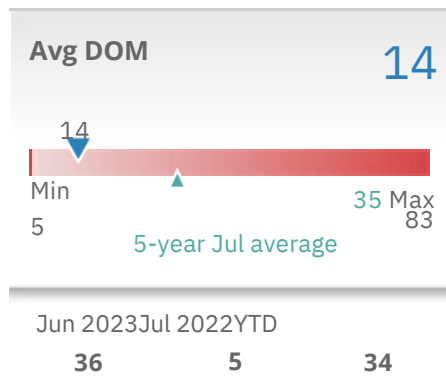
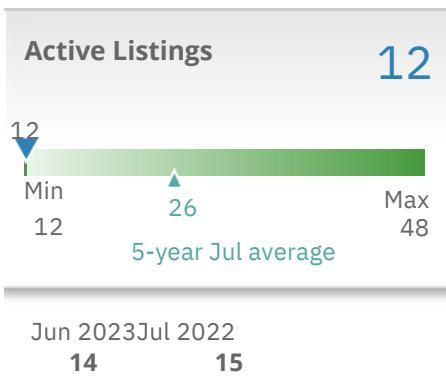
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



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 Pending; an 8.3% MoM decrease in All Pending (new contracts + contracts carried over from June) to 11; and a 14.3% decrease in supply to 12 active units.

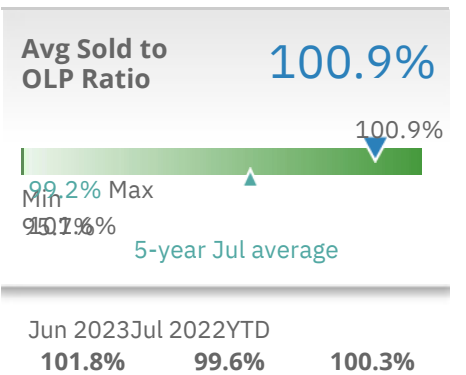
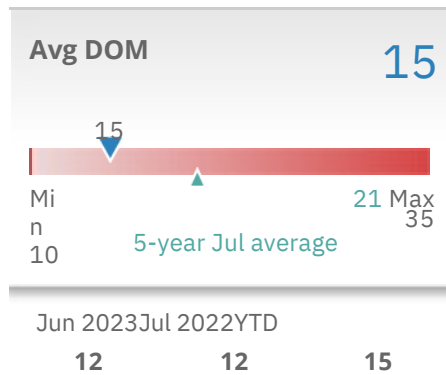
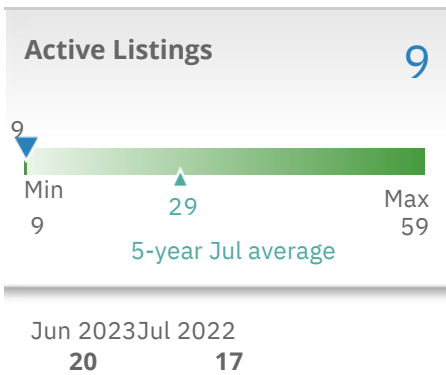
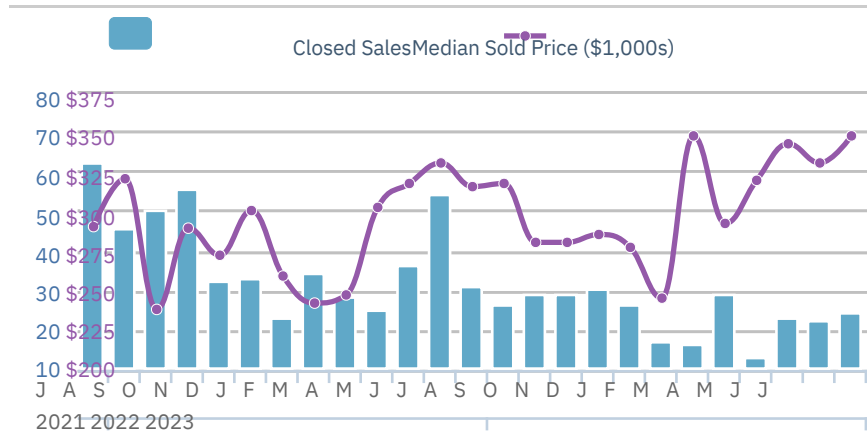
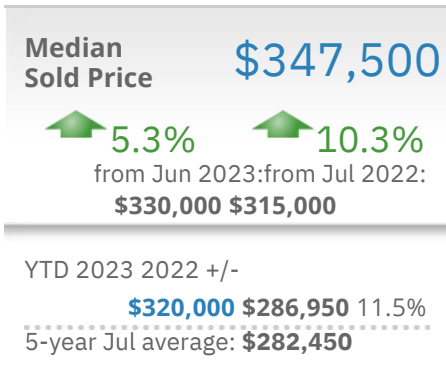
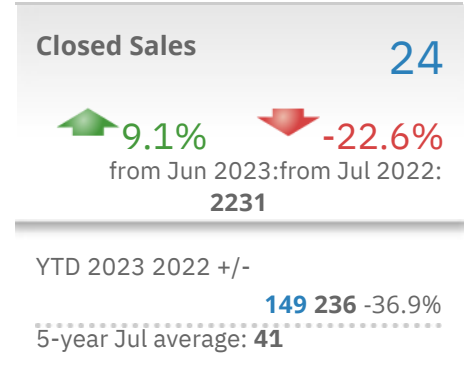
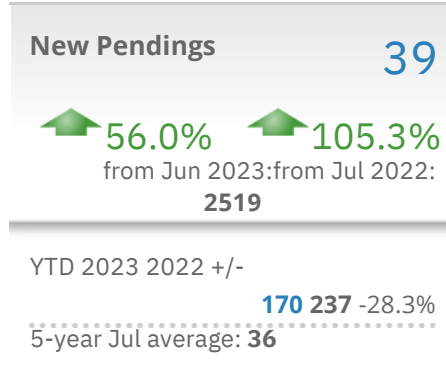
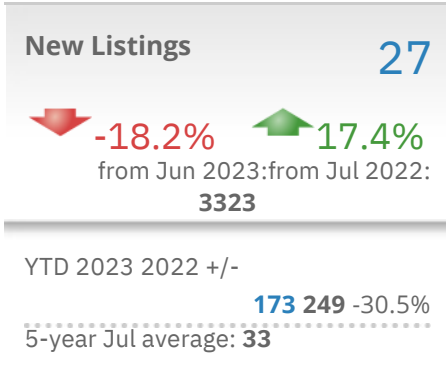
This activity resulted in a Contract Ratio of 0.92 pending per active listing, up from 0.86 in June and a decrease from 2.33 in July 2022. The Contract Ratio is 30% lower than the 5-year July average of 1.31. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



July 2023

Penn-Delco (Delaware, PA)

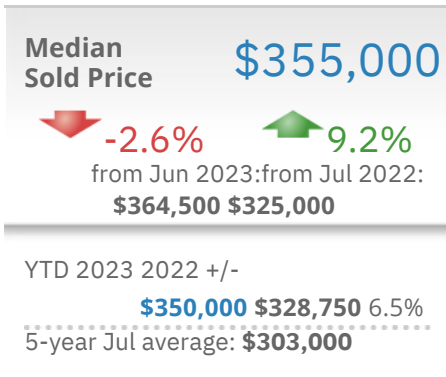
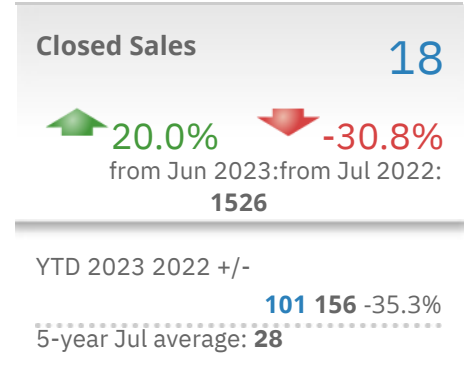
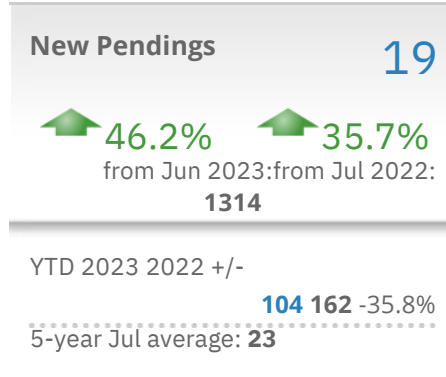
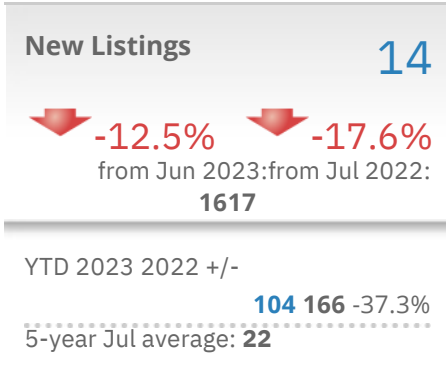
Email: ldavis@tcsr.realtor



July 2023

Penn-Delco (Delaware, PA) - Detached

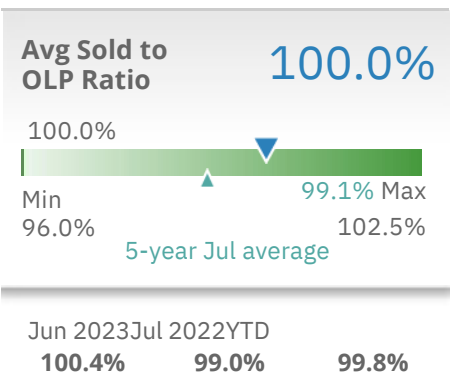
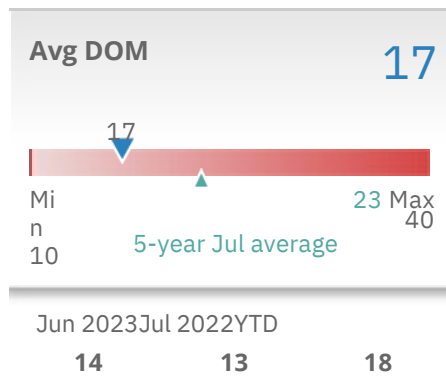
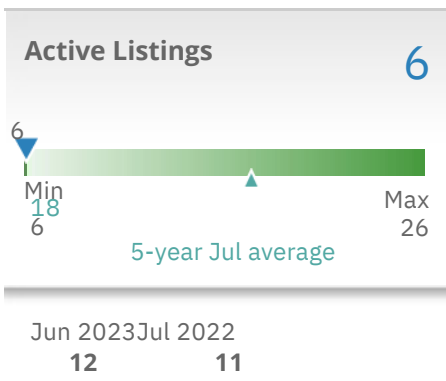
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Penn-Delco (Delaware, PA), the median sold price for Detached properties for 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.

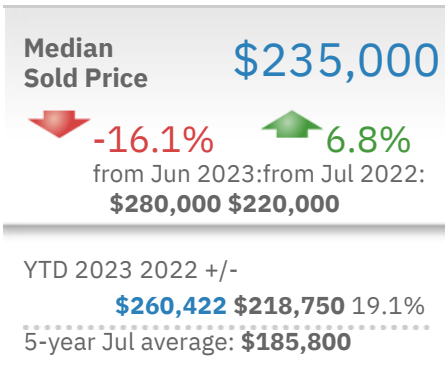
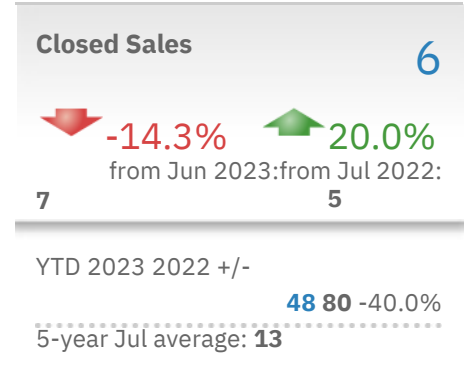
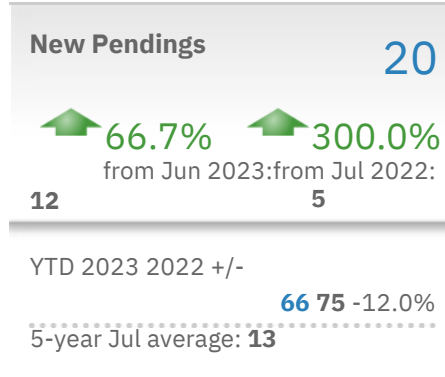
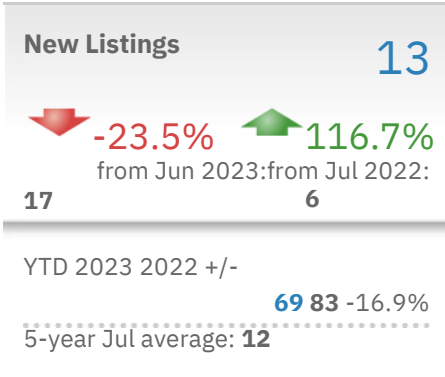
This activity resulted in a Contract Ratio of 3.00 pendings per active listing, up from 1.42 in June and an increase from 2.64 in July 2022. The Contract Ratio is 34% higher than the 5-year July average of 2.24. A higher Contract Ratio signifies a relative increase in contract activity compared to supply,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



July 2023

Penn-Delco (Delaware, PA) - Attached

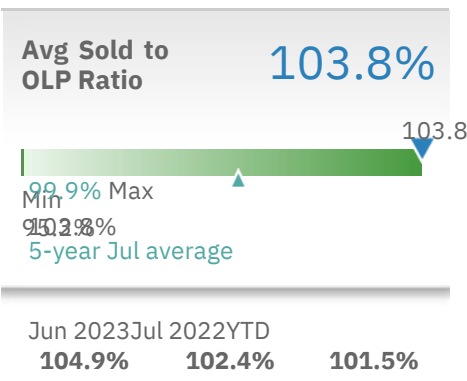
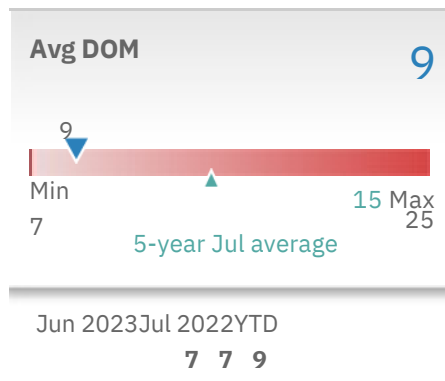
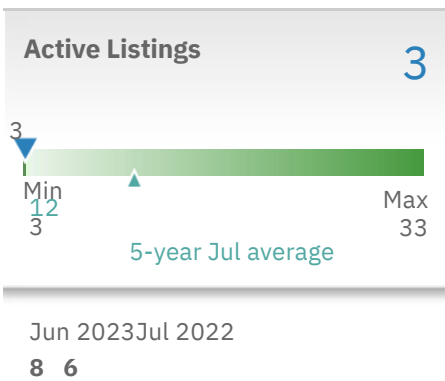
Tri-County Suburban REALTORS
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Summary

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.

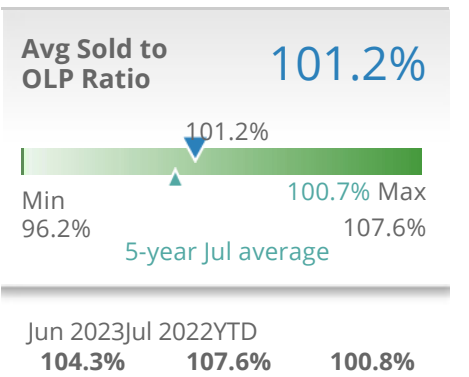
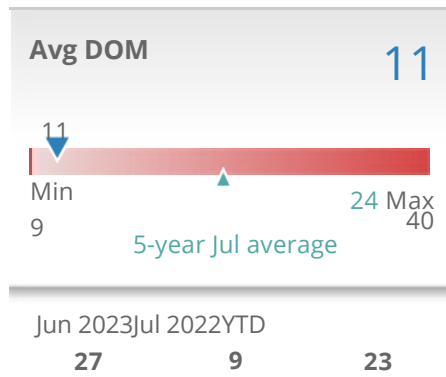
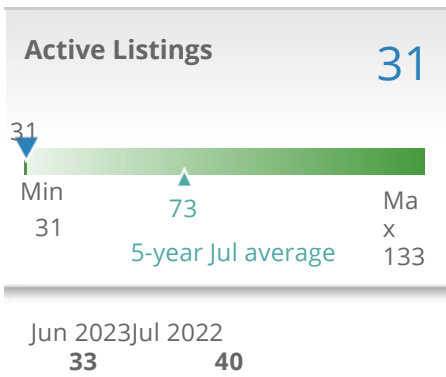
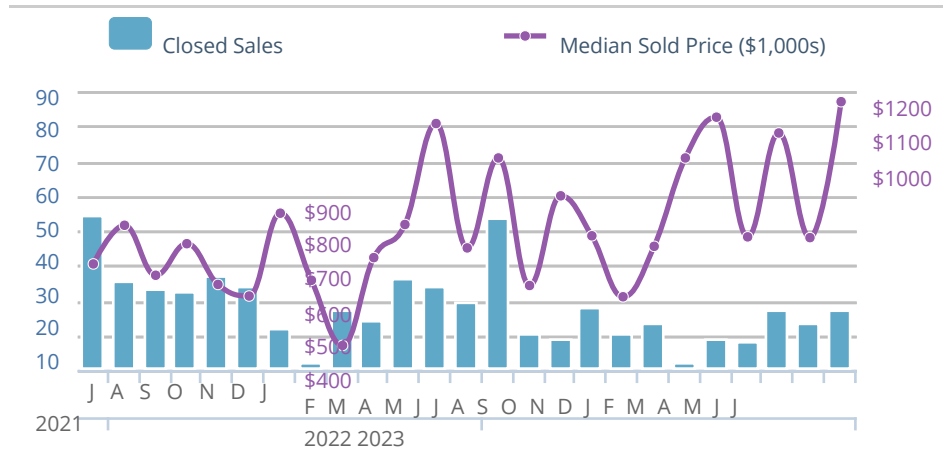
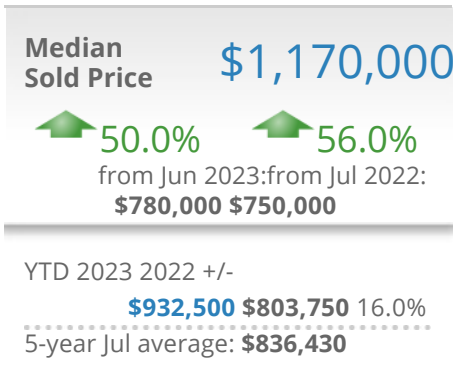
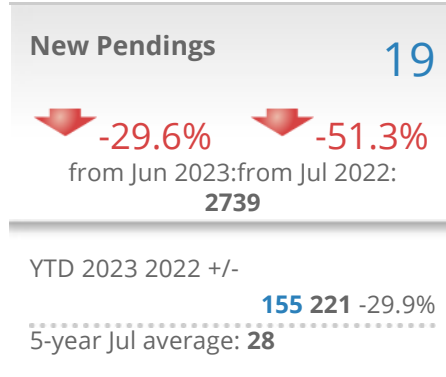
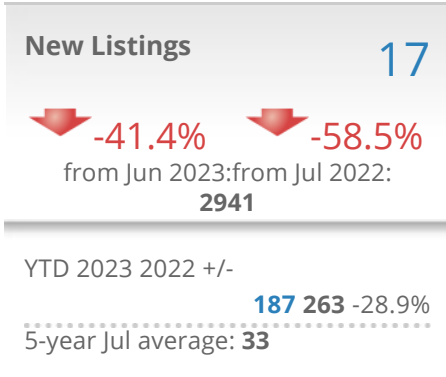
This activity resulted in a Contract Ratio of 8.33 pendings per active listing, up from 1.50 in June and an increase from 1.33 in July 2022. The Contract Ratio is 133% higher than the 5-year July average of 3.58. A higher Contract Ratio signifies a relative increase in contract activity compared to supply,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



July 2023

Radnor Township (Delaware, PA)

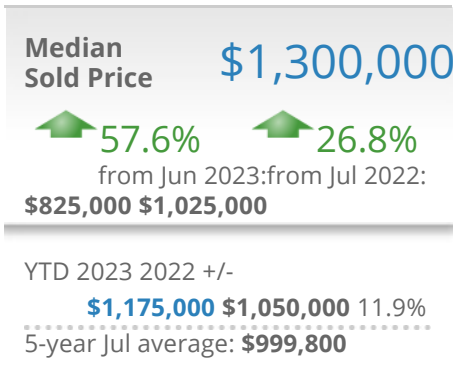
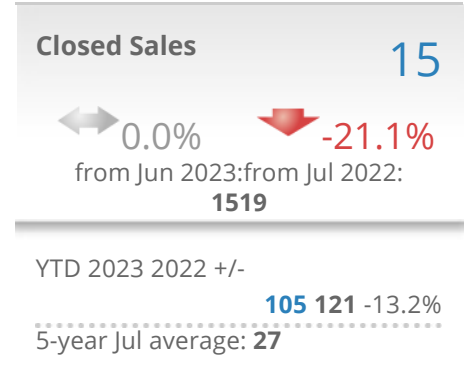
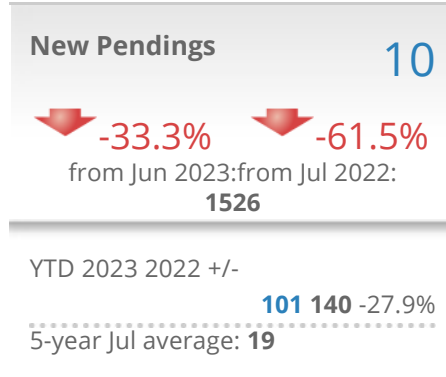
Email: ldavis@tcsr.realtor



July 2023

Radnor Township (Delaware, PA) - Detached

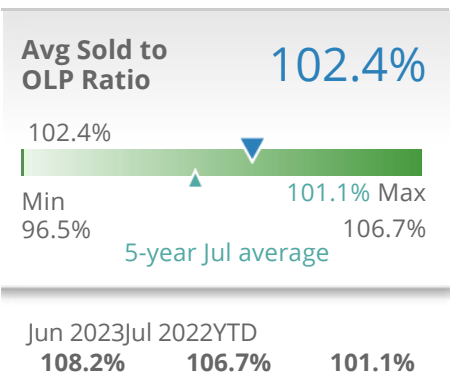
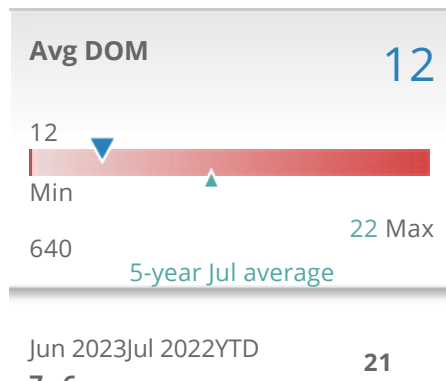
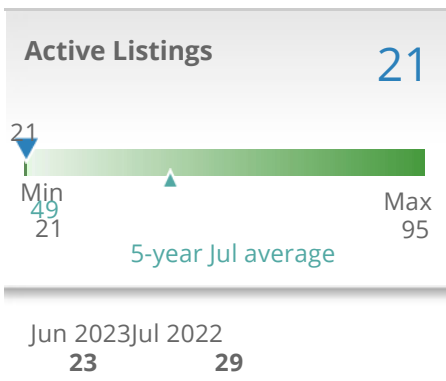
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Summary

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.

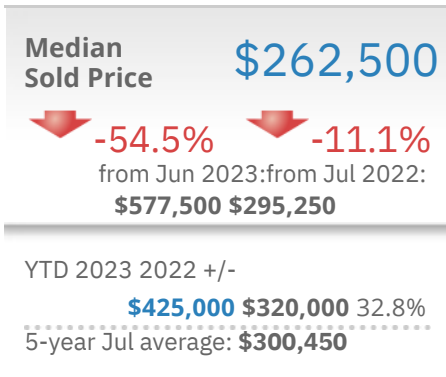
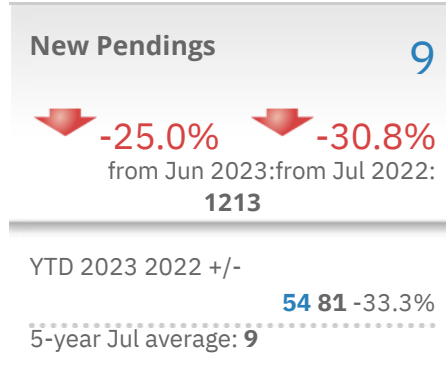
This activity resulted in a Contract Ratio of 1.10 pendings per active listing, down from 1.26 in June and a decrease from 1.55 in July 2022. The Contract Ratio is the same as the 5-year July average of 1.09. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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

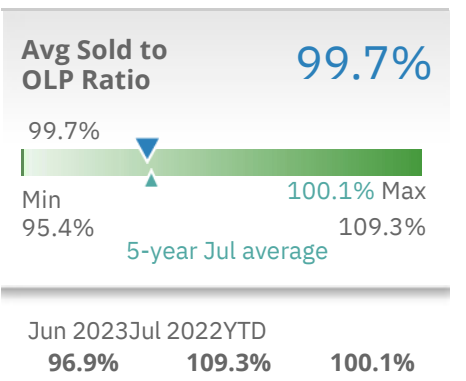
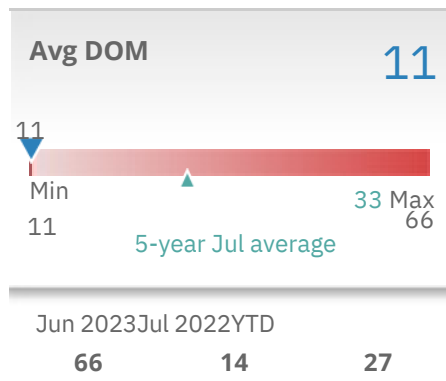
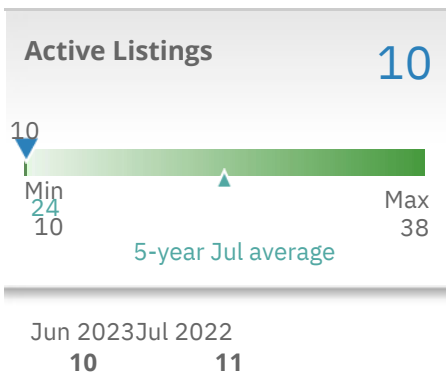
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



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 Pending; a 15.4% MoM decrease in All Pending (new contracts + contracts carried over from June) to 22; and no change in supply with 10 active units.

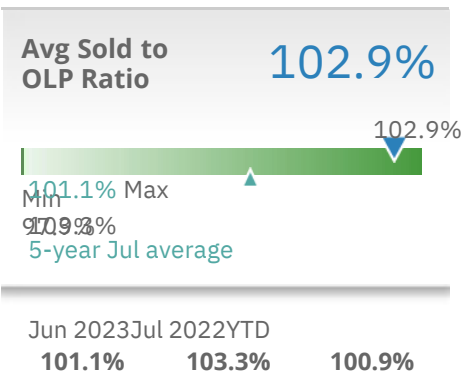
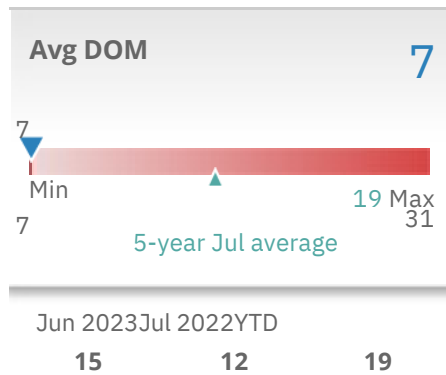
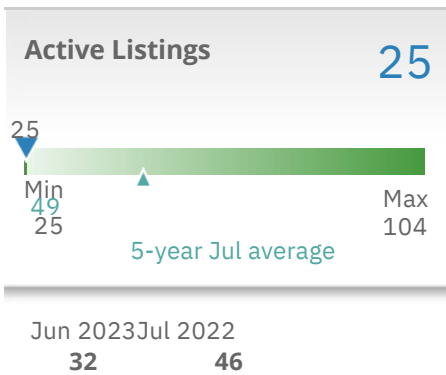
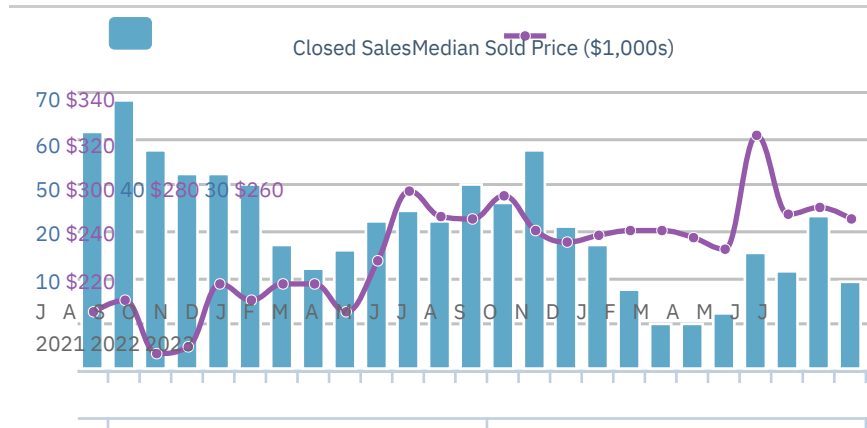
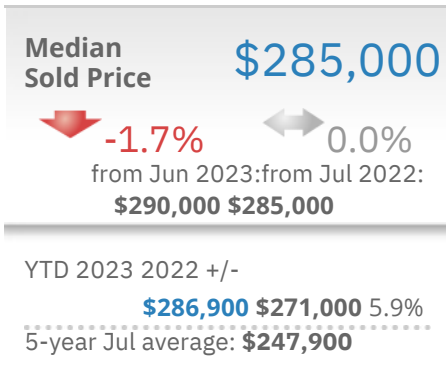
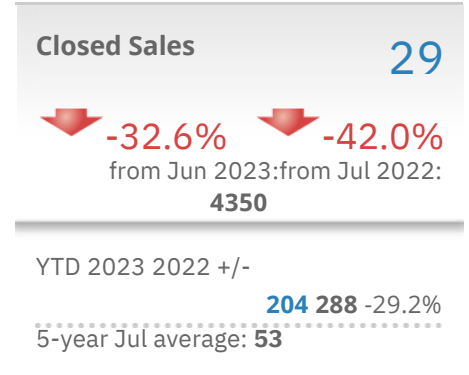
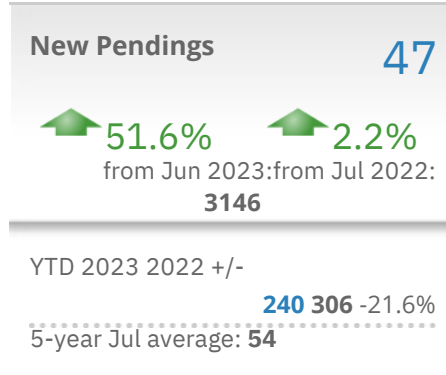
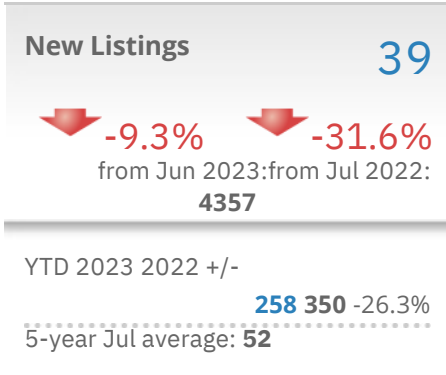
This activity resulted in a Contract Ratio of 2.20 pendencies per active listing, down from 2.60 in June and a decrease from 2.82 in July 2022. The Contract Ratio is 69% higher than the 5-year July average of 1.31. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



July 2023

Ridley (Delaware, PA)

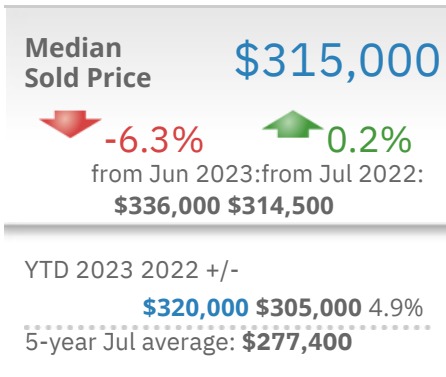
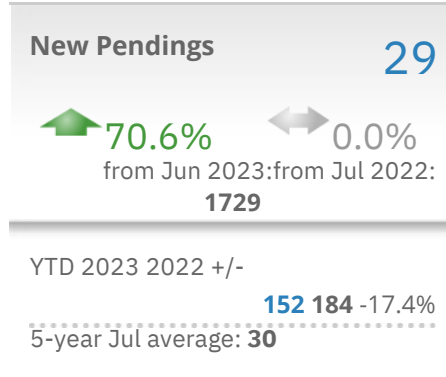
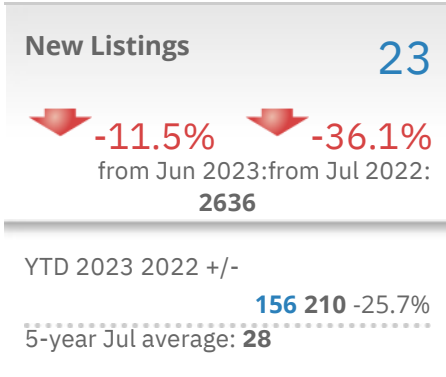
Email: ldavis@tcsr.realtor



July 2023

Ridley (Delaware, PA) - Detached

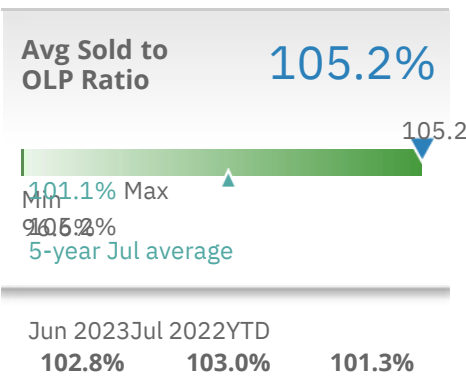
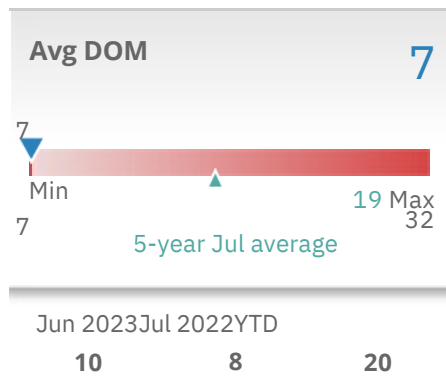
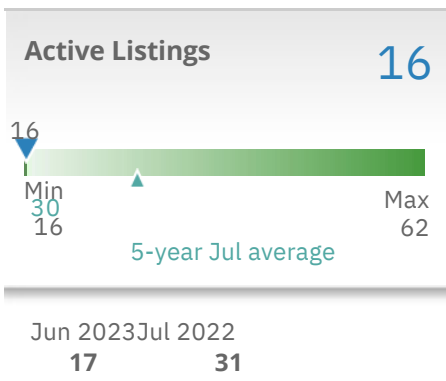
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Ridley (Delaware, PA), the median sold price for Detached properties for 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.

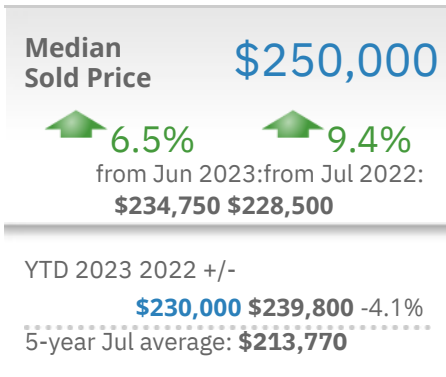
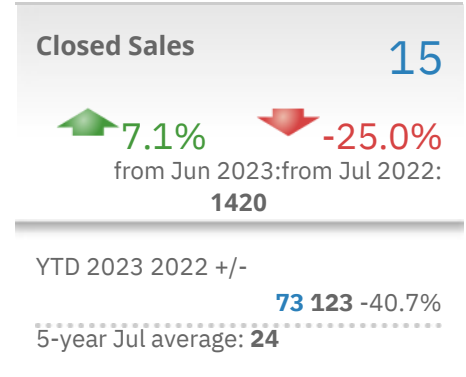
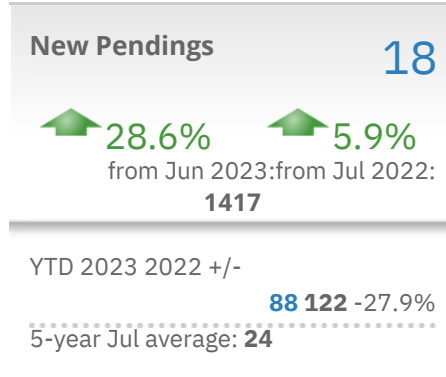
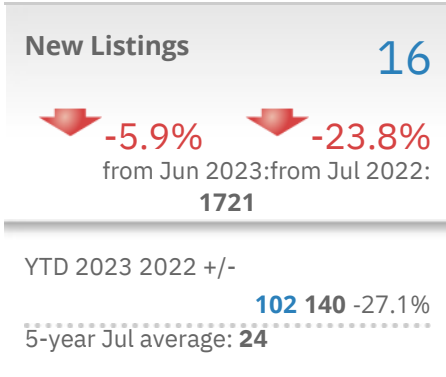
This activity resulted in a Contract Ratio of 2.25 pendings per active listing, up from 1.29 in June and an increase from 1.45 in July 2022. The Contract Ratio is 8% higher than the 5-year July average of 2.08. A higher Contract Ratio signifies a relative increase in contract activity compared to supply,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



July 2023

Ridley (Delaware, PA) - Attached

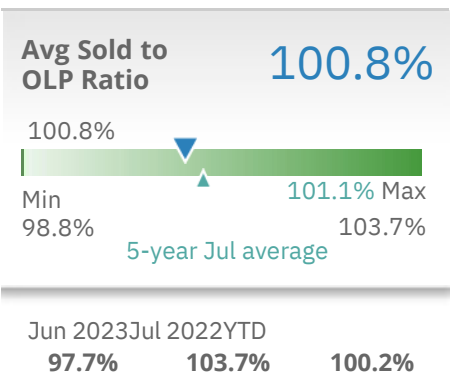
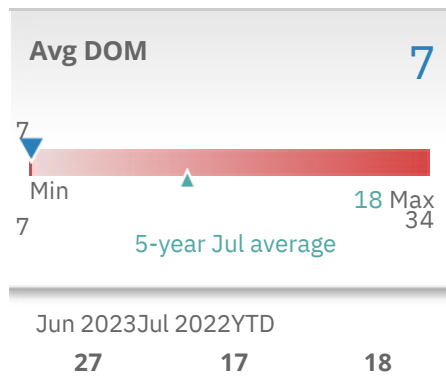
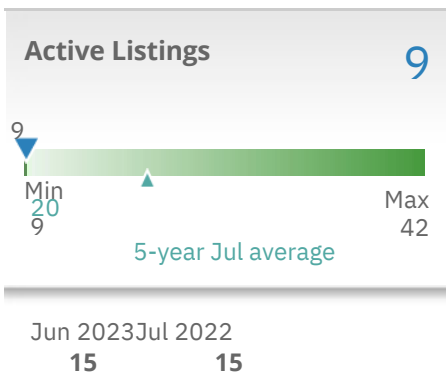
Tri-County Suburban REALTORS
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Summary

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.

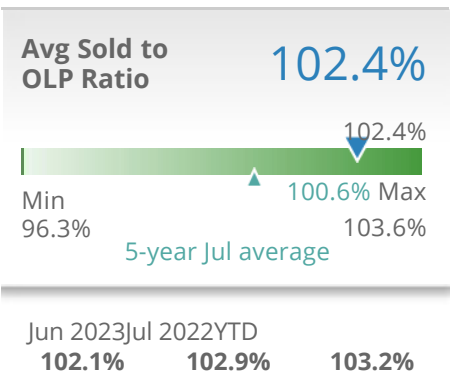
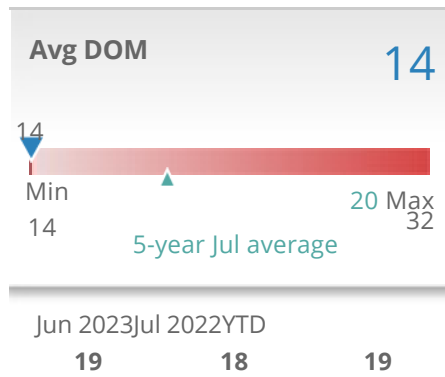
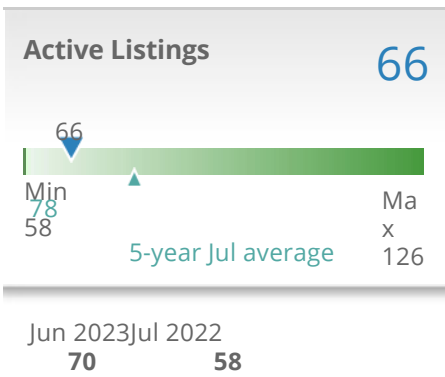
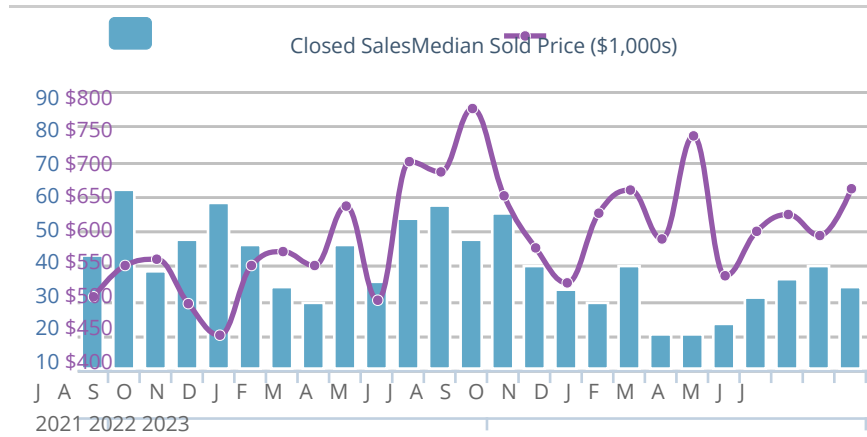
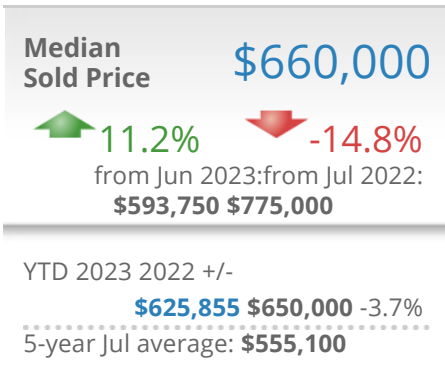
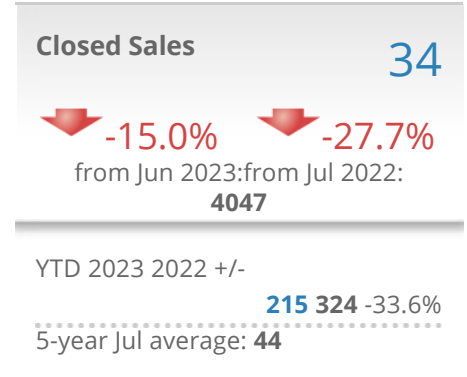
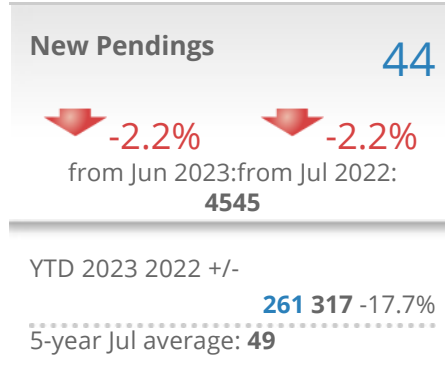
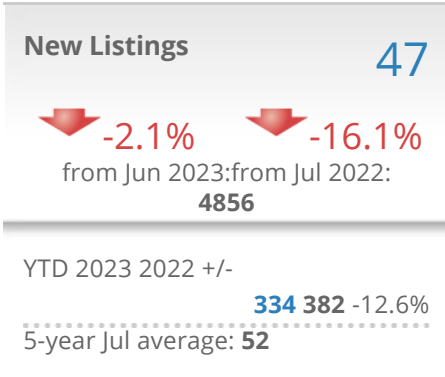
This activity resulted in a Contract Ratio of 2.67 pendings per active listing, up from 1.33 in June and an increase from 1.53 in July 2022. The Contract Ratio is 19% higher than the 5-year July average of 2.25. A higher Contract Ratio signifies a relative increase in contract activity compared to supply,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



July 2023

Rose Tree Media (Delaware, PA)

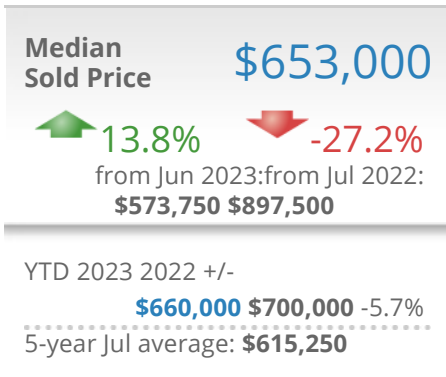
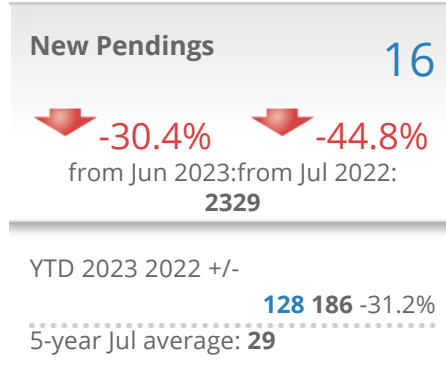
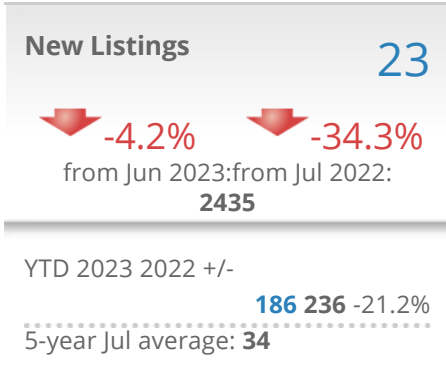
Email: ldavis@tcsr.realtor



July 2023

Rose Tree Media (Delaware, PA) - Detached

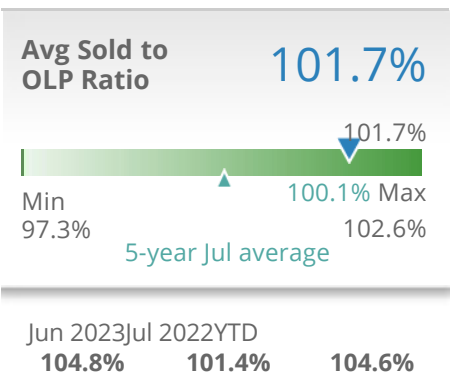
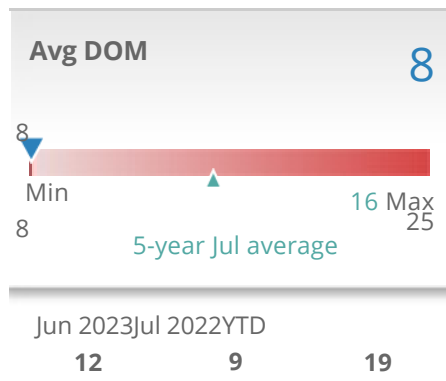
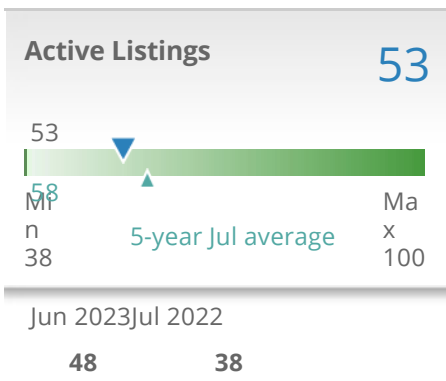
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Rose Tree Media (Delaware, PA), the median sold price for Detached properties for 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.

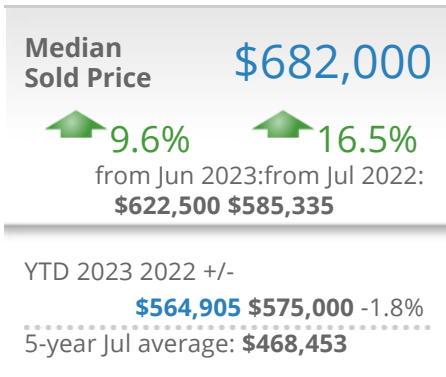
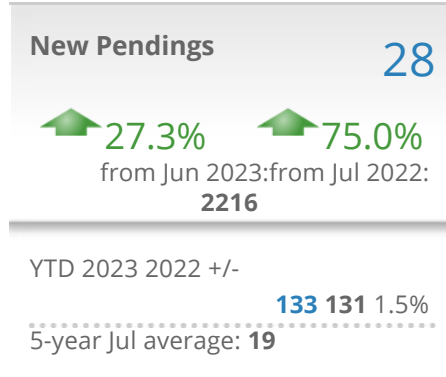
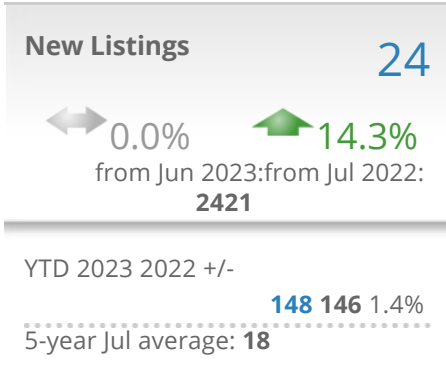
This activity resulted in a Contract Ratio of 0.58 pendings per active listing, down from 0.75 in June and a decrease from 1.26 in July 2022. The Contract Ratio is 44% lower than the 5-year July average of 1.04. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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

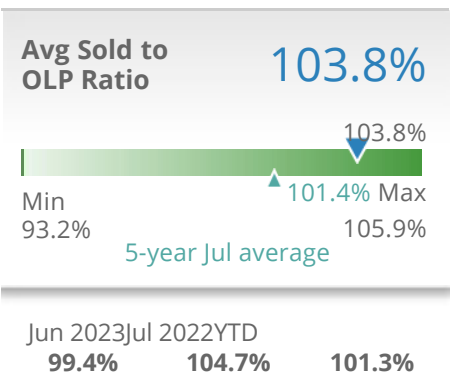
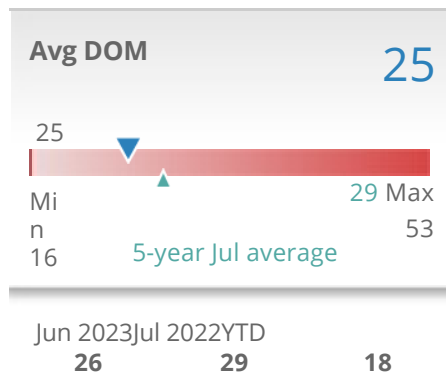
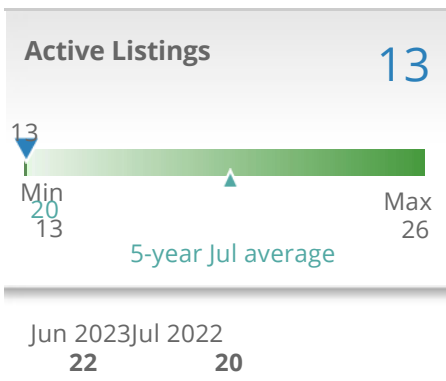
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



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 Pending; a 21% MoM increase in All Pending (new contracts + contracts carried over from June) to 75; and a 40.9% decrease in supply to 13 active units.

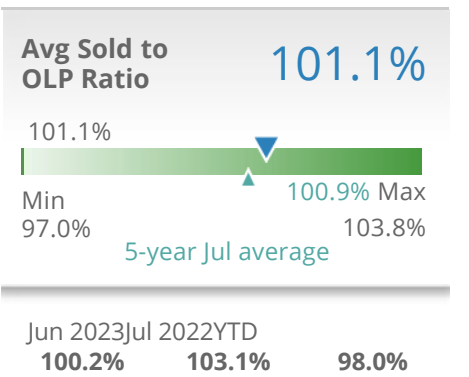
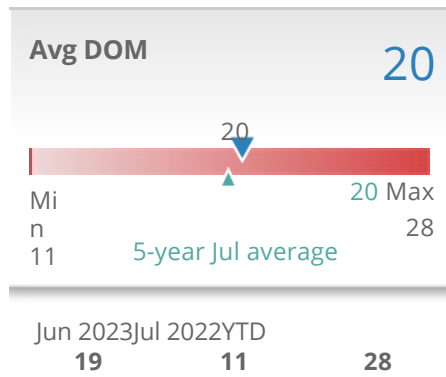
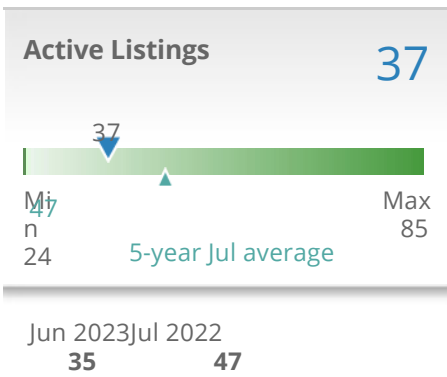
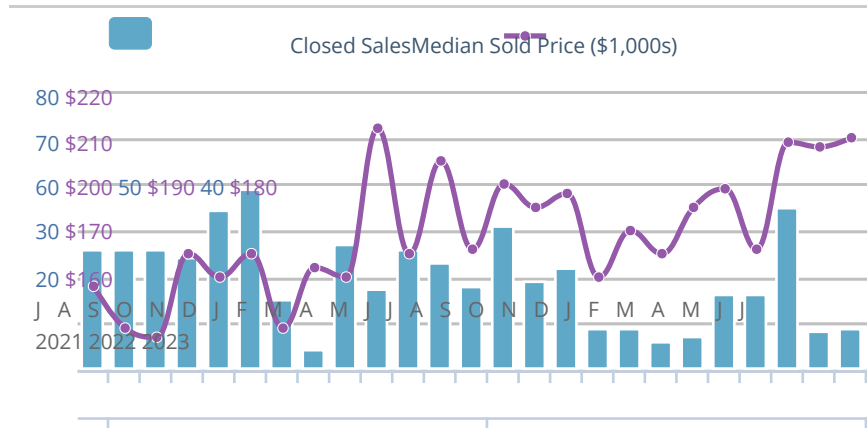
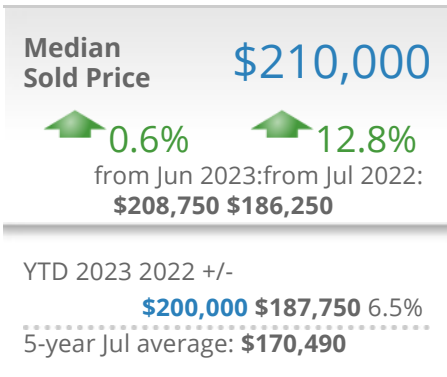
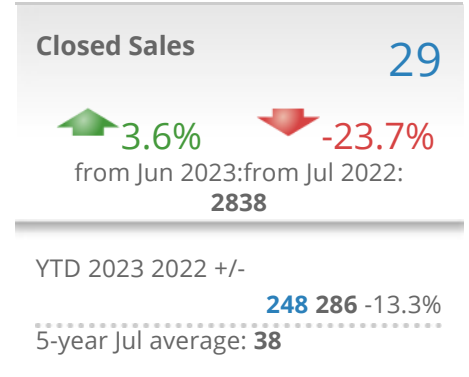
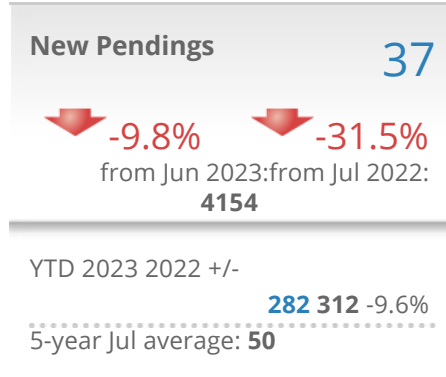
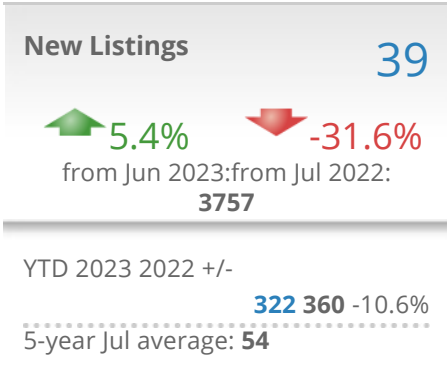
This activity resulted in a Contract Ratio of 5.77 pendings per active listing, up from 2.82 in June and an increase from 2.95 in July 2022. The Contract Ratio is 88% higher than the 5-year July average of 3.07. A higher Contract Ratio signifies a relative increase in contract activity compared to supply,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



July 2023

Southeast Delco (Delaware, PA)

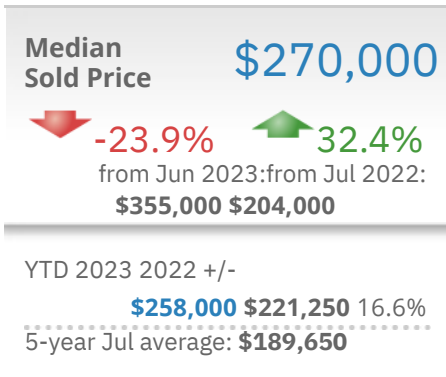
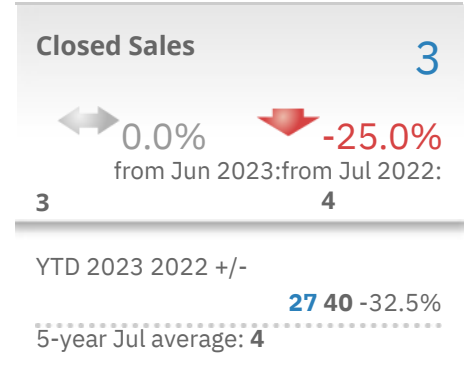
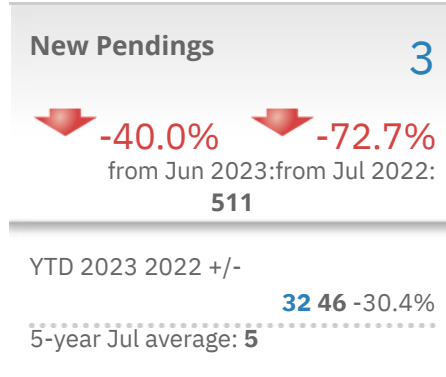
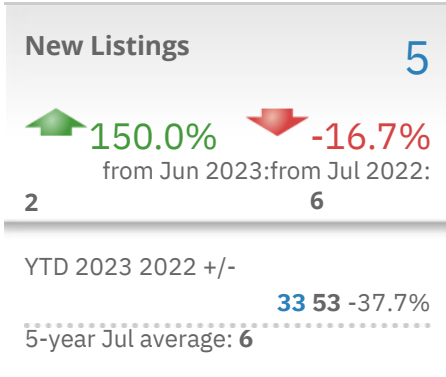
Email: ldavis@tcsr.realtor



July 2023

Southeast Delco (Delaware, PA) - Detached

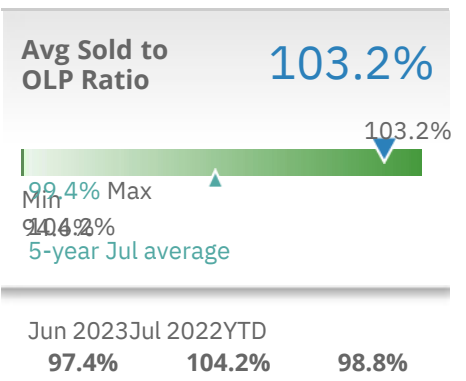
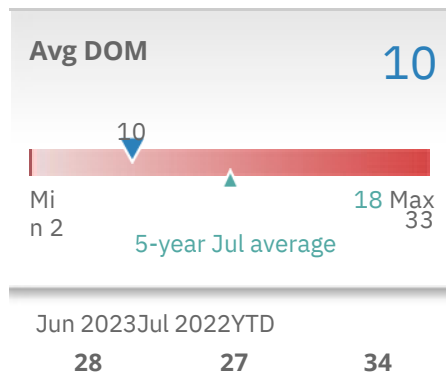
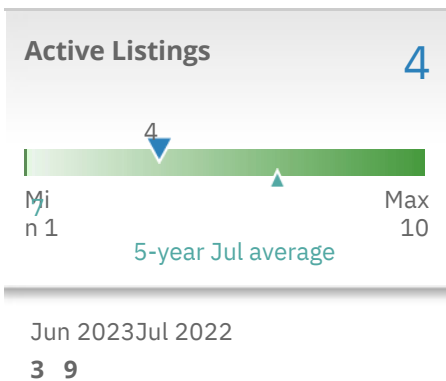
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Southeast Delco (Delaware, PA), the median sold price for Detached properties for 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.

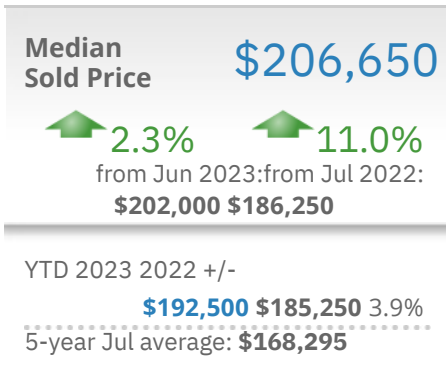
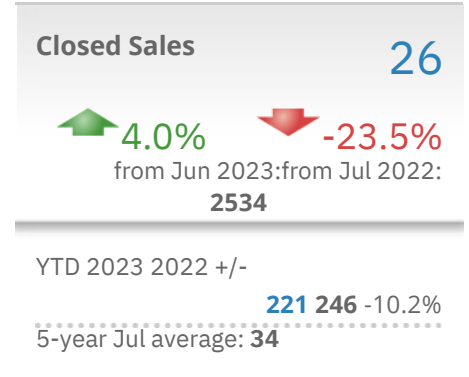
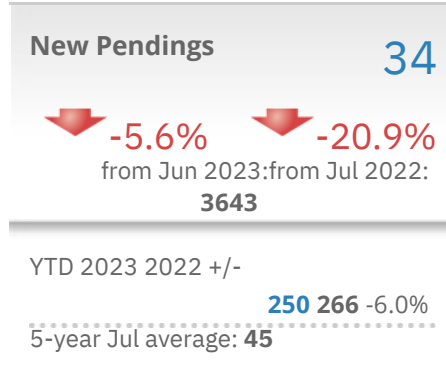
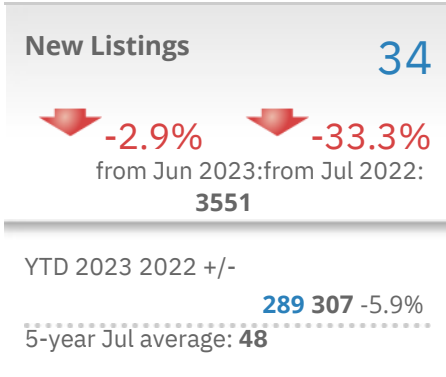
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, down from 2.67 in June and an increase from 1.56 in July 2022. The Contract Ratio is 20% lower than the 5-year July average of 2.51. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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

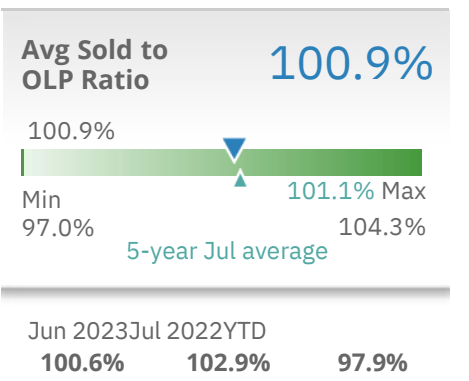
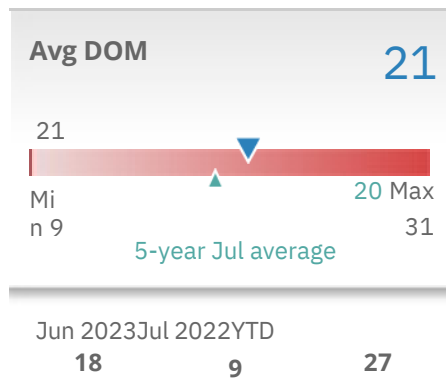
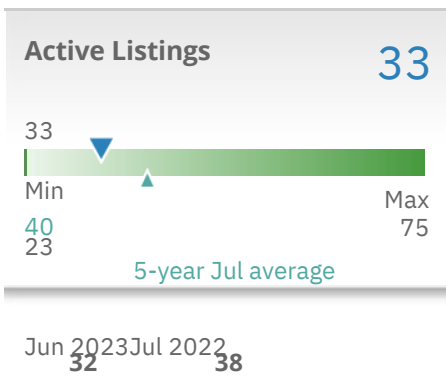
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

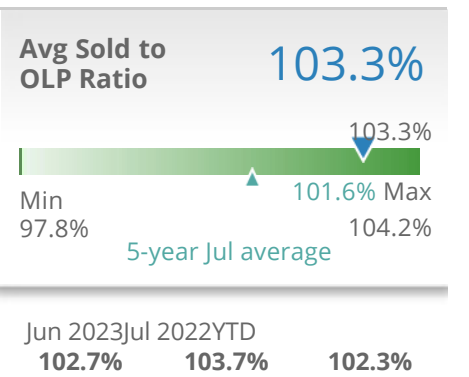
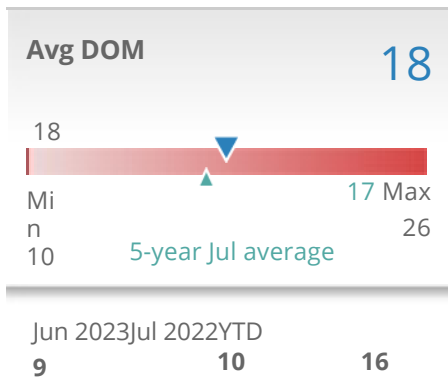
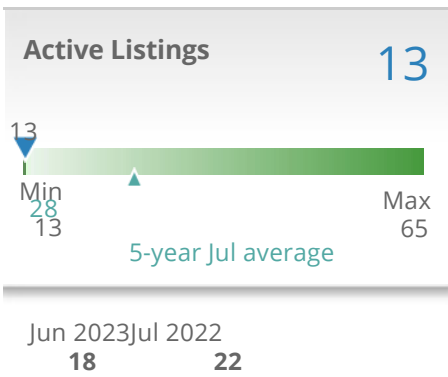
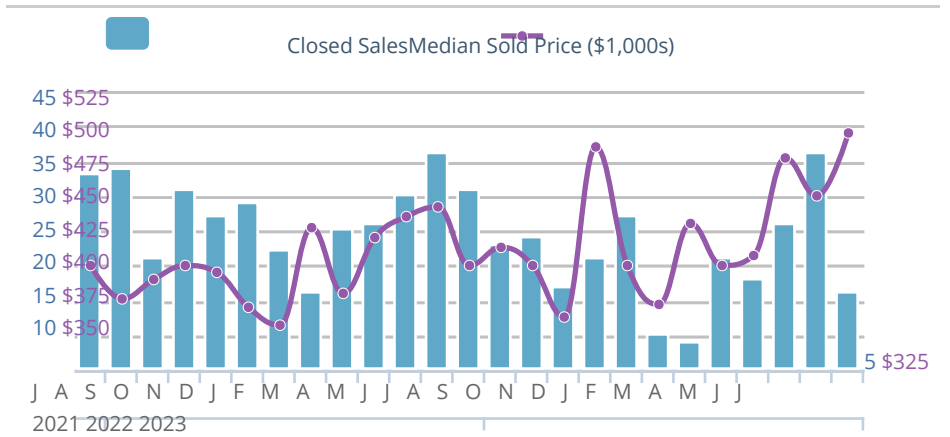
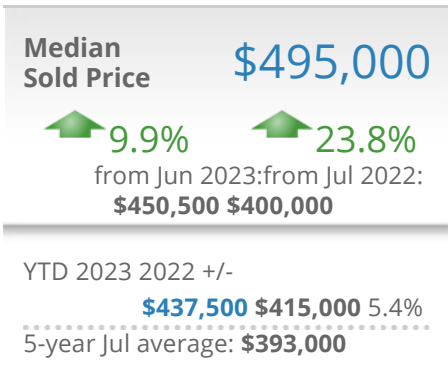
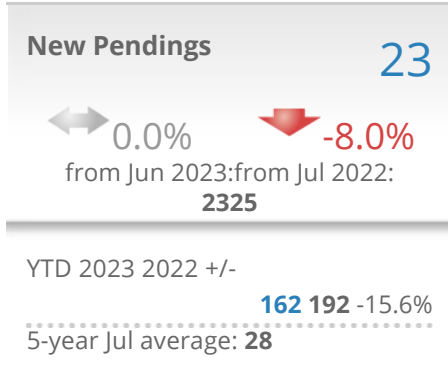
In Southeast Delco (Delaware, PA), the median sold price for Attached properties for July was \$206,650, representing an increase of 2.3% compared to last month and an increase of 11% from Jul 2022. The average days on market for units sold in July was 21 days, 7% above the 5-year July average of 20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



July 2023
Springfield (Delaware, PA)

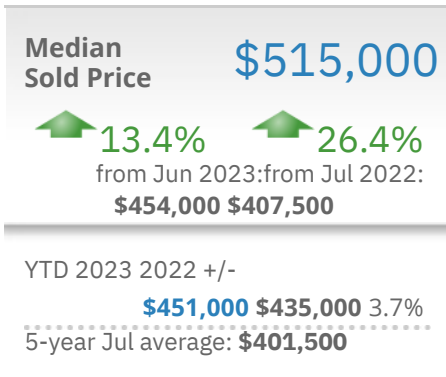
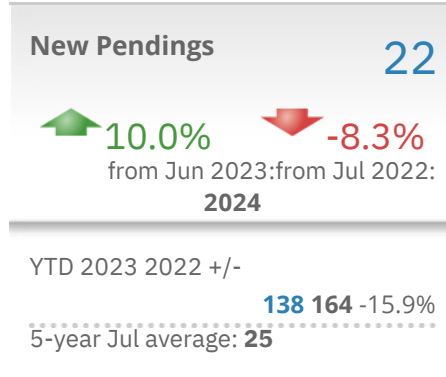
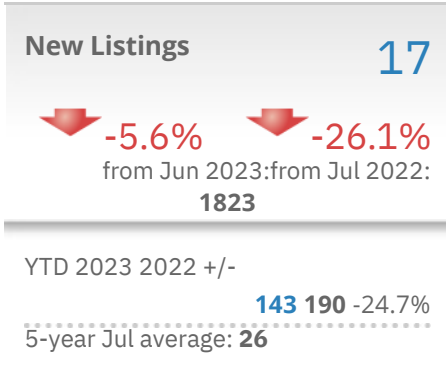
Email: ldavis@tcsr.realtor



July 2023

Springfield (Delaware, PA) - Detached

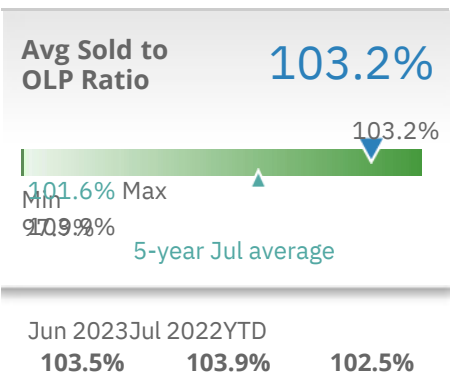
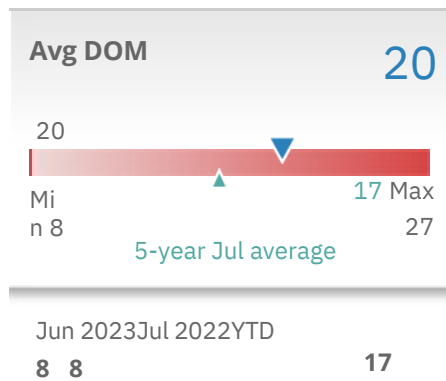
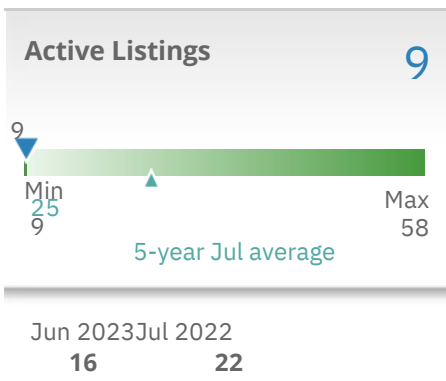
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Springfield (Delaware, PA), the median sold price for Detached properties for 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.

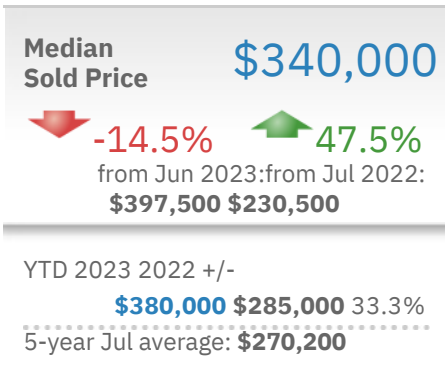
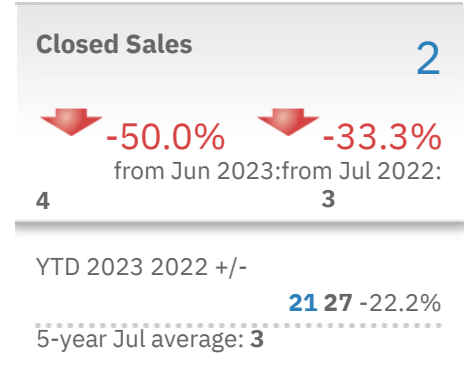
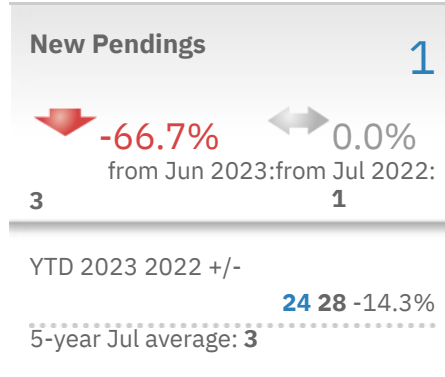
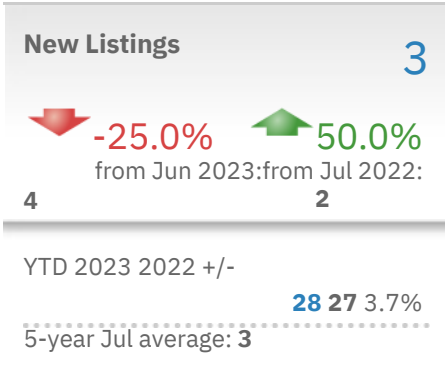
This activity resulted in a Contract Ratio of 3.11 pendings per active listing, up from 1.38 in June and an increase from 1.32 in July 2022. The Contract Ratio is 57% higher than the 5-year July average of 1.98. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



July 2023

Springfield (Delaware, PA) - Attached

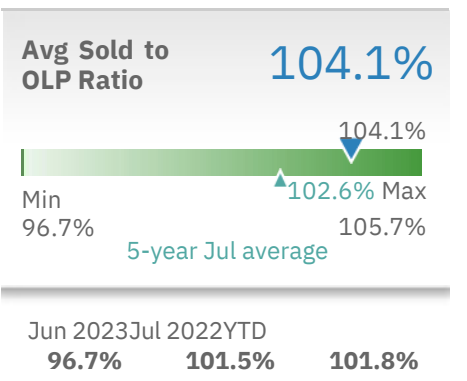
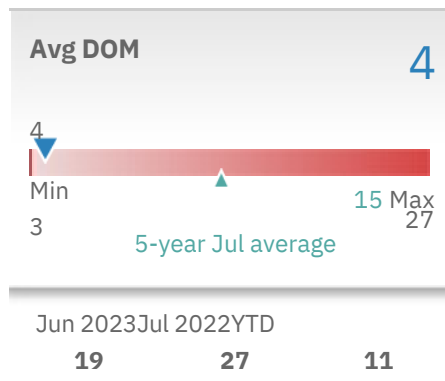
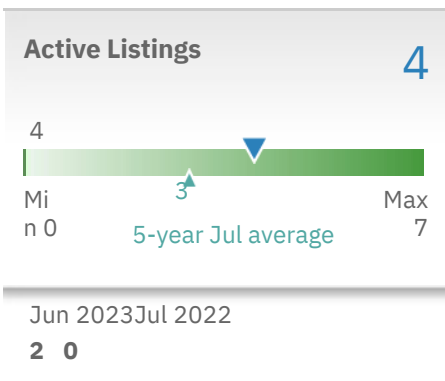
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



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 Pendencies; a 25% MoM decrease in All Pendencies (new contracts + contracts carried over from June) to 3; and a 100% increase in supply to 4 active units.

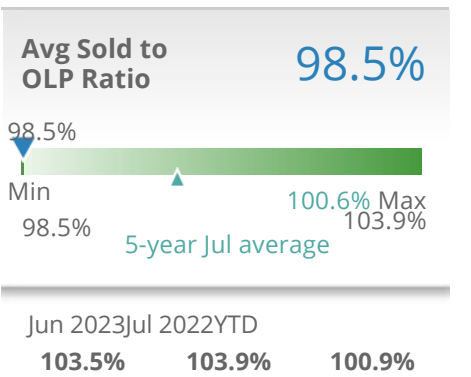
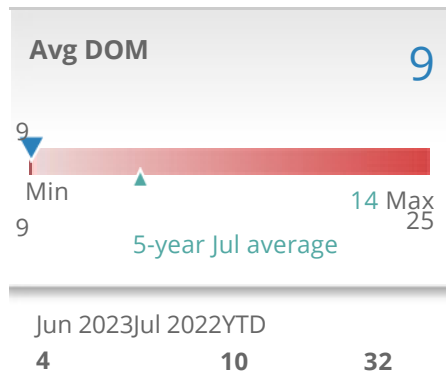
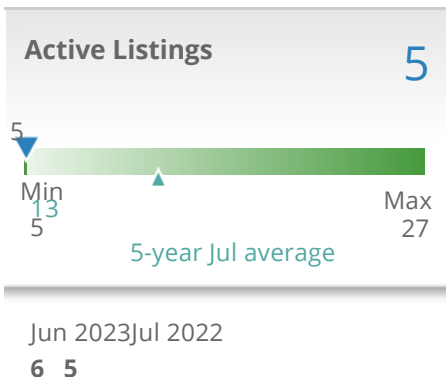
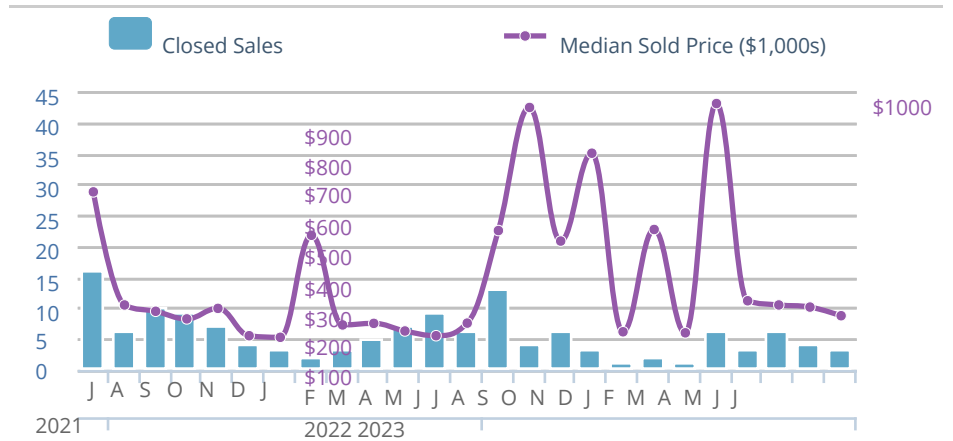
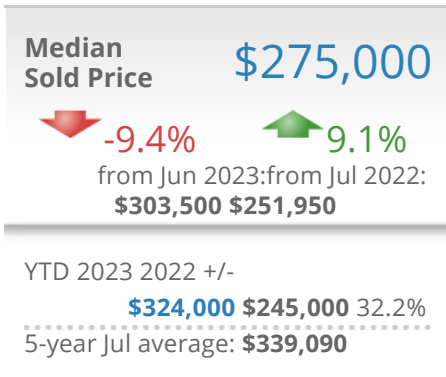
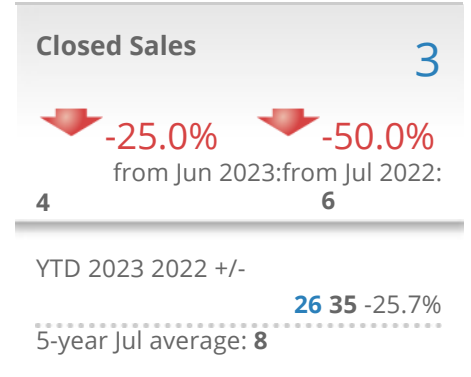
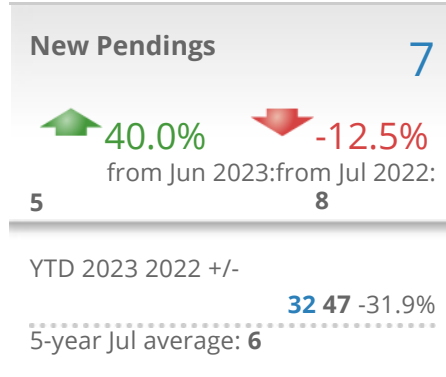
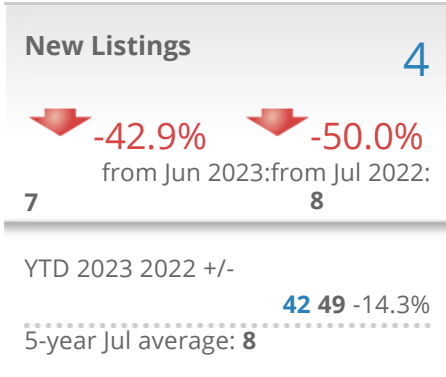
This activity resulted in a Contract Ratio of 0.75 pendencies per active listing, down from 2.00 in June and an increase from 0.00 in July 2022. The Contract Ratio is 61% lower than the 5-year July average of 1.91. A higher Contract Ratio signifies a relative increase in contract activity compared to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



July 2023

Unionville-Chadds Ford (Delaware, PA)

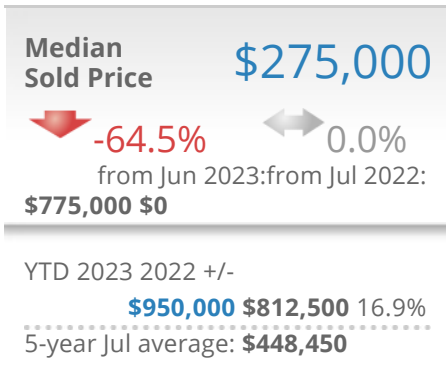
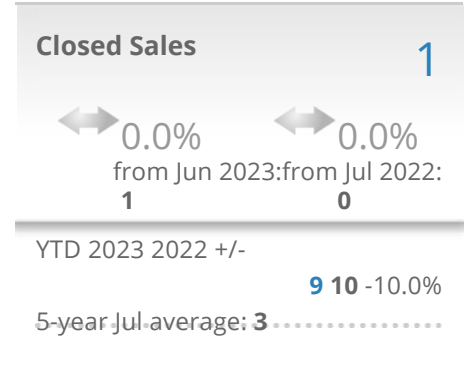
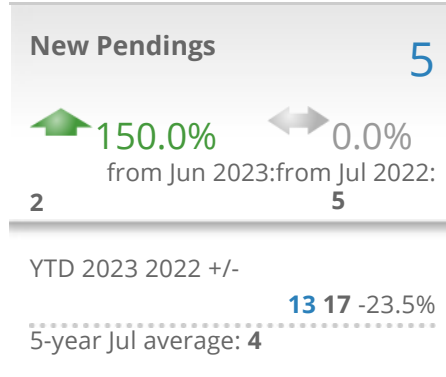
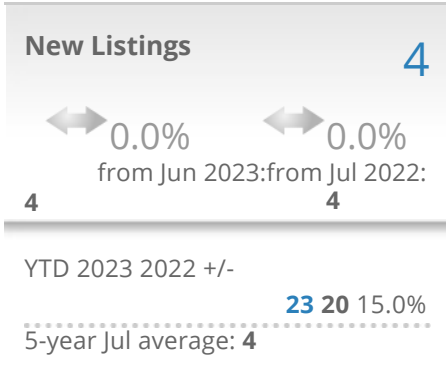
Email: ldavis@tcsr.realtor



July 2023

Unionville-Chadds Ford (Delaware, PA) - Detached

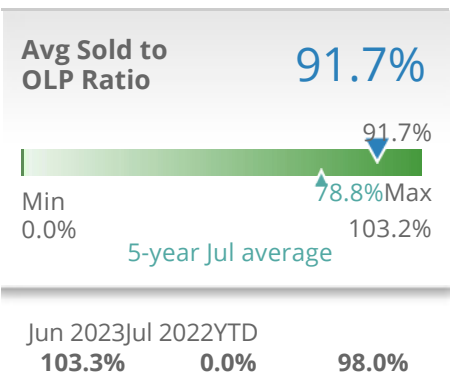
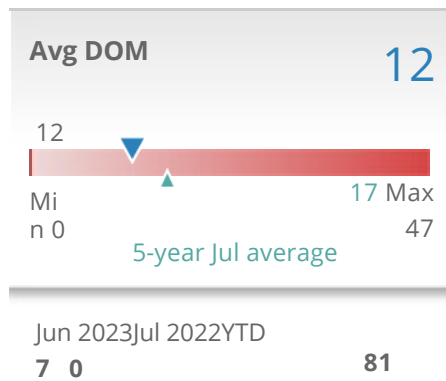
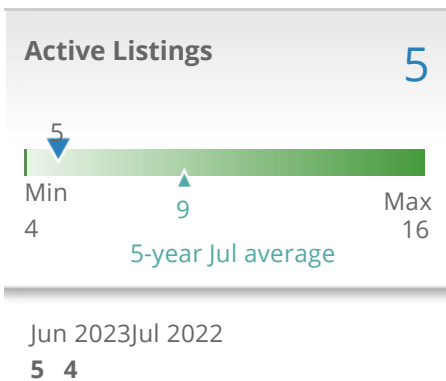
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



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.

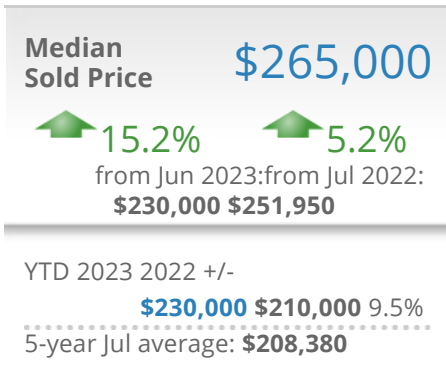
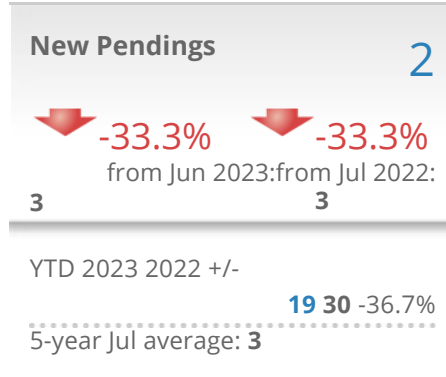
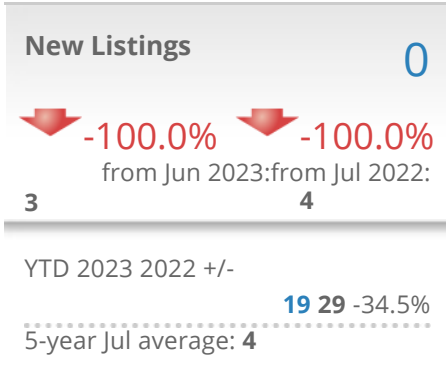
This activity resulted in a Contract Ratio of 1.20 pendings per active listing, up from 0.40 in June and a decrease from 2.25 in July 2022. The Contract Ratio is 29% higher than the 5-year July average of 0.93. A higher Contract Ratio signifies a relative increase in contract activity compared to supply,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

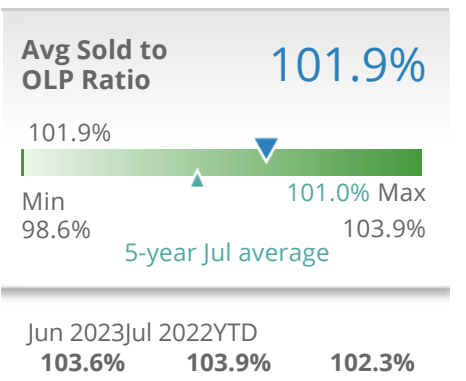
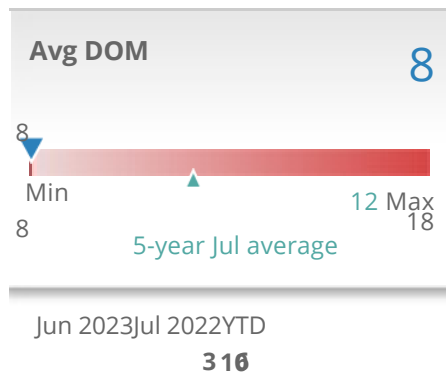
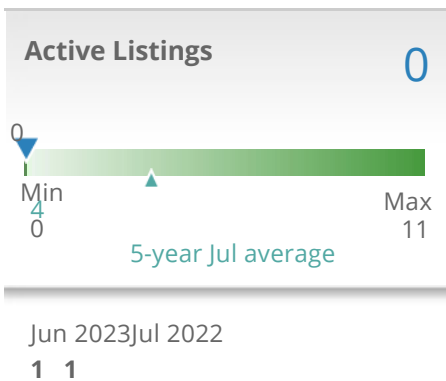
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



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.

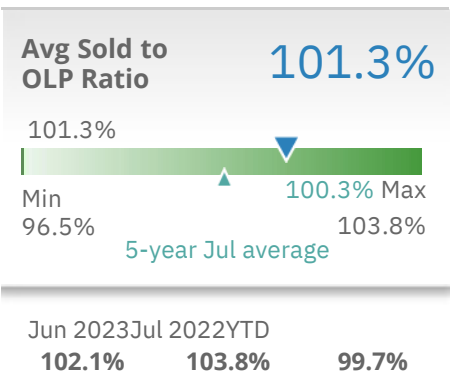
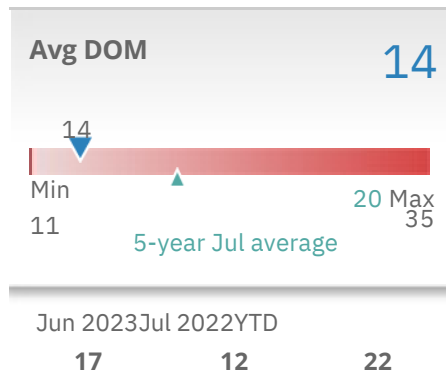
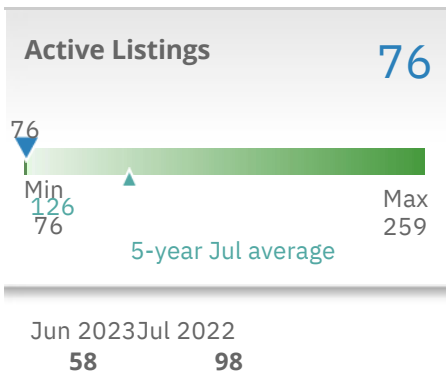
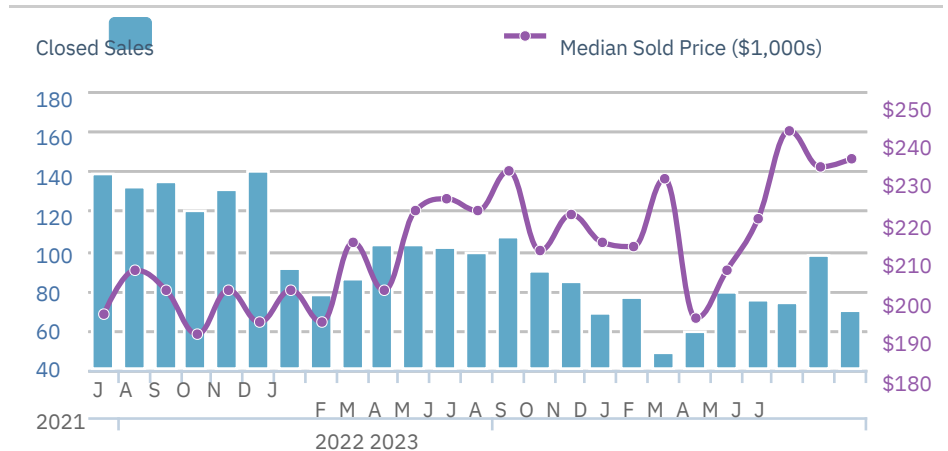
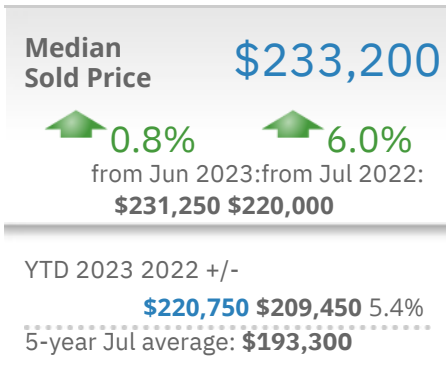
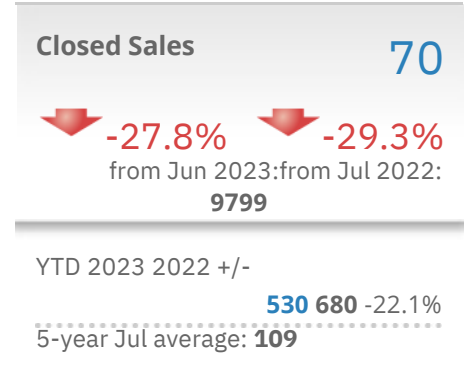
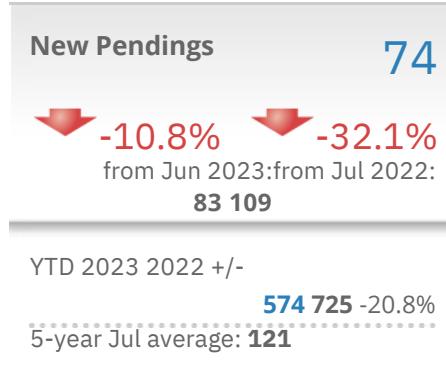
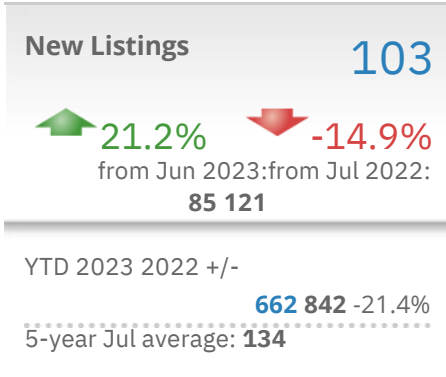
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, down from 3.00 in June and a decrease from 6.00 in July 2022. The Contract Ratio is 100% lower than the 5-year July average of 1.73. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



July 2023

Upper Darby (Delaware, PA)

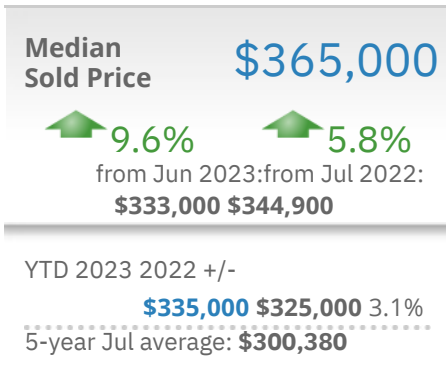
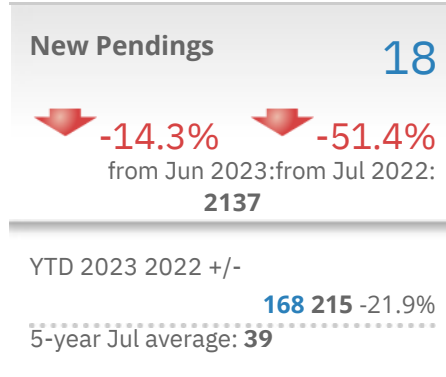
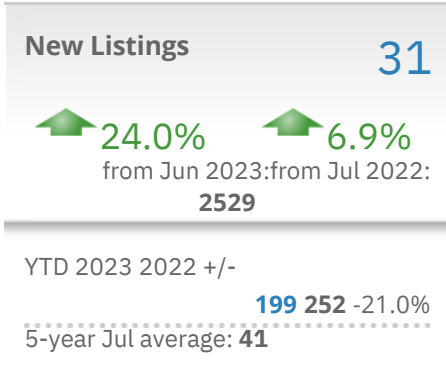
Email: ldavis@tcsr.realtor



July 2023

Upper Darby (Delaware, PA) - Detached

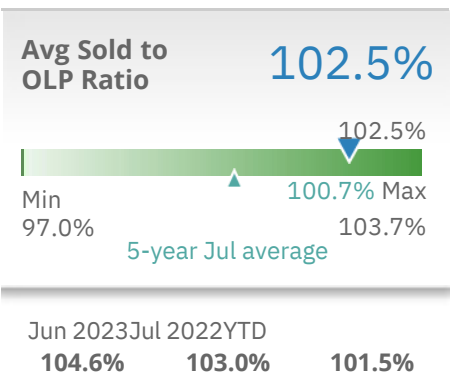
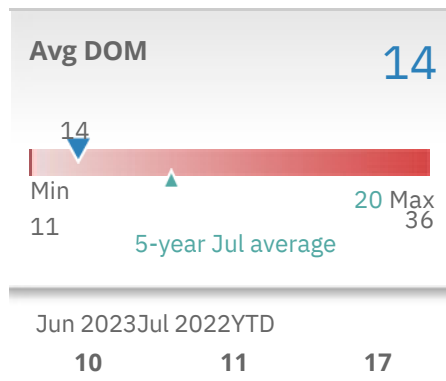
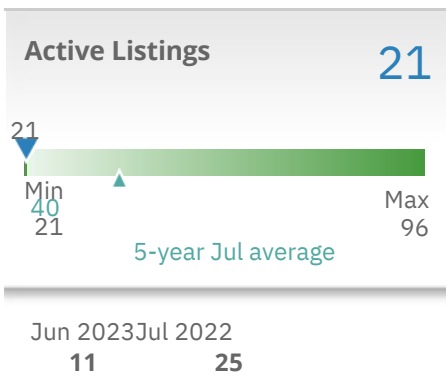
Tri-County Suburban REALTORS
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Summary

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.

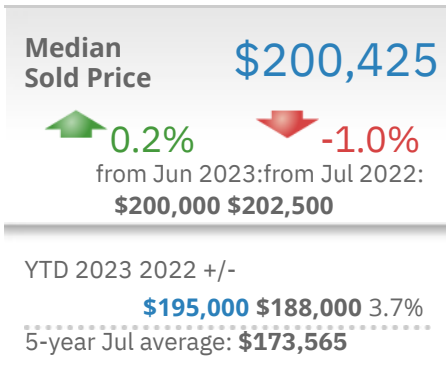
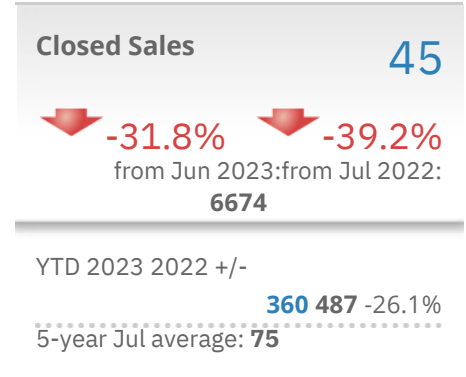
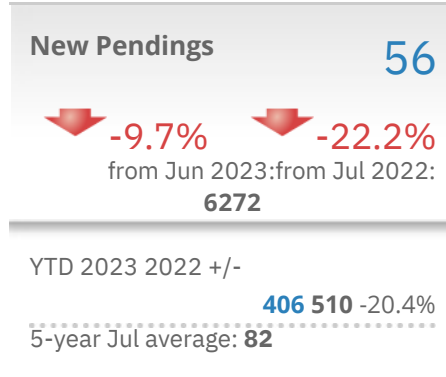
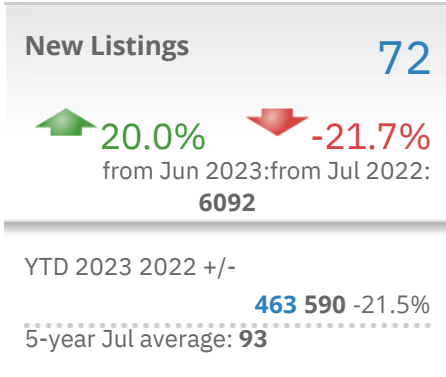
This activity resulted in a Contract Ratio of 1.10 pendings per active listing, down from 3.18 in June and a decrease from 2.52 in July 2022. The Contract Ratio is 44% lower than the 5-year July average of 1.96. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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

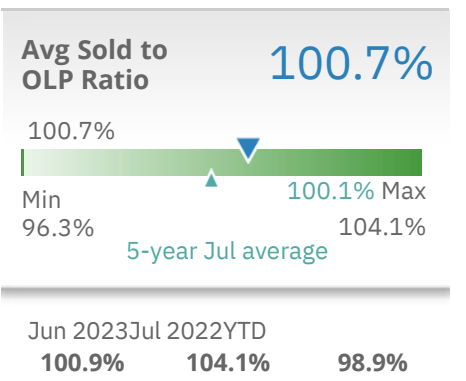
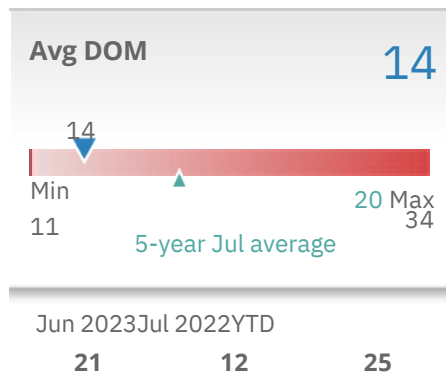
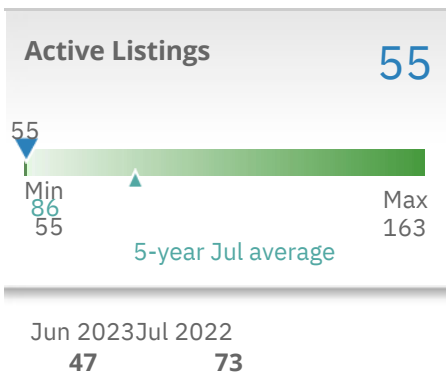
Tri-County Suburban REALTORS
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Summary

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.

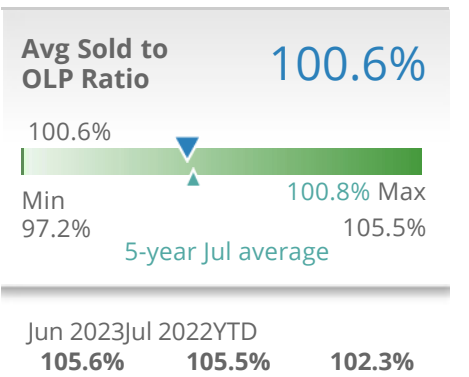
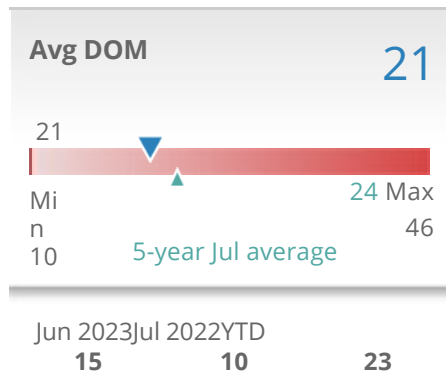
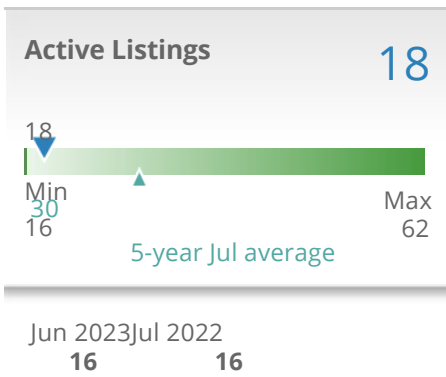
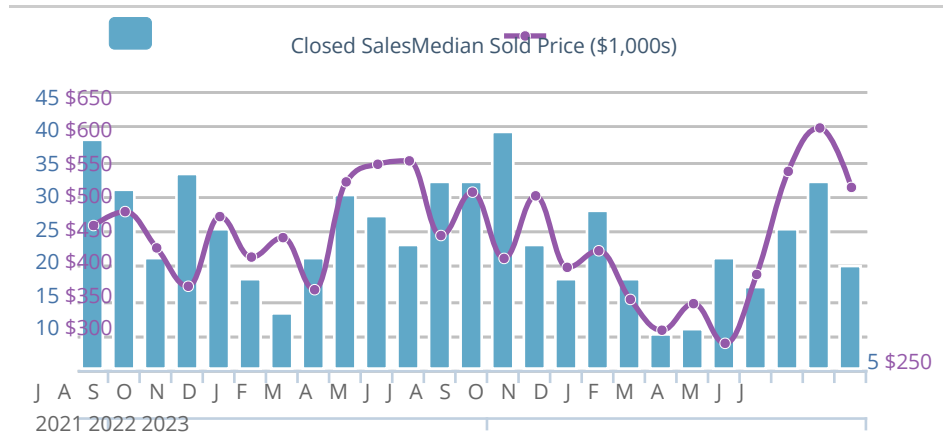
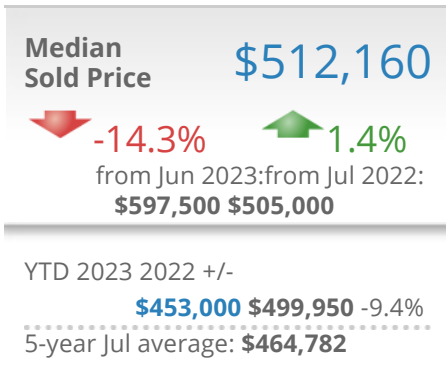
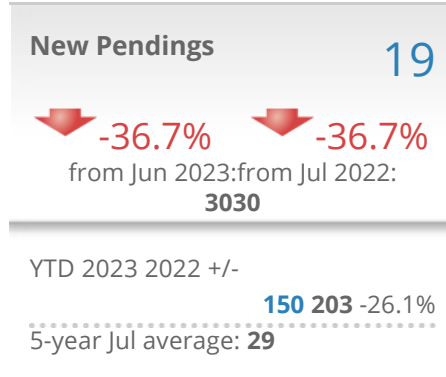
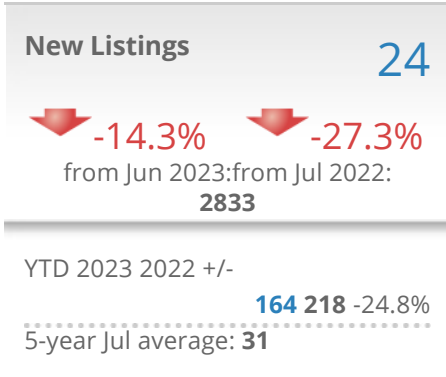
This activity resulted in a Contract Ratio of 1.55 pendings per active listing, down from 1.70 in June and an increase from 1.48 in July 2022. The Contract Ratio is 6% lower than the 5-year July average of 1.64. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



July 2023

Wallingford-Swarthmore (Delaware, PA)

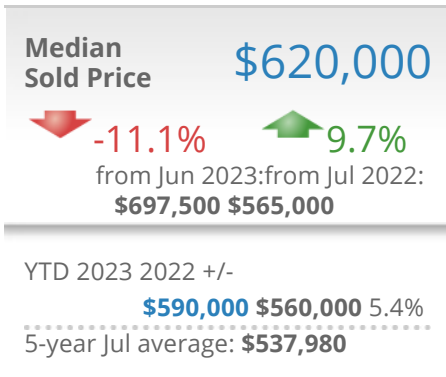
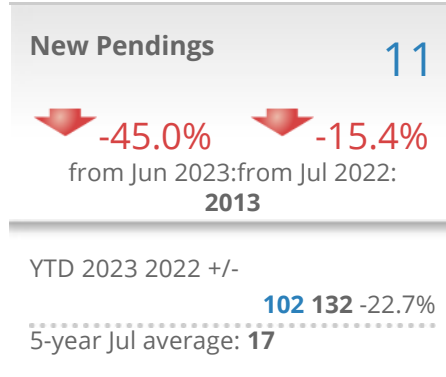
Email: ldavis@tcsr.realtor



July 2023

Wallingford-Swarthmore (Delaware, PA) - Detached

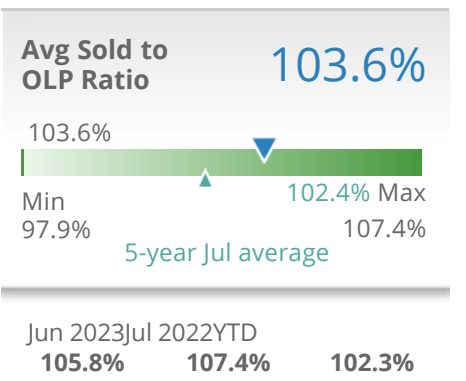
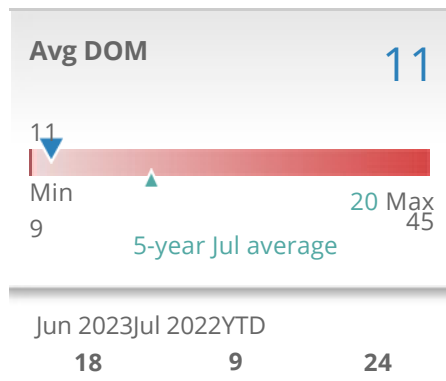
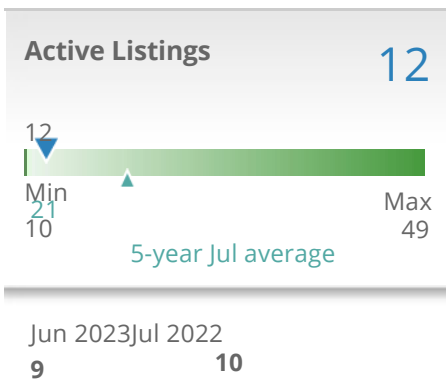
Tri-County Suburban REALTORS
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Summary

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.

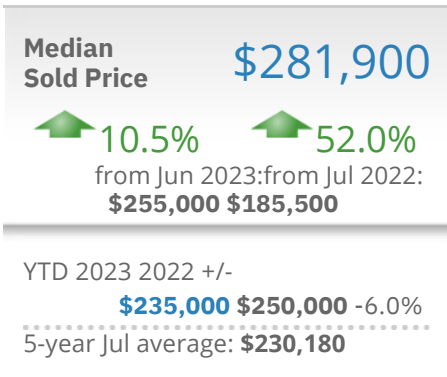
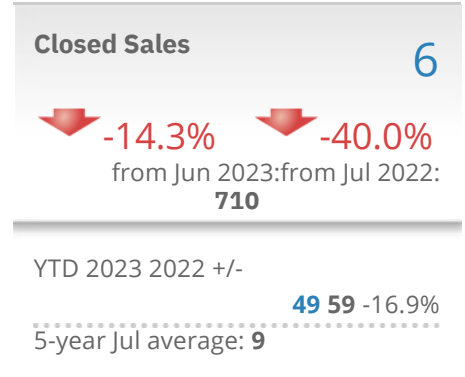
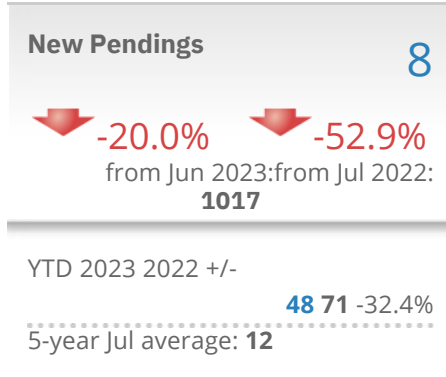
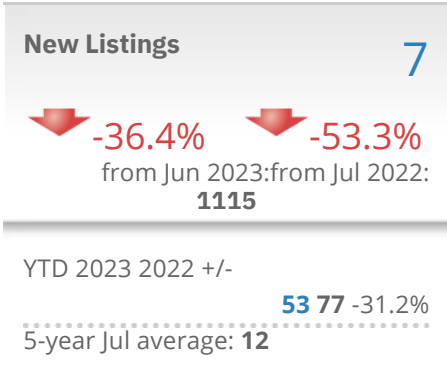
This activity resulted in a Contract Ratio of 1.75 pendings per active listing, down from 2.67 in June and a decrease from 2.80 in July 2022. The Contract Ratio is 15% lower than the 5-year July average of 2.06. A higher Contract Ratio signifies a relative increase in contract activity compared to supply,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

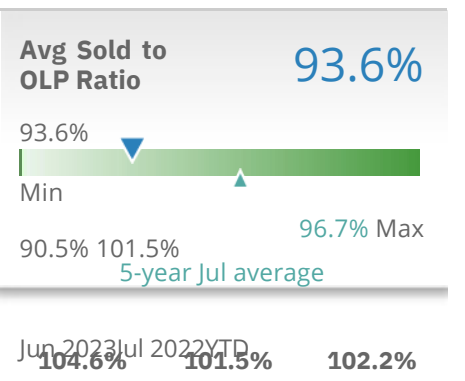
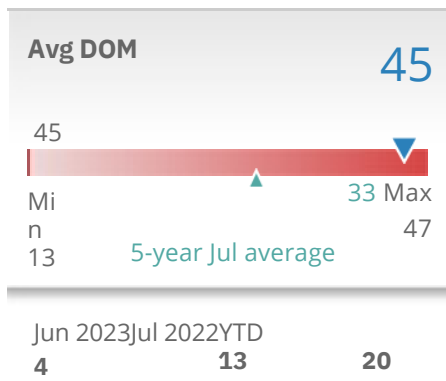
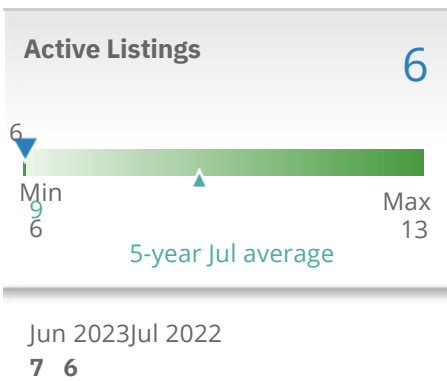
Tri-County Suburban REALTORS
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Summary

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.

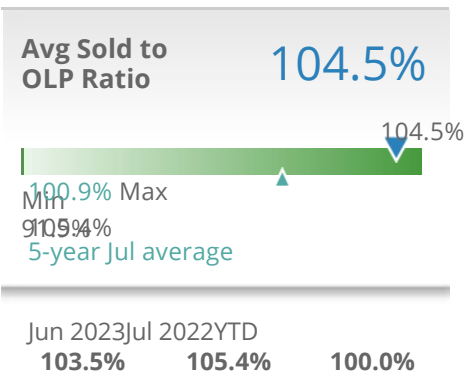
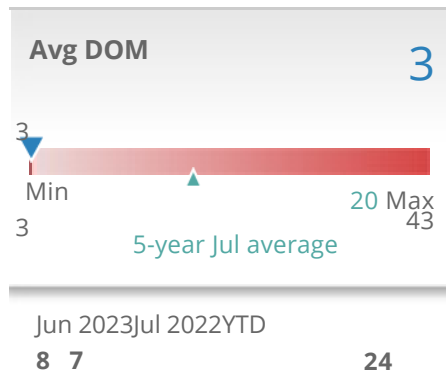
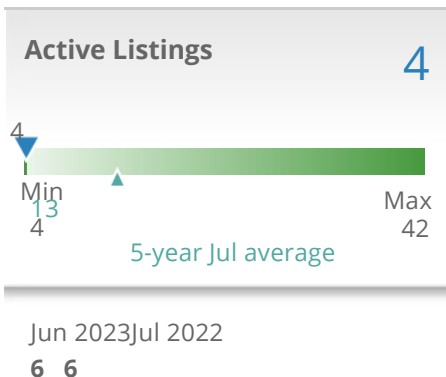
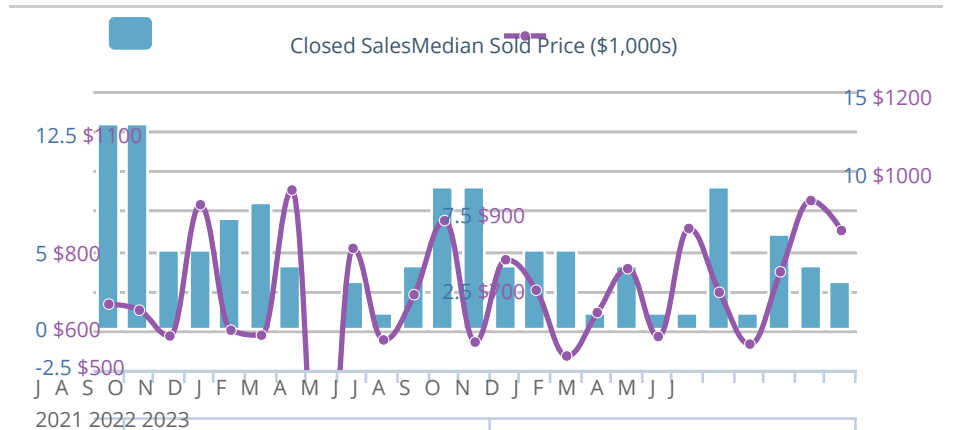
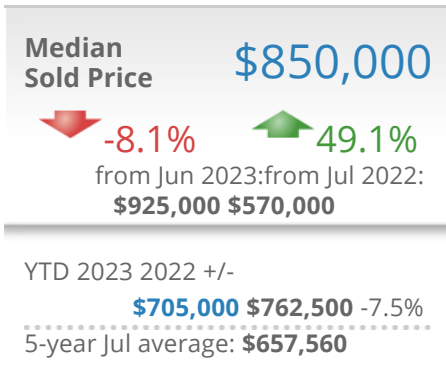
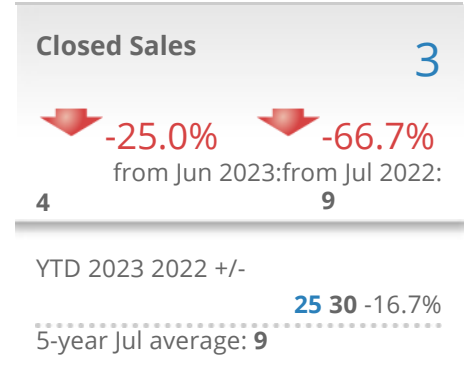
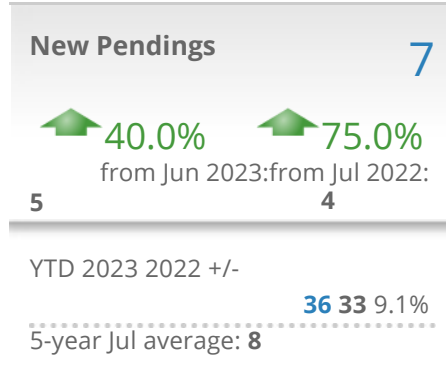
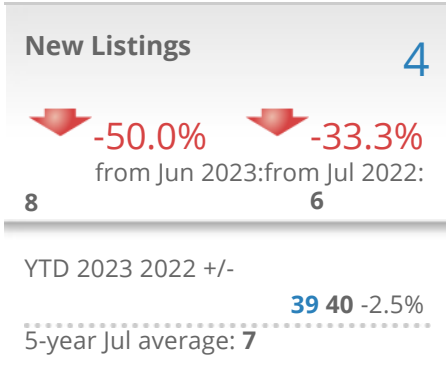
This activity resulted in a Contract Ratio of 1.50 pendings per active listing, up from 1.00 in June and a decrease from 5.00 in July 2022. The Contract Ratio is 27% lower than the 5-year July average of 2.06. A higher Contract Ratio signifies a relative increase in contract activity compared to supply,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



July 2023

West Chester Area (Delaware, PA)

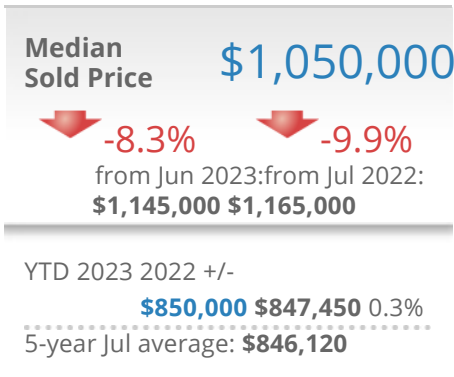
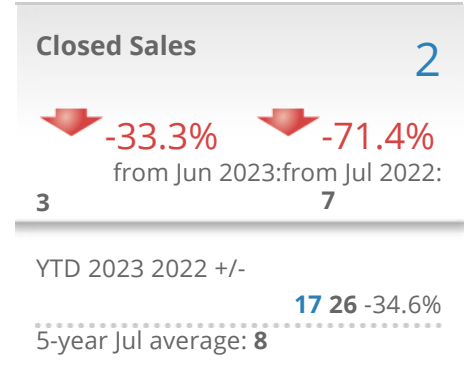
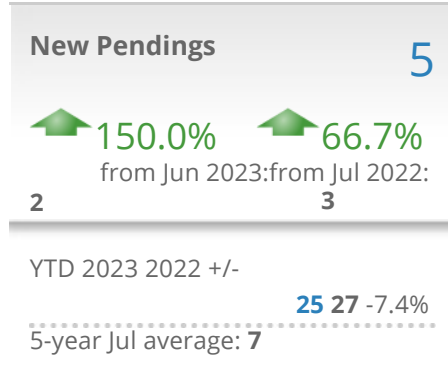
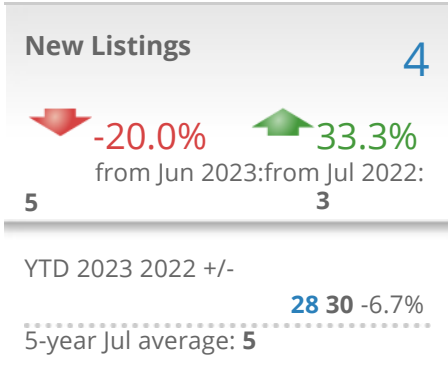
Email: ldavis@tcsr.realtor



July 2023

West Chester Area (Delaware, PA) - Detached

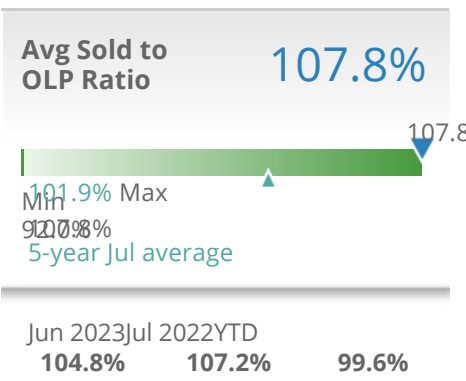
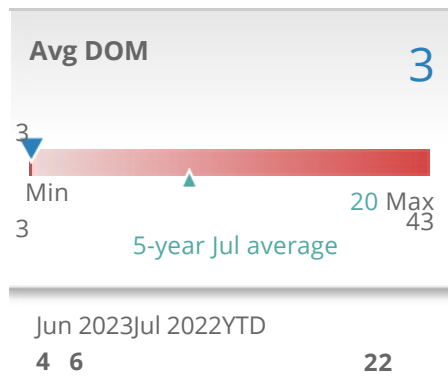
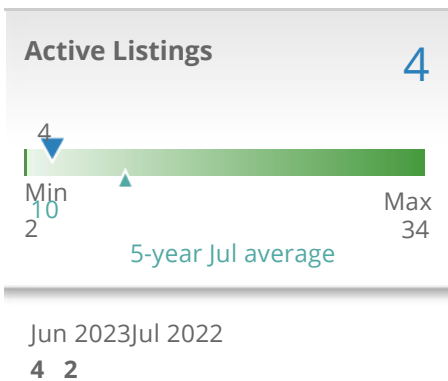
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



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.

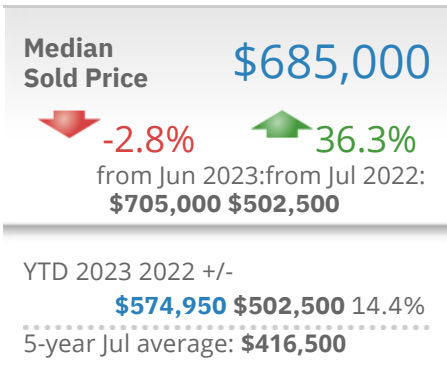
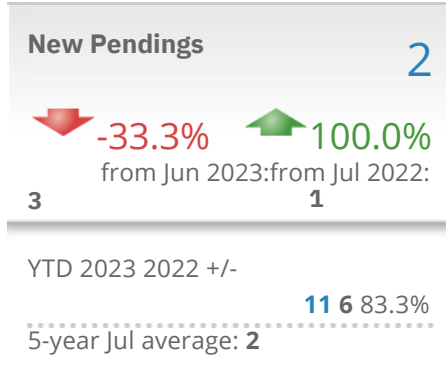
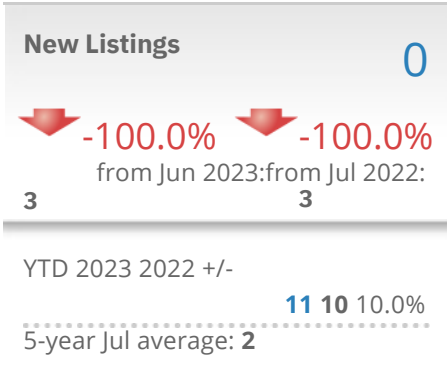
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, up from 1.00 in June and no change from July 2022. The Contract Ratio is 16% higher than the 5-year July average of 1.73. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and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

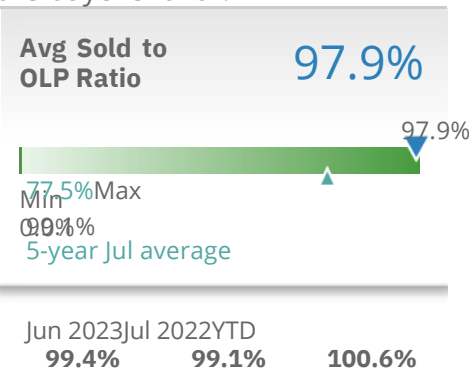
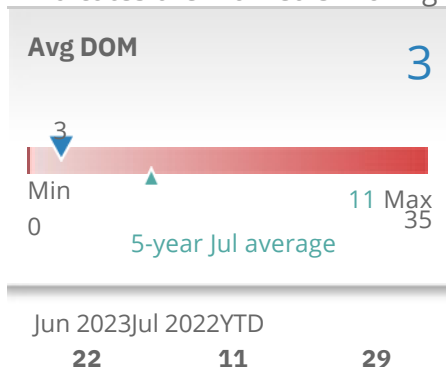
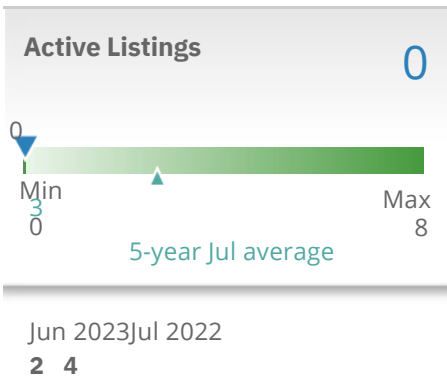
Tri-County Suburban REALTORS
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Summary

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.

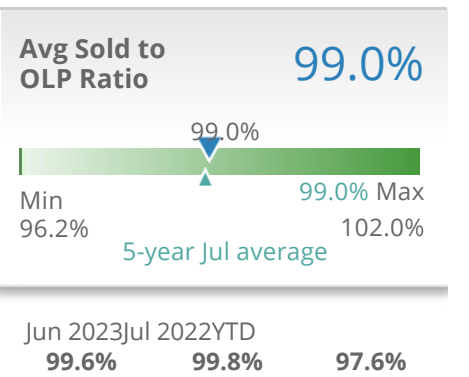
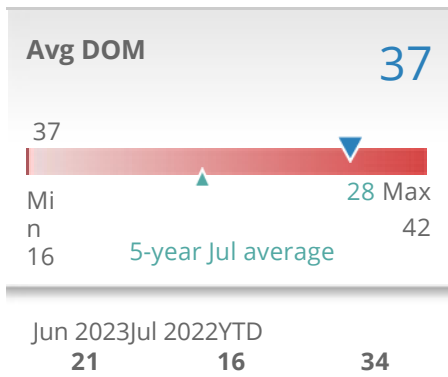
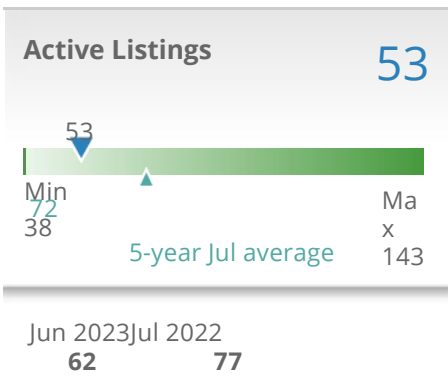
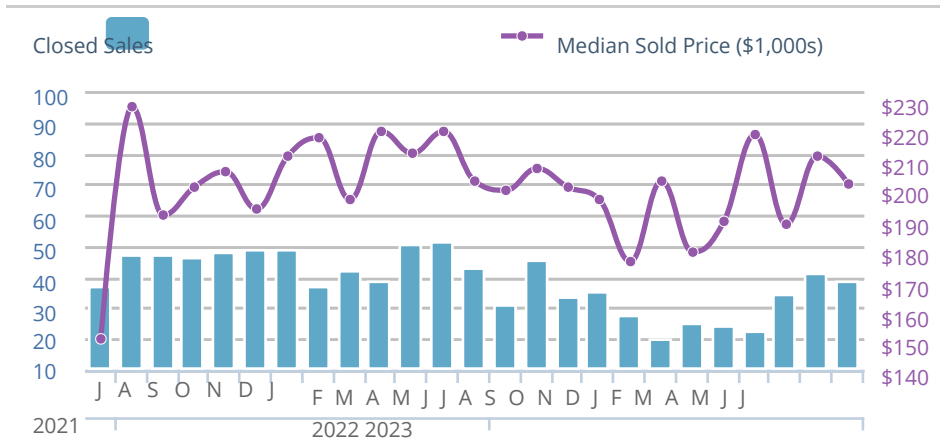
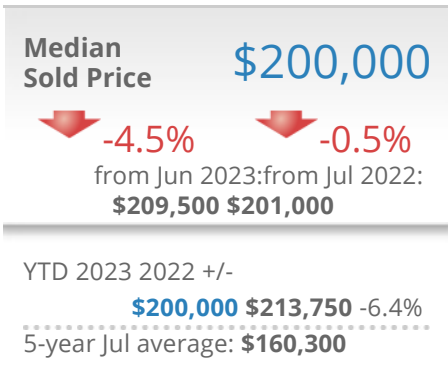
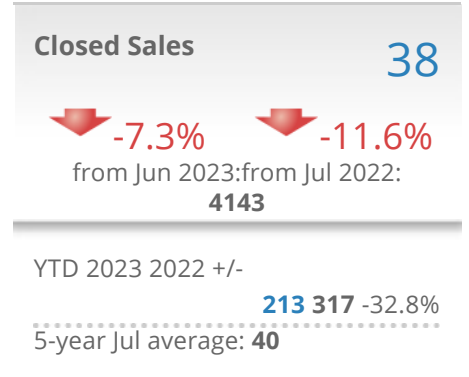
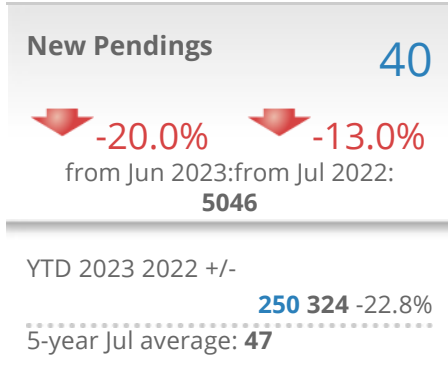
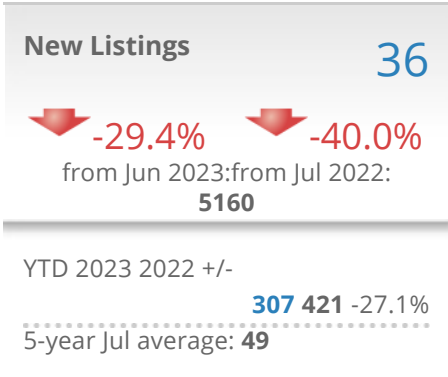
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, down from 1.50 in June and a decrease from 0.75 in July 2022. The Contract Ratio is 100% lower than the 5-year July average of 0.65. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



July 2023

William Penn (Delaware, PA)

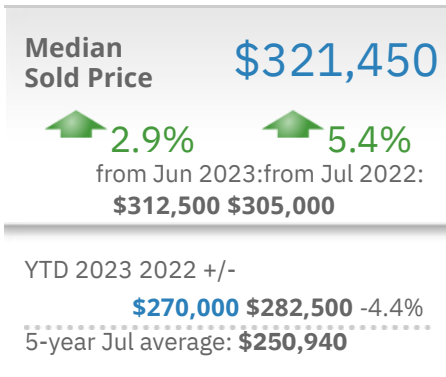
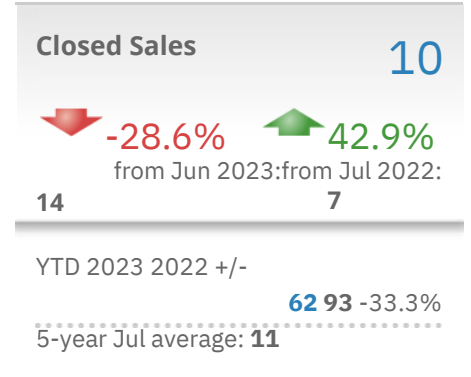
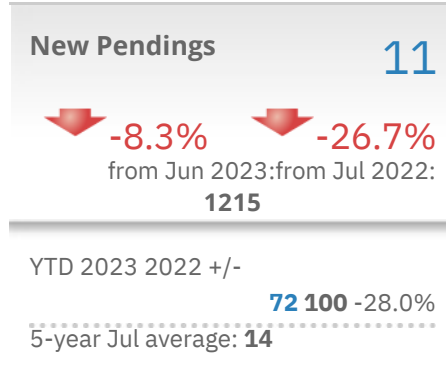
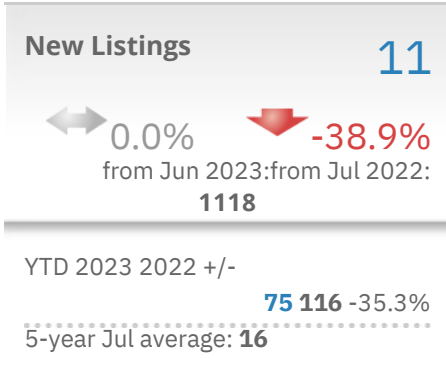
Email: ldavis@tcsr.realtor



July 2023

William Penn (Delaware, PA) - Detached

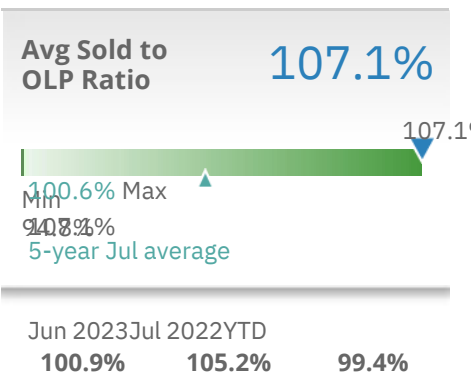
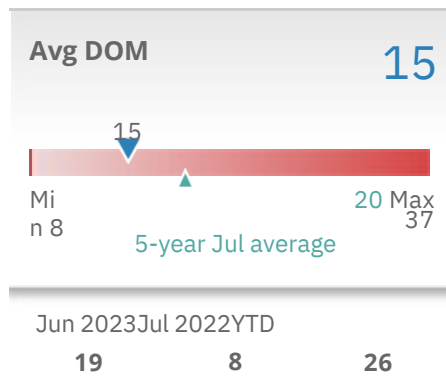
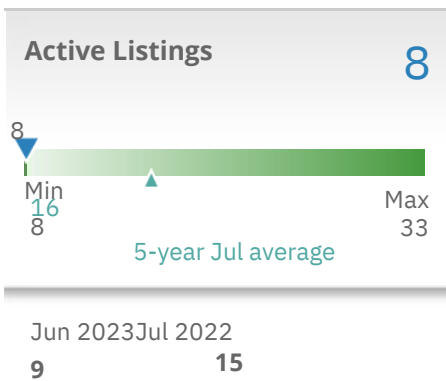
Tri-County Suburban REALTORS
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Summary

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 units.

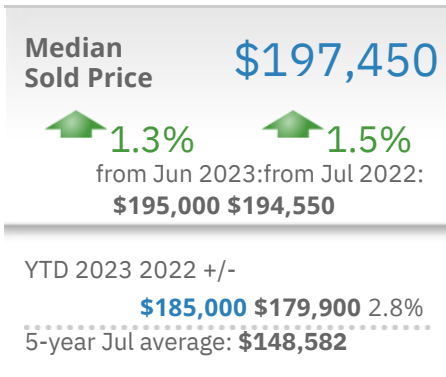
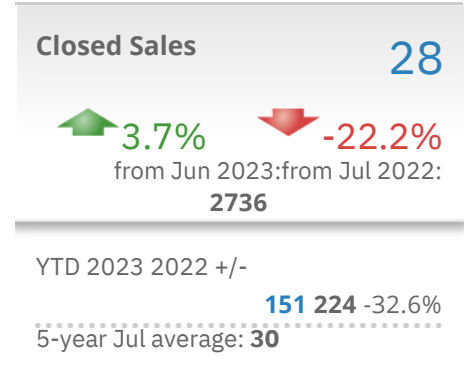
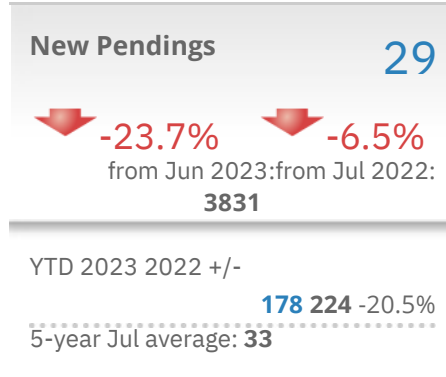
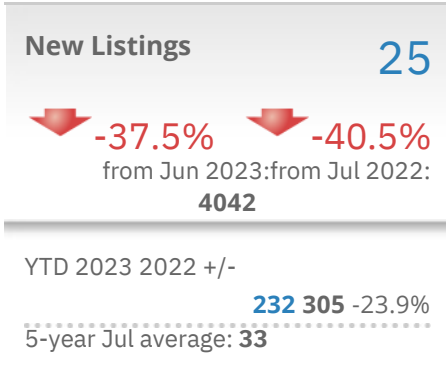
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, up from 1.78 in June and an increase from 1.67 in July 2022. The Contract Ratio is 5% higher than the 5-year July average of 1.91. A higher Contract Ratio signifies a relative increase in contract activity compared to supply,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



July 2023

William Penn (Delaware, PA) - Attached

Tri-County Suburban REALTORS
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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 buyer's favor.

