August 2023

All Home Types
Detached
Attached

Local Market Insight

Owen J Roberts (Chester, PA)

MarketStats by ShowingTime

Presented by
Lauren Davis
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New Listings — 32

-17.9% from Jul 2023: **39**
0.0% from Aug 2022: **32**

YTD	2023	2022	+/-
	271	308	-12.0%

5-year Aug average: **39**

New Pendings — 32

-17.9% from Jul 2023: **39**
23.1% from Aug 2022: **26**

YTD	2023	2022	+/-
	229	264	-13.3%

5-year Aug average: **35**

Closed Sales — 44

57.1% from Jul 2023: **28**
-6.4% from Aug 2022: **47**

YTD	2023	2022	+/-
	209	268	-22.0%

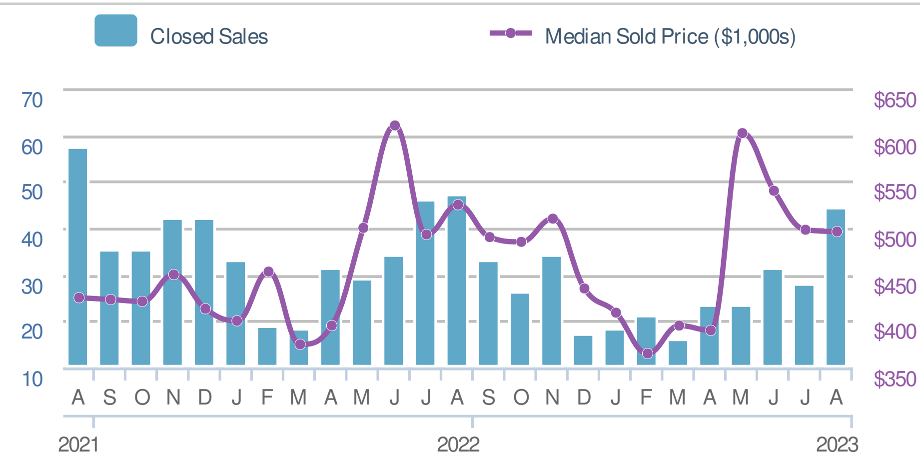
5-year Aug average: **55**

Median Sold Price — $496,000

-0.6% from Jul 2023: **$498,750**
-5.5% from Aug 2022: **$525,000**

YTD	2023	2022	+/-
	$490,000	$500,500	-2.1%

5-year Aug average: **$444,690**



Active Listings — 46

46
Min 35
71
Max 159
5-year Aug average

Jul 2023	Aug 2022
44	35

Avg DOM — 16

16
Min 16
34
Max 66
5-year Aug average

Jul 2023	Aug 2022	YTD
15	16	23

Avg Sold to OLP Ratio — 103.4%

103.4%
Min 94.1%
99.8%
Max 103.4%
5-year Aug average

Jul 2023	Aug 2022	YTD
103.4%	101.3%	100.4%

Data Source: Bright MLS. Statistics calculated September 07, 2023.

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Owen J Roberts (Chester, PA) - Detached

New Listings — 29

-14.7% from Jul 2023: **34**
16.0% from Aug 2022: **25**

YTD	2023	2022	+/-
	232	**260**	-10.8%

5-year Aug average: **33**

New Pendings — 28

-15.2% from Jul 2023: **33**
47.4% from Aug 2022: **19**

YTD	2023	2022	+/-
	188	**220**	-14.5%

5-year Aug average: **29**

Closed Sales — 39

85.7% from Jul 2023: **21**
-2.5% from Aug 2022: **40**

YTD	2023	2022	+/-
	171	**229**	-25.3%

5-year Aug average: **47**

Median Sold Price — $502,000

-7.8% from Jul 2023: **$544,500**
-7.0% from Aug 2022: **$540,000**

YTD	2023	2022	+/-
	$520,000	**$540,000**	-3.7%

5-year Aug average: **$461,180**

Summary

In Owen J Roberts (Chester, PA), the median sold price for Detached properties for August was $502,000, representing a decrease of 7.8% compared to last month and a decrease of 7% from Aug 2022. The average days on market for units sold in August was 16 days, 51% below the 5-year August average of 33 days. There was a 15.2% month over month decrease in new contract activity with 28 New Pendings; a 28.8% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 42; and a 7.5% increase in supply to 43 active units.

This activity resulted in a Contract Ratio of 0.98 pendings per active listing, down from 1.48 in July and a decrease from 1.00 in August 2022. The Contract Ratio is 3% lower than the 5-year August average of 1.01. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings — 43

43
Min 34 — 65 (5-year Aug average) — Max 143

Jul 2023	Aug 2022
40	**34**

Avg DOM — 16

16
Min 16 — 33 (5-year Aug average) — Max 53

Jul 2023	Aug 2022	YTD
12	**16**	**24**

Avg Sold to OLP Ratio — 103.7%

103.7%
Min 93.9% — 99.7% (5-year Aug average) — Max 103.7%

Jul 2023	Aug 2022	YTD
103.9%	**101.4%**	**100.3%**

MarketStats by ShowingTime

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New Listings — 3

-40.0% from Jul 2023: 5	-57.1% from Aug 2022: 7

YTD	2023	2022	+/-
	39	48	-18.8%

5-year Aug average: **6**

New Pendings — 4

-33.3% from Jul 2023: 6	-42.9% from Aug 2022: 7

YTD	2023	2022	+/-
	41	44	-6.8%

5-year Aug average: **6**

Closed Sales — 5

-28.6% from Jul 2023: 7	-28.6% from Aug 2022: 7

YTD	2023	2022	+/-
	38	39	-2.6%

5-year Aug average: **8**

Median Sold Price — $400,000

-8.0% from Jul 2023: $435,000	17.6% from Aug 2022: $340,000

YTD	2023	2022	+/-
	$368,500	$342,500	7.6%

5-year Aug average: **$328,749**

Summary

In Owen J Roberts (Chester, PA), the median sold price for Attached properties for August was $400,000, representing a decrease of 8% compared to last month and an increase of 17.6% from Aug 2022. The average days on market for units sold in August was 11 days, 76% below the 5-year August average of 47 days. There was a 33.3% month over month decrease in new contract activity with 4 New Pendings; a 12.5% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 7; and a 25% decrease in supply to 3 active units.

This activity resulted in a Contract Ratio of 2.33 pendings per active listing, up from 2.00 in July and a decrease from 9.00 in August 2022. The Contract Ratio is 28% lower than the 5-year August average of 3.22. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

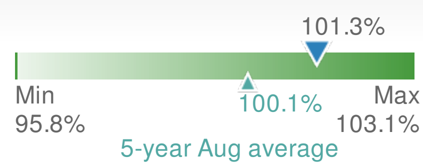
Active Listings — 3

Jul 2023	Aug 2022
4	1

Avg DOM — 11

Jul 2023	Aug 2022	YTD
22	13	18

Avg Sold to OLP Ratio — 101.3%



Jul 2023	Aug 2022	YTD
102.0%	100.8%	101.0%

Data Source: Bright MLS. Statistics calculated September 07, 2023.