

August 2023

All Home Types
Detached
Attached

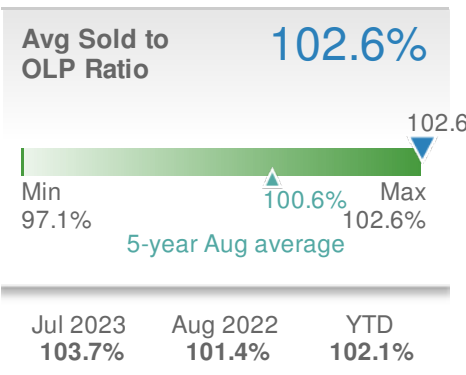
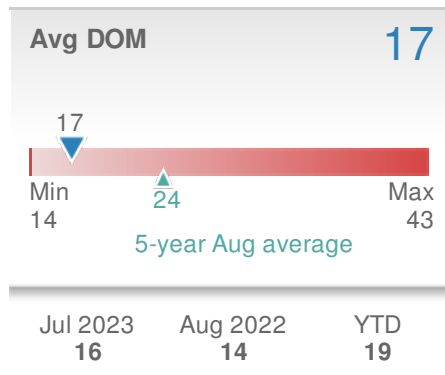
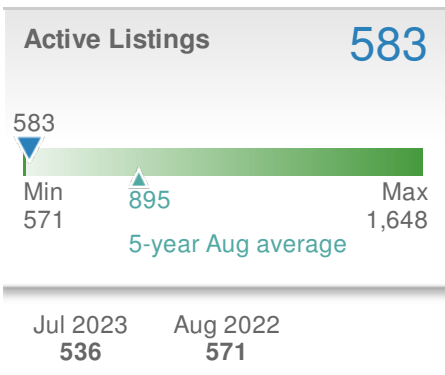
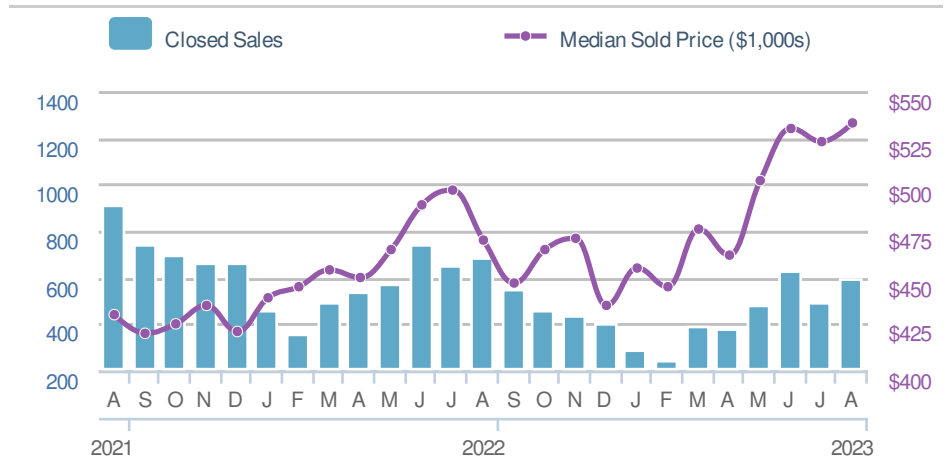
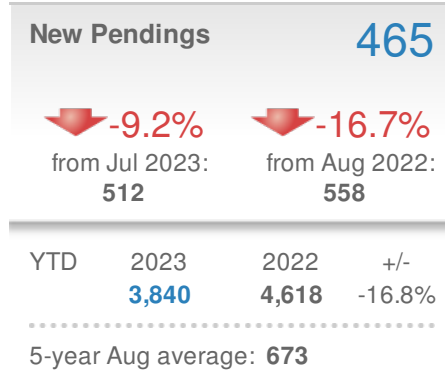
Local Market Insight

Chester County, PA

August 2023

Chester County, PA

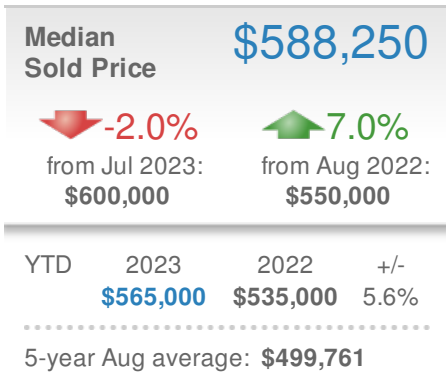
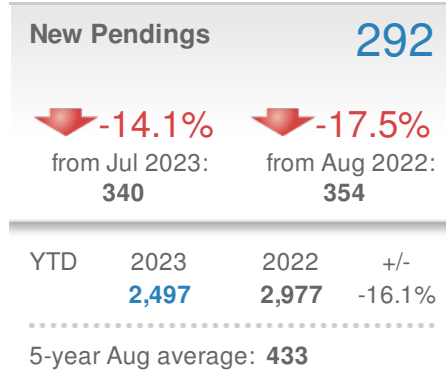
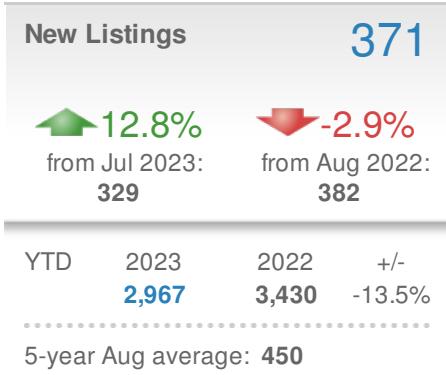
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August 2023

Chester County, PA - Detached

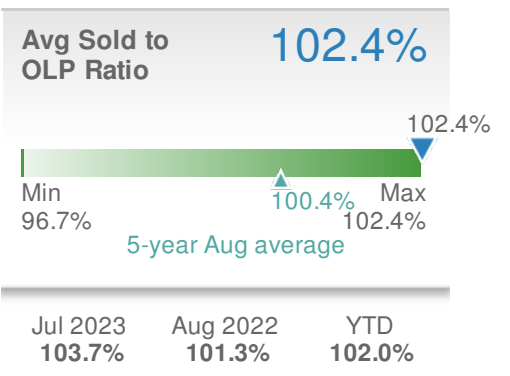
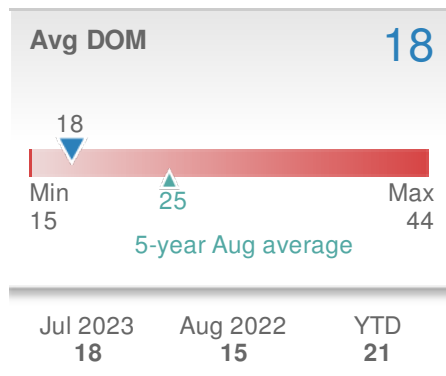
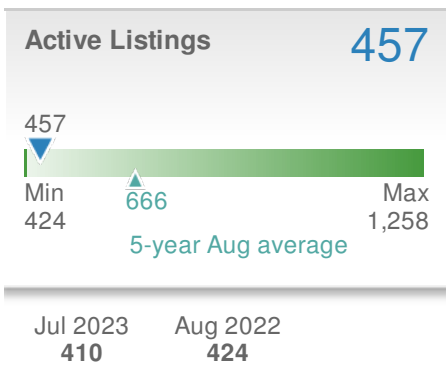
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Summary

In Chester County, PA, the median sold price for Detached properties for August was \$588,250, representing a decrease of 2% compared to last month and an increase of 7% from Aug 2022. The average days on market for units sold in August was 18 days, 29% below the 5-year August average of 25 days. There was a 14.1% month over month decrease in new contract activity with 292 New Pendings; a 20.7% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 509; and an 11.5% increase in supply to 457 active units.

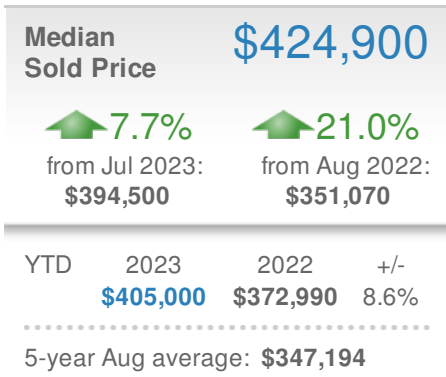
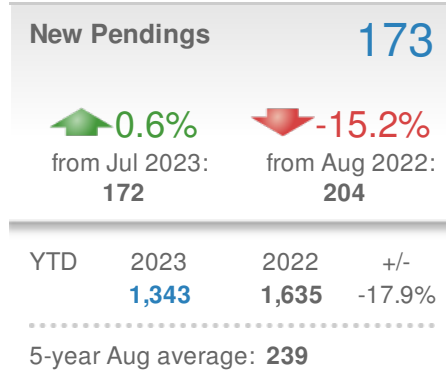
This activity resulted in a Contract Ratio of 1.11 pendings per active listing, down from 1.57 in July and a decrease from 1.42 in August 2022. The Contract Ratio is 17% lower than the 5-year August average of 1.34. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



August 2023

Chester County, PA - Attached

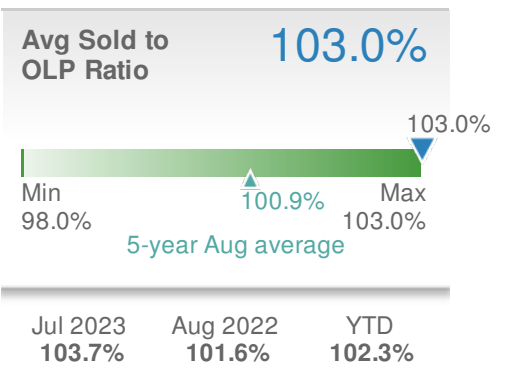
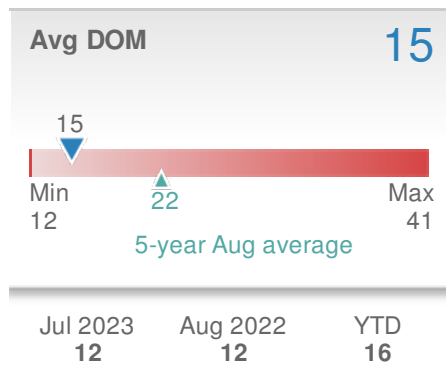
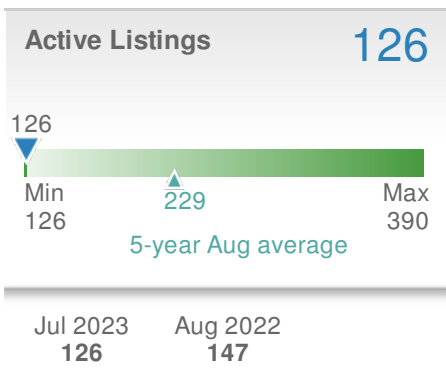
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Summary

In Chester County, PA, the median sold price for Attached properties for August was \$424,900, representing an increase of 7.7% compared to last month and an increase of 21% from Aug 2022. The average days on market for units sold in August was 15 days, 32% below the 5-year August average of 22 days. There was a 0.6% month over month increase in new contract activity with 173 New Pendings; a 5.9% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 304; and no change in supply with 126 active units.

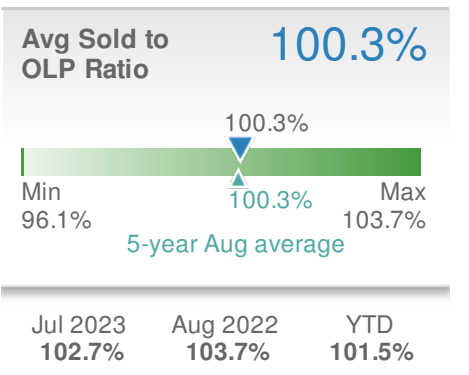
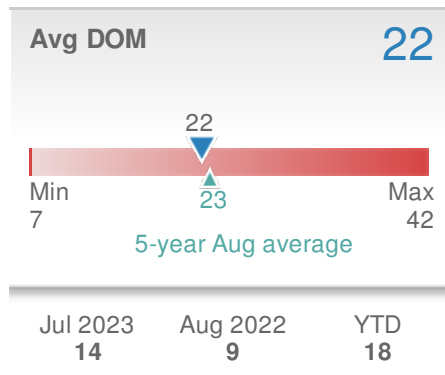
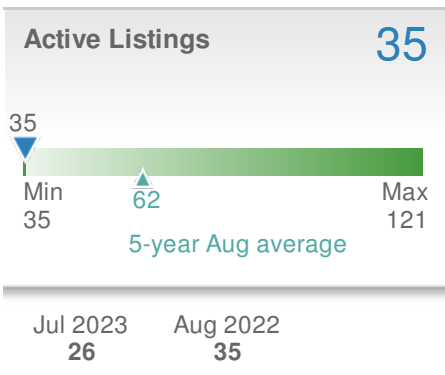
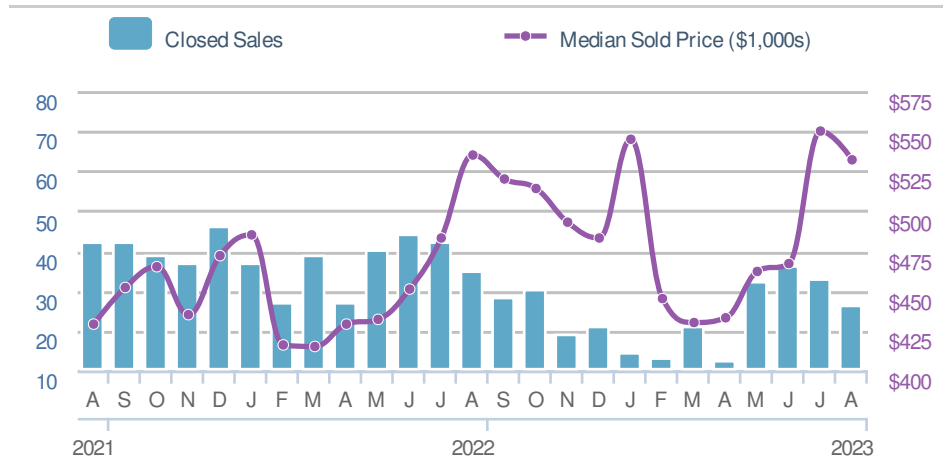
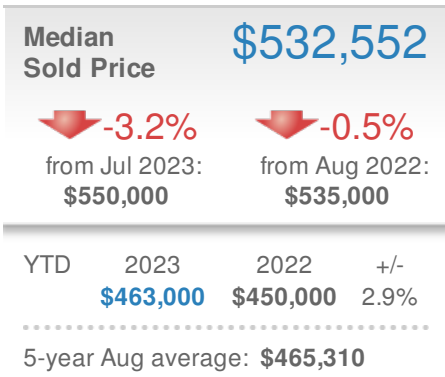
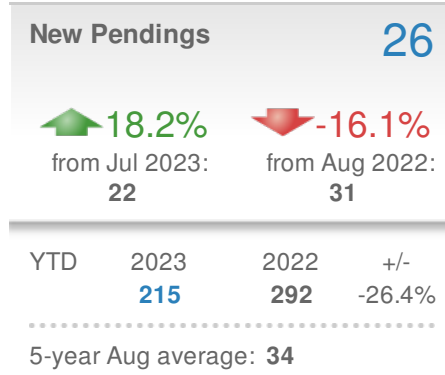
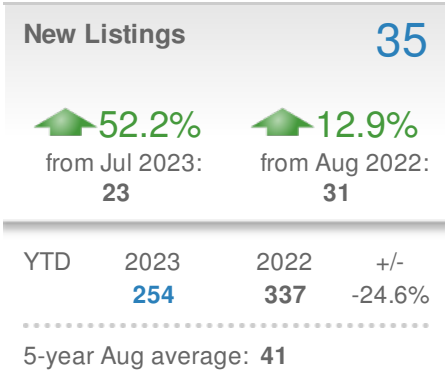
This activity resulted in a Contract Ratio of 2.41 pendings per active listing, down from 2.56 in July and a decrease from 2.59 in August 2022. The Contract Ratio is 8% higher than the 5-year August average of 2.24. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



August 2023

Avon Grove (Chester, PA)

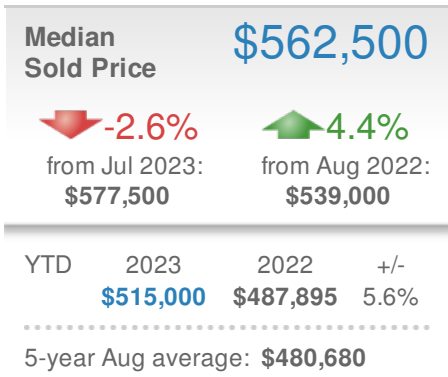
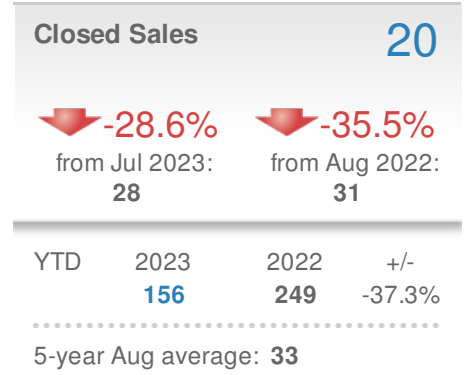
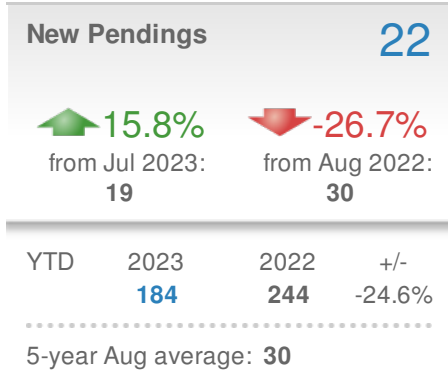
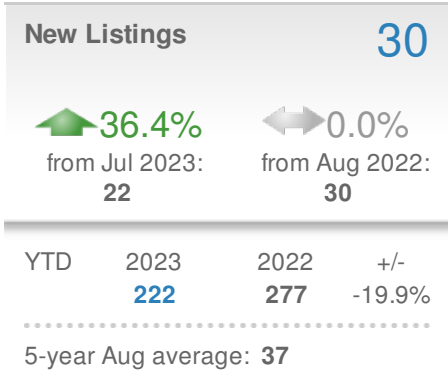
Email: ldavis@tcsr.realtor



August 2023

Avon Grove (Chester, PA) - Detached

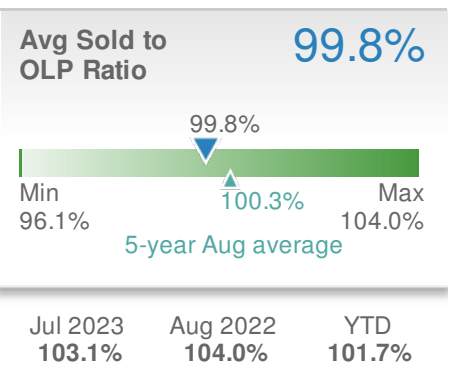
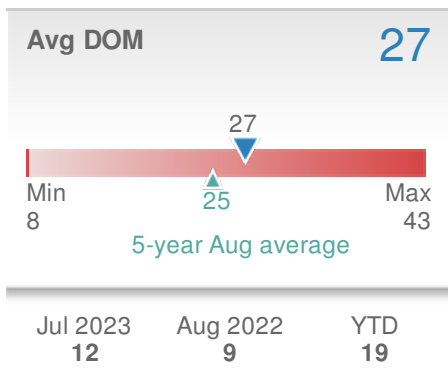
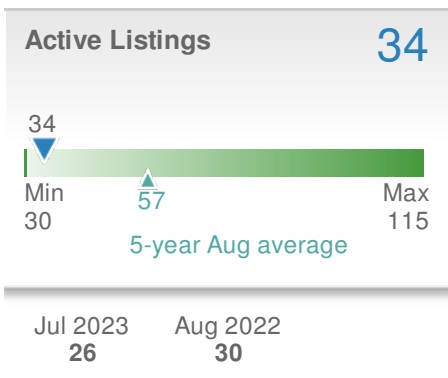
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Summary

In Avon Grove (Chester, PA), the median sold price for Detached properties for August was \$562,500, representing a decrease of 2.6% compared to last month and an increase of 4.4% from Aug 2022. The average days on market for units sold in August was 27 days, 9% above the 5-year August average of 25 days. There was a 15.8% month over month increase in new contract activity with 22 New Pendings; a 4.3% MoM increase in All Pendings (new contracts + contracts carried over from July) to 48; and a 30.8% increase in supply to 34 active units.

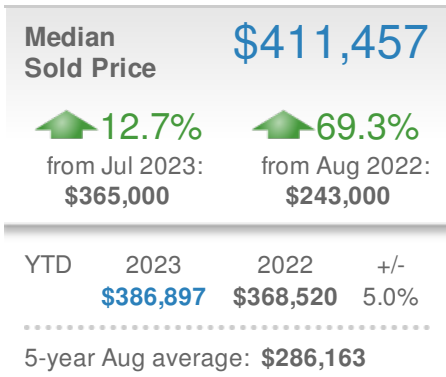
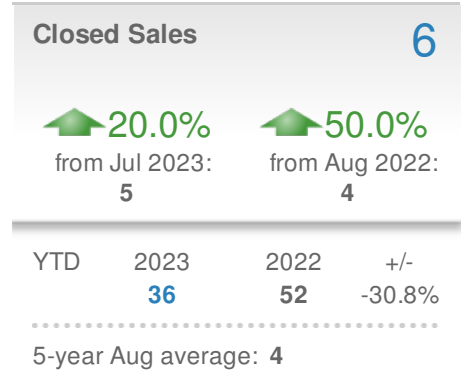
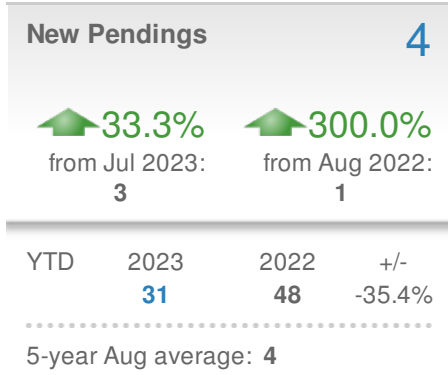
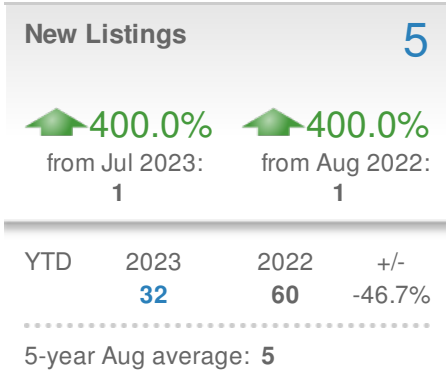
This activity resulted in a Contract Ratio of 1.41 pendings per active listing, down from 1.77 in July and a decrease from 2.03 in August 2022. The Contract Ratio is 5% higher than the 5-year August average of 1.34. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



August 2023

Avon Grove (Chester, PA) - Attached

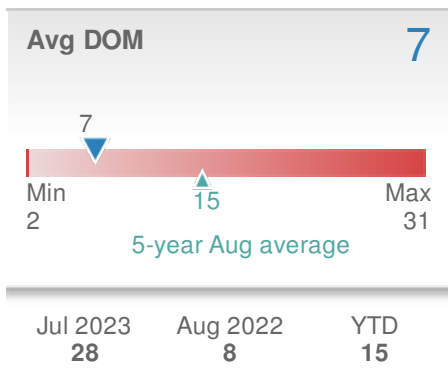
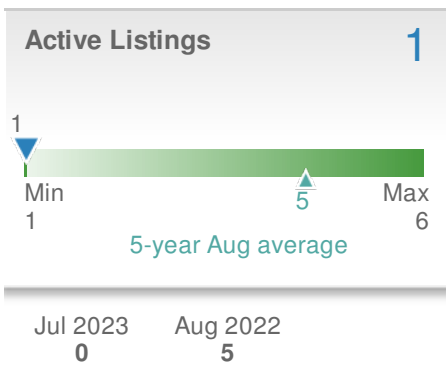
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Summary

In Avon Grove (Chester, PA), the median sold price for Attached properties for August was \$411,457, representing an increase of 12.7% compared to last month and an increase of 69.3% from Aug 2022. The average days on market for units sold in August was 7 days, 54% below the 5-year August average of 15 days. There was a 33.3% month over month increase in new contract activity with 4 New Pendings; a 33.3% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 4; and a 0% increase in supply to 1 active units.

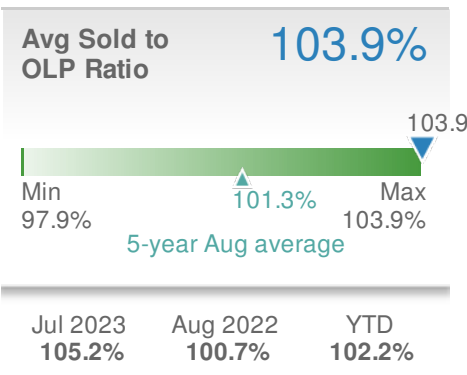
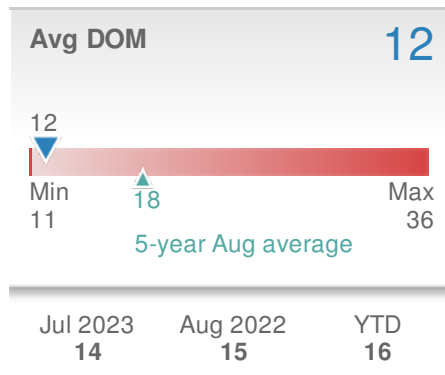
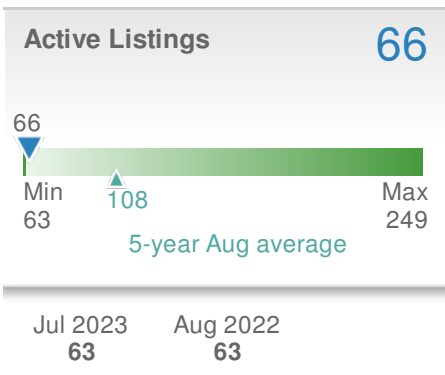
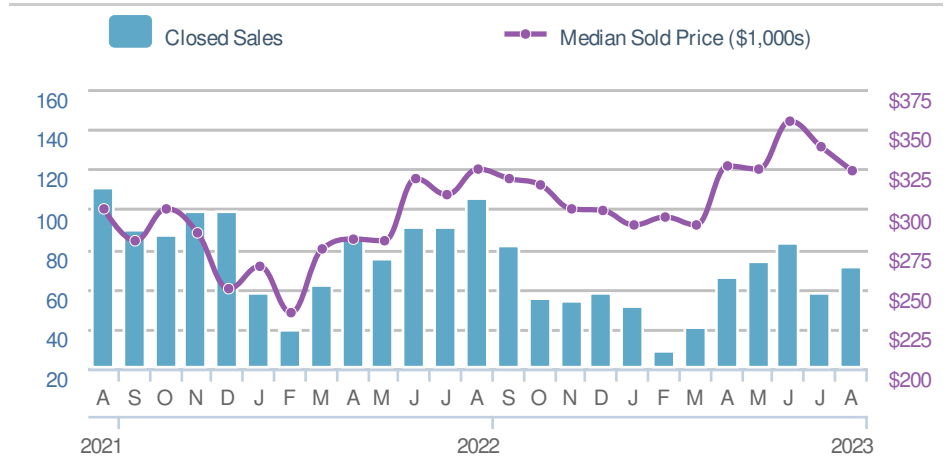
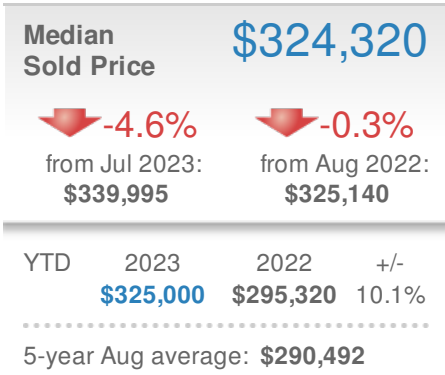
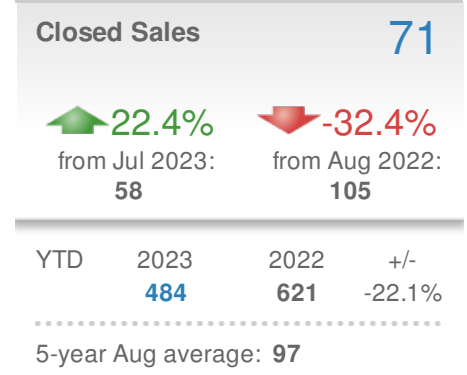
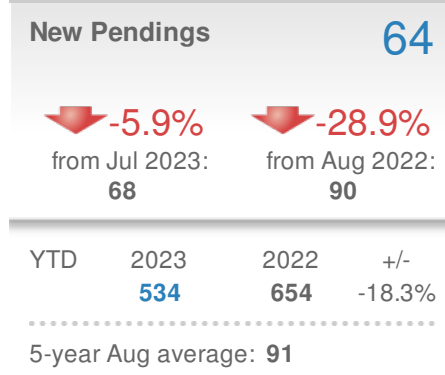
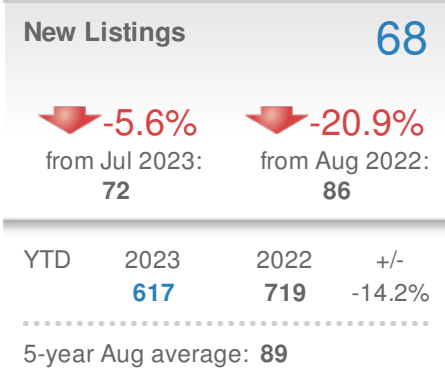
This activity resulted in a Contract Ratio of 4.00 pendings per active listing, up from 0.00 in July and an increase from 3.40 in August 2022. The Contract Ratio is 25% higher than the 5-year August average of 3.21. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



August 2023

Coatesville Area (Chester, PA)

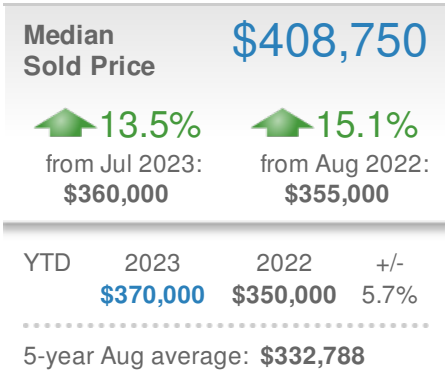
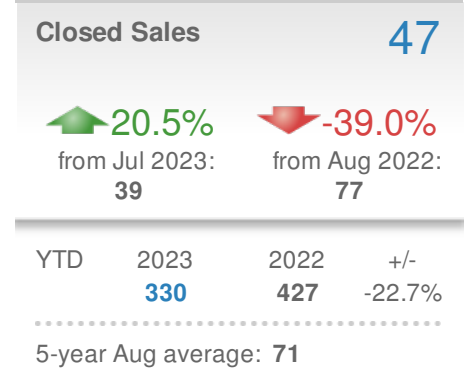
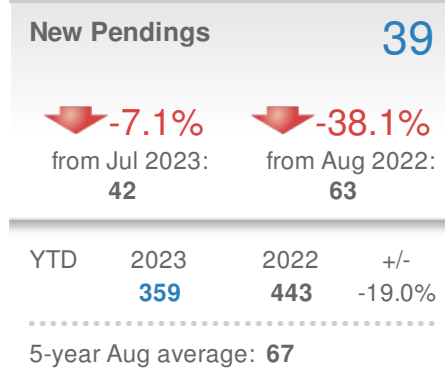
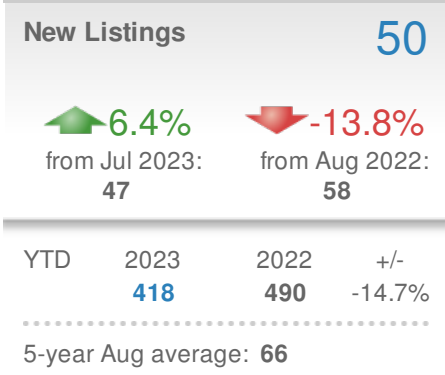
Email: ldavis@tcsr.realtor



August 2023

Coatesville Area (Chester, PA) - Detached

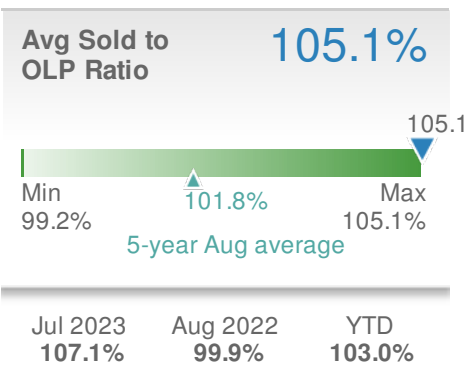
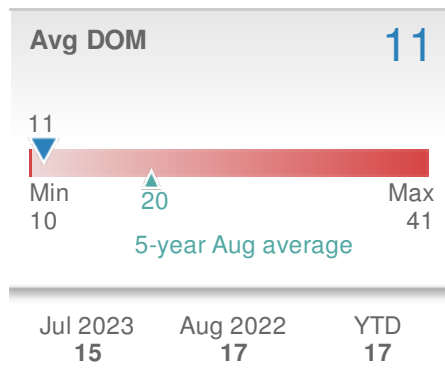
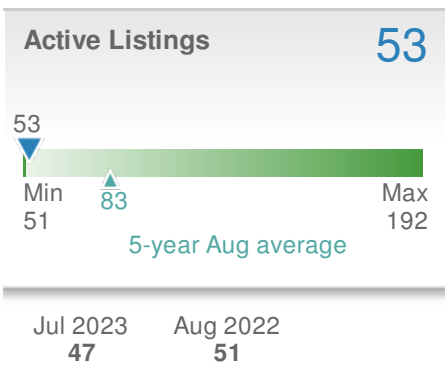
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Summary

In Coatesville Area (Chester, PA), the median sold price for Detached properties for August was \$408,750, representing an increase of 13.5% compared to last month and an increase of 15.1% from Aug 2022. The average days on market for units sold in August was 11 days, 44% below the 5-year August average of 20 days. There was a 7.1% month over month decrease in new contract activity with 39 New Pendings; a 15.5% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 71; and a 12.8% increase in supply to 53 active units.

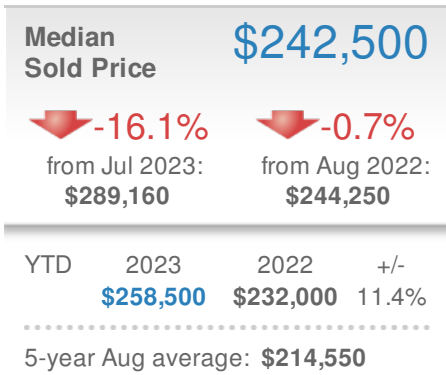
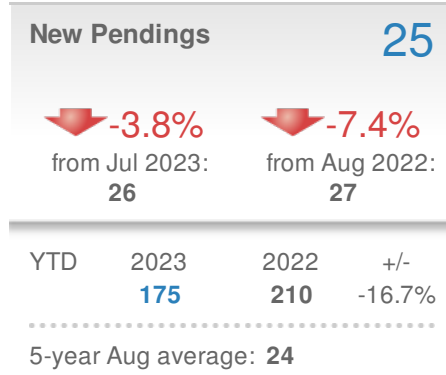
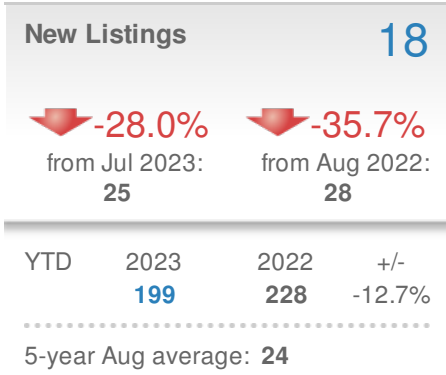
This activity resulted in a Contract Ratio of 1.34 pendings per active listing, down from 1.79 in July and a decrease from 1.39 in August 2022. The Contract Ratio is 14% lower than the 5-year August average of 1.56. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



August 2023

Coatesville Area (Chester, PA) - Attached

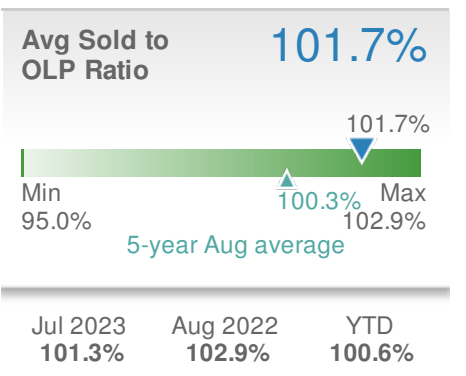
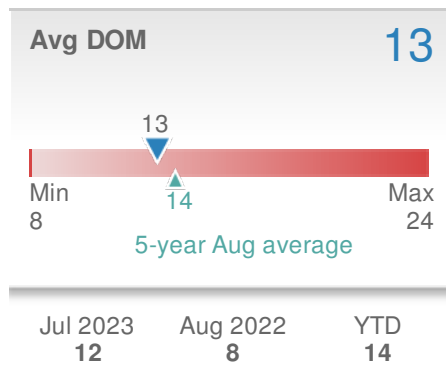
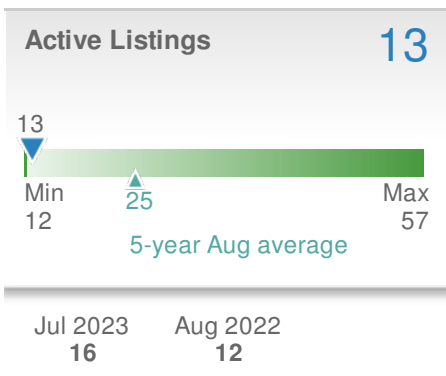
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Summary

In Coatesville Area (Chester, PA), the median sold price for Attached properties for August was \$242,500, representing a decrease of 16.1% compared to last month and a decrease of 0.7% from Aug 2022. The average days on market for units sold in August was 13 days, 7% below the 5-year August average of 14 days. There was a 3.8% month over month decrease in new contract activity with 25 New Pendings; a 9.3% MoM increase in All Pendings (new contracts + contracts carried over from July) to 47; and an 18.8% decrease in supply to 13 active units.

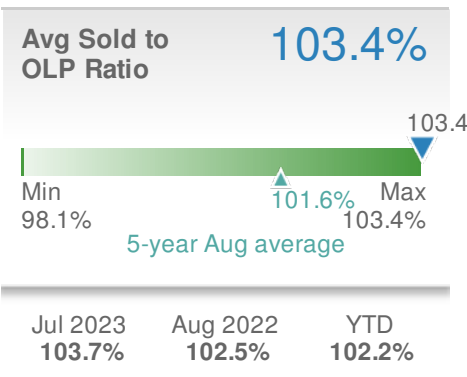
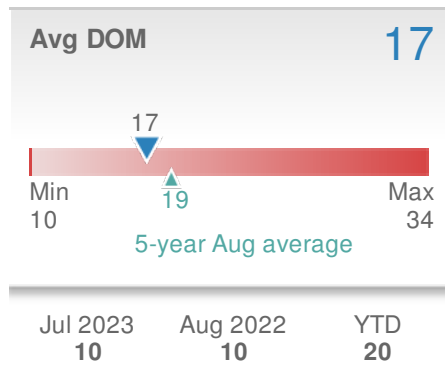
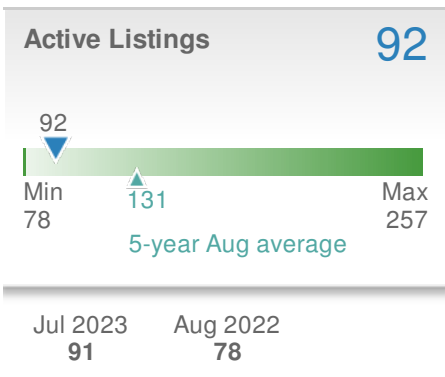
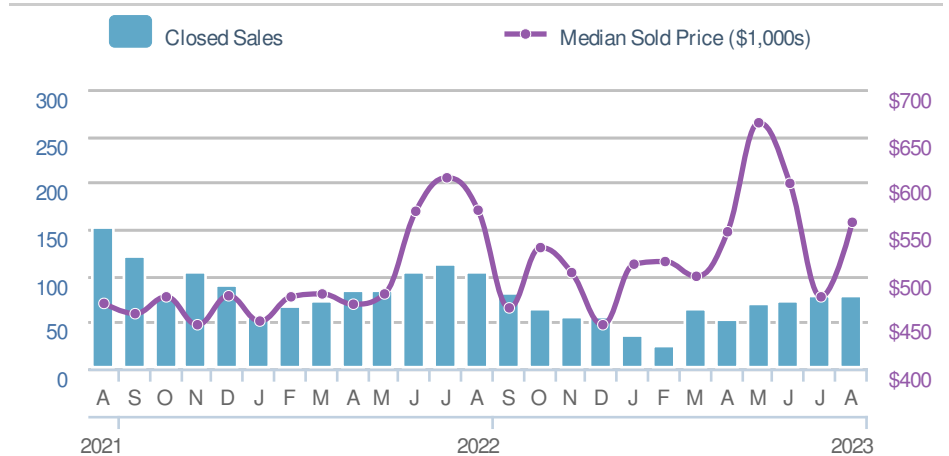
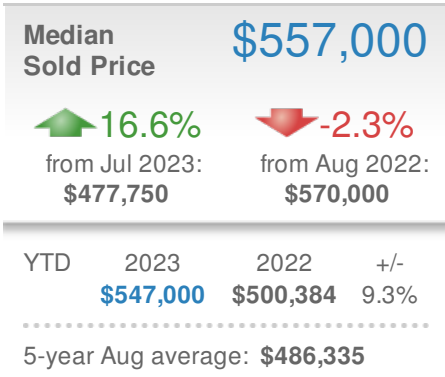
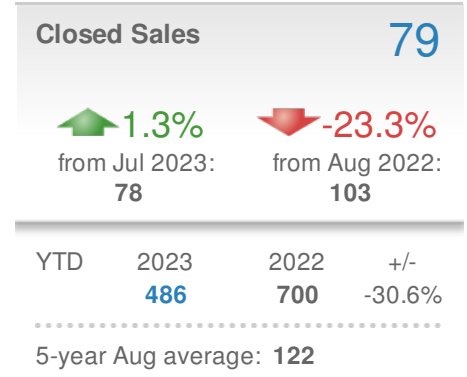
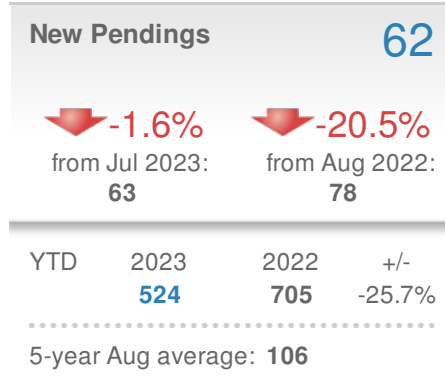
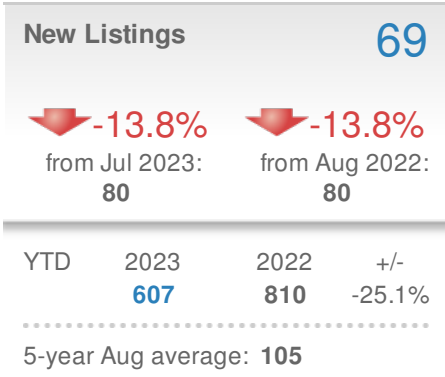
This activity resulted in a Contract Ratio of 3.62 pendings per active listing, up from 2.69 in July and an increase from 3.33 in August 2022. The Contract Ratio is 46% higher than the 5-year August average of 2.48. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



August 2023

Downingtown Area (Chester, PA)

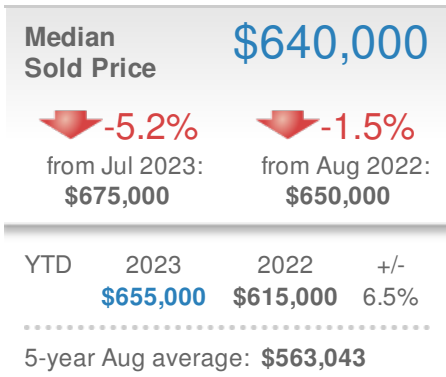
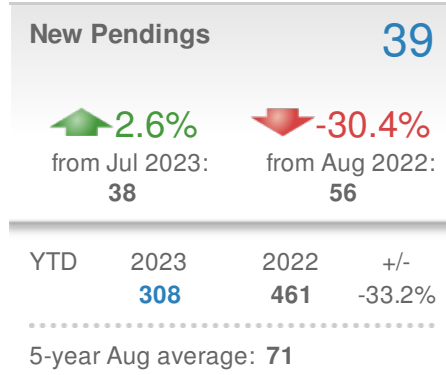
Email: ldavis@tcsr.realtor



August 2023

Downingtown Area (Chester, PA) - Detached

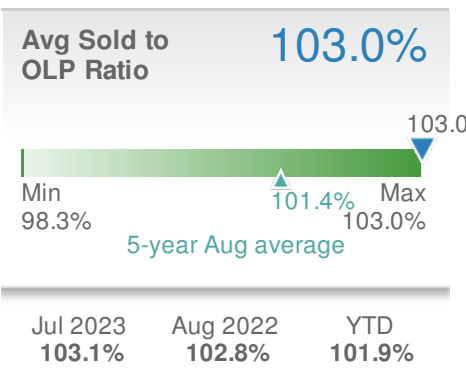
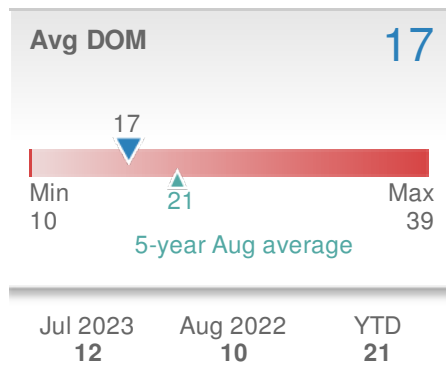
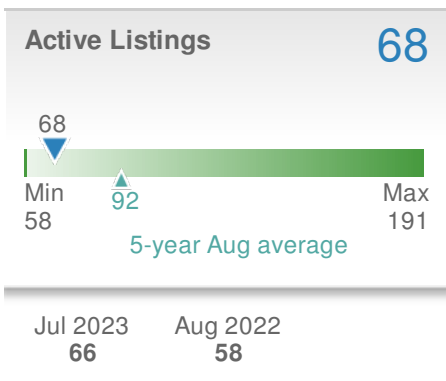
Tri-County Suburban REALTORS
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Summary

In Downingtown Area (Chester, PA), the median sold price for Detached properties for August was \$640,000, representing a decrease of 5.2% compared to last month and a decrease of 1.5% from Aug 2022. The average days on market for units sold in August was 17 days, 19% below the 5-year August average of 21 days. There was a 2.6% month over month increase in new contract activity with 39 New Pendings; a 21.9% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 50; and a 3% increase in supply to 68 active units.

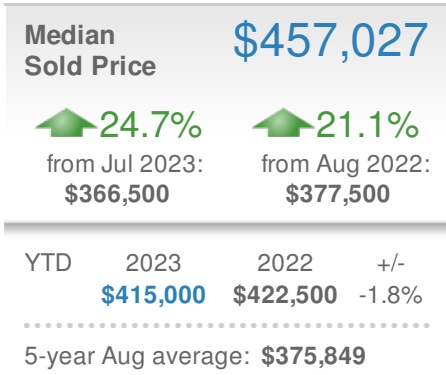
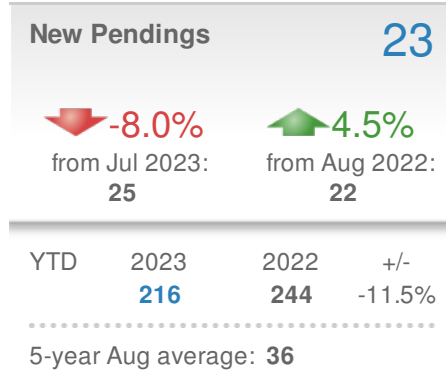
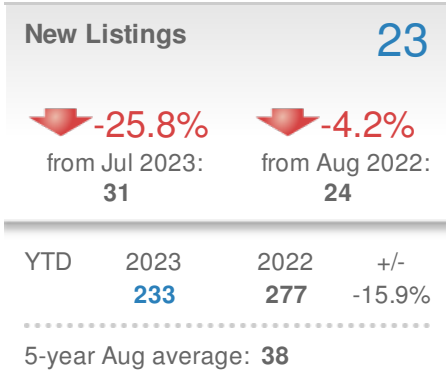
This activity resulted in a Contract Ratio of 0.74 pendings per active listing, down from 0.97 in July and a decrease from 1.88 in August 2022. The Contract Ratio is 58% lower than the 5-year August average of 1.77. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



August 2023

Downingtown Area (Chester, PA) - Attached

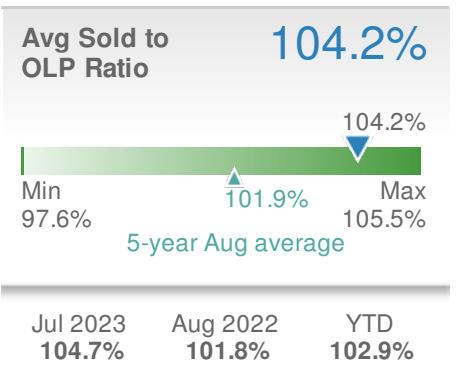
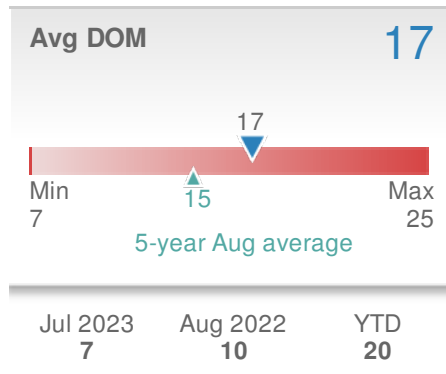
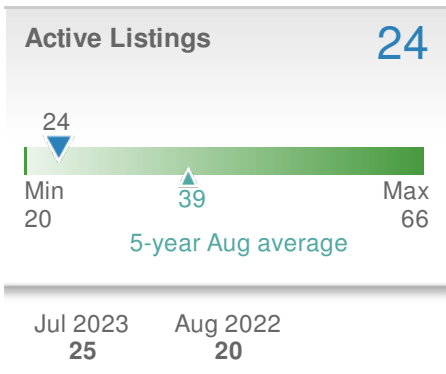
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Downingtown Area (Chester, PA), the median sold price for Attached properties for August was \$457,027, representing an increase of 24.7% compared to last month and an increase of 21.1% from Aug 2022. The average days on market for units sold in August was 17 days, 16% above the 5-year August average of 15 days. There was an 8% month over month decrease in new contract activity with 23 New Pendings; a 4.8% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 80; and a 4% decrease in supply to 24 active units.

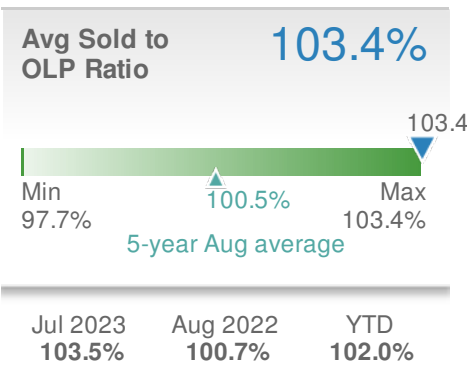
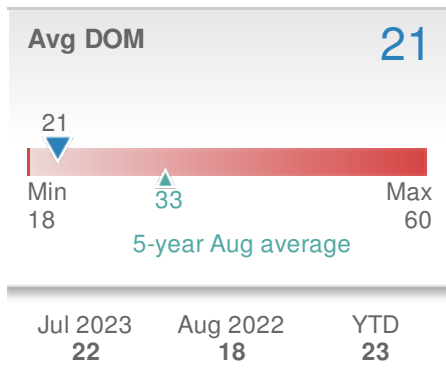
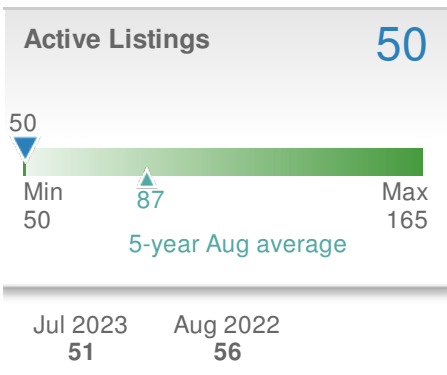
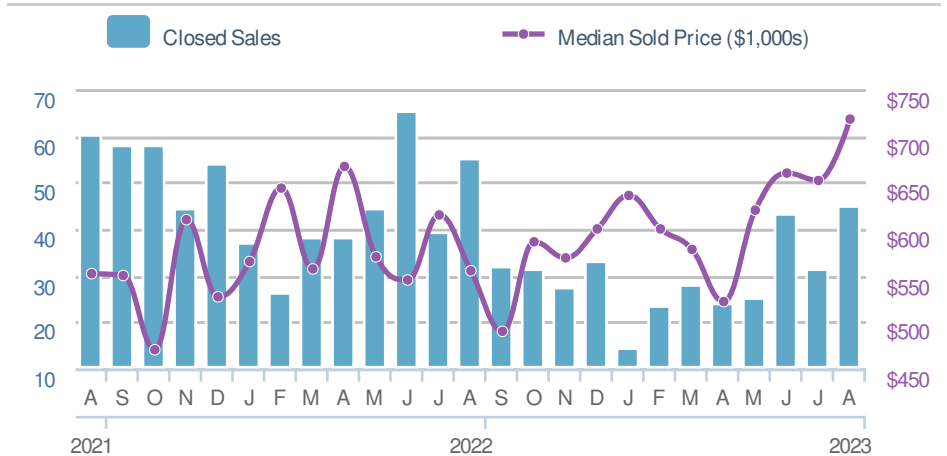
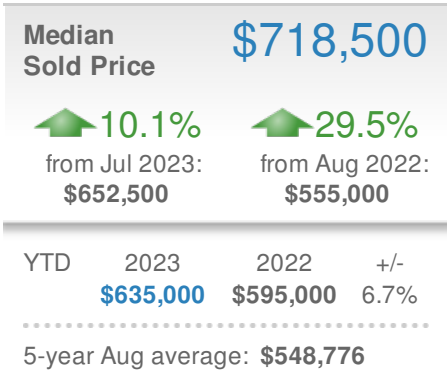
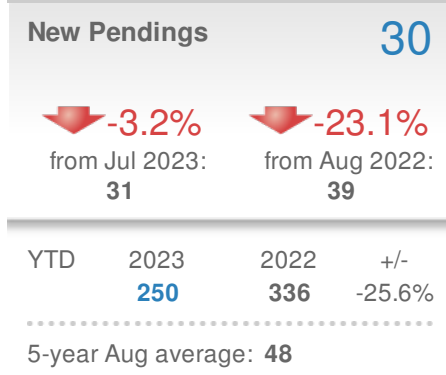
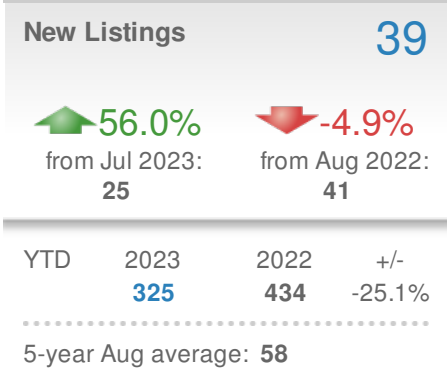
This activity resulted in a Contract Ratio of 3.33 pendings per active listing, down from 3.36 in July and a decrease from 3.70 in August 2022. The Contract Ratio is 23% higher than the 5-year August average of 2.71. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



August 2023

Great Valley (Chester, PA)

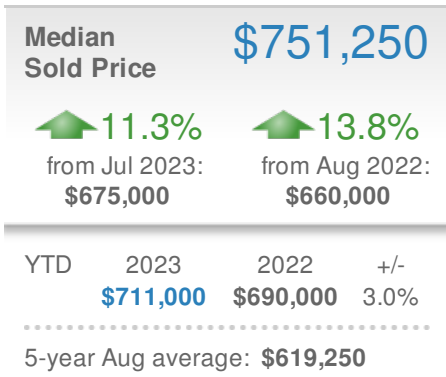
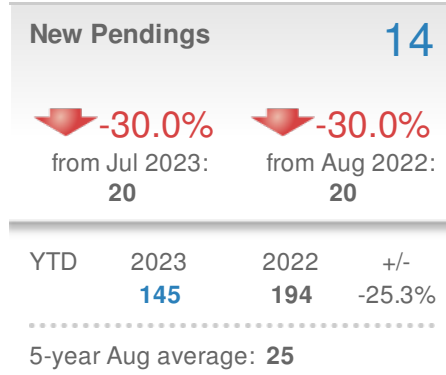
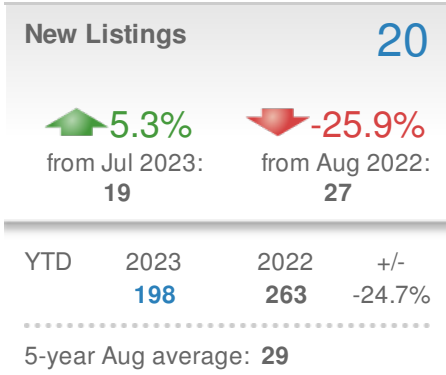
Email: ldavis@tcsr.realtor



August 2023

Great Valley (Chester, PA) - Detached

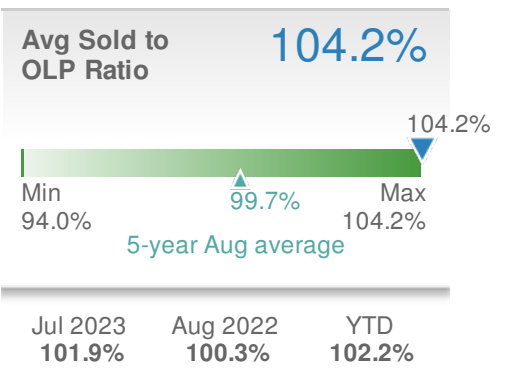
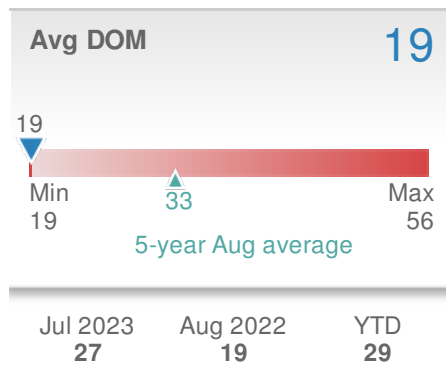
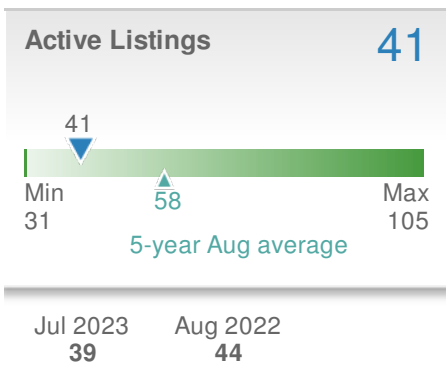
Tri-County Suburban REALTORS
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Summary

In Great Valley (Chester, PA), the median sold price for Detached properties for August was \$751,250, representing an increase of 11.3% compared to last month and an increase of 13.8% from Aug 2022. The average days on market for units sold in August was 19 days, 42% below the 5-year August average of 33 days. There was a 30% month over month decrease in new contract activity with 14 New Pendings; a 35.6% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 29; and a 5.1% increase in supply to 41 active units.

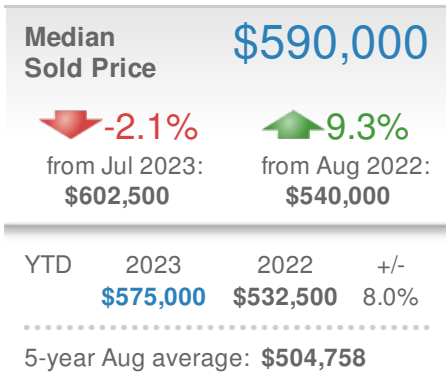
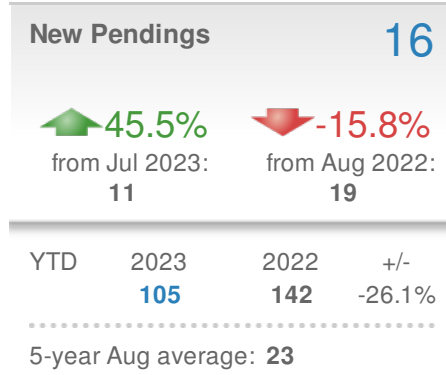
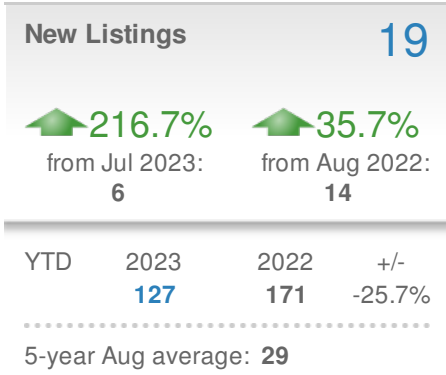
This activity resulted in a Contract Ratio of 0.71 pendings per active listing, down from 1.15 in July and a decrease from 0.82 in August 2022. The Contract Ratio is 33% lower than the 5-year August average of 1.05. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



August 2023

Great Valley (Chester, PA) - Attached

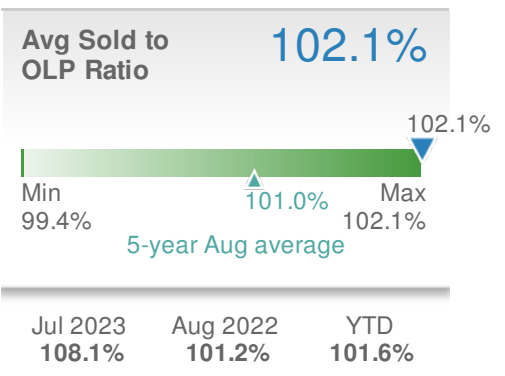
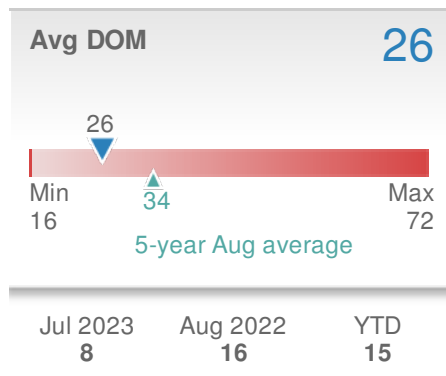
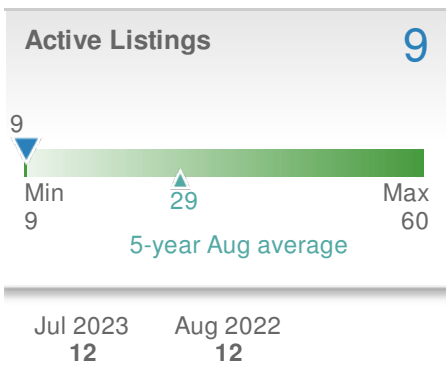
Tri-County Suburban REALTORS
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Summary

In Great Valley (Chester, PA), the median sold price for Attached properties for August was \$590,000, representing a decrease of 2.1% compared to last month and an increase of 9.3% from Aug 2022. The average days on market for units sold in August was 26 days, 24% below the 5-year August average of 34 days. There was a 45.5% month over month increase in new contract activity with 16 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from July) with 21; and a 25% decrease in supply to 9 active units.

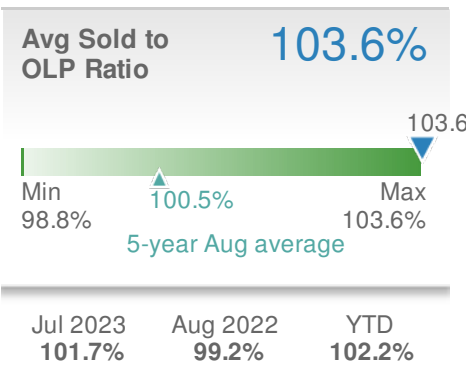
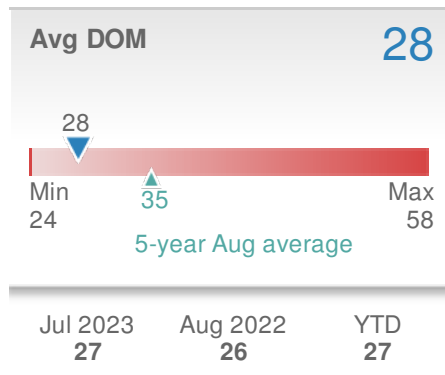
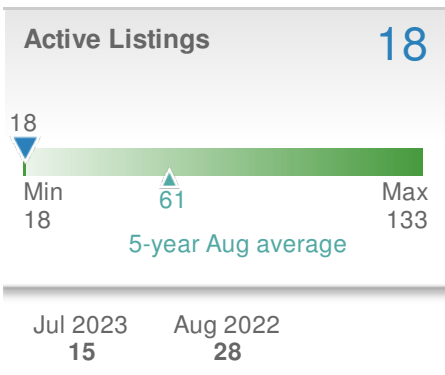
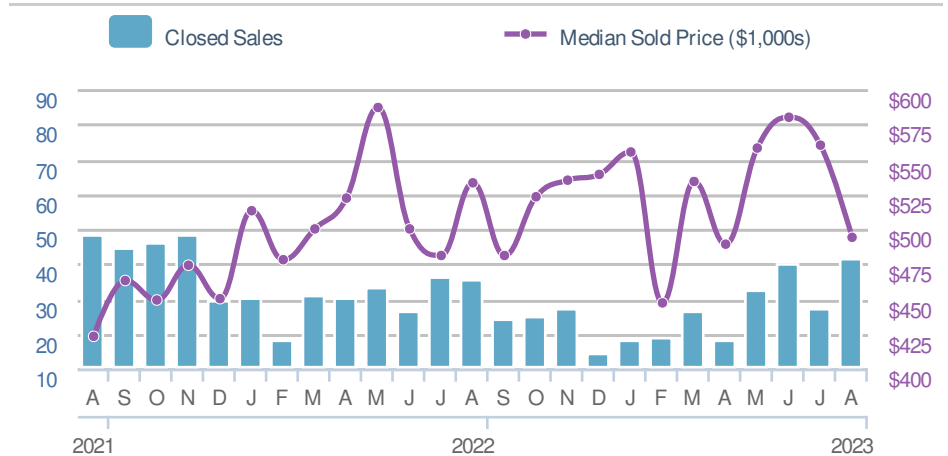
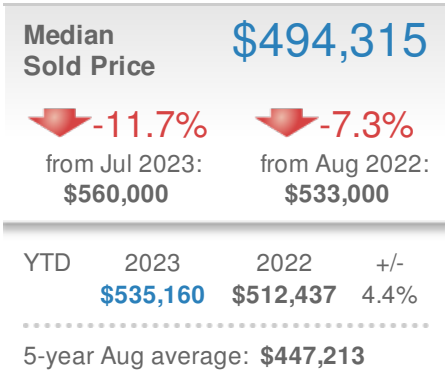
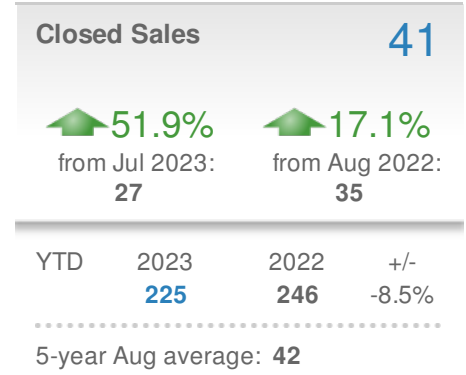
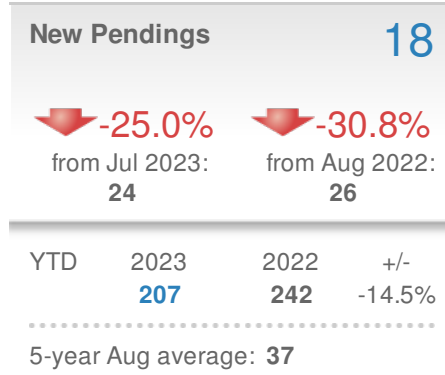
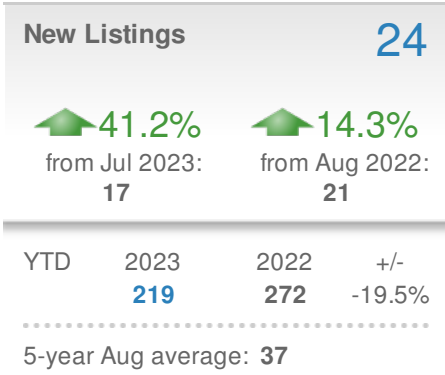
This activity resulted in a Contract Ratio of 2.33 pendings per active listing, up from 1.75 in July and an increase from 2.25 in August 2022. The Contract Ratio is 6% higher than the 5-year August average of 2.19. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



August 2023

Kennett Consolidated (Chester, PA)

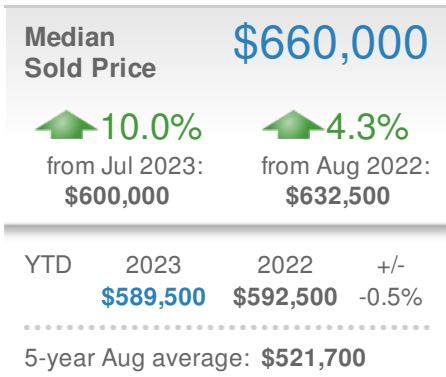
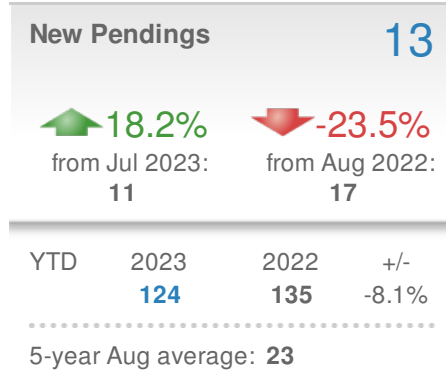
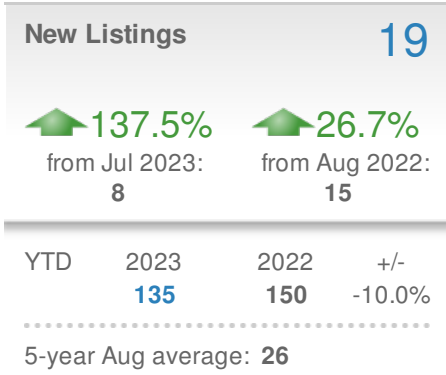
Email: ldavis@tcsr.realtor



August 2023

Kennett Consolidated (Chester, PA) - Detached

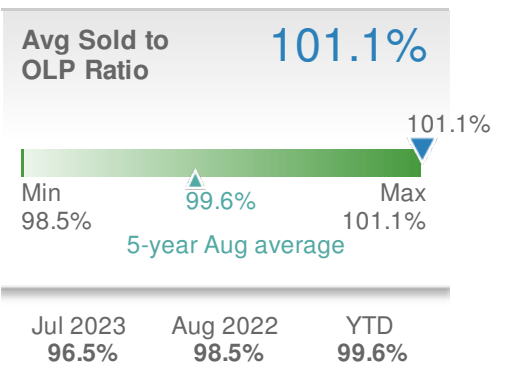
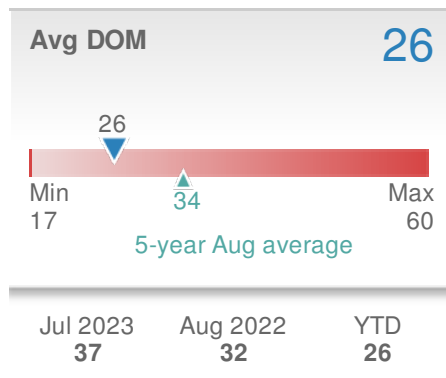
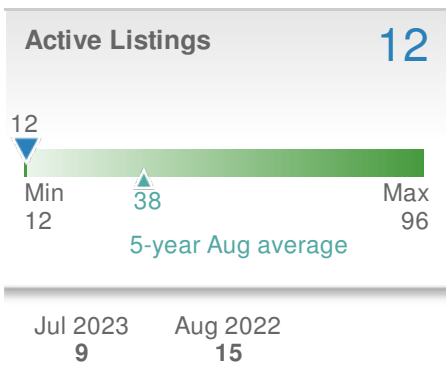
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Kennett Consolidated (Chester, PA), the median sold price for Detached properties for August was \$660,000, representing an increase of 10% compared to last month and an increase of 4.3% from Aug 2022. The average days on market for units sold in August was 26 days, 24% below the 5-year August average of 34 days. There was an 18.2% month over month increase in new contract activity with 13 New Pendings; a 26.1% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 17; and a 33.3% increase in supply to 12 active units.

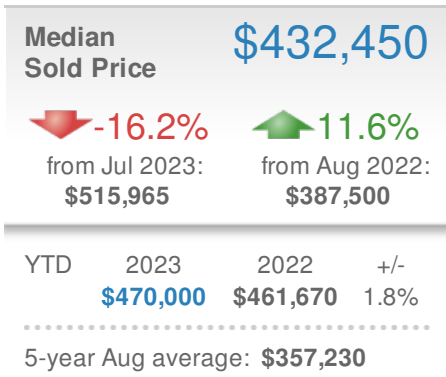
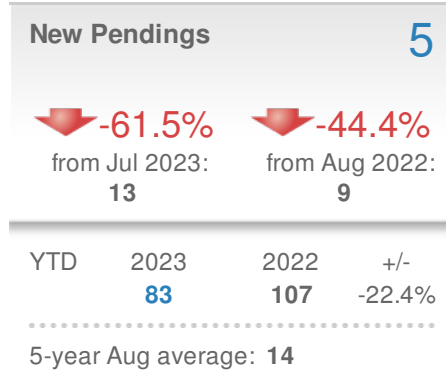
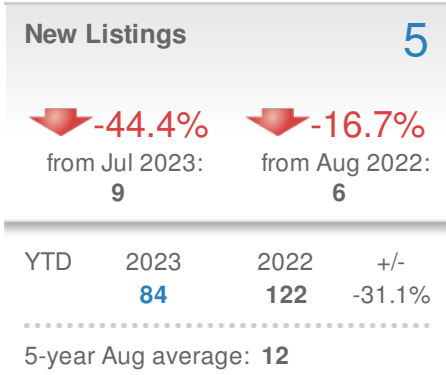
This activity resulted in a Contract Ratio of 1.42 pendings per active listing, down from 2.56 in July and a decrease from 1.47 in August 2022. The Contract Ratio is 17% higher than the 5-year August average of 1.21. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



August 2023

Kennett Consolidated (Chester, PA) - Attached

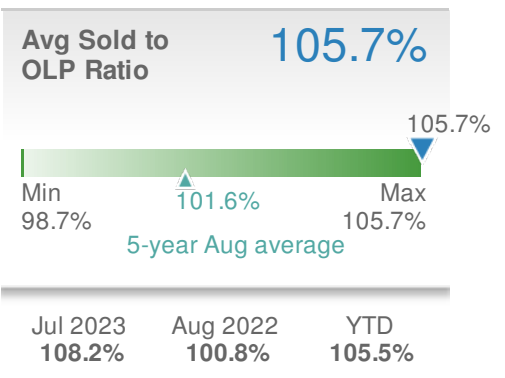
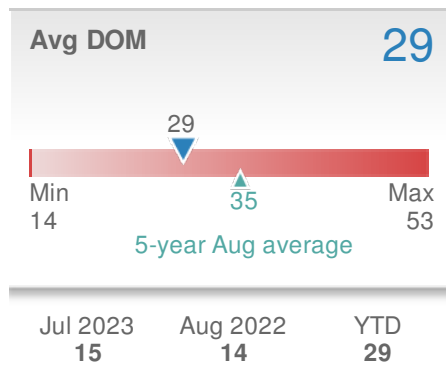
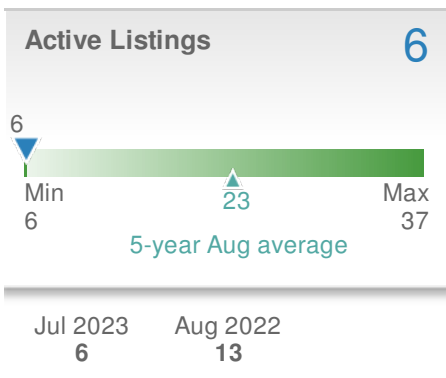
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Kennett Consolidated (Chester, PA), the median sold price for Attached properties for August was \$432,450, representing a decrease of 16.2% compared to last month and an increase of 11.6% from Aug 2022. The average days on market for units sold in August was 29 days, 17% below the 5-year August average of 35 days. There was a 61.5% month over month decrease in new contract activity with 5 New Pendings; a 50% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 17; and no change in supply with 6 active units.

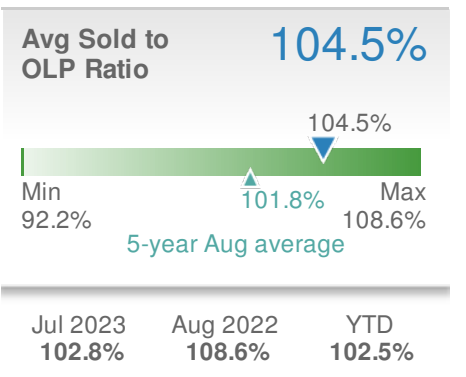
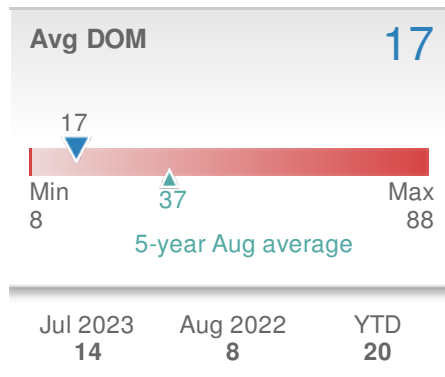
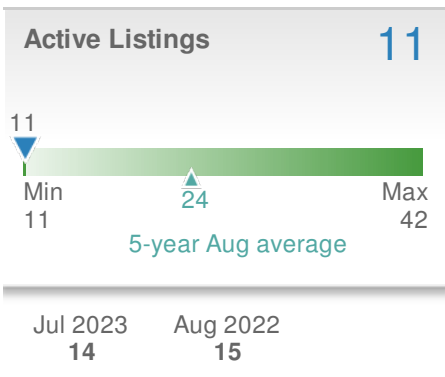
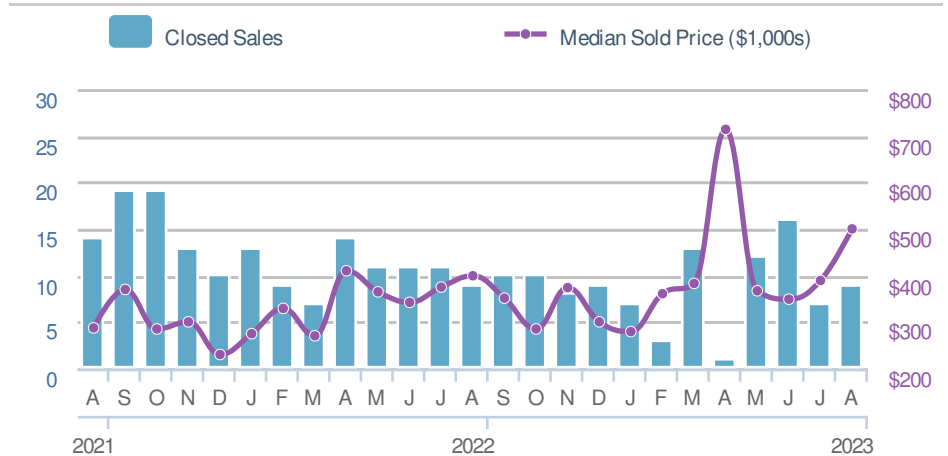
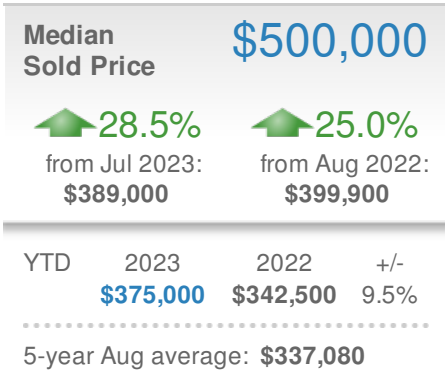
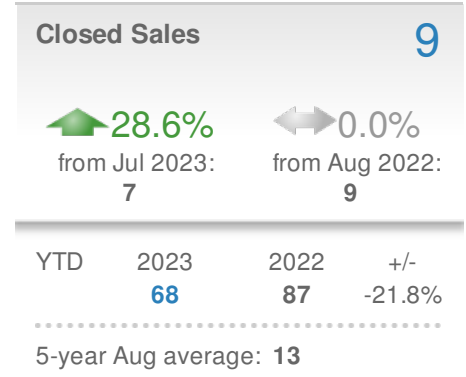
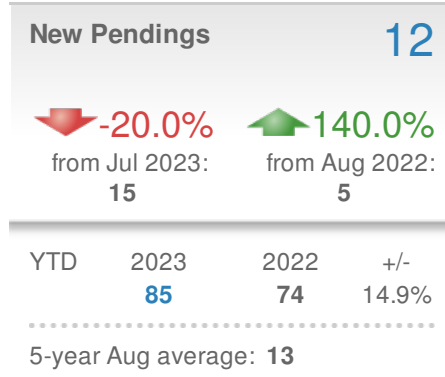
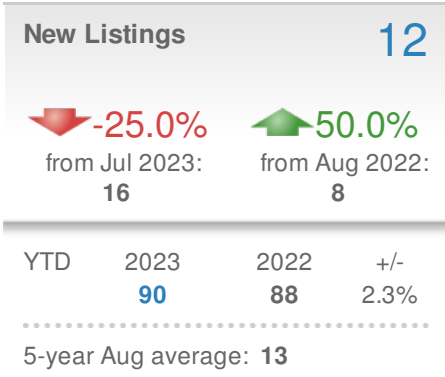
This activity resulted in a Contract Ratio of 2.83 pendencies per active listing, down from 5.67 in July and a decrease from 3.62 in August 2022. The Contract Ratio is 8% higher than the 5-year August average of 2.63. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



August 2023

Octorara Area (Chester, PA)

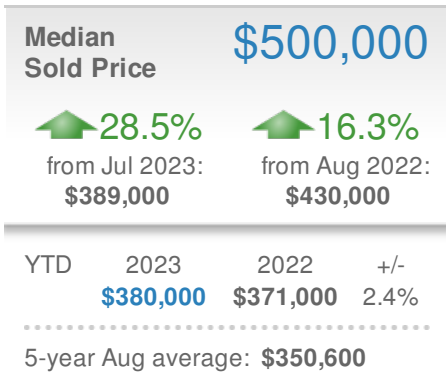
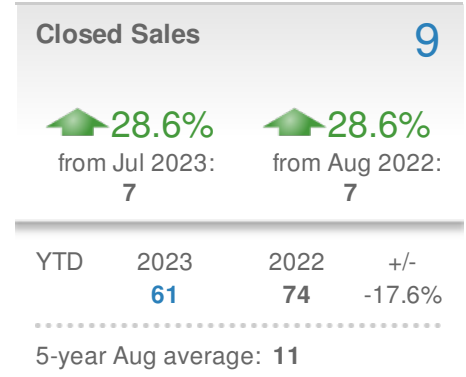
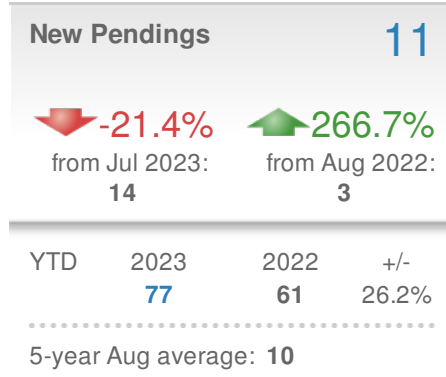
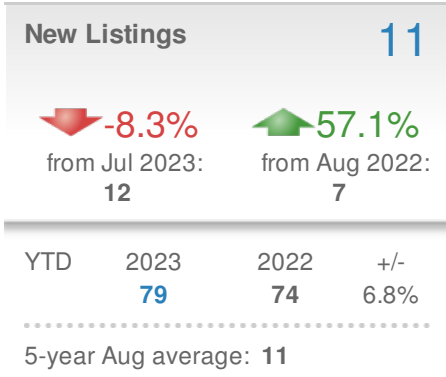
Email: ldavis@tcsr.realtor



August 2023

Octorara Area (Chester, PA) - Detached

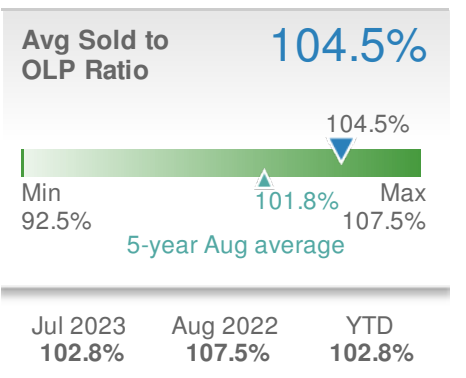
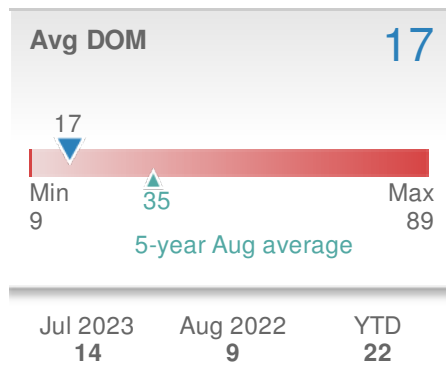
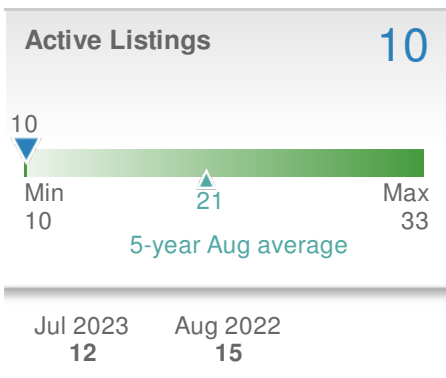
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Octorara Area (Chester, PA), the median sold price for Detached properties for August was \$500,000, representing an increase of 28.5% compared to last month and an increase of 16.3% from Aug 2022. The average days on market for units sold in August was 17 days, 51% below the 5-year August average of 35 days. There was a 21.4% month over month decrease in new contract activity with 11 New Pendings; a 15% MoM increase in All Pendings (new contracts + contracts carried over from July) to 23; and a 16.7% decrease in supply to 10 active units.

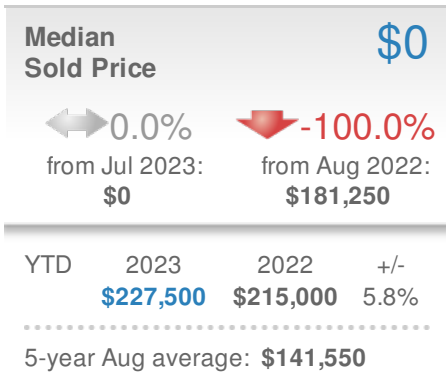
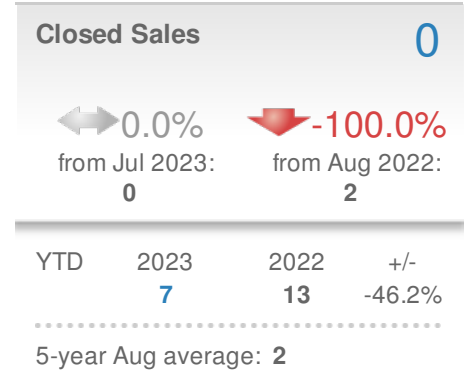
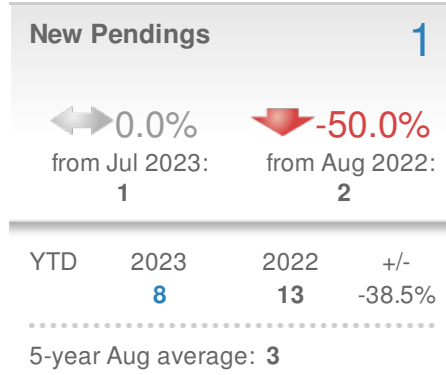
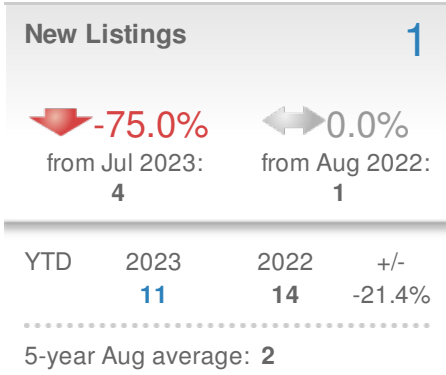
This activity resulted in a Contract Ratio of 2.30 pendings per active listing, up from 1.67 in July and an increase from 0.53 in August 2022. The Contract Ratio is 103% higher than the 5-year August average of 1.13. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



August 2023

Octorara Area (Chester, PA) - Attached

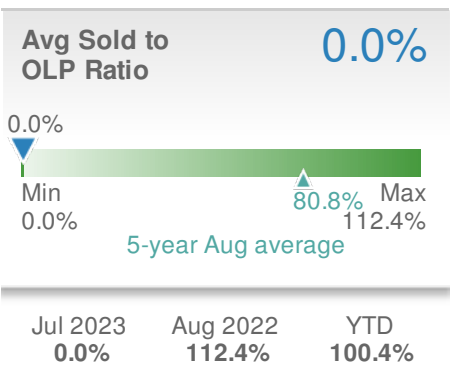
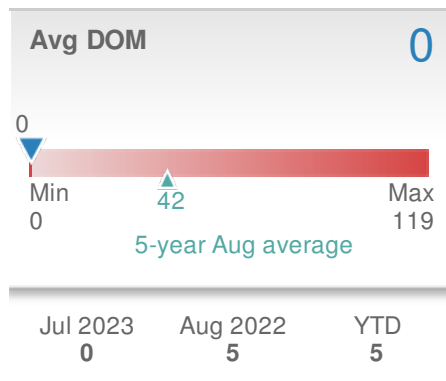
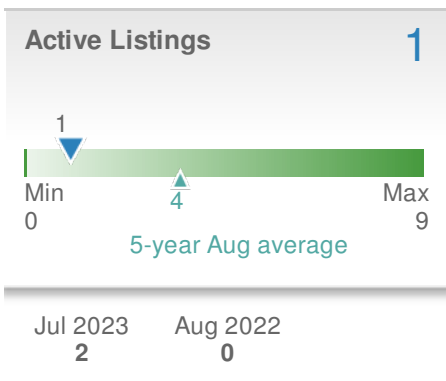
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Octorara Area (Chester, PA), the median sold price for Attached properties for August was \$0, representing no change compared to last month and a decrease of 100% from Aug 2022. The average days on market for units sold in August was 0 days, 100% below the 5-year August average of 42 days. There was no month over month change in new contract activity with 1 New Pendings; a 100% MoM increase in All Pendings (new contracts + contracts carried over from July) to 2; and a 50% decrease in supply to 1 active units.

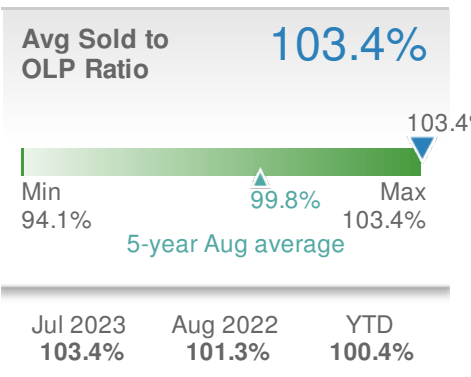
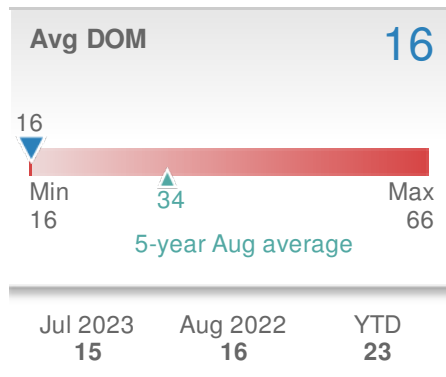
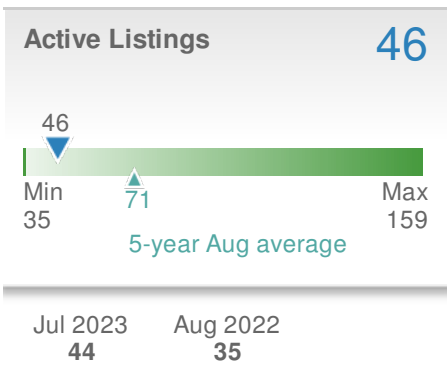
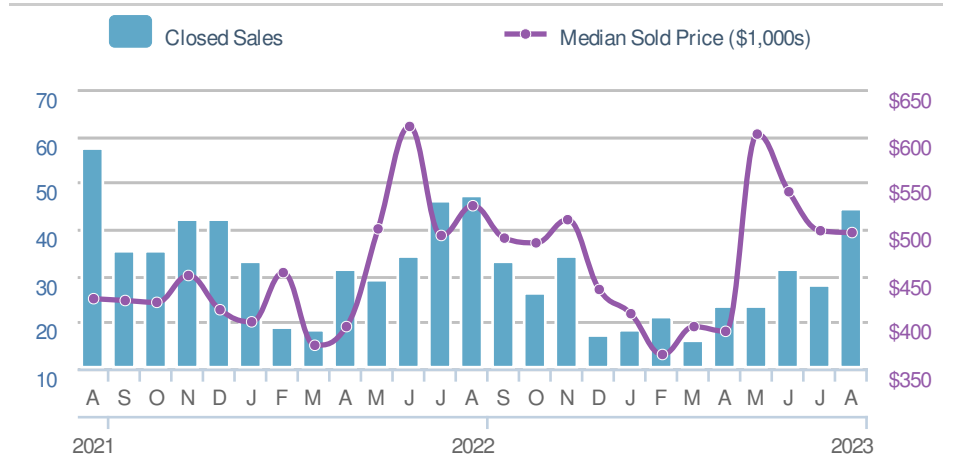
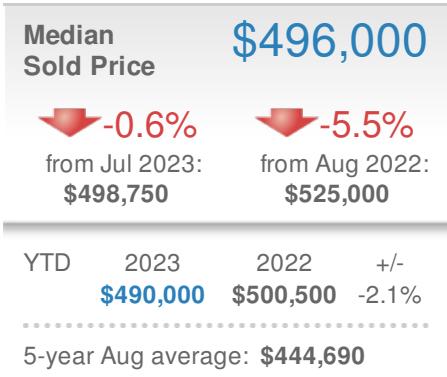
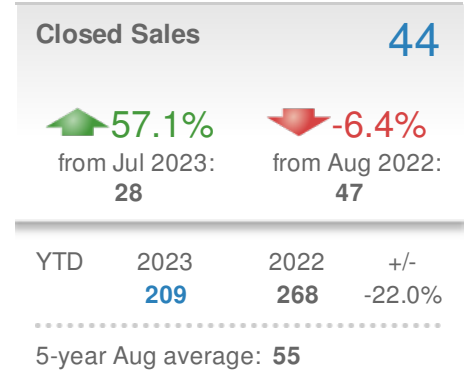
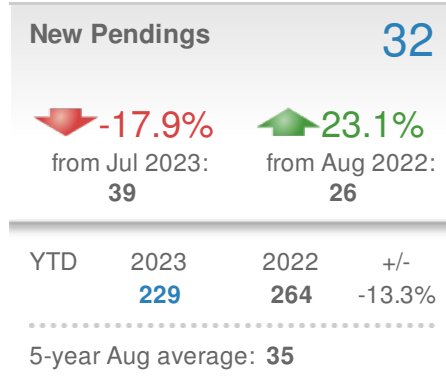
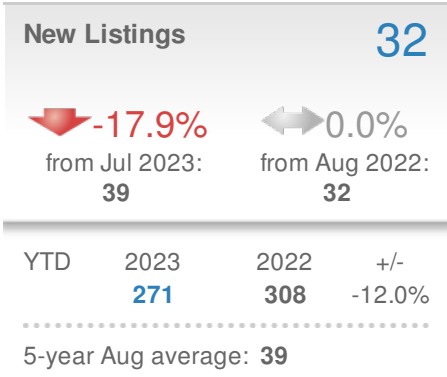
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, up from 0.50 in July and an increase from 0.00 in August 2022. The Contract Ratio is 45% higher than the 5-year August average of 1.38. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



August 2023

Owen J Roberts (Chester, PA)

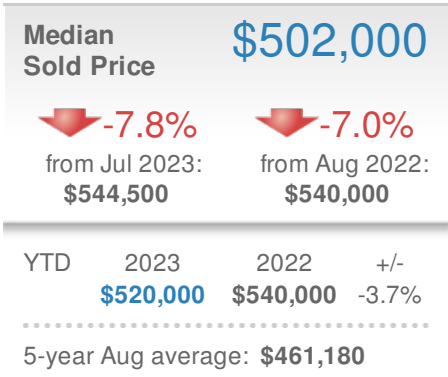
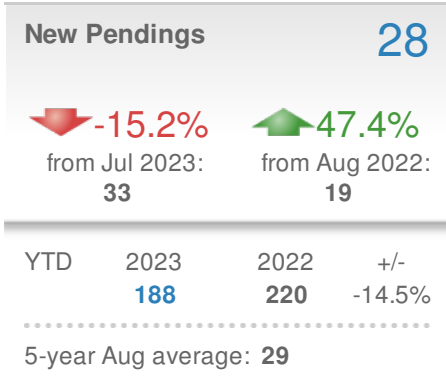
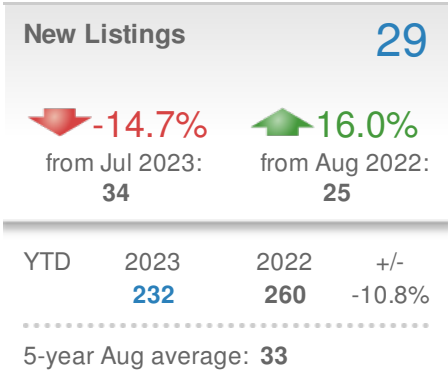
Email: ldavis@tcsr.realtor



August 2023

Owen J Roberts (Chester, PA) - Detached

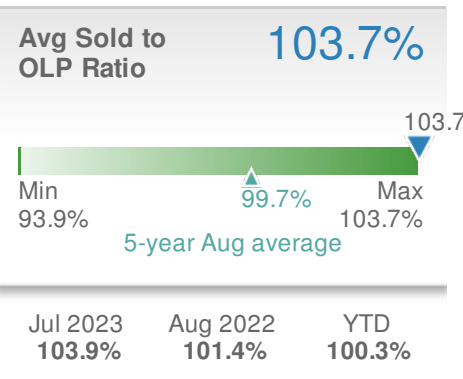
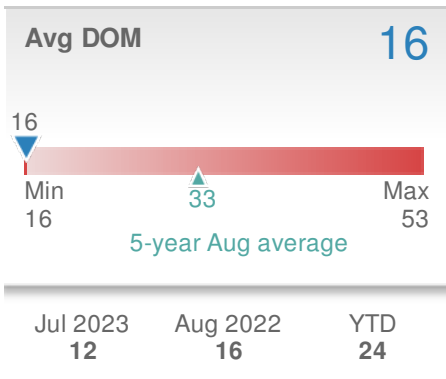
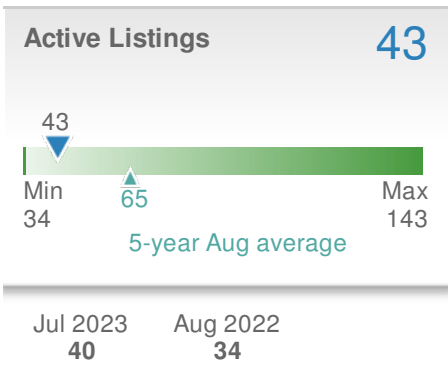
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Owen J Roberts (Chester, PA), the median sold price for Detached properties for 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.

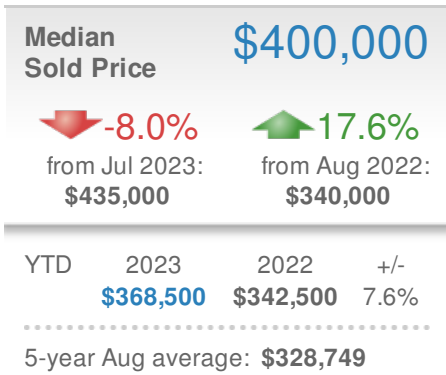
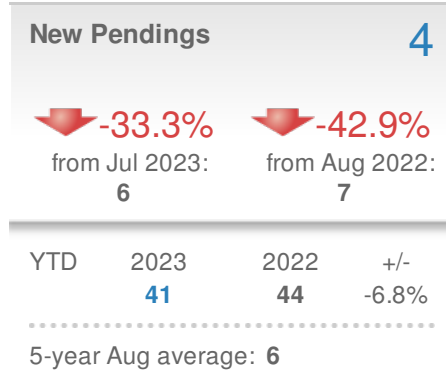
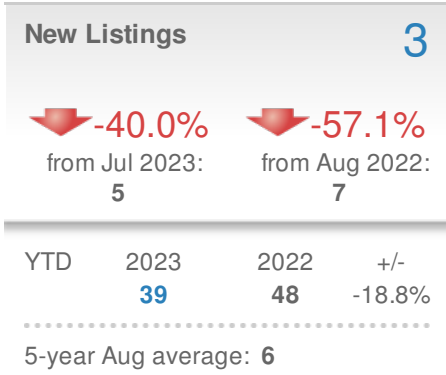
This activity resulted in a Contract Ratio of 0.98 pendings per active listing, down from 1.48 in July and a decrease from 1.00 in August 2022. The Contract Ratio is 3% lower than the 5-year August average of 1.01. A higher Contract Ratio signifies a relative increase in contract activity compared to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



August 2023

Owen J Roberts (Chester, PA) - Attached

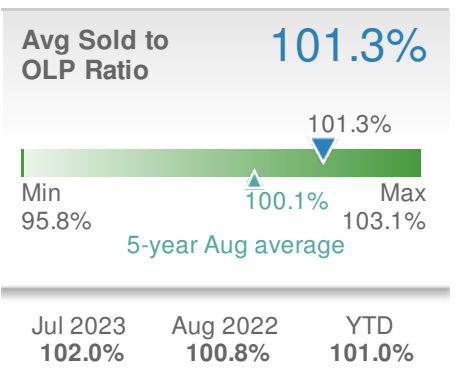
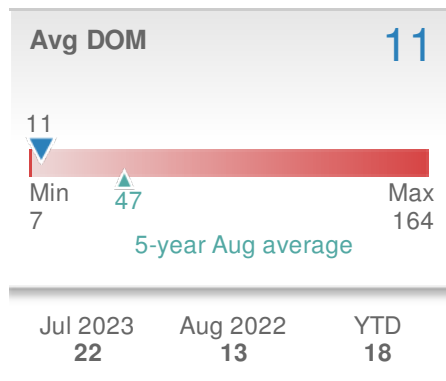
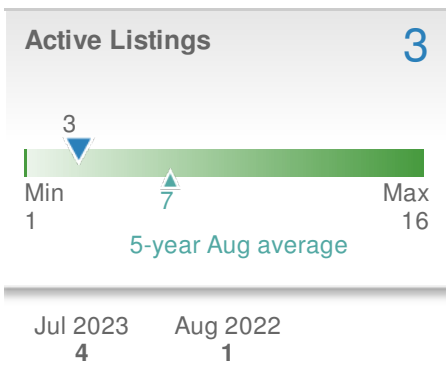
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Owen J Roberts (Chester, PA), the median sold price for Attached properties for 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.



August 2023

Oxford Area (Chester, PA)

Email: ldavis@tcsr.realtor

New Listings 30

▲ **42.9%** ▼ **-14.3%**
 from Jul 2023: 21 from Aug 2022: 35

YTD	2023	2022	+/-
	206	201	2.5%

5-year Aug average: **26**

New Pendings 16

▼ **-30.4%** ▼ **-42.9%**
 from Jul 2023: 23 from Aug 2022: 28

YTD	2023	2022	+/-
	148	160	-7.5%

5-year Aug average: **24**

Closed Sales 30

▲ **66.7%** ▲ **11.1%**
 from Jul 2023: 18 from Aug 2022: 27

YTD	2023	2022	+/-
	134	158	-15.2%

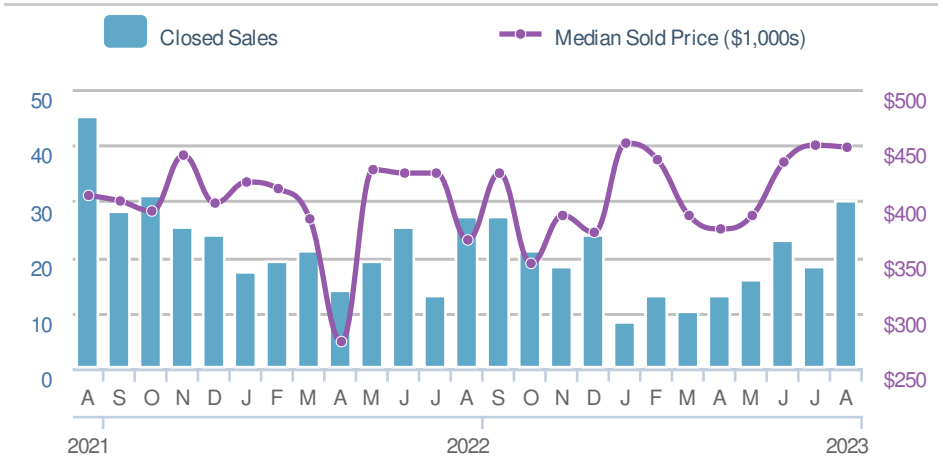
5-year Aug average: **30**

Median Sold Price \$448,610

▼ **-0.3%** ▲ **22.9%**
 from Jul 2023: \$450,000 from Aug 2022: \$365,000

YTD	2023	2022	+/-
	\$425,000	\$399,969	6.3%

5-year Aug average: **\$359,322**



Active Listings 57

Min 37 54 57 Max 79
 5-year Aug average

Jul 2023	Aug 2022
48	55

Avg DOM 33

Min 9 22 33 Max 33
 5-year Aug average

Jul 2023	Aug 2022	YTD
5	9	23

Avg Sold to OLP Ratio 100.7%

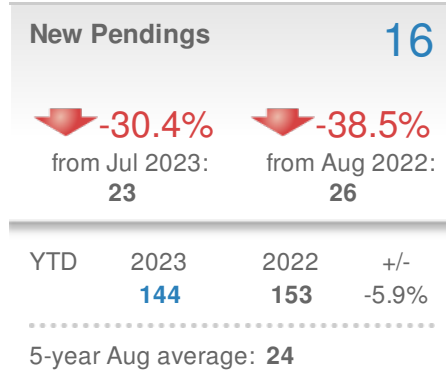
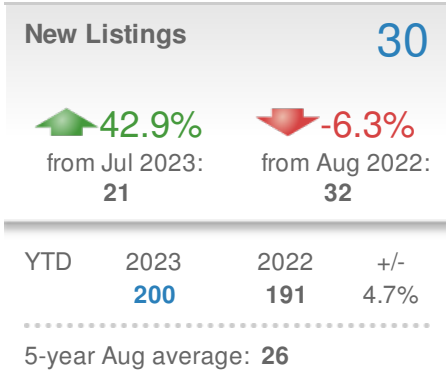
Min 96.5% 101.0% 100.7% Max 106.9%
 5-year Aug average

Jul 2023	Aug 2022	YTD
106.1%	101.7%	102.1%

August 2023

Oxford Area (Chester, PA) - Detached

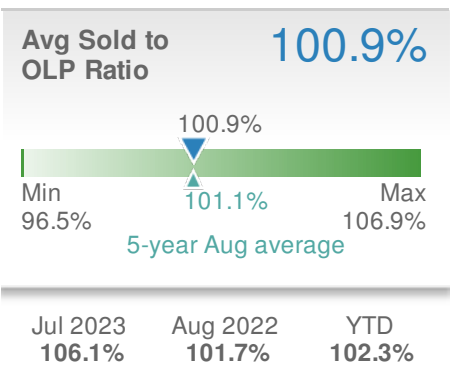
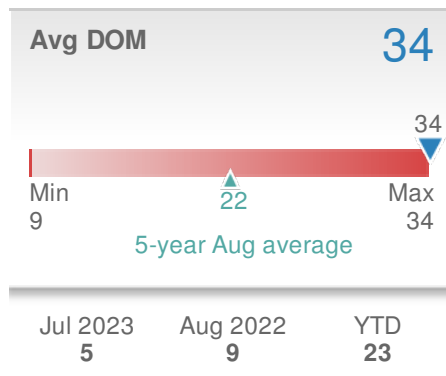
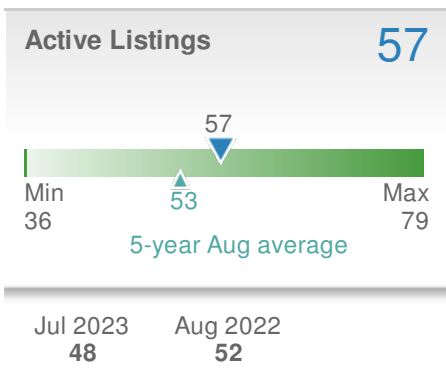
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Oxford Area (Chester, PA), the median sold price for Detached properties for August was \$449,950, representing a decrease of 0% compared to last month and an increase of 22.4% from Aug 2022. The average days on market for units sold in August was 34 days, 56% above the 5-year August average of 22 days. There was a 30.4% month over month decrease in new contract activity with 16 New Pendings; a 32.6% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 31; and an 18.8% increase in supply to 57 active units.

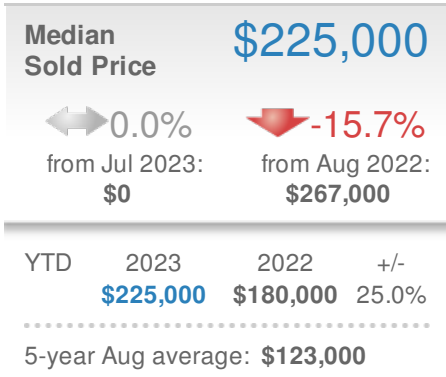
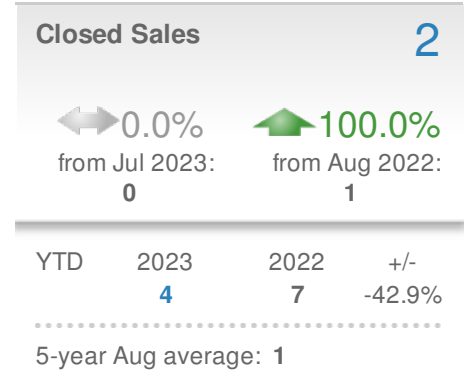
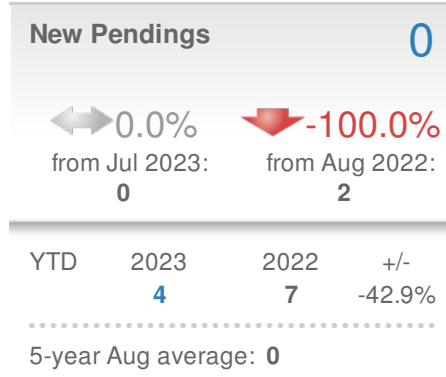
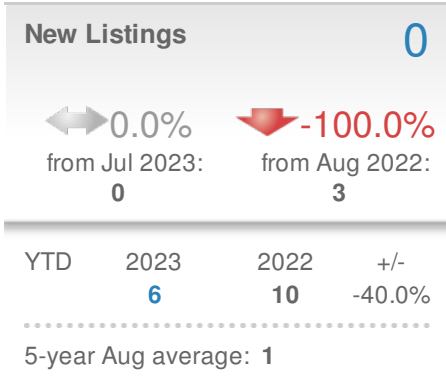
This activity resulted in a Contract Ratio of 0.54 pendings per active listing, down from 0.96 in July and a decrease from 1.02 in August 2022. The Contract Ratio is 52% lower than the 5-year August average of 1.13. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



August 2023

Oxford Area (Chester, PA) - Attached

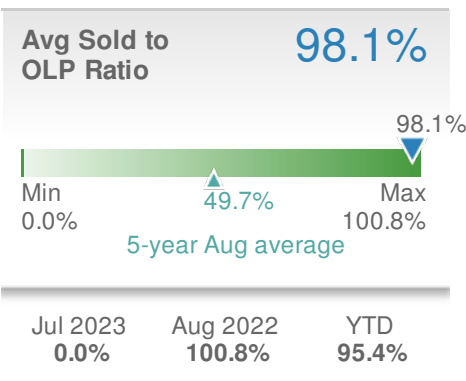
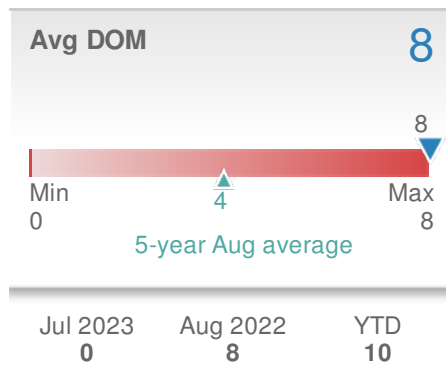
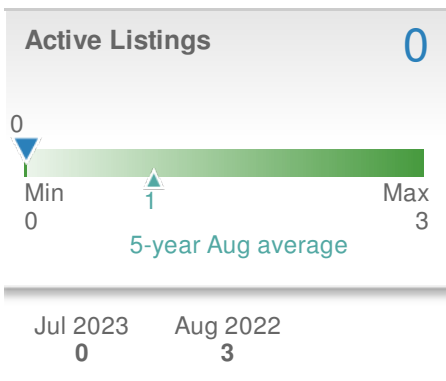
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Oxford Area (Chester, PA), the median sold price for Attached properties for August was \$225,000, representing an increase of 0% compared to last month and a decrease of 15.7% from Aug 2022. The average days on market for units sold in August was 8 days, 100% above the 5-year August average of 4 days. There was no month over month change in new contract activity with 0 New Pendings; a 100% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 0; and no change in supply with 0 active units.

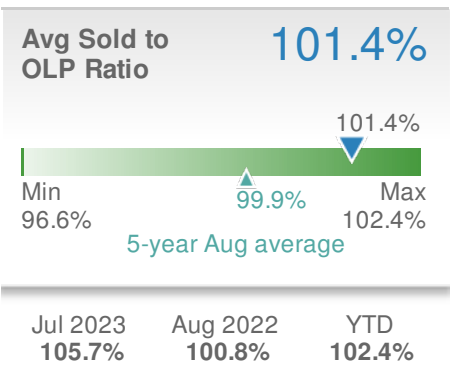
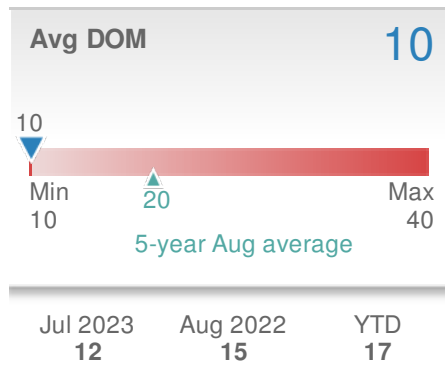
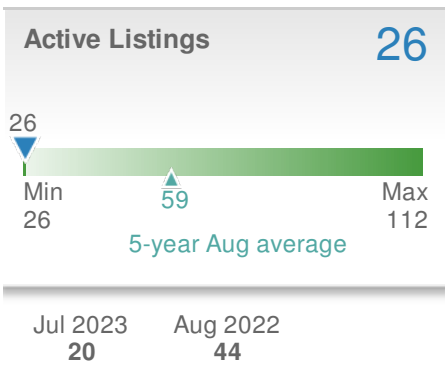
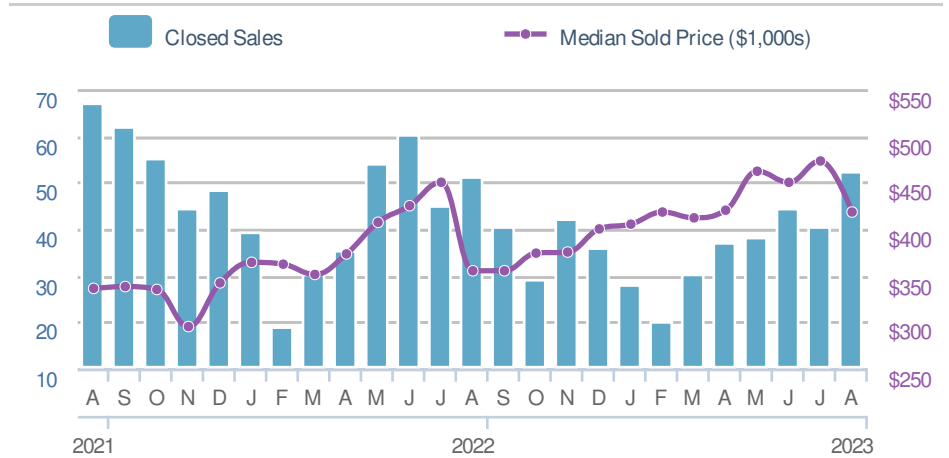
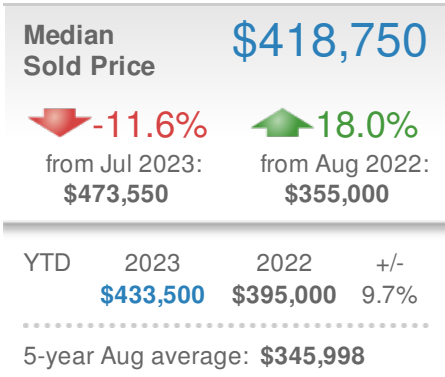
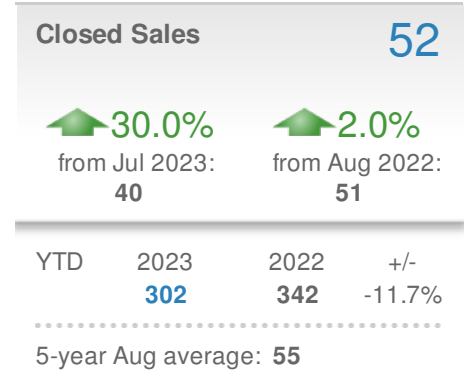
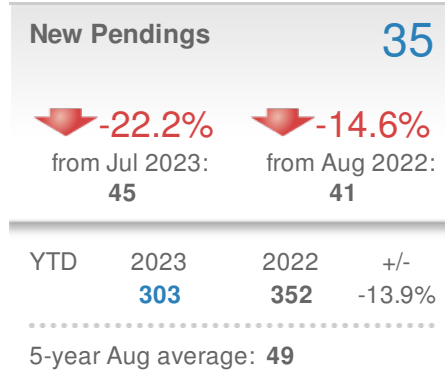
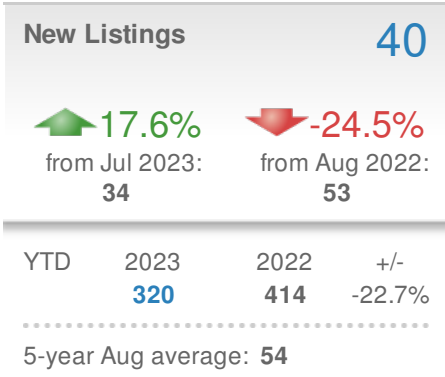
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from July and a decrease from 0.33 in August 2022. The Contract Ratio is 100% lower than the 5-year August average of 0.33. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



August 2023

Phoenixville Area (Chester, PA)

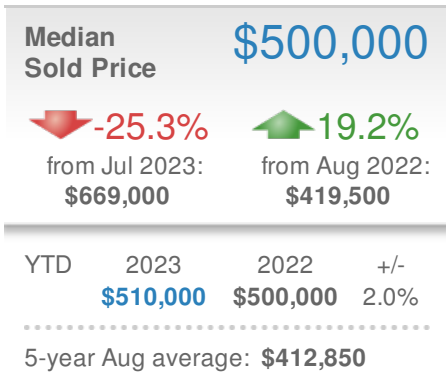
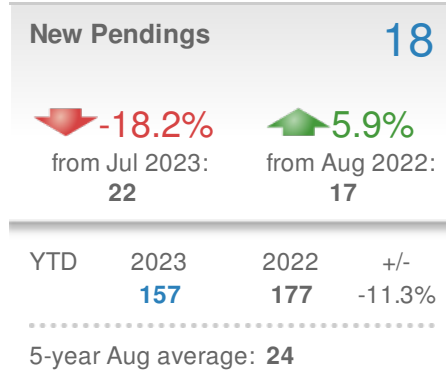
Email: ldavis@tcsr.realtor



August 2023

Phoenixville Area (Chester, PA) - Detached

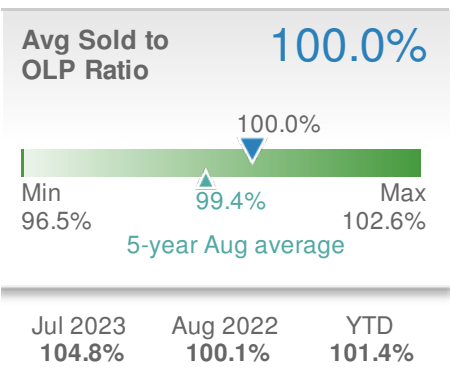
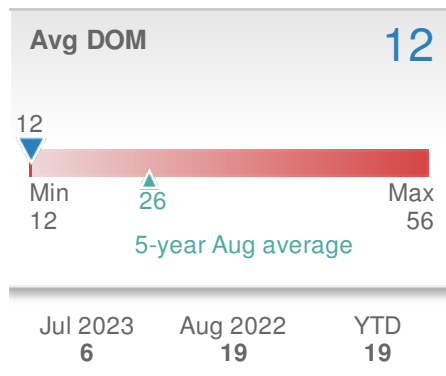
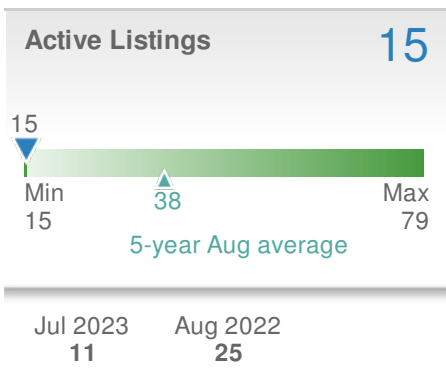
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Phoenixville Area (Chester, PA), the median sold price for Detached properties for August was \$500,000, representing a decrease of 25.3% compared to last month and an increase of 19.2% from Aug 2022. The average days on market for units sold in August was 12 days, 53% below the 5-year August average of 26 days. There was an 18.2% month over month decrease in new contract activity with 18 New Pendings; a 23.3% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 23; and a 36.4% increase in supply to 15 active units.

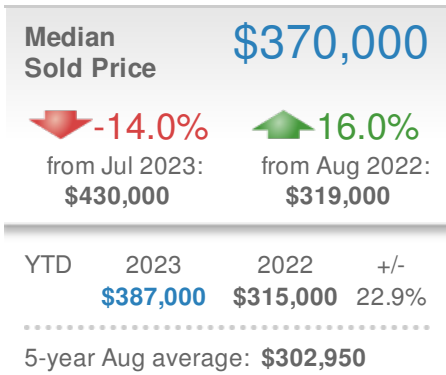
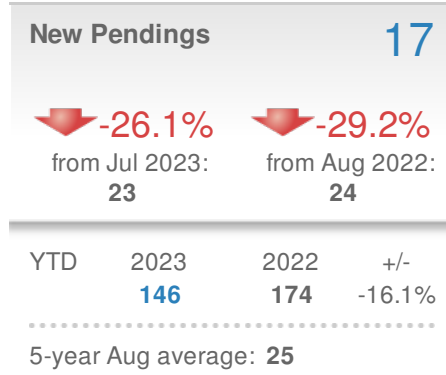
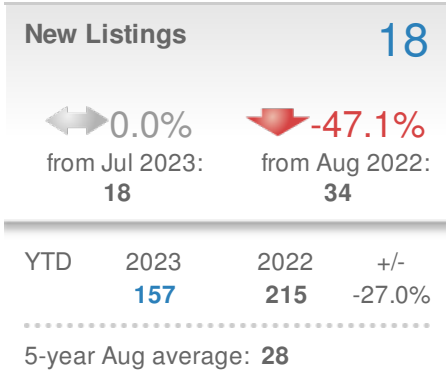
This activity resulted in a Contract Ratio of 1.53 pendings per active listing, down from 2.73 in July and an increase from 1.04 in August 2022. The Contract Ratio is 33% higher than the 5-year August average of 1.15. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



August 2023

Phoenixville Area (Chester, PA) - Attached

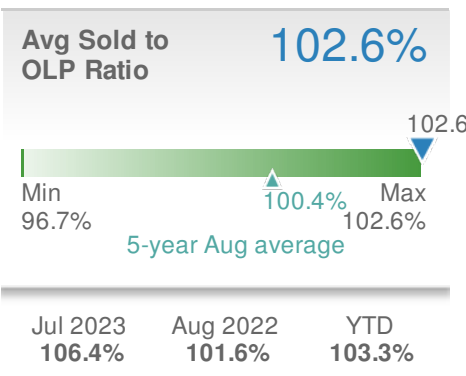
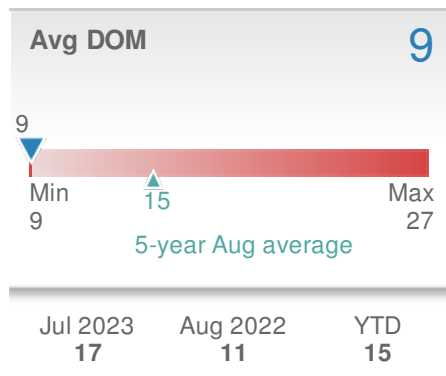
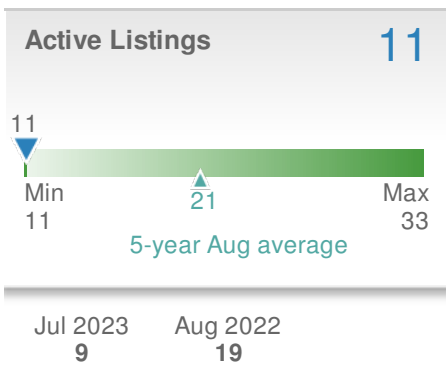
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Phoenixville Area (Chester, PA), the median sold price for Attached properties for August was \$370,000, representing a decrease of 14% compared to last month and an increase of 16% from Aug 2022. The average days on market for units sold in August was 9 days, 39% below the 5-year August average of 15 days. There was a 26.1% month over month decrease in new contract activity with 17 New Pendings; a 40.7% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 16; and a 22.2% increase in supply to 11 active units.

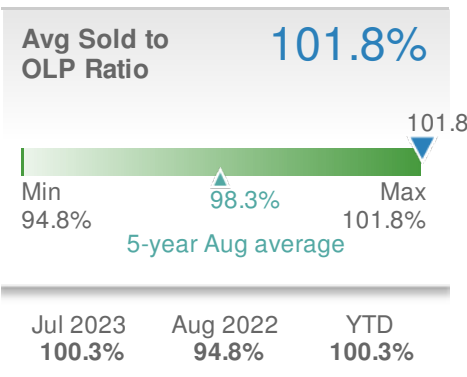
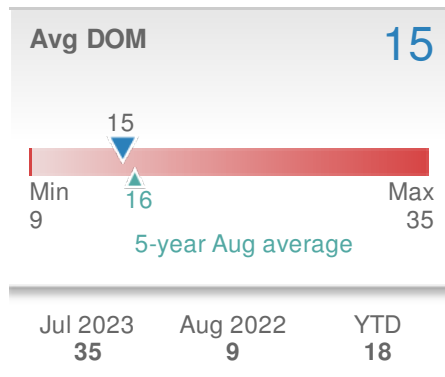
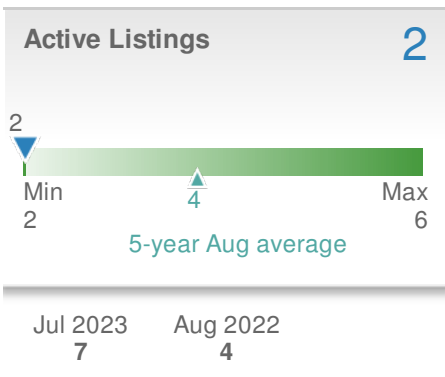
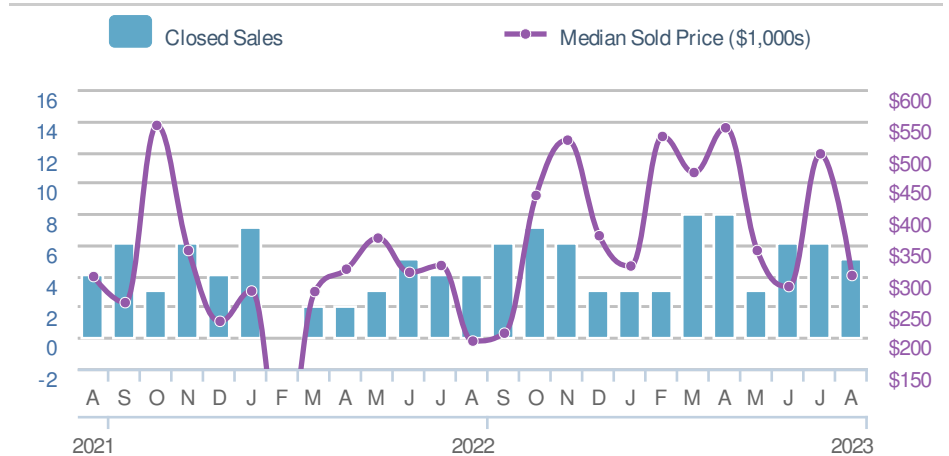
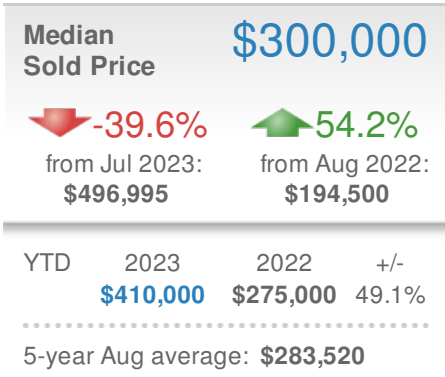
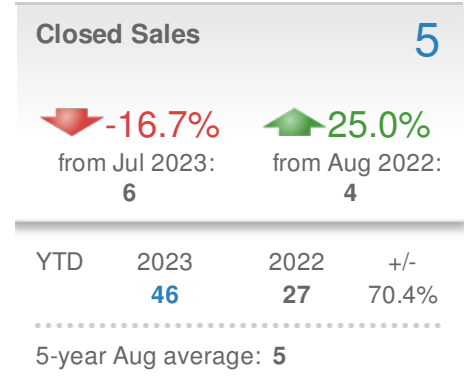
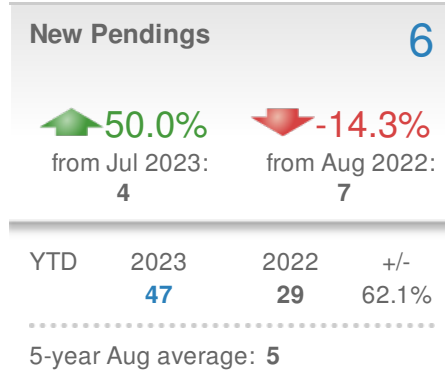
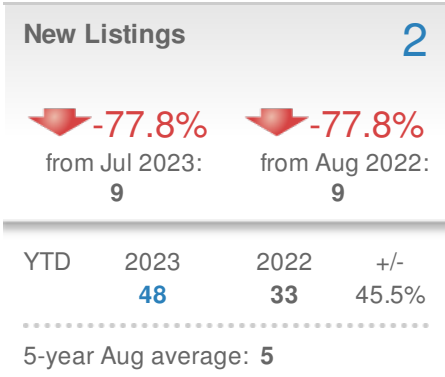
This activity resulted in a Contract Ratio of 1.45 pendings per active listing, down from 3.00 in July and a decrease from 1.89 in August 2022. The Contract Ratio is 15% lower than the 5-year August average of 1.70. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



August 2023

Spring-Ford Area (Chester, PA)

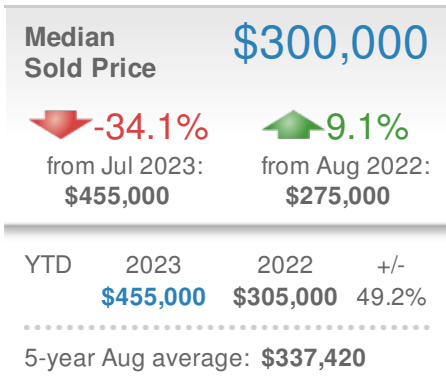
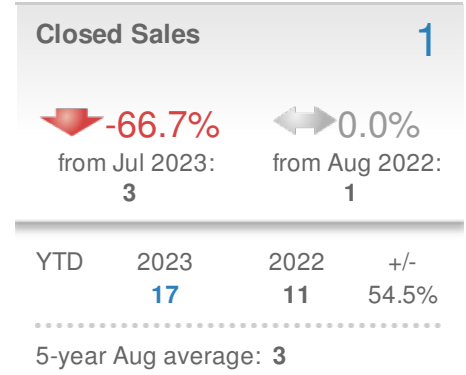
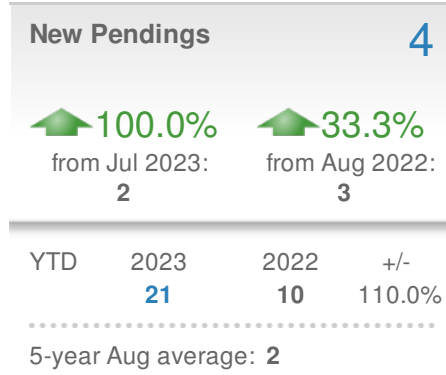
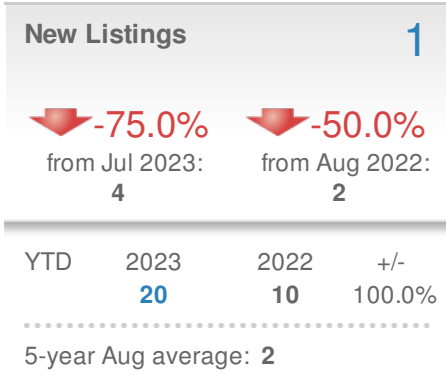
Email: ldavis@tcsr.realtor



August 2023

Spring-Ford Area (Chester, PA) - Detached

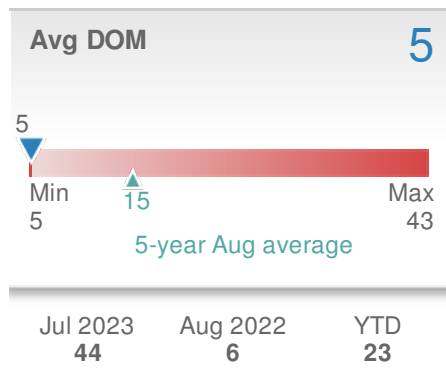
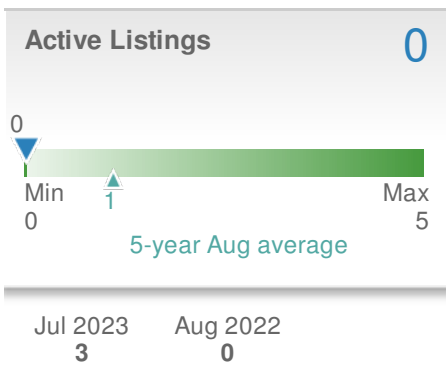
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Spring-Ford Area (Chester, PA), the median sold price for Detached properties for August was \$300,000, representing a decrease of 34.1% compared to last month and an increase of 9.1% from Aug 2022. The average days on market for units sold in August was 5 days, 67% below the 5-year August average of 15 days. There was a 100% month over month increase in new contract activity with 4 New Pendings; a 150% MoM increase in All Pendings (new contracts + contracts carried over from July) to 5; and a 100% decrease in supply to 0 active units.

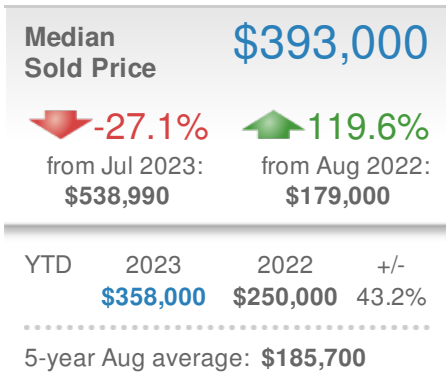
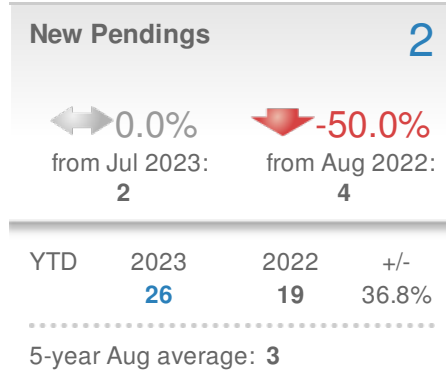
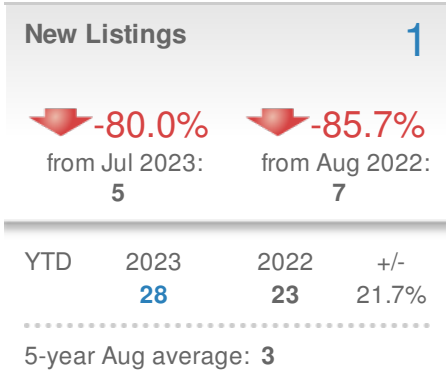
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, down from 0.67 in July and no change from August 2022. The Contract Ratio is 100% lower than the 5-year August average of 0.84. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



August 2023

Spring-Ford Area (Chester, PA) - Attached

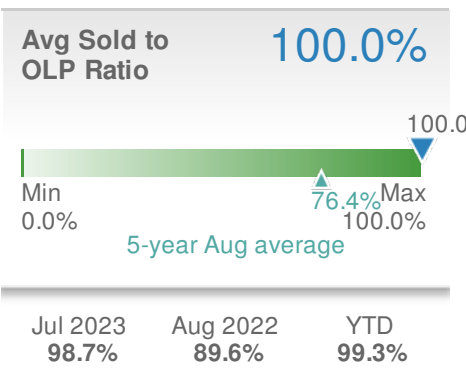
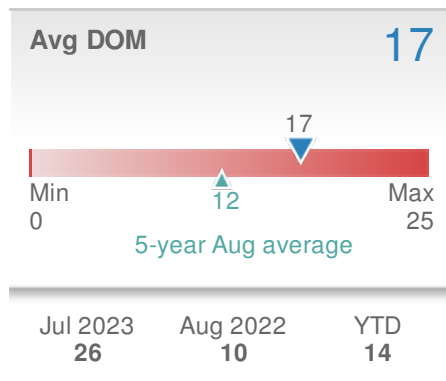
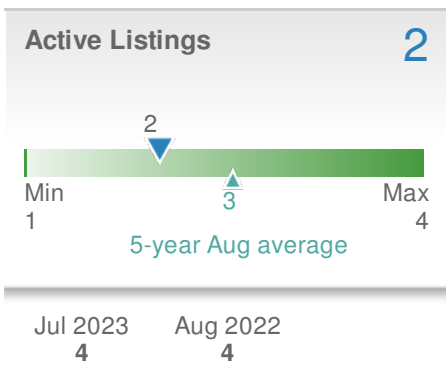
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Spring-Ford Area (Chester, PA), the median sold price for Attached properties for August was \$393,000, representing a decrease of 27.1% compared to last month and an increase of 119.6% from Aug 2022. The average days on market for units sold in August was 17 days, 37% above the 5-year August average of 12 days. There was no month over month change in new contract activity with 2 New Pendings; a 50% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 2; and a 50% decrease in supply to 2 active units.

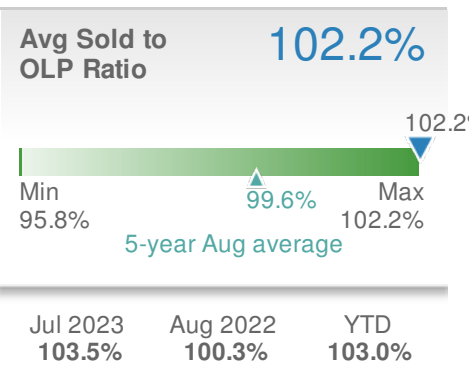
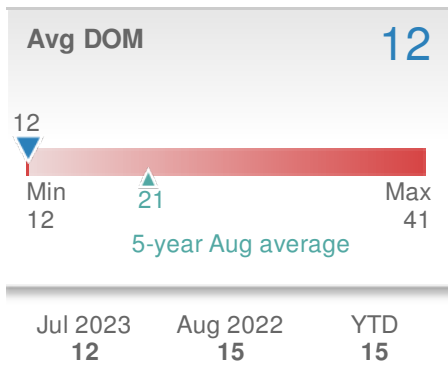
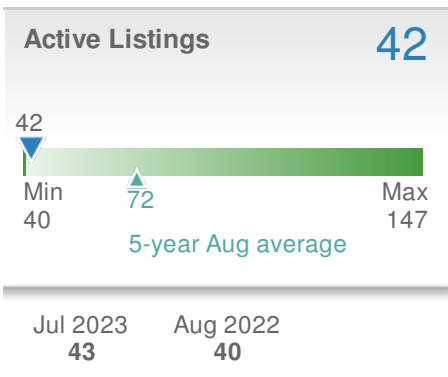
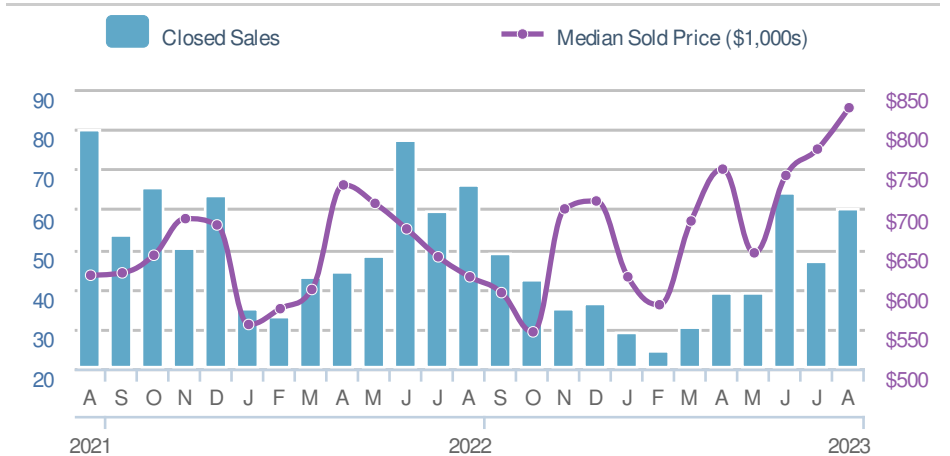
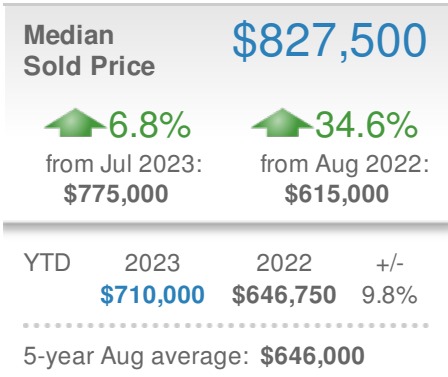
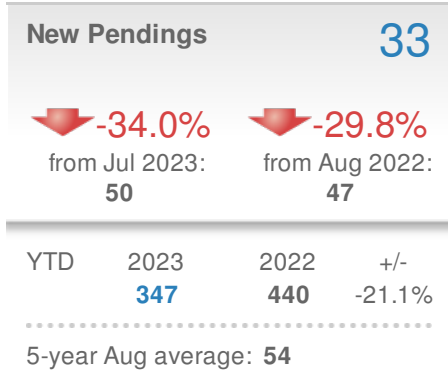
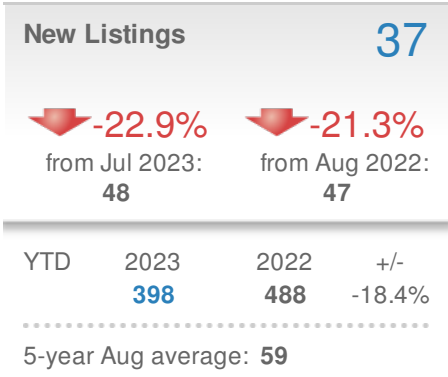
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, no change from July and a decrease from 1.25 in August 2022. The Contract Ratio is 44% lower than the 5-year August average of 1.78. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



August 2023

Tredyffrin-Easttown (Chester, PA)

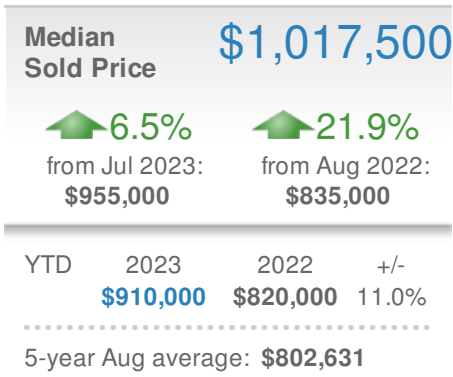
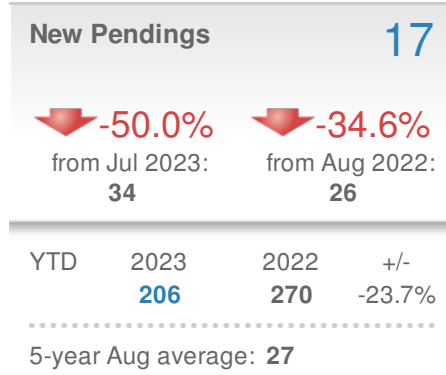
Email: ldavis@tcsr.realtor



August 2023

Tredyffrin-Easttown (Chester, PA) - Detached

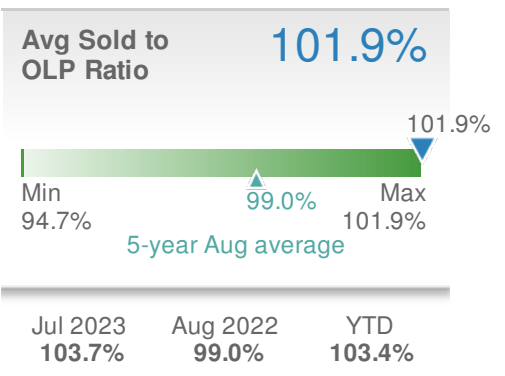
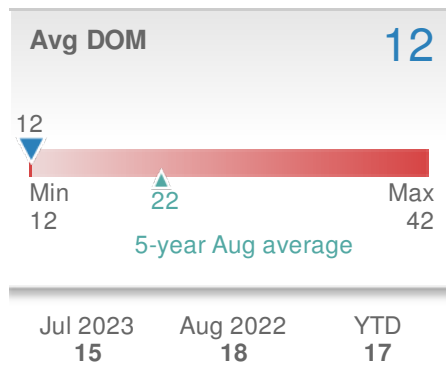
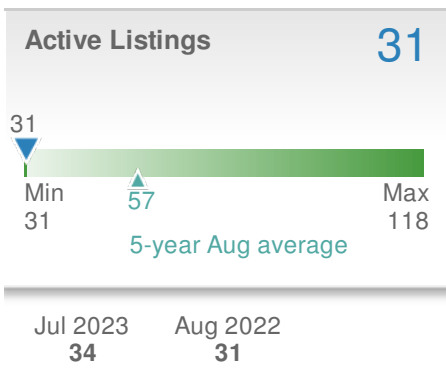
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Tredyffrin-Easttown (Chester, PA), the median sold price for Detached properties for August was \$1,017,500, representing an increase of 6.5% compared to last month and an increase of 21.9% from Aug 2022. The average days on market for units sold in August was 12 days, 46% below the 5-year August average of 22 days. There was a 50% month over month decrease in new contract activity with 17 New Pendings; a 44.4% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 35; and an 8.8% decrease in supply to 31 active units.

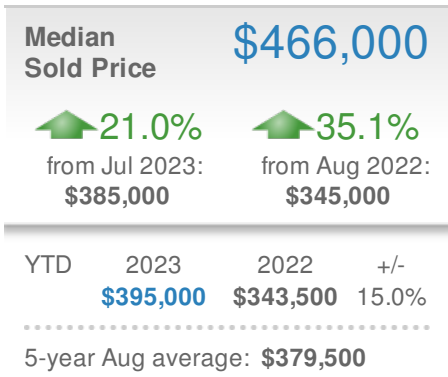
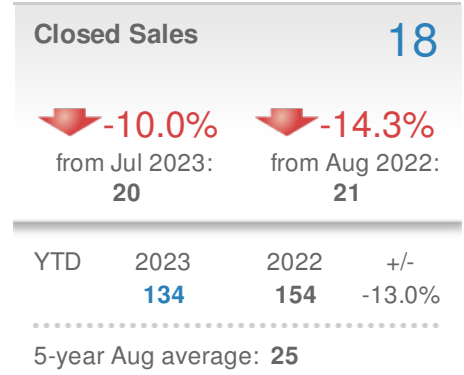
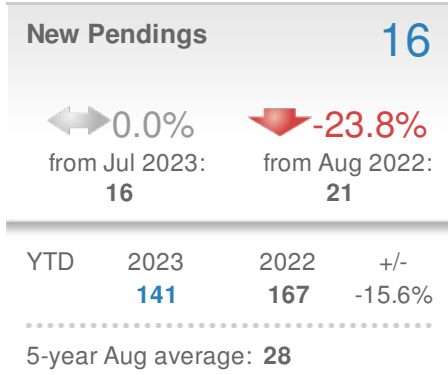
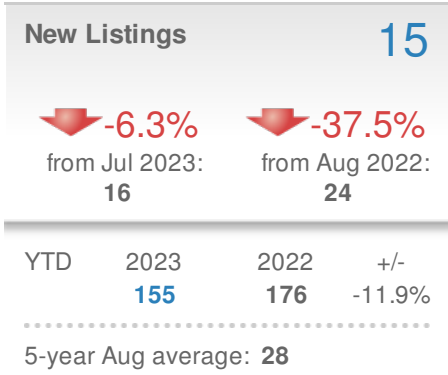
This activity resulted in a Contract Ratio of 1.13 pendings per active listing, down from 1.85 in July and a decrease from 1.58 in August 2022. The Contract Ratio is 2% lower than the 5-year August average of 1.16. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



August 2023

Tredyffrin-Easttown (Chester, PA) - Attached

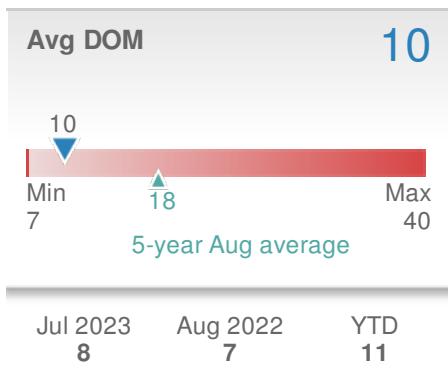
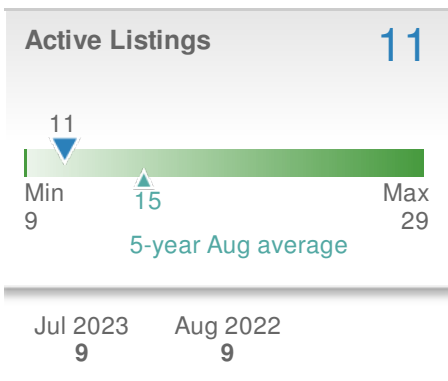
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Tredyffrin-Easttown (Chester, PA), the median sold price for Attached properties for August was \$466,000, representing an increase of 21% compared to last month and an increase of 35.1% from Aug 2022. The average days on market for units sold in August was 10 days, 45% below the 5-year August average of 18 days. There was no month over month change in new contract activity with 16 New Pendings; a 12.5% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 21; and a 22.2% increase in supply to 11 active units.

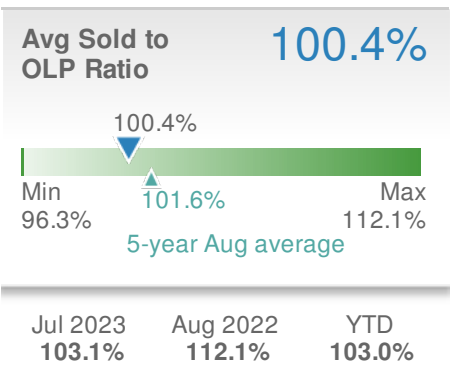
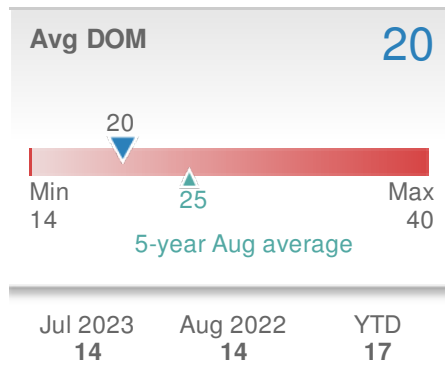
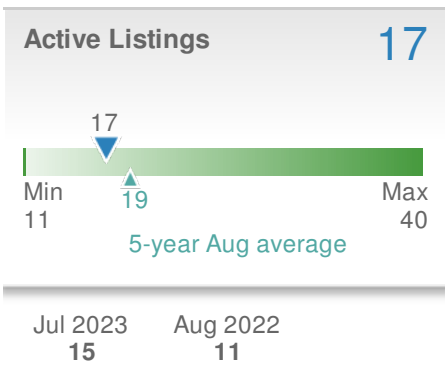
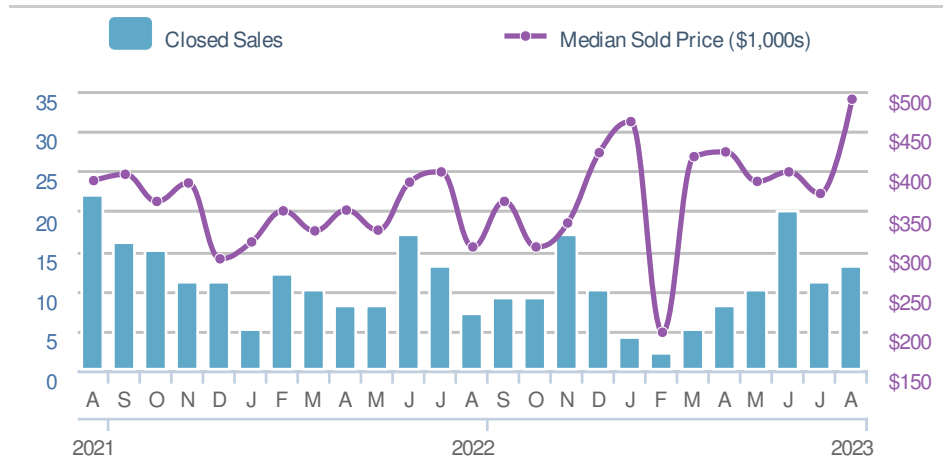
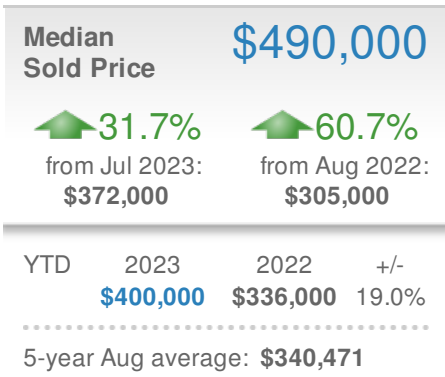
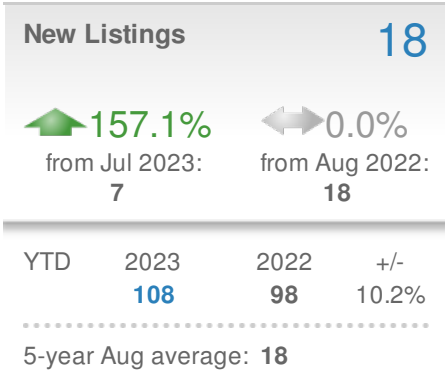
This activity resulted in a Contract Ratio of 1.91 pendings per active listing, down from 2.67 in July and a decrease from 3.44 in August 2022. The Contract Ratio is 37% lower than the 5-year August average of 3.05. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



August 2023

Twin Valley (Chester, PA)

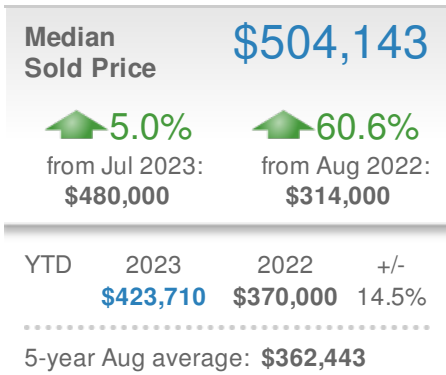
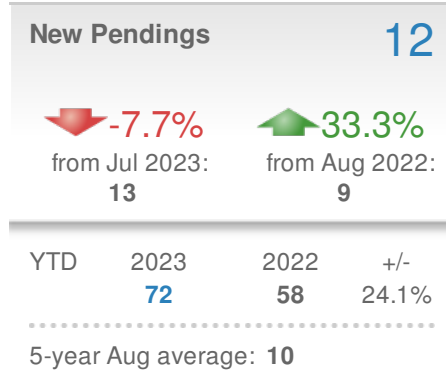
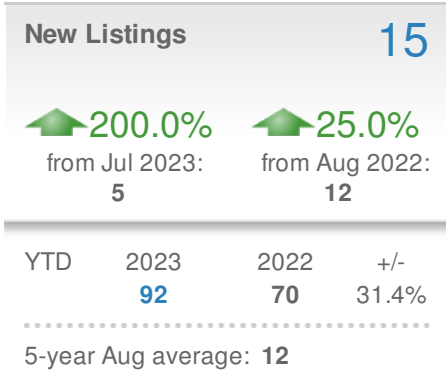
Email: ldavis@tcsr.realtor



August 2023

Twin Valley (Chester, PA) - Detached

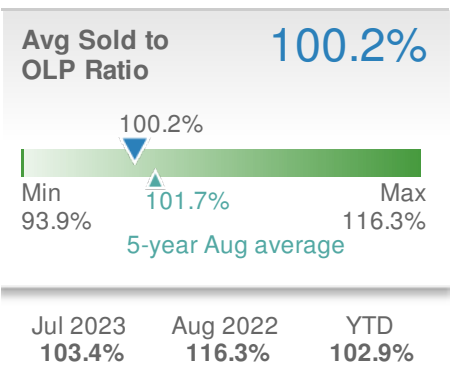
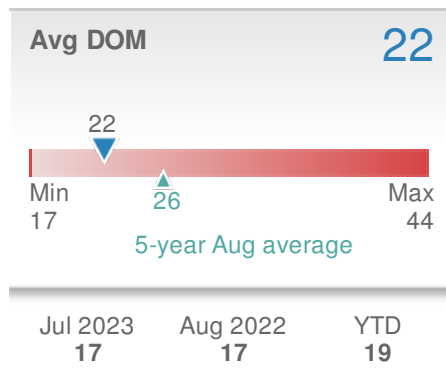
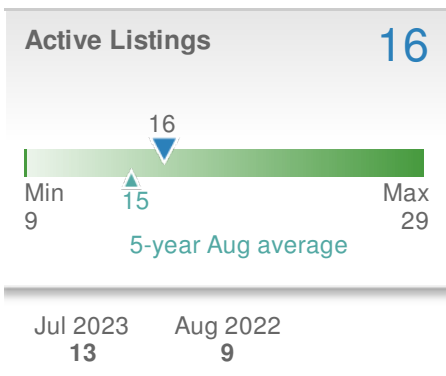
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Twin Valley (Chester, PA), the median sold price for Detached properties for August was \$504,143, representing an increase of 5% compared to last month and an increase of 60.6% from Aug 2022. The average days on market for units sold in August was 22 days, 17% below the 5-year August average of 26 days. There was a 7.7% month over month decrease in new contract activity with 12 New Pendings; a 6.7% MoM increase in All Pendings (new contracts + contracts carried over from July) to 16; and a 23.1% increase in supply to 16 active units.

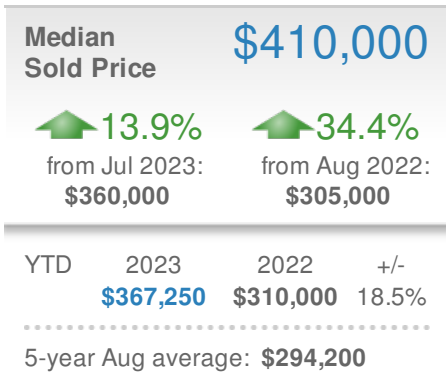
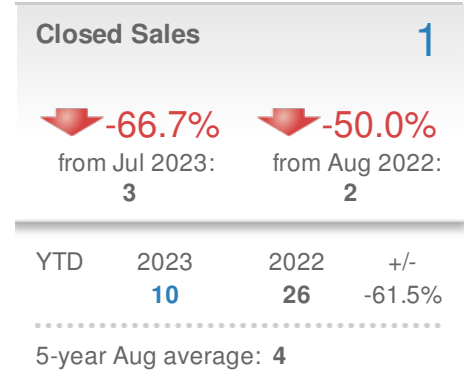
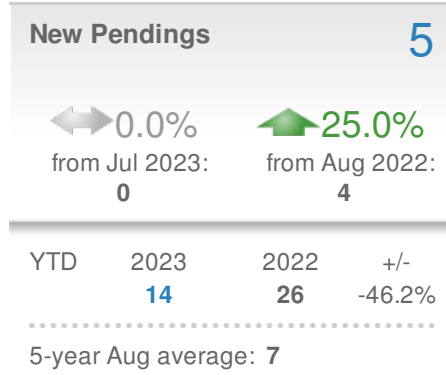
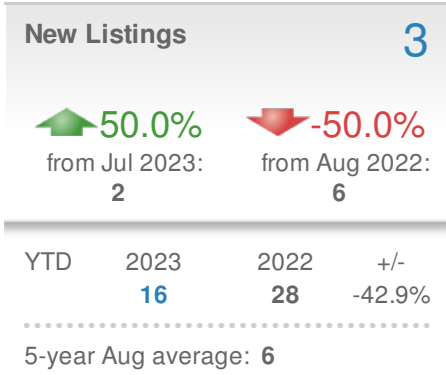
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 1.15 in July and a decrease from 1.22 in August 2022. The Contract Ratio is 37% lower than the 5-year August average of 1.59. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



August 2023

Twin Valley (Chester, PA) - Attached

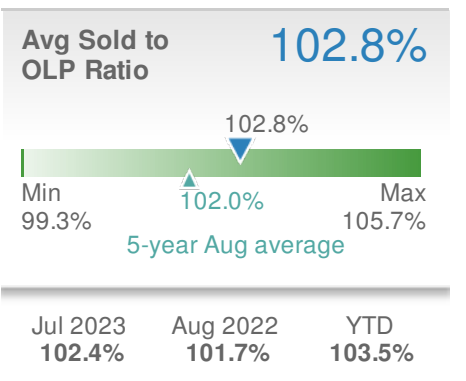
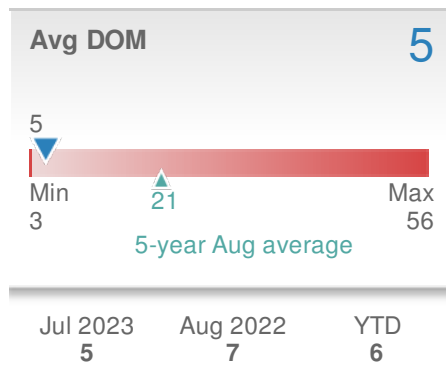
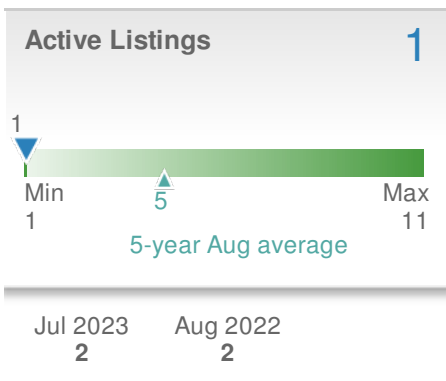
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Twin Valley (Chester, PA), the median sold price for Attached properties for August was \$410,000, representing an increase of 13.9% compared to last month and an increase of 34.4% from Aug 2022. The average days on market for units sold in August was 5 days, 76% below the 5-year August average of 21 days. There was a 0% month over month increase in new contract activity with 5 New Pendings; a 400% MoM increase in All Pendings (new contracts + contracts carried over from July) to 5; and a 50% decrease in supply to 1 active units.

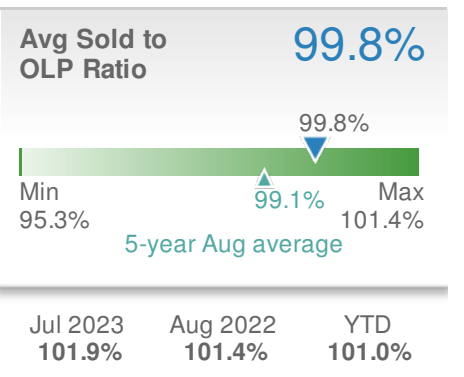
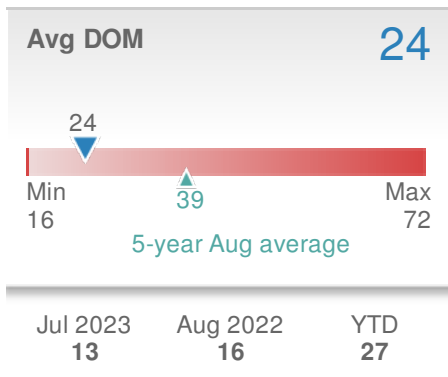
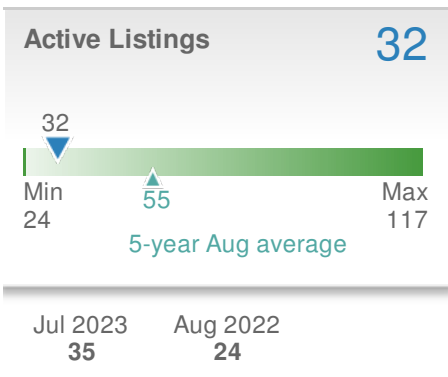
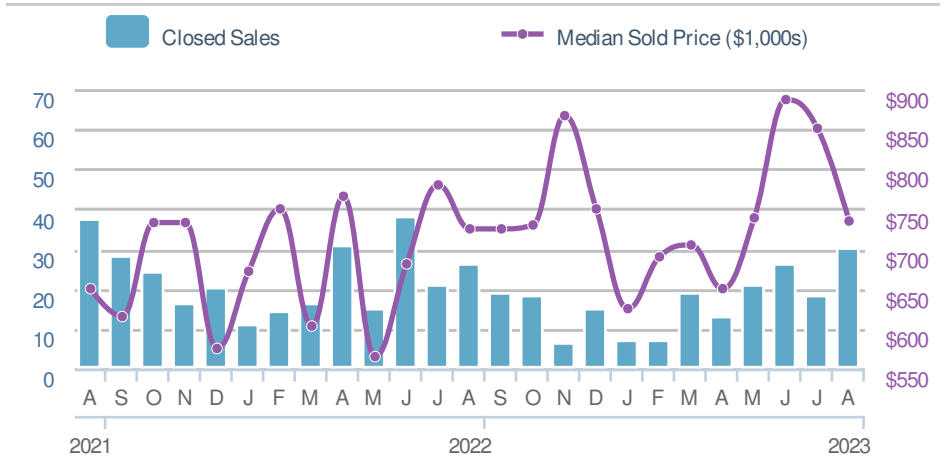
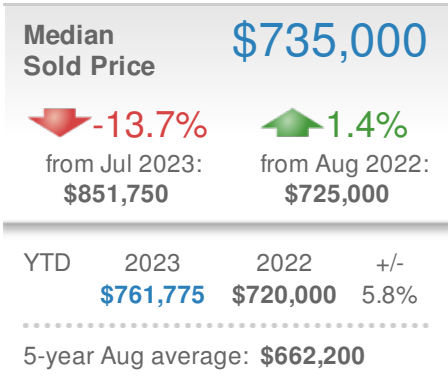
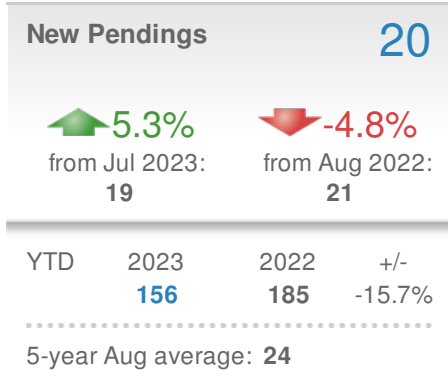
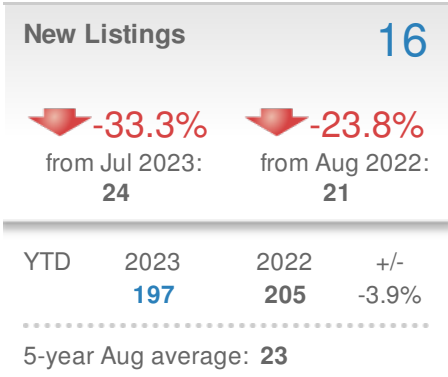
This activity resulted in a Contract Ratio of 5.00 pendings per active listing, up from 0.50 in July and an increase from 2.00 in August 2022. The Contract Ratio is 44% higher than the 5-year August average of 3.47. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



August 2023

Unionville-Chadds Ford (Chester, PA)

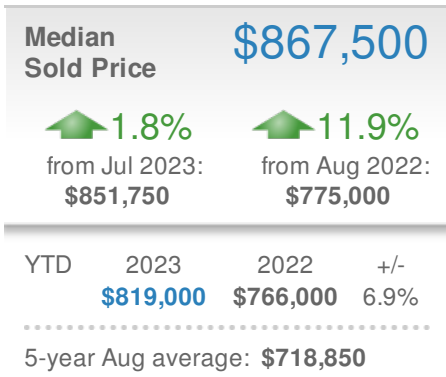
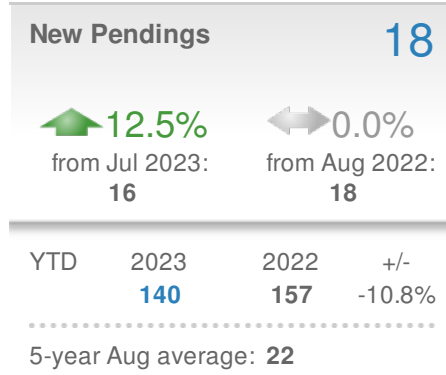
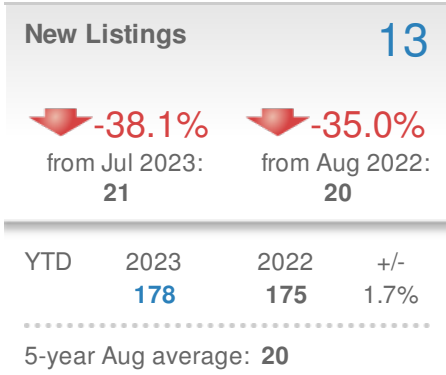
Email: ldavis@tcsr.realtor



August 2023

Unionville-Chadds Ford (Chester, PA) - Detached

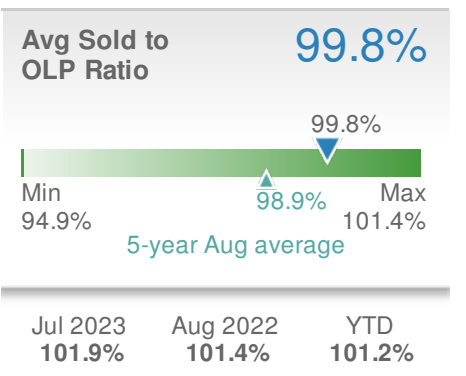
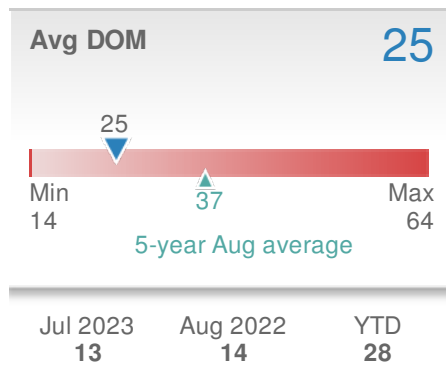
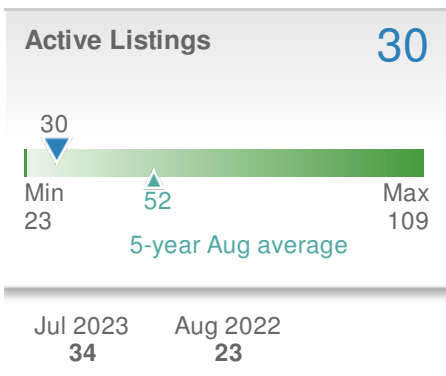
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Unionville-Chadds Ford (Chester, PA), the median sold price for Detached properties for August was \$867,500, representing an increase of 1.8% compared to last month and an increase of 11.9% from Aug 2022. The average days on market for units sold in August was 25 days, 32% below the 5-year August average of 37 days. There was a 12.5% month over month increase in new contract activity with 18 New Pendings; a 31.4% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 24; and an 11.8% decrease in supply to 30 active units.

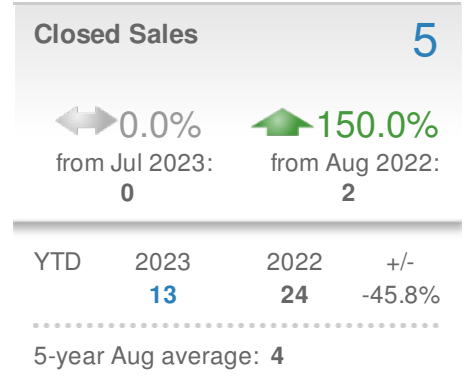
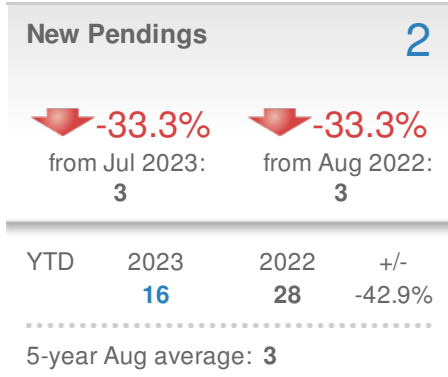
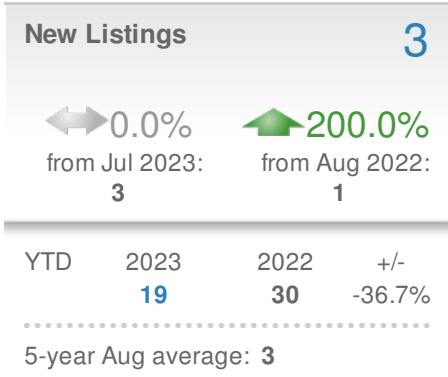
This activity resulted in a Contract Ratio of 0.80 pendings per active listing, down from 1.03 in July and a decrease from 1.22 in August 2022. The Contract Ratio is 7% lower than the 5-year August average of 0.86. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



August 2023

Unionville-Chadds Ford (Chester, PA) - Attached

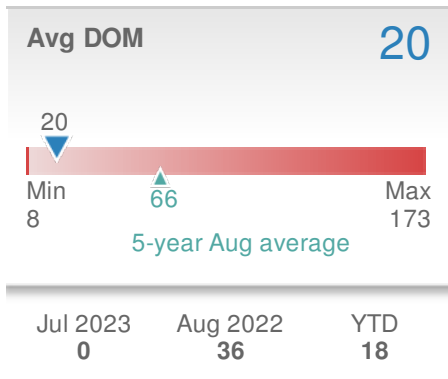
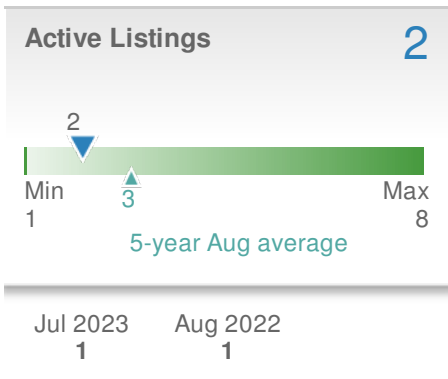
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Unionville-Chadds Ford (Chester, PA), the median sold price for Attached properties for August was \$550,000, representing an increase of 0% compared to last month and an increase of 0.5% from Aug 2022. The average days on market for units sold in August was 20 days, 70% below the 5-year August average of 66 days. There was a 33.3% month over month decrease in new contract activity with 2 New Pendings; a 50% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 3; and a 100% increase in supply to 2 active units.

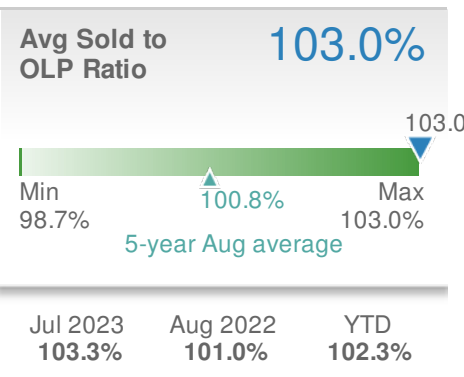
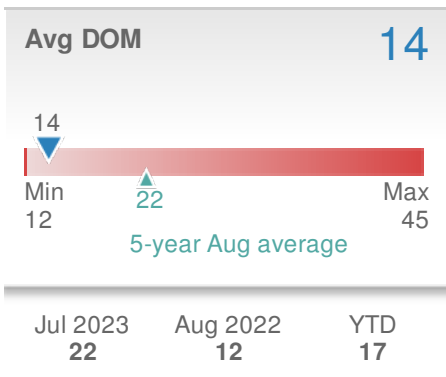
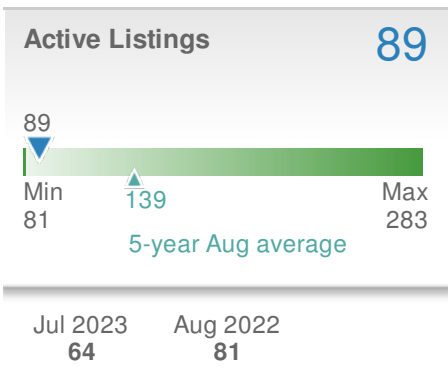
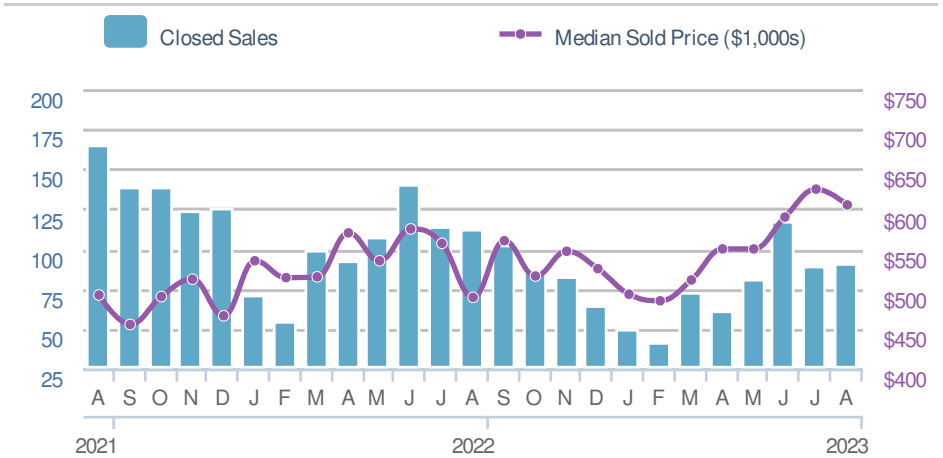
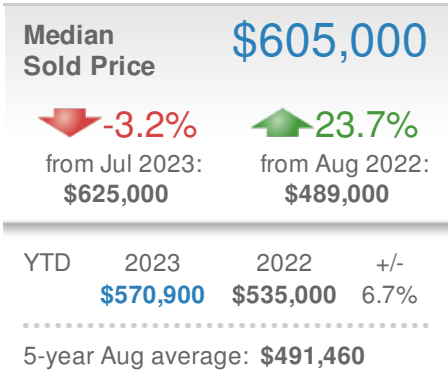
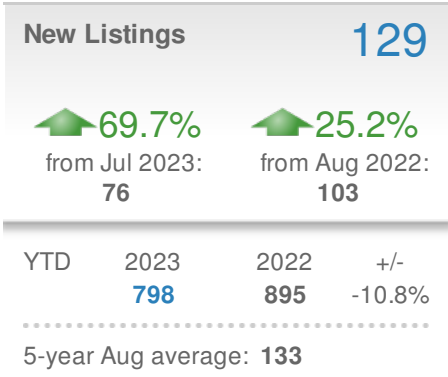
This activity resulted in a Contract Ratio of 1.50 pendings per active listing, down from 6.00 in July and a decrease from 5.00 in August 2022. The Contract Ratio is 44% lower than the 5-year August average of 2.70. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



August 2023

West Chester Area (Chester, PA)

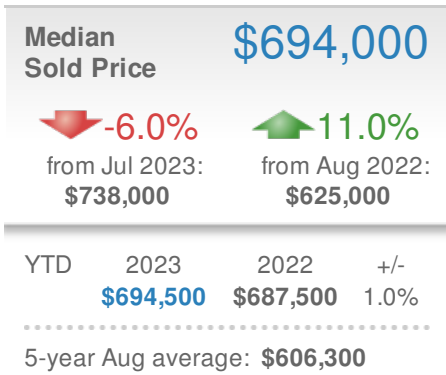
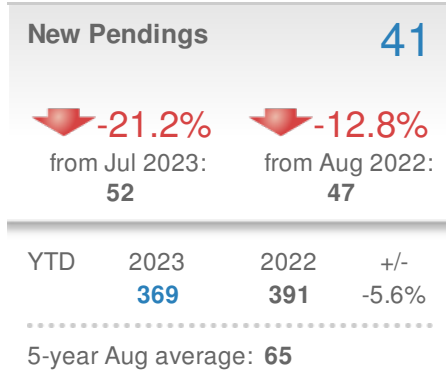
Email: ldavis@tcsr.realtor



August 2023

West Chester Area (Chester, PA) - Detached

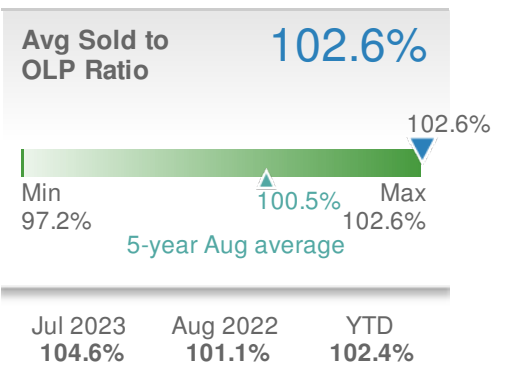
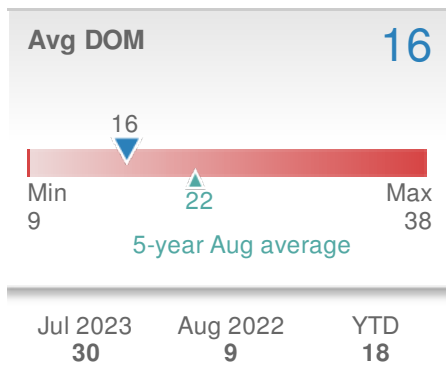
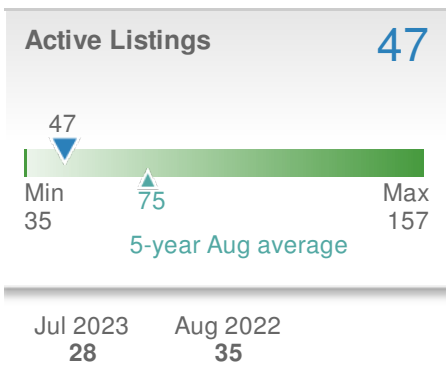
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In West Chester Area (Chester, PA), the median sold price for Detached properties for August was \$694,000, representing a decrease of 6% compared to last month and an increase of 11% from Aug 2022. The average days on market for units sold in August was 16 days, 26% below the 5-year August average of 22 days. There was a 21.2% month over month decrease in new contract activity with 41 New Pendings; a 13.8% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 94; and a 67.9% increase in supply to 47 active units.

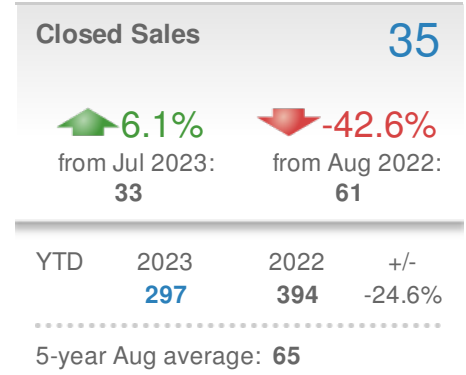
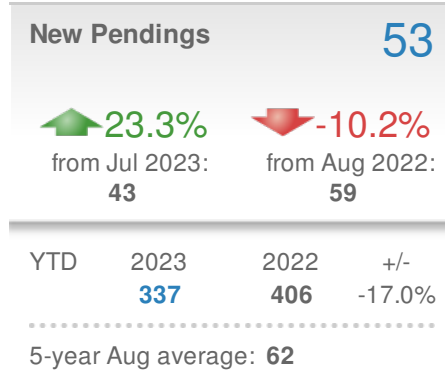
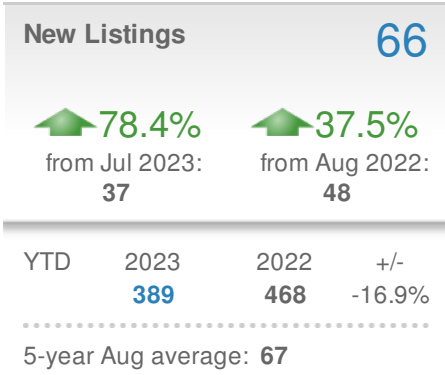
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, down from 3.89 in July and a decrease from 2.51 in August 2022. The Contract Ratio is the same as the 5-year August average of 1.99. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



August 2023

West Chester Area (Chester, PA) - Attached

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



Summary

In West Chester Area (Chester, PA), the median sold price for Attached properties for August was \$500,000, representing an increase of 6.4% compared to last month and an increase of 27.6% from Aug 2022. The average days on market for units sold in August was 10 days, 55% below the 5-year August average of 22 days. There was a 23.3% month over month increase in new contract activity with 53 New Pendings; a 27.4% MoM increase in All Pendings (new contracts + contracts carried over from July) to 79; and a 16.7% increase in supply to 42 active units.

This activity resulted in a Contract Ratio of 1.88 pendings per active listing, up from 1.72 in July and an increase from 1.76 in August 2022. The Contract Ratio is 8% higher than the 5-year August average of 1.74. 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.

