

September 2023

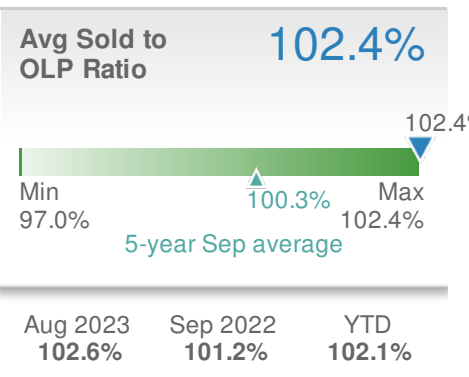
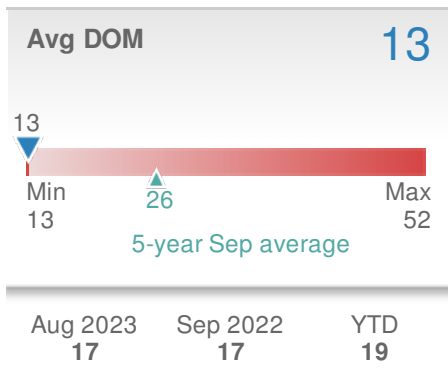
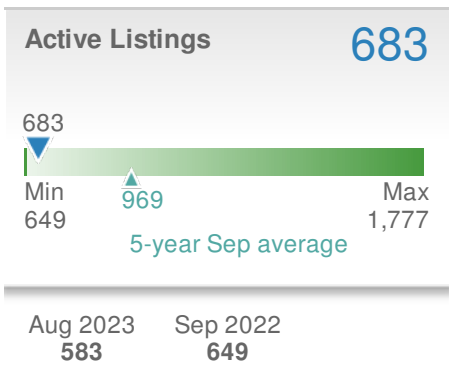
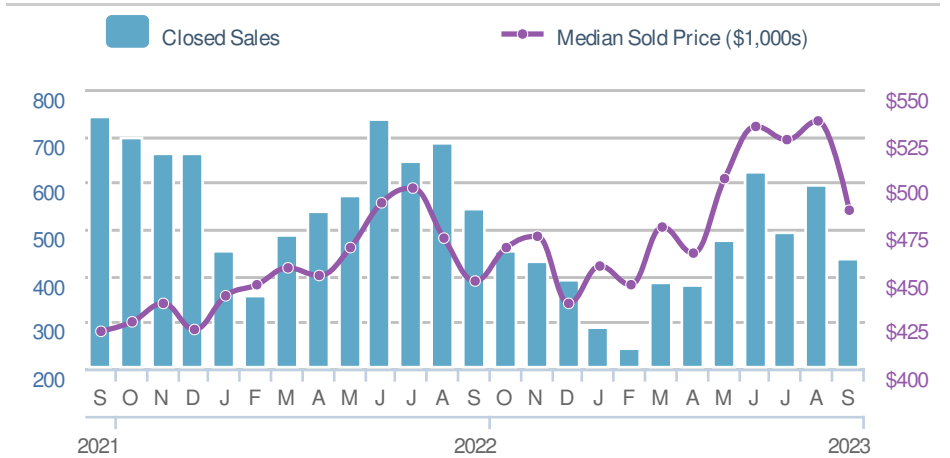
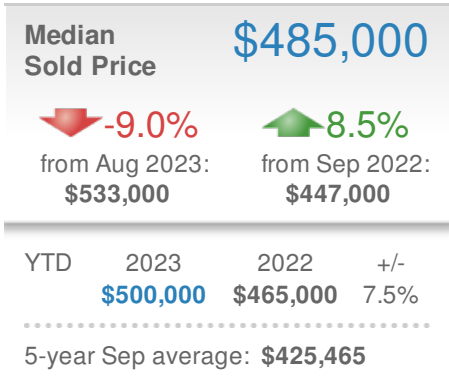
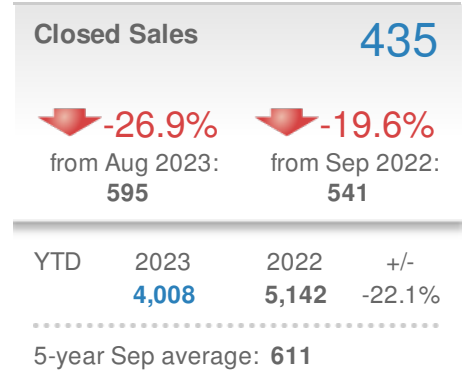
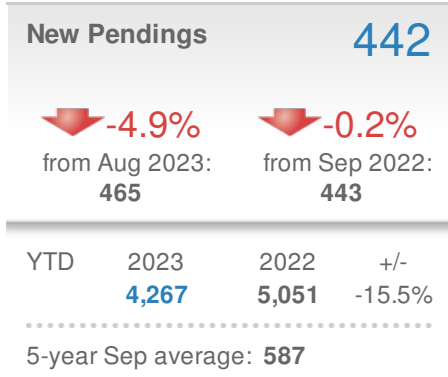
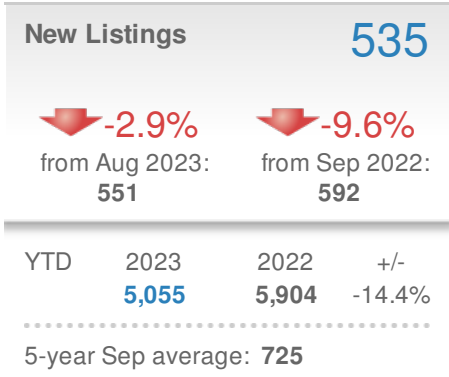
All Home Types
Detached
Attached

Local Market Insight

Chester County, PA

September 2023
Chester County, PA

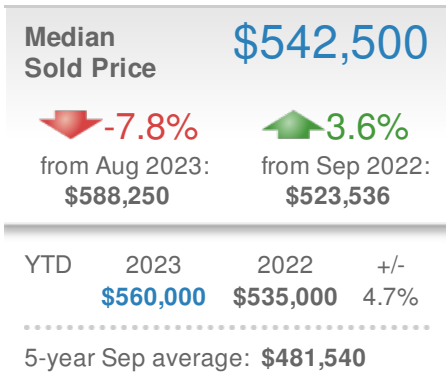
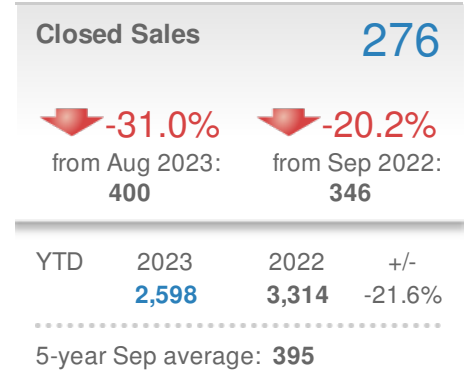
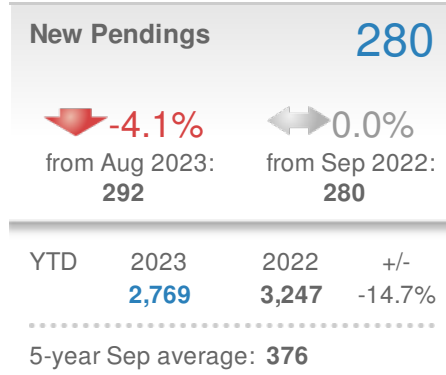
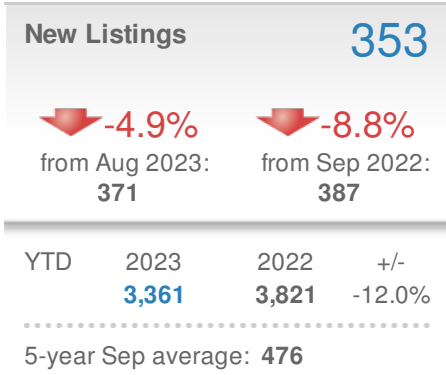
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September 2023

Chester County, PA - Detached

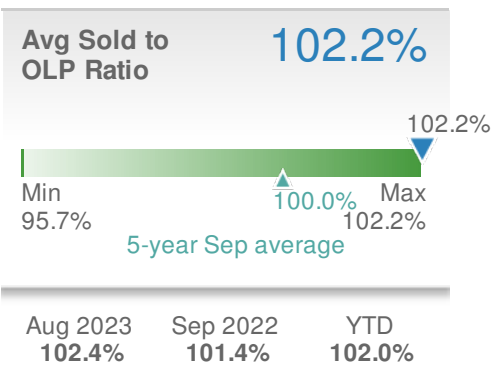
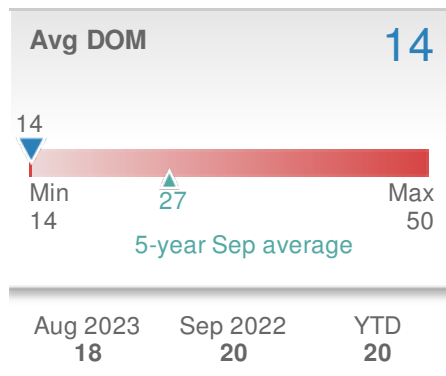
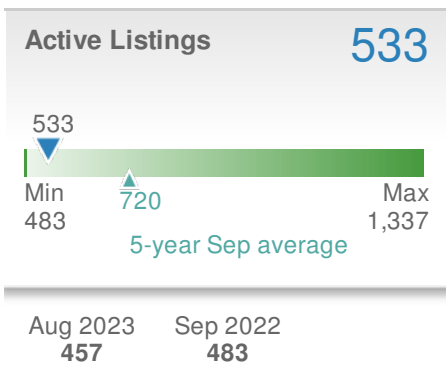
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Summary

In Chester County, PA, the median sold price for Detached properties for September was \$542,500, representing a decrease of 7.8% compared to last month and an increase of 3.6% from Sep 2022. The average days on market for units sold in September was 14 days, 48% below the 5-year September average of 27 days. There was a 4.1% month over month decrease in new contract activity with 280 New Pendings; a 2.8% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 495; and a 16.6% increase in supply to 533 active units.

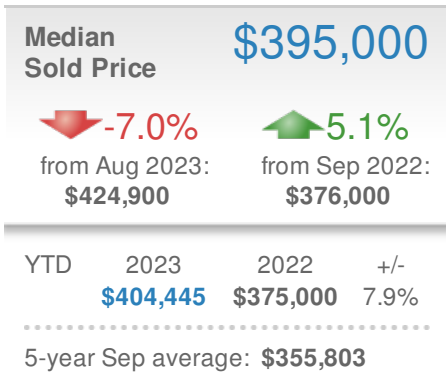
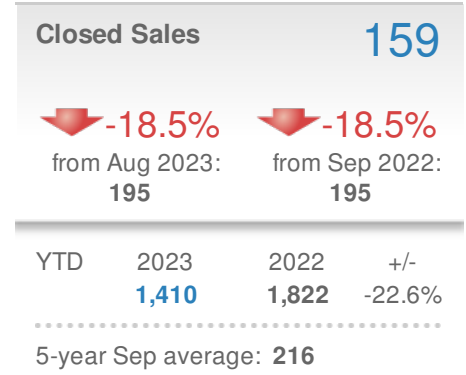
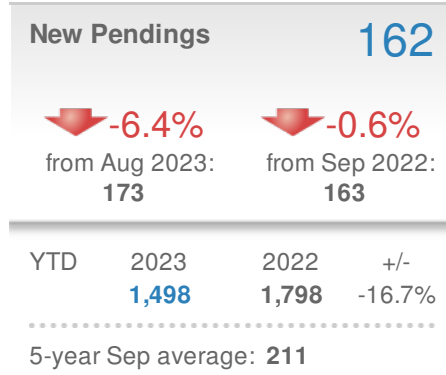
This activity resulted in a Contract Ratio of 0.93 pendings per active listing, down from 1.11 in August and a decrease from 1.06 in September 2022. The Contract Ratio is 18% lower than the 5-year September average of 1.13. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



September 2023

Chester County, PA - Attached

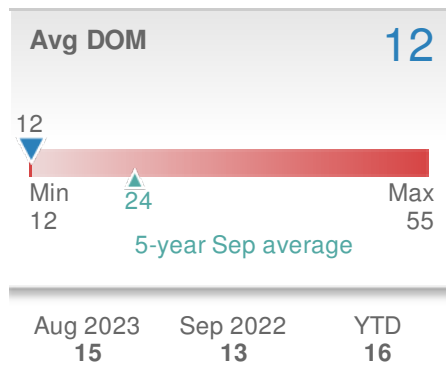
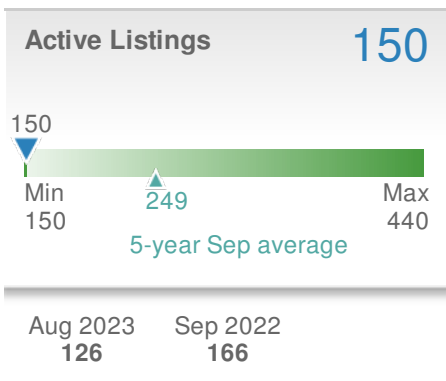
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Summary

In Chester County, PA, the median sold price for Attached properties for September was \$395,000, representing a decrease of 7% compared to last month and an increase of 5.1% from Sep 2022. The average days on market for units sold in September was 12 days, 50% below the 5-year September average of 24 days. There was a 6.4% month over month decrease in new contract activity with 162 New Pendings; a 3.3% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 294; and a 19% increase in supply to 150 active units.

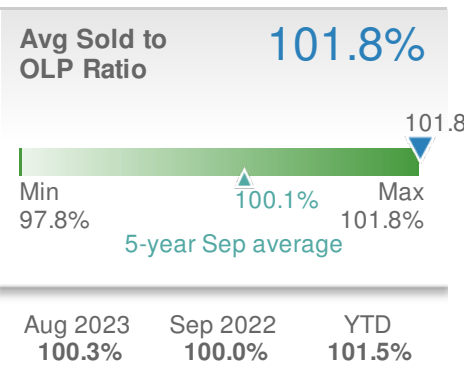
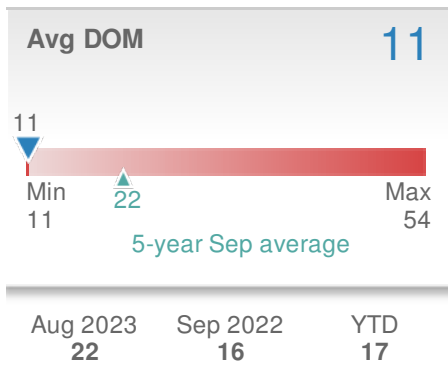
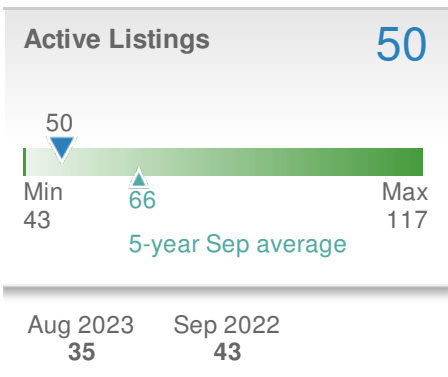
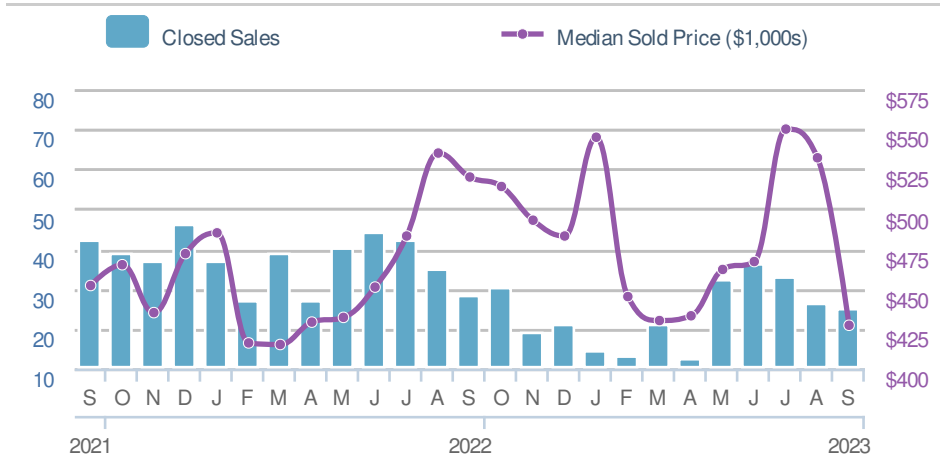
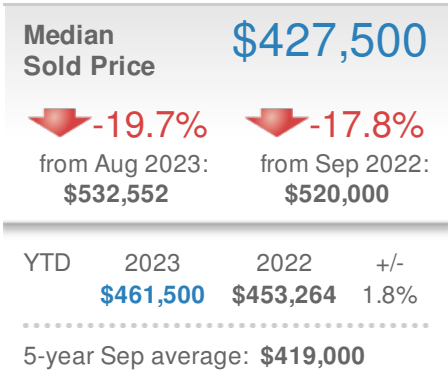
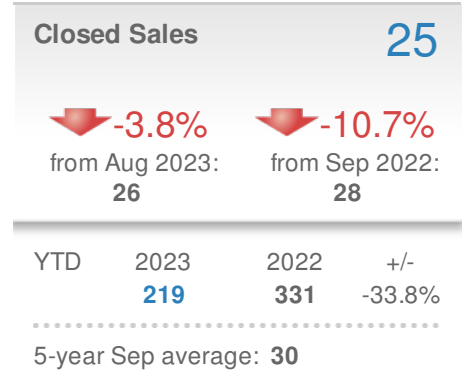
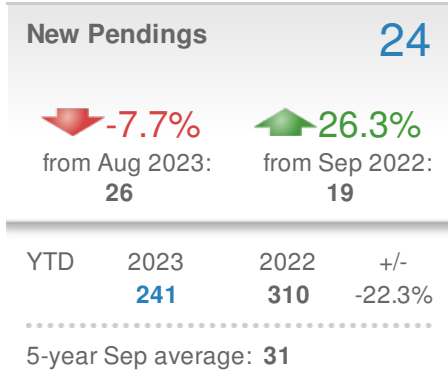
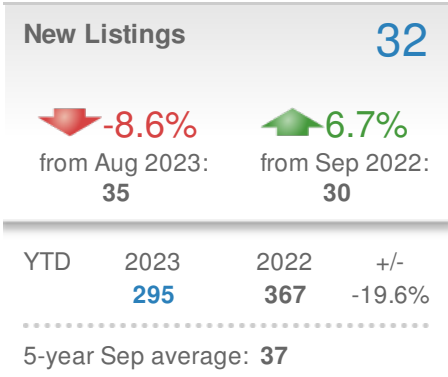
This activity resulted in a Contract Ratio of 1.96 pendings per active listing, down from 2.41 in August and a decrease from 2.02 in September 2022. The Contract Ratio is 1% higher than the 5-year September average of 1.93. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



September 2023

Avon Grove (Chester, PA)

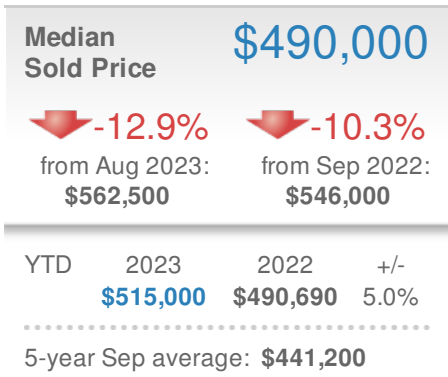
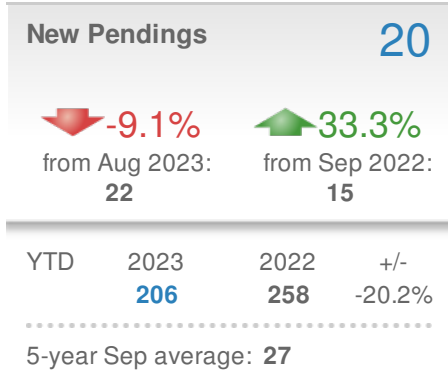
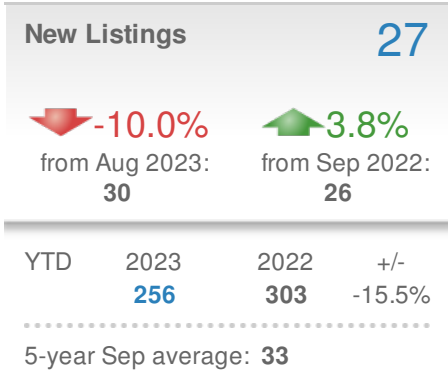
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September 2023

Avon Grove (Chester, PA) - Detached

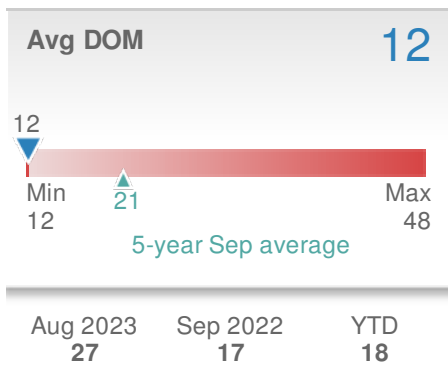
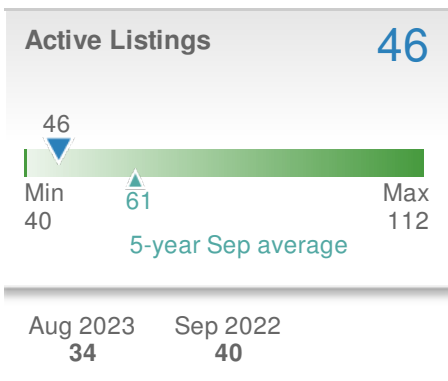
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Summary

In Avon Grove (Chester, PA), the median sold price for Detached properties for September was \$490,000, representing a decrease of 12.9% compared to last month and a decrease of 10.3% from Sep 2022. The average days on market for units sold in September was 12 days, 43% below the 5-year September average of 21 days. There was a 9.1% month over month decrease in new contract activity with 20 New Pendings; a 2.1% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 47; and a 35.3% increase in supply to 46 active units.

This activity resulted in a Contract Ratio of 1.02 pendings per active listing, down from 1.41 in August and a decrease from 1.20 in September 2022. The Contract Ratio is 6% lower than the 5-year September average of 1.08. 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.



September 2023

Avon Grove (Chester, PA) - Attached

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New Listings 5

↔ 0.0% ↑ 25.0%
from Aug 2023: 5 from Sep 2022: 4

| YTD | 2023 | 2022 | +/- |
|-----|------|------|--------|
| | 39 | 64 | -39.1% |

5-year Sep average: 4

New Pendings 4

↔ 0.0% ↔ 0.0%
from Aug 2023: 4 from Sep 2022: 4

| YTD | 2023 | 2022 | +/- |
|-----|------|------|--------|
| | 35 | 52 | -32.7% |

5-year Sep average: 4

Closed Sales 4

↓ -33.3% ↑ 33.3%
from Aug 2023: 6 from Sep 2022: 3

| YTD | 2023 | 2022 | +/- |
|-----|------|------|--------|
| | 40 | 56 | -28.6% |

5-year Sep average: 4

Median Sold Price \$362,500

↓ -11.9% ↓ -19.2%
from Aug 2023: \$411,457 from Sep 2022: \$448,645

| YTD | 2023 | 2022 | +/- |
|-----|-----------|-----------|------|
| | \$381,000 | \$373,990 | 1.9% |

5-year Sep average: \$339,802

Summary

In Avon Grove (Chester, PA), the median sold price for Attached properties for September was \$362,500, representing a decrease of 11.9% compared to last month and a decrease of 19.2% from Sep 2022. The average days on market for units sold in September was 4 days, 79% below the 5-year September average of 19 days. There was no month over month change in new contract activity with 4 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from August) with 4; and a 300% increase in supply to 4 active units.

This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 4.00 in August and a decrease from 5.67 in September 2022. The Contract Ratio is 65% lower than the 5-year September average of 2.86. 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.

Active Listings 4

| Aug 2023 | Sep 2022 |
|----------|----------|
| 1 | 3 |

Avg DOM 4

| Aug 2023 | Sep 2022 | YTD |
|----------|----------|-----|
| 7 | 10 | 13 |

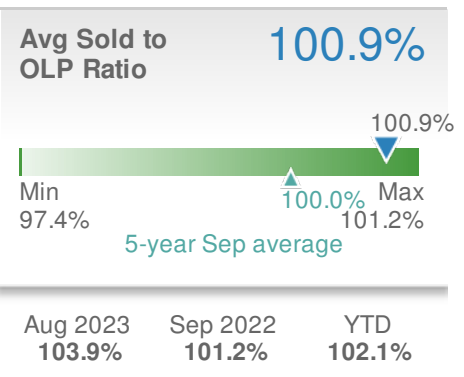
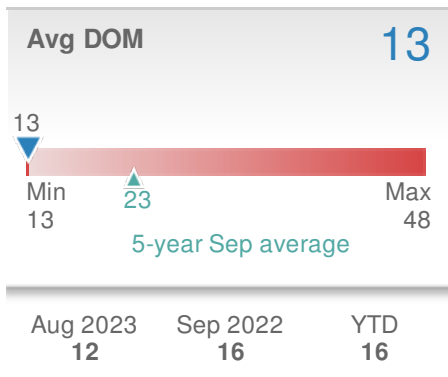
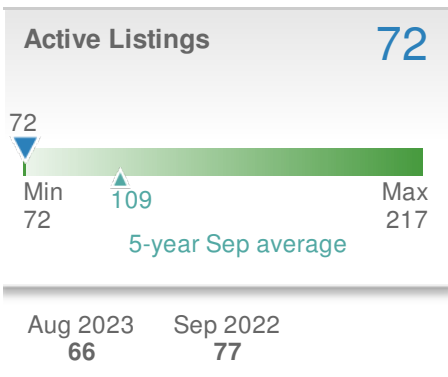
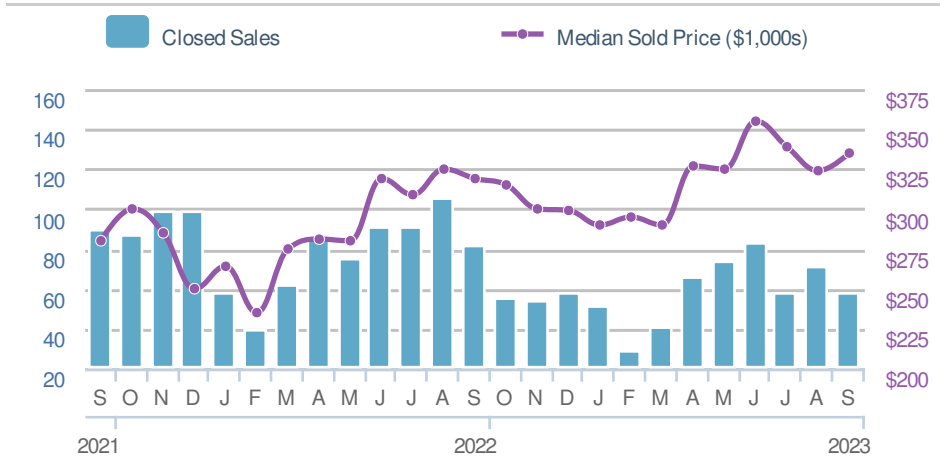
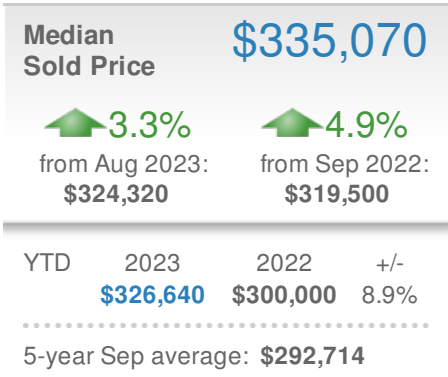
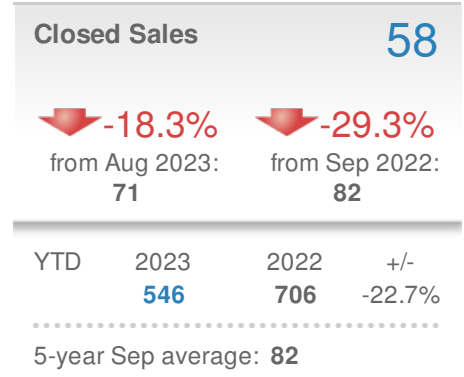
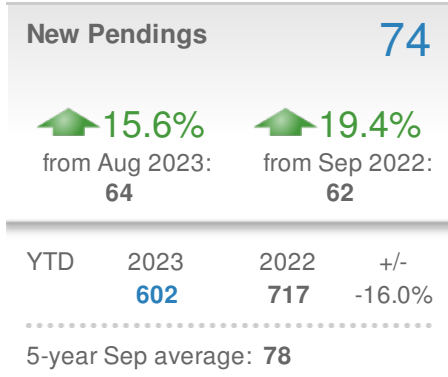
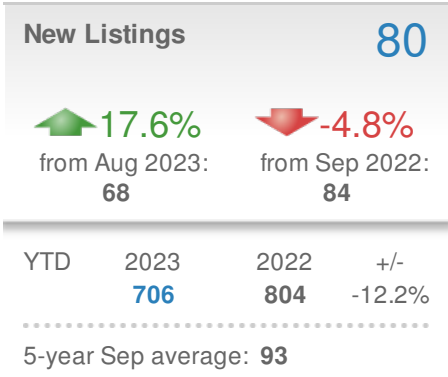
Avg Sold to OLP Ratio 103.5%

| Aug 2023 | Sep 2022 | YTD |
|----------|----------|--------|
| 101.9% | 104.4% | 101.0% |

September 2023

Coatesville Area (Chester, PA)

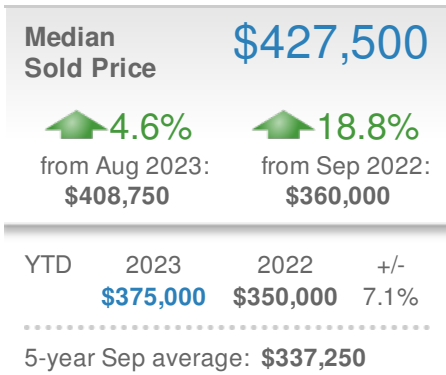
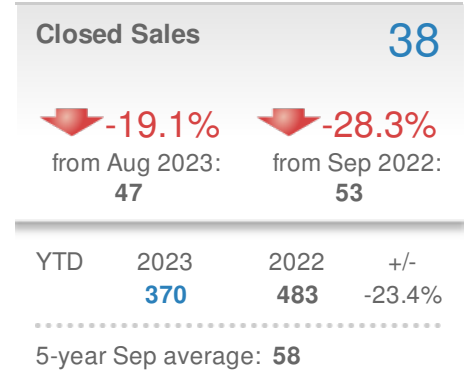
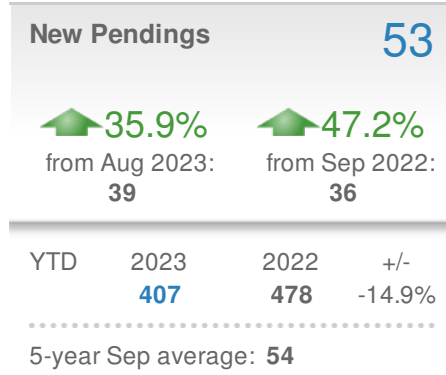
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September 2023

Coatesville Area (Chester, PA) - Detached

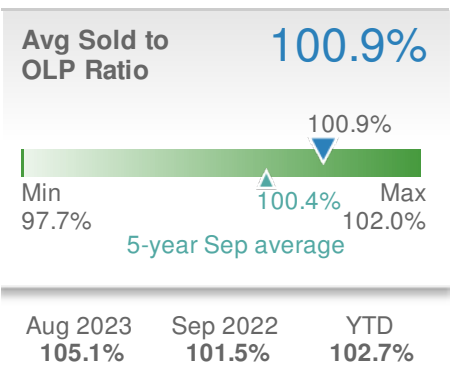
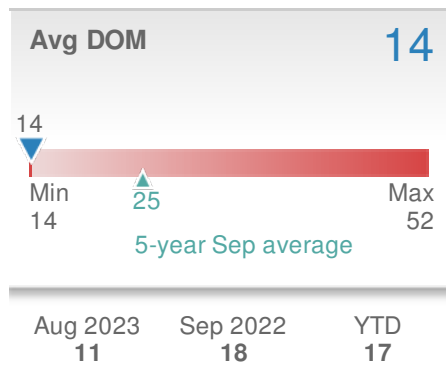
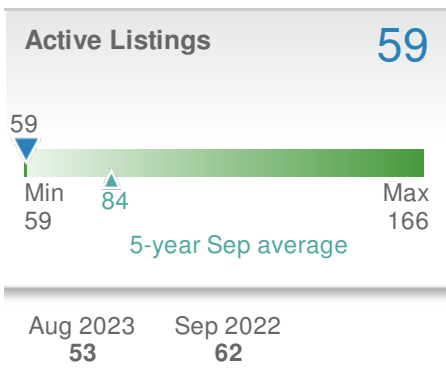
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Summary

In Coatesville Area (Chester, PA), the median sold price for Detached properties for September was \$427,500, representing an increase of 4.6% compared to last month and an increase of 18.8% from Sep 2022. The average days on market for units sold in September was 14 days, 44% below the 5-year September average of 25 days. There was a 35.9% month over month increase in new contract activity with 53 New Pendings; an 11.3% MoM increase in All Pendings (new contracts + contracts carried over from August) to 79; and an 11.3% increase in supply to 59 active units.

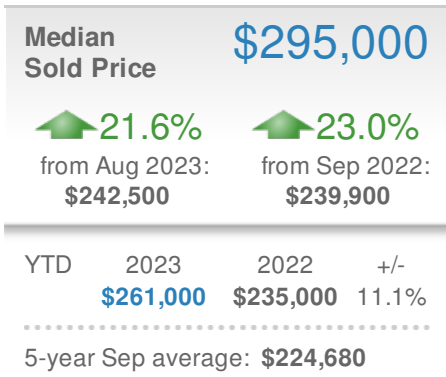
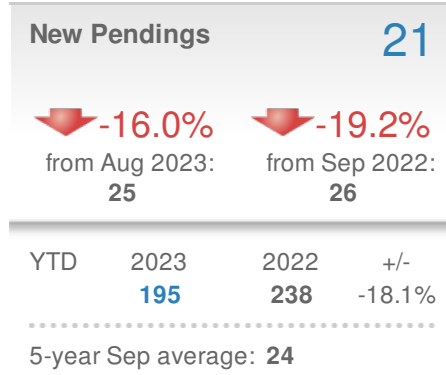
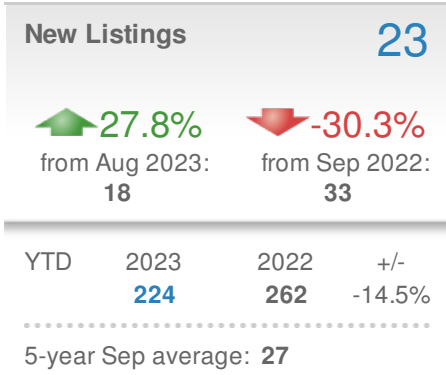
This activity resulted in a Contract Ratio of 1.34 pendings per active listing, no change from August and an increase from 0.81 in September 2022. The Contract Ratio is 2% higher than the 5-year September average of 1.32. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



September 2023

Coatesville Area (Chester, PA) - Attached

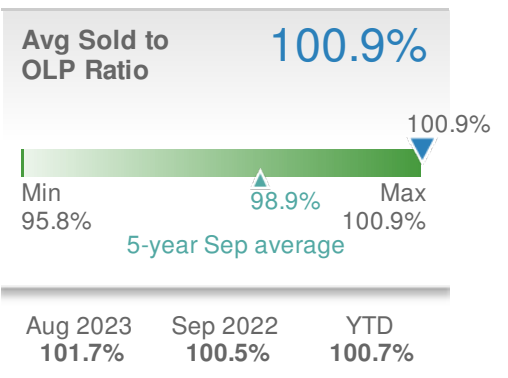
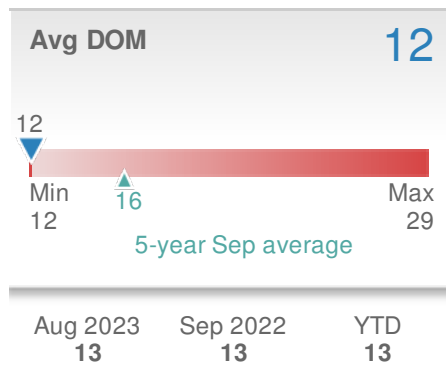
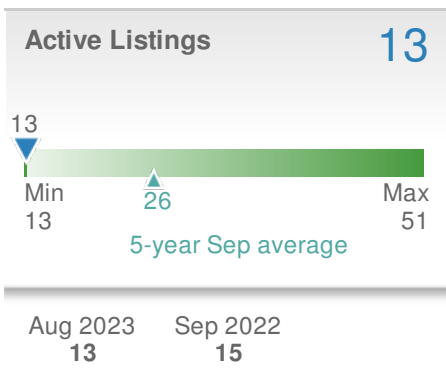
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Summary

In Coatesville Area (Chester, PA), the median sold price for Attached properties for September was \$295,000, representing an increase of 21.6% compared to last month and an increase of 23% from Sep 2022. The average days on market for units sold in September was 12 days, 26% below the 5-year September average of 16 days. There was a 16% month over month decrease in new contract activity with 21 New Pendings; a 4.3% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 45; and no change in supply with 13 active units.

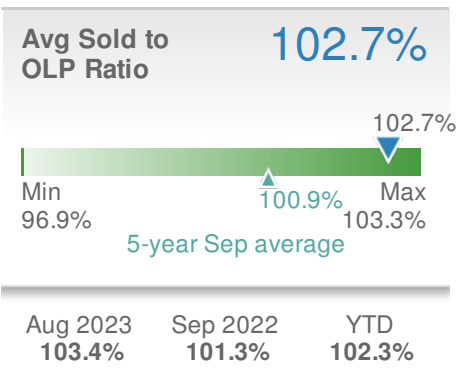
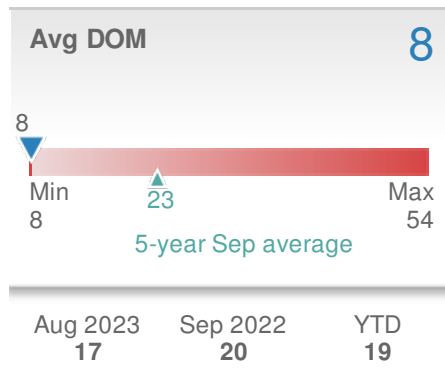
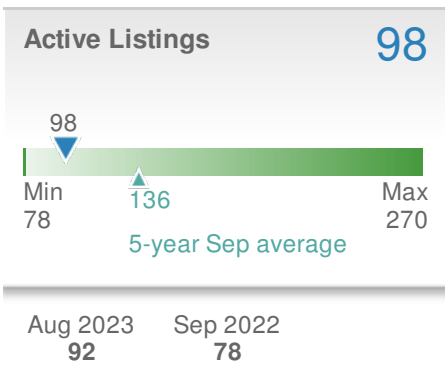
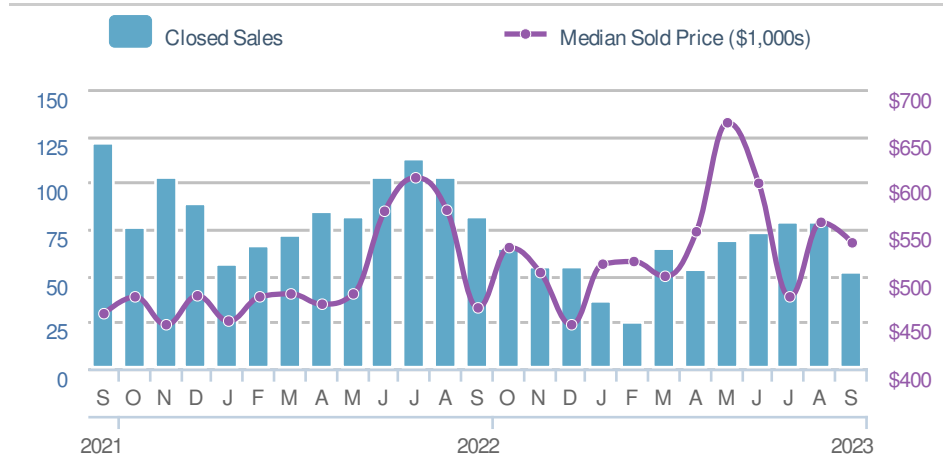
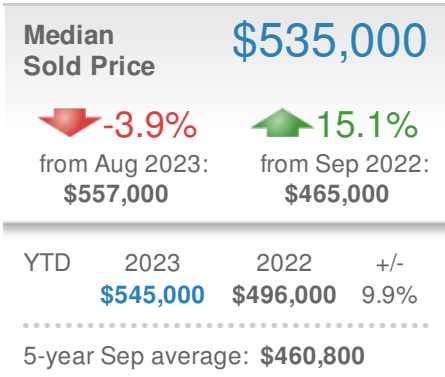
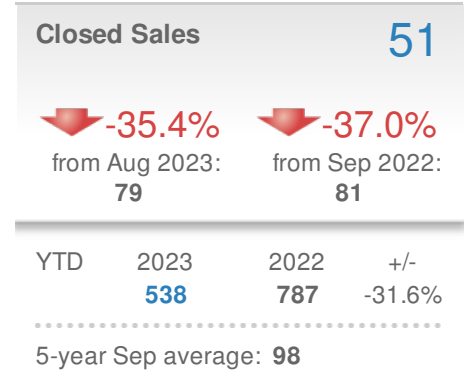
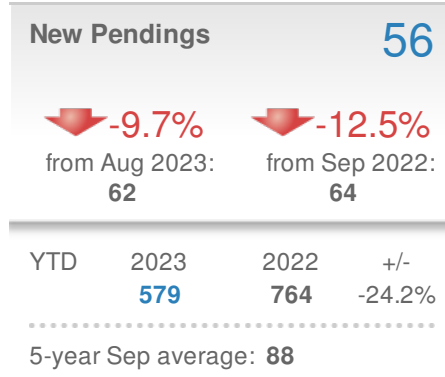
This activity resulted in a Contract Ratio of 3.46 pendencies per active listing, down from 3.62 in August and an increase from 2.60 in September 2022. The Contract Ratio is 80% higher than the 5-year September average of 1.93. A higher Contract Ratio signifies a relative increase in contract activity 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.



September 2023

Downingtown Area (Chester, PA)

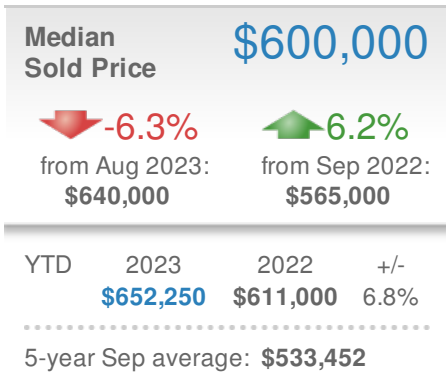
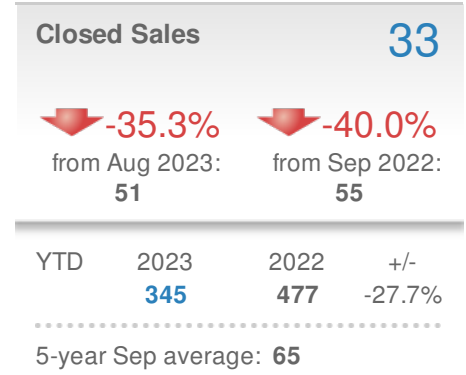
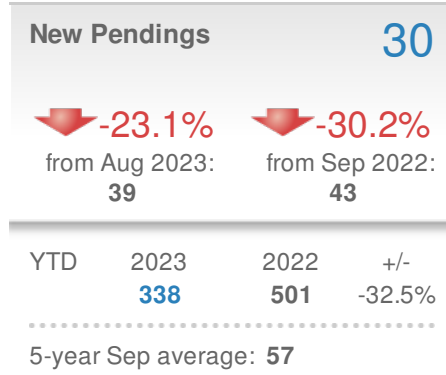
Email: ldavis@tcsr.realtor



September 2023

Downingtown Area (Chester, PA) - Detached

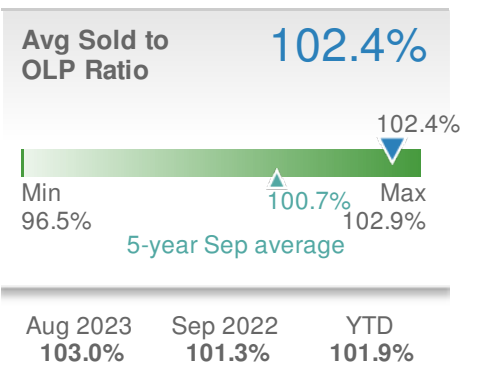
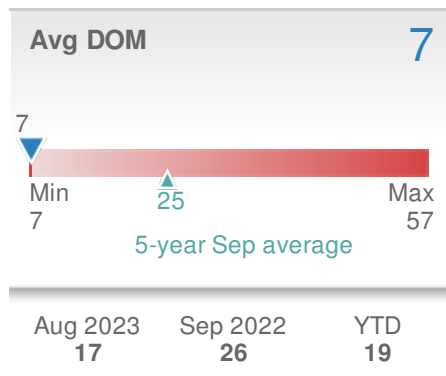
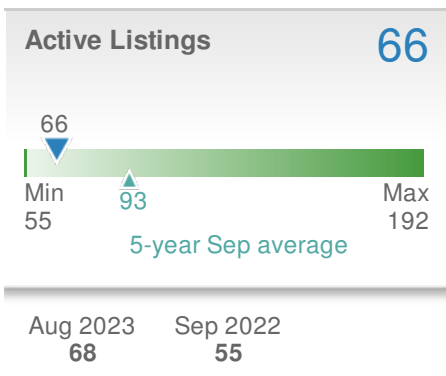
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Summary

In Downingtown Area (Chester, PA), the median sold price for Detached properties for September was \$600,000, representing a decrease of 6.3% compared to last month and an increase of 6.2% from Sep 2022. The average days on market for units sold in September was 7 days, 72% below the 5-year September average of 25 days. There was a 23.1% month over month decrease in new contract activity with 30 New Pendings; a 6% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 47; and a 2.9% decrease in supply to 66 active units.

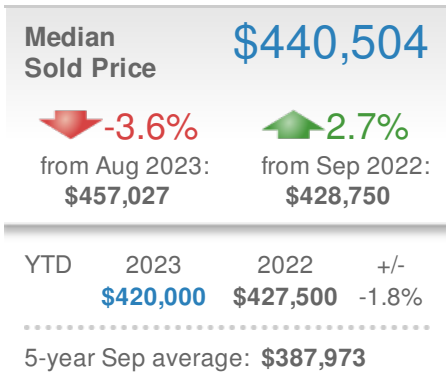
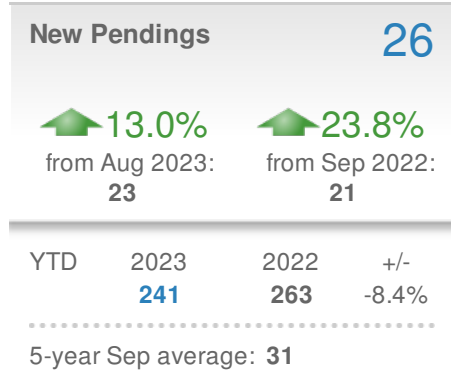
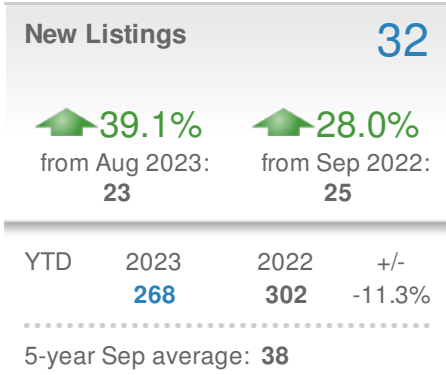
This activity resulted in a Contract Ratio of 0.71 pendings per active listing, down from 0.74 in August and a decrease from 1.69 in September 2022. The Contract Ratio is 55% lower than the 5-year September average of 1.57. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



September 2023

Downingtown Area (Chester, PA) - Attached

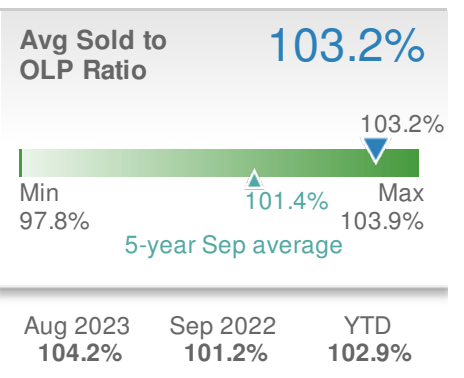
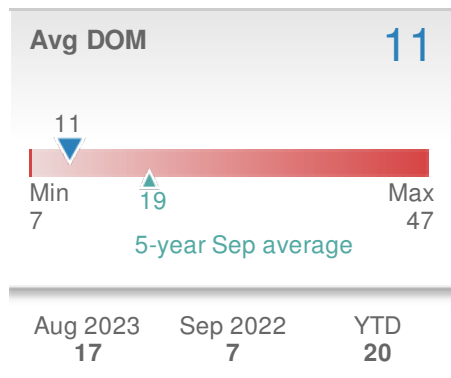
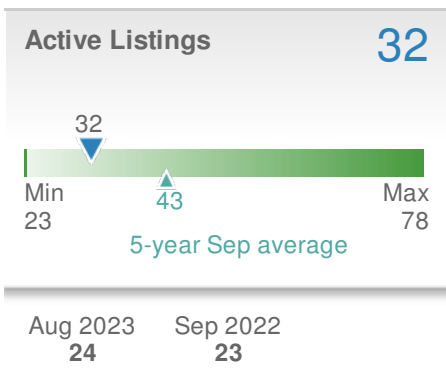
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Downingtown Area (Chester, PA), the median sold price for Attached properties for September was \$440,504, representing a decrease of 3.6% compared to last month and an increase of 2.7% from Sep 2022. The average days on market for units sold in September was 11 days, 43% below the 5-year September average of 19 days. There was a 13% month over month increase in new contract activity with 26 New Pendings; a 7.5% MoM increase in All Pendings (new contracts + contracts carried over from August) to 86; and a 33.3% increase in supply to 32 active units.

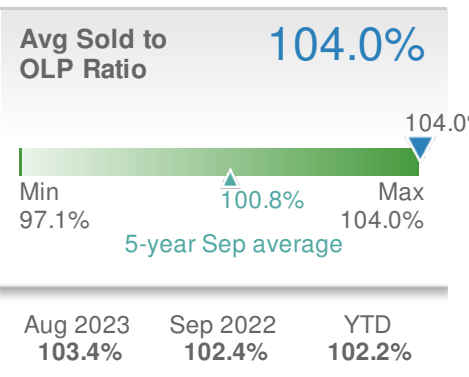
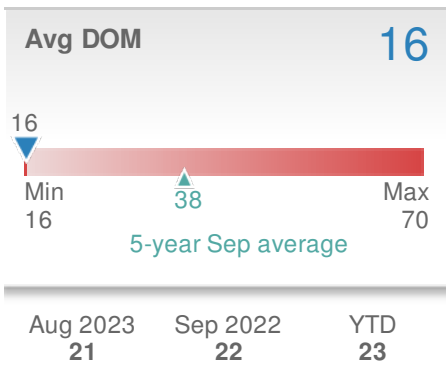
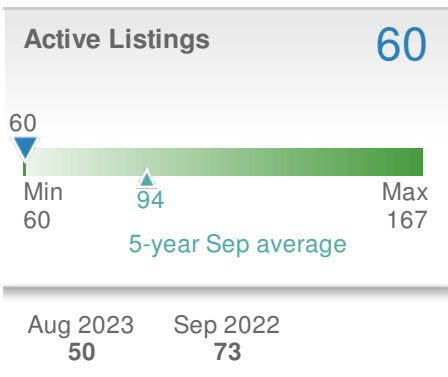
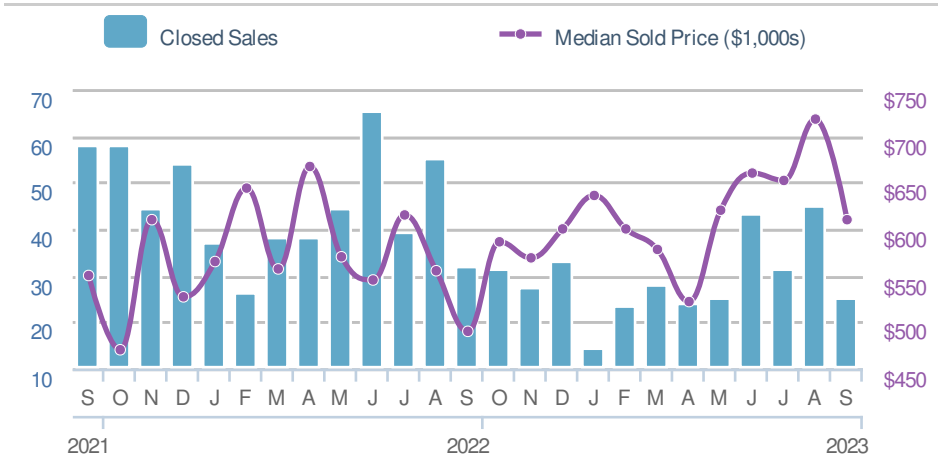
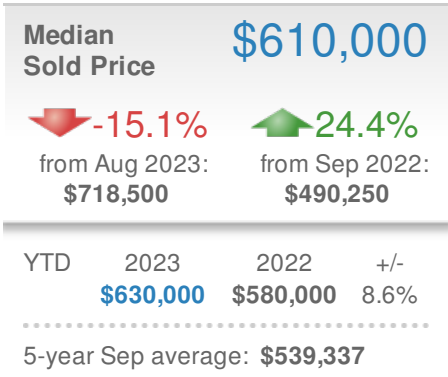
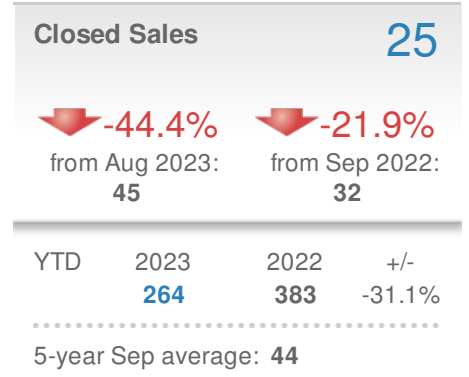
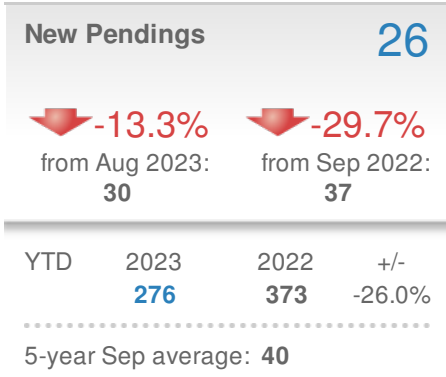
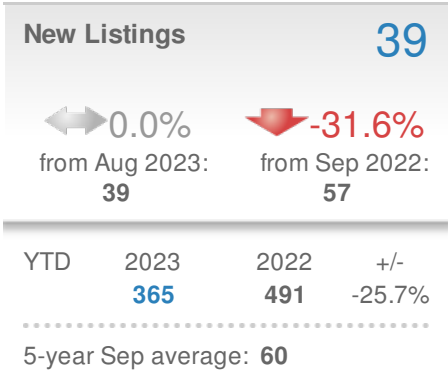
This activity resulted in a Contract Ratio of 2.69 pendings per active listing, down from 3.33 in August and a decrease from 2.70 in September 2022. The Contract Ratio is 16% higher than the 5-year September average of 2.32. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



September 2023

Great Valley (Chester, PA)

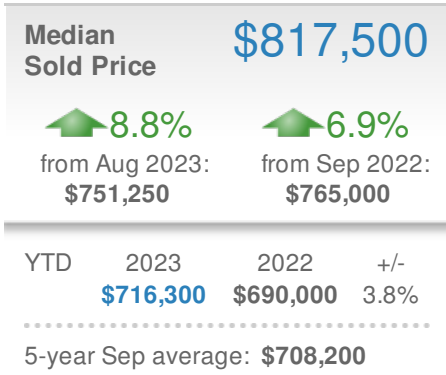
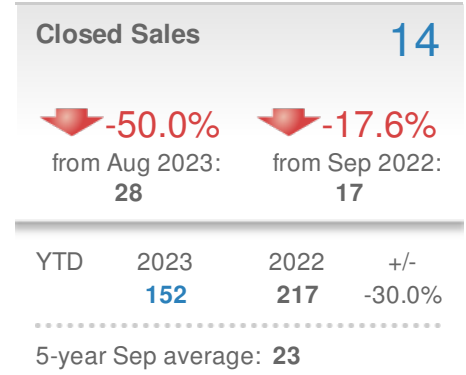
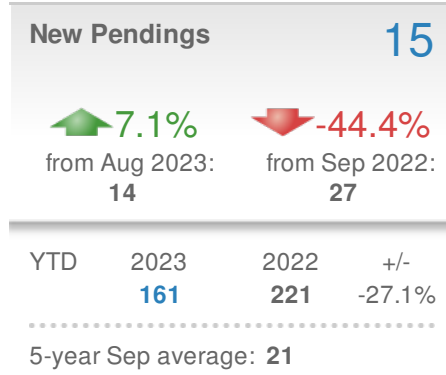
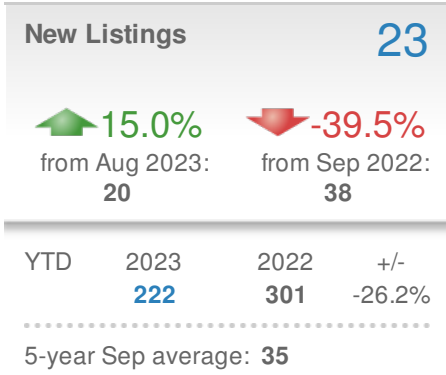
Email: ldavis@tcsr.realtor



September 2023

Great Valley (Chester, PA) - Detached

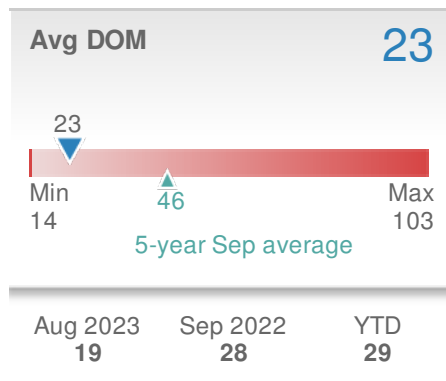
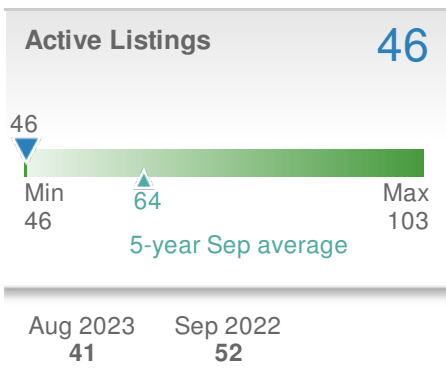
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Great Valley (Chester, PA), the median sold price for Detached properties for September was \$817,500, representing an increase of 8.8% compared to last month and an increase of 6.9% from Sep 2022. The average days on market for units sold in September was 23 days, 50% below the 5-year September average of 46 days. There was a 7.1% month over month increase in new contract activity with 15 New Pendings; a 6.9% MoM increase in All Pendings (new contracts + contracts carried over from August) to 31; and a 12.2% increase in supply to 46 active units.

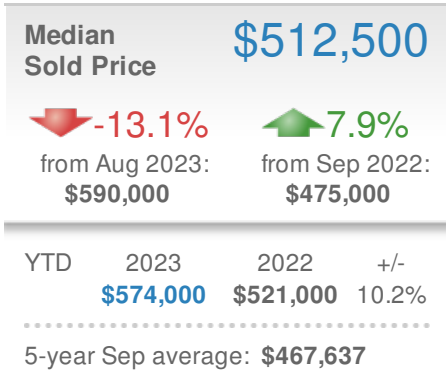
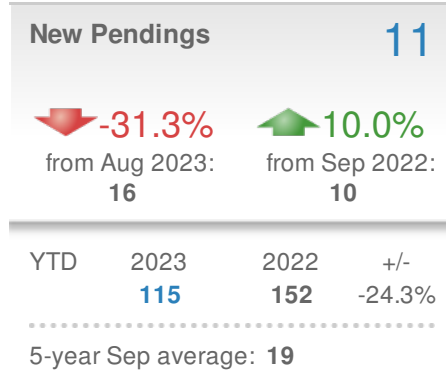
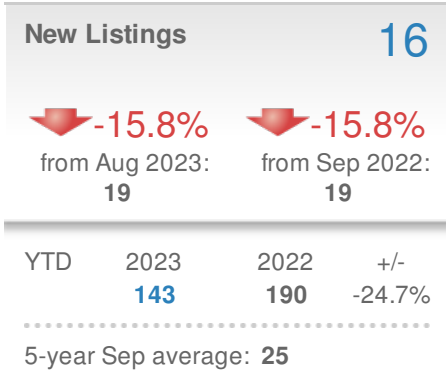
This activity resulted in a Contract Ratio of 0.67 pendings per active listing, down from 0.71 in August and a decrease from 0.87 in September 2022. The Contract Ratio is 18% lower than the 5-year September average of 0.81. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



September 2023

Great Valley (Chester, PA) - Attached

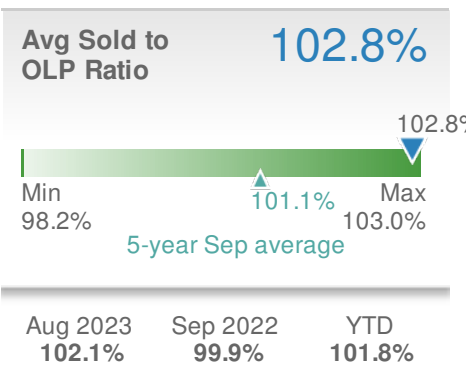
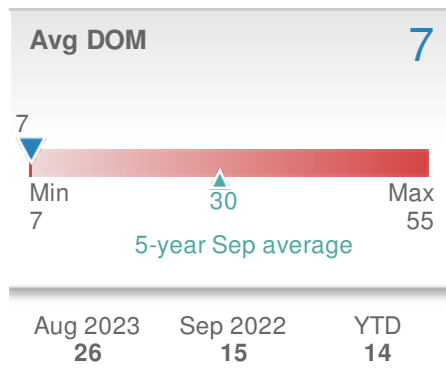
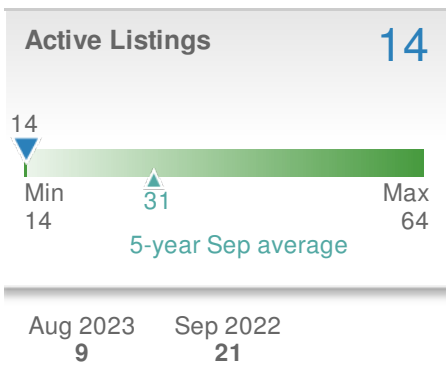
Tri-County Suburban REALTORS
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Summary

In Great Valley (Chester, PA), the median sold price for Attached properties for September was \$512,500, representing a decrease of 13.1% compared to last month and an increase of 7.9% from Sep 2022. The average days on market for units sold in September was 7 days, 77% below the 5-year September average of 30 days. There was a 31.3% month over month decrease in new contract activity with 11 New Pendings; a 4.8% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 20; and a 55.6% increase in supply to 14 active units.

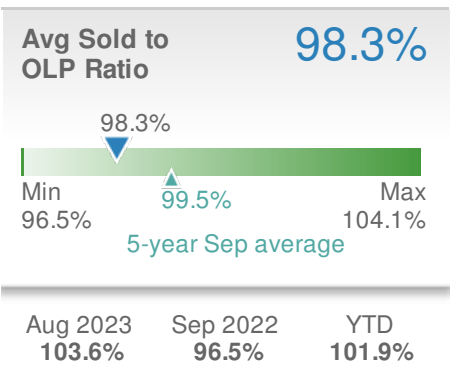
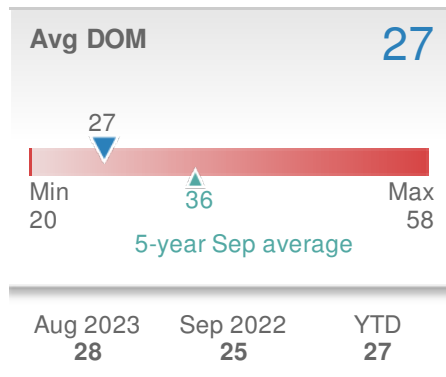
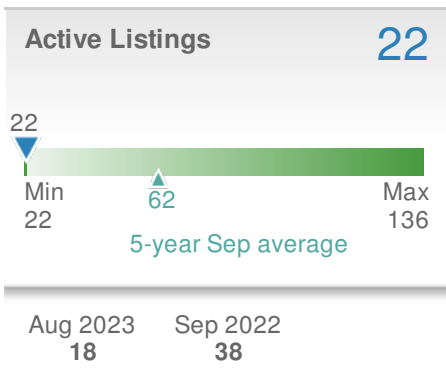
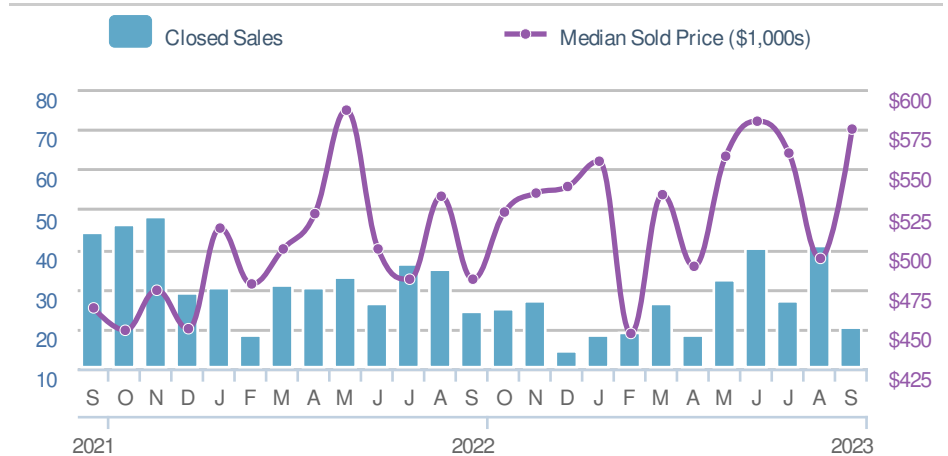
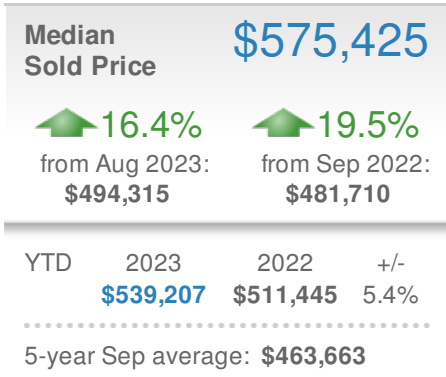
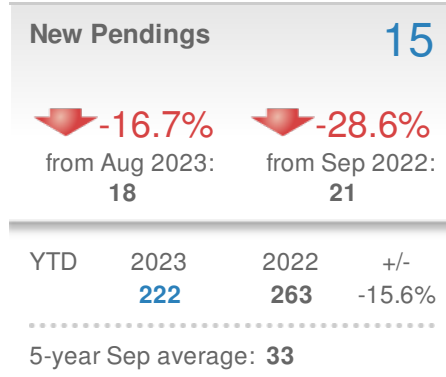
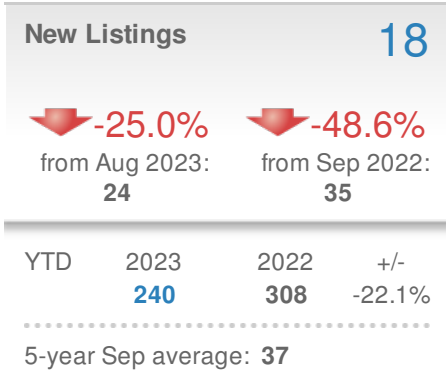
This activity resulted in a Contract Ratio of 1.43 pendings per active listing, down from 2.33 in August and an increase from 0.90 in September 2022. The Contract Ratio is 17% lower than the 5-year September average of 1.72. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



September 2023

Kennett Consolidated (Chester, PA)

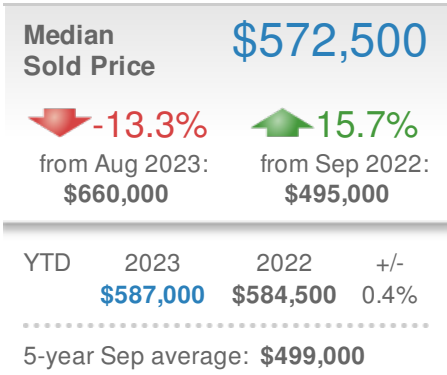
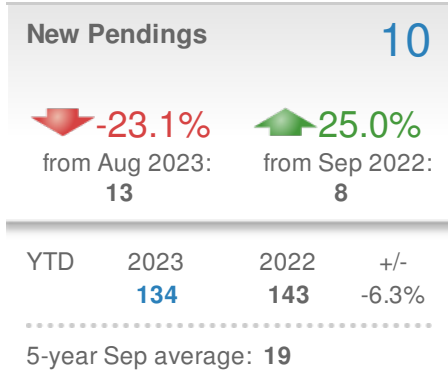
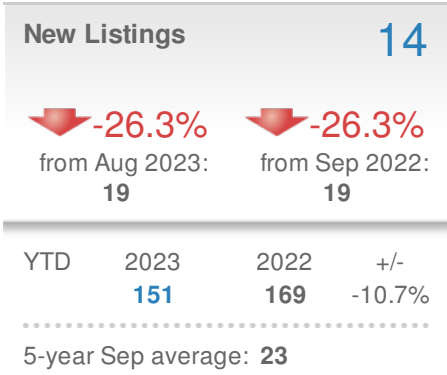
Email: ldavis@tcsr.realtor



September 2023

Kennett Consolidated (Chester, PA) - Detached

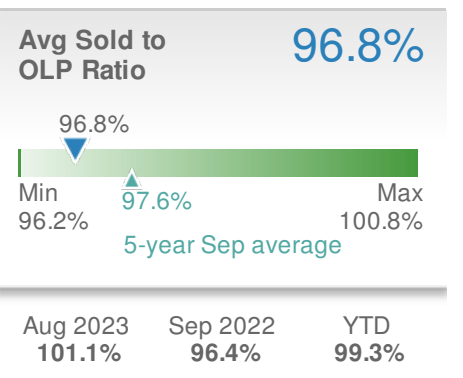
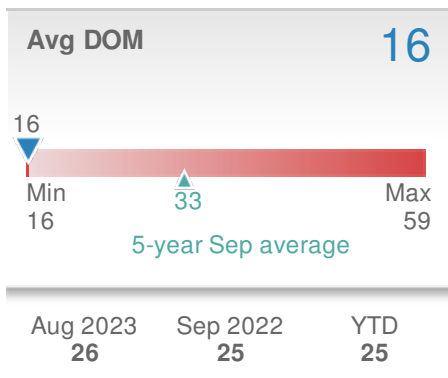
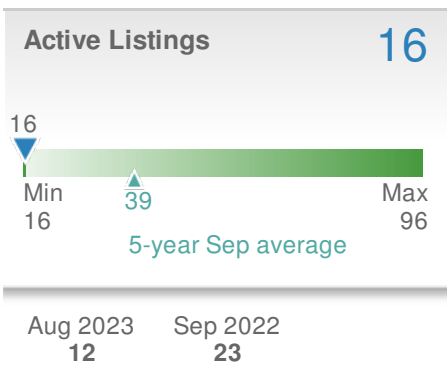
Tri-County Suburban REALTORS
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Summary

In Kennett Consolidated (Chester, PA), the median sold price for Detached properties for September was \$572,500, representing a decrease of 13.3% compared to last month and an increase of 15.7% from Sep 2022. The average days on market for units sold in September was 16 days, 52% below the 5-year September average of 33 days. There was a 23.1% month over month decrease in new contract activity with 10 New Pendings; a 5.9% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 16; and a 33.3% increase in supply to 16 active units.

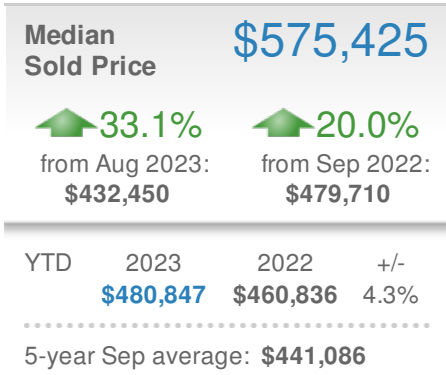
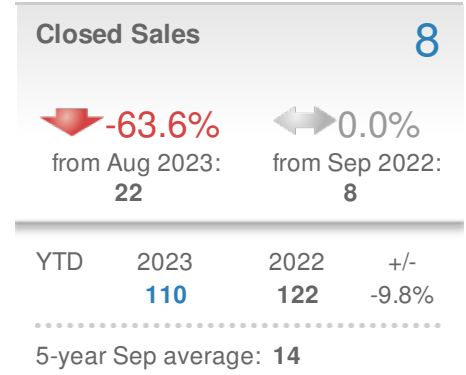
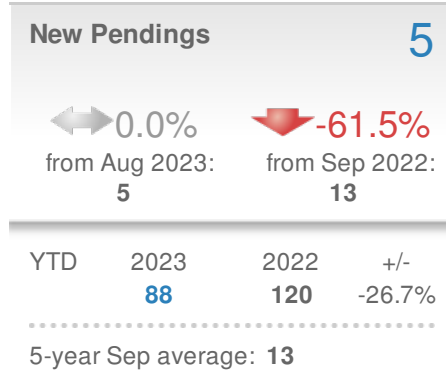
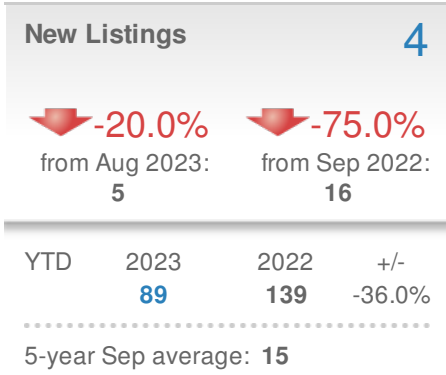
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 1.42 in August and an increase from 0.61 in September 2022. The Contract Ratio is the same as the 5-year September average of 1.00. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



September 2023

Kennett Consolidated (Chester, PA) - Attached

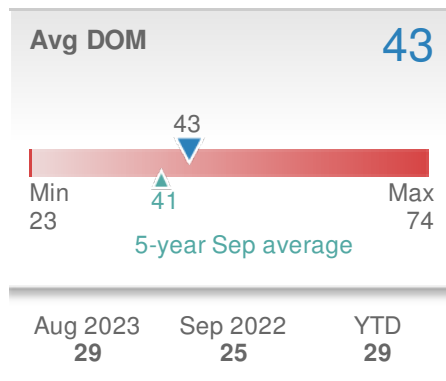
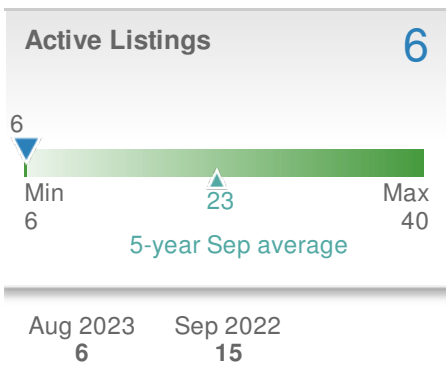
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Summary

In Kennett Consolidated (Chester, PA), the median sold price for Attached properties for September was \$575,425, representing an increase of 33.1% compared to last month and an increase of 20% from Sep 2022. The average days on market for units sold in September was 43 days, 6% above the 5-year September average of 41 days. There was no month over month change in new contract activity with 5 New Pendings; a 29.4% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 12; and no change in supply with 6 active units.

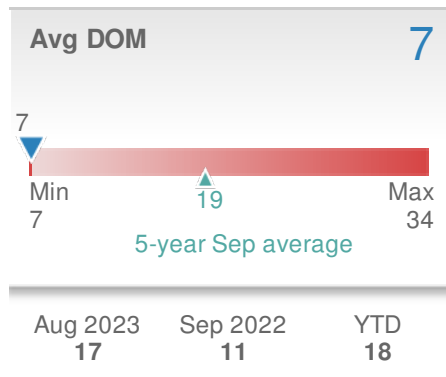
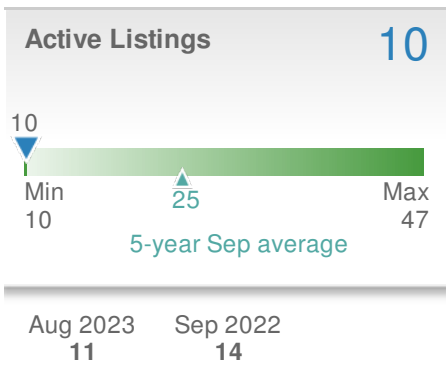
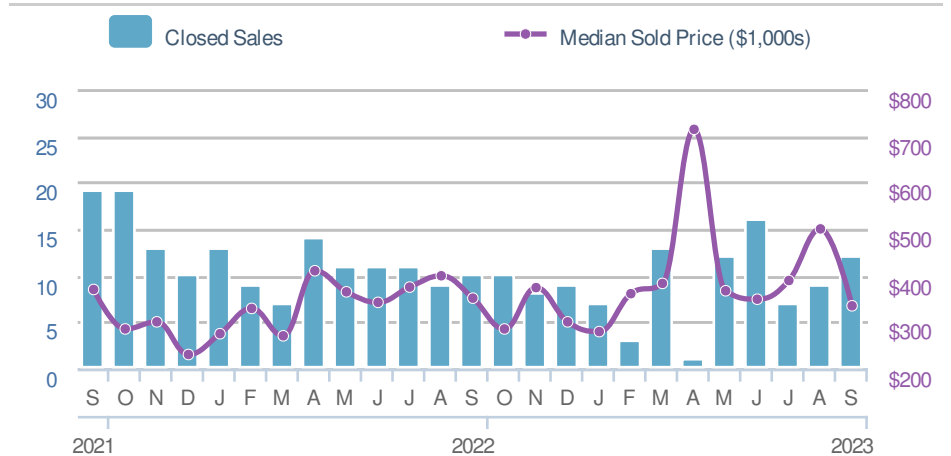
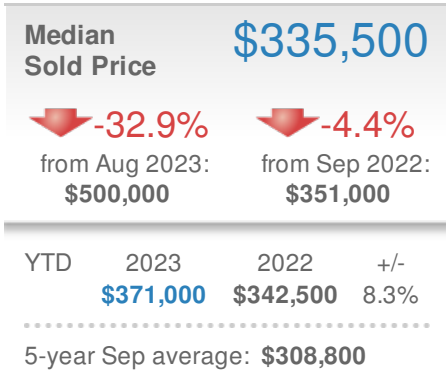
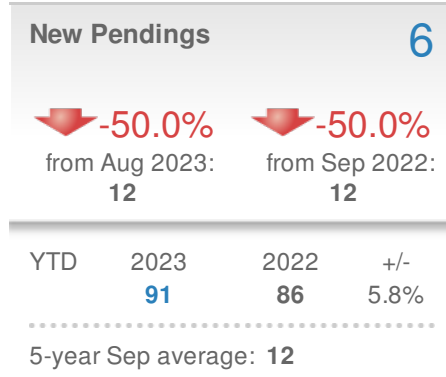
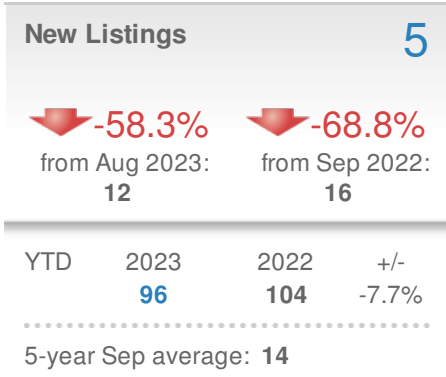
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, down from 2.83 in August and a decrease from 3.33 in September 2022. The Contract Ratio is 14% lower than the 5-year September average of 2.31. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



September 2023

Octorara Area (Chester, PA)

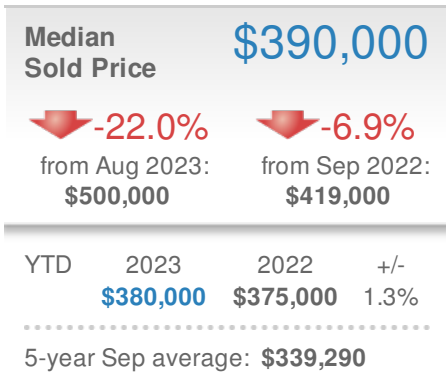
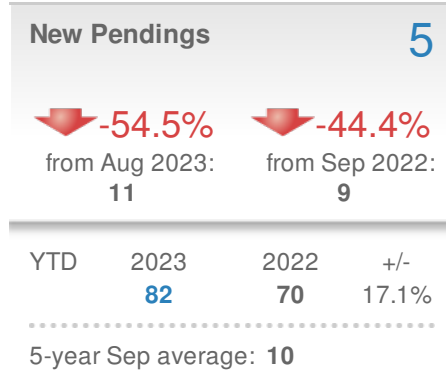
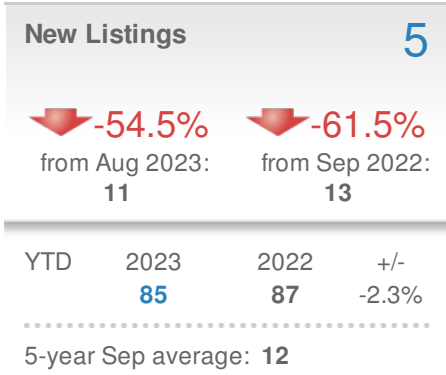
Email: ldavis@tcsr.realtor



September 2023

Octorara Area (Chester, PA) - Detached

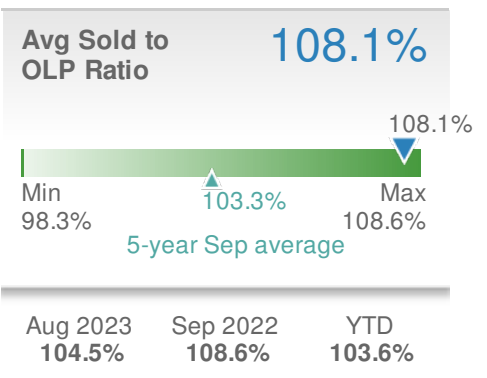
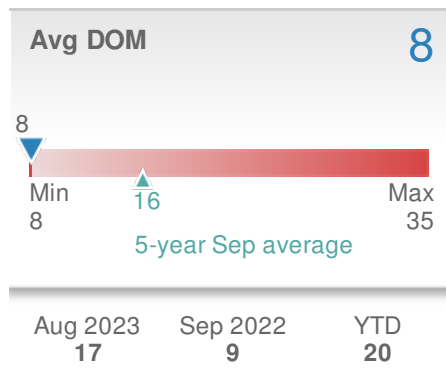
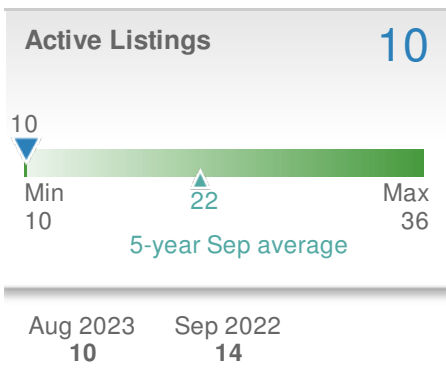
Tri-County Suburban REALTORS
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Summary

In Octorara Area (Chester, PA), the median sold price for Detached properties for September was \$390,000, representing a decrease of 22% compared to last month and a decrease of 6.9% from Sep 2022. The average days on market for units sold in September was 8 days, 50% below the 5-year September average of 16 days. There was a 54.5% month over month decrease in new contract activity with 5 New Pendings; a 26.1% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 17; and no change in supply with 10 active units.

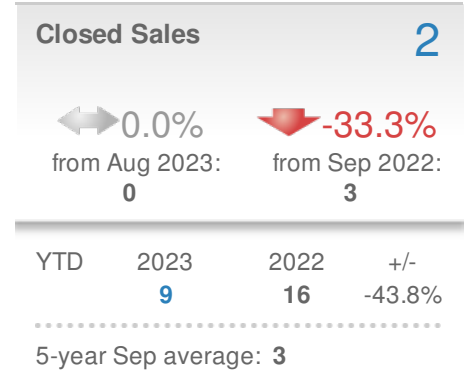
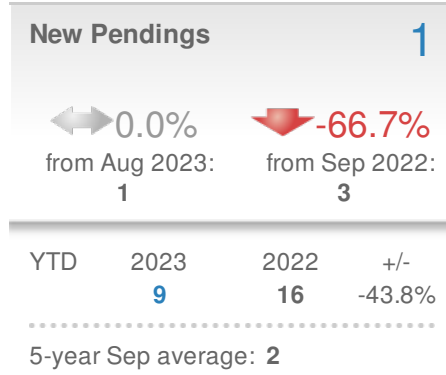
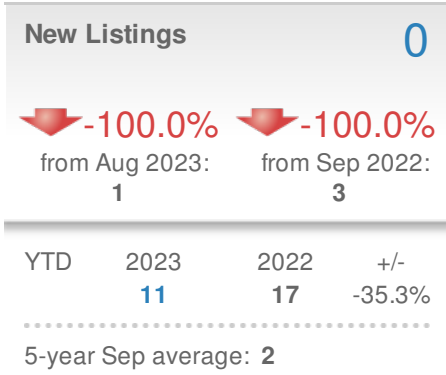
This activity resulted in a Contract Ratio of 1.70 pendings per active listing, down from 2.30 in August and an increase from 0.71 in September 2022. The Contract Ratio is 79% higher than the 5-year September average of 0.95. A higher Contract Ratio signifies a relative increase in contract activity 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.



September 2023

Octorara Area (Chester, PA) - Attached

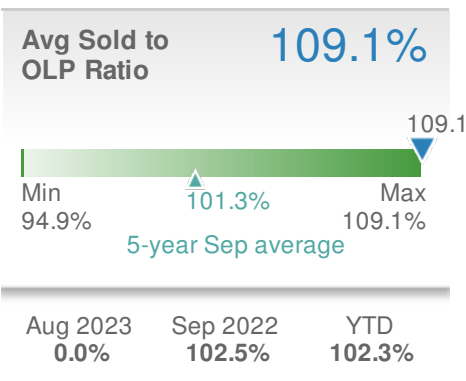
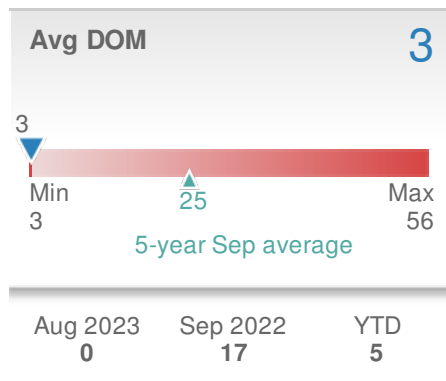
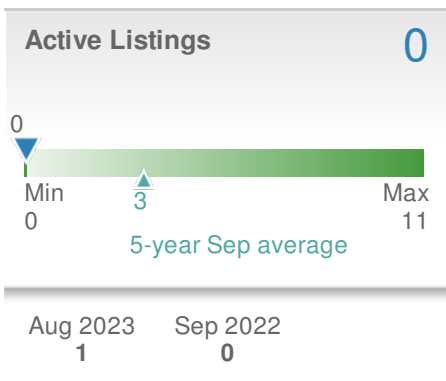
Tri-County Suburban REALTORS
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Summary

In Octorara Area (Chester, PA), the median sold price for Attached properties for September was \$238,500, representing an increase of 0% compared to last month and an increase of 49.2% from Sep 2022. The average days on market for units sold in September was 3 days, 88% below the 5-year September average of 25 days. There was no month over month change in new contract activity with 1 New Pendings; a 50% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 1; and a 100% decrease in supply to 0 active units.

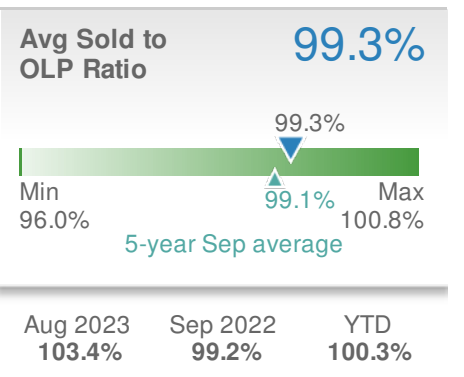
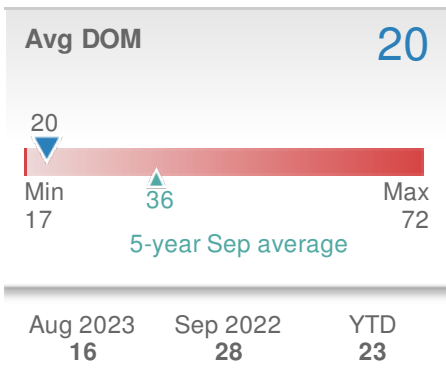
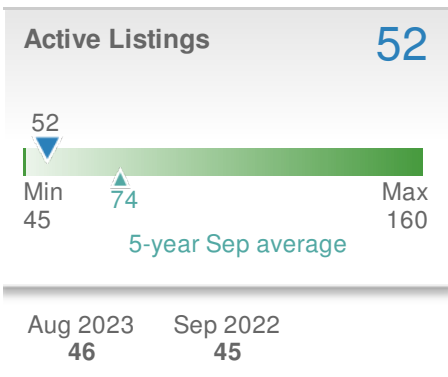
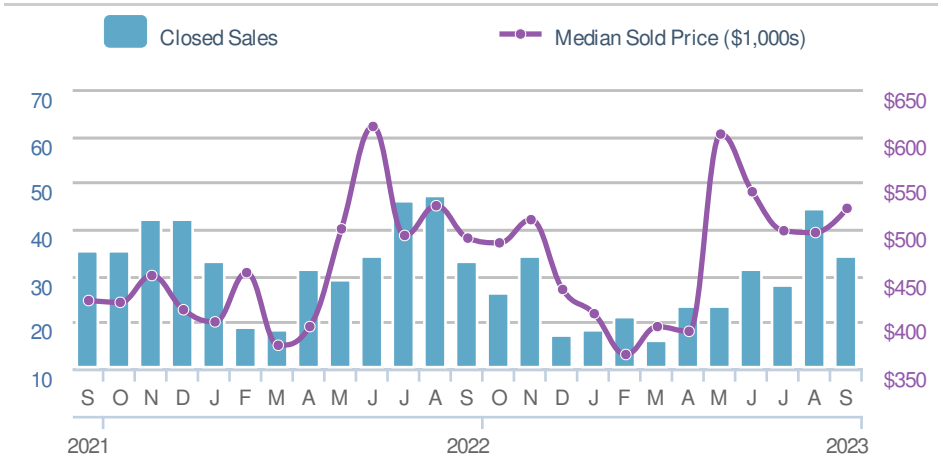
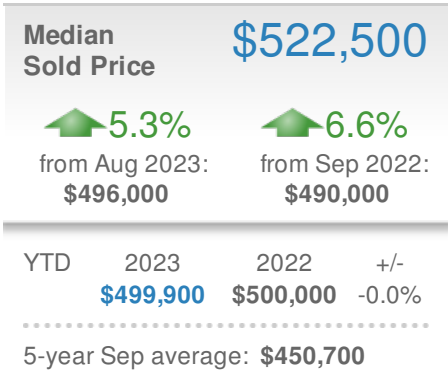
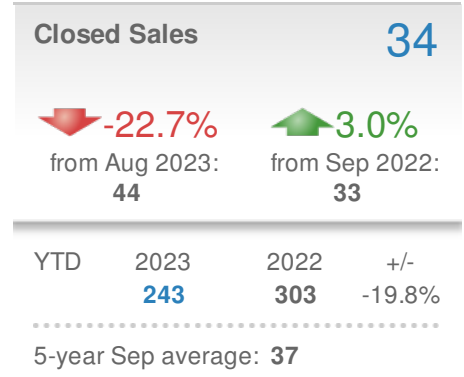
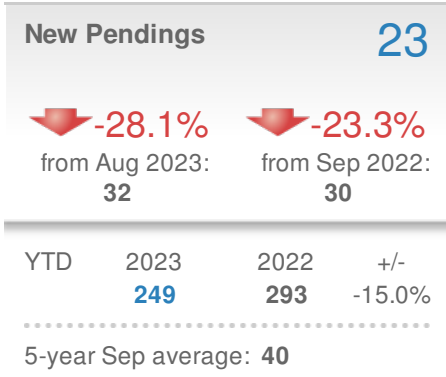
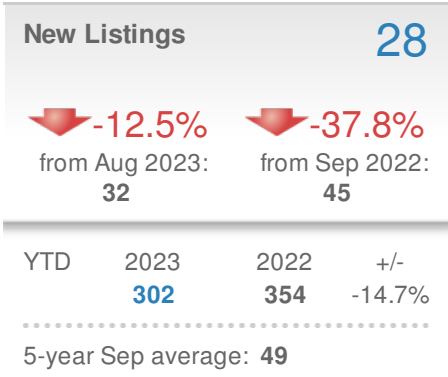
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, down from 2.00 in August and no change from September 2022. The Contract Ratio is 100% lower than the 5-year September average of 1.83. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



September 2023

Owen J Roberts (Chester, PA)

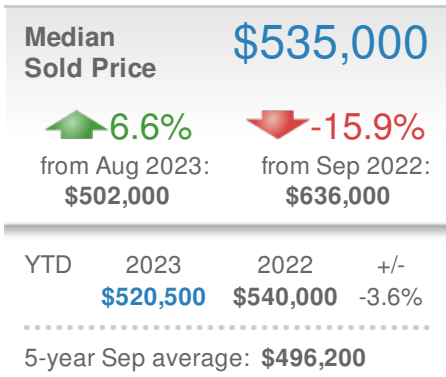
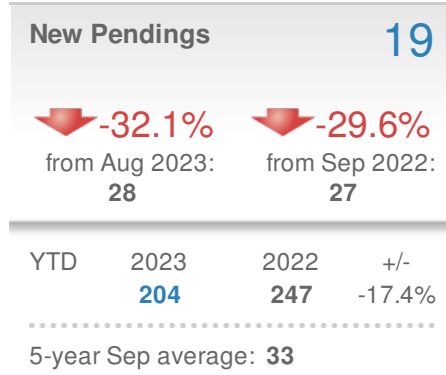
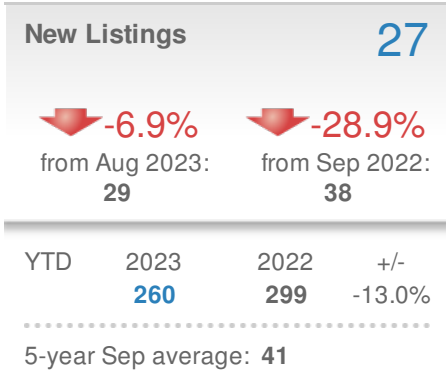
Email: ldavis@tcsr.realtor



September 2023

Owen J Roberts (Chester, PA) - Detached

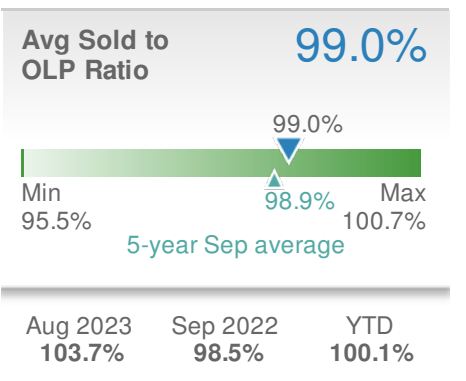
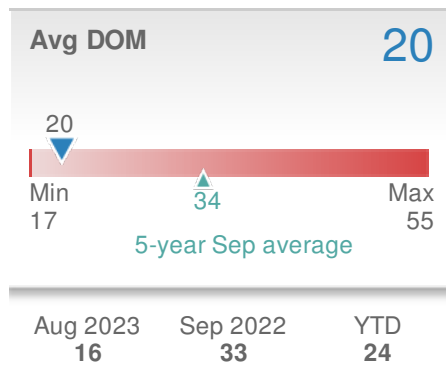
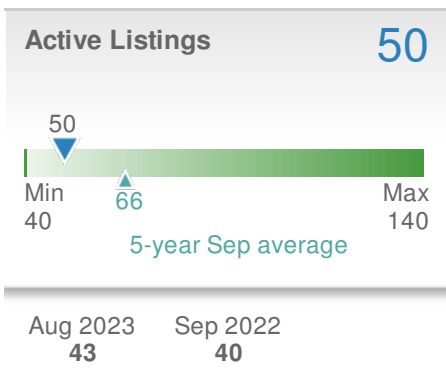
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Owen J Roberts (Chester, PA), the median sold price for Detached properties for September was \$535,000, representing an increase of 6.6% compared to last month and a decrease of 15.9% from Sep 2022. The average days on market for units sold in September was 20 days, 41% below the 5-year September average of 34 days. There was a 32.1% month over month decrease in new contract activity with 19 New Pendings; a 26.2% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 31; and a 16.3% increase in supply to 50 active units.

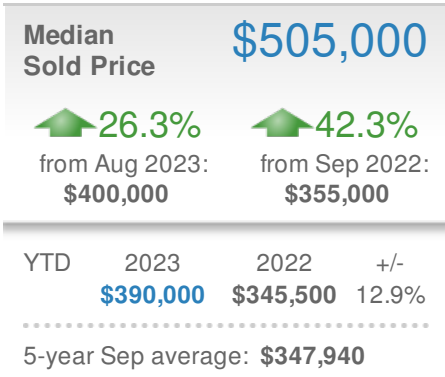
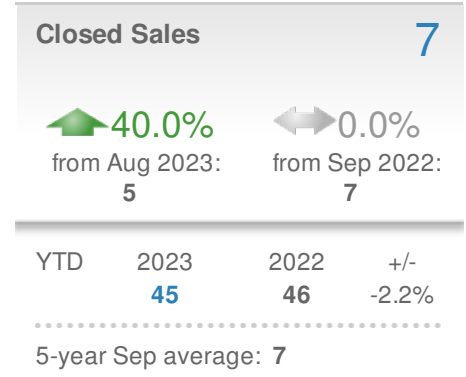
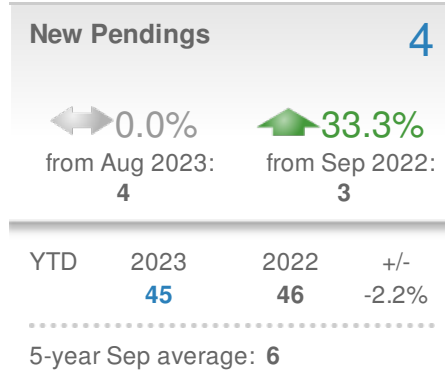
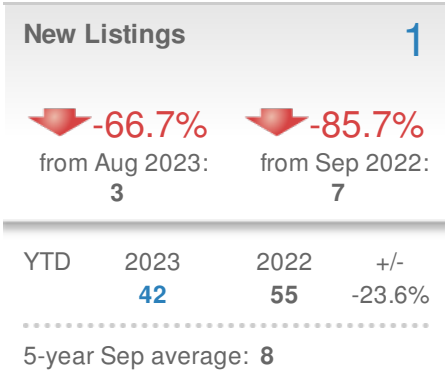
This activity resulted in a Contract Ratio of 0.62 pendings per active listing, down from 0.98 in August and a decrease from 0.83 in September 2022. The Contract Ratio is 35% lower than the 5-year September average of 0.95. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



September 2023

Owen J Roberts (Chester, PA) - Attached

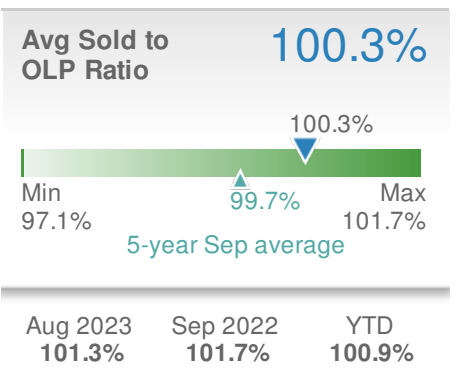
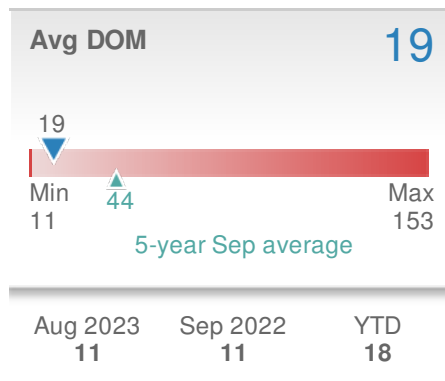
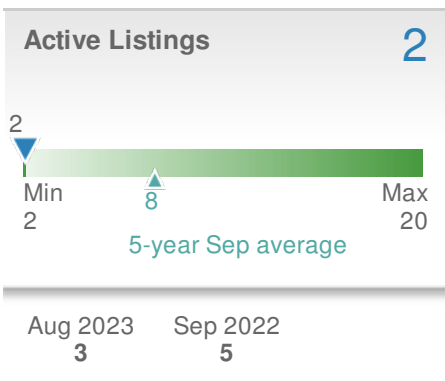
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Owen J Roberts (Chester, PA), the median sold price for Attached properties for September was \$505,000, representing an increase of 26.3% compared to last month and an increase of 42.3% from Sep 2022. The average days on market for units sold in September was 19 days, 57% below the 5-year September average of 44 days. There was no month over month change in new contract activity with 4 New Pendings; a 42.9% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 4; and a 33.3% decrease in supply to 2 active units.

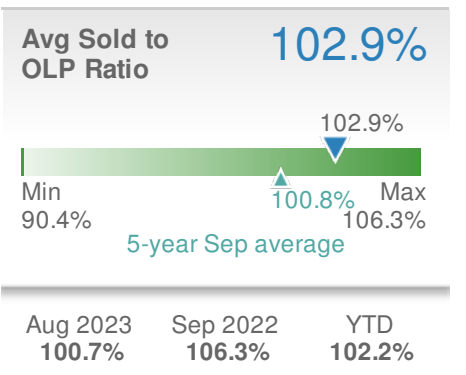
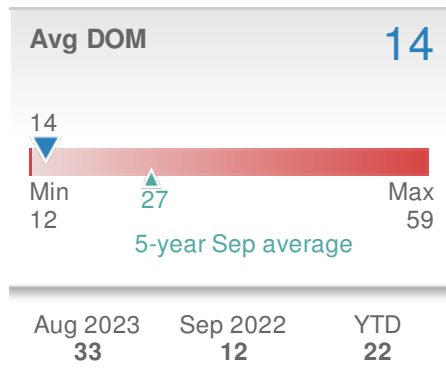
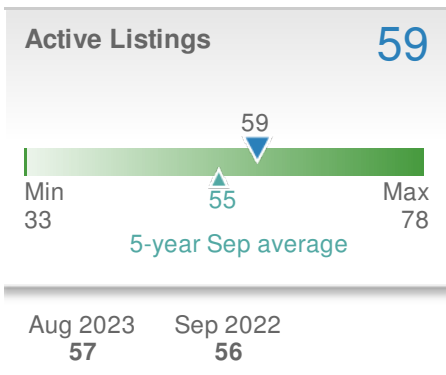
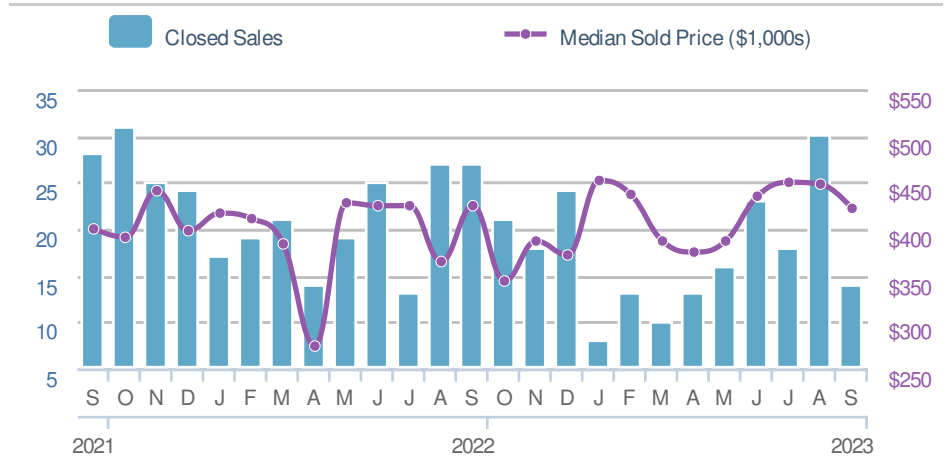
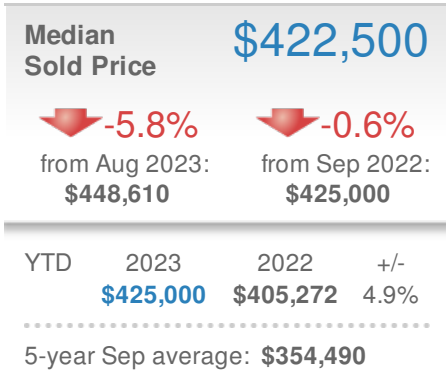
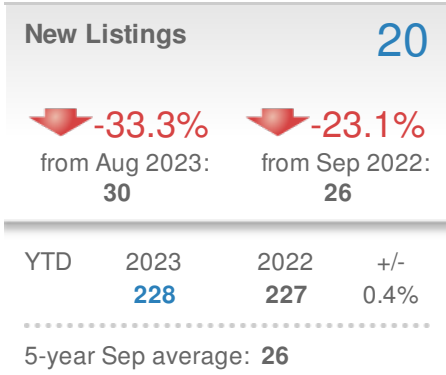
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, down from 2.33 in August and an increase from 0.80 in September 2022. The Contract Ratio is 28% higher than the 5-year September average of 1.56. A higher Contract Ratio signifies a relative increase in contract activity 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.



September 2023

Oxford Area (Chester, PA)

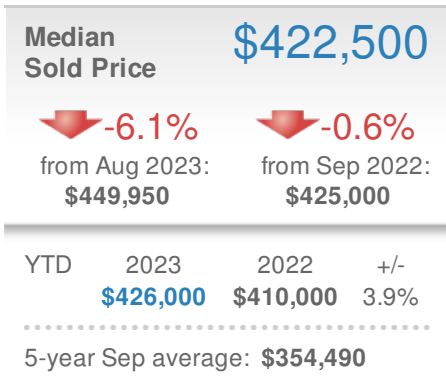
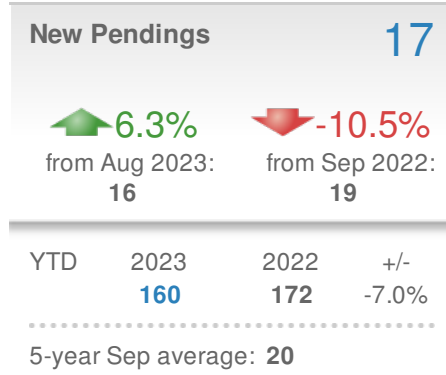
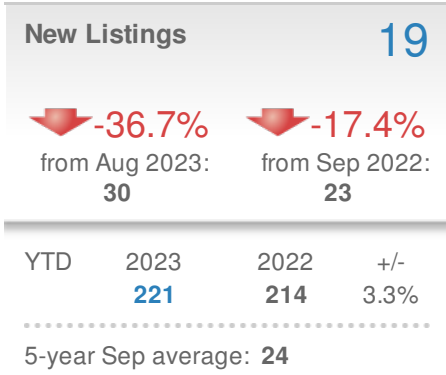
Email: ldavis@tcsr.realtor



September 2023

Oxford Area (Chester, PA) - Detached

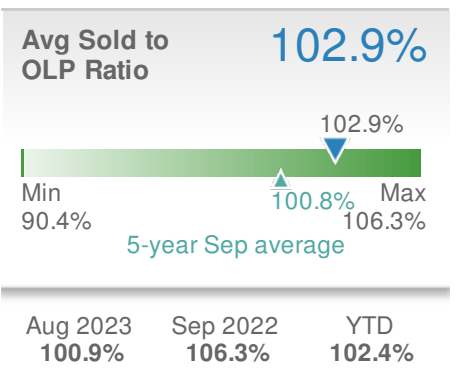
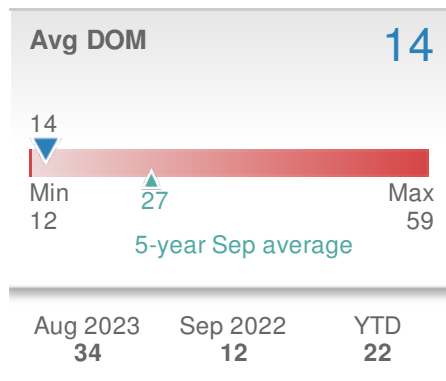
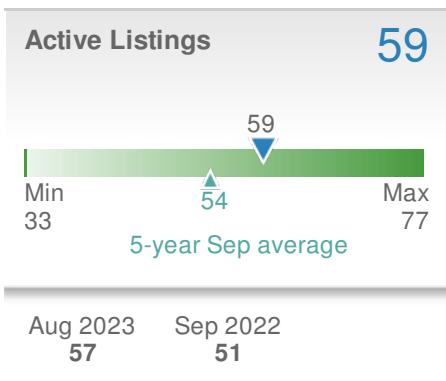
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Oxford Area (Chester, PA), the median sold price for Detached properties for September was \$422,500, representing a decrease of 6.1% compared to last month and a decrease of 0.6% from Sep 2022. The average days on market for units sold in September was 14 days, 48% below the 5-year September average of 27 days. There was a 6.3% month over month increase in new contract activity with 17 New Pendings; a 3.2% MoM increase in All Pendings (new contracts + contracts carried over from August) to 32; and a 3.5% increase in supply to 59 active units.

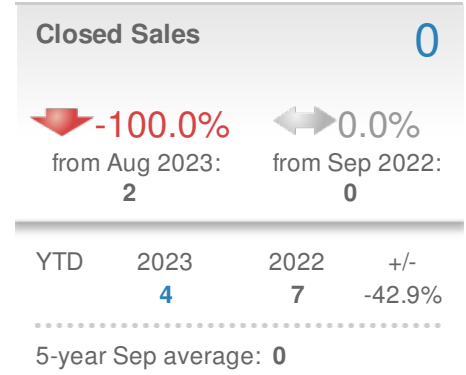
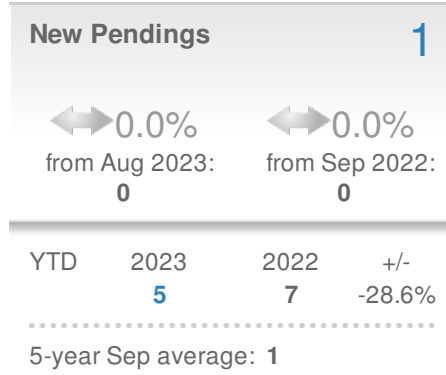
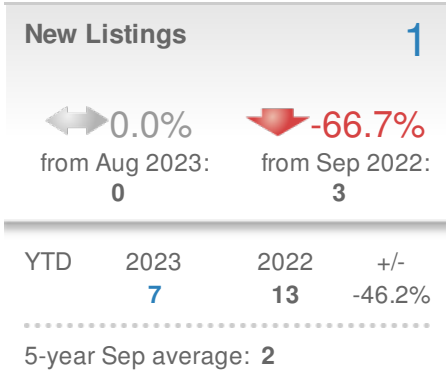
This activity resulted in a Contract Ratio of 0.54 pendings per active listing, no change from August and a decrease from 0.88 in September 2022. The Contract Ratio is 48% lower than the 5-year September average of 1.04. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



September 2023

Oxford Area (Chester, PA) - Attached

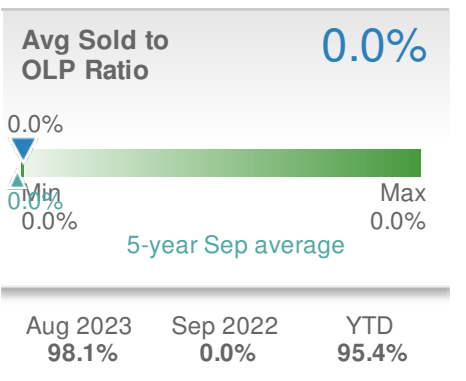
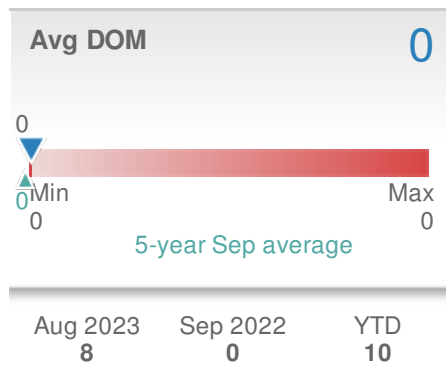
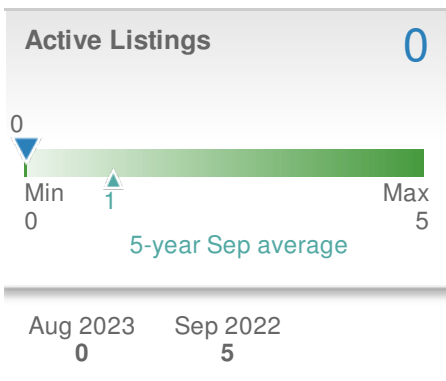
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

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

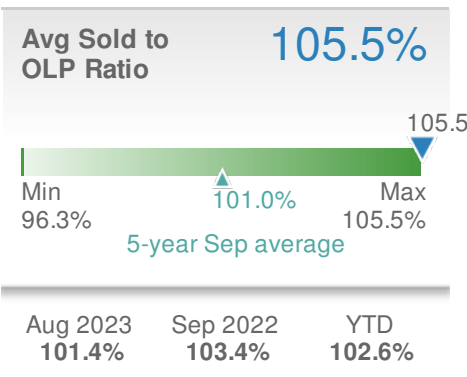
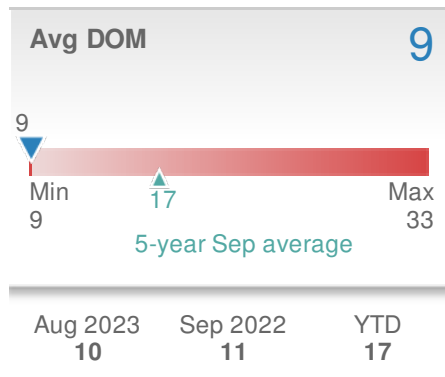
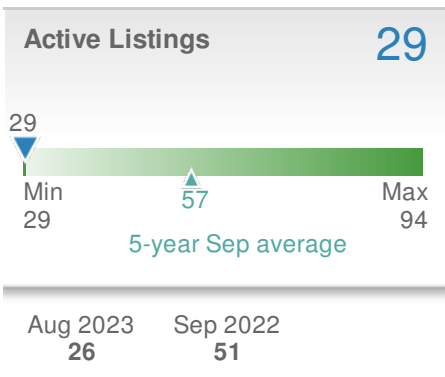
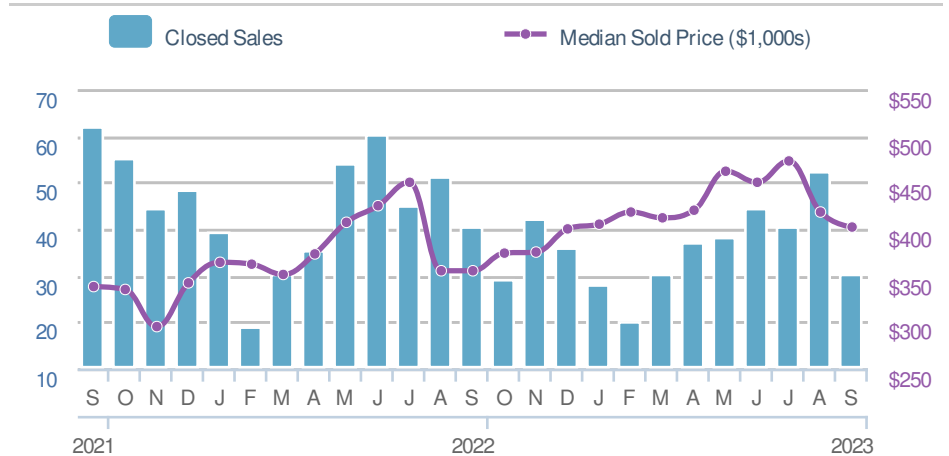
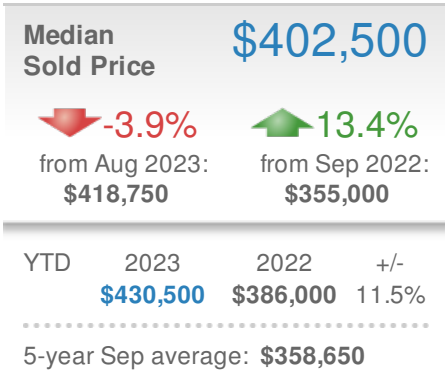
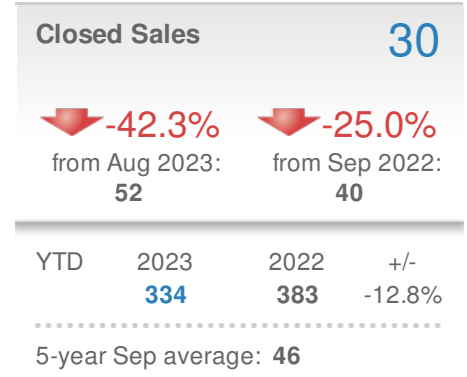
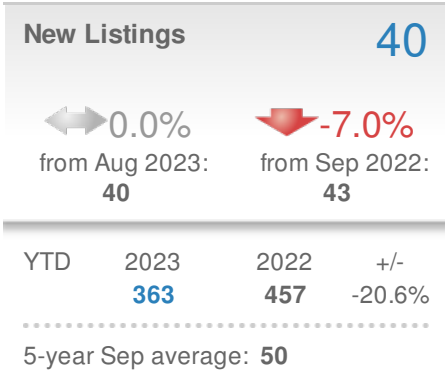
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from August and a decrease from 0.20 in September 2022. The Contract Ratio is 100% lower than the 5-year September average of 0.04. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



September 2023

Phoenixville Area (Chester, PA)

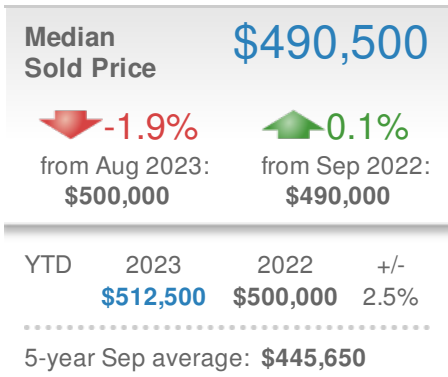
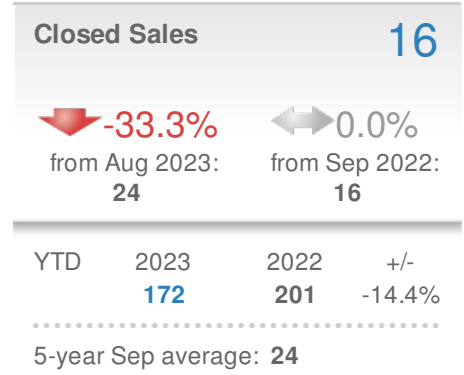
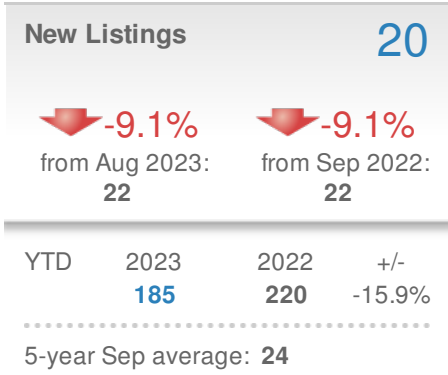
Email: ldavis@tcsr.realtor



September 2023

Phoenixville Area (Chester, PA) - Detached

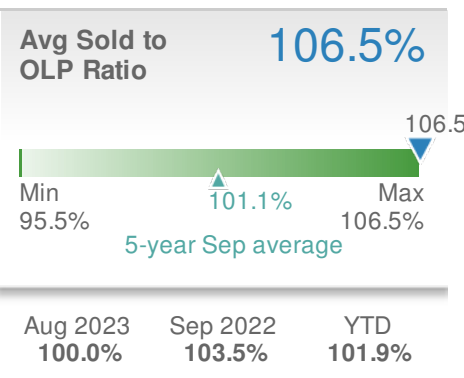
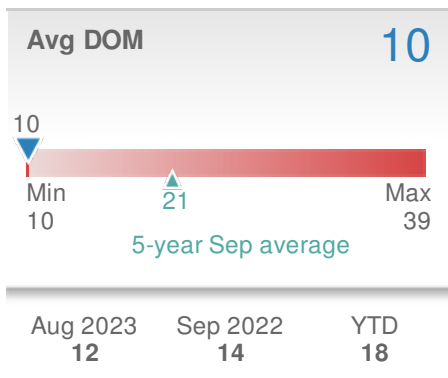
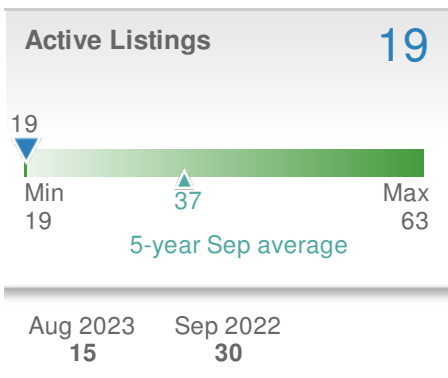
Tri-County Suburban REALTORS
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Summary

In Phoenixville Area (Chester, PA), the median sold price for Detached properties for September was \$490,500, representing a decrease of 1.9% compared to last month and an increase of 0.1% from Sep 2022. The average days on market for units sold in September was 10 days, 52% below the 5-year September average of 21 days. There was a 5.6% month over month decrease in new contract activity with 17 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from August) with 23; and a 26.7% increase in supply to 19 active units.

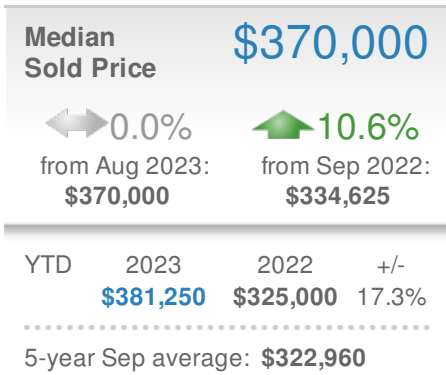
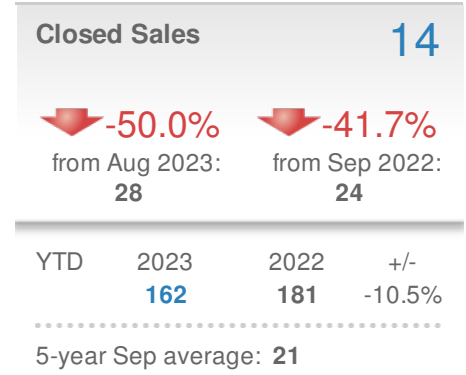
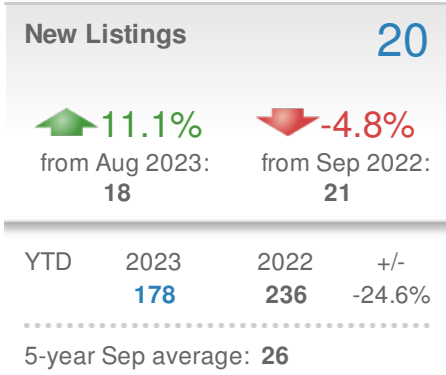
This activity resulted in a Contract Ratio of 1.21 pendings per active listing, down from 1.53 in August and an increase from 0.70 in September 2022. The Contract Ratio is 29% higher than the 5-year September average of 0.94. A higher Contract Ratio signifies a relative increase in contract activity 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.



September 2023

Phoenixville Area (Chester, PA) - Attached

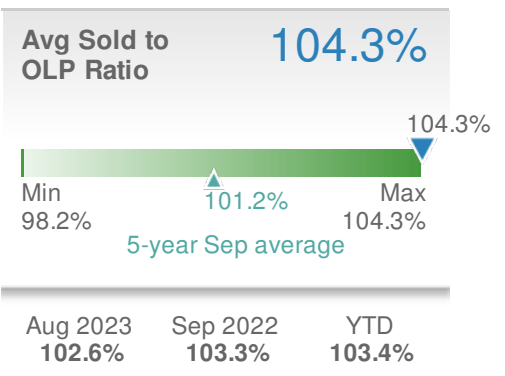
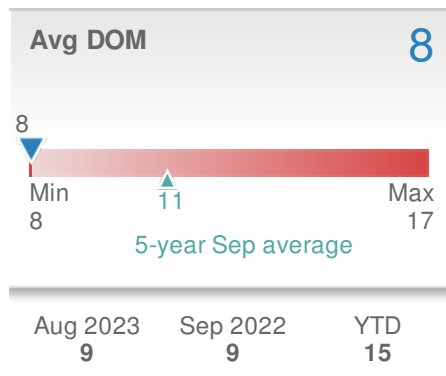
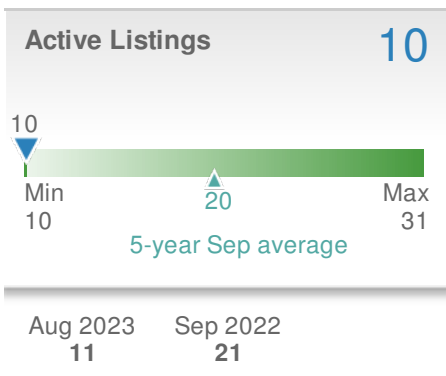
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Phoenixville Area (Chester, PA), the median sold price for Attached properties for September was \$370,000, representing no change compared to last month and an increase of 10.6% from Sep 2022. The average days on market for units sold in September was 8 days, 29% below the 5-year September average of 11 days. There was a 5.9% month over month increase in new contract activity with 18 New Pendings; a 25% MoM increase in All Pendings (new contracts + contracts carried over from August) to 20; and a 9.1% decrease in supply to 10 active units.

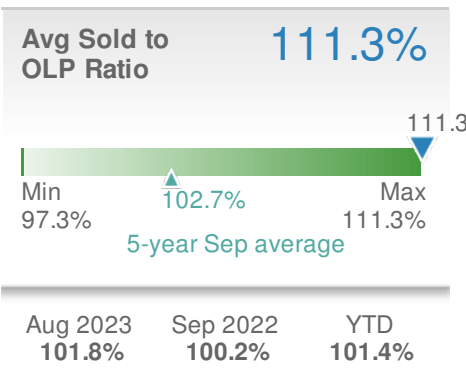
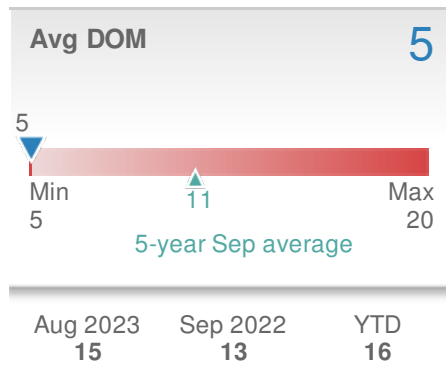
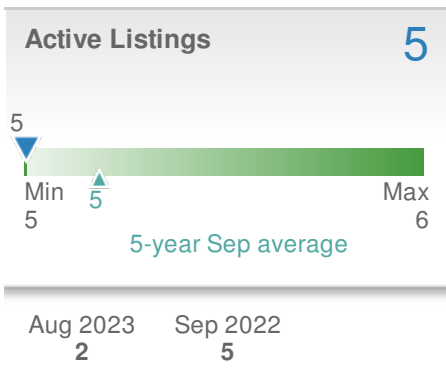
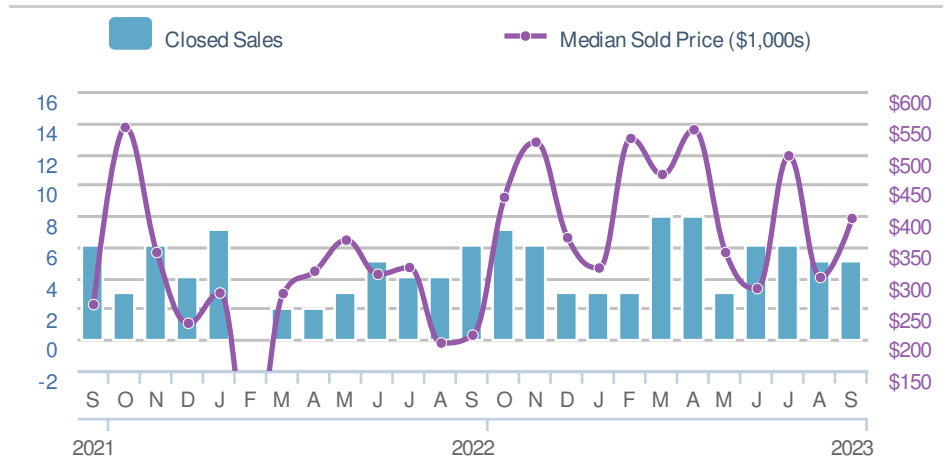
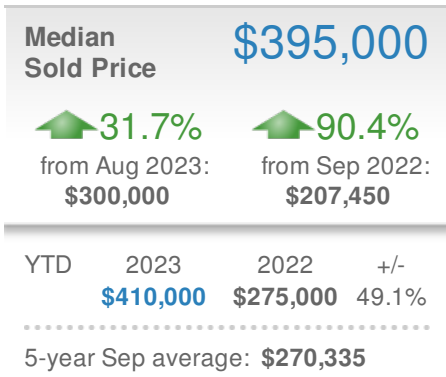
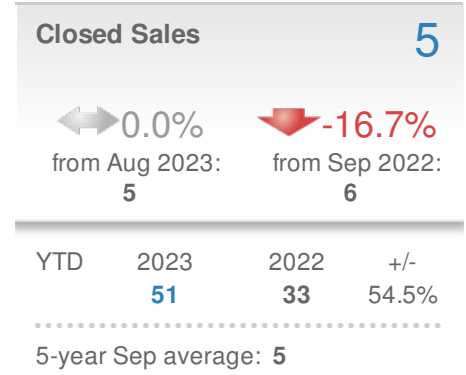
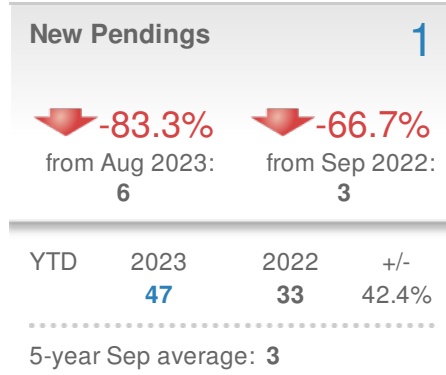
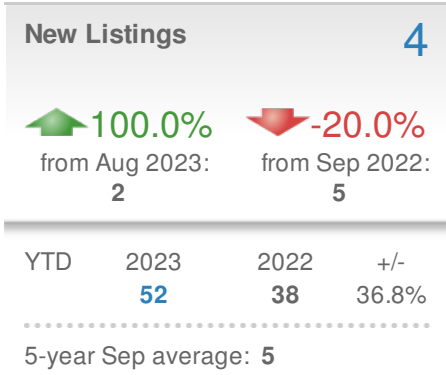
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, up from 1.45 in August and an increase from 1.19 in September 2022. The Contract Ratio is 10% higher than the 5-year September average of 1.81. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



September 2023

Spring-Ford Area (Chester, PA)

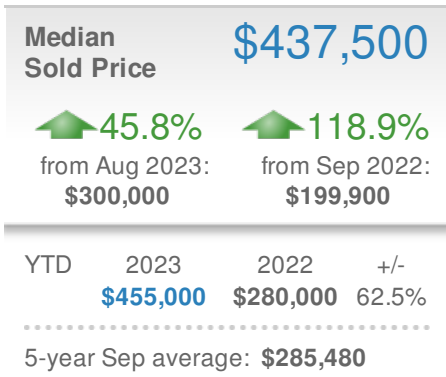
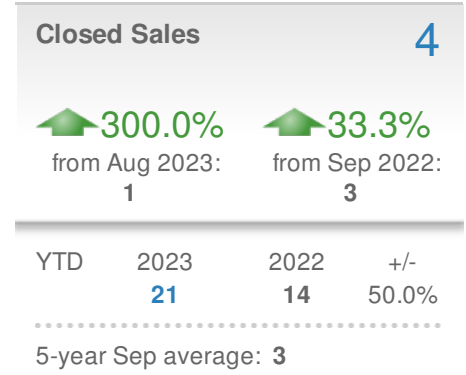
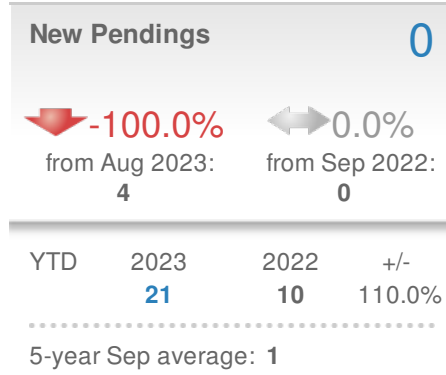
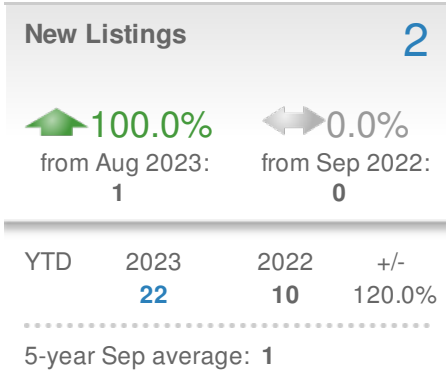
Email: ldavis@tcsr.realtor



September 2023

Spring-Ford Area (Chester, PA) - Detached

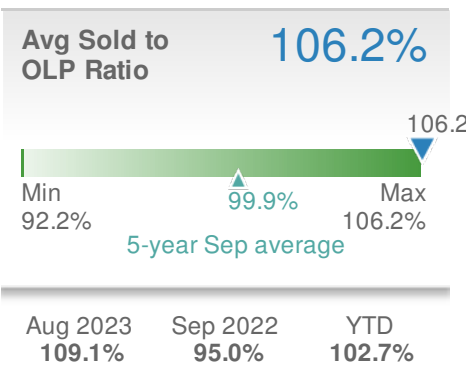
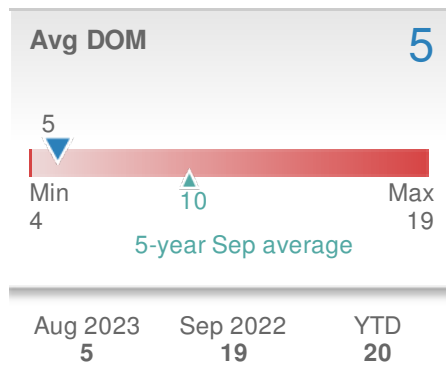
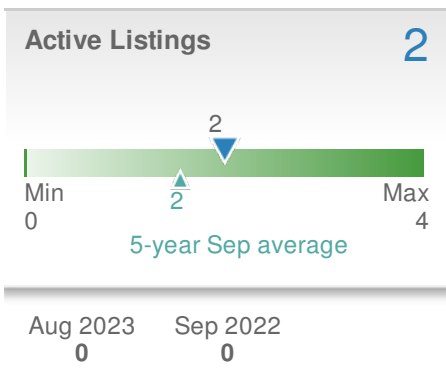
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Spring-Ford Area (Chester, PA), the median sold price for Detached properties for September was \$437,500, representing an increase of 45.8% compared to last month and an increase of 118.9% from Sep 2022. The average days on market for units sold in September was 5 days, 51% below the 5-year September average of 10 days. There was a 100% month over month decrease in new contract activity with 0 New Pendings; an 80% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 1; and a 0% increase in supply to 2 active units.

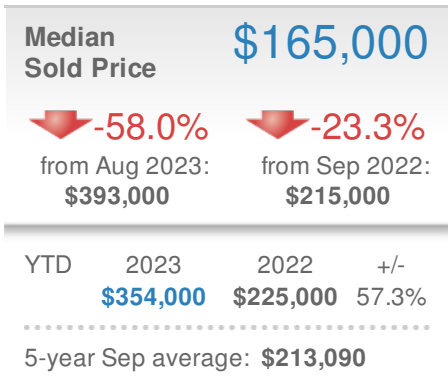
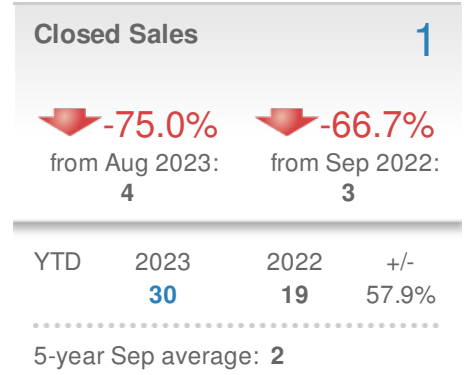
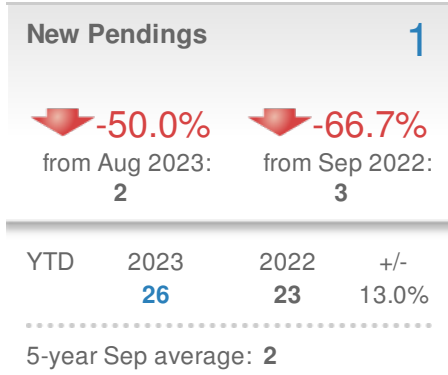
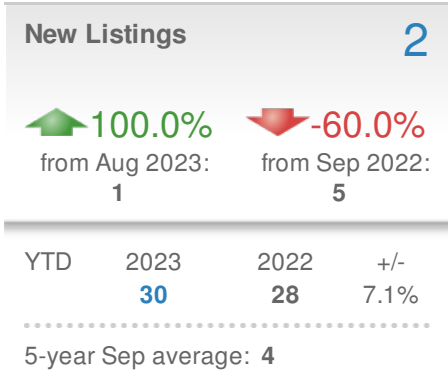
This activity resulted in a Contract Ratio of 0.50 pendings per active listing, up from 0.00 in August and an increase from 0.00 in September 2022. The Contract Ratio is 23% lower than the 5-year September average of 0.65. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



September 2023

Spring-Ford Area (Chester, PA) - Attached

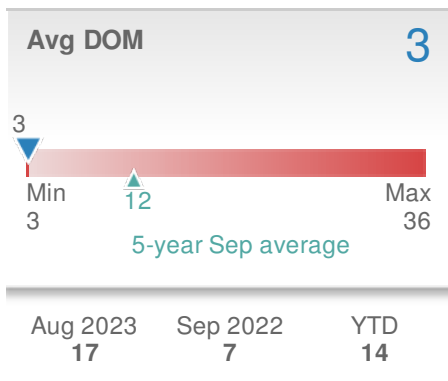
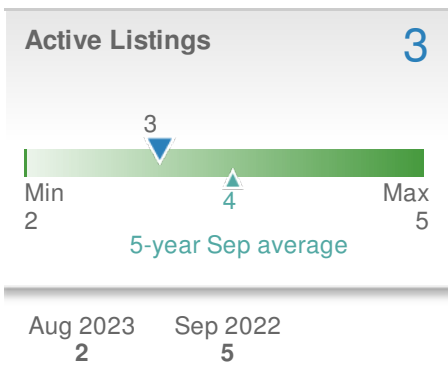
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Spring-Ford Area (Chester, PA), the median sold price for Attached properties for September was \$165,000, representing a decrease of 58% compared to last month and a decrease of 23.3% from Sep 2022. The average days on market for units sold in September was 3 days, 76% below the 5-year September average of 12 days. There was a 50% 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 August) to 1; and a 50% increase in supply to 3 active units.

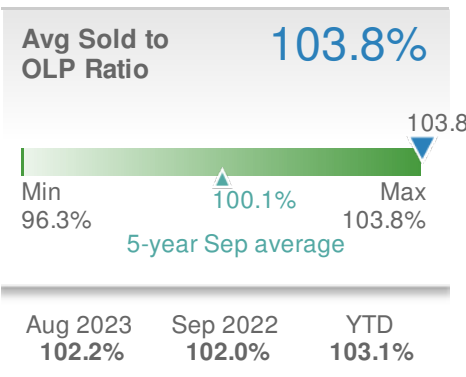
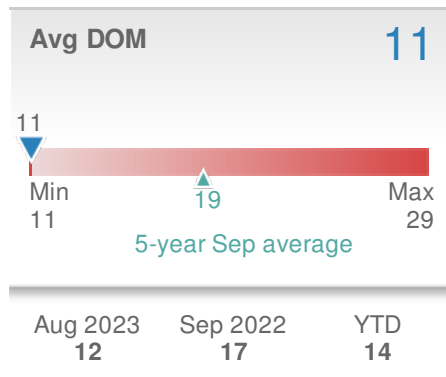
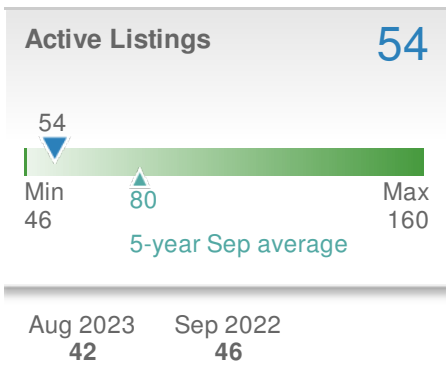
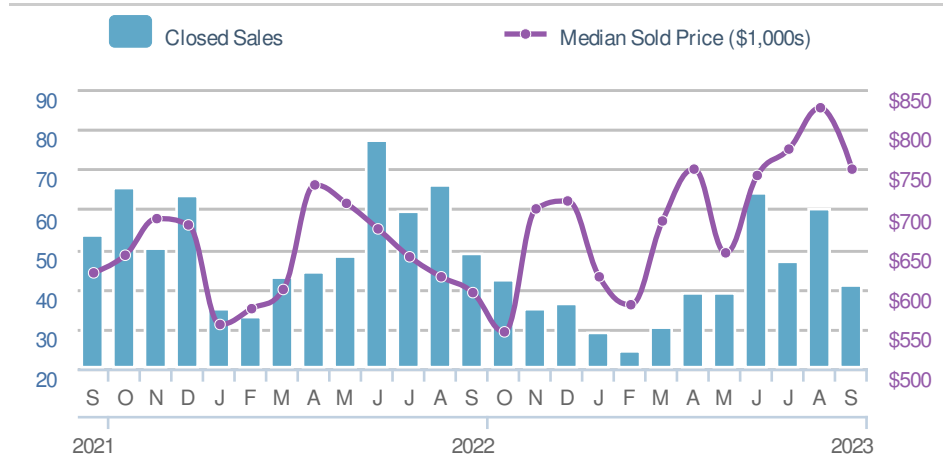
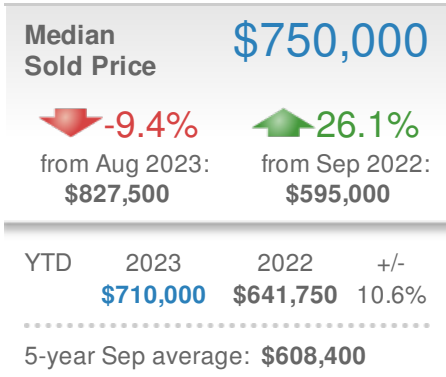
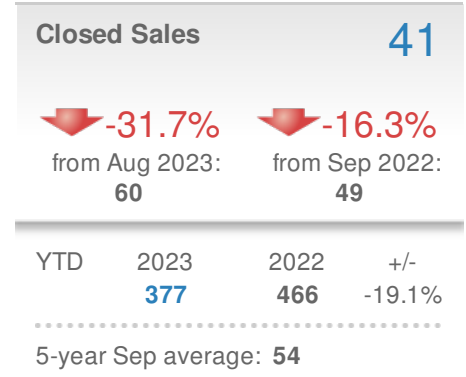
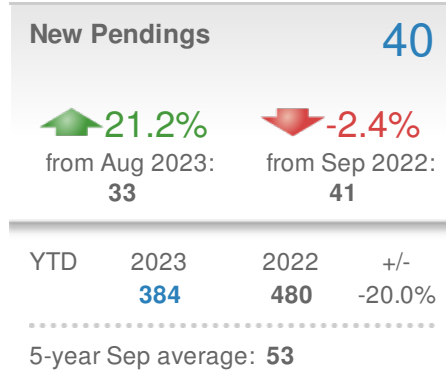
This activity resulted in a Contract Ratio of 0.33 pendings per active listing, down from 1.00 in August and a decrease from 1.20 in September 2022. The Contract Ratio is 72% lower than the 5-year September average of 1.16. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



September 2023

Tredyffrin-Easttown (Chester, PA)

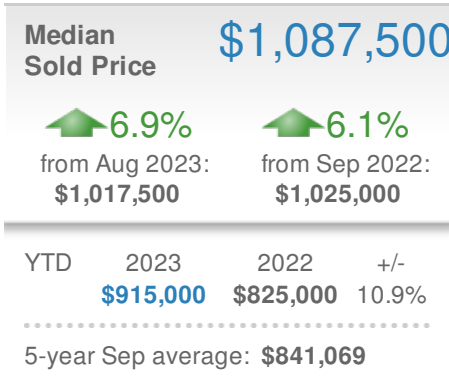
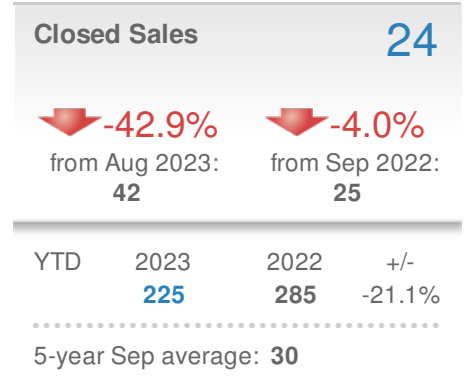
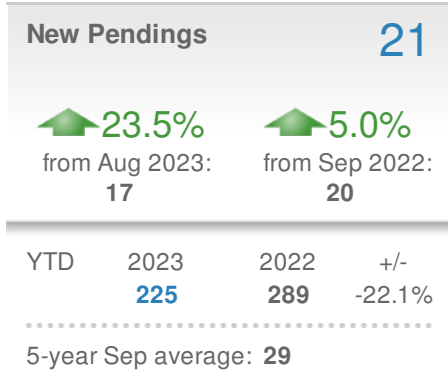
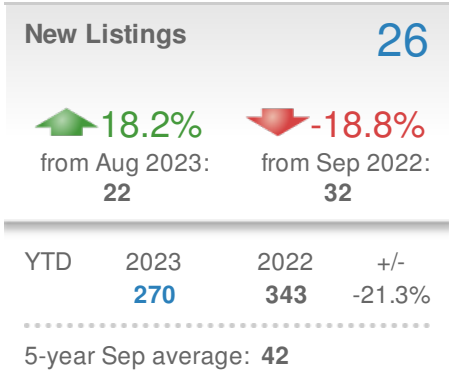
Email: ldavis@tcsr.realtor



September 2023

Tredyffrin-Easttown (Chester, PA) - Detached

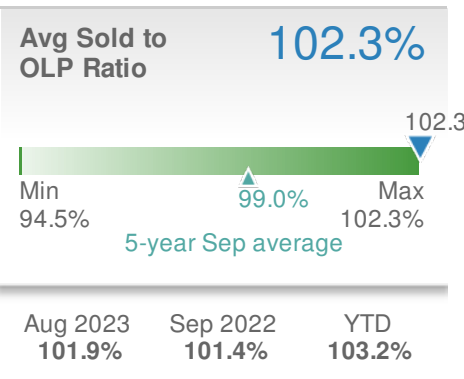
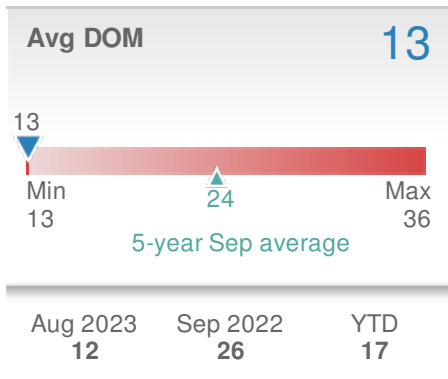
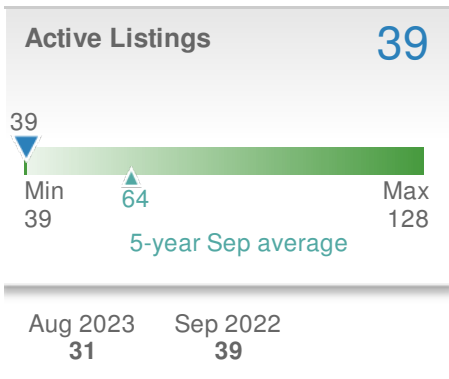
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Tredyffrin-Easttown (Chester, PA), the median sold price for Detached properties for September was \$1,087,500, representing an increase of 6.9% compared to last month and an increase of 6.1% from Sep 2022. The average days on market for units sold in September was 13 days, 46% below the 5-year September average of 24 days. There was a 23.5% month over month increase in new contract activity with 21 New Pendings; a 14.3% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 30; and a 25.8% increase in supply to 39 active units.

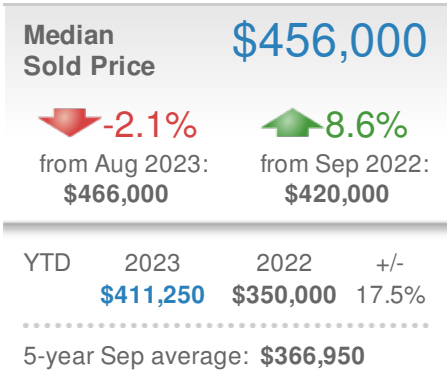
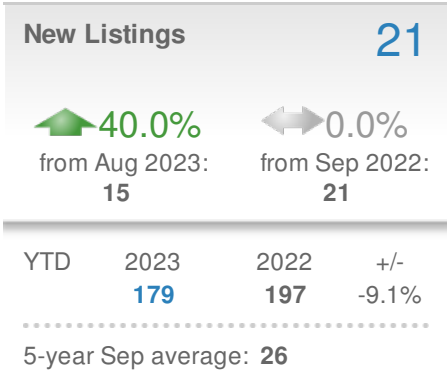
This activity resulted in a Contract Ratio of 0.77 pendings per active listing, down from 1.13 in August and a decrease from 1.08 in September 2022. The Contract Ratio is 17% lower than the 5-year September average of 0.93. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



September 2023

Tredyffrin-Easttown (Chester, PA) - Attached

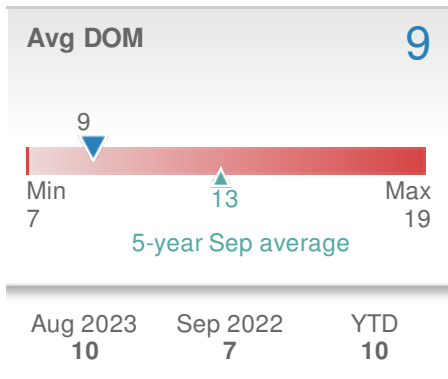
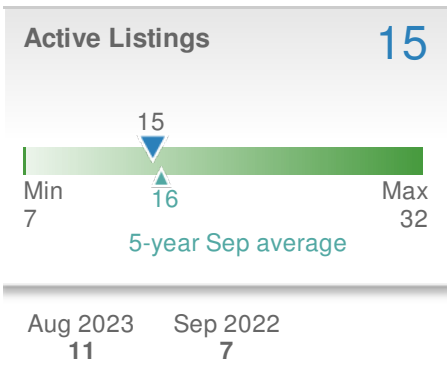
Tri-County Suburban REALTORS
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Summary

In Tredyffrin-Easttown (Chester, PA), the median sold price for Attached properties for September was \$456,000, representing a decrease of 2.1% compared to last month and an increase of 8.6% from Sep 2022. The average days on market for units sold in September was 9 days, 31% below the 5-year September average of 13 days. There was an 18.8% month over month increase in new contract activity with 19 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from August) with 21; and a 36.4% increase in supply to 15 active units.

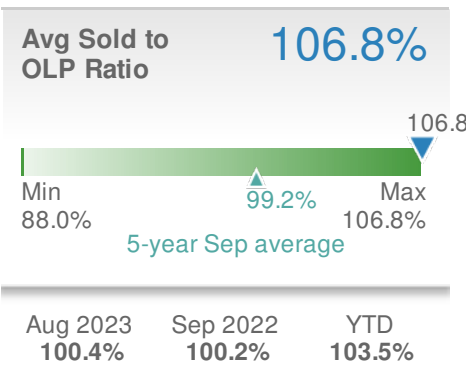
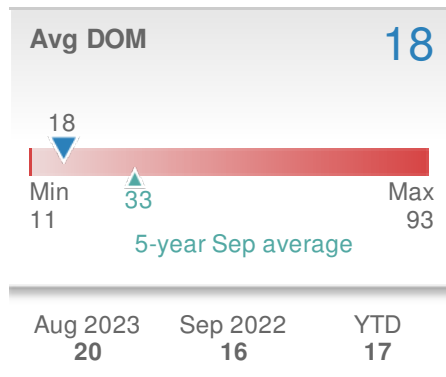
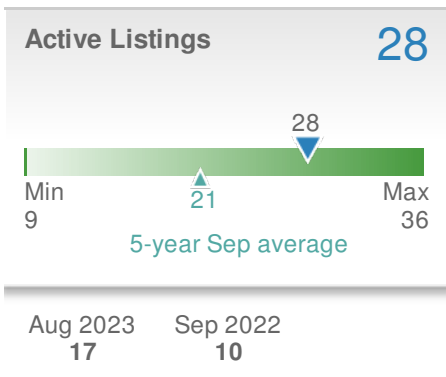
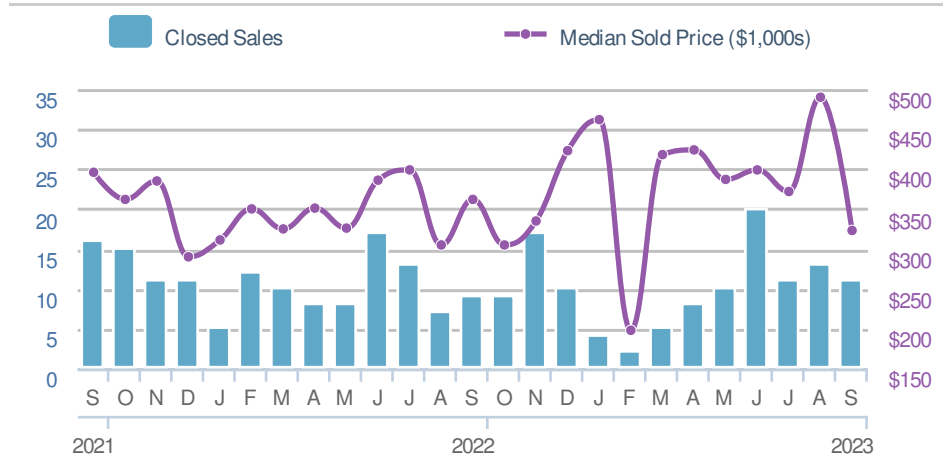
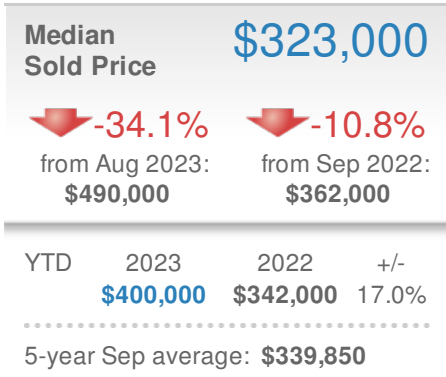
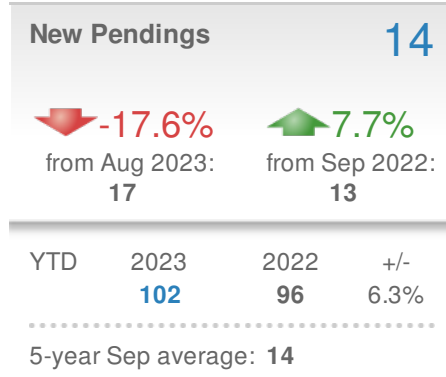
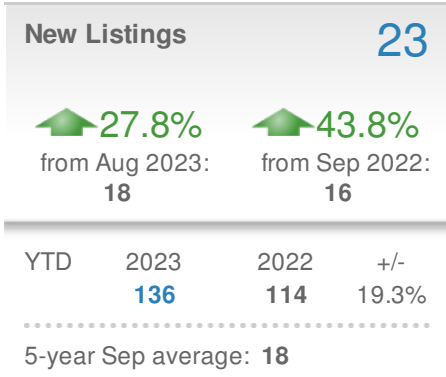
This activity resulted in a Contract Ratio of 1.40 pendings per active listing, down from 1.91 in August and a decrease from 4.00 in September 2022. The Contract Ratio is 55% lower than the 5-year September average of 3.13. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



September 2023

Twin Valley (Chester, PA)

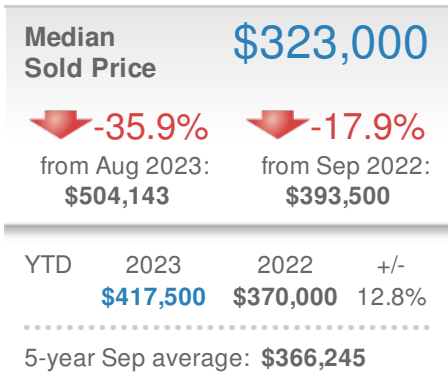
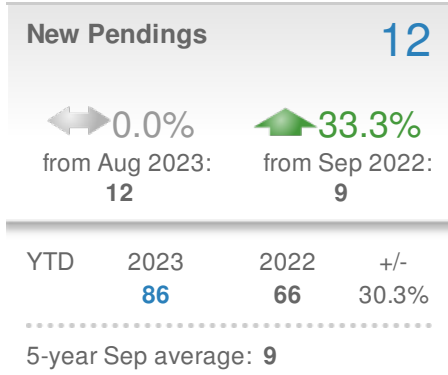
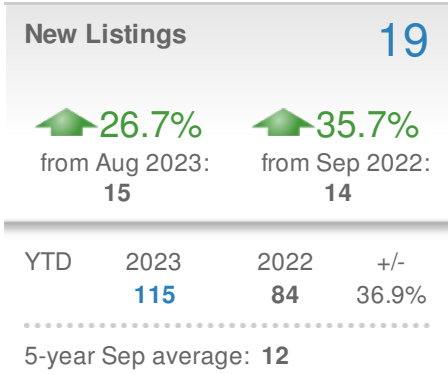
Email: ldavis@tcsr.realtor



September 2023

Twin Valley (Chester, PA) - Detached

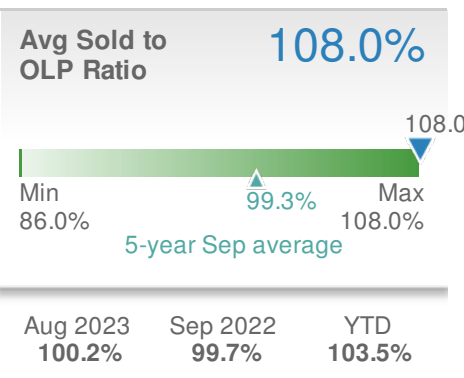
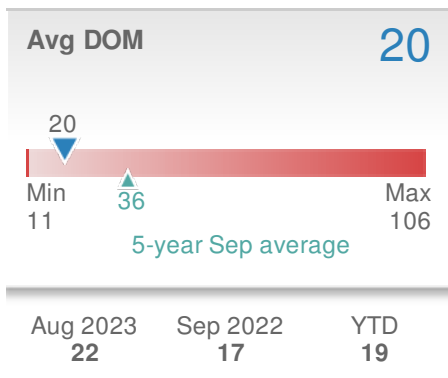
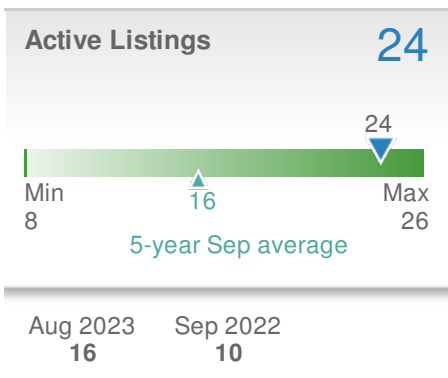
Tri-County Suburban REALTORS
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Summary

In Twin Valley (Chester, PA), the median sold price for Detached properties for September was \$323,000, representing a decrease of 35.9% compared to last month and a decrease of 17.9% from Sep 2022. The average days on market for units sold in September was 20 days, 44% below the 5-year September average of 36 days. There was no month over month change in new contract activity with 12 New Pendings; a 31.3% MoM increase in All Pendings (new contracts + contracts carried over from August) to 21; and a 50% increase in supply to 24 active units.

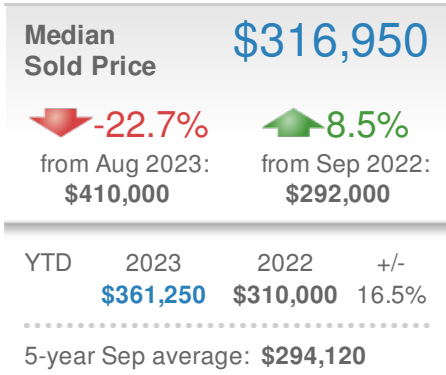
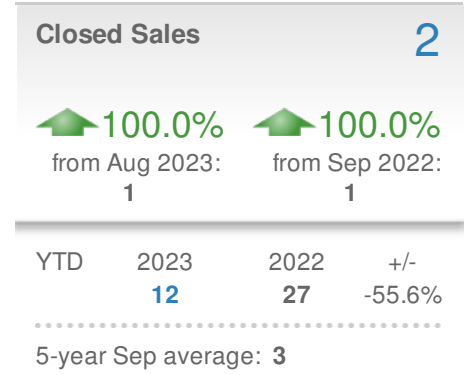
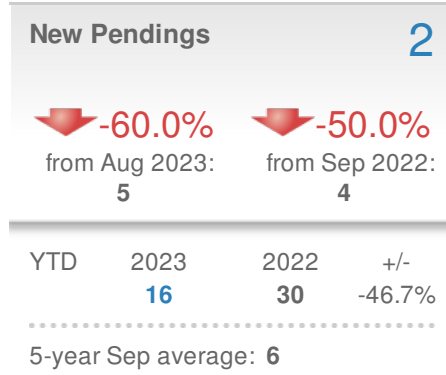
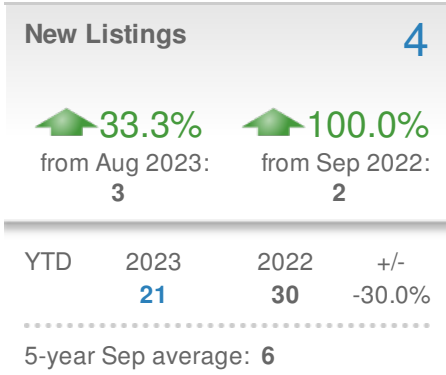
This activity resulted in a Contract Ratio of 0.88 pendings per active listing, down from 1.00 in August and a decrease from 1.10 in September 2022. The Contract Ratio is 25% lower than the 5-year September average of 1.17. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



September 2023

Twin Valley (Chester, PA) - Attached

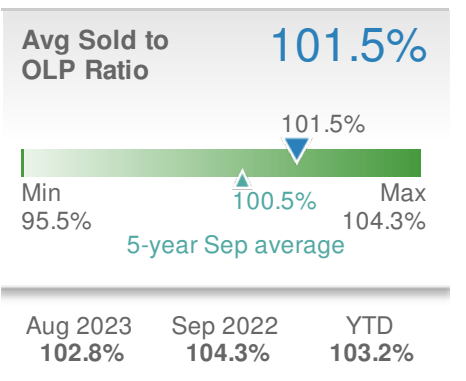
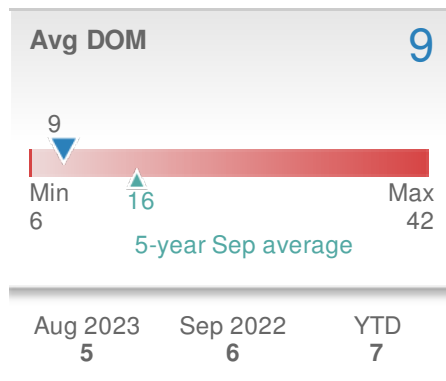
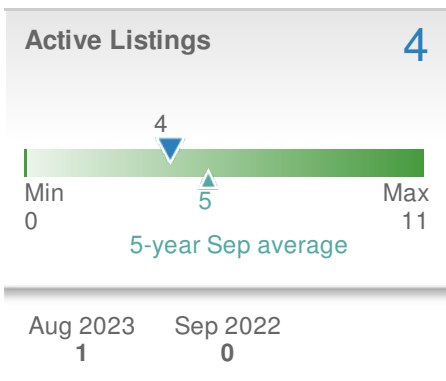
Tri-County Suburban REALTORS
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Summary

In Twin Valley (Chester, PA), the median sold price for Attached properties for September was \$316,950, representing a decrease of 22.7% compared to last month and an increase of 8.5% from Sep 2022. The average days on market for units sold in September was 9 days, 44% below the 5-year September average of 16 days. There was a 60% month over month decrease in new contract activity with 2 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from August) with 5; and a 300% increase in supply to 4 active units.

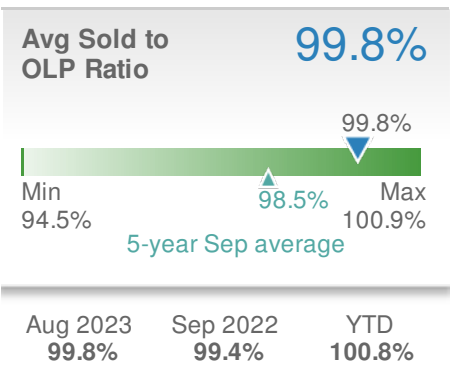
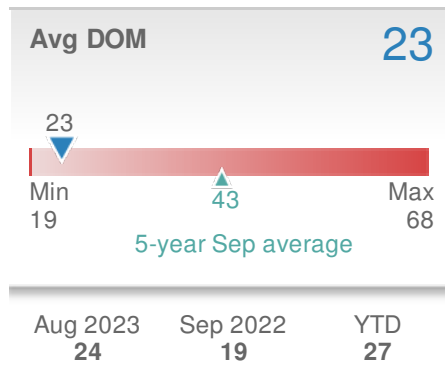
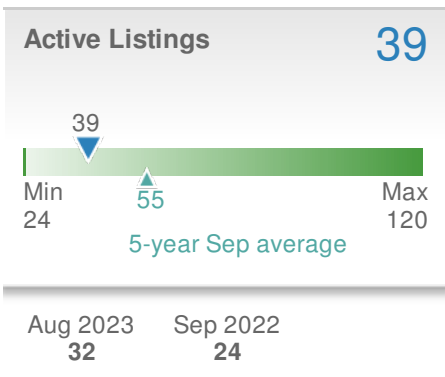
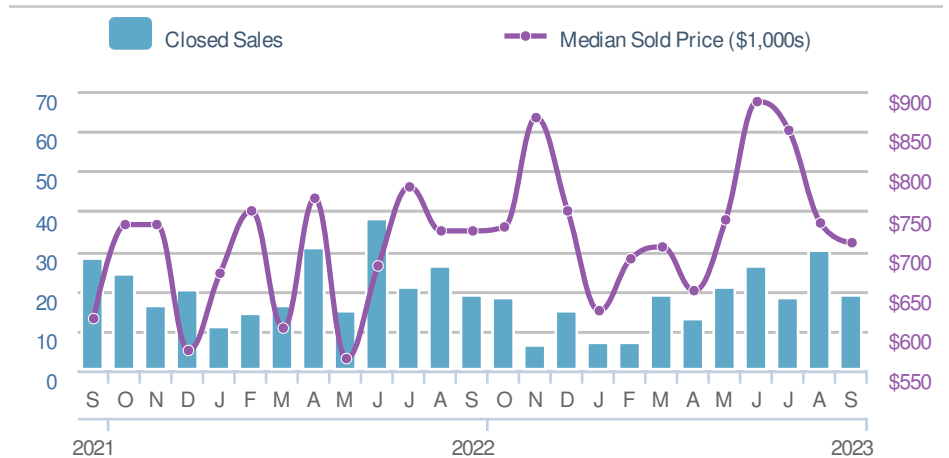
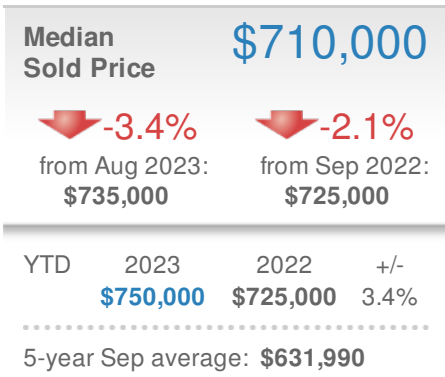
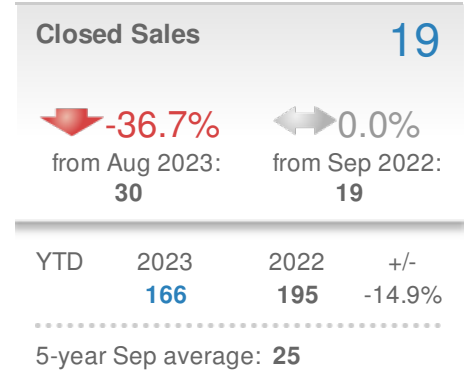
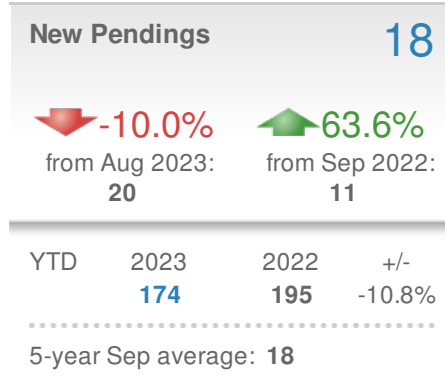
This activity resulted in a Contract Ratio of 1.25 pendings per active listing, down from 5.00 in August and an increase from 0.00 in September 2022. The Contract Ratio is 50% lower than the 5-year September average of 2.50. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



September 2023

Unionville-Chadds Ford (Chester, PA)

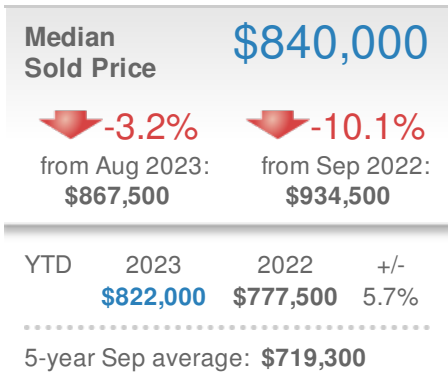
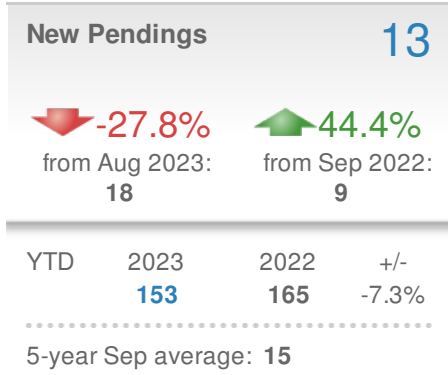
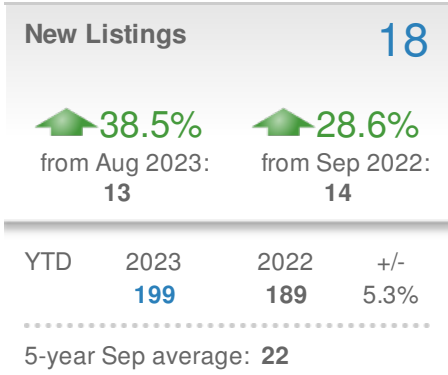
Email: ldavis@tcsr.realtor



September 2023

Unionville-Chadds Ford (Chester, PA) - Detached

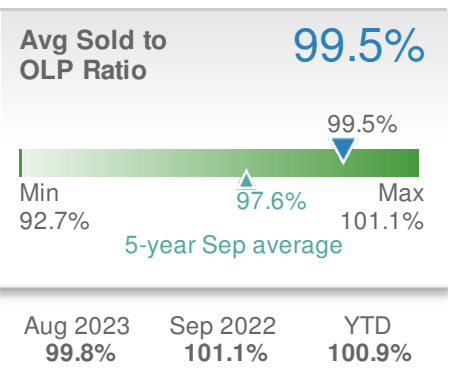
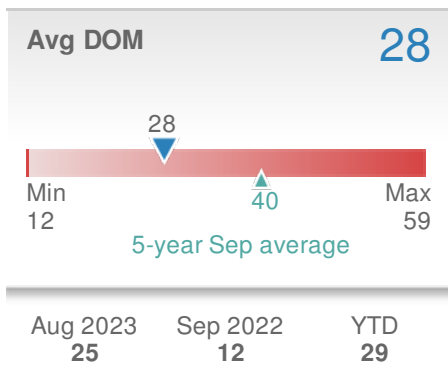
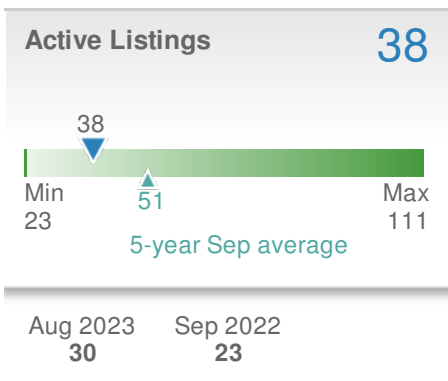
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Unionville-Chadds Ford (Chester, PA), the median sold price for Detached properties for September was \$840,000, representing a decrease of 3.2% compared to last month and a decrease of 10.1% from Sep 2022. The average days on market for units sold in September was 28 days, 30% below the 5-year September average of 40 days. There was a 27.8% month over month decrease in new contract activity with 13 New Pendings; a 16.7% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 20; and a 26.7% increase in supply to 38 active units.

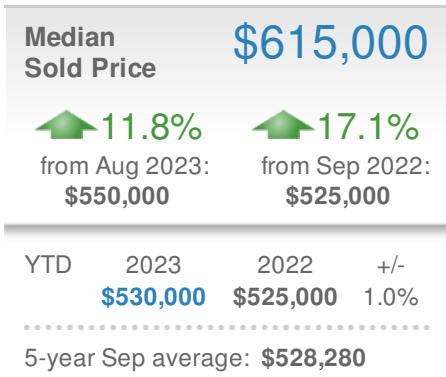
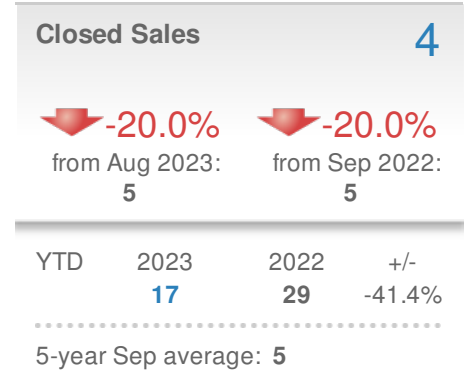
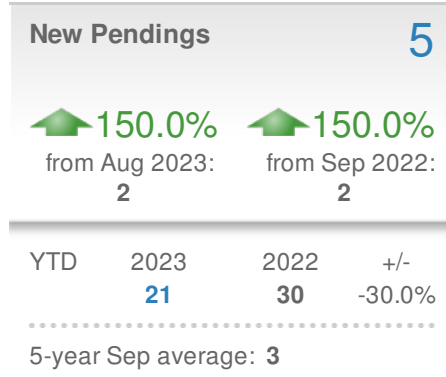
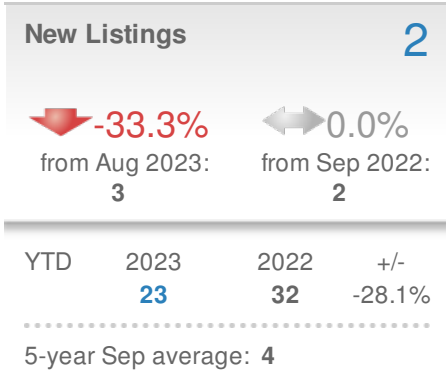
This activity resulted in a Contract Ratio of 0.53 pendings per active listing, down from 0.80 in August and a decrease from 0.91 in September 2022. The Contract Ratio is 32% lower than the 5-year September average of 0.78. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



September 2023

Unionville-Chadds Ford (Chester, PA) - Attached

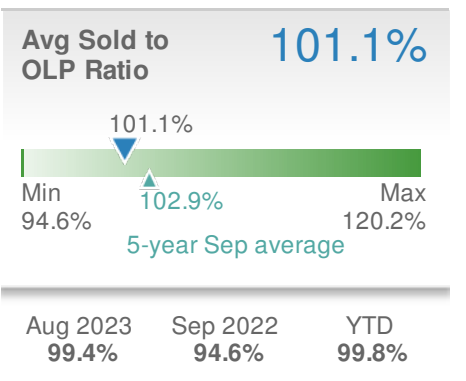
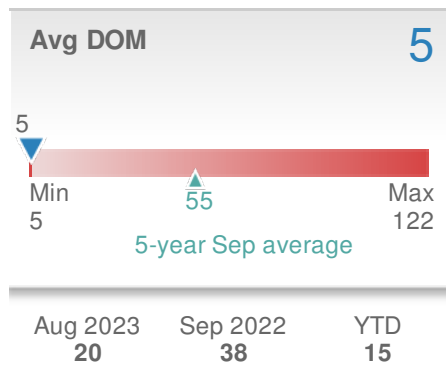
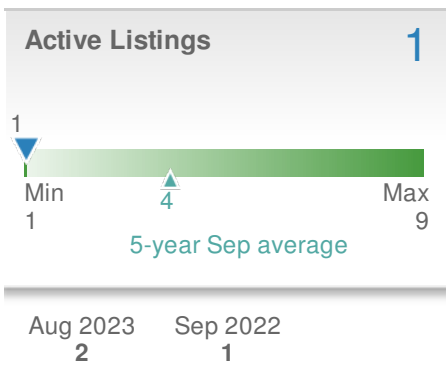
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Unionville-Chadds Ford (Chester, PA), the median sold price for Attached properties for September was \$615,000, representing an increase of 11.8% compared to last month and an increase of 17.1% from Sep 2022. The average days on market for units sold in September was 5 days, 91% below the 5-year September average of 55 days. There was a 150% month over month increase in new contract activity with 5 New Pendings; a 33.3% MoM increase in All Pendings (new contracts + contracts carried over from August) to 4; and a 50% decrease in supply to 1 active units.

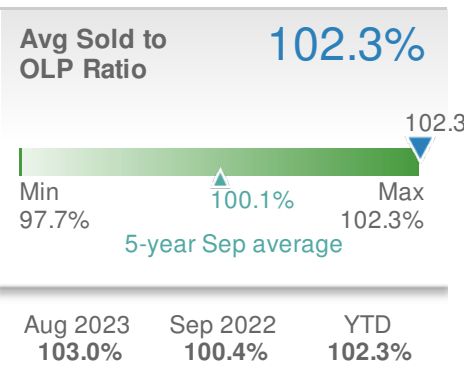
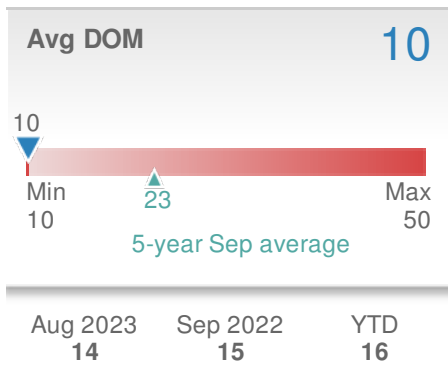
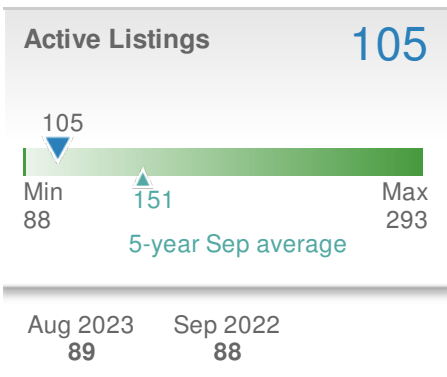
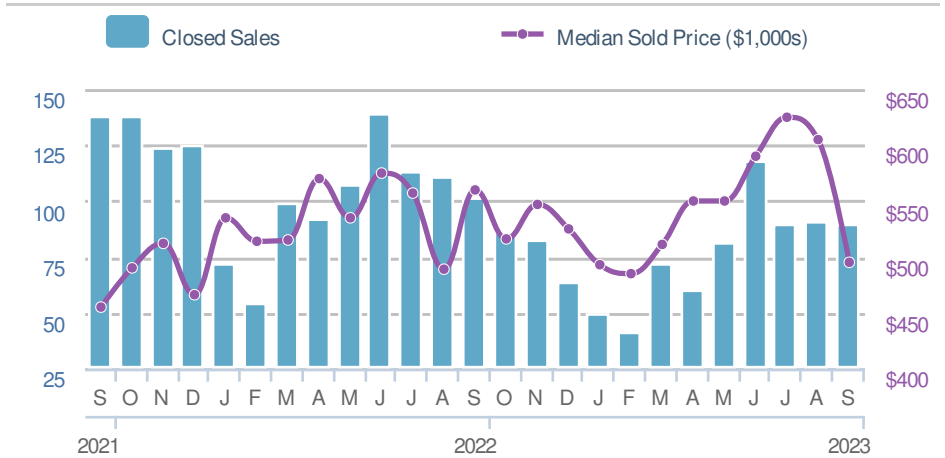
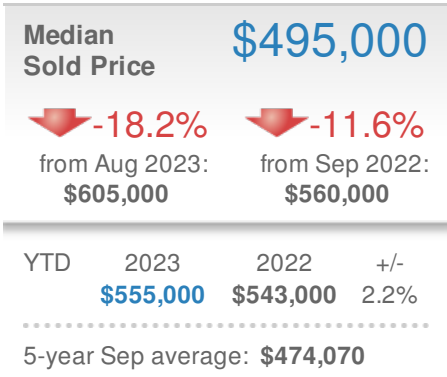
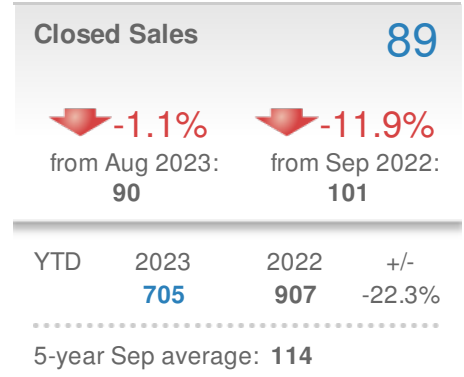
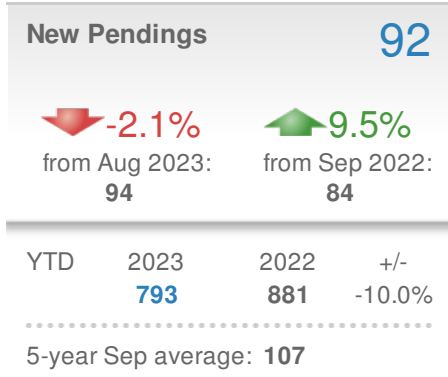
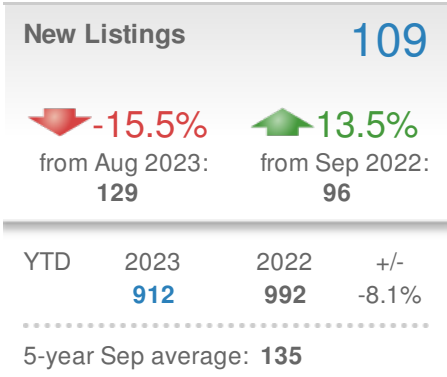
This activity resulted in a Contract Ratio of 4.00 pendings per active listing, up from 1.50 in August and an increase from 2.00 in September 2022. The Contract Ratio is 134% higher than the 5-year September average of 1.71. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



September 2023

West Chester Area (Chester, PA)

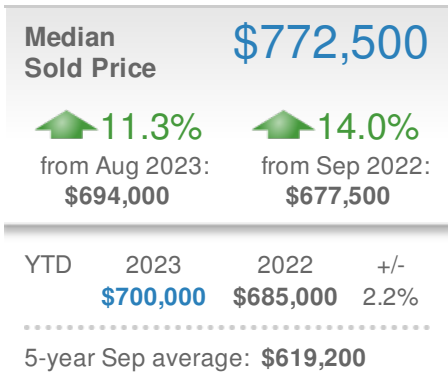
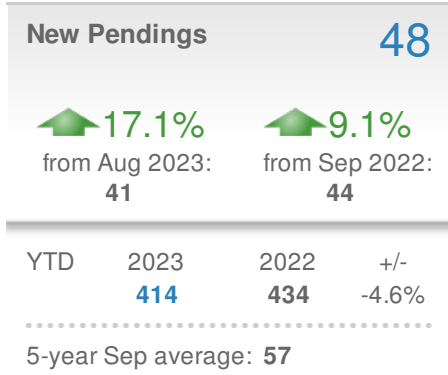
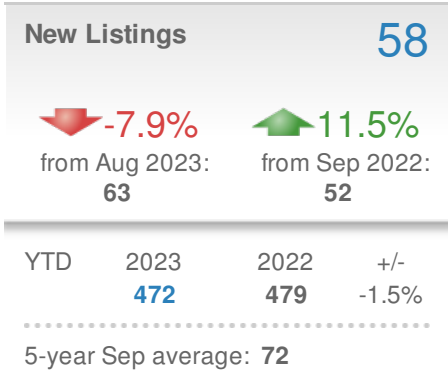
Email: ldavis@tcsr.realtor



September 2023

West Chester Area (Chester, PA) - Detached

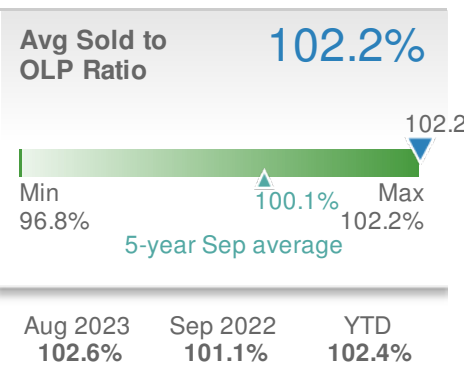
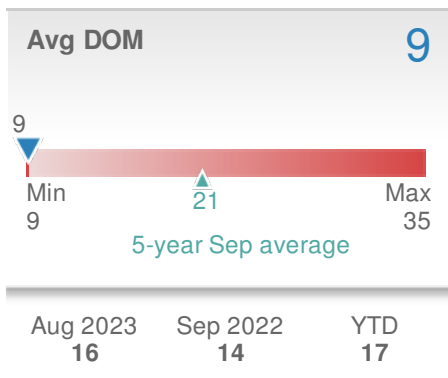
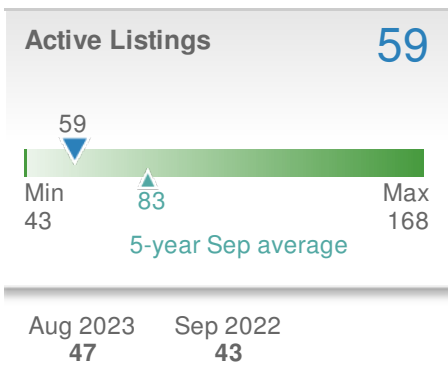
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In West Chester Area (Chester, PA), the median sold price for Detached properties for September was \$772,500, representing an increase of 11.3% compared to last month and an increase of 14% from Sep 2022. The average days on market for units sold in September was 9 days, 57% below the 5-year September average of 21 days. There was a 17.1% month over month increase in new contract activity with 48 New Pendings; a 6.4% MoM increase in All Pendings (new contracts + contracts carried over from August) to 100; and a 25.5% increase in supply to 59 active units.

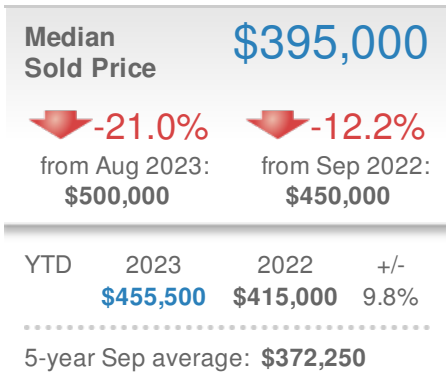
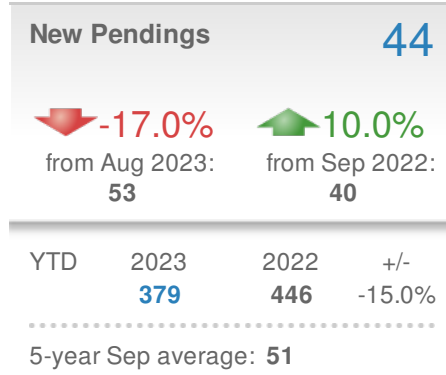
This activity resulted in a Contract Ratio of 1.69 pendings per active listing, down from 2.00 in August and a decrease from 1.77 in September 2022. The Contract Ratio is 2% higher than the 5-year September average of 1.65. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



September 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 September was \$395,000, representing a decrease of 21% compared to last month and a decrease of 12.2% from Sep 2022. The average days on market for units sold in September was 10 days, 60% below the 5-year September average of 25 days. There was a 17% month over month decrease in new contract activity with 44 New Pendings; an 11.4% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 70; and a 9.5% increase in supply to 46 active units.

This activity resulted in a Contract Ratio of 1.52 pendencies per active listing, down from 1.88 in August and a decrease from 1.60 in September 2022. The Contract Ratio is 2% higher than the 5-year September average of 1.49. 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.

