

August 2023

All Home Types
Detached
Attached

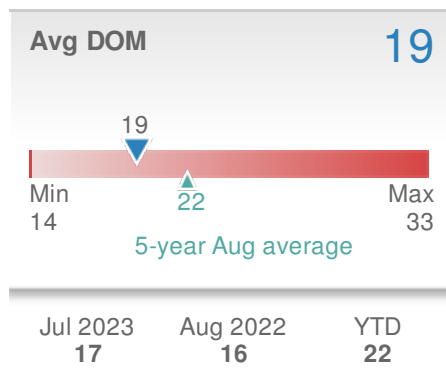
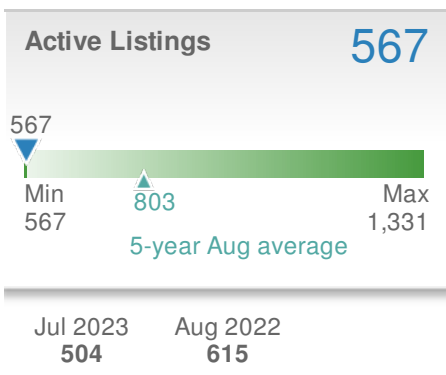
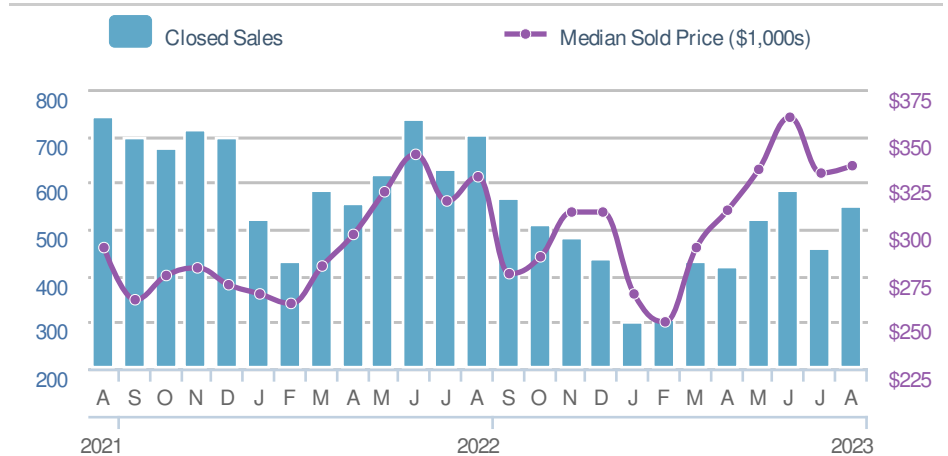
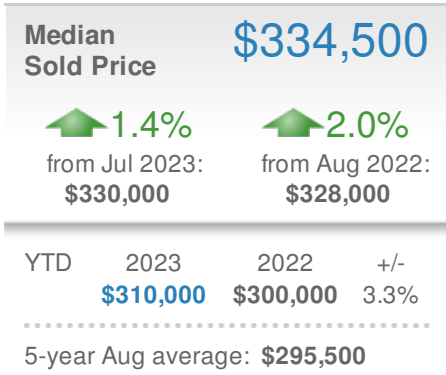
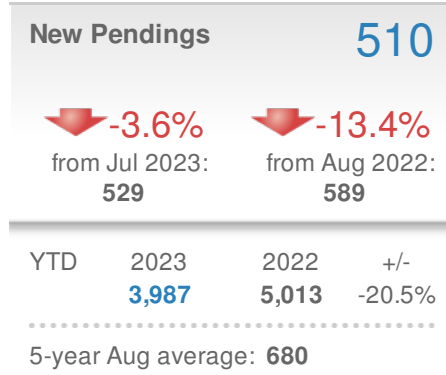
Local Market Insight

Delaware County, PA

August 2023

Delaware County, PA

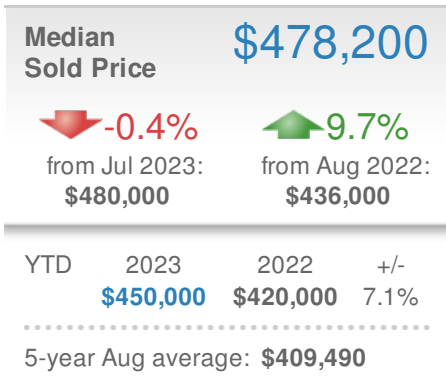
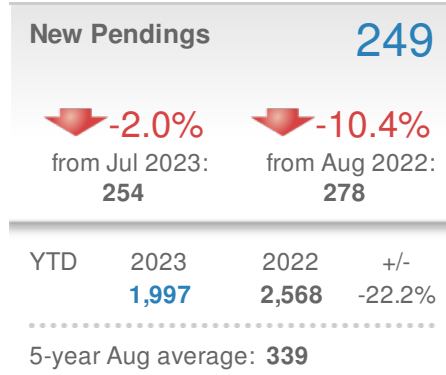
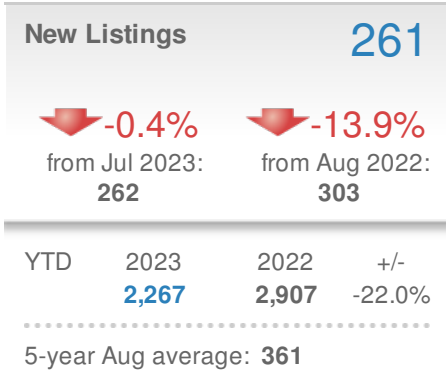
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August 2023

Delaware County, PA - Detached

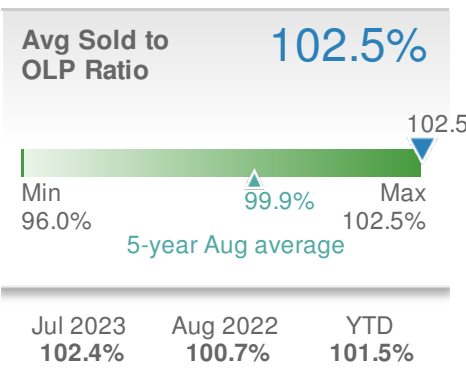
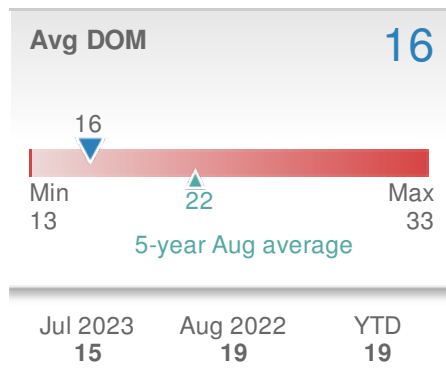
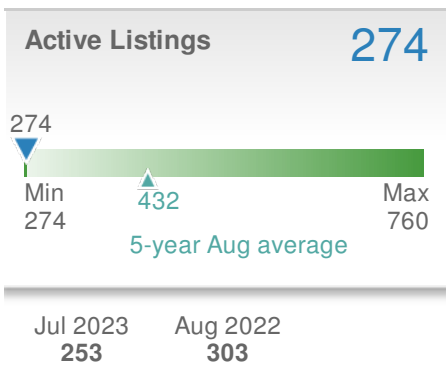
Tri-County Suburban REALTORS
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Summary

In Delaware County, PA, the median sold price for Detached properties for August was \$478,200, representing a decrease of 0.4% compared to last month and an increase of 9.7% 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 2% month over month decrease in new contract activity with 249 New Pendings; a 9.3% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 363; and an 8.3% increase in supply to 274 active units.

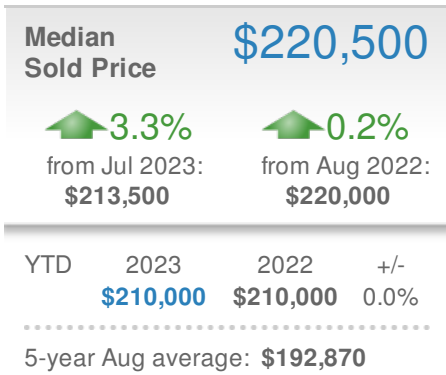
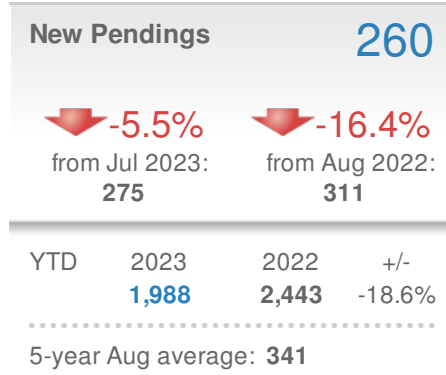
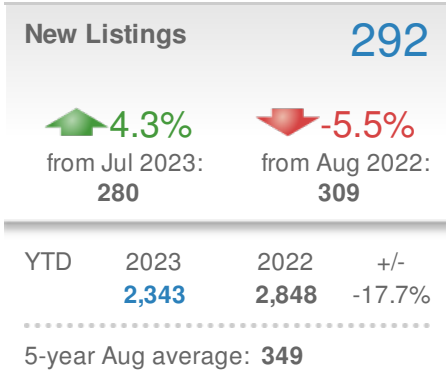
This activity resulted in a Contract Ratio of 1.32 pendings per active listing, down from 1.58 in July and a decrease from 1.43 in August 2022. The Contract Ratio is the same as the 5-year August average of 1.32. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



August 2023

Delaware County, PA - Attached

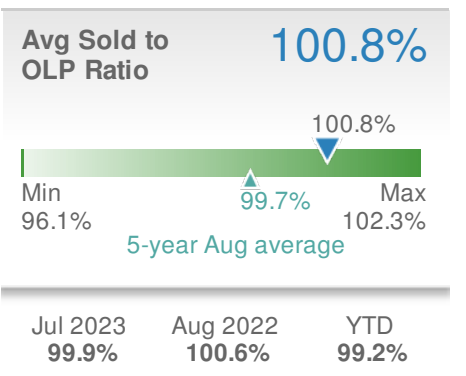
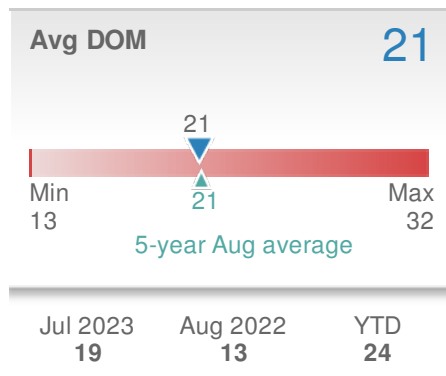
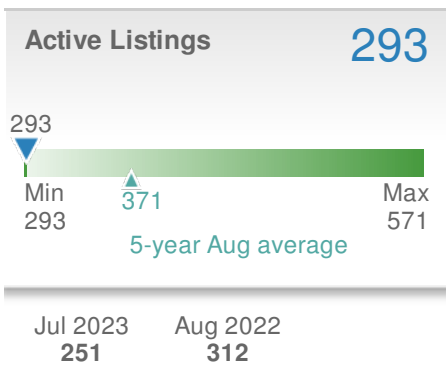
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Summary

In Delaware County, PA, the median sold price for Attached properties for August was \$220,500, representing an increase of 3.3% compared to last month and an increase of 0.2% from Aug 2022. The average days on market for units sold in August was 21 days, 2% below the 5-year August average of 21 days. There was a 5.5% month over month decrease in new contract activity with 260 New Pendings; a 13.3% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 396; and a 16.7% increase in supply to 293 active units.

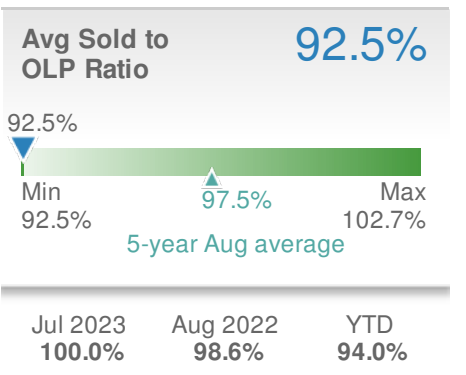
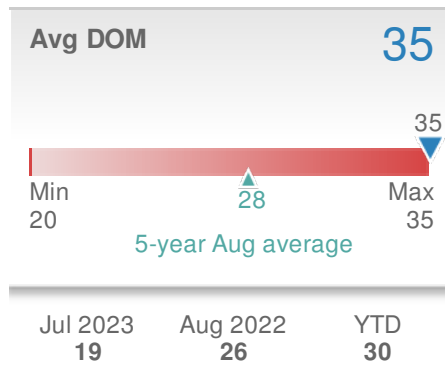
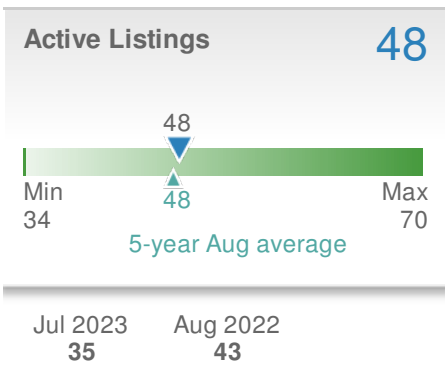
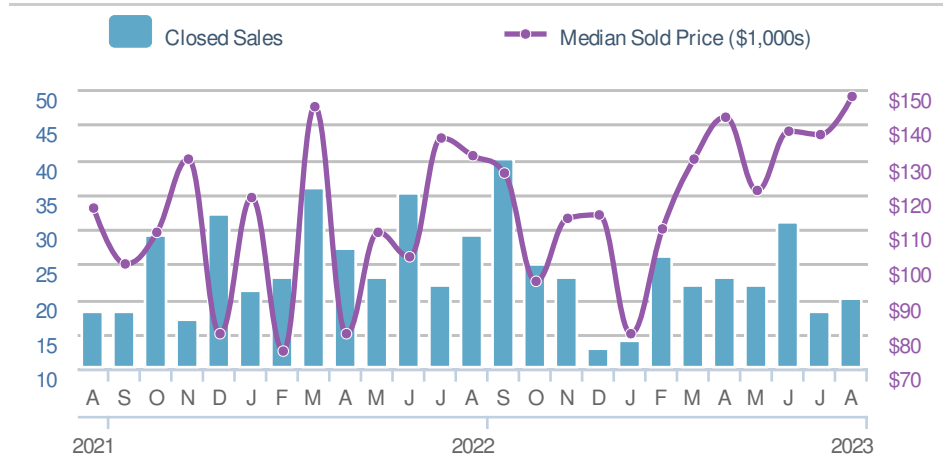
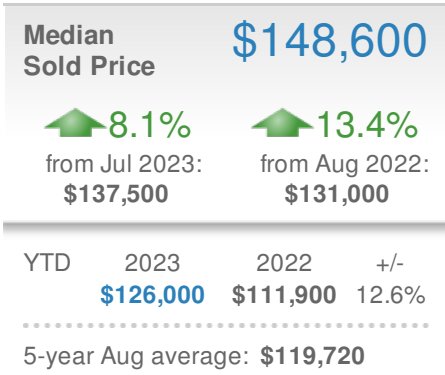
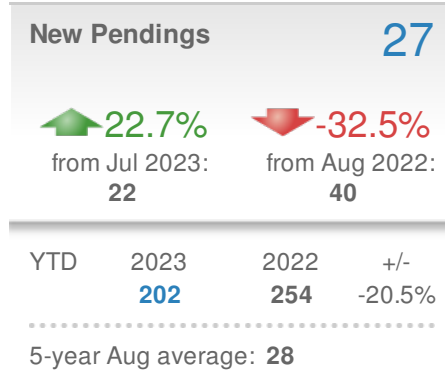
This activity resulted in a Contract Ratio of 1.35 pendings per active listing, down from 1.82 in July and a decrease from 1.55 in August 2022. The Contract Ratio is 13% lower than the 5-year August average of 1.55. A higher Contract Ratio signifies a relative increase in contract activity compared to 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-Upland (Delaware, PA)

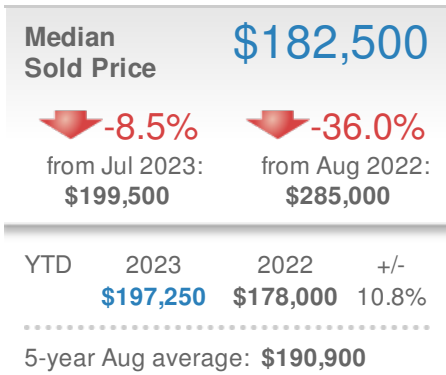
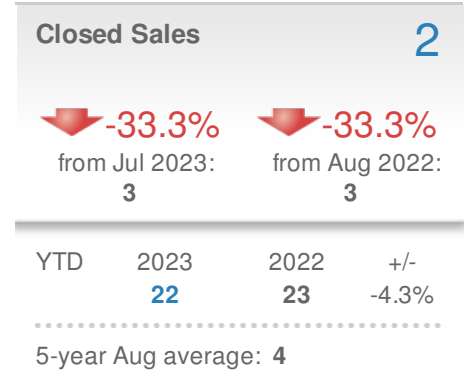
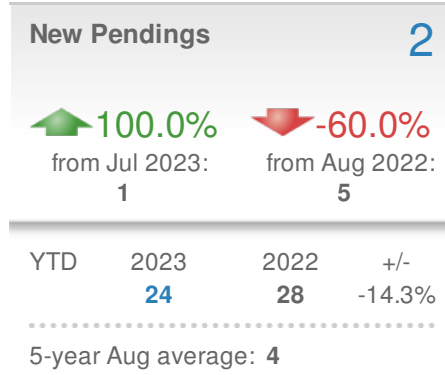
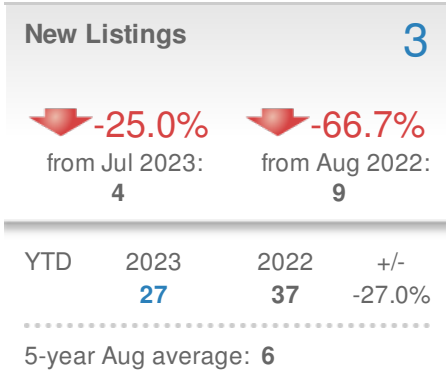
Email: ldavis@tcsr.realtor



August 2023

Chester-Upland (Delaware, PA) - Detached

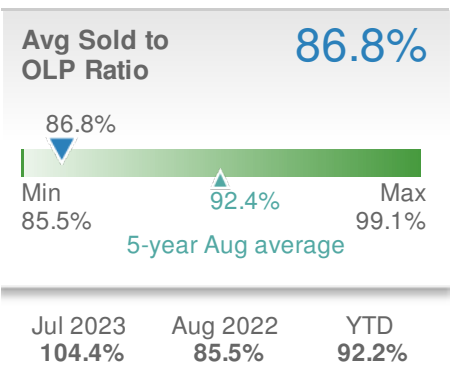
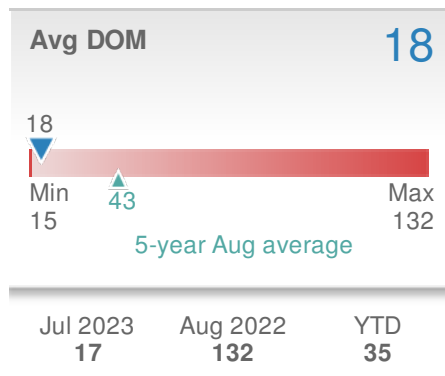
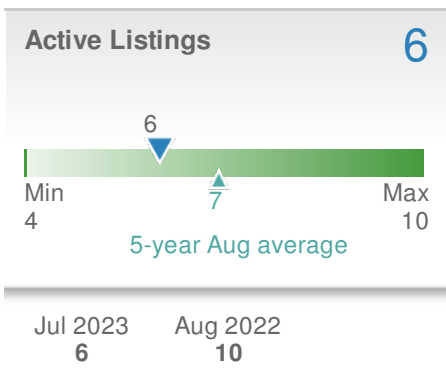
Tri-County Suburban REALTORS
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Summary

In Chester-Upland (Delaware, PA), the median sold price for Detached properties for August was \$182,500, representing a decrease of 8.5% compared to last month and a decrease of 36% from Aug 2022. The average days on market for units sold in August was 18 days, 58% below the 5-year August average of 43 days. There was a 100% month over month increase in new contract activity with 2 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from July) with 2; and no change in supply with 6 active units.

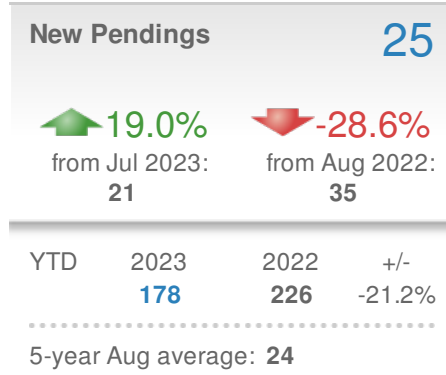
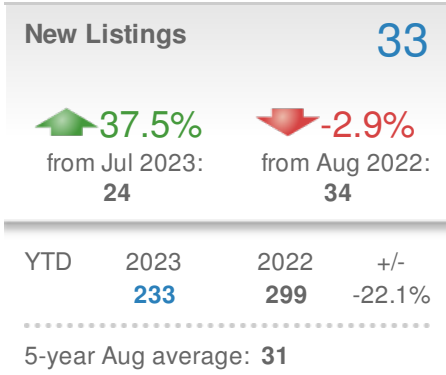
This activity resulted in a Contract Ratio of 0.33 pendings per active listing, no change from July and a decrease from 0.80 in August 2022. The Contract Ratio is 66% lower than the 5-year August average of 0.98. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



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Chester-Upland (Delaware, PA) - Attached

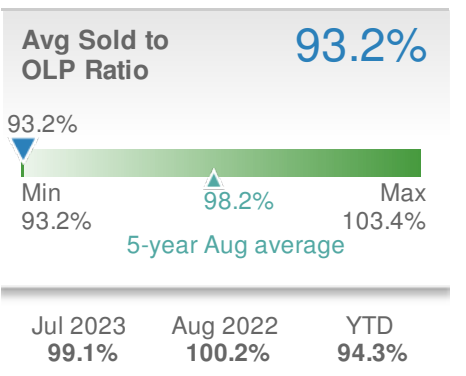
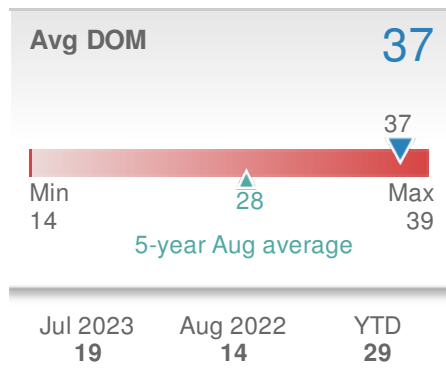
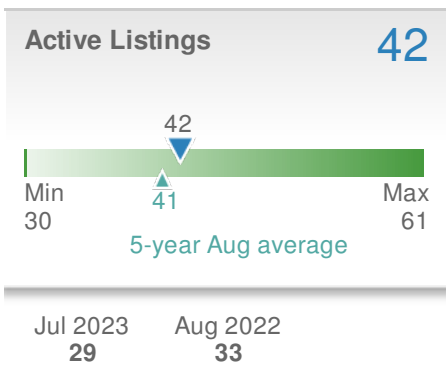
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Summary

In Chester-Upland (Delaware, PA), the median sold price for Attached properties for August was \$148,600, representing an increase of 18.9% compared to last month and an increase of 27.1% from Aug 2022. The average days on market for units sold in August was 37 days, 33% above the 5-year August average of 28 days. There was a 19% month over month increase in new contract activity with 25 New Pendings; a 5.7% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 33; and a 44.8% increase in supply to 42 active units.

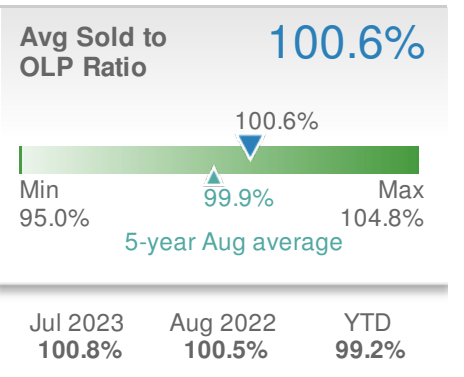
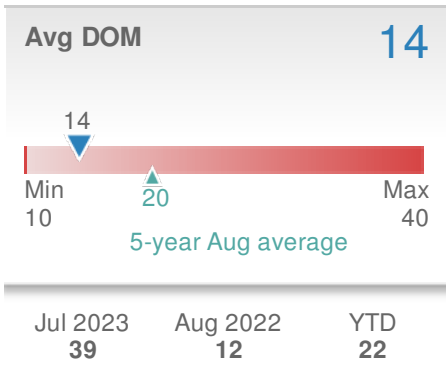
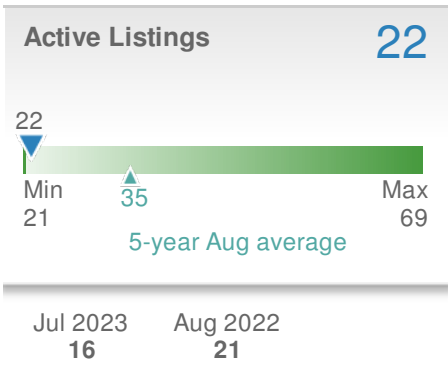
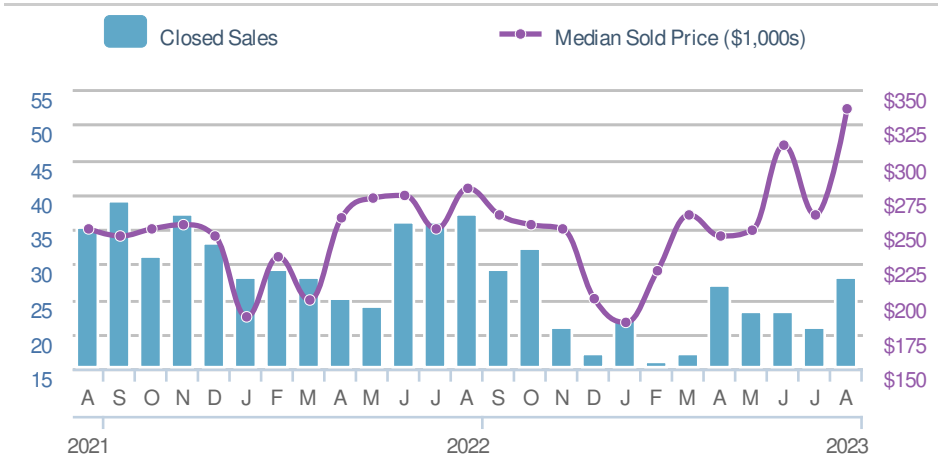
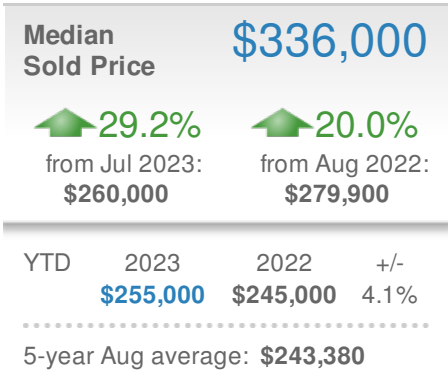
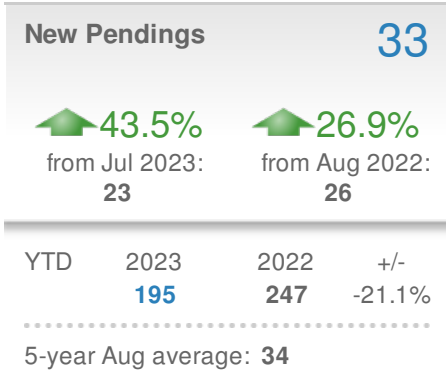
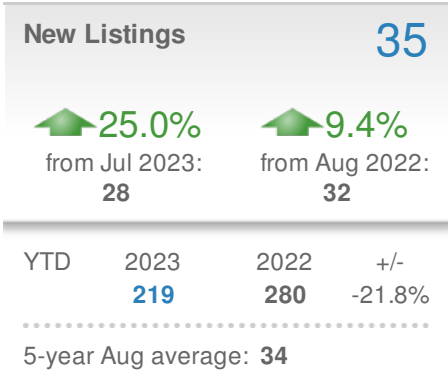
This activity resulted in a Contract Ratio of 0.79 pendings per active listing, down from 1.21 in July and a decrease from 1.52 in August 2022. The Contract Ratio is 16% lower than the 5-year August average of 0.94. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



August 2023

Chichester (Delaware, PA)

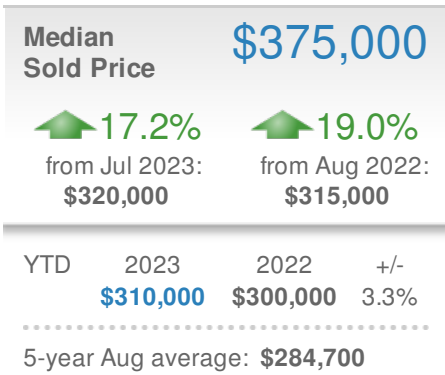
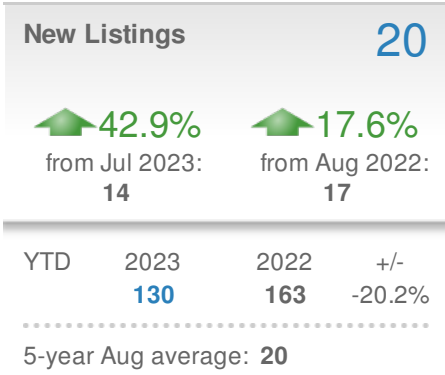
Email: ldavis@tcsr.realtor



August 2023

Chichester (Delaware, PA) - Detached

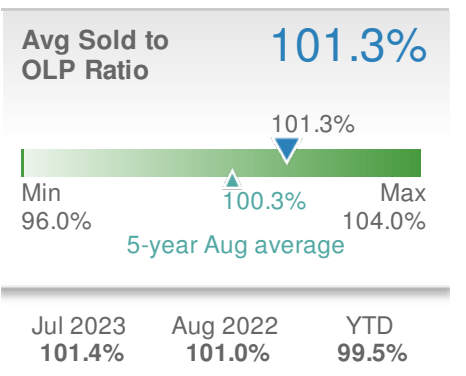
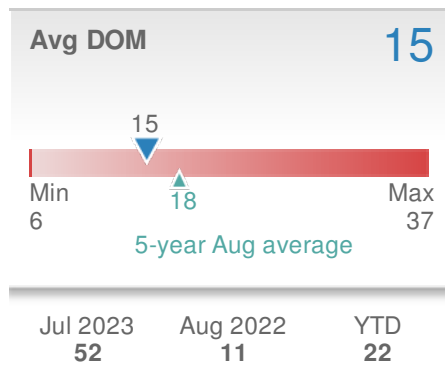
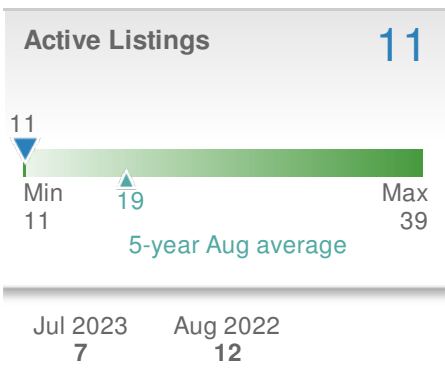
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Summary

In Chichester (Delaware, PA), the median sold price for Detached properties for August was \$375,000, representing an increase of 17.2% compared to last month and an increase of 19% from Aug 2022. The average days on market for units sold in August was 15 days, 17% below the 5-year August average of 18 days. There was an 18.8% month over month increase in new contract activity with 19 New Pendings; a 20% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 20; and a 57.1% increase in supply to 11 active units.

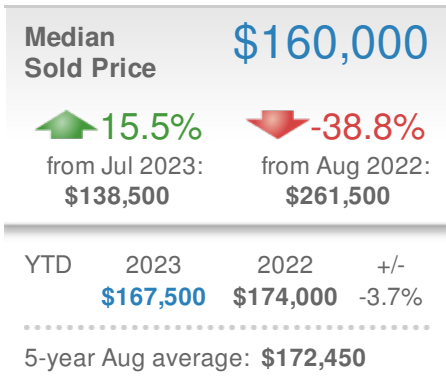
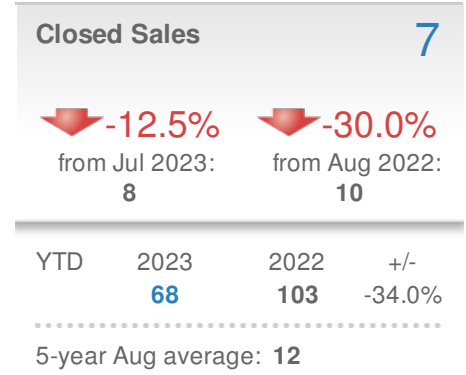
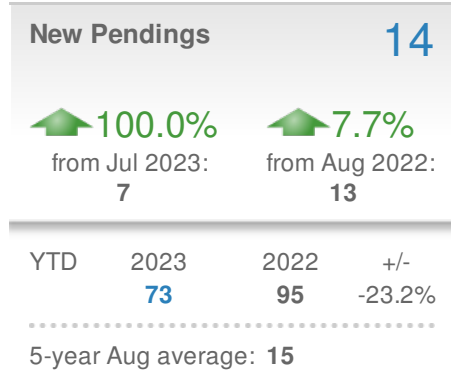
This activity resulted in a Contract Ratio of 1.82 pendings per active listing, down from 3.57 in July and a decrease from 2.25 in August 2022. The Contract Ratio is 7% lower than the 5-year August average of 1.95. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



August 2023

Chichester (Delaware, PA) - Attached

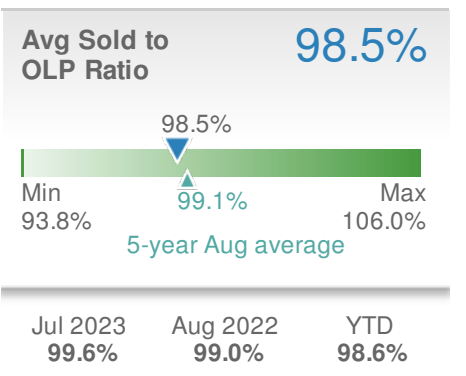
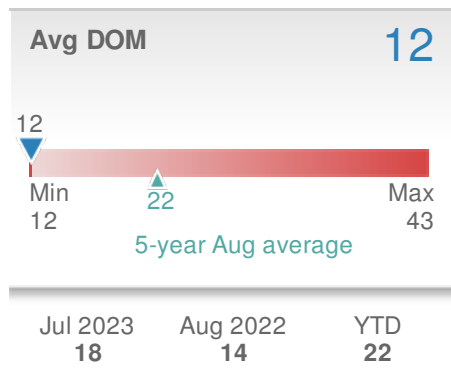
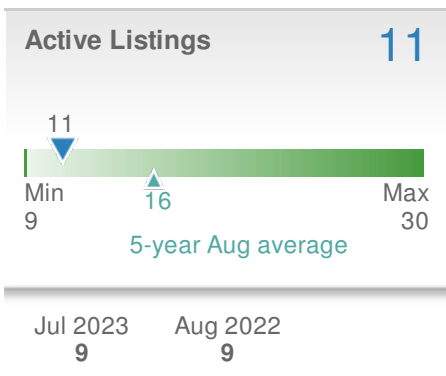
Tri-County Suburban REALTORS
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Summary

In Chichester (Delaware, PA), the median sold price for Attached properties for August was \$160,000, representing an increase of 15.5% compared to last month and a decrease of 38.8% 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 100% month over month increase in new contract activity with 14 New Pendings; a 66.7% MoM increase in All Pendings (new contracts + contracts carried over from July) to 15; and a 22.2% increase in supply to 11 active units.

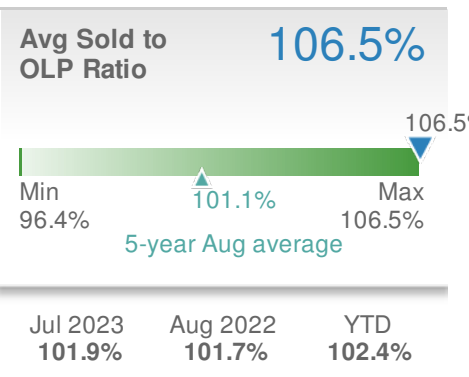
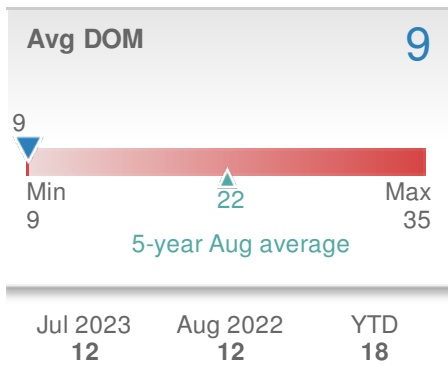
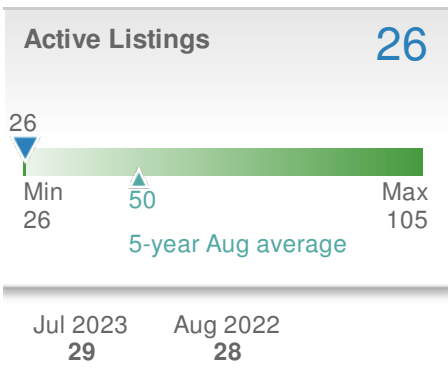
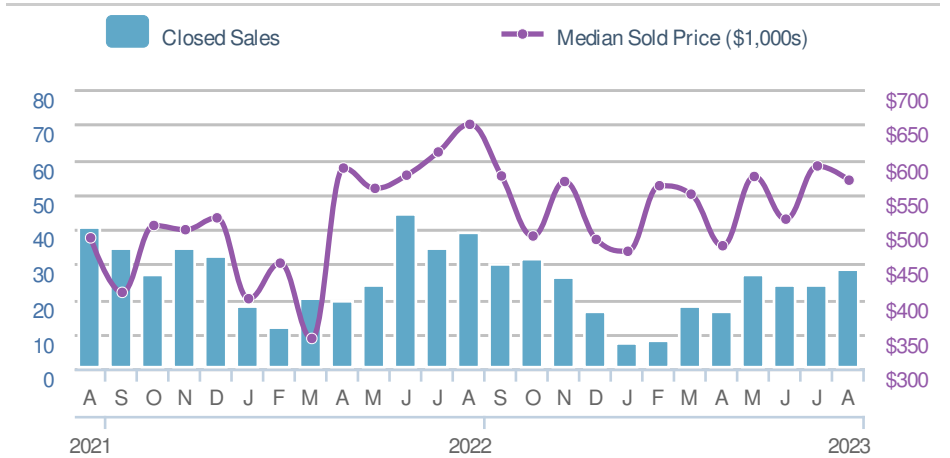
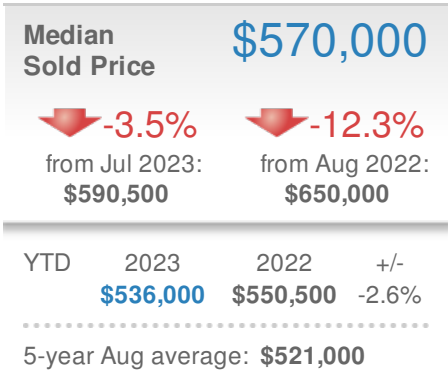
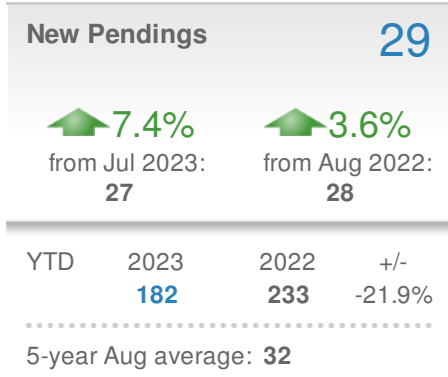
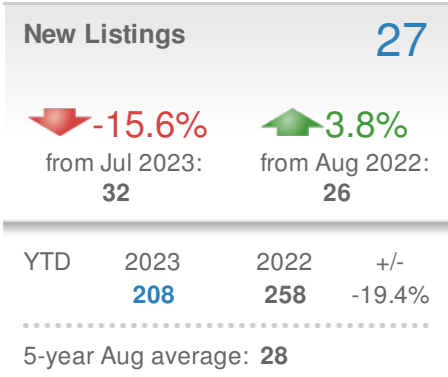
This activity resulted in a Contract Ratio of 1.36 pendings per active listing, up from 1.00 in July and a decrease from 1.56 in August 2022. The Contract Ratio is 12% lower than the 5-year August average of 1.55. A higher Contract Ratio signifies a relative increase in contract activity compared to 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

Garnet Valley (Delaware, PA)

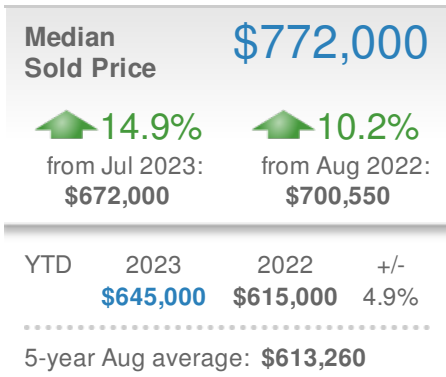
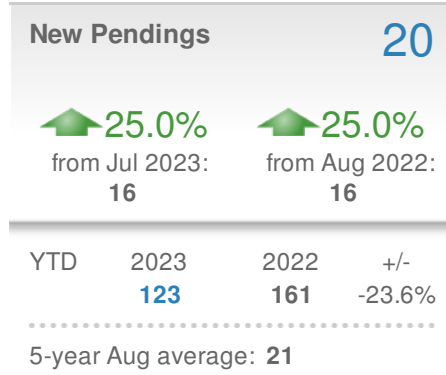
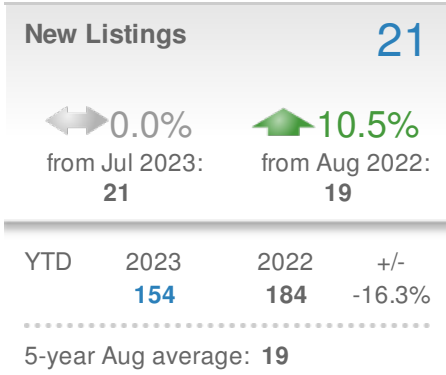
Email: ldavis@tcsr.realtor



August 2023

Garnet Valley (Delaware, PA) - Detached

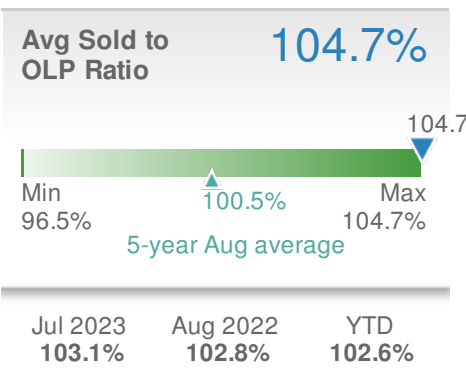
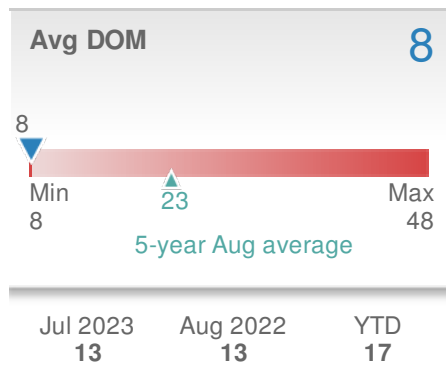
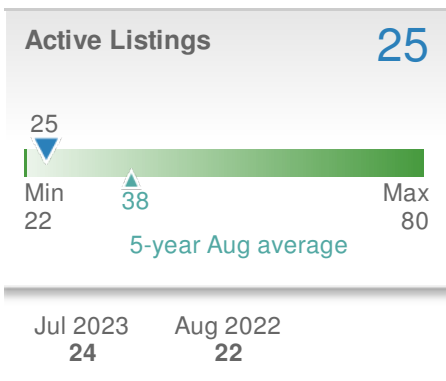
Tri-County Suburban REALTORS
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Summary

In Garnet Valley (Delaware, PA), the median sold price for Detached properties for August was \$772,000, representing an increase of 14.9% compared to last month and an increase of 10.2% from Aug 2022. The average days on market for units sold in August was 8 days, 65% below the 5-year August average of 23 days. There was a 25% month over month increase in new contract activity with 20 New Pendings; a 16.1% MoM increase in All Pendings (new contracts + contracts carried over from July) to 36; and a 4.2% increase in supply to 25 active units.

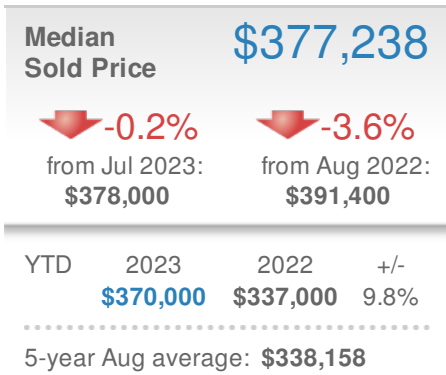
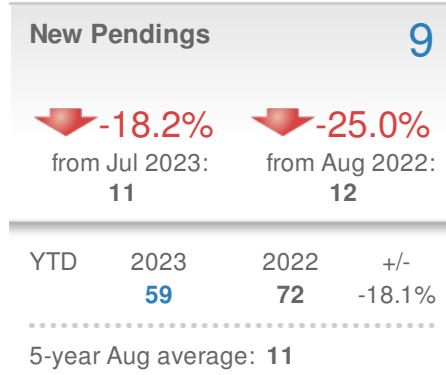
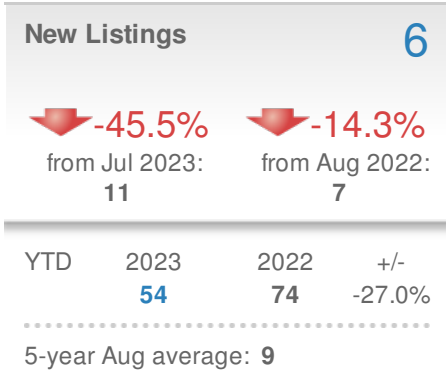
This activity resulted in a Contract Ratio of 1.44 pendings per active listing, up from 1.29 in July and an increase from 1.36 in August 2022. The Contract Ratio is 22% higher than the 5-year August average of 1.18. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



August 2023

Garnet Valley (Delaware, PA) - Attached

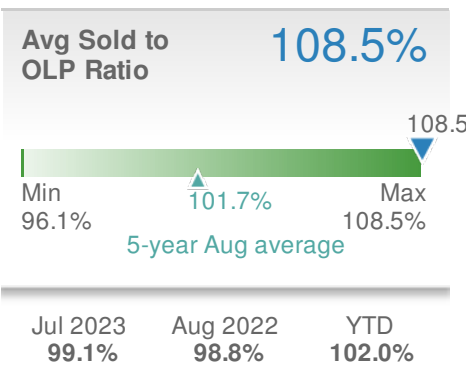
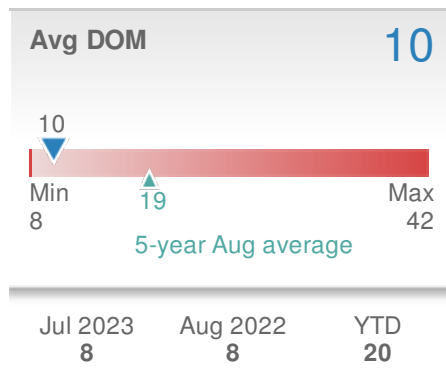
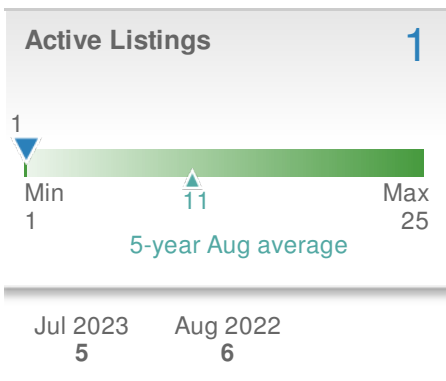
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Garnet Valley (Delaware, PA), the median sold price for Attached properties for August was \$377,238, representing a decrease of 0.2% compared to last month and a decrease of 3.6% from Aug 2022. The average days on market for units sold in August was 10 days, 46% below the 5-year August average of 19 days. There was an 18.2% month over month decrease in new contract activity with 9 New Pendings; a 30.8% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 9; and an 80% decrease in supply to 1 active units.

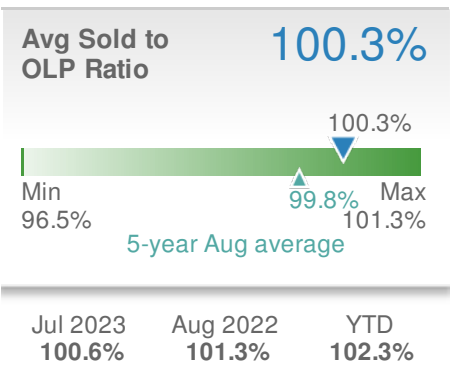
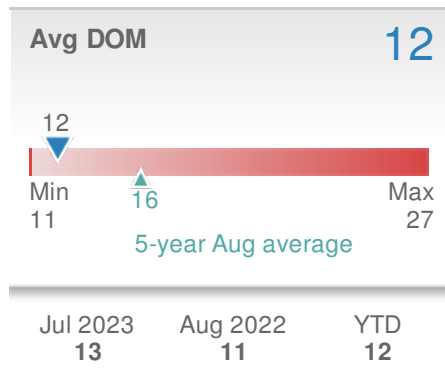
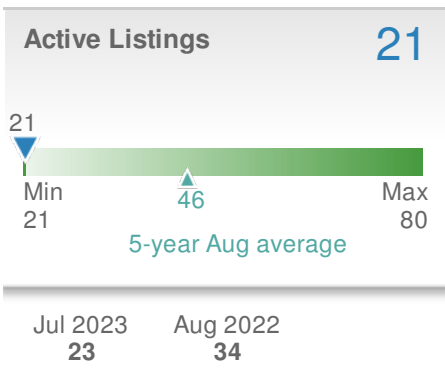
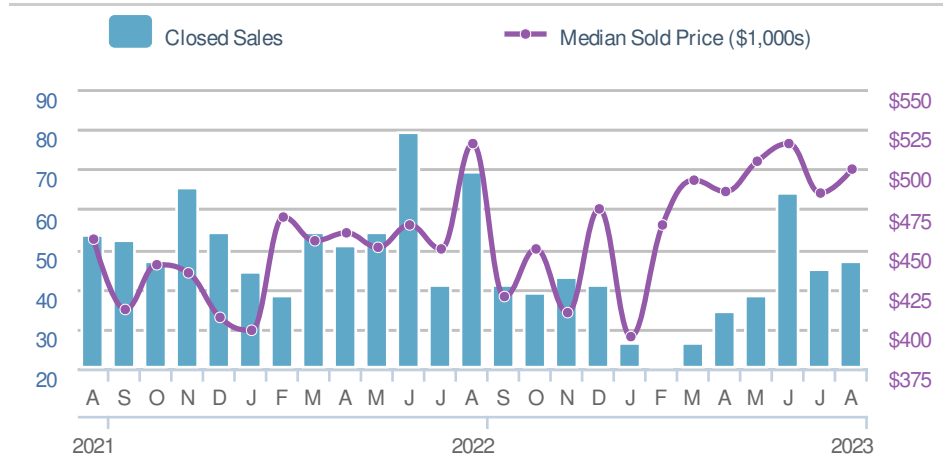
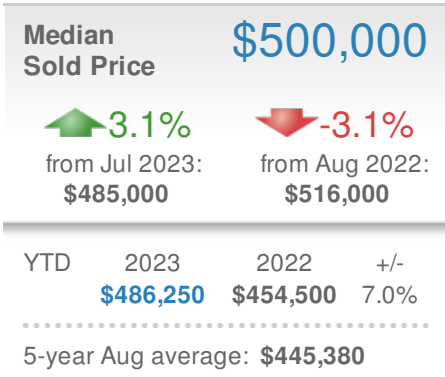
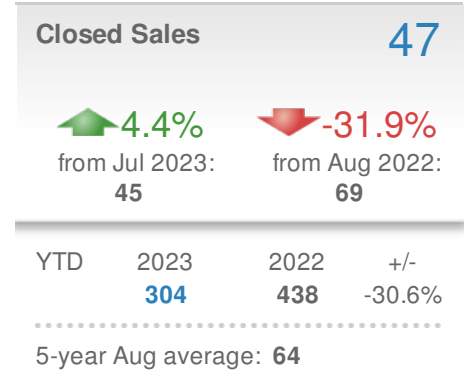
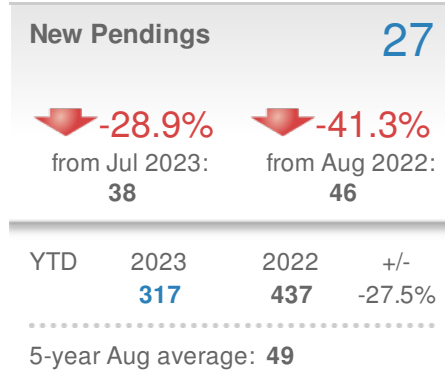
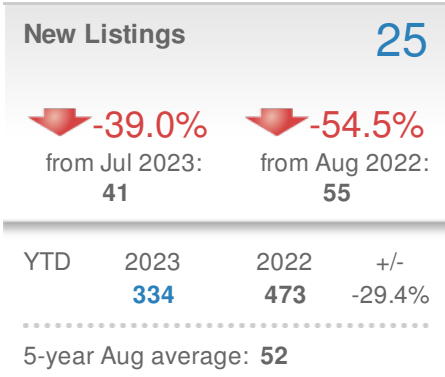
This activity resulted in a Contract Ratio of 9.00 pendings per active listing, up from 2.60 in July and an increase from 2.67 in August 2022. The Contract Ratio is 172% higher than the 5-year August average of 3.31. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



August 2023

Haverford Township (Delaware, PA)

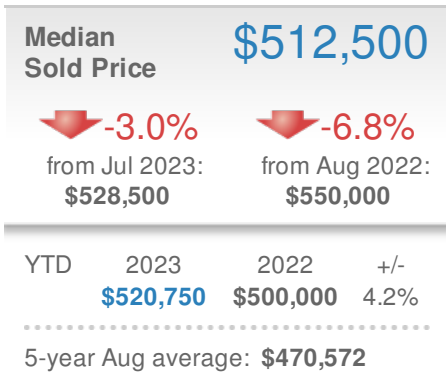
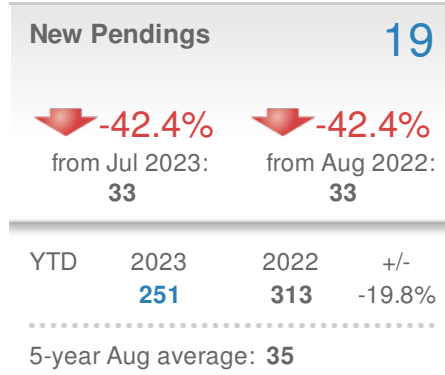
Email: ldavis@tcsr.realtor



August 2023

Haverford Township (Delaware, PA) - Detached

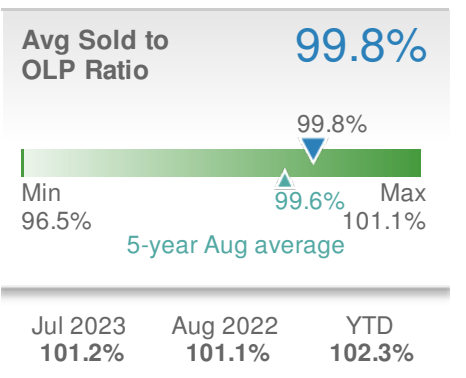
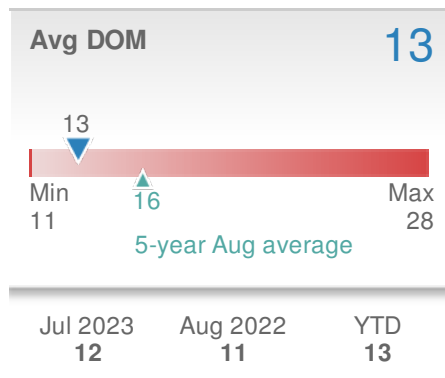
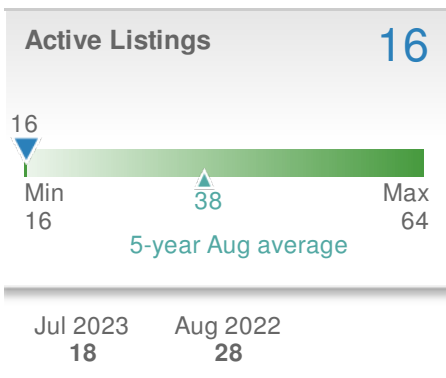
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Haverford Township (Delaware, PA), the median sold price for Detached properties for August was \$512,500, representing a decrease of 3% compared to last month and a decrease of 6.8% from Aug 2022. The average days on market for units sold in August was 13 days, 19% below the 5-year August average of 16 days. There was a 42.4% month over month decrease in new contract activity with 19 New Pendings; a 39.7% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 35; and an 11.1% decrease in supply to 16 active units.

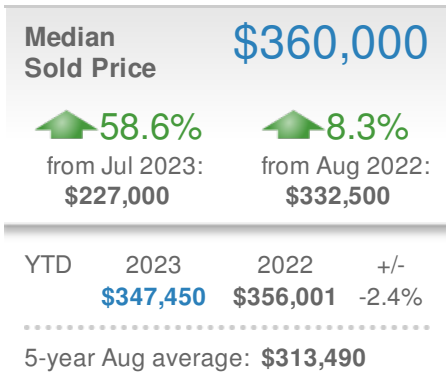
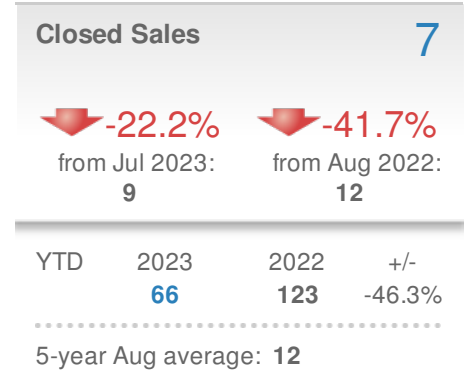
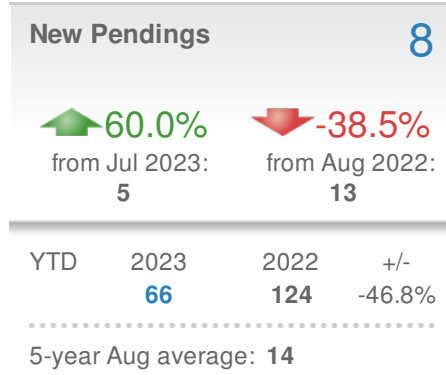
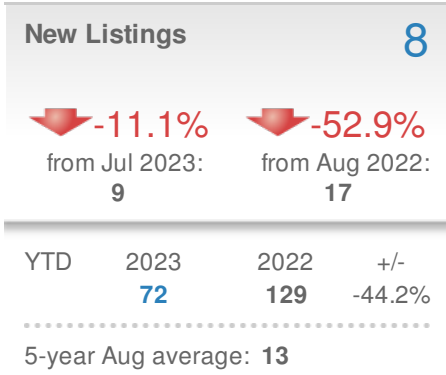
This activity resulted in a Contract Ratio of 2.19 pendings per active listing, down from 3.22 in July and an increase from 1.43 in August 2022. The Contract Ratio is 38% higher than the 5-year August average of 1.59. A higher Contract Ratio signifies a relative increase in contract activity compared 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

Haverford Township (Delaware, PA) - Attached

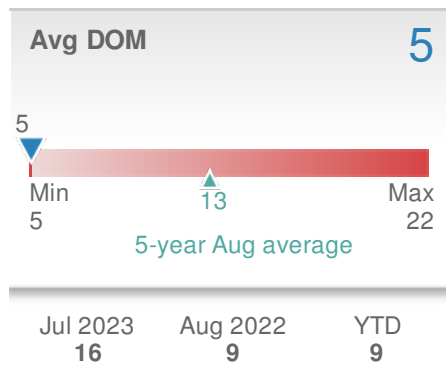
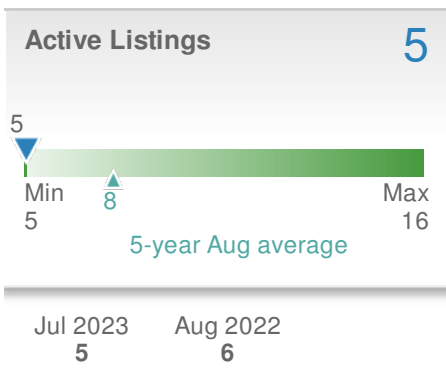
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Haverford Township (Delaware, PA), the median sold price for Attached properties for August was \$360,000, representing an increase of 58.6% compared to last month and an increase of 8.3% from Aug 2022. The average days on market for units sold in August was 5 days, 61% below the 5-year August average of 13 days. There was a 60% month over month increase in new contract activity with 8 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from July) with 7; and no change in supply with 5 active units.

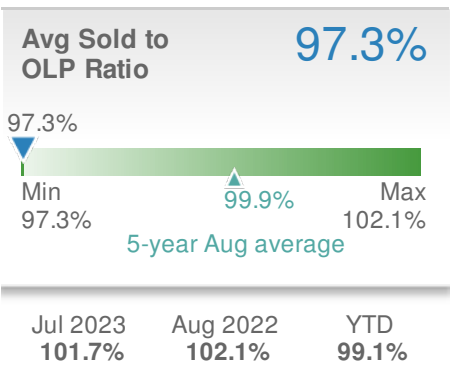
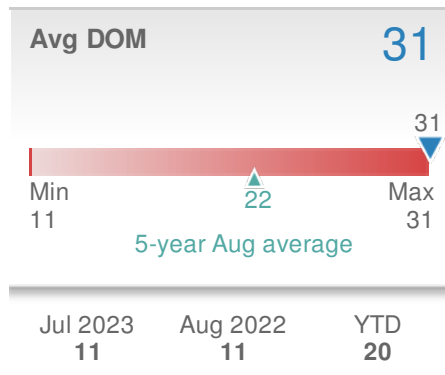
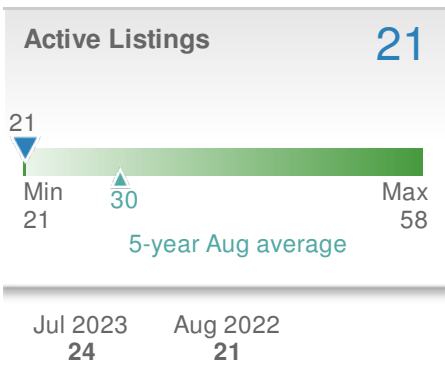
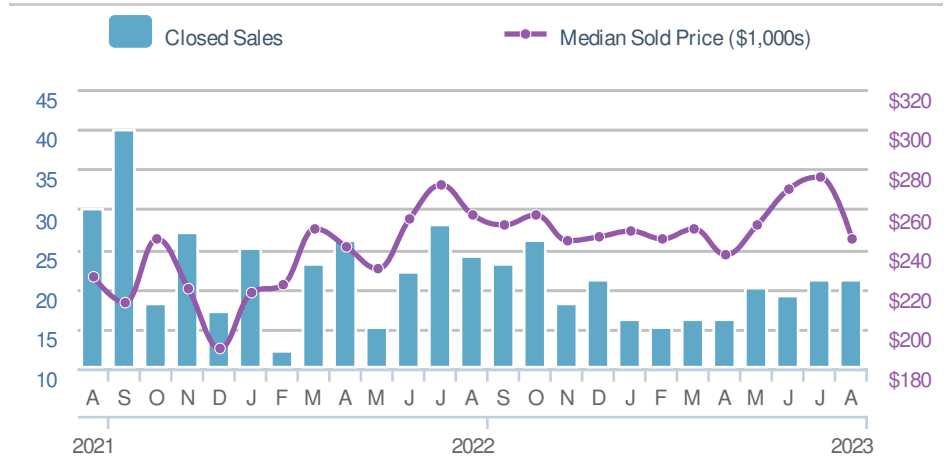
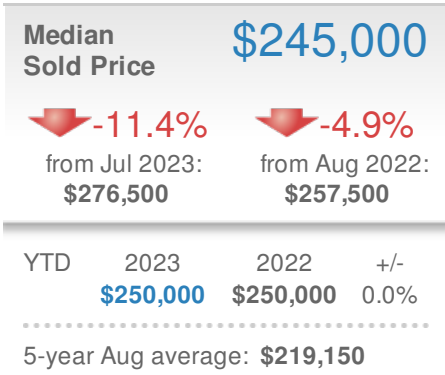
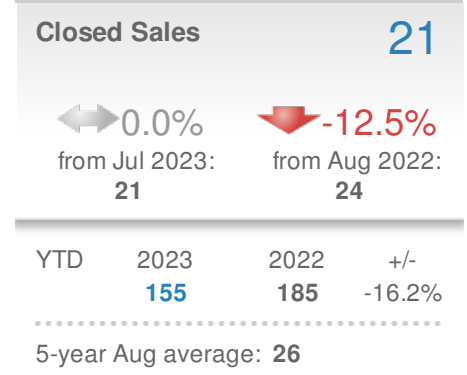
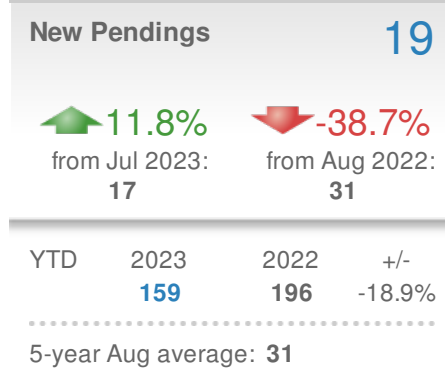
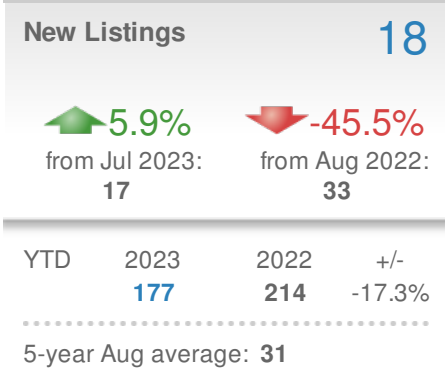
This activity resulted in a Contract Ratio of 1.40 pendings per active listing, no change from July and a decrease from 3.17 in August 2022. The Contract Ratio is 51% lower than the 5-year August average of 2.85. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



August 2023

Interboro (Delaware, PA)

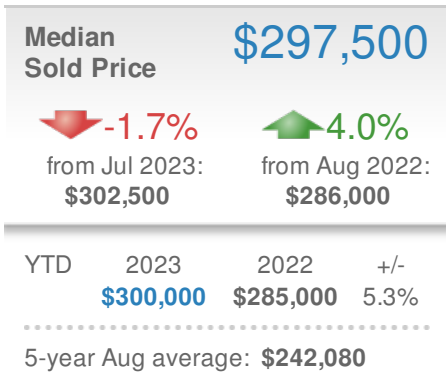
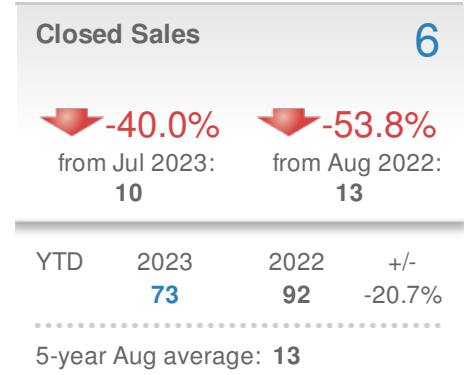
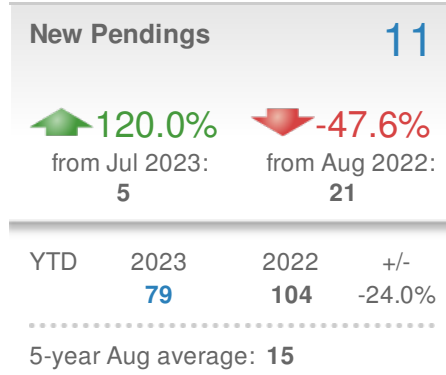
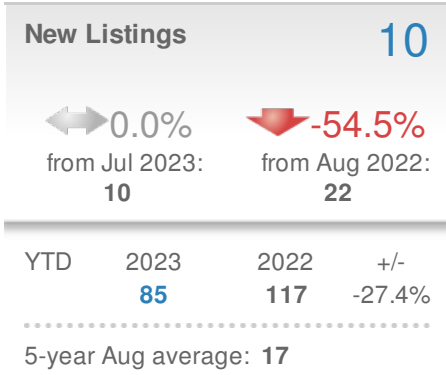
Email: ldavis@tcsr.realtor



August 2023

Interboro (Delaware, PA) - Detached

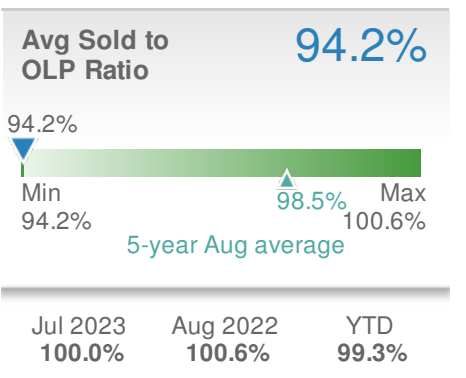
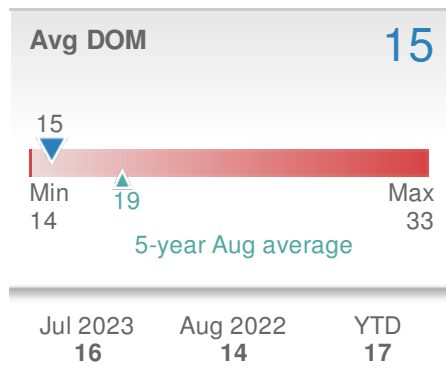
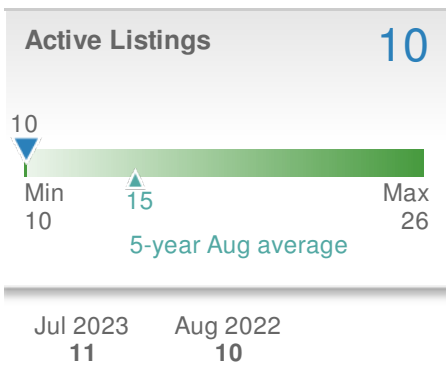
Tri-County Suburban REALTORS
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Summary

In Interboro (Delaware, PA), the median sold price for Detached properties for August was \$297,500, representing a decrease of 1.7% compared to last month and an increase of 4% from Aug 2022. The average days on market for units sold in August was 15 days, 19% below the 5-year August average of 19 days. There was a 120% month over month increase in new contract activity with 11 New Pendings; a 50% MoM increase in All Pendings (new contracts + contracts carried over from July) to 15; and a 9.1% decrease in supply to 10 active units.

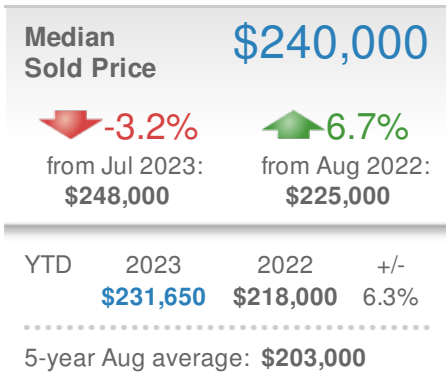
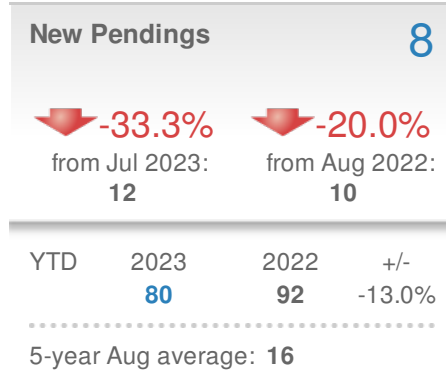
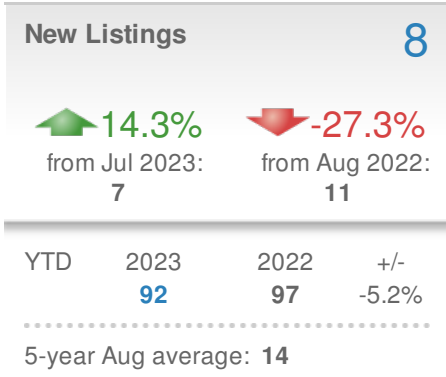
This activity resulted in a Contract Ratio of 1.50 pendings per active listing, up from 0.91 in July and a decrease from 2.60 in August 2022. The Contract Ratio is 10% lower than the 5-year August average of 1.67. A higher Contract Ratio signifies a relative increase in contract activity compared to 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

Interboro (Delaware, PA) - Attached

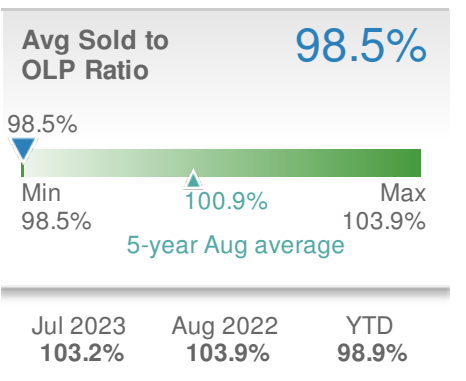
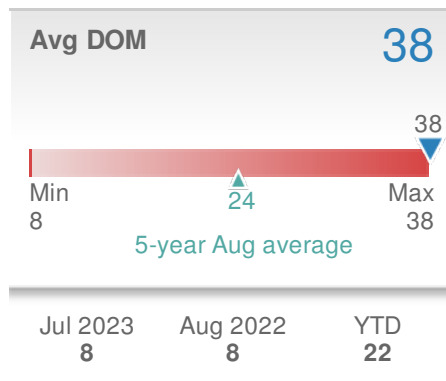
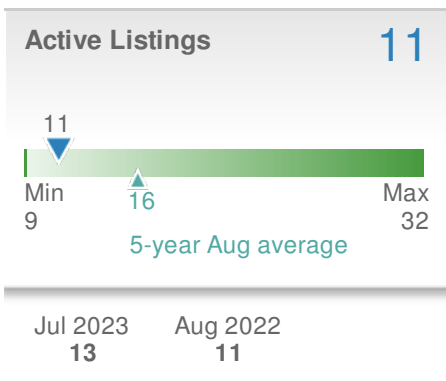
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Interboro (Delaware, PA), the median sold price for Attached properties for August was \$240,000, representing a decrease of 3.2% compared to last month and an increase of 6.7% from Aug 2022. The average days on market for units sold in August was 38 days, 58% above the 5-year August average of 24 days. There was a 33.3% month over month decrease in new contract activity with 8 New Pendings; a 50% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 11; and a 15.4% decrease in supply to 11 active units.

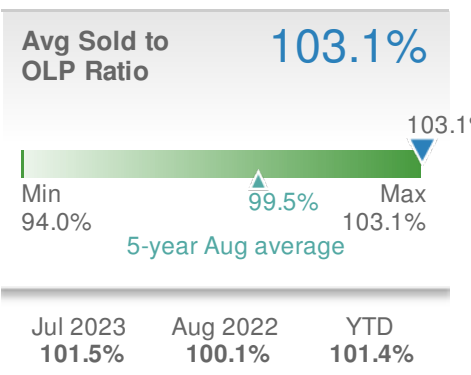
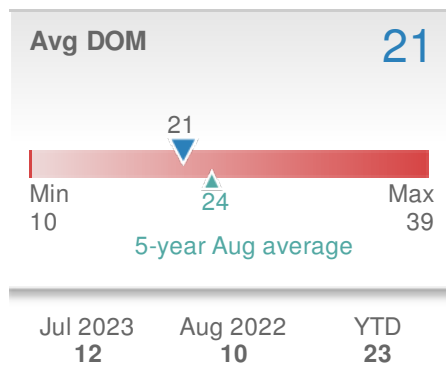
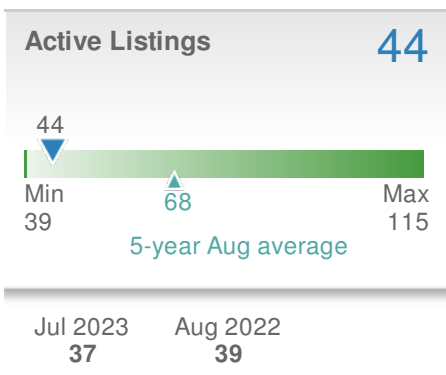
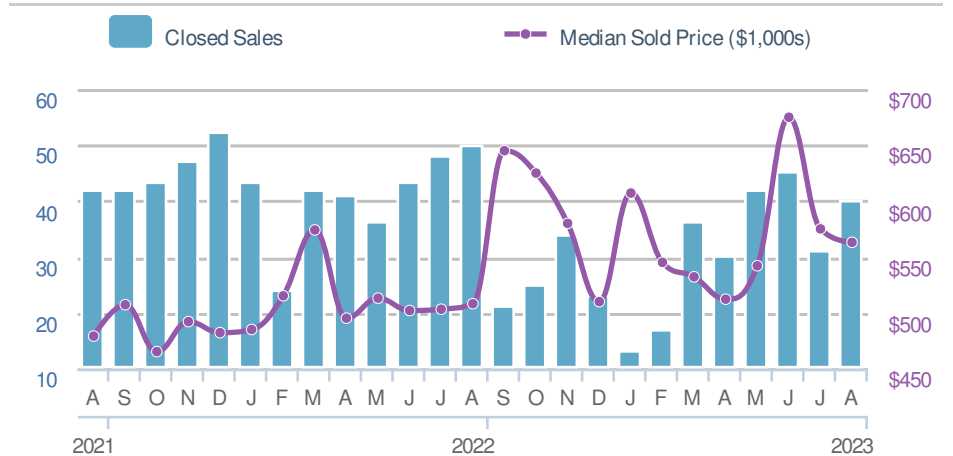
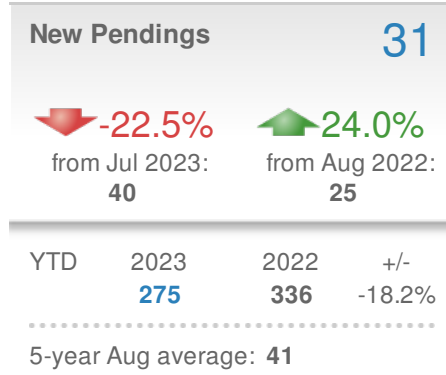
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 1.69 in July and a decrease from 1.55 in August 2022. The Contract Ratio is 49% lower than the 5-year August average of 1.96. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



August 2023

Marple Newtown (Delaware, PA)

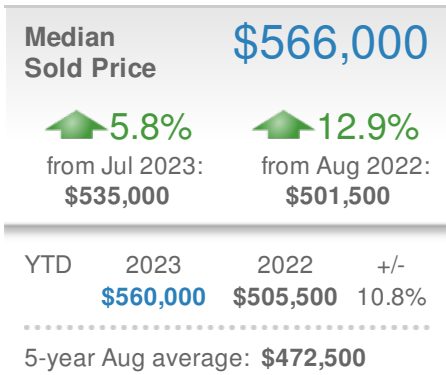
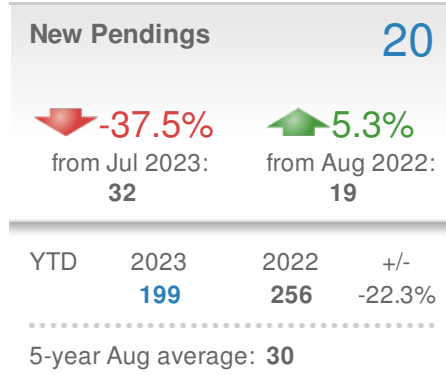
Email: ldavis@tcsr.realtor



August 2023

Marple Newtown (Delaware, PA) - Detached

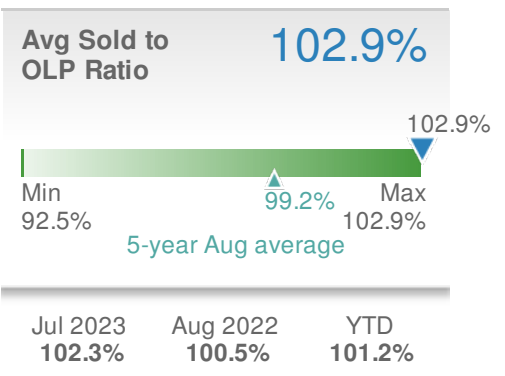
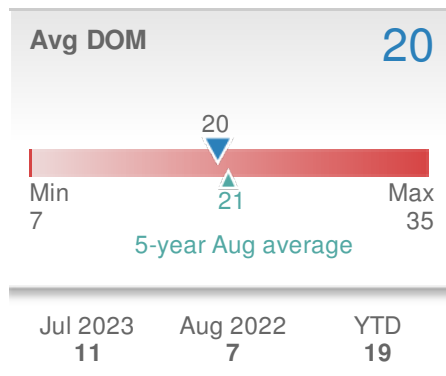
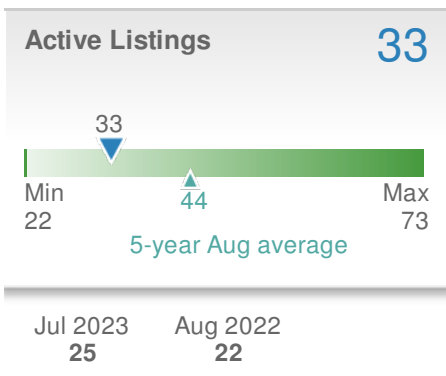
Tri-County Suburban REALTORS
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Summary

In Marple Newtown (Delaware, PA), the median sold price for Detached properties for August was \$566,000, representing an increase of 5.8% compared to last month and an increase of 12.9% from Aug 2022. The average days on market for units sold in August was 20 days, 6% below the 5-year August average of 21 days. There was a 37.5% month over month decrease in new contract activity with 20 New Pendings; a 28.8% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 37; and a 32% increase in supply to 33 active units.

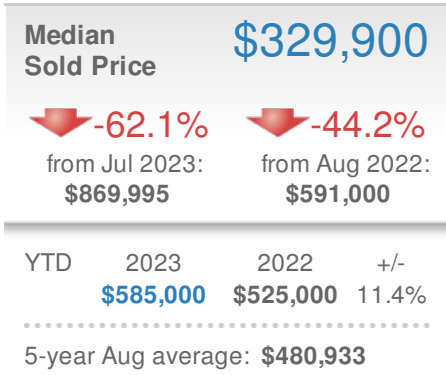
This activity resulted in a Contract Ratio of 1.12 pendings per active listing, down from 2.08 in July and a decrease from 1.73 in August 2022. The Contract Ratio is 10% lower than the 5-year August average of 1.24. A higher Contract Ratio signifies a relative increase in contract activity compared to 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

Marple Newtown (Delaware, PA) - Attached

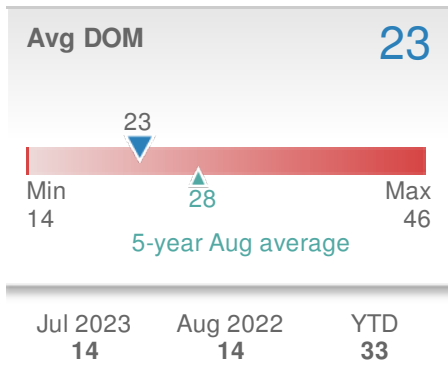
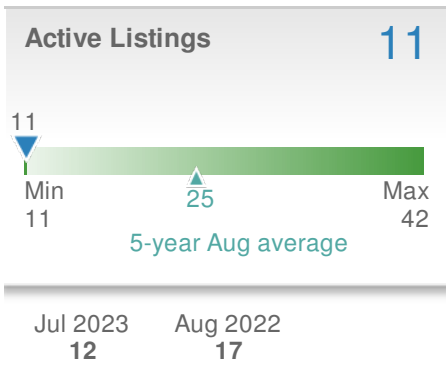
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Marple Newtown (Delaware, PA), the median sold price for Attached properties for August was \$329,900, representing a decrease of 62.1% compared to last month and a decrease of 44.2% from Aug 2022. The average days on market for units sold in August was 23 days, 18% below the 5-year August average of 28 days. There was a 25% month over month increase in new contract activity with 10 New Pendings; a 27.3% MoM increase in All Pendings (new contracts + contracts carried over from July) to 14; and an 8.3% decrease in supply to 11 active units.

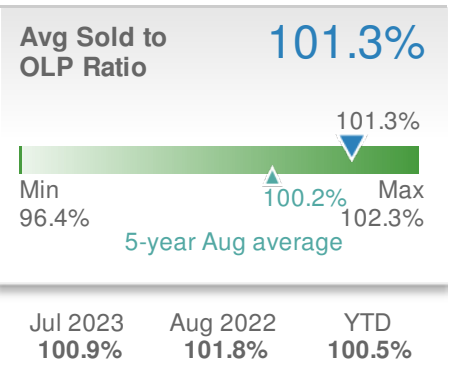
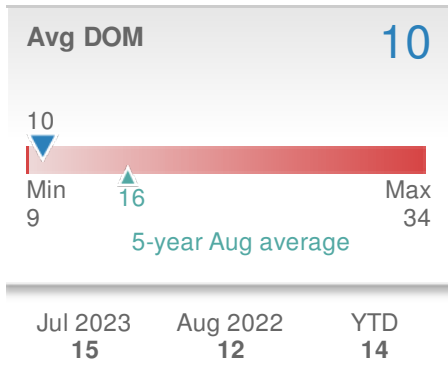
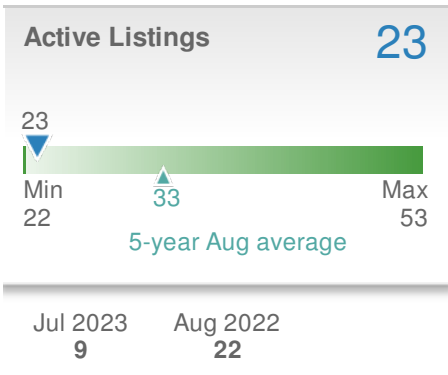
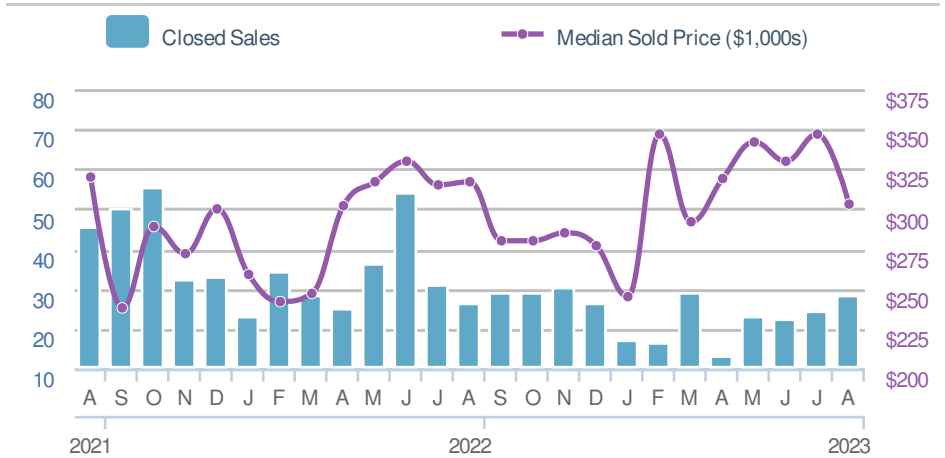
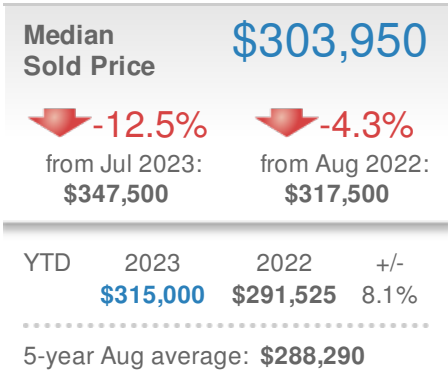
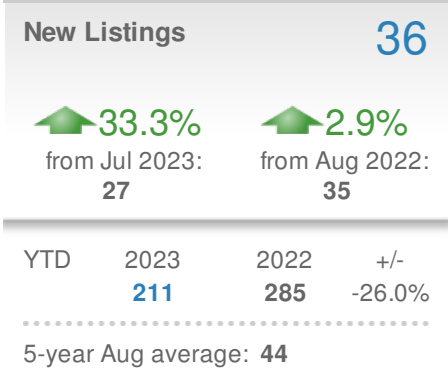
This activity resulted in a Contract Ratio of 1.27 pendencies per active listing, up from 0.92 in July and a decrease from 1.41 in August 2022. The Contract Ratio is 17% higher than the 5-year August average of 1.08. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



August 2023

Penn-Delco (Delaware, PA)

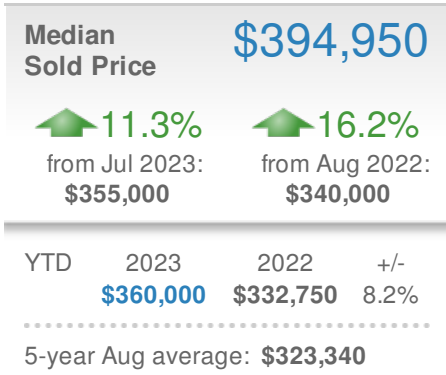
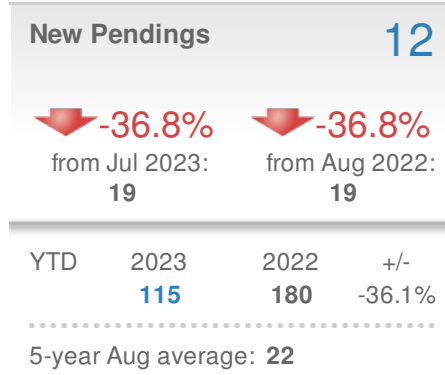
Email: ldavis@tcsr.realtor



August 2023

Penn-Delco (Delaware, PA) - Detached

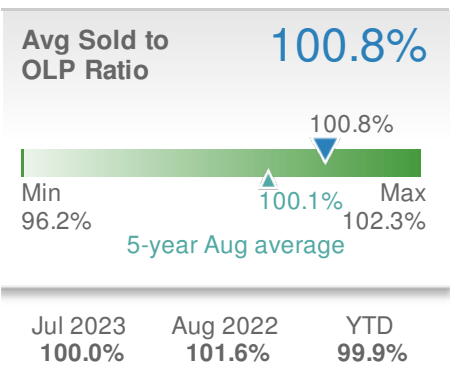
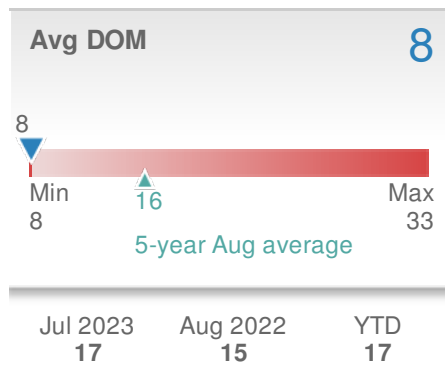
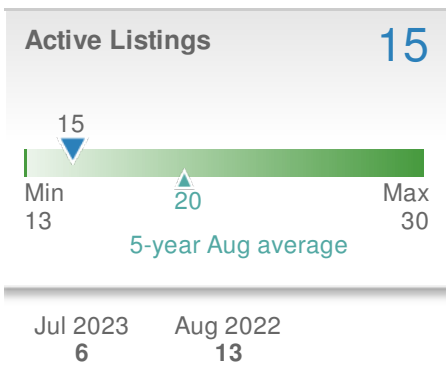
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Penn-Delco (Delaware, PA), the median sold price for Detached properties for August was \$394,950, representing an increase of 11.3% compared to last month and an increase of 16.2% from Aug 2022. The average days on market for units sold in August was 8 days, 49% below the 5-year August average of 16 days. There was a 36.8% month over month decrease in new contract activity with 12 New Pendings; a 5.6% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 17; and a 150% increase in supply to 15 active units.

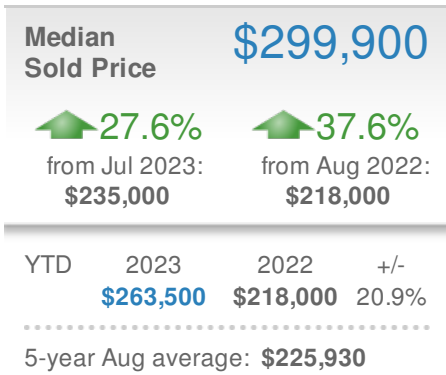
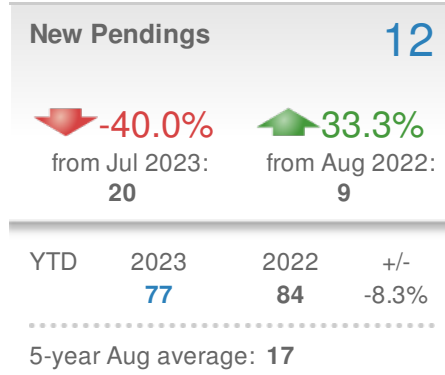
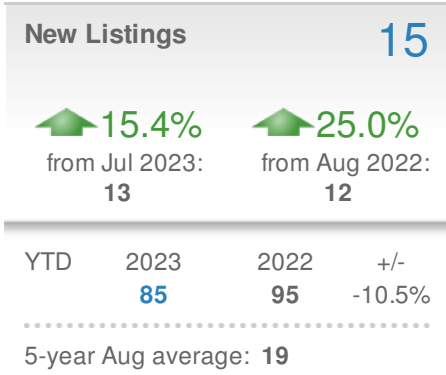
This activity resulted in a Contract Ratio of 1.13 pendings per active listing, down from 3.00 in July and a decrease from 1.85 in August 2022. The Contract Ratio is 30% lower than the 5-year August average of 1.62. A higher Contract Ratio signifies a relative increase in contract activity compared to 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

Penn-Delco (Delaware, PA) - Attached

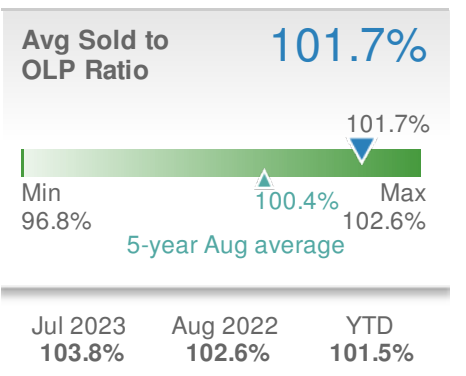
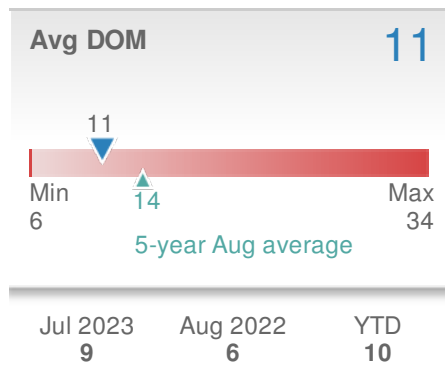
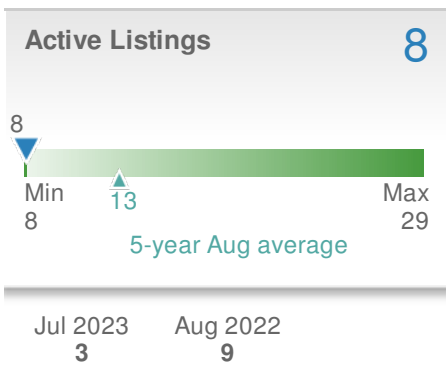
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Penn-Delco (Delaware, PA), the median sold price for Attached properties for August was \$299,900, representing an increase of 27.6% compared to last month and an increase of 37.6% from Aug 2022. The average days on market for units sold in August was 11 days, 23% below the 5-year August average of 14 days. There was a 40% month over month decrease in new contract activity with 12 New Pendings; a 20% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 20; and a 166.7% increase in supply to 8 active units.

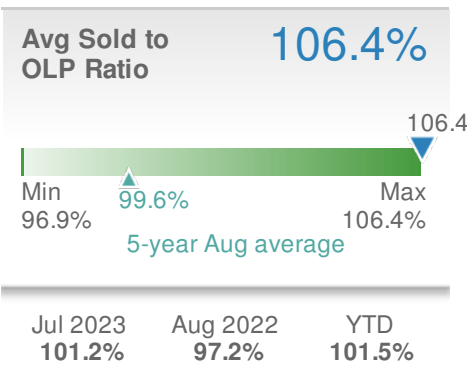
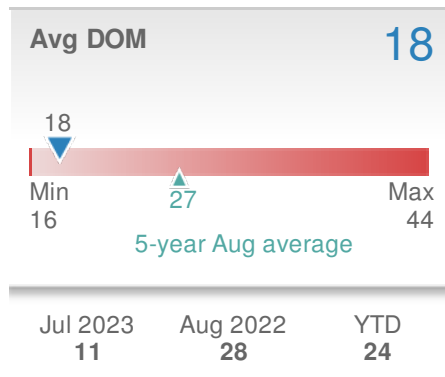
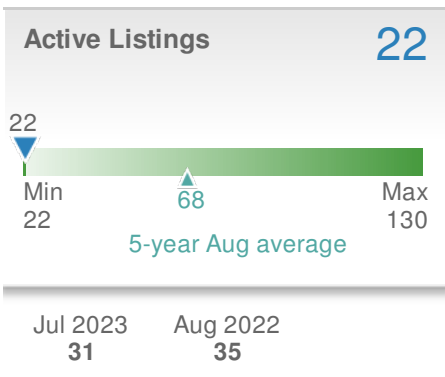
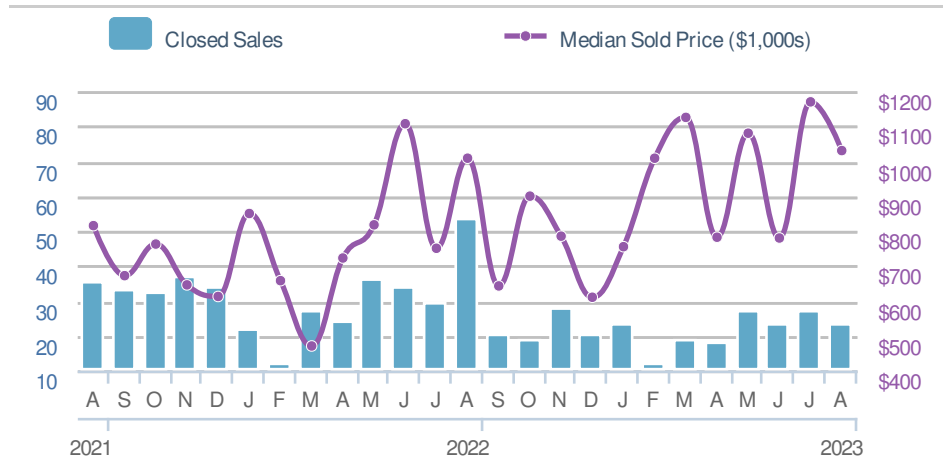
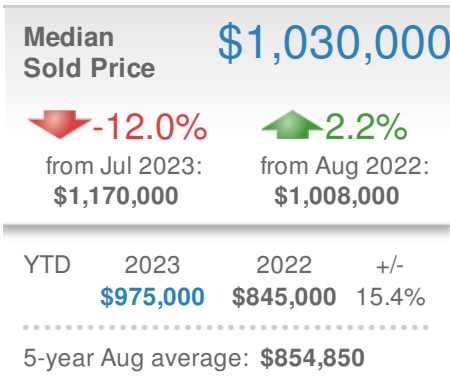
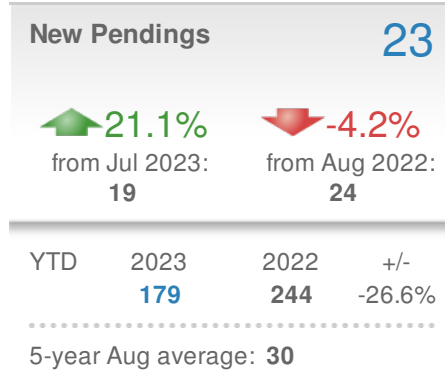
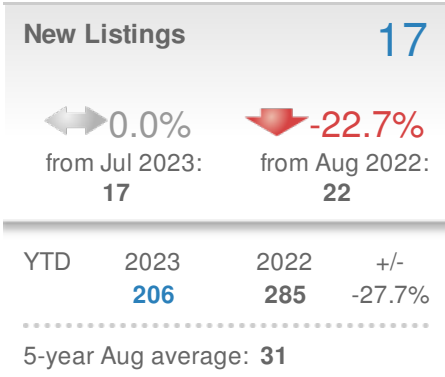
This activity resulted in a Contract Ratio of 2.50 pendings per active listing, down from 8.33 in July and an increase from 1.11 in August 2022. The Contract Ratio is 15% higher than the 5-year August average of 2.18. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



August 2023

Radnor Township (Delaware, PA)

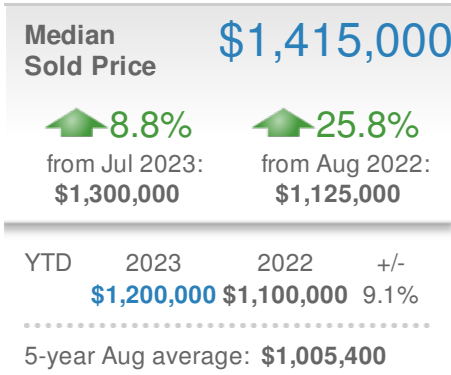
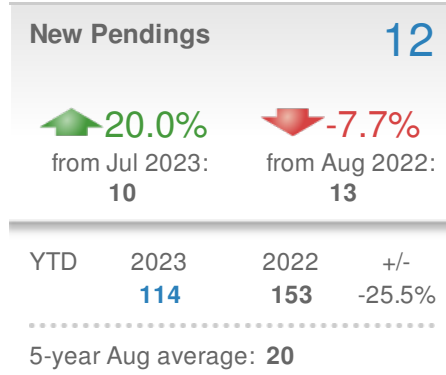
Email: ldavis@tcsr.realtor



August 2023

Radnor Township (Delaware, PA) - Detached

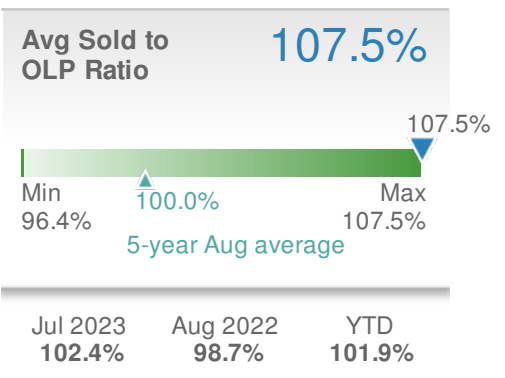
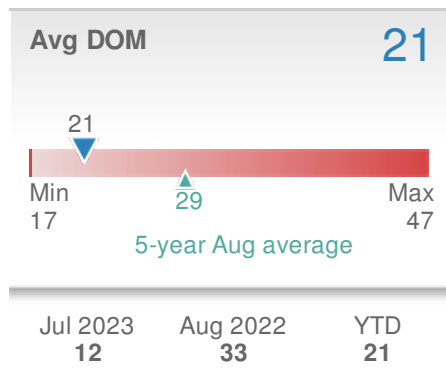
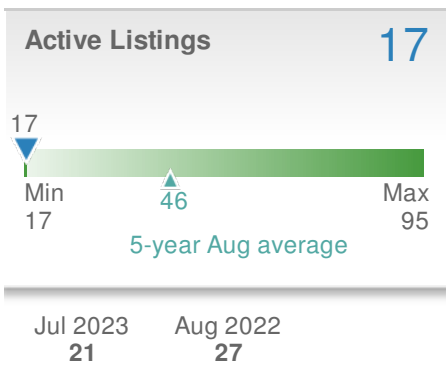
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Radnor Township (Delaware, PA), the median sold price for Detached properties for August was \$1,415,000, representing an increase of 8.8% compared to last month and an increase of 25.8% from Aug 2022. The average days on market for units sold in August was 21 days, 28% below the 5-year August average of 29 days. There was a 20% month over month increase in new contract activity with 12 New Pendings; a 17.4% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 19; and a 19% decrease in supply to 17 active units.

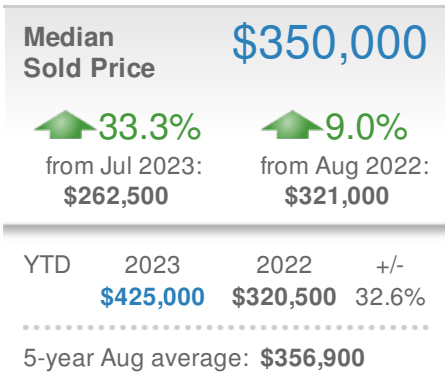
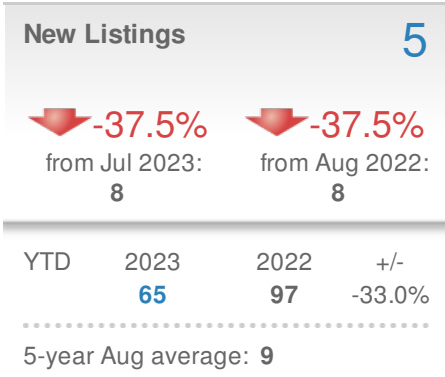
This activity resulted in a Contract Ratio of 1.12 pendings per active listing, up from 1.10 in July and an increase from 0.85 in August 2022. The Contract Ratio is 21% higher than the 5-year August average of 0.93. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



August 2023

Radnor Township (Delaware, PA) - Attached

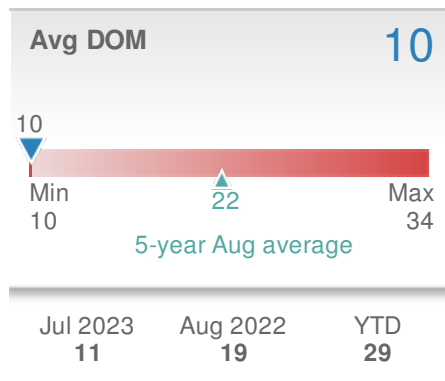
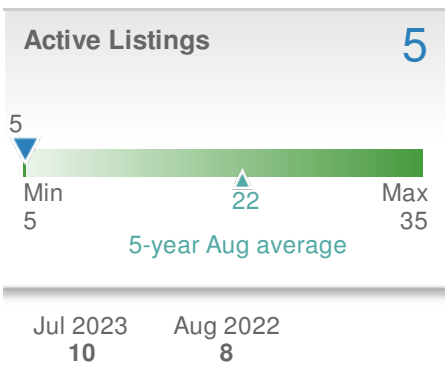
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Radnor Township (Delaware, PA), the median sold price for Attached properties for August was \$350,000, representing an increase of 33.3% compared to last month and an increase of 9% from Aug 2022. The average days on market for units sold in August was 10 days, 54% below the 5-year August average of 22 days. There was a 22.2% month over month increase in new contract activity with 11 New Pendings; a 13.6% MoM increase in All Pendings (new contracts + contracts carried over from July) to 25; and a 50% decrease in supply to 5 active units.

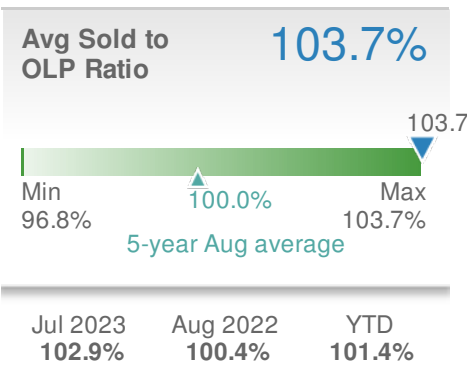
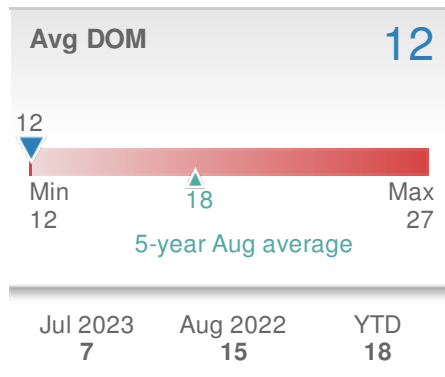
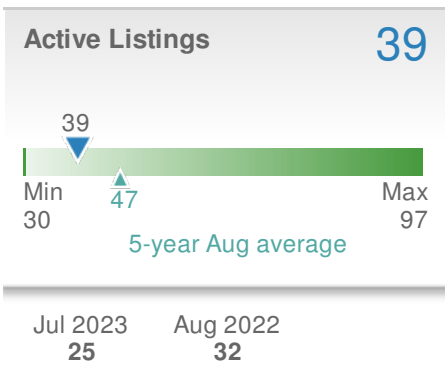
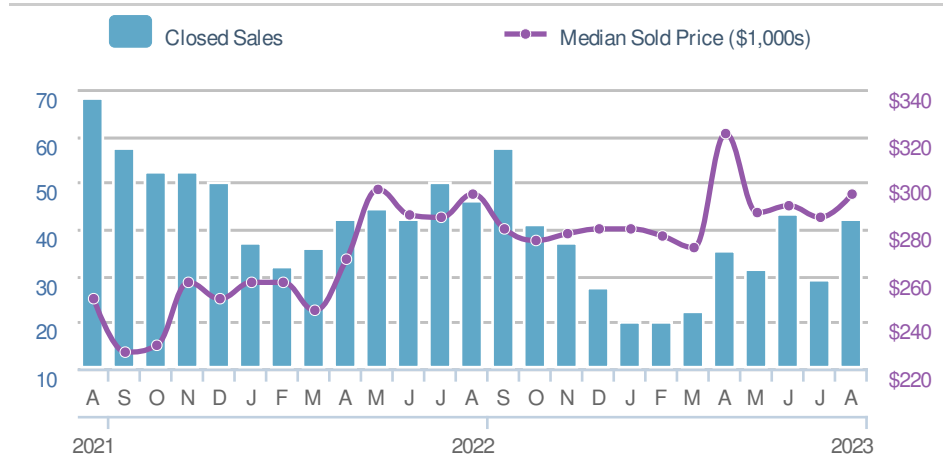
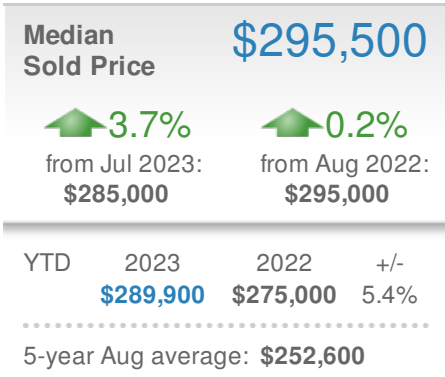
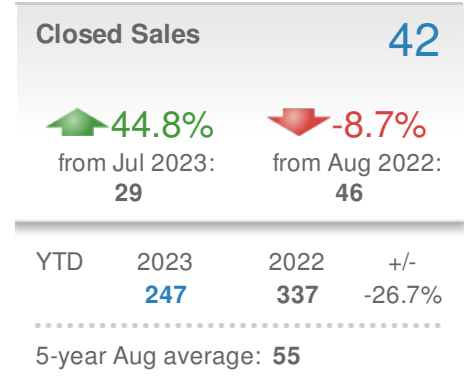
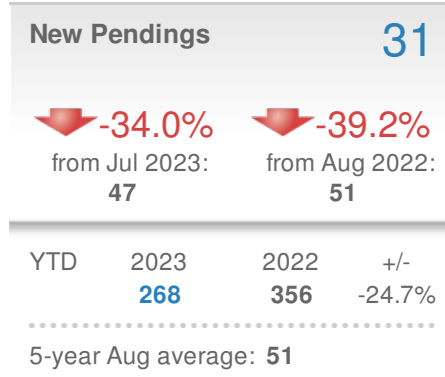
This activity resulted in a Contract Ratio of 5.00 pendings per active listing, up from 2.20 in July and an increase from 2.75 in August 2022. The Contract Ratio is 163% higher than the 5-year August average of 1.90. A higher Contract Ratio signifies a relative increase in contract activity compared 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

Ridley (Delaware, PA)

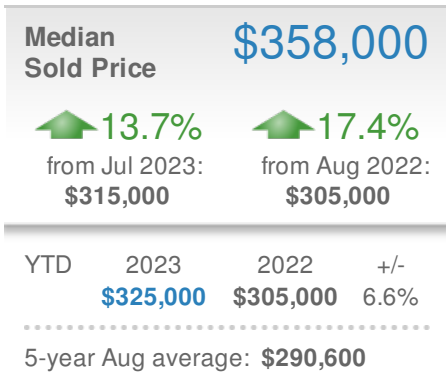
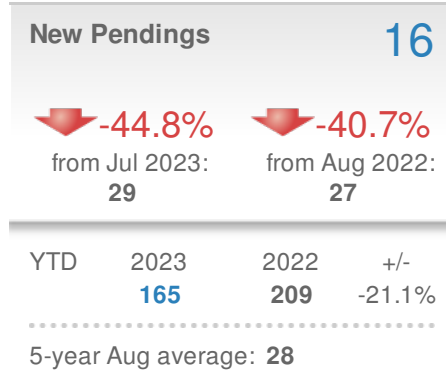
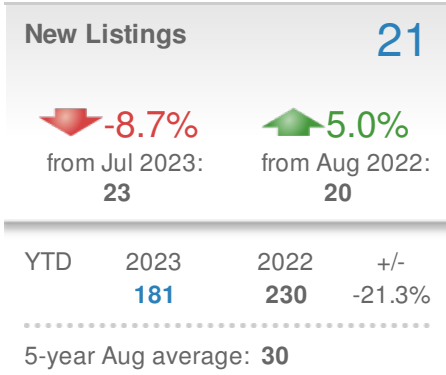
Email: ldavis@tcsr.realtor



August 2023

Ridley (Delaware, PA) - Detached

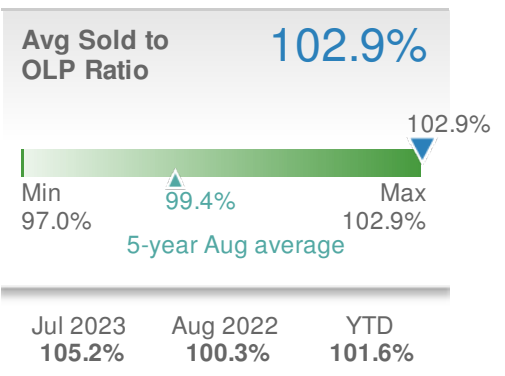
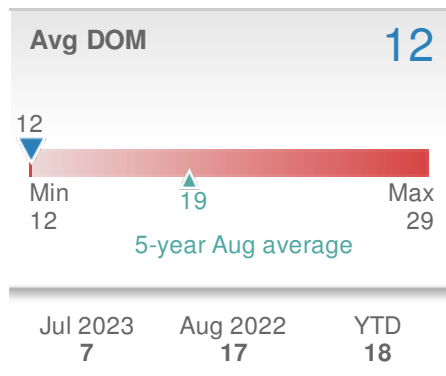
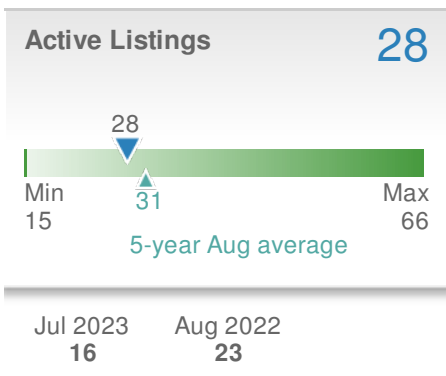
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Ridley (Delaware, PA), the median sold price for Detached properties for August was \$358,000, representing an increase of 13.7% compared to last month and an increase of 17.4% from Aug 2022. The average days on market for units sold in August was 12 days, 37% below the 5-year August average of 19 days. There was a 44.8% month over month decrease in new contract activity with 16 New Pendings; a 30.6% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 25; and a 75% increase in supply to 28 active units.

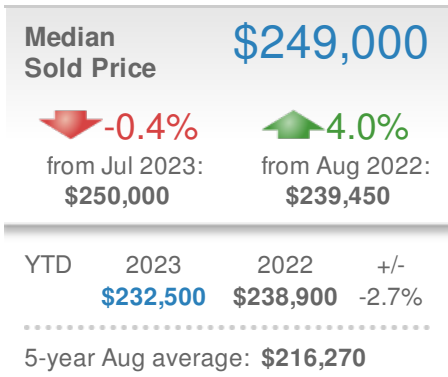
This activity resulted in a Contract Ratio of 0.89 pendings per active listing, down from 2.25 in July and a decrease from 1.65 in August 2022. The Contract Ratio is 53% lower than the 5-year August average of 1.90. A higher Contract Ratio signifies a relative increase in contract activity compared to 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

Ridley (Delaware, PA) - Attached

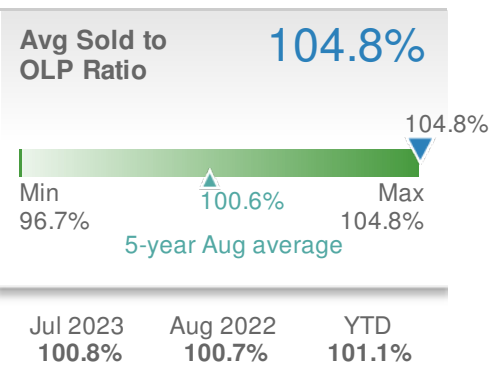
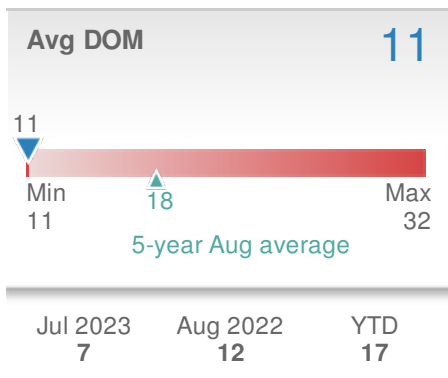
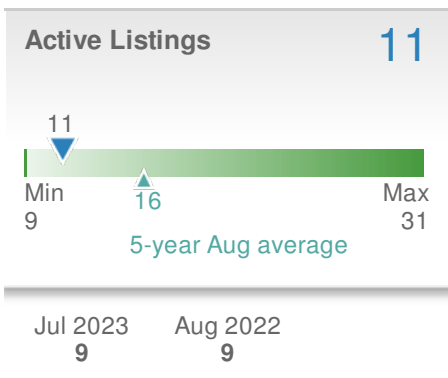
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Ridley (Delaware, PA), the median sold price for Attached properties for August was \$249,000, representing a decrease of 0.4% compared to last month and an increase of 4% from Aug 2022. The average days on market for units sold in August was 11 days, 39% below the 5-year August average of 18 days. There was a 16.7% month over month decrease in new contract activity with 15 New Pendings; a 16.7% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 20; and a 22.2% increase in supply to 11 active units.

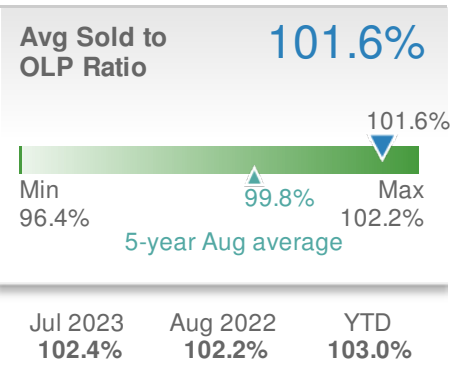
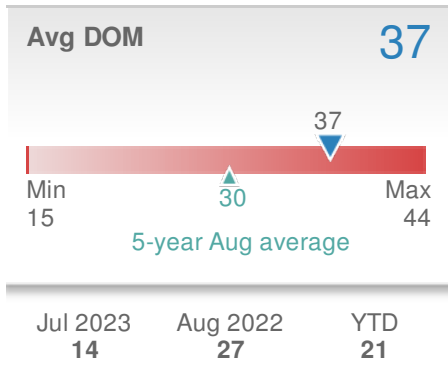
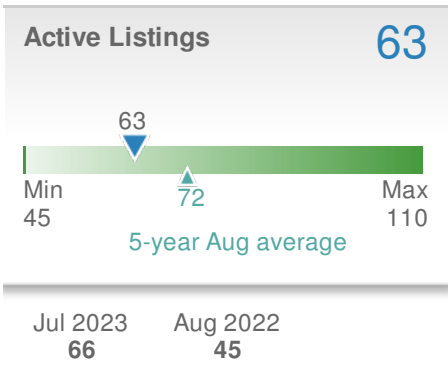
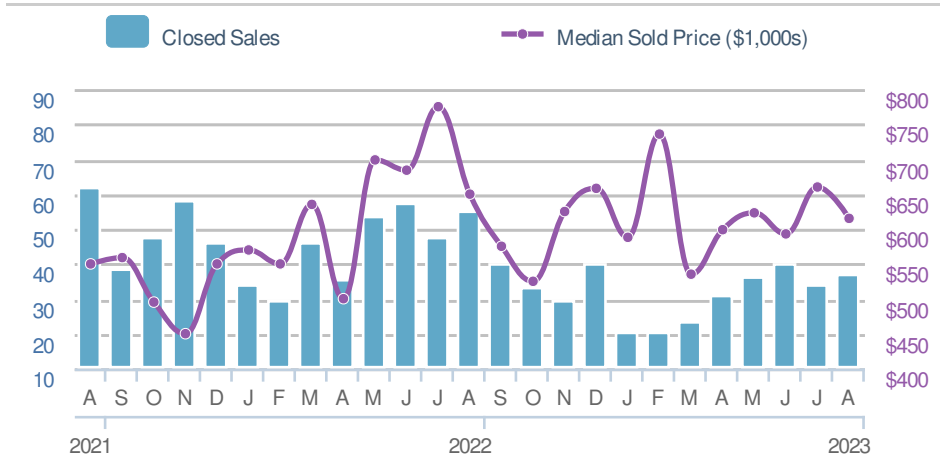
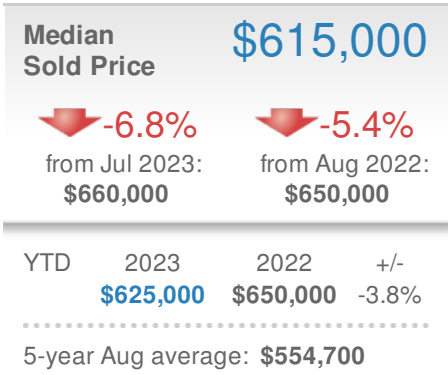
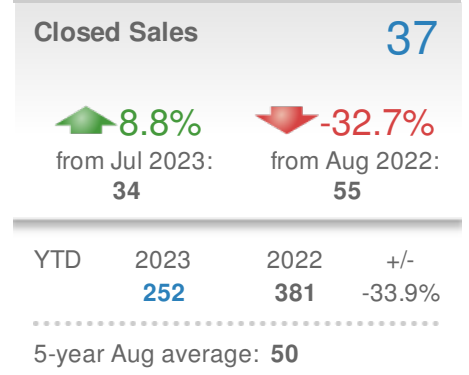
This activity resulted in a Contract Ratio of 1.82 pendings per active listing, down from 2.67 in July and a decrease from 3.44 in August 2022. The Contract Ratio is 24% lower than the 5-year August average of 2.38. A higher Contract Ratio signifies a relative increase in contract activity compared to 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

Rose Tree Media (Delaware, PA)

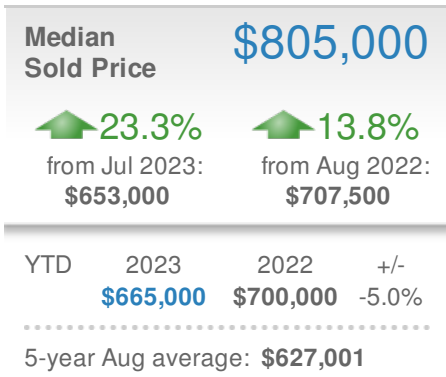
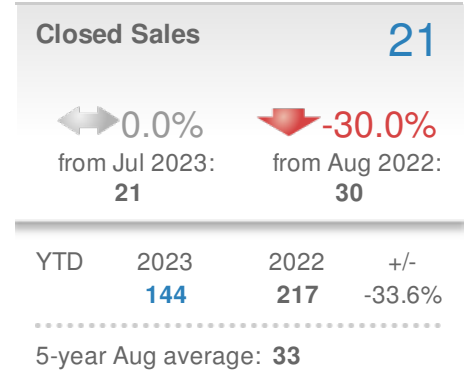
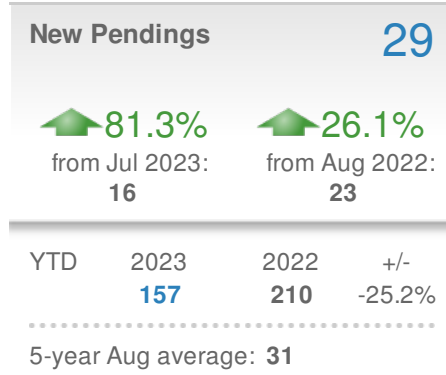
Email: ldavis@tcsr.realtor



August 2023

Rose Tree Media (Delaware, PA) - Detached

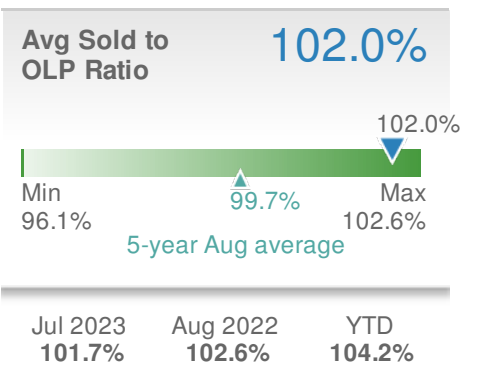
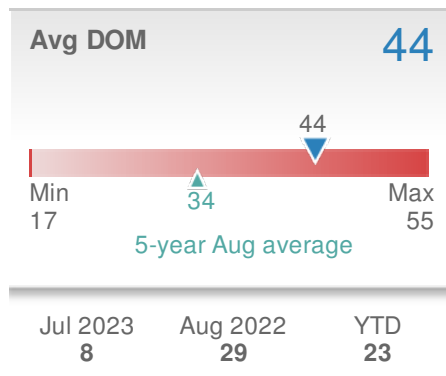
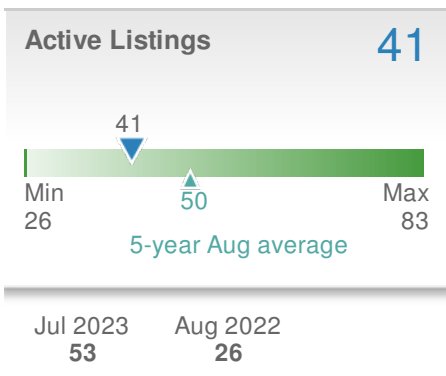
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Rose Tree Media (Delaware, PA), the median sold price for Detached properties for August was \$805,000, representing an increase of 23.3% compared to last month and an increase of 13.8% from Aug 2022. The average days on market for units sold in August was 44 days, 31% above the 5-year August average of 34 days. There was an 81.3% month over month increase in new contract activity with 29 New Pendings; a 25.8% MoM increase in All Pendings (new contracts + contracts carried over from July) to 39; and a 22.6% decrease in supply to 41 active units.

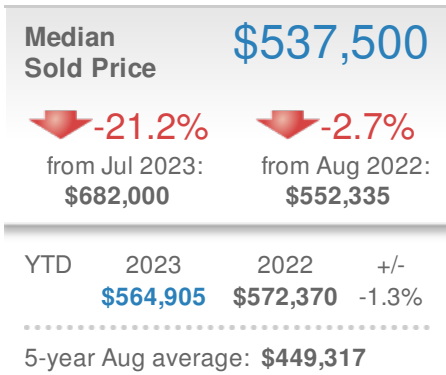
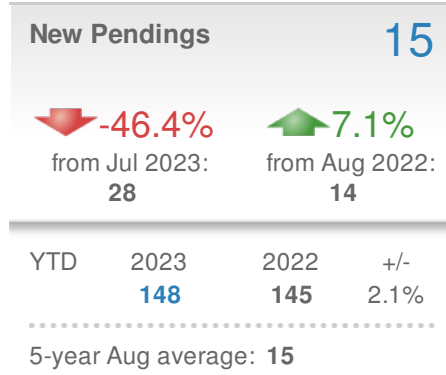
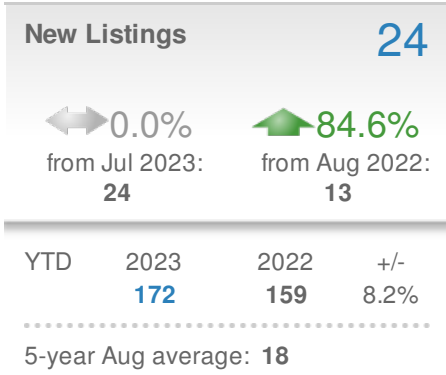
This activity resulted in a Contract Ratio of 0.95 pendings per active listing, up from 0.58 in July and a decrease from 1.62 in August 2022. The Contract Ratio is 15% lower than the 5-year August average of 1.12. A higher Contract Ratio signifies a relative increase in contract activity compared to 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

Rose Tree Media (Delaware, PA) - Attached

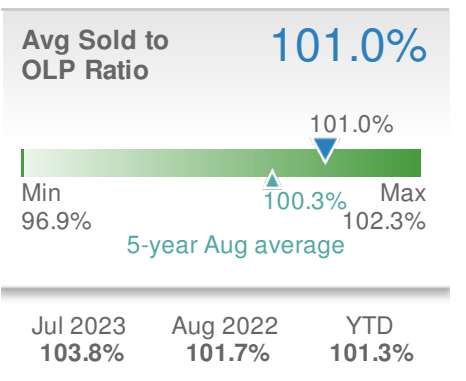
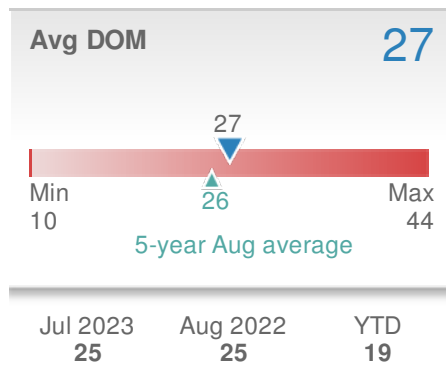
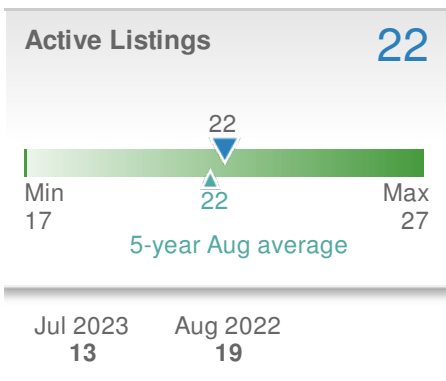
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Rose Tree Media (Delaware, PA), the median sold price for Attached properties for August was \$537,500, representing a decrease of 21.2% compared to last month and a decrease of 2.7% from Aug 2022. The average days on market for units sold in August was 27 days, 5% above the 5-year August average of 26 days. There was a 46.4% month over month decrease in new contract activity with 15 New Pendings; a 1.3% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 74; and a 69.2% increase in supply to 22 active units.

This activity resulted in a Contract Ratio of 3.36 pendings per active listing, down from 5.77 in July and an increase from 2.42 in August 2022. The Contract Ratio is 42% higher than the 5-year August average of 2.37. 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

Southeast Delco (Delaware, PA)

Email: ldavis@tcsr.realtor

New Listings 42

▲ 7.7% ▼ -19.2%
 from Jul 2023: 39 from Aug 2022: 52

YTD	2023	2022	+/-
	367	412	-10.9%

5-year Aug average: 51

New Pendings 45

▲ 21.6% ▼ -11.8%
 from Jul 2023: 37 from Aug 2022: 51

YTD	2023	2022	+/-
	323	355	-9.0%

5-year Aug average: 55

Closed Sales 46

▲ 58.6% ▼ -9.8%
 from Jul 2023: 29 from Aug 2022: 51

YTD	2023	2022	+/-
	298	337	-11.6%

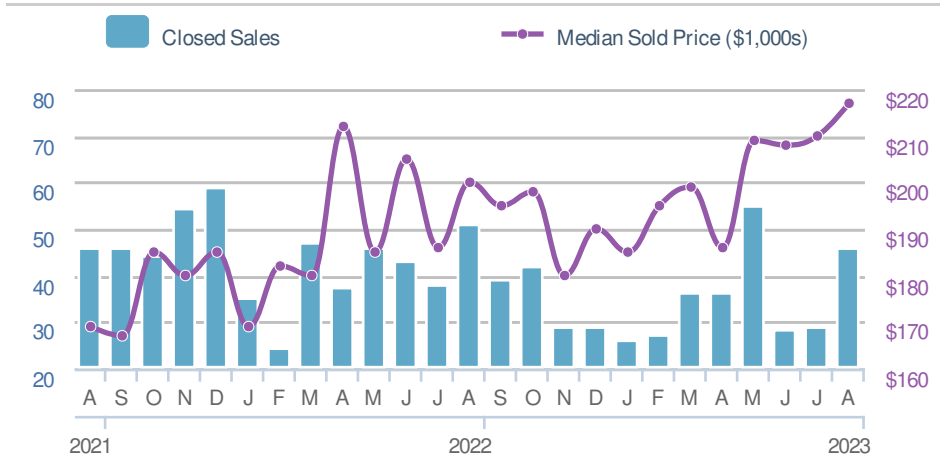
5-year Aug average: 45

Median Sold Price \$217,400

▲ 3.5% ▲ 8.7%
 from Jul 2023: \$210,000 from Aug 2022: \$200,000

YTD	2023	2022	+/-
	\$200,000	\$190,000	5.3%

5-year Aug average: \$172,760



Active Listings 35

Min 27 Max 76
 5-year Aug average 45

Jul 2023	Aug 2022
37	53

Avg DOM 23

Min 11 Max 34
 5-year Aug average 21

Jul 2023	Aug 2022	YTD
20	11	27

Avg Sold to OLP Ratio 102.0%

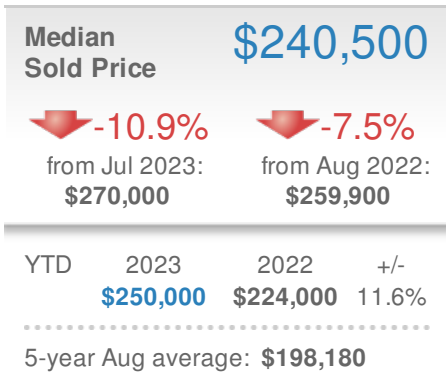
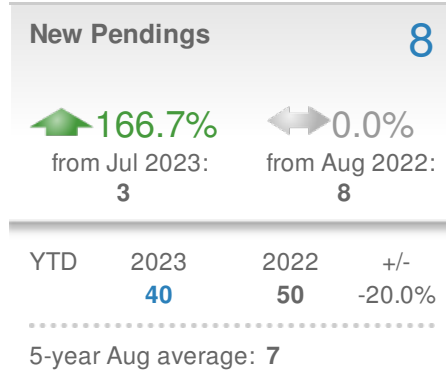
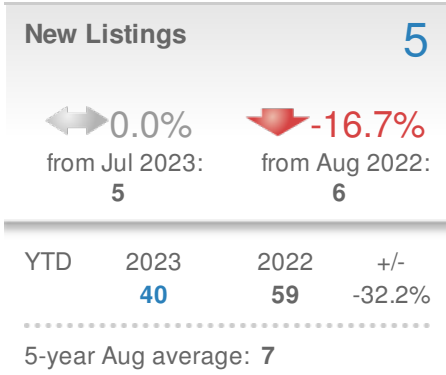
Min 97.5% Max 102.0%
 5-year Aug average 100.3%

Jul 2023	Aug 2022	YTD
101.1%	101.9%	98.5%

August 2023

Southeast Delco (Delaware, PA) - Detached

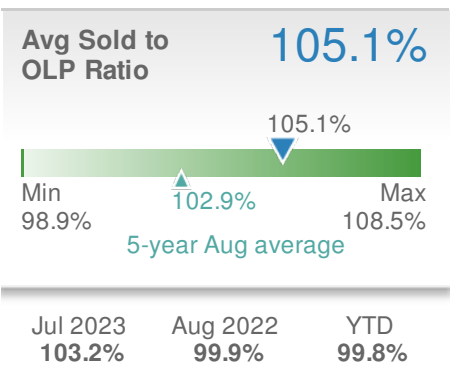
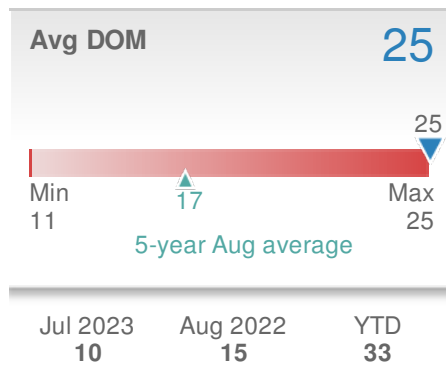
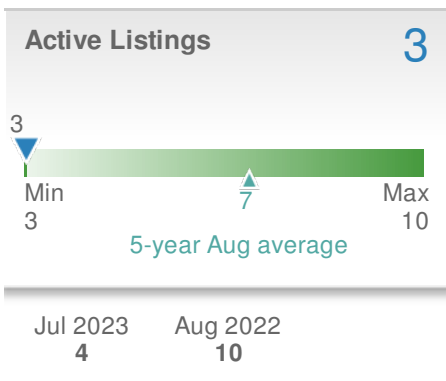
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Southeast Delco (Delaware, PA), the median sold price for Detached properties for August was \$240,500, representing a decrease of 10.9% compared to last month and a decrease of 7.5% from Aug 2022. The average days on market for units sold in August was 25 days, 51% above the 5-year August average of 17 days. There was a 166.7% month over month increase in new contract activity with 8 New Pendings; a 37.5% MoM increase in All Pendings (new contracts + contracts carried over from July) to 11; and a 25% decrease in supply to 3 active units.

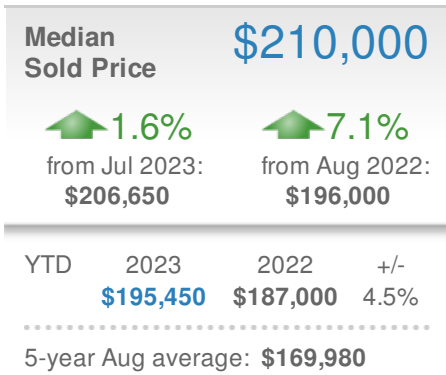
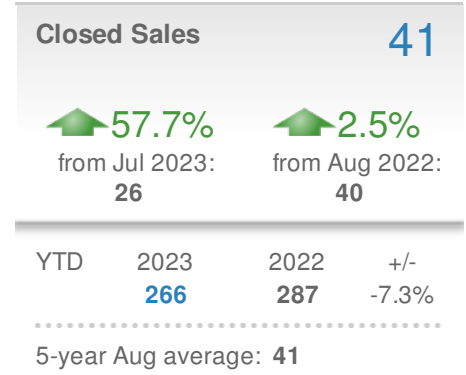
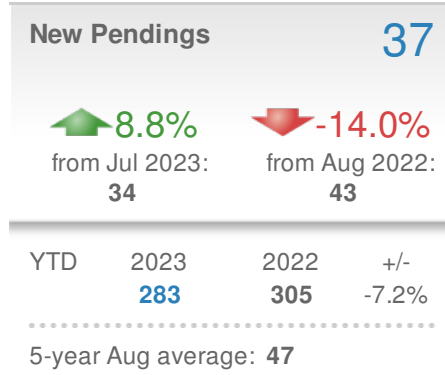
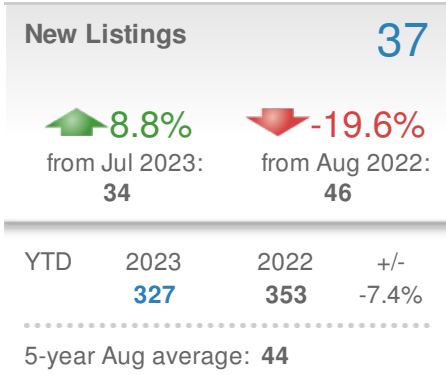
This activity resulted in a Contract Ratio of 3.67 pendings per active listing, up from 2.00 in July and an increase from 0.80 in August 2022. The Contract Ratio is 82% higher than the 5-year August average of 2.01. A higher Contract Ratio signifies a relative increase in contract activity compared to 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

Southeast Delco (Delaware, PA) - Attached

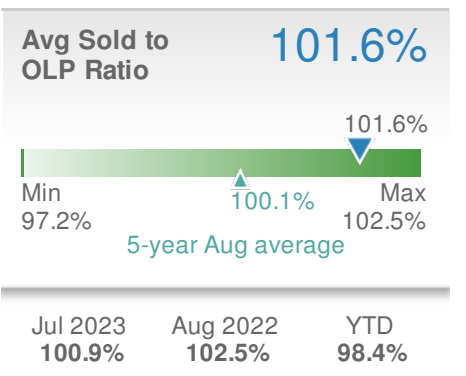
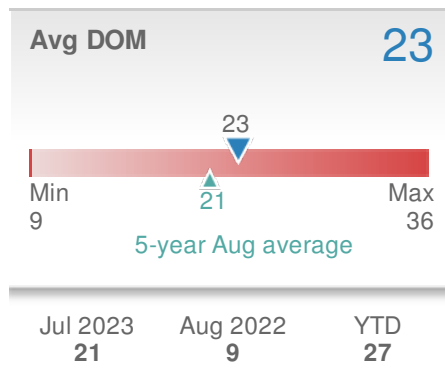
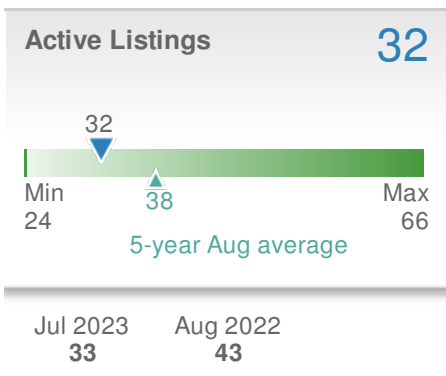
Tri-County Suburban REALTORS
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Summary

In Southeast Delco (Delaware, PA), the median sold price for Attached properties for August was \$210,000, representing an increase of 1.6% compared to last month and an increase of 7.1% from Aug 2022. The average days on market for units sold in August was 23 days, 8% above the 5-year August average of 21 days. There was an 8.8% month over month increase in new contract activity with 37 New Pendings; a 21.1% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 45; and a 3% decrease in supply to 32 active units.

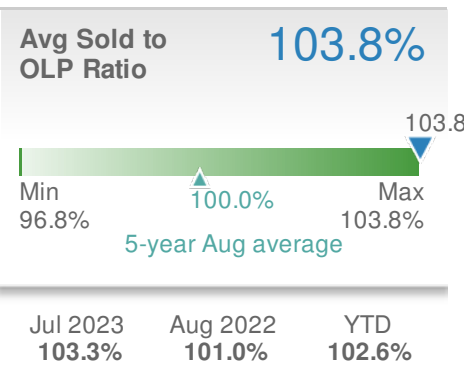
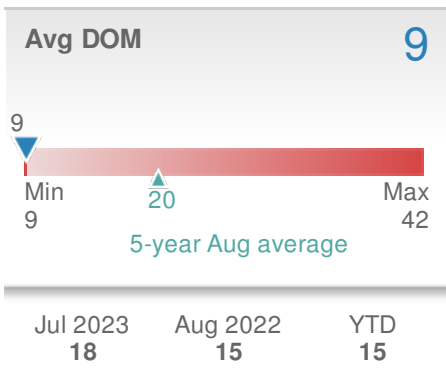
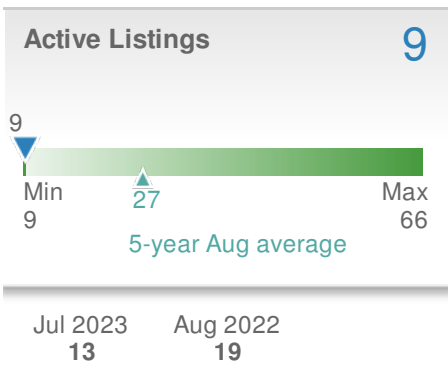
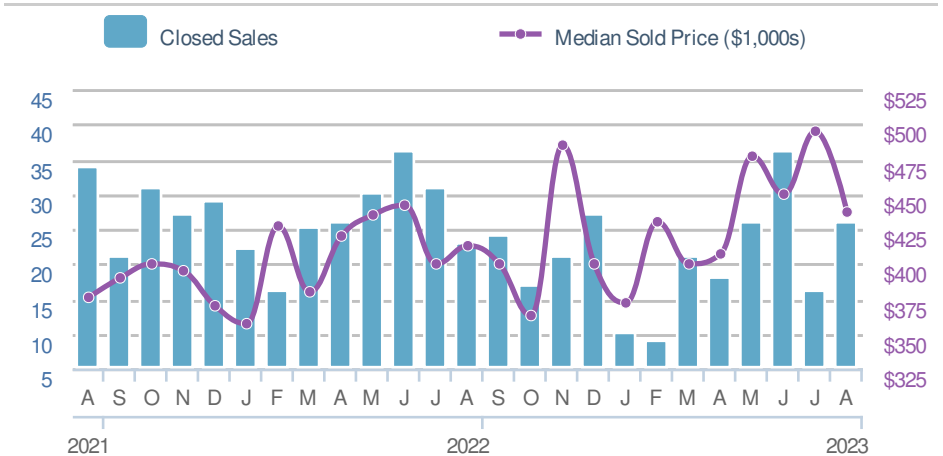
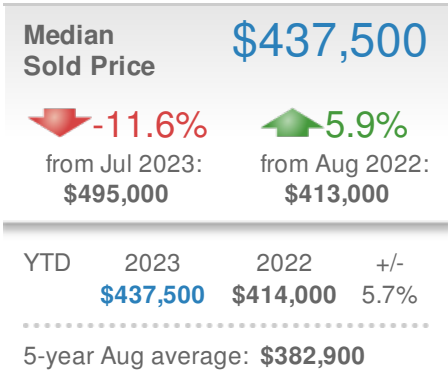
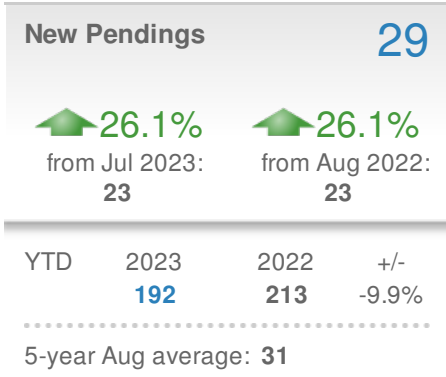
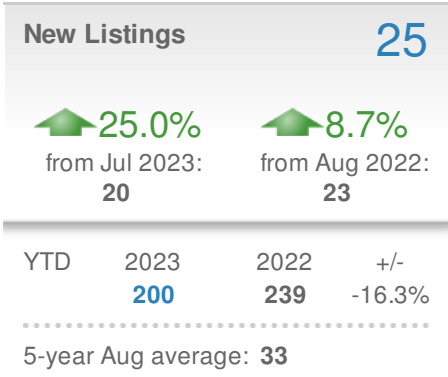
This activity resulted in a Contract Ratio of 1.41 pendings per active listing, down from 1.73 in July and an increase from 1.28 in August 2022. The Contract Ratio is 33% lower than the 5-year August average of 2.10. A higher Contract Ratio signifies a relative increase in contract activity compared 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

Springfield (Delaware, PA)

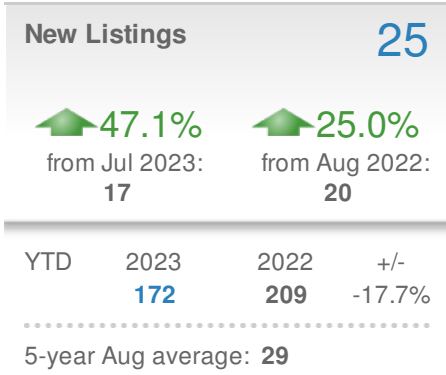
Email: ldavis@tcsr.realtor



August 2023

Springfield (Delaware, PA) - Detached

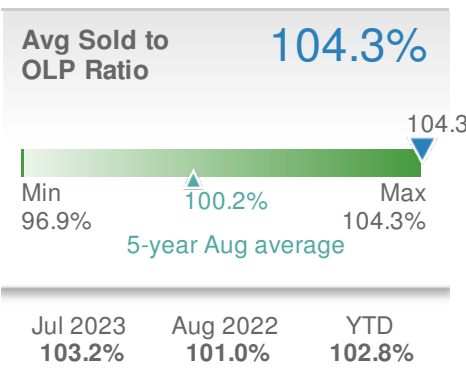
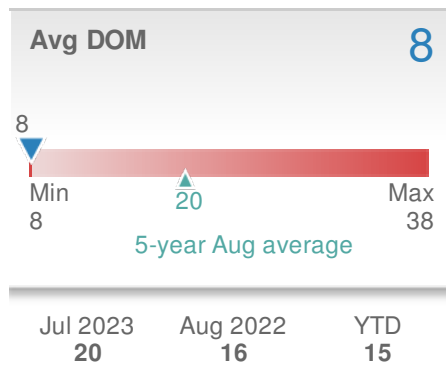
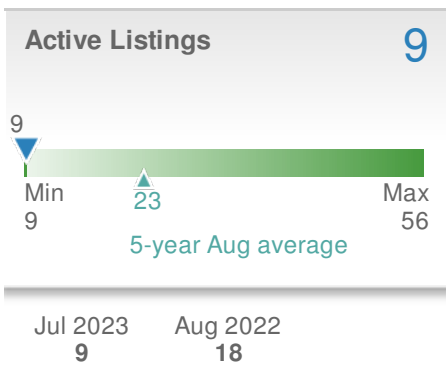
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Summary

In Springfield (Delaware, PA), the median sold price for Detached properties for August was \$460,000, representing a decrease of 10.7% compared to last month and an increase of 11.4% from Aug 2022. The average days on market for units sold in August was 8 days, 60% below the 5-year August average of 20 days. There was an 18.2% month over month increase in new contract activity with 26 New Pendings; a 14.3% MoM increase in All Pendings (new contracts + contracts carried over from July) to 32; and no change in supply with 9 active units.

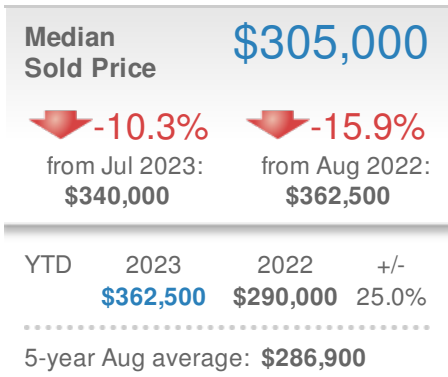
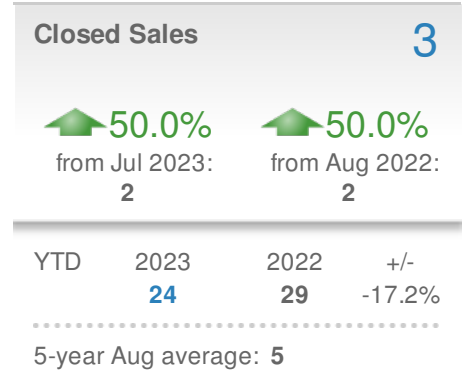
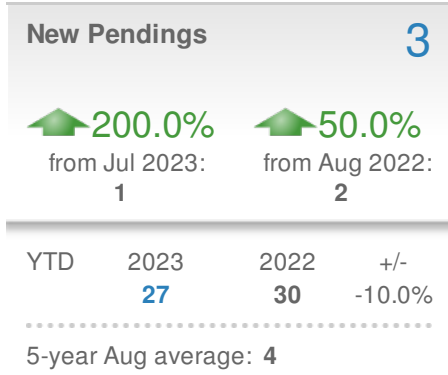
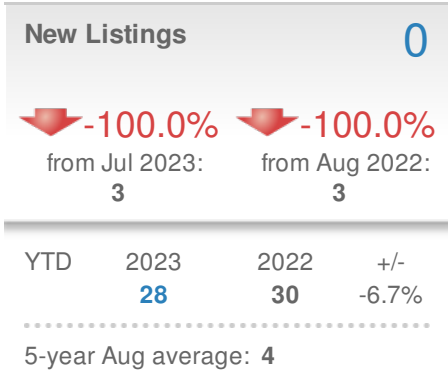
This activity resulted in a Contract Ratio of 3.56 pendings per active listing, up from 3.11 in July and an increase from 1.50 in August 2022. The Contract Ratio is 66% higher than the 5-year August average of 2.15. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



August 2023

Springfield (Delaware, PA) - Attached

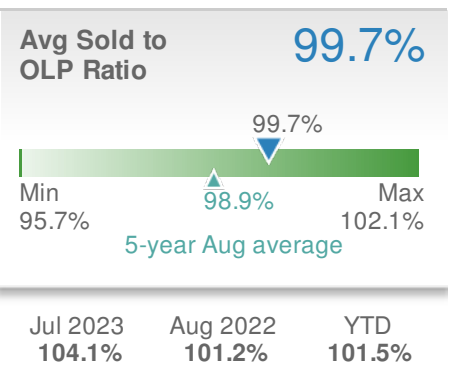
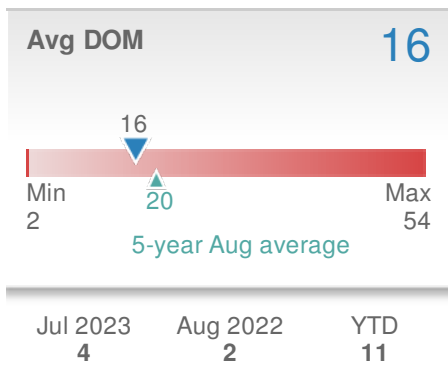
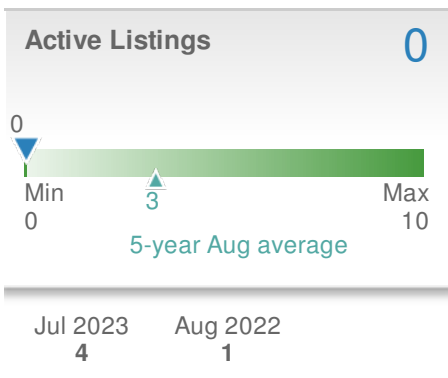
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Summary

In Springfield (Delaware, PA), the median sold price for Attached properties for August was \$305,000, representing a decrease of 10.3% compared to last month and a decrease of 15.9% from Aug 2022. The average days on market for units sold in August was 16 days, 18% below the 5-year August average of 20 days. There was a 200% month over month increase in new contract activity with 3 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from July) with 3; and a 100% decrease in supply to 0 active units.

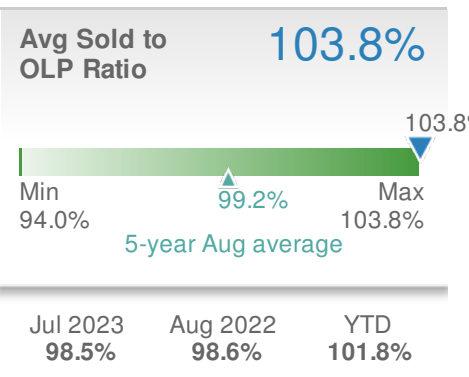
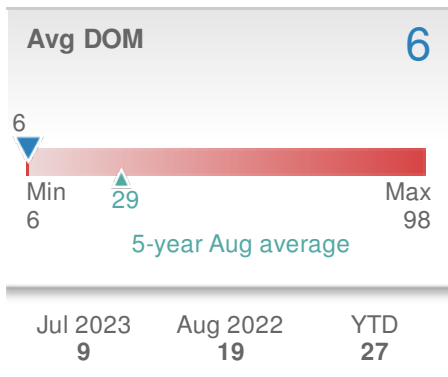
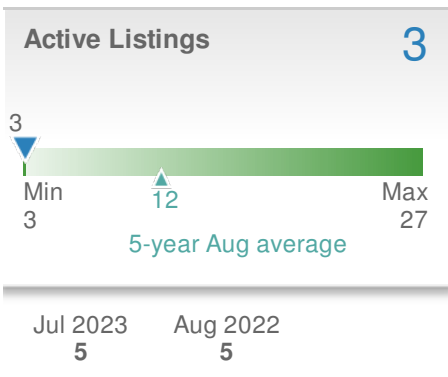
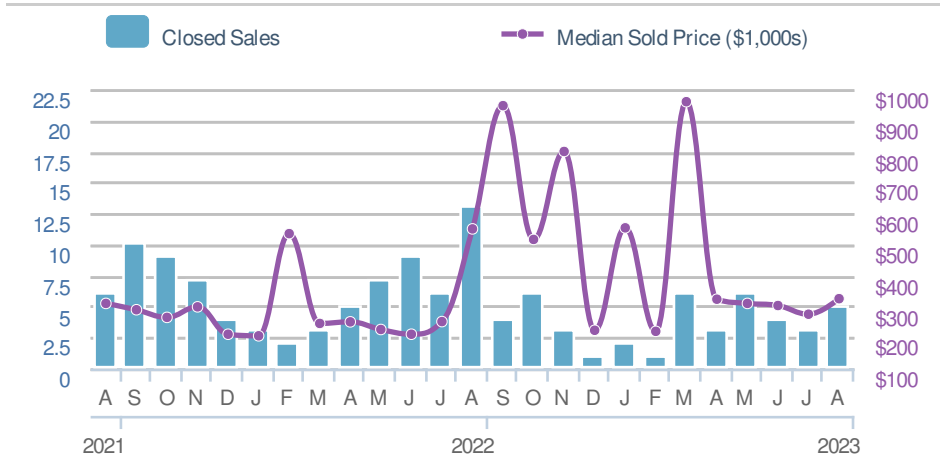
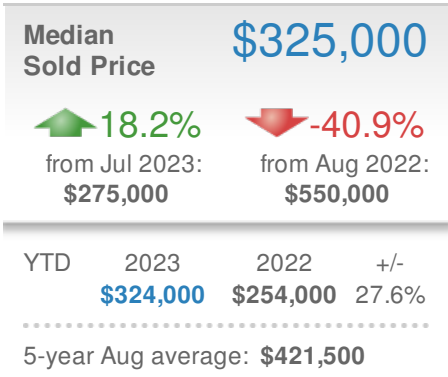
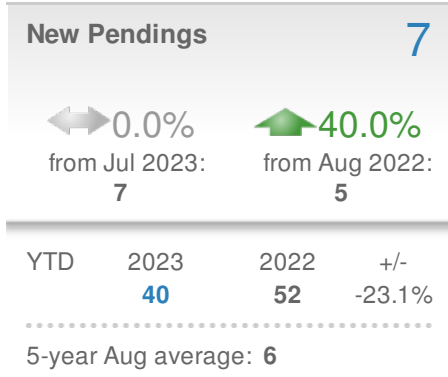
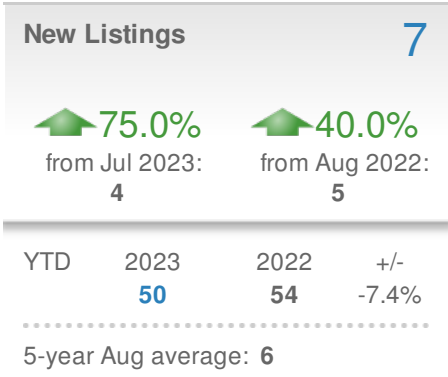
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, down from 0.75 in July and a decrease from 3.00 in August 2022. The Contract Ratio is 100% lower than the 5-year August average of 1.92. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



August 2023

Unionville-Chadds Ford (Delaware, PA)

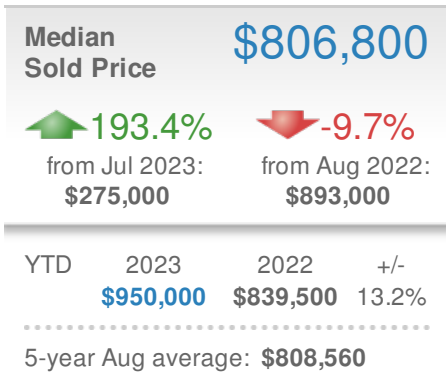
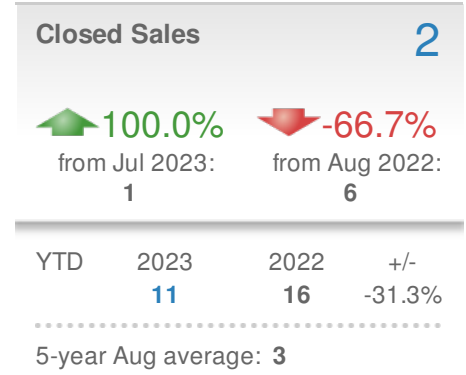
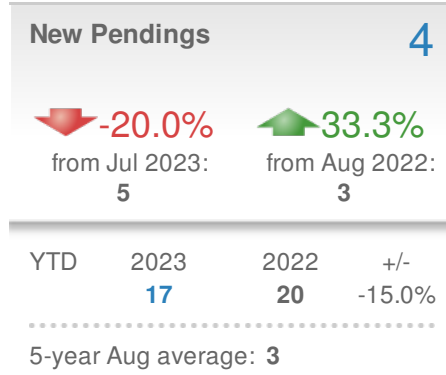
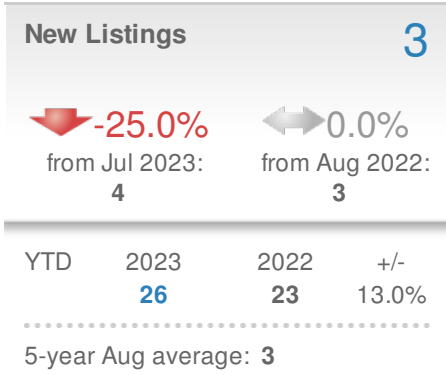
Email: ldavis@tcsr.realtor



August 2023

Unionville-Chadds Ford (Delaware, PA) - Detached

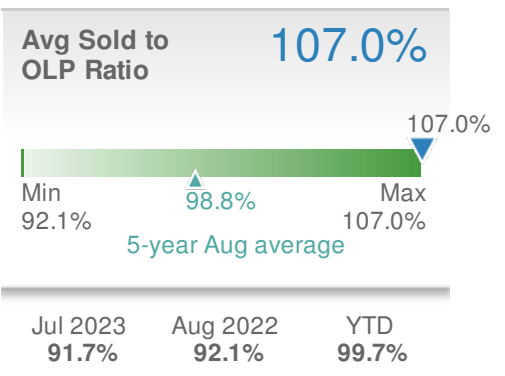
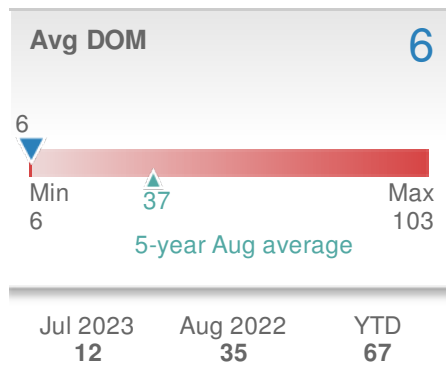
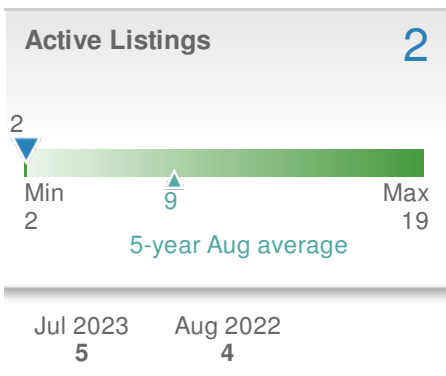
Tri-County Suburban REALTORS
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Summary

In Unionville-Chadds Ford (Delaware, PA), the median sold price for Detached properties for August was \$806,800, representing an increase of 193.4% compared to last month and a decrease of 9.7% from Aug 2022. The average days on market for units sold in August was 6 days, 84% below the 5-year August average of 37 days. There was a 20% month over month decrease in new contract activity with 4 New Pendings; a 33.3% MoM increase in All Pendings (new contracts + contracts carried over from July) to 8; and a 60% decrease in supply to 2 active units.

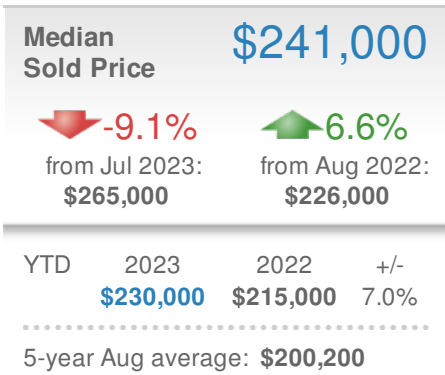
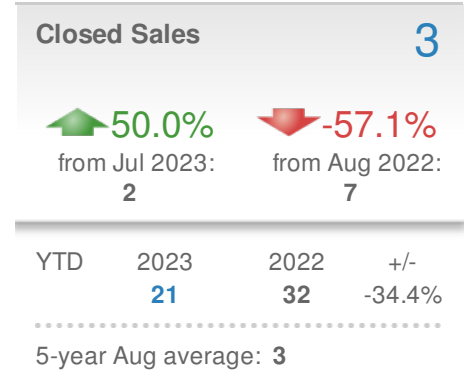
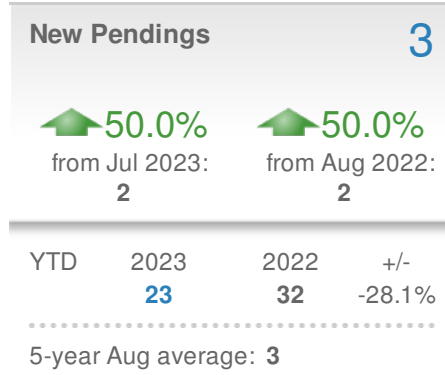
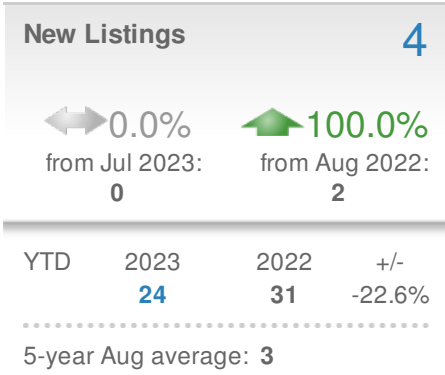
This activity resulted in a Contract Ratio of 4.00 pendings per active listing, up from 1.20 in July and an increase from 1.50 in August 2022. The Contract Ratio is 170% higher than the 5-year August average of 1.48. A higher Contract Ratio signifies a relative increase in contract activity compared 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

Unionville-Chadds Ford (Delaware, PA) - Attached

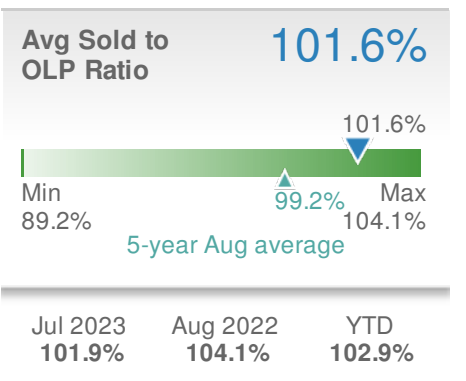
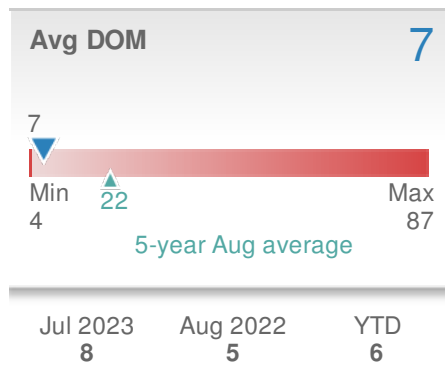
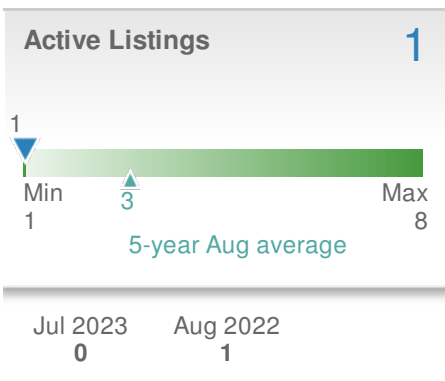
Tri-County Suburban REALTORS
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Summary

In Unionville-Chadds Ford (Delaware, PA), the median sold price for Attached properties for August was \$241,000, representing a decrease of 9.1% compared to last month and an increase of 6.6% from Aug 2022. The average days on market for units sold in August was 7 days, 69% below the 5-year August average of 22 days. There was a 50% month over month increase in new contract activity with 3 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from July) with 3; and a 0% increase in supply to 1 active units.

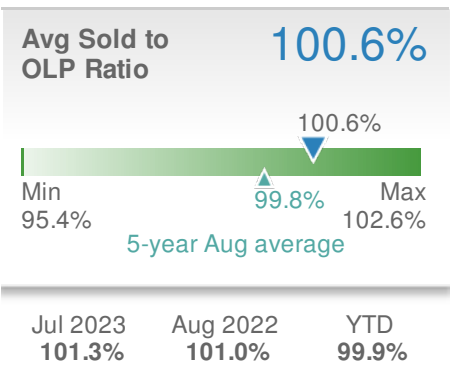
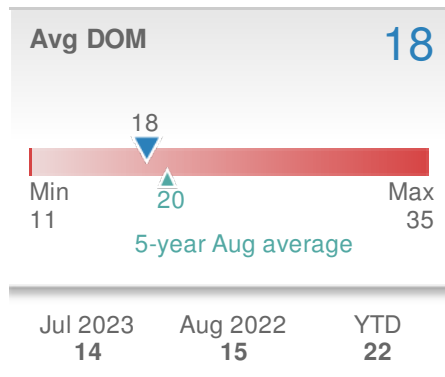
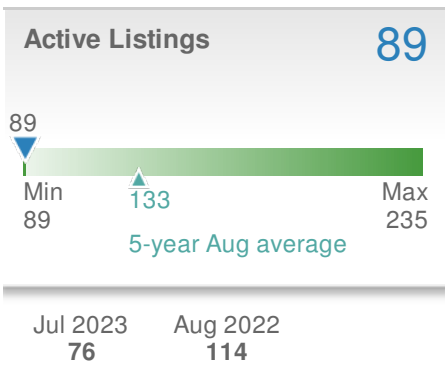
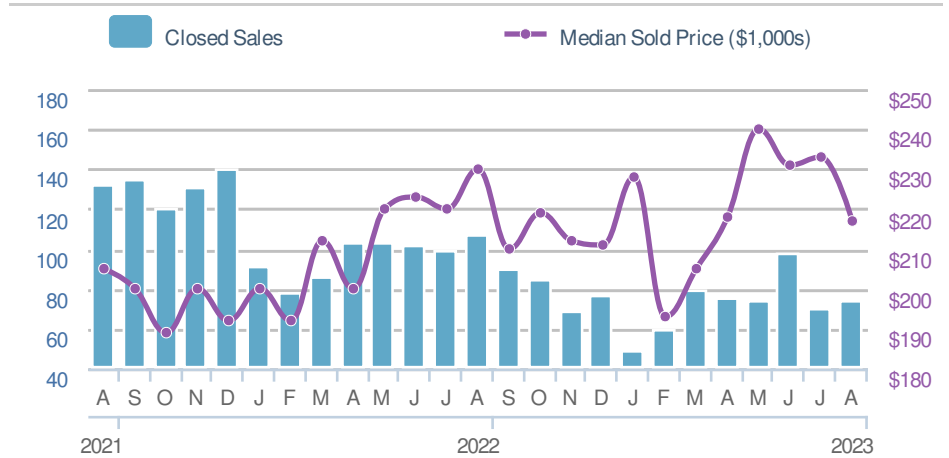
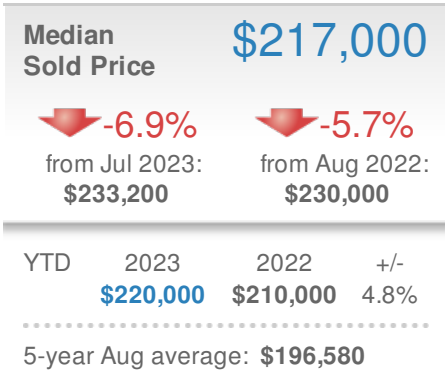
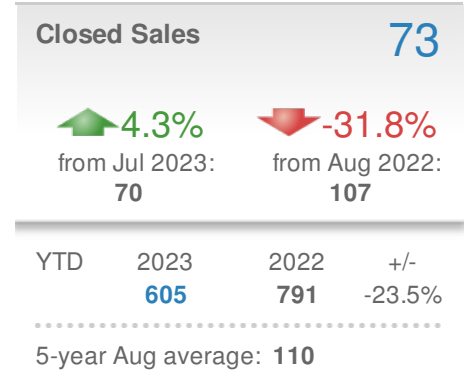
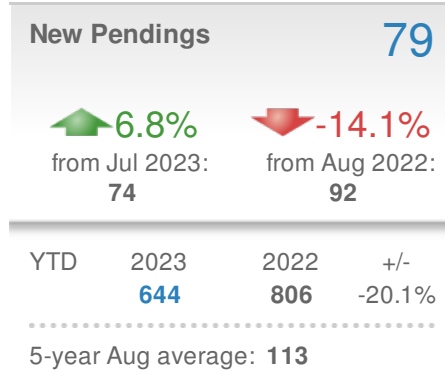
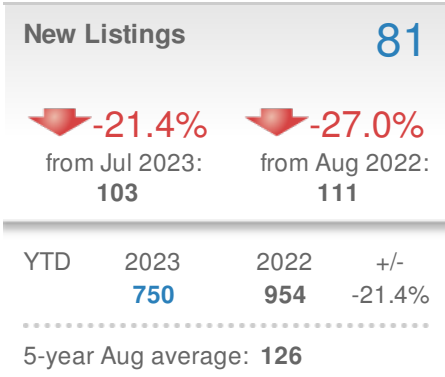
This activity resulted in a Contract Ratio of 3.00 pendings per active listing, up from 0.00 in July and an increase from 1.00 in August 2022. The Contract Ratio is 100% higher than the 5-year August average of 1.50. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



August 2023

Upper Darby (Delaware, PA)

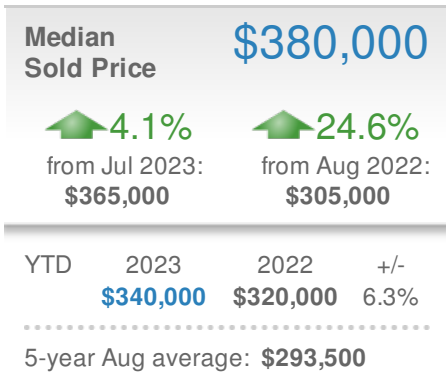
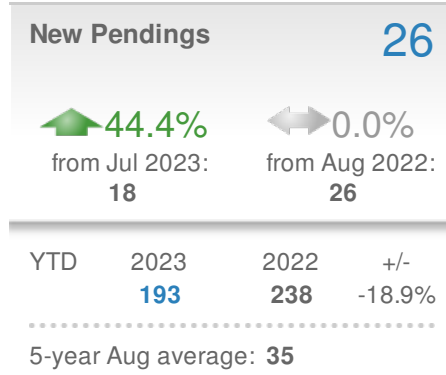
Email: ldavis@tcsr.realtor



August 2023

Upper Darby (Delaware, PA) - Detached

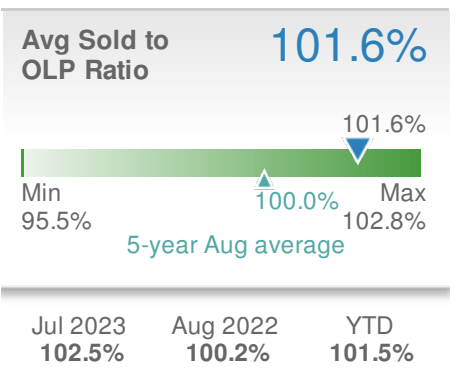
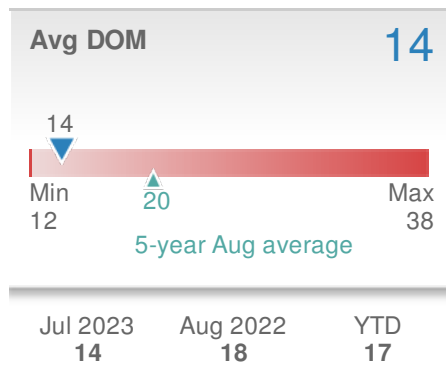
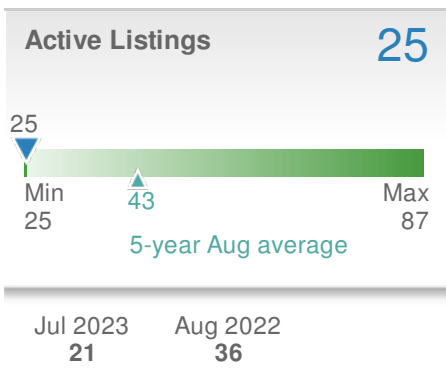
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Upper Darby (Delaware, PA), the median sold price for Detached properties for August was \$380,000, representing an increase of 4.1% compared to last month and an increase of 24.6% from Aug 2022. The average days on market for units sold in August was 14 days, 31% below the 5-year August average of 20 days. There was a 44.4% month over month increase in new contract activity with 26 New Pendings; a 26.1% MoM increase in All Pendings (new contracts + contracts carried over from July) to 29; and a 19% increase in supply to 25 active units.

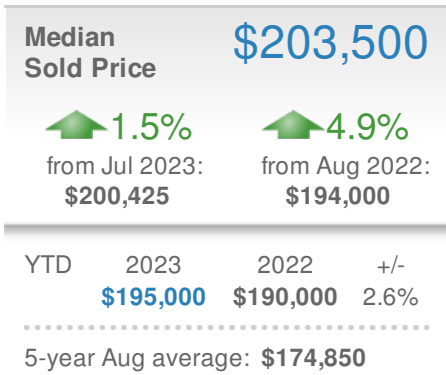
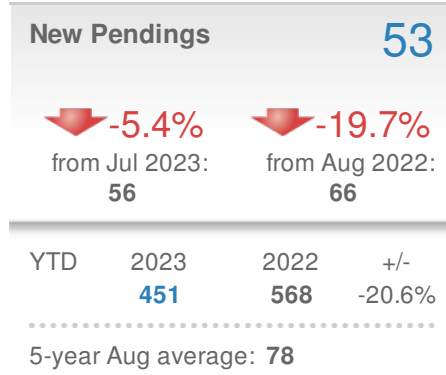
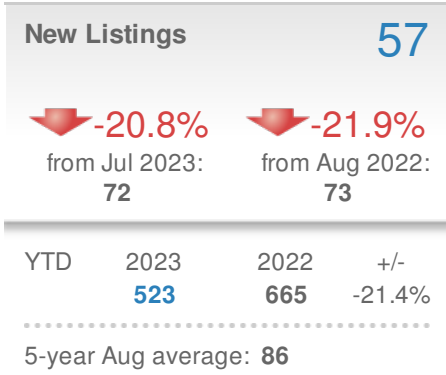
This activity resulted in a Contract Ratio of 1.16 pendings per active listing, up from 1.10 in July and a decrease from 1.17 in August 2022. The Contract Ratio is 21% lower than the 5-year August average of 1.47. A higher Contract Ratio signifies a relative increase in contract activity compared to 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

Upper Darby (Delaware, PA) - Attached

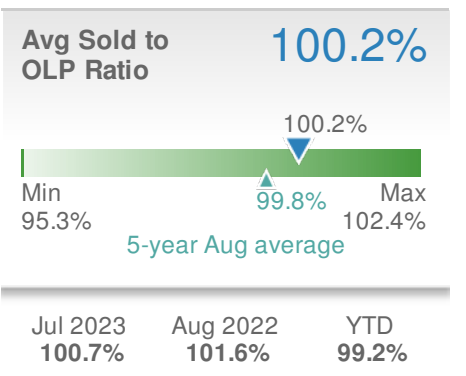
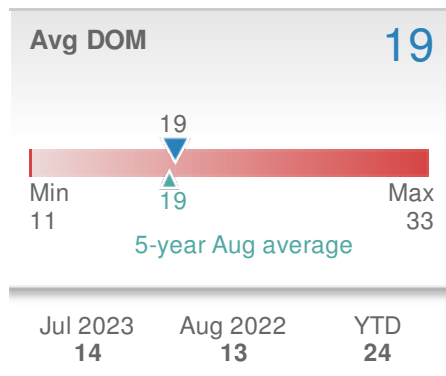
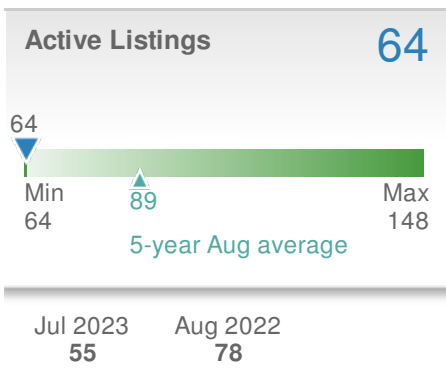
Tri-County Suburban REALTORS
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Summary

In Upper Darby (Delaware, PA), the median sold price for Attached properties for August was \$203,500, representing an increase of 1.5% compared to last month and an increase of 4.9% from Aug 2022. The average days on market for units sold in August was 19 days, the same as the 5-year August average of 19 days. There was a 5.4% month over month decrease in new contract activity with 53 New Pendings; a 14.1% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 73; and a 16.4% increase in supply to 64 active units.

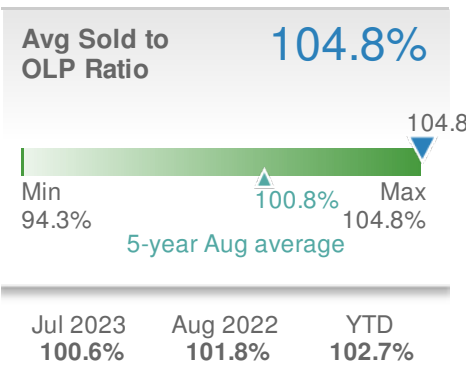
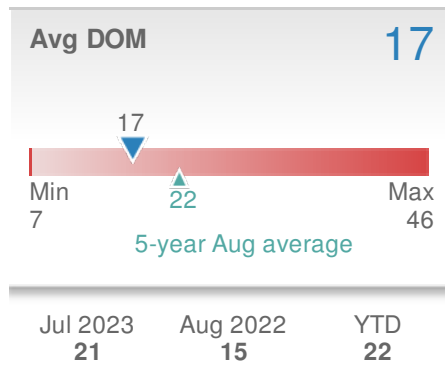
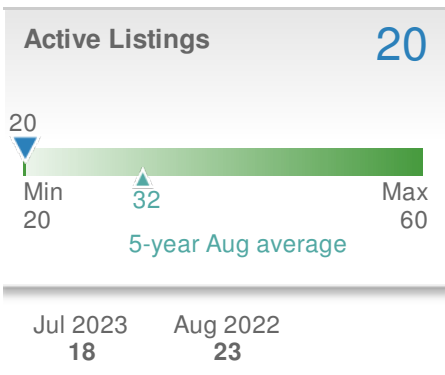
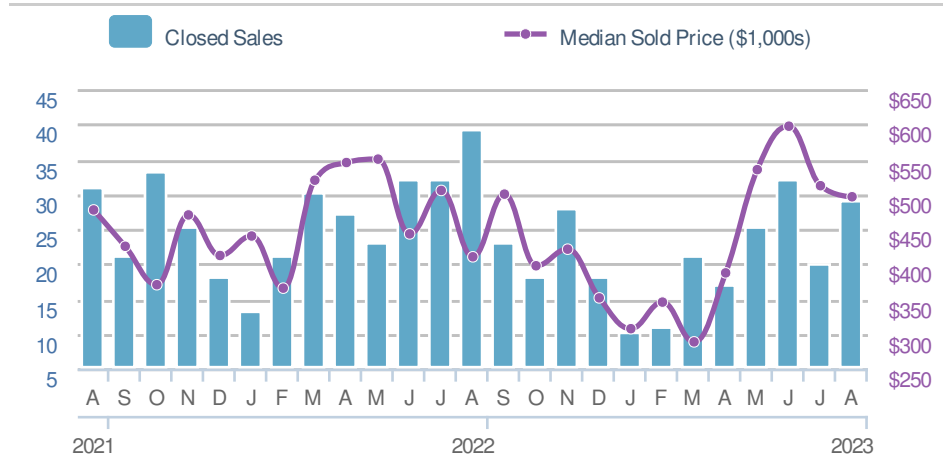
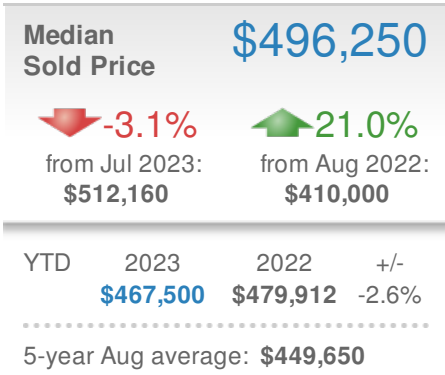
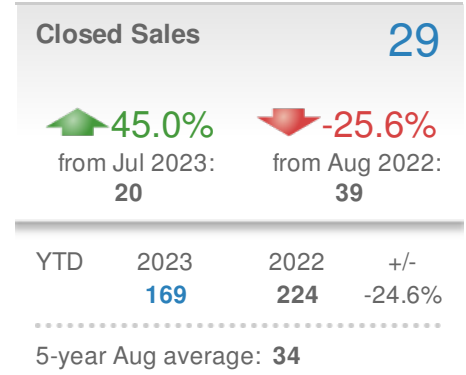
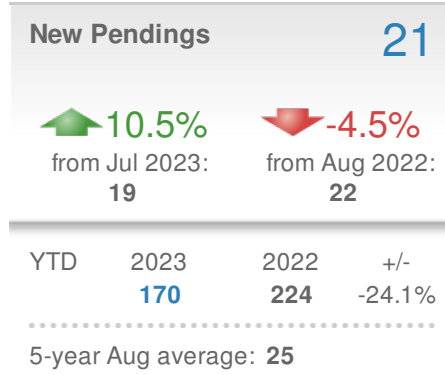
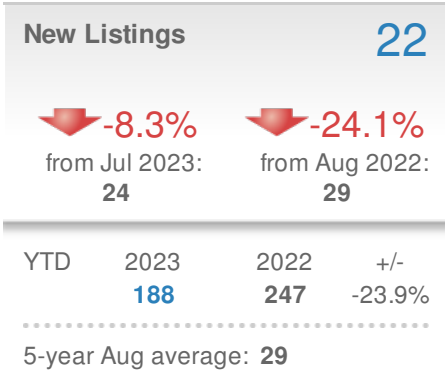
This activity resulted in a Contract Ratio of 1.14 pendings per active listing, down from 1.55 in July and a decrease from 1.27 in August 2022. The Contract Ratio is 23% lower than the 5-year August average of 1.48. A higher Contract Ratio signifies a relative increase in contract activity compared to 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

Wallingford-Swarthmore (Delaware, PA)

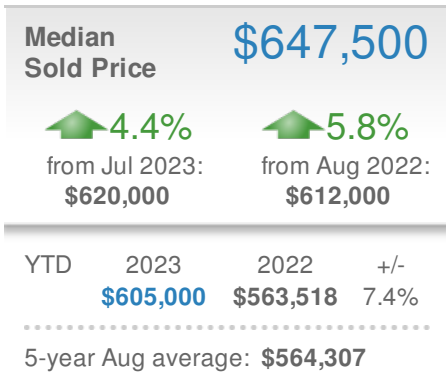
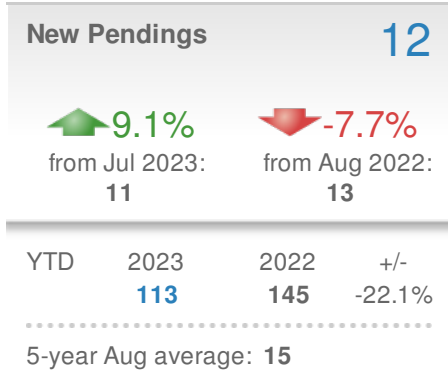
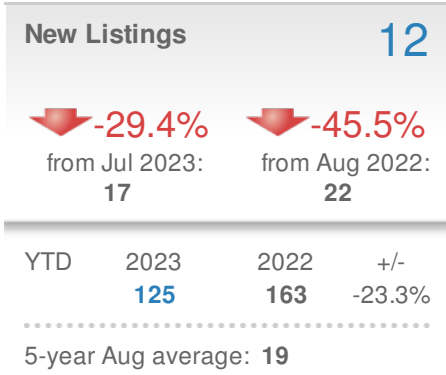
Email: ldavis@tcsr.realtor



August 2023

Wallingford-Swarthmore (Delaware, PA) - Detached

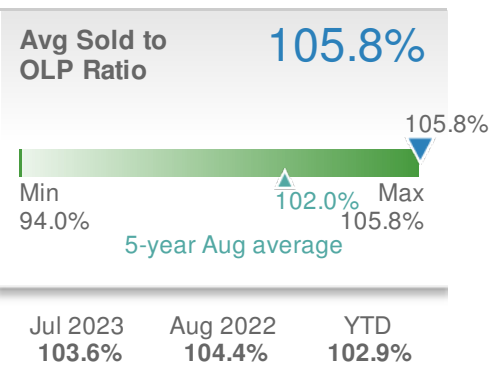
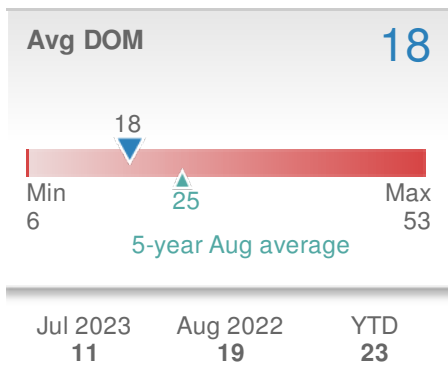
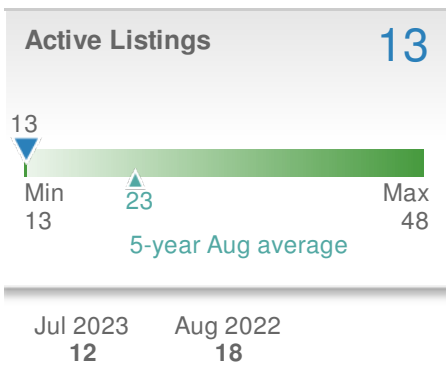
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Wallingford-Swarthmore (Delaware, PA), the median sold price for Detached properties for August was \$647,500, representing an increase of 4.4% compared to last month and an increase of 5.8% from Aug 2022. The average days on market for units sold in August was 18 days, 27% below the 5-year August average of 25 days. There was a 9.1% month over month increase in new contract activity with 12 New Pendings; a 38.1% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 13; and an 8.3% increase in supply to 13 active units.

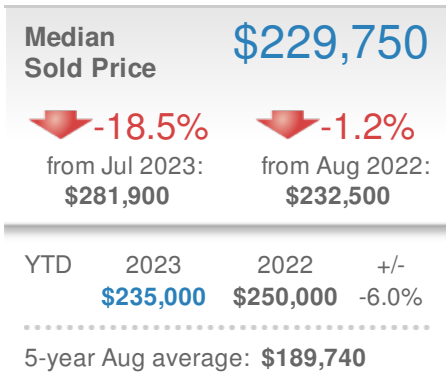
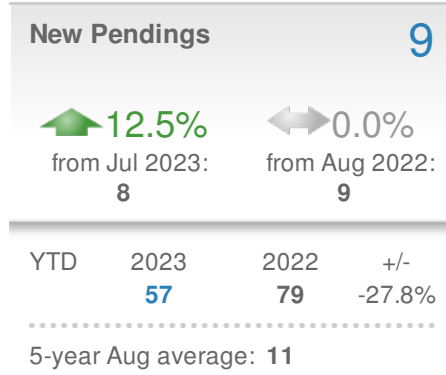
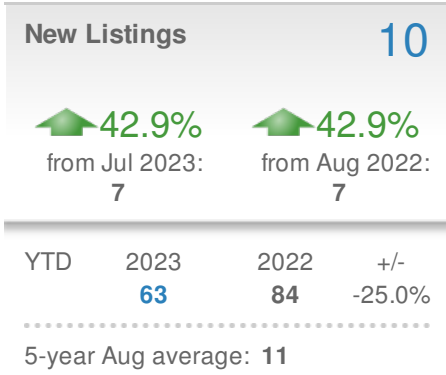
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 1.75 in July and a decrease from 1.11 in August 2022. The Contract Ratio is 12% lower than the 5-year August average of 1.14. A higher Contract Ratio signifies a relative increase in contract activity compared to 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

Wallingford-Swarthmore (Delaware, PA) - Attached

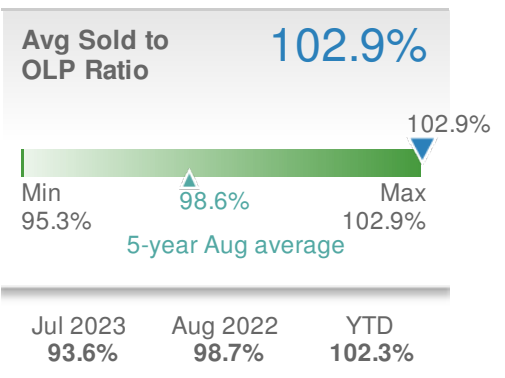
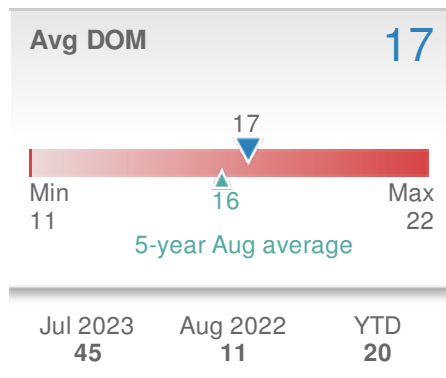
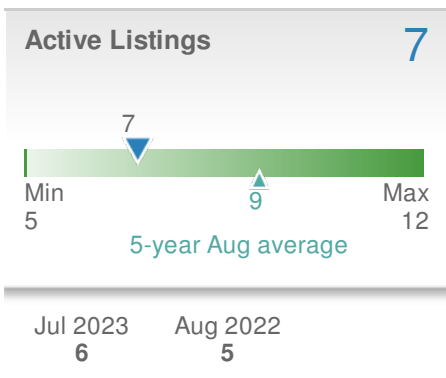
Tri-County Suburban REALTORS
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Summary

In Wallingford-Swarthmore (Delaware, PA), the median sold price for Attached properties for August was \$229,750, representing a decrease of 18.5% compared to last month and a decrease of 1.2% from Aug 2022. The average days on market for units sold in August was 17 days, 4% above the 5-year August average of 16 days. There was a 12.5% month over month increase in new contract activity with 9 New Pendings; an 11.1% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 8; and a 16.7% increase in supply to 7 active units.

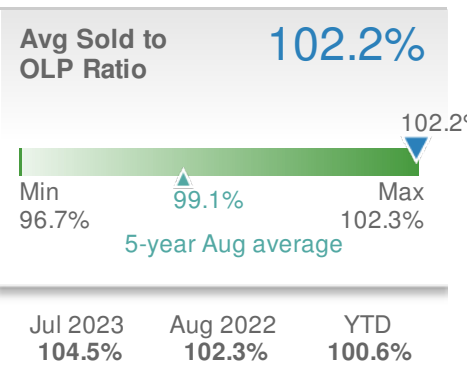
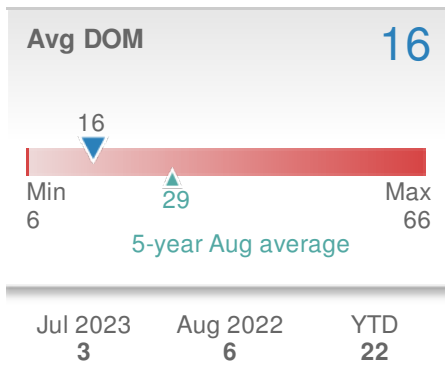
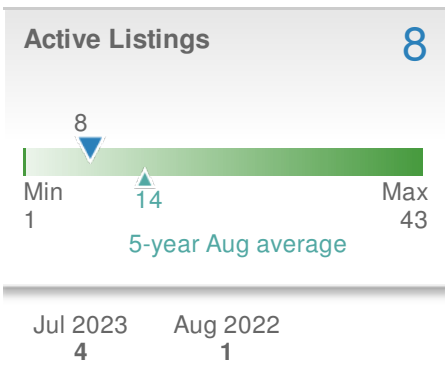
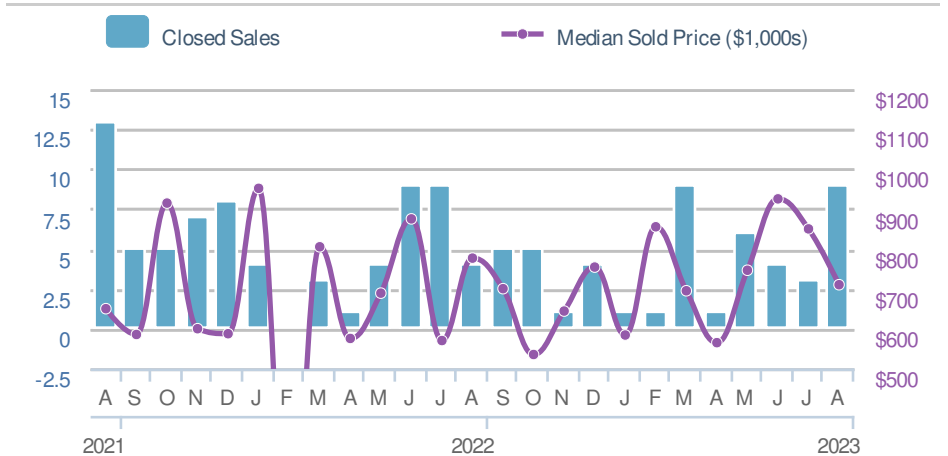
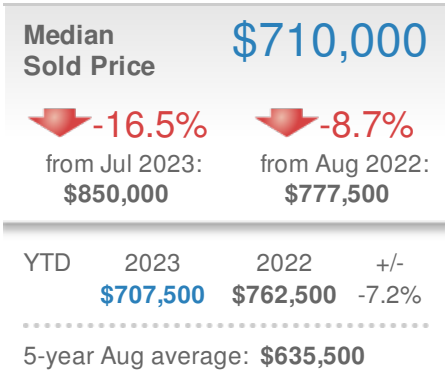
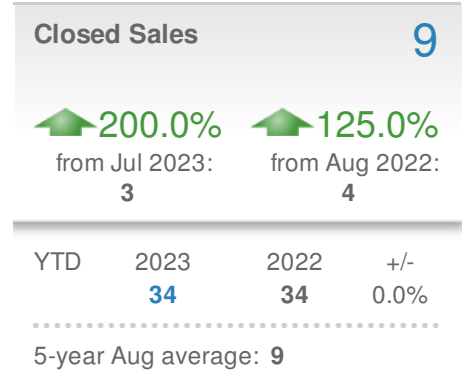
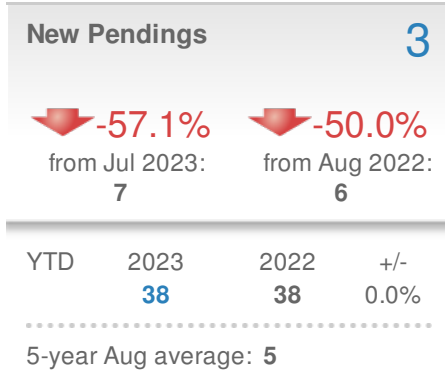
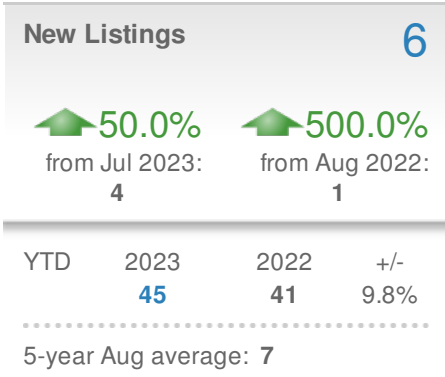
This activity resulted in a Contract Ratio of 1.14 pendings per active listing, down from 1.50 in July and a decrease from 3.80 in August 2022. The Contract Ratio is 40% lower than the 5-year August average of 1.90. A higher Contract Ratio signifies a relative increase in contract activity compared to 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 (Delaware, PA)

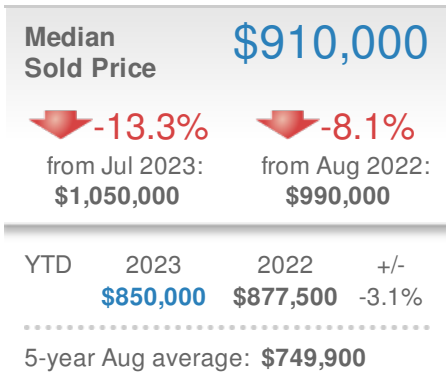
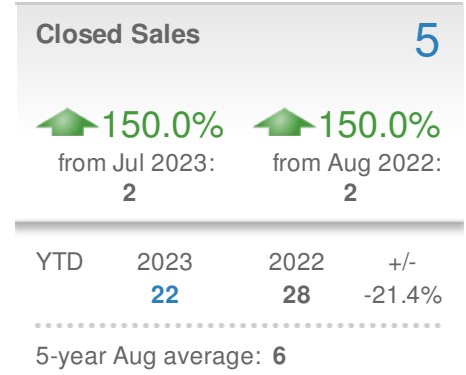
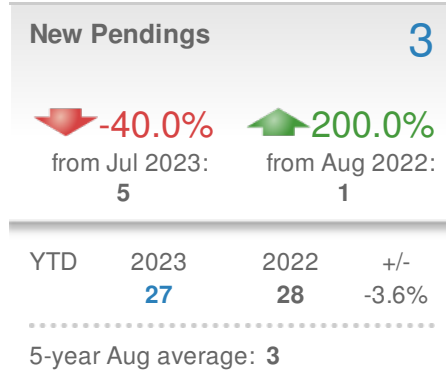
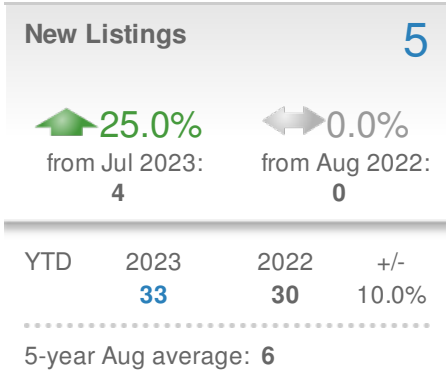
Email: ldavis@tcsr.realtor



August 2023

West Chester Area (Delaware, PA) - Detached

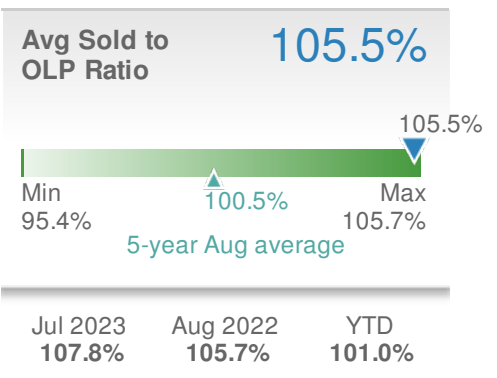
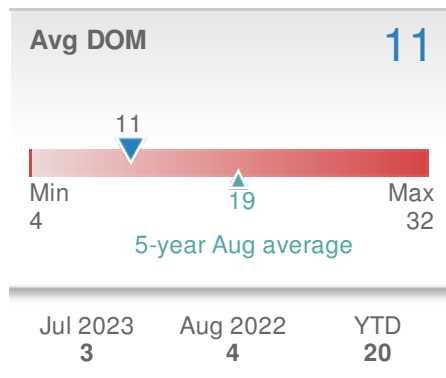
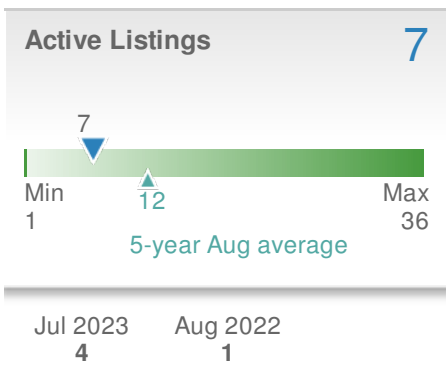
Tri-County Suburban REALTORS
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Summary

In West Chester Area (Delaware, PA), the median sold price for Detached properties for August was \$910,000, representing a decrease of 13.3% compared to last month and a decrease of 8.1% from Aug 2022. The average days on market for units sold in August was 11 days, 42% below the 5-year August average of 19 days. There was a 40% month over month decrease in new contract activity with 3 New Pendings; a 37.5% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 5; and a 75% increase in supply to 7 active units.

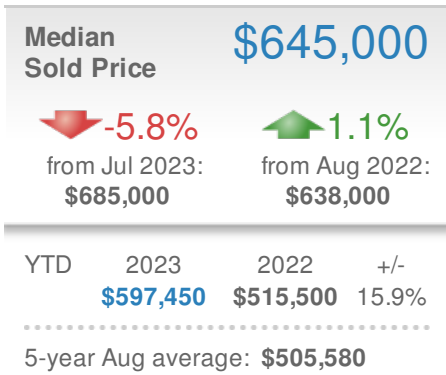
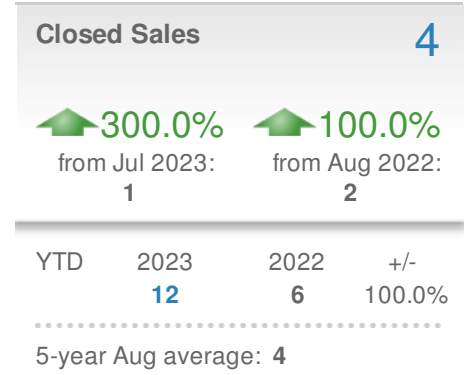
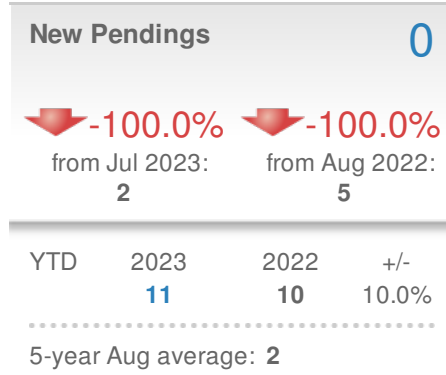
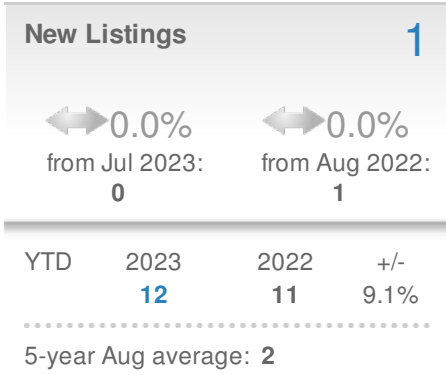
This activity resulted in a Contract Ratio of 0.71 pendings per active listing, down from 2.00 in July and a decrease from 3.00 in August 2022. The Contract Ratio is 39% lower than the 5-year August average of 1.16. A higher Contract Ratio signifies a relative increase in contract activity compared to 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

West Chester Area (Delaware, PA) - Attached

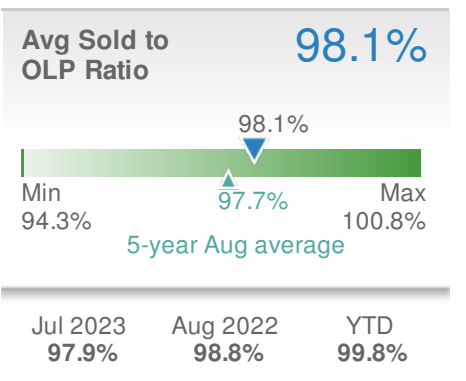
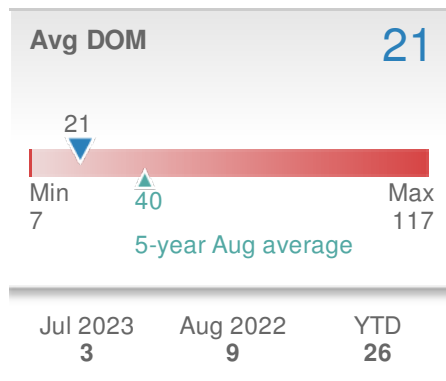
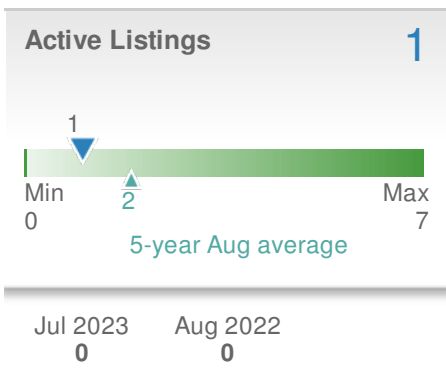
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In West Chester Area (Delaware, PA), the median sold price for Attached properties for August was \$645,000, representing a decrease of 5.8% compared to last month and an increase of 1.1% from Aug 2022. The average days on market for units sold in August was 21 days, 48% below the 5-year August average of 40 days. There was a 100% month over month decrease 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 a 0% increase in supply to 1 active units.

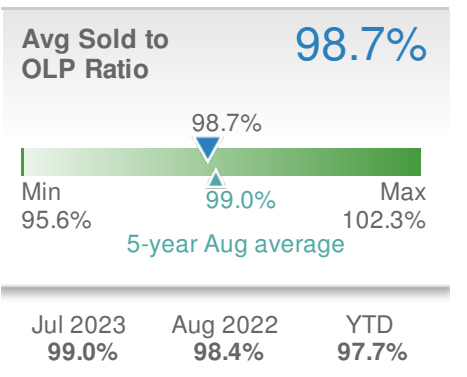
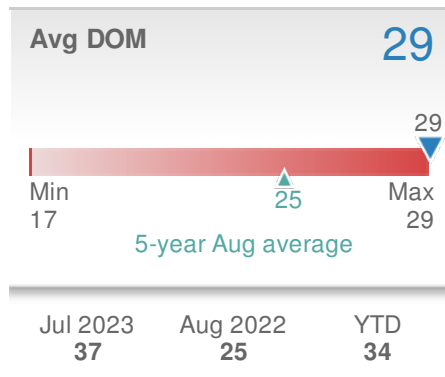
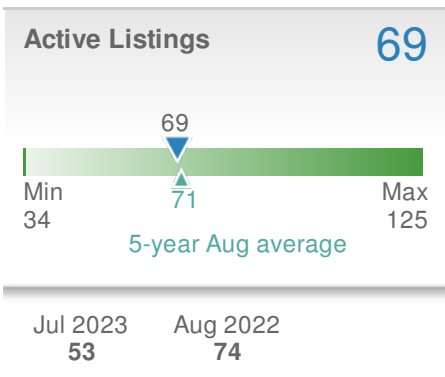
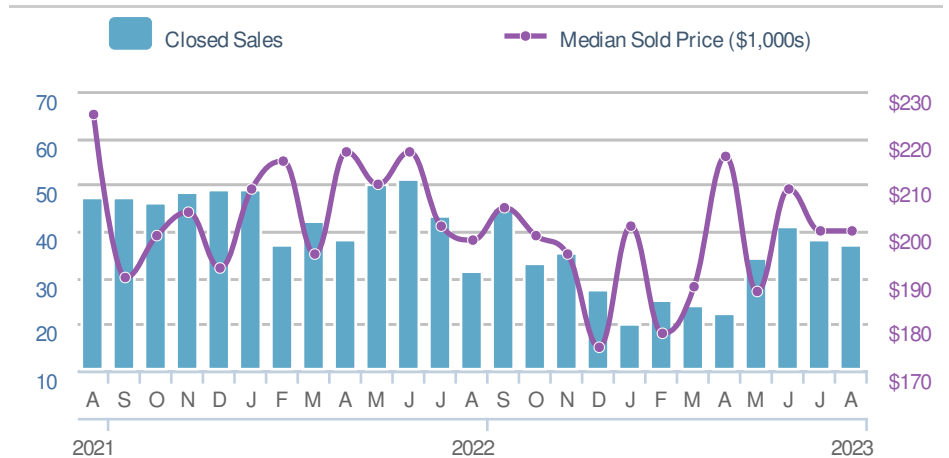
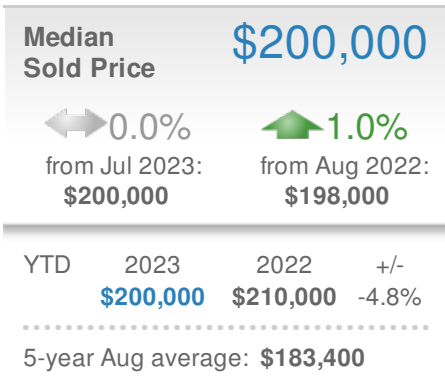
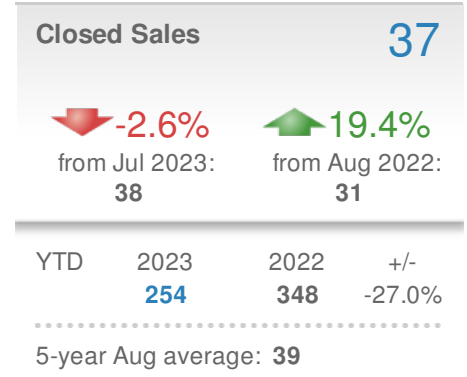
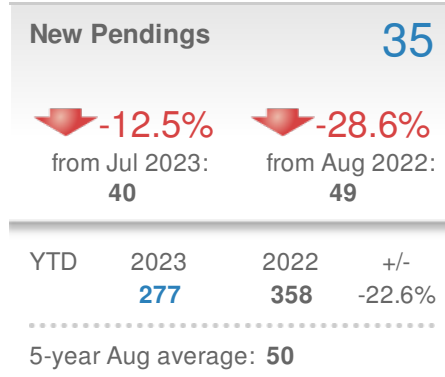
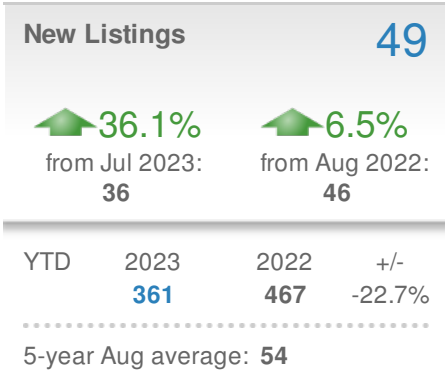
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from July and no change from August 2022. The Contract Ratio is 100% lower than the 5-year August average of 0.16. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and 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

William Penn (Delaware, PA)

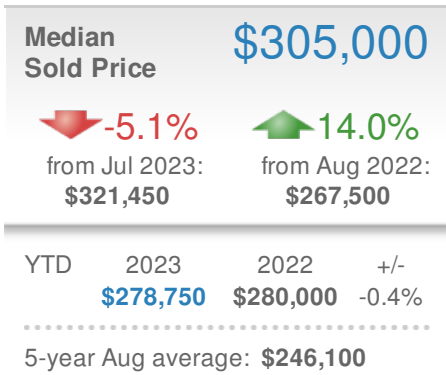
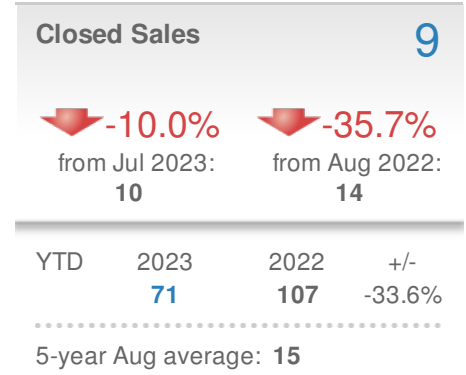
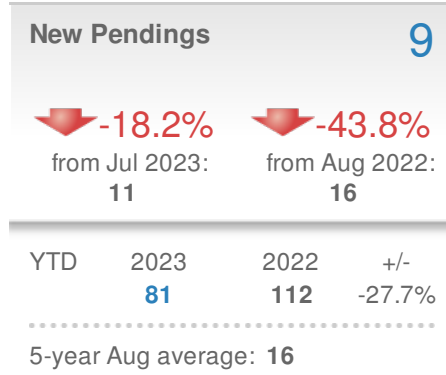
Email: ldavis@tcsr.realtor



August 2023

William Penn (Delaware, PA) - Detached

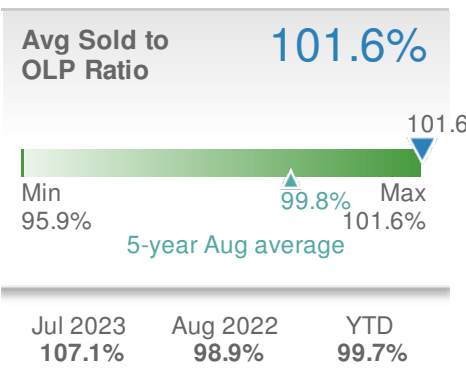
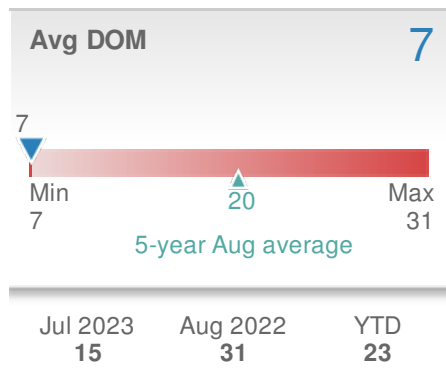
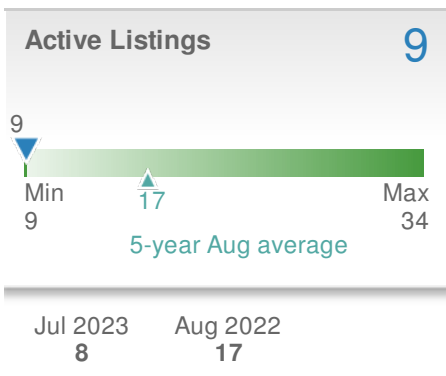
Tri-County Suburban REALTORS
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Summary

In William Penn (Delaware, PA), the median sold price for Detached properties for August was \$305,000, representing a decrease of 5.1% compared to last month and an increase of 14% from Aug 2022. The average days on market for units sold in August was 7 days, 65% below the 5-year August average of 20 days. There was an 18.2% month over month decrease in new contract activity with 9 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from July) with 16; and a 12.5% increase in supply to 9 active units.

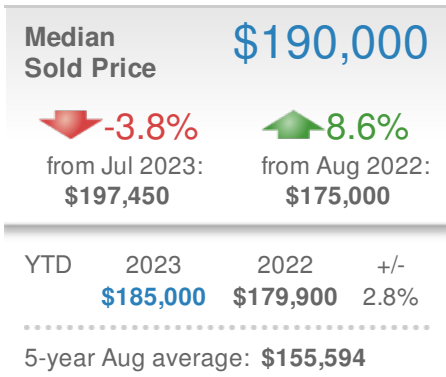
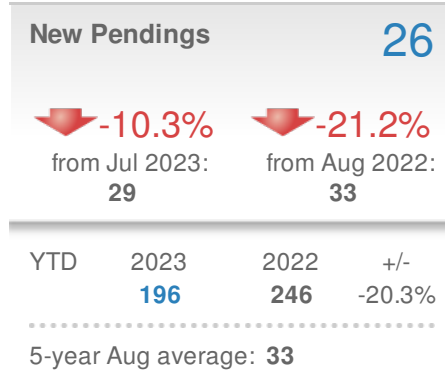
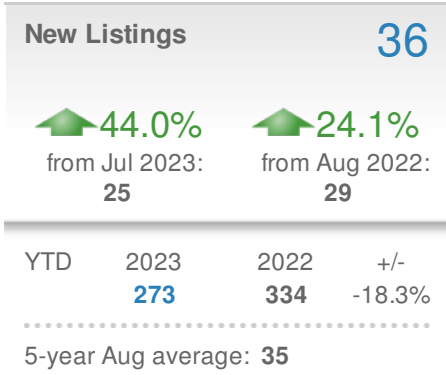
This activity resulted in a Contract Ratio of 1.78 pendings per active listing, down from 2.00 in July and an increase from 1.35 in August 2022. The Contract Ratio is 3% higher than the 5-year August average of 1.73. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



August 2023

William Penn (Delaware, PA) - Attached

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Summary

In William Penn (Delaware, PA), the median sold price for Attached properties for August was \$190,000, representing a decrease of 3.8% compared to last month and an increase of 8.6% from Aug 2022. The average days on market for units sold in August was 36 days, 37% above the 5-year August average of 26 days. There was a 10.3% month over month decrease in new contract activity with 26 New Pendings; a 28.6% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 35; and a 33.3% increase in supply to 60 active units.

This activity resulted in a Contract Ratio of 0.58 pendings per active listing, down from 1.09 in July and a decrease from 0.86 in August 2022. The Contract Ratio is 54% lower than the 5-year August average of 1.25. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

