

# September 2023

All Home Types  
Detached  
Attached

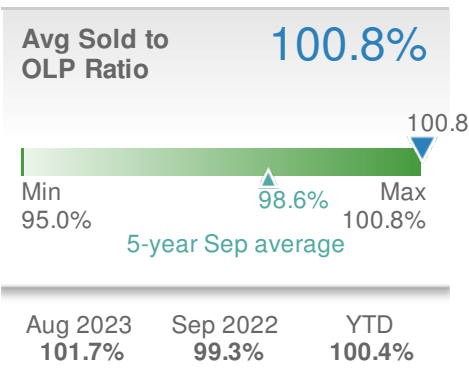
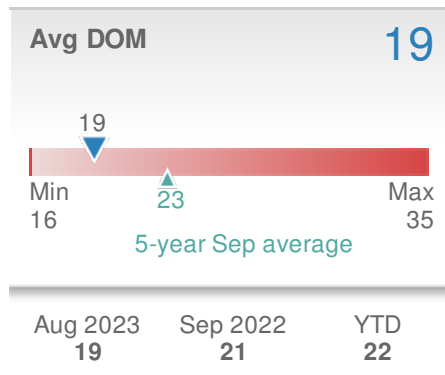
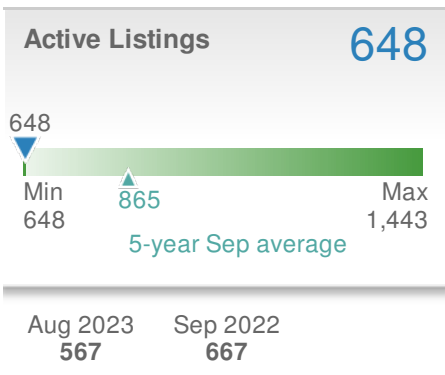
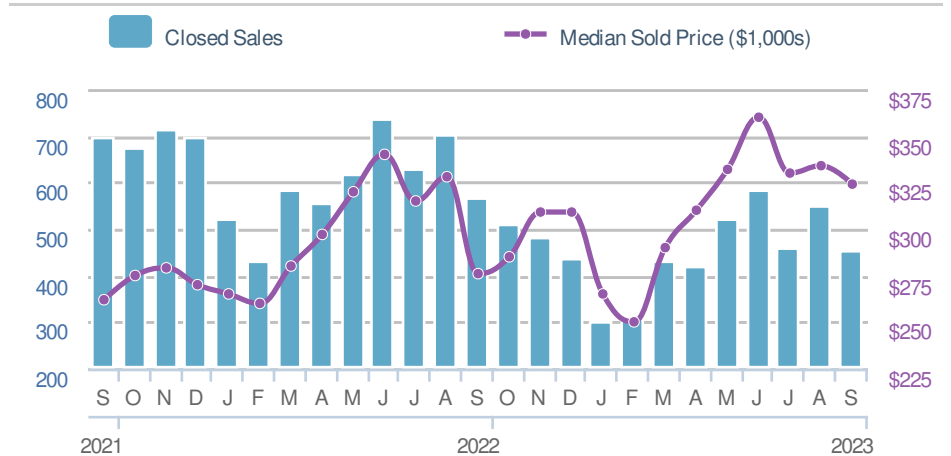
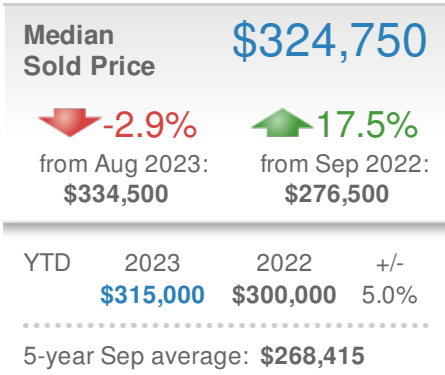
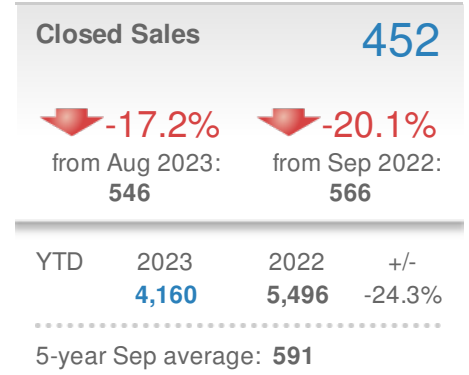
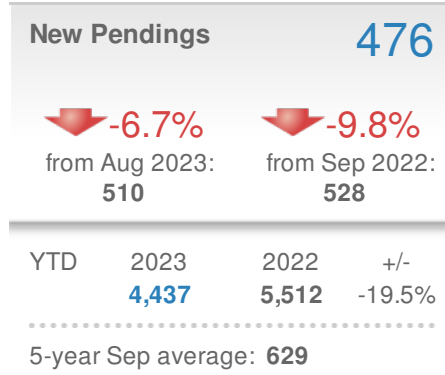
## Local Market Insight

### Delaware County, PA

September 2023

Delaware County, PA

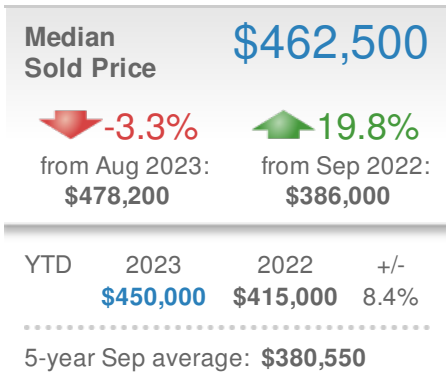
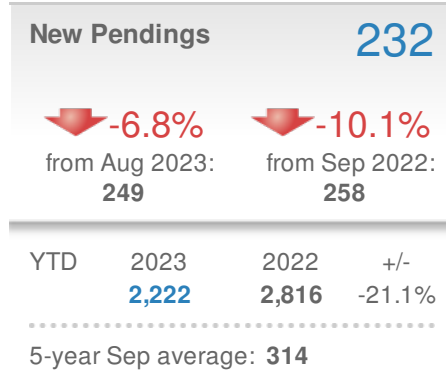
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## September 2023

Delaware County, PA - Detached

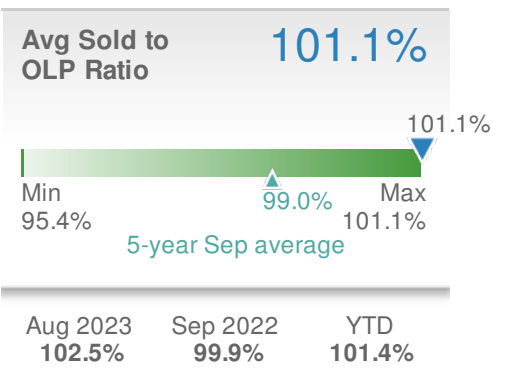
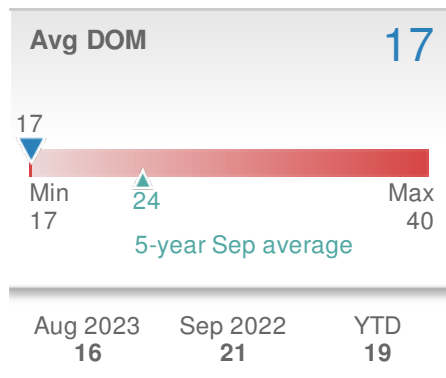
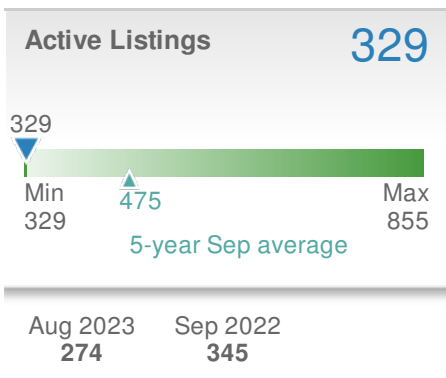
Tri-County Suburban REALTORS  
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### Summary

In Delaware County, PA, the median sold price for Detached properties for September was \$462,500, representing a decrease of 3.3% compared to last month and an increase of 19.8% from Sep 2022. The average days on market for units sold in September was 17 days, 29% below the 5-year September average of 24 days. There was a 6.8% month over month decrease in new contract activity with 232 New Pendings; a 3.9% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 349; and a 20.1% increase in supply to 329 active units.

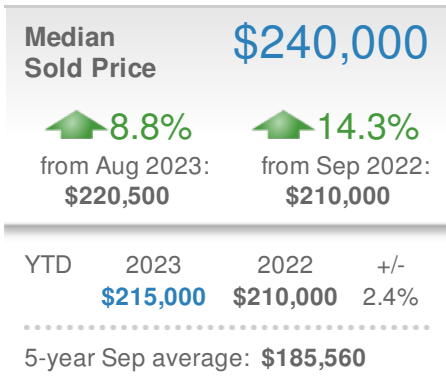
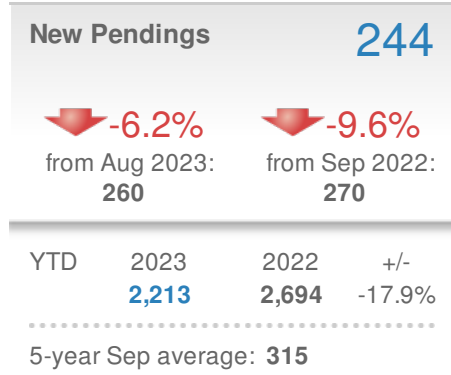
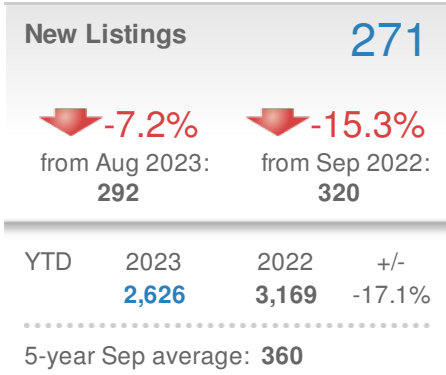
This activity resulted in a Contract Ratio of 1.06 pendings per active listing, down from 1.32 in August and a decrease from 1.13 in September 2022. The Contract Ratio is 9% lower than the 5-year September average of 1.17. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



## September 2023

Delaware County, PA - Attached

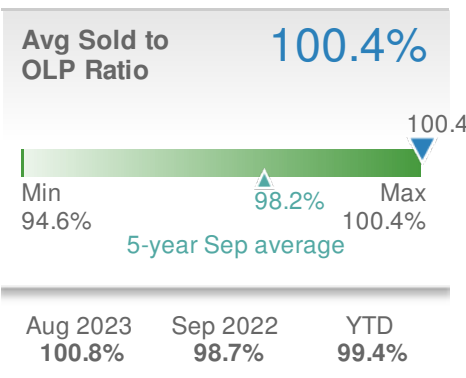
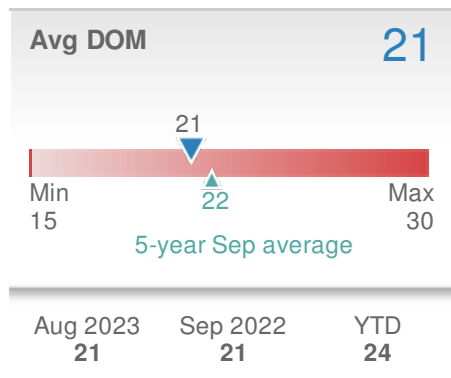
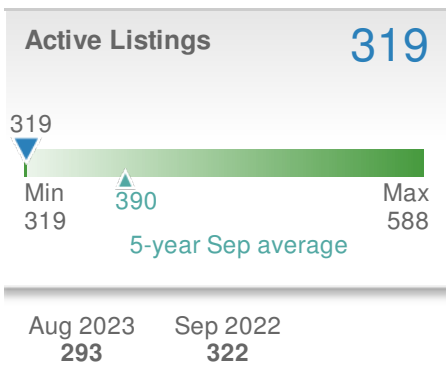
Tri-County Suburban REALTORS  
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### Summary

In Delaware County, PA, the median sold price for Attached properties for September was \$240,000, representing an increase of 8.8% compared to last month and an increase of 14.3% from Sep 2022. The average days on market for units sold in September was 21 days, 5% below the 5-year September average of 22 days. There was a 6.2% month over month decrease in new contract activity with 244 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from August) with 396; and an 8.9% increase in supply to 319 active units.

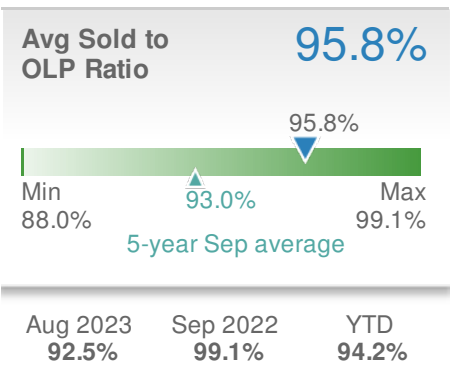
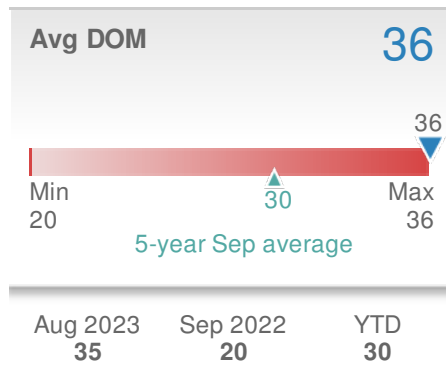
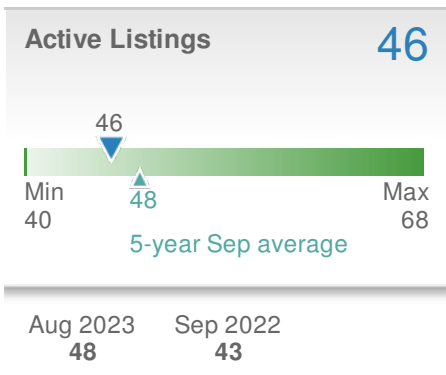
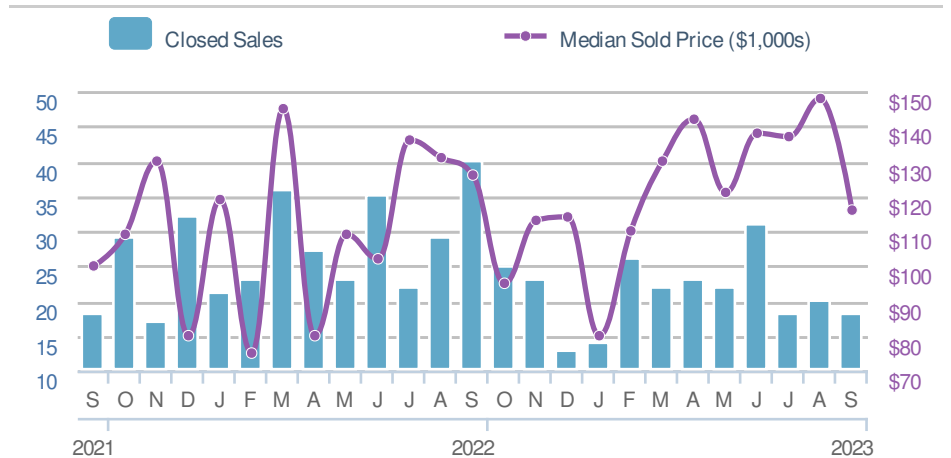
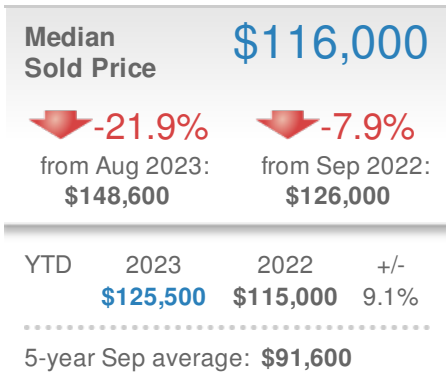
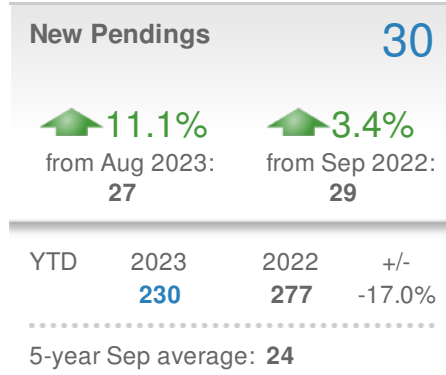
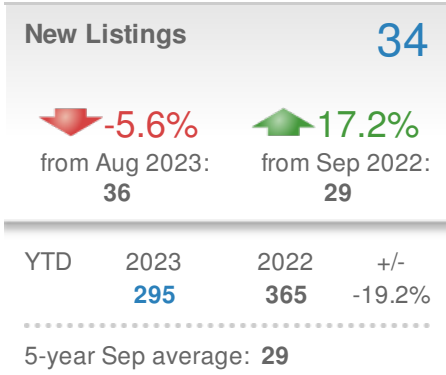
This activity resulted in a Contract Ratio of 1.24 pendings per active listing, down from 1.35 in August and a decrease from 1.38 in September 2022. The Contract Ratio is 12% lower than the 5-year September average of 1.41. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



# September 2023

Chester-Upland (Delaware, PA)

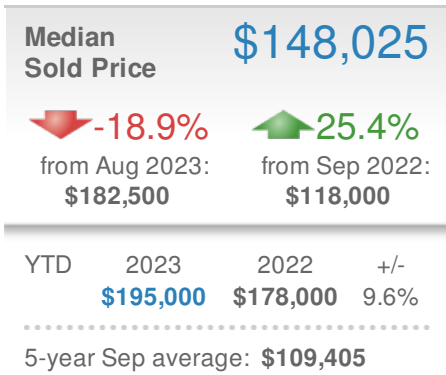
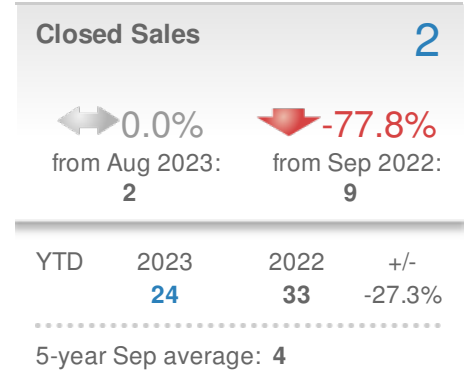
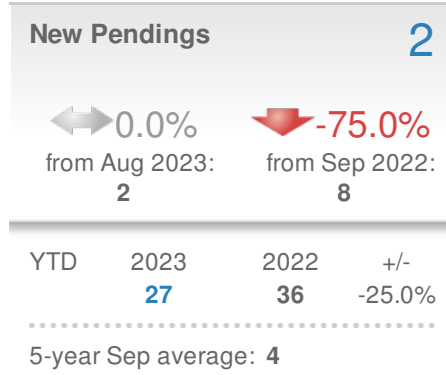
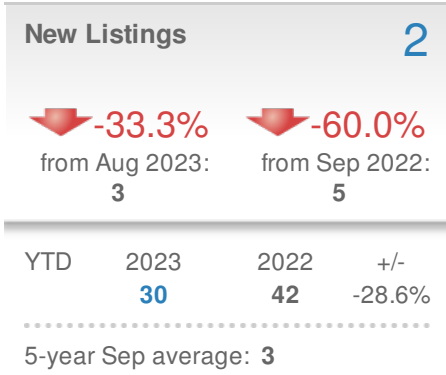
Email: ldavis@tcsr.realtor



**September 2023**

Chester-Upland (Delaware, PA) - Detached

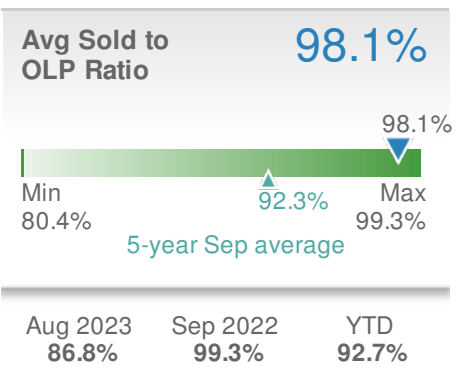
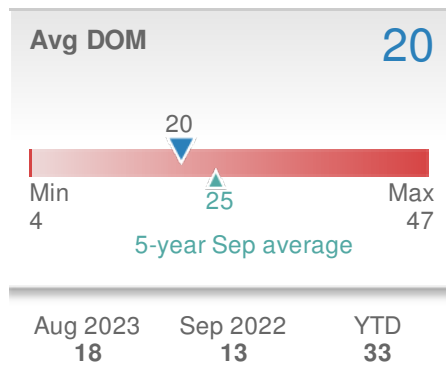
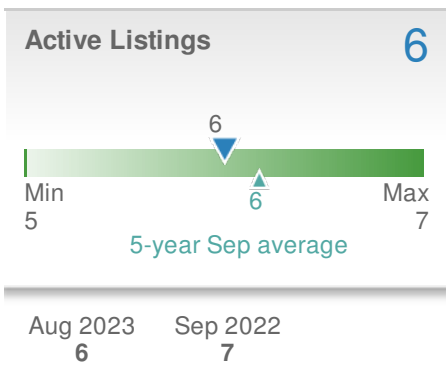
Tri-County Suburban REALTORS  
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**Summary**

In Chester-Upland (Delaware, PA), the median sold price for Detached properties for September was \$148,025, representing a decrease of 18.9% compared to last month and an increase of 25.4% from Sep 2022. The average days on market for units sold in September was 20 days, 19% below the 5-year September average of 25 days. There was no month over month change in new contract activity with 2 New Pendings; a 50% MoM increase in All Pendings (new contracts + contracts carried over from August) to 3; and no change in supply with 6 active units.

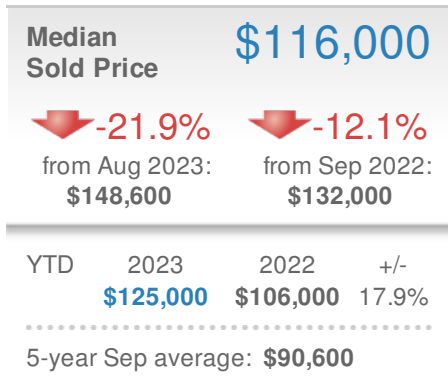
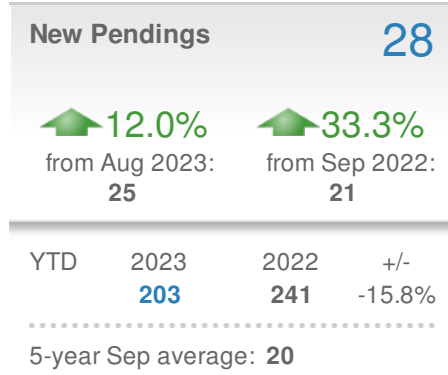
This activity resulted in a Contract Ratio of 0.50 pendings per active listing, up from 0.33 in August and a decrease from 0.86 in September 2022. The Contract Ratio is 45% lower than the 5-year September average of 0.91. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



## September 2023

### Chester-Upland (Delaware, PA) - Attached

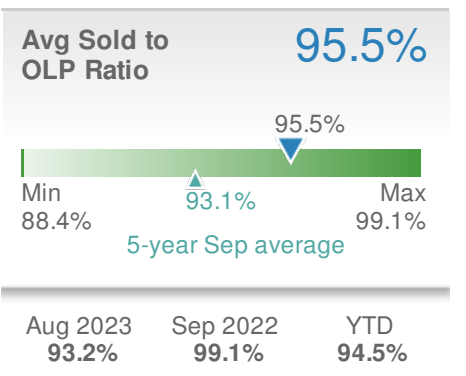
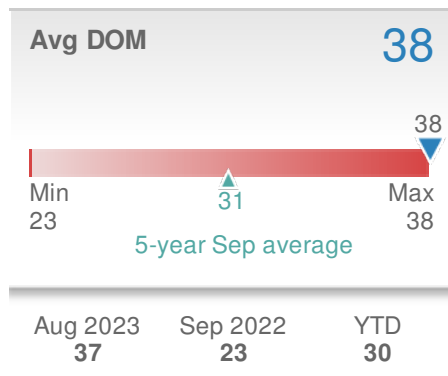
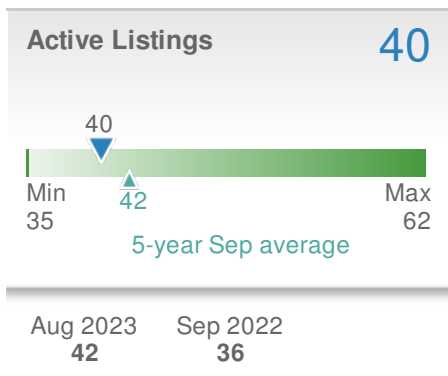
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### Summary

In Chester-Upland (Delaware, PA), the median sold price for Attached properties for September was \$116,000, representing a decrease of 21.9% compared to last month and a decrease of 12.1% from Sep 2022. The average days on market for units sold in September was 38 days, 24% above the 5-year September average of 31 days. There was a 12% month over month increase in new contract activity with 28 New Pendings; a 24.2% MoM increase in All Pendings (new contracts + contracts carried over from August) to 41; and a 4.8% decrease in supply to 40 active units.

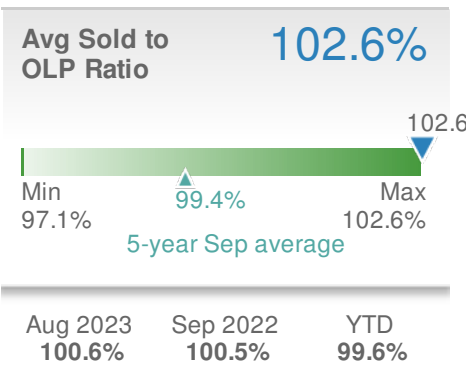
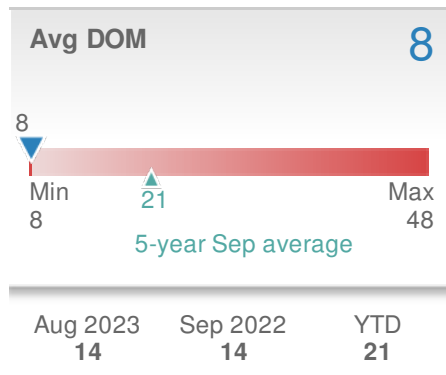
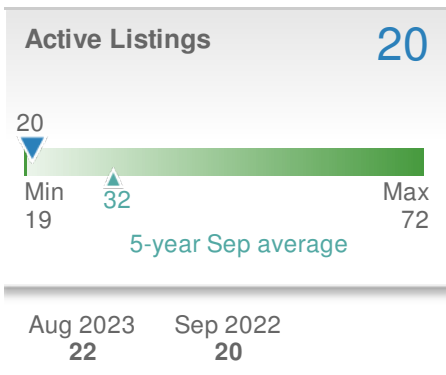
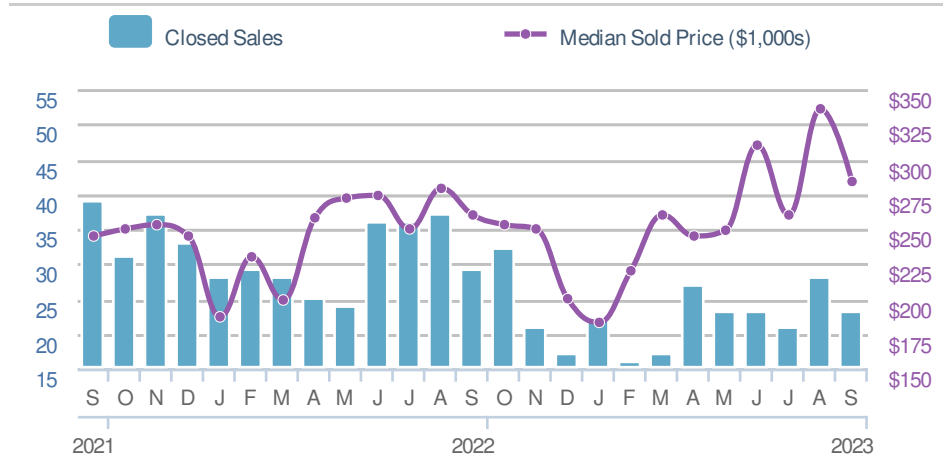
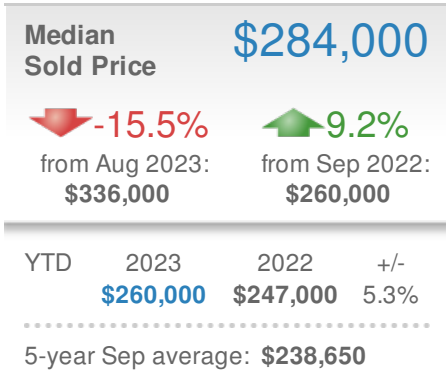
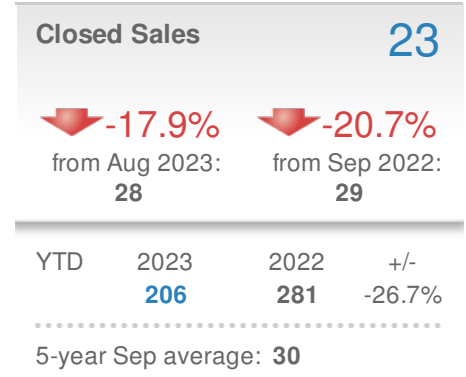
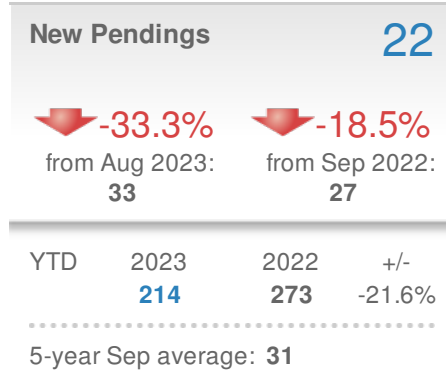
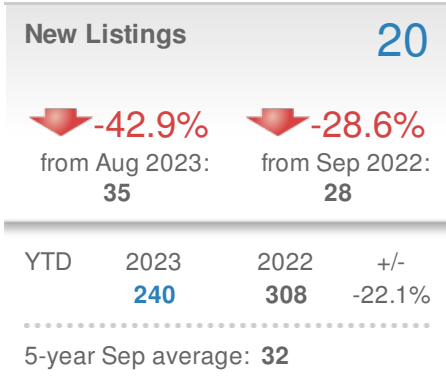
This activity resulted in a Contract Ratio of 1.03 pendings per active listing, up from 0.79 in August and an increase from 0.97 in September 2022. The Contract Ratio is 16% higher than the 5-year September average of 0.89. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



# September 2023

Chichester (Delaware, PA)

Email: ldavis@tcsr.realtor

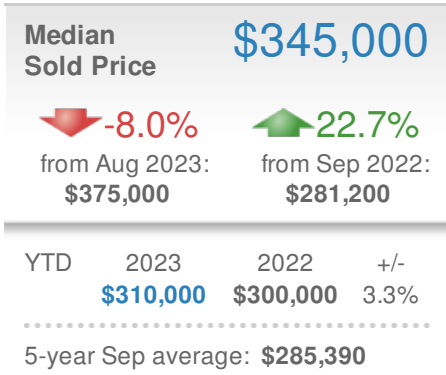
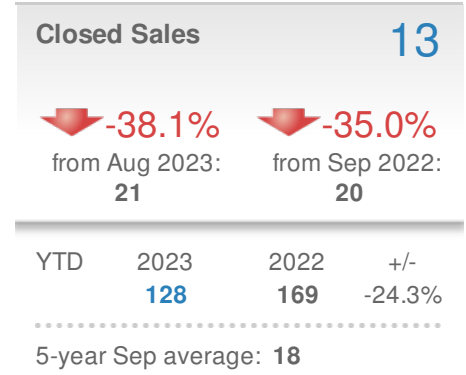
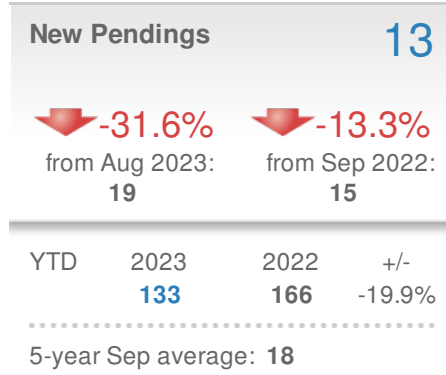
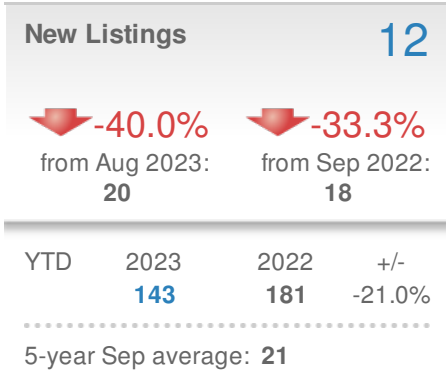




**September 2023**

Chichester (Delaware, PA) - Detached

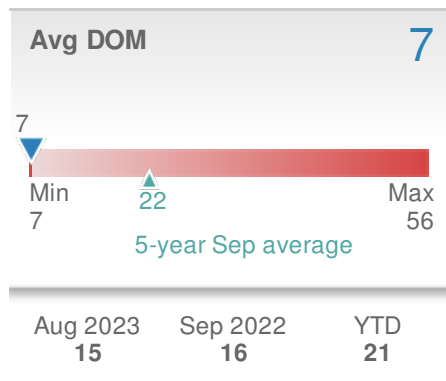
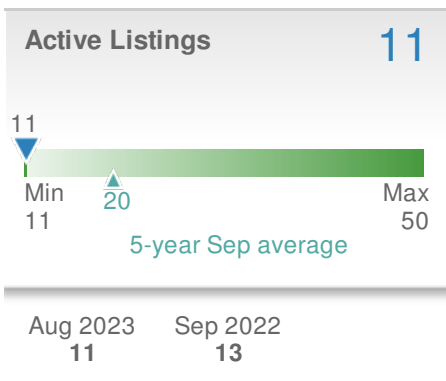
Tri-County Suburban REALTORS  
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**Summary**

In Chichester (Delaware, PA), the median sold price for Detached properties for September was \$345,000, representing a decrease of 8% compared to last month and an increase of 22.7% from Sep 2022. The average days on market for units sold in September was 7 days, 69% below the 5-year September average of 22 days. There was a 31.6% month over month decrease in new contract activity with 13 New Pendings; a 10% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 18; and no change in supply with 11 active units.

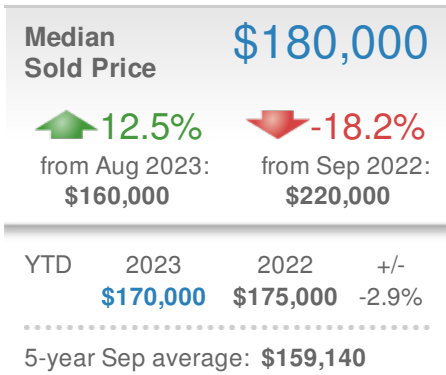
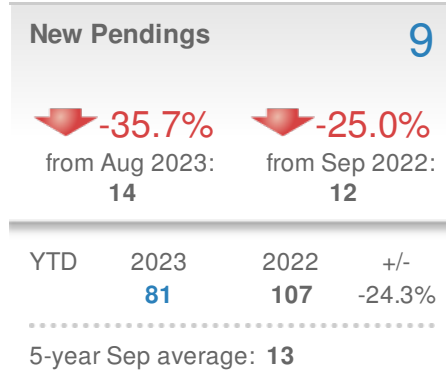
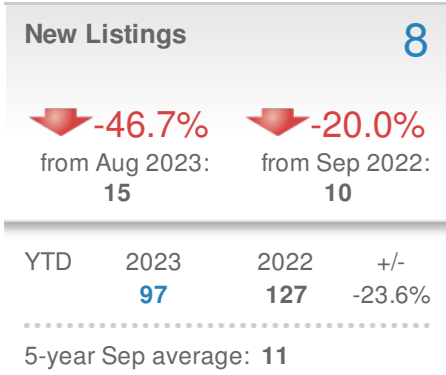
This activity resulted in a Contract Ratio of 1.64 pendings per active listing, down from 1.82 in August and an increase from 1.62 in September 2022. The Contract Ratio is 14% lower than the 5-year September average of 1.90. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



**September 2023**

Chichester (Delaware, PA) - Attached

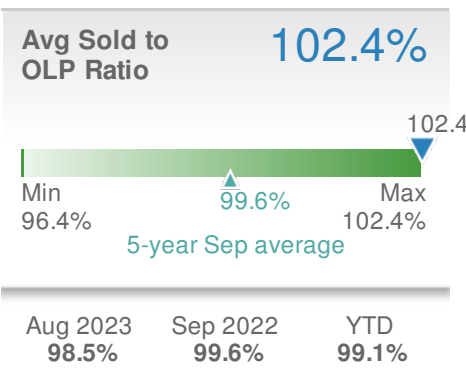
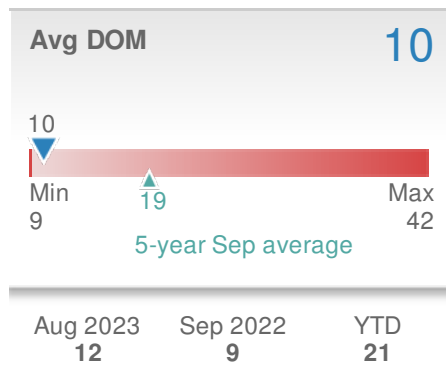
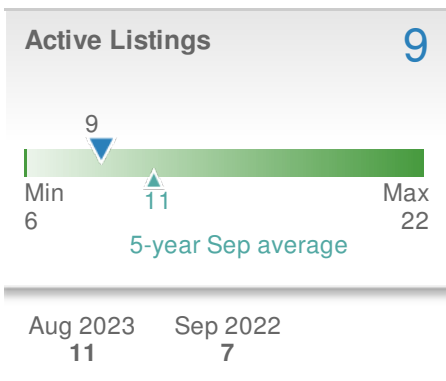
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**Summary**

In Chichester (Delaware, PA), the median sold price for Attached properties for September was \$180,000, representing an increase of 12.5% compared to last month and a decrease of 18.2% from Sep 2022. The average days on market for units sold in September was 10 days, 48% below the 5-year September average of 19 days. There was a 35.7% month over month decrease in new contract activity with 9 New Pendings; a 13.3% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 13; and an 18.2% decrease in supply to 9 active units.

This activity resulted in a Contract Ratio of 1.44 pendings per active listing, up from 1.36 in August and a decrease from 2.43 in September 2022. The Contract Ratio is 36% lower than the 5-year September average of 2.25. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



# September 2023

Garnet Valley (Delaware, PA)

Email: ldavis@tcsr.realtor

**New Listings** 27

↔ 0.0% from Aug 2023: 27  
 ↓ -25.0% from Sep 2022: 36

YTD	2023	2022	+/-
	235	294	-20.1%

5-year Sep average: 36

**New Pendings** 19

↓ -34.5% from Aug 2023: 29  
 ↓ -38.7% from Sep 2022: 31

YTD	2023	2022	+/-
	199	263	-24.3%

5-year Sep average: 29

**Closed Sales** 27

↓ -3.6% from Aug 2023: 28  
 ↓ -10.0% from Sep 2022: 30

YTD	2023	2022	+/-
	181	248	-27.0%

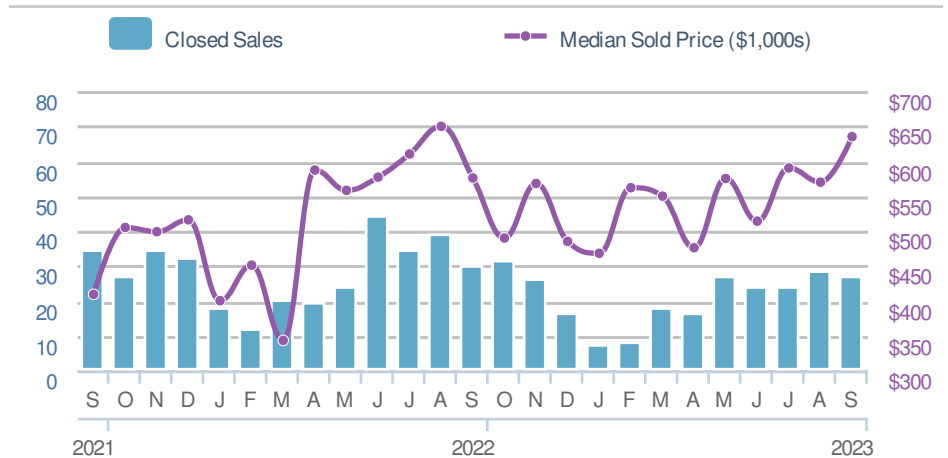
5-year Sep average: 31

**Median Sold Price** \$635,000

↑ 11.4% from Aug 2023: \$570,000  
 ↑ 10.2% from Sep 2022: \$576,350

YTD	2023	2022	+/-
	\$545,000	\$552,500	-1.4%

5-year Sep average: \$510,220



**Active Listings** 32

32  
 Min 30 Max 107  
 5-year Sep average 52

Aug 2023	Sep 2022
26	30

**Avg DOM** 16

16  
 Min 12 Max 53  
 5-year Sep average 30

Aug 2023	Sep 2022	YTD
9	31	18

**Avg Sold to OLP Ratio** 101.9%

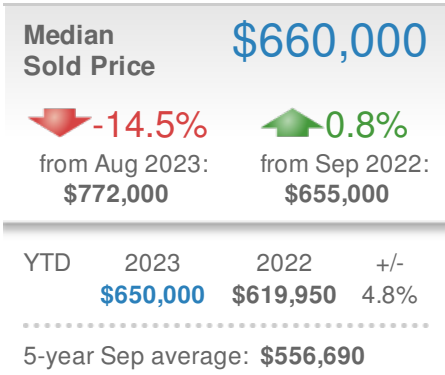
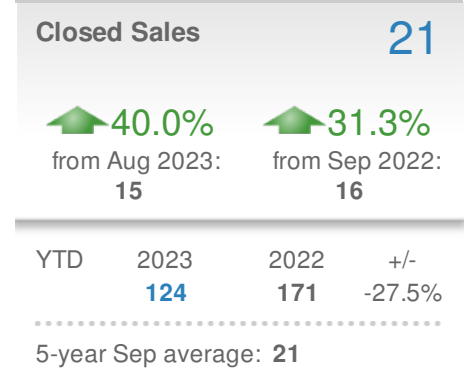
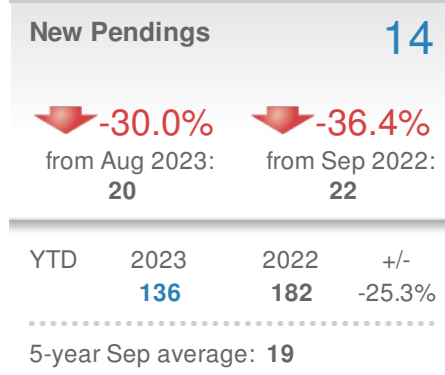
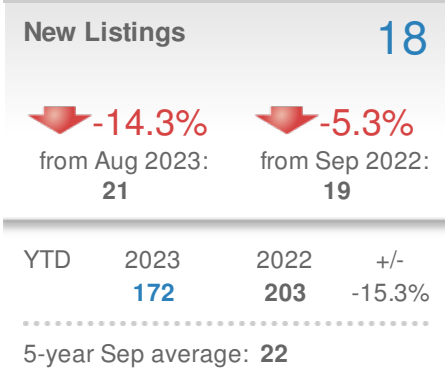
101.9%  
 Min 97.4% Max 101.9%  
 5-year Sep average 99.8%

Aug 2023	Sep 2022	YTD
106.5%	100.7%	102.3%

**September 2023**

Garnet Valley (Delaware, PA) - Detached

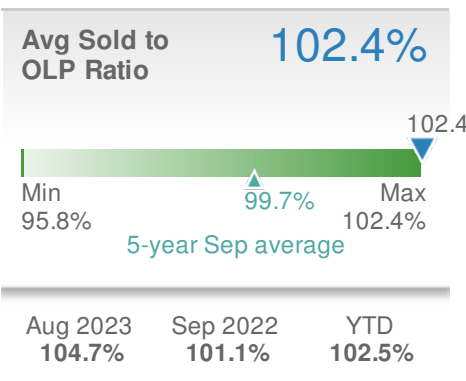
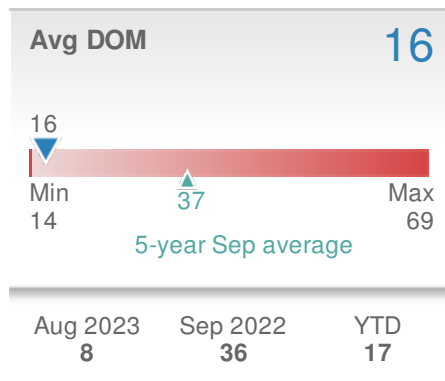
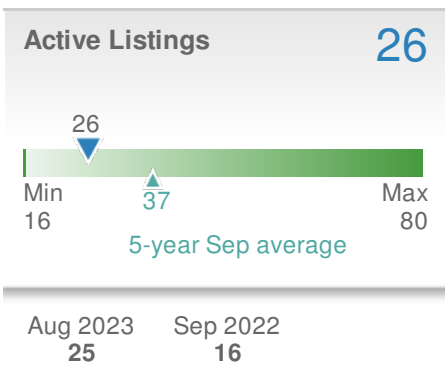
Tri-County Suburban REALTORS  
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**Summary**

In Garnet Valley (Delaware, PA), the median sold price for Detached properties for September was \$660,000, representing a decrease of 14.5% compared to last month and an increase of 0.8% from Sep 2022. The average days on market for units sold in September was 16 days, 56% below the 5-year September average of 37 days. There was a 30% month over month decrease in new contract activity with 14 New Pendings; a 22.2% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 28; and a 4% increase in supply to 26 active units.

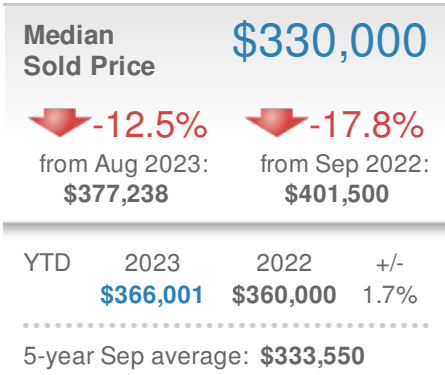
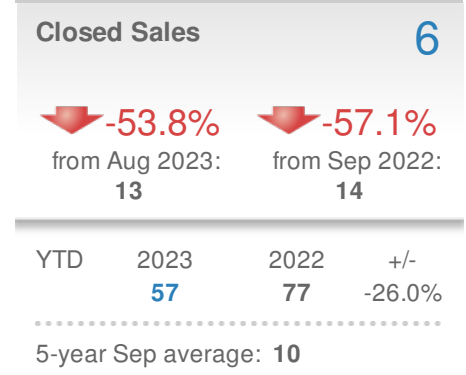
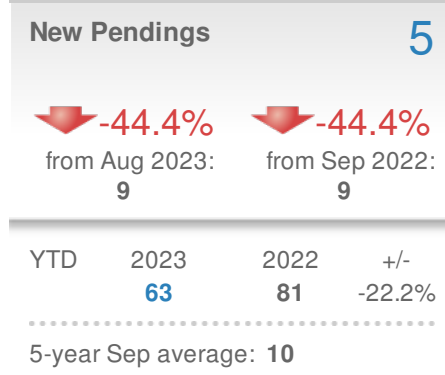
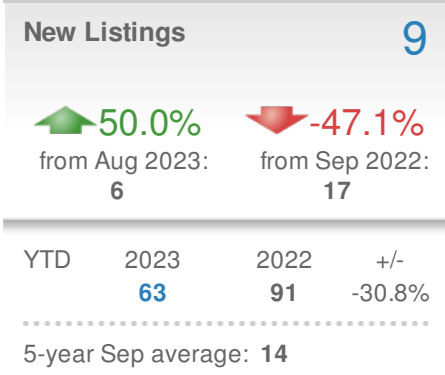
This activity resulted in a Contract Ratio of 1.08 pendings per active listing, down from 1.44 in August and a decrease from 2.00 in September 2022. The Contract Ratio is 7% lower than the 5-year September average of 1.16. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



**September 2023**

Garnet Valley (Delaware, PA) - Attached

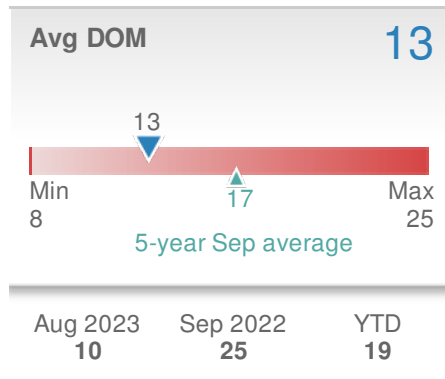
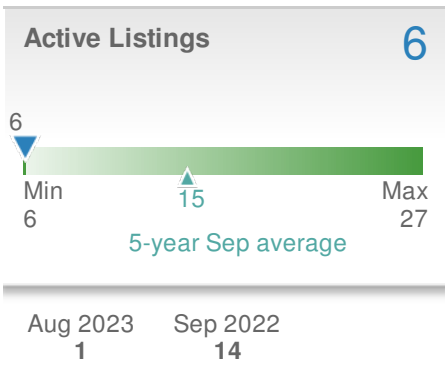
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Garnet Valley (Delaware, PA), the median sold price for Attached properties for September was \$330,000, representing a decrease of 12.5% compared to last month and a decrease of 17.8% from Sep 2022. The average days on market for units sold in September was 13 days, 24% below the 5-year September average of 17 days. There was a 44.4% month over month decrease in new contract activity with 5 New Pendings; a 22.2% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 7; and a 500% increase in supply to 6 active units.

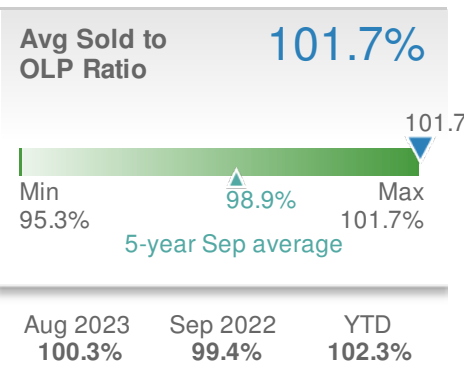
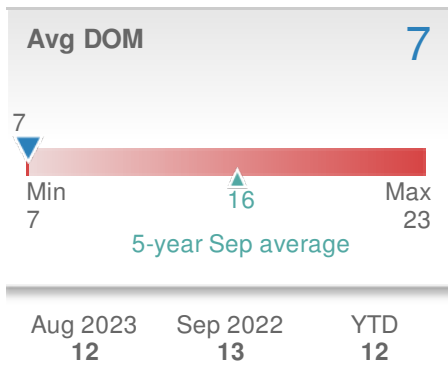
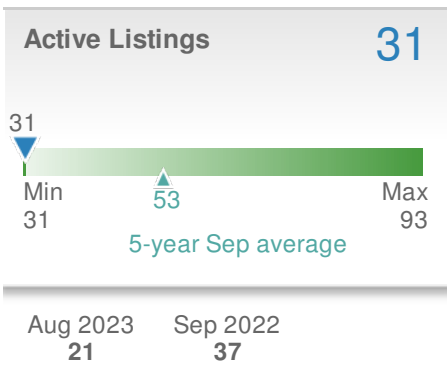
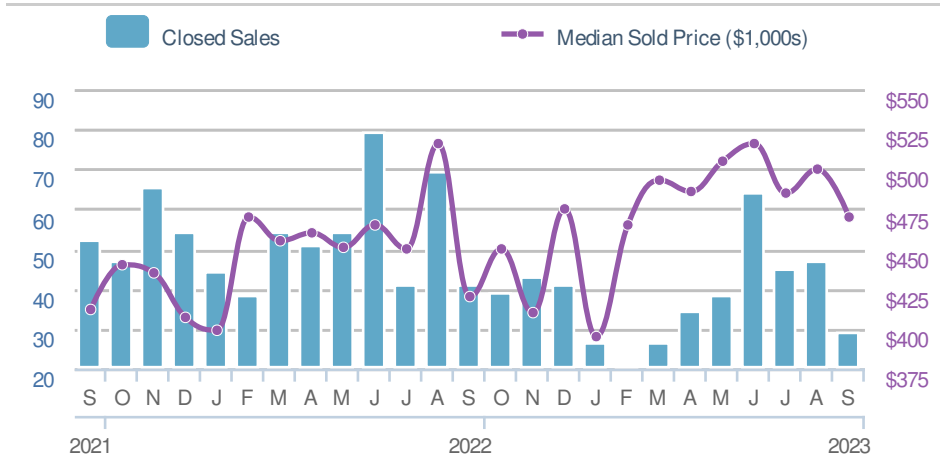
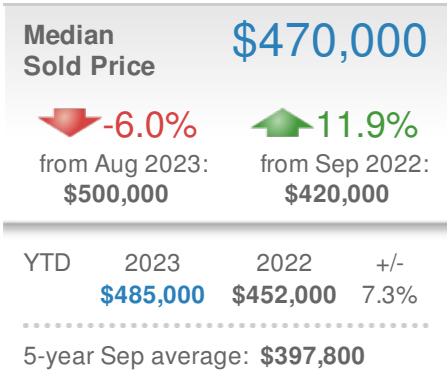
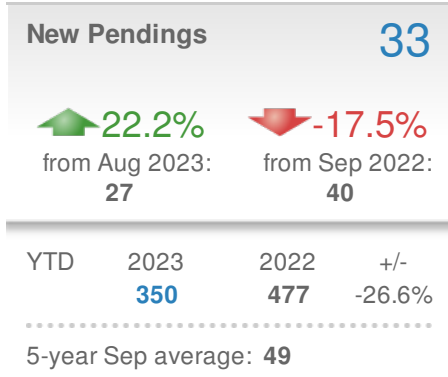
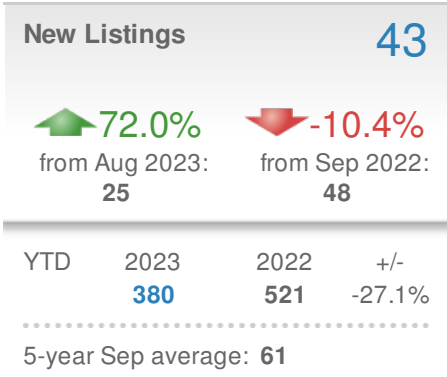
This activity resulted in a Contract Ratio of 1.17 pendings per active listing, down from 9.00 in August and an increase from 0.79 in September 2022. The Contract Ratio is 15% lower than the 5-year September average of 1.37. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



# September 2023

## Haverford Township (Delaware, PA)

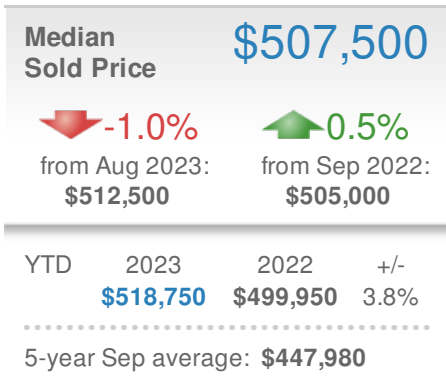
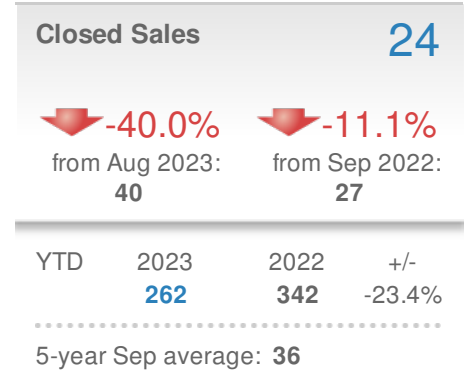
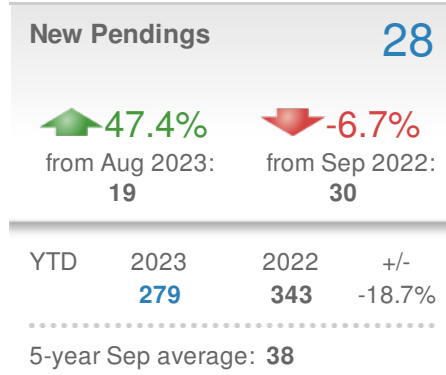
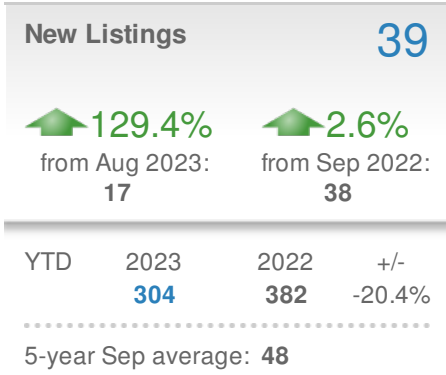
Email: ldavis@tcsr.realtor



## September 2023

### Haverford Township (Delaware, PA) - Detached

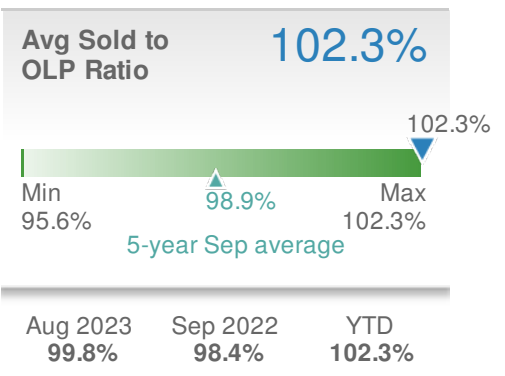
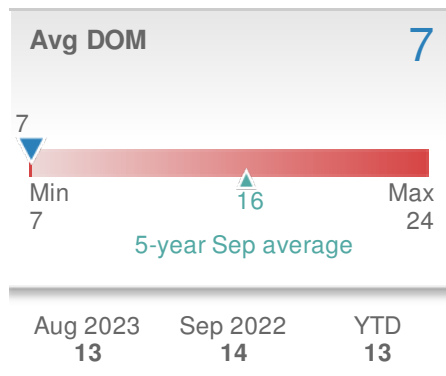
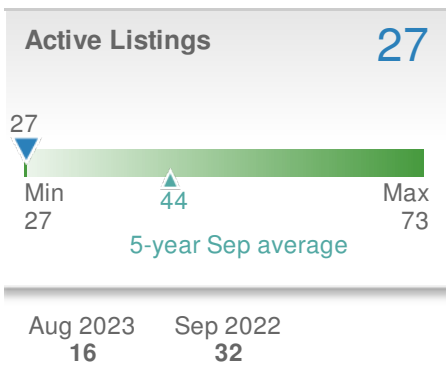
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



### Summary

In Haverford Township (Delaware, PA), the median sold price for Detached properties for September was \$507,500, representing a decrease of 1% compared to last month and an increase of 0.5% from Sep 2022. The average days on market for units sold in September was 7 days, 57% below the 5-year September average of 16 days. There was a 47.4% month over month increase in new contract activity with 28 New Pendings; an 11.4% MoM increase in All Pendings (new contracts + contracts carried over from August) to 39; and a 68.8% increase in supply to 27 active units.

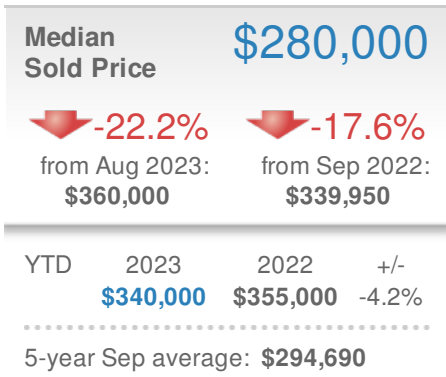
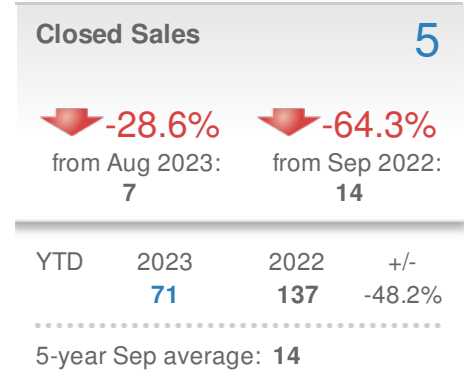
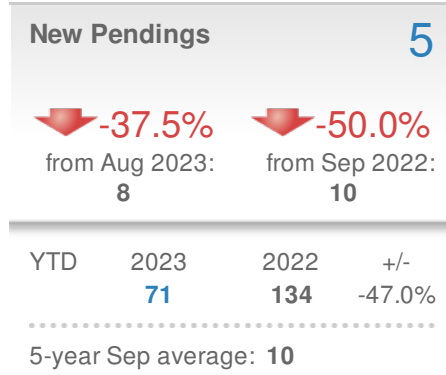
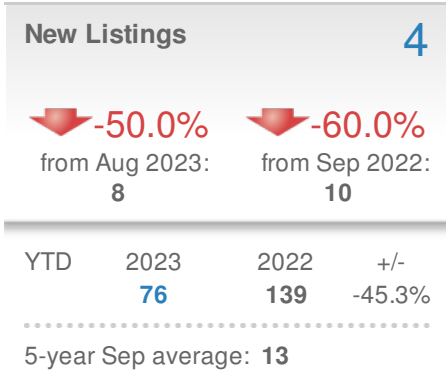
This activity resulted in a Contract Ratio of 1.44 pendings per active listing, down from 2.19 in August and an increase from 1.34 in September 2022. The Contract Ratio is 3% higher than the 5-year September average of 1.39. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



## September 2023

### Haverford Township (Delaware, PA) - Attached

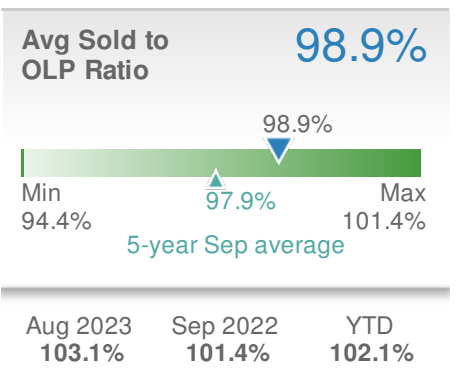
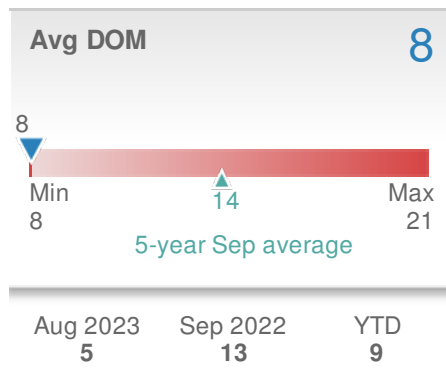
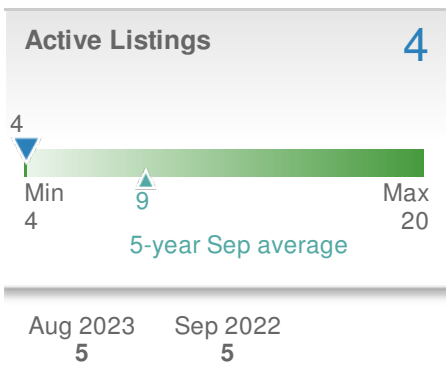
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



### Summary

In Haverford Township (Delaware, PA), the median sold price for Attached properties for September was \$280,000, representing a decrease of 22.2% compared to last month and a decrease of 17.6% from Sep 2022. The average days on market for units sold in September was 8 days, 44% below the 5-year September average of 14 days. There was a 37.5% month over month decrease in new contract activity with 5 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from August) with 7; and a 20% decrease in supply to 4 active units.

This activity resulted in a Contract Ratio of 1.75 pendings per active listing, up from 1.40 in August and a decrease from 3.00 in September 2022. The Contract Ratio is 12% lower than the 5-year September average of 1.99. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

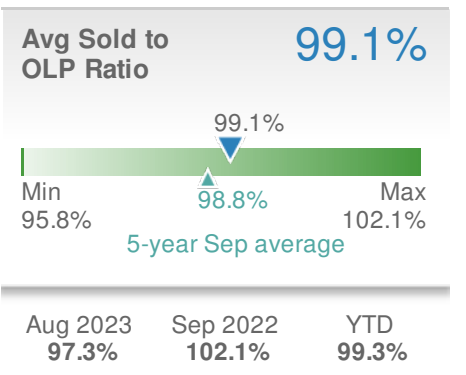
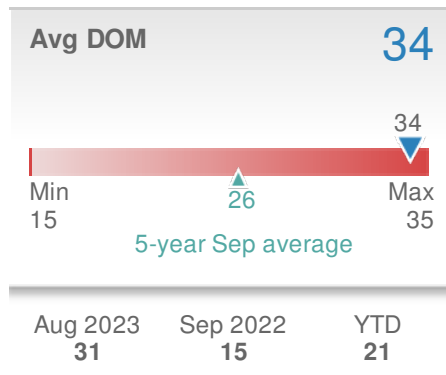
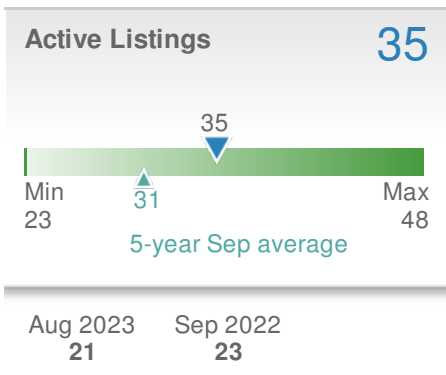
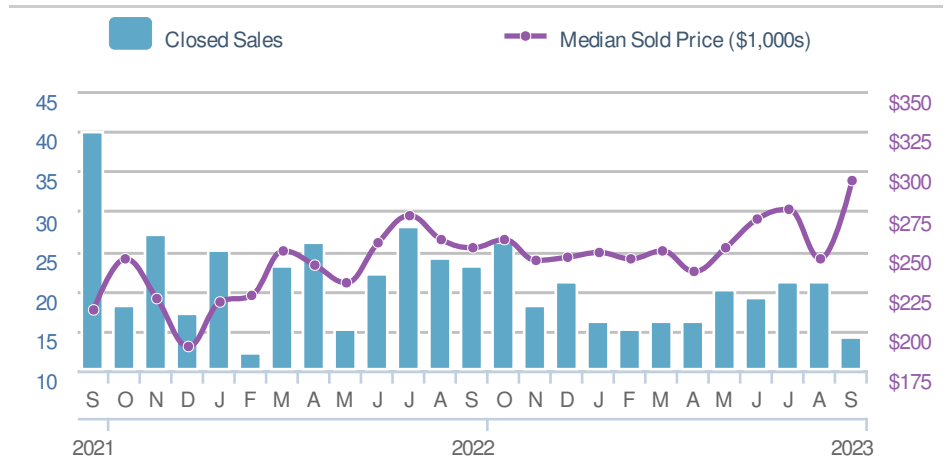
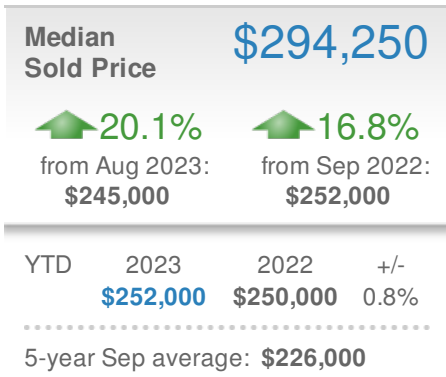
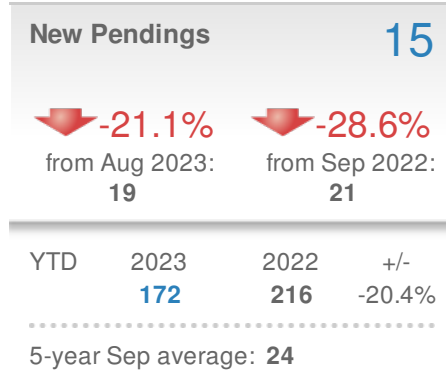
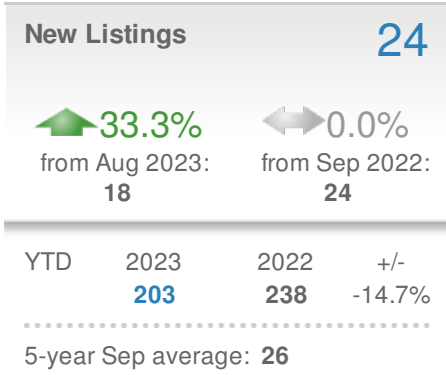




# September 2023

Interboro (Delaware, PA)

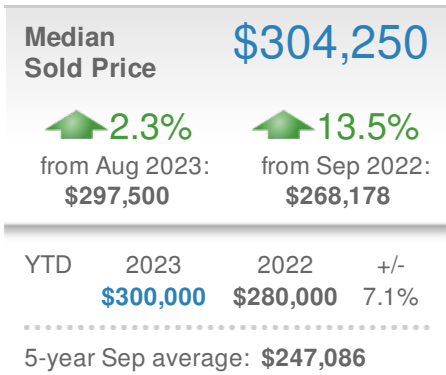
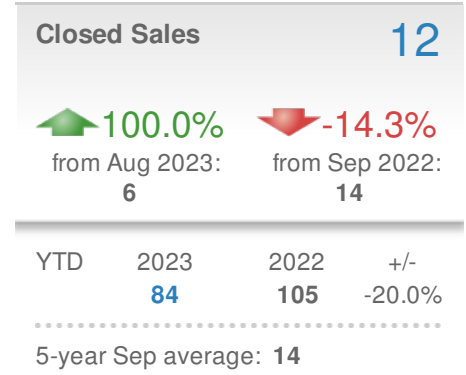
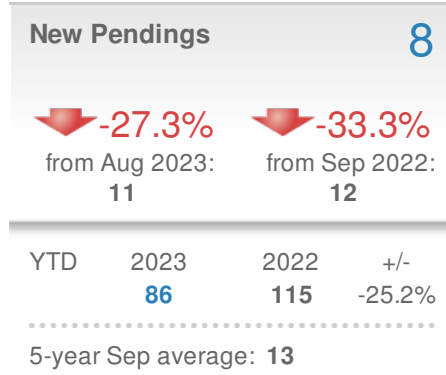
Email: ldavis@tcsr.realtor



## September 2023

### Interboro (Delaware, PA) - Detached

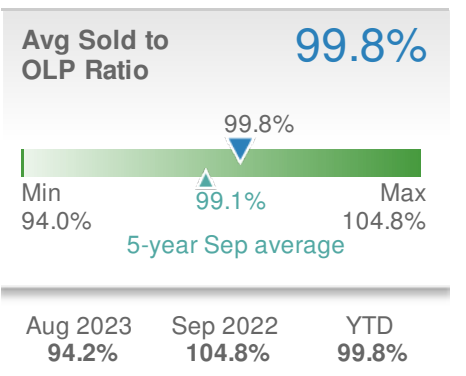
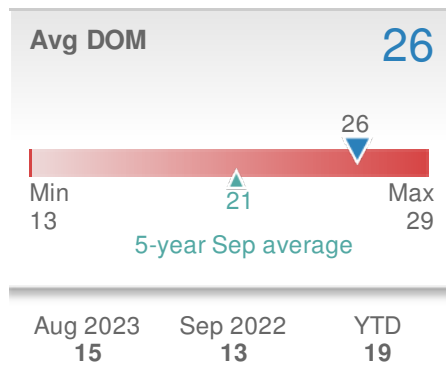
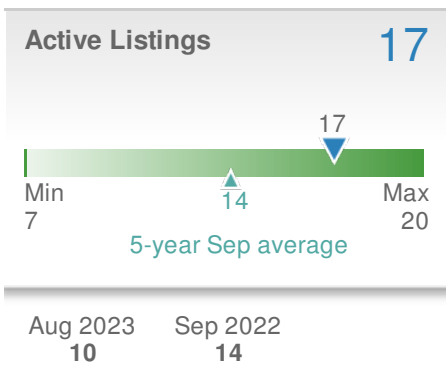
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



### Summary

In Interboro (Delaware, PA), the median sold price for Detached properties for September was \$304,250, representing an increase of 2.3% compared to last month and an increase of 13.5% from Sep 2022. The average days on market for units sold in September was 26 days, 22% above the 5-year September average of 21 days. There was a 27.3% month over month decrease in new contract activity with 8 New Pendings; a 26.7% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 11; and a 70% increase in supply to 17 active units.

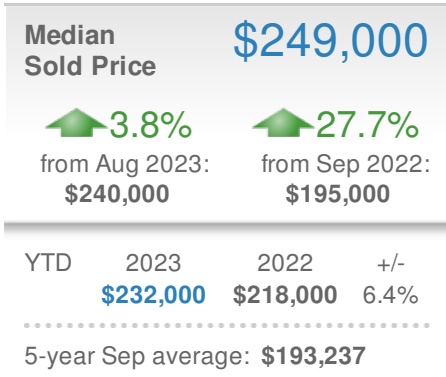
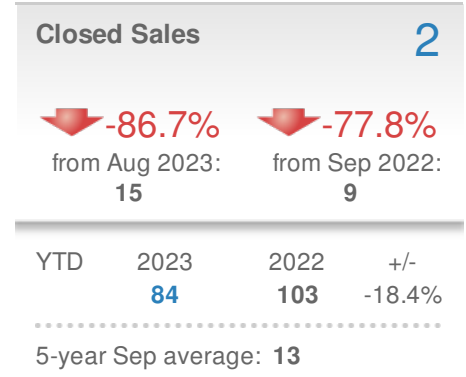
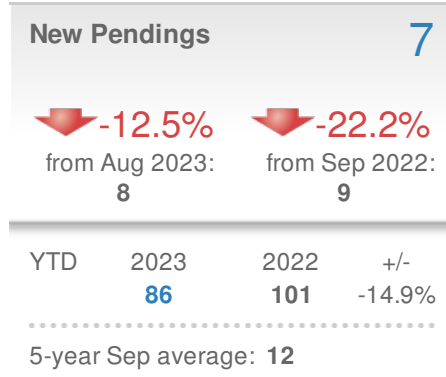
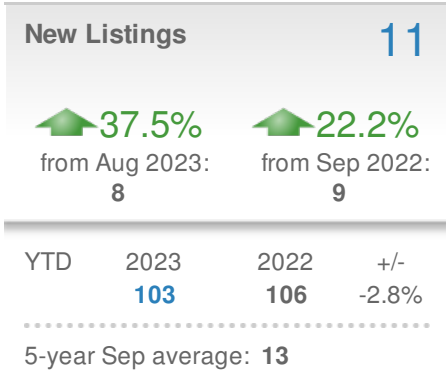
This activity resulted in a Contract Ratio of 0.65 pendings per active listing, down from 1.50 in August and a decrease from 1.71 in September 2022. The Contract Ratio is 65% lower than the 5-year September average of 1.87. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



**September 2023**

Interboro (Delaware, PA) - Attached

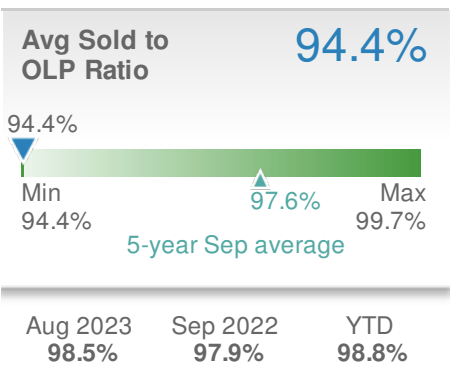
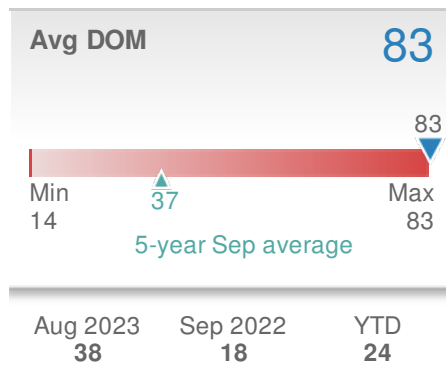
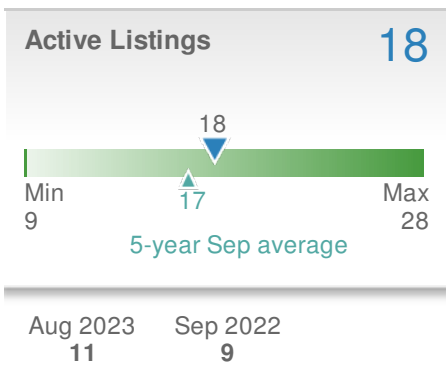
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Interboro (Delaware, PA), the median sold price for Attached properties for September was \$249,000, representing an increase of 3.8% compared to last month and an increase of 27.7% from Sep 2022. The average days on market for units sold in September was 83 days, 122% above the 5-year September average of 37 days. There was a 12.5% month over month decrease in new contract activity with 7 New Pendings; a 27.3% MoM increase in All Pendings (new contracts + contracts carried over from August) to 14; and a 63.6% increase in supply to 18 active units.

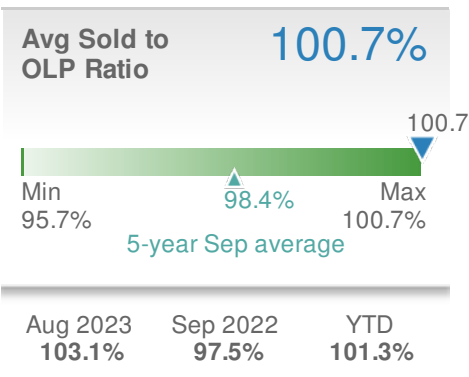
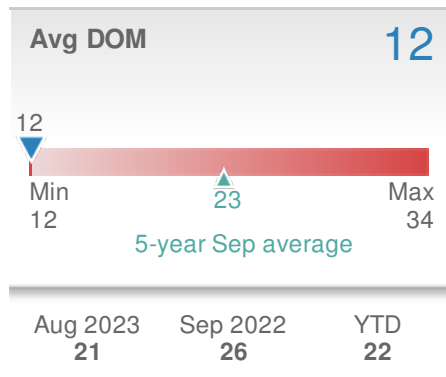
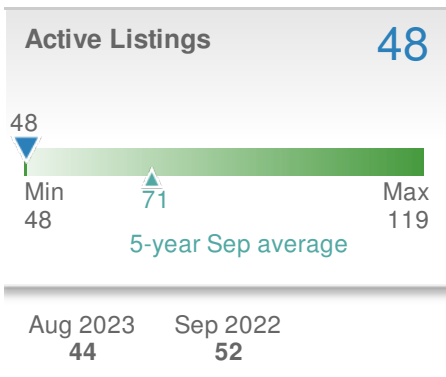
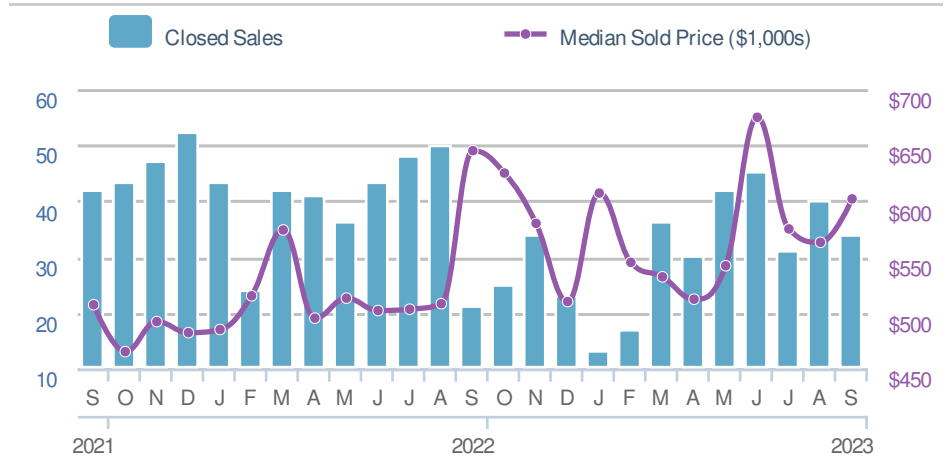
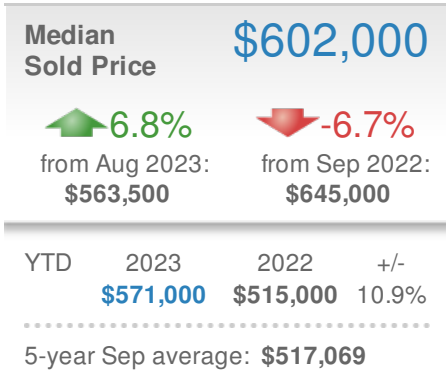
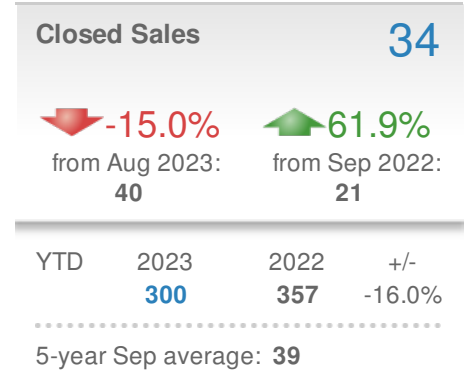
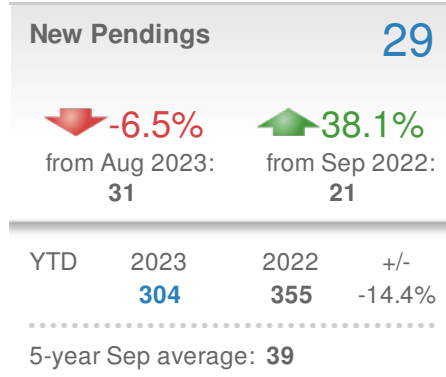
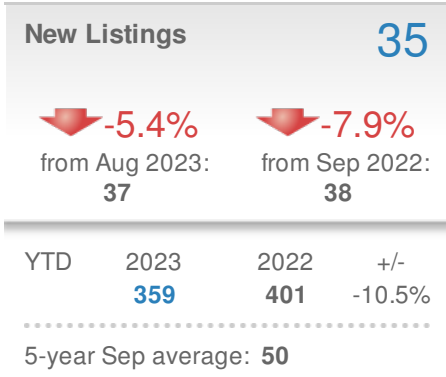
This activity resulted in a Contract Ratio of 0.78 pendencies per active listing, down from 1.00 in August and a decrease from 1.78 in September 2022. The Contract Ratio is 40% lower than the 5-year September average of 1.30. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



# September 2023

## Marple Newtown (Delaware, PA)

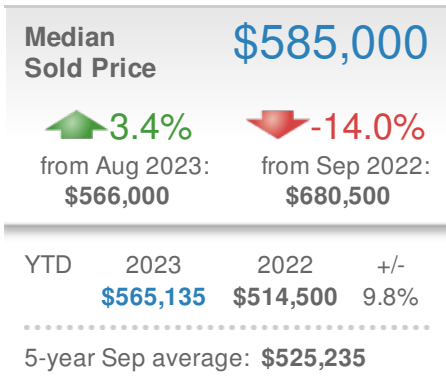
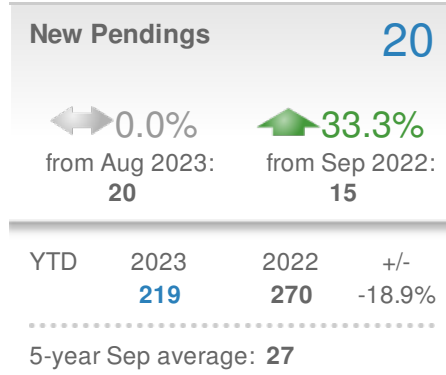
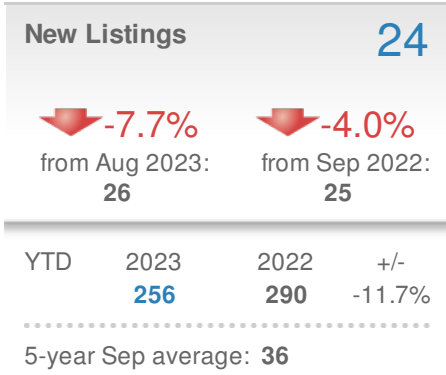
Email: ldavis@tcsr.realtor



**September 2023**

Marple Newtown (Delaware, PA) - Detached

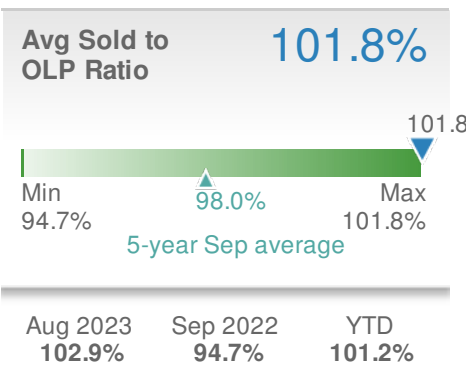
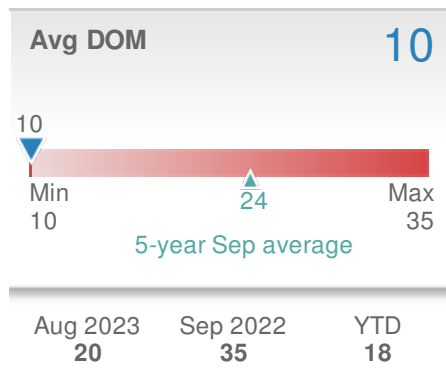
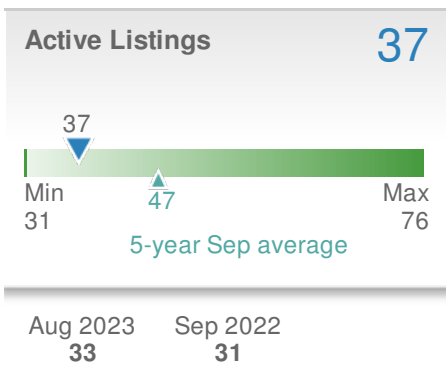
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Marple Newtown (Delaware, PA), the median sold price for Detached properties for September was \$585,000, representing an increase of 3.4% compared to last month and a decrease of 14% from Sep 2022. The average days on market for units sold in September was 10 days, 59% below the 5-year September average of 24 days. There was no month over month change in new contract activity with 20 New Pendings; an 8.1% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 34; and a 12.1% increase in supply to 37 active units.

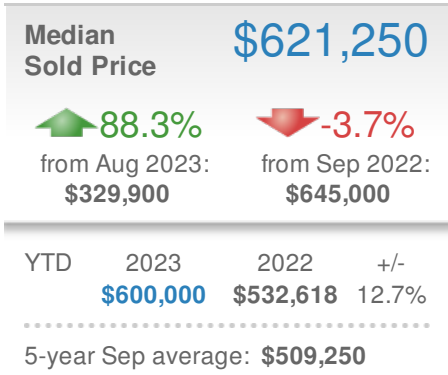
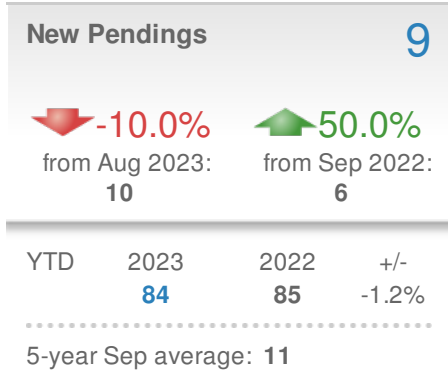
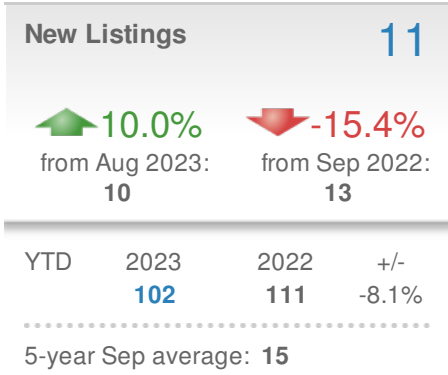
This activity resulted in a Contract Ratio of 0.92 pendings per active listing, down from 1.12 in August and a decrease from 1.23 in September 2022. The Contract Ratio is 14% lower than the 5-year September average of 1.07. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



**September 2023**

Marple Newtown (Delaware, PA) - Attached

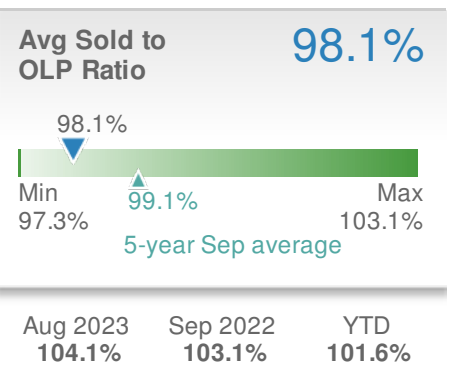
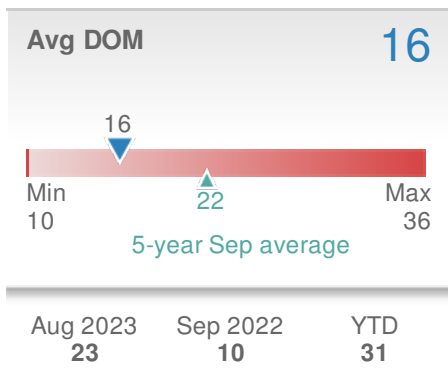
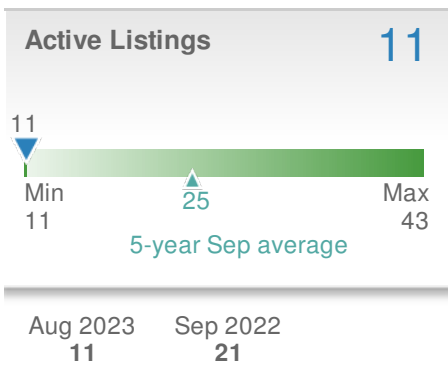
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Marple Newtown (Delaware, PA), the median sold price for Attached properties for September was \$621,250, representing an increase of 88.3% compared to last month and a decrease of 3.7% from Sep 2022. The average days on market for units sold in September was 16 days, 27% below the 5-year September average of 22 days. There was a 10% month over month decrease in new contract activity with 9 New Pendings; a 7.1% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 13; and no change in supply with 11 active units.

This activity resulted in a Contract Ratio of 1.18 pendings per active listing, down from 1.27 in August and an increase from 1.05 in September 2022. The Contract Ratio is 4% lower than the 5-year September average of 1.22. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



# September 2023

Penn-Delco (Delaware, PA)

Email: ldavis@tcsr.realtor

**New Listings** 37

▲ **2.8%**  
from Aug 2023:  
36
 
▼ **-7.5%**  
from Sep 2022:  
40

YTD	2023	2022	+/-
	252	325	-22.5%

5-year Sep average: 40

**New Pendings** 33

▲ **37.5%**  
from Aug 2023:  
24
 
▲ **10.0%**  
from Sep 2022:  
30

YTD	2023	2022	+/-
	224	293	-23.5%

5-year Sep average: 38

**Closed Sales** 21

▼ **-25.0%**  
from Aug 2023:  
28
 
▼ **-27.6%**  
from Sep 2022:  
29

YTD	2023	2022	+/-
	201	295	-31.9%

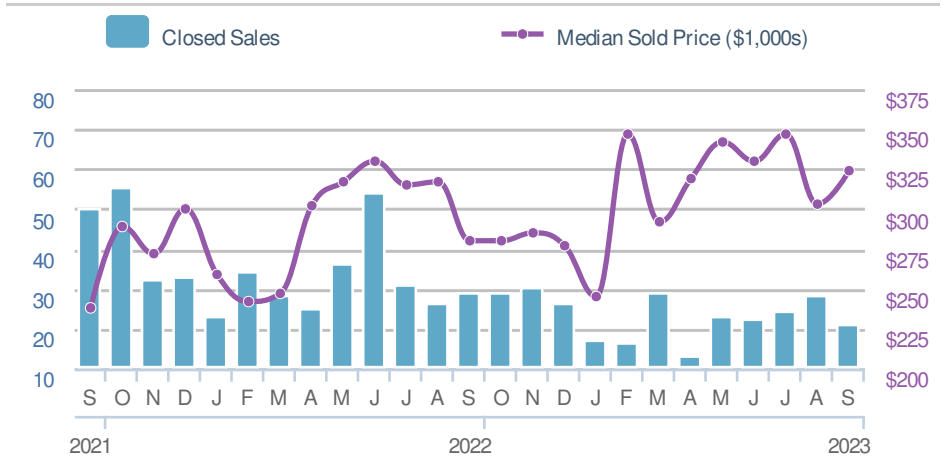
5-year Sep average: 35

**Median Sold Price** \$324,500

▲ **6.8%**  
from Aug 2023:  
\$303,950
 
▲ **15.7%**  
from Sep 2022:  
\$280,500

YTD	2023	2022	+/-
	\$315,000	\$291,000	8.2%

5-year Sep average: \$264,674



**Active Listings** 29

Min 22 | 29 | 34 | Max 55  
▲ **5-year Sep average**

Aug 2023	Sep 2022
23	31

**Avg DOM** 13

Min 9 | 13 | 20 | Max 40  
▲ **5-year Sep average**

Aug 2023	Sep 2022	YTD
10	9	14

**Avg Sold to OLP Ratio** 101.4%

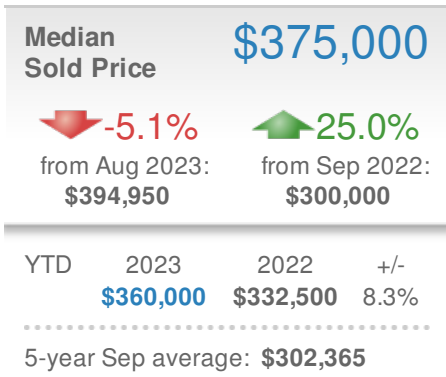
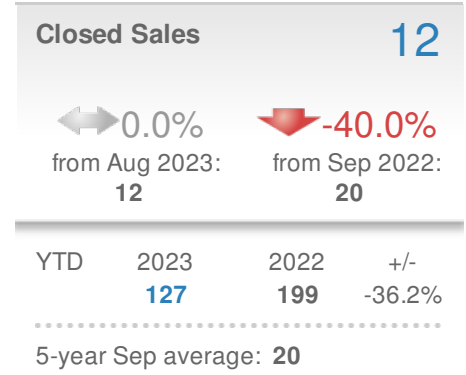
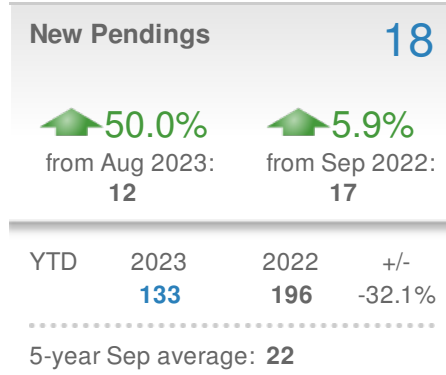
Min 95.9% | 101.4% | Max 102.3%  
▲ **5-year Sep average**

Aug 2023	Sep 2022	YTD
101.3%	102.3%	100.6%

## September 2023

### Penn-Delco (Delaware, PA) - Detached

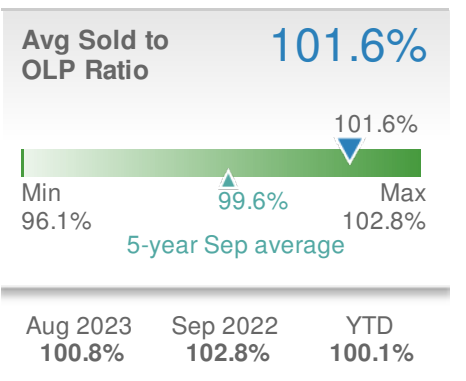
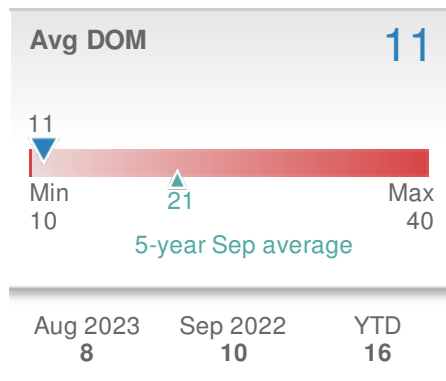
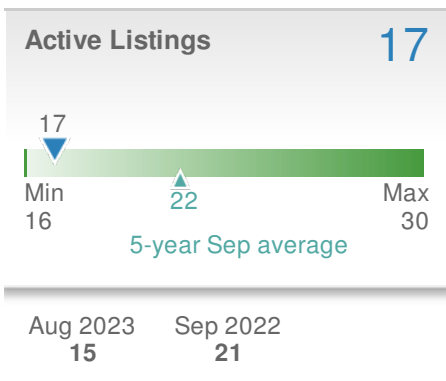
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



### Summary

In Penn-Delco (Delaware, PA), the median sold price for Detached properties for September was \$375,000, representing a decrease of 5.1% compared to last month and an increase of 25% from Sep 2022. The average days on market for units sold in September was 11 days, 49% below the 5-year September average of 21 days. There was a 50% month over month increase in new contract activity with 18 New Pendings; a 23.5% MoM increase in All Pendings (new contracts + contracts carried over from August) to 21; and a 13.3% increase in supply to 17 active units.

This activity resulted in a Contract Ratio of 1.24 pendings per active listing, up from 1.13 in August and an increase from 0.90 in September 2022. The Contract Ratio is 22% lower than the 5-year September average of 1.58. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

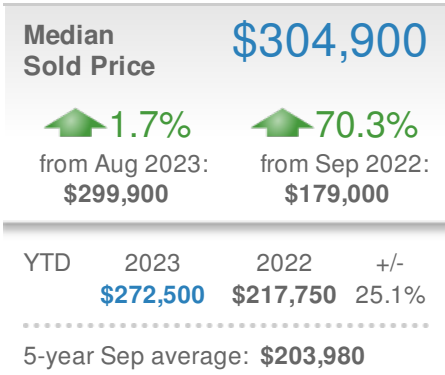
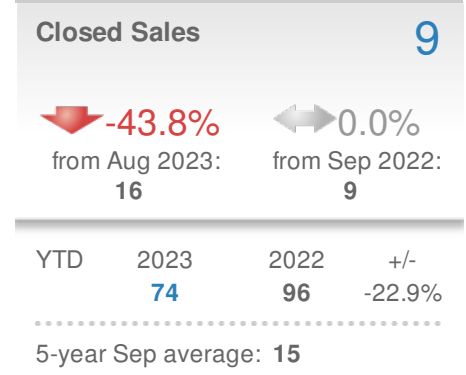
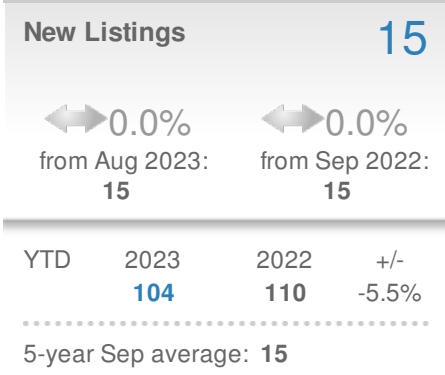




**September 2023**

Penn-Delco (Delaware, PA) - Attached

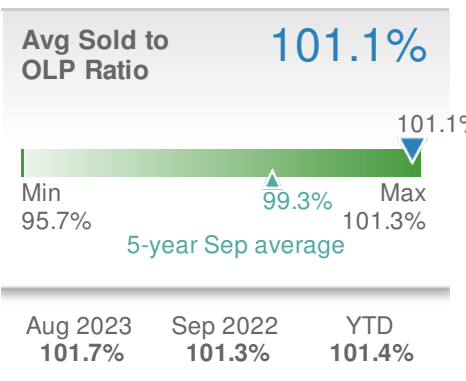
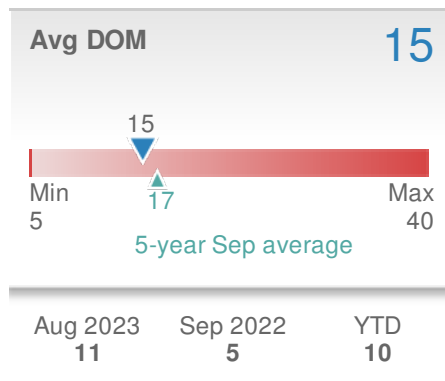
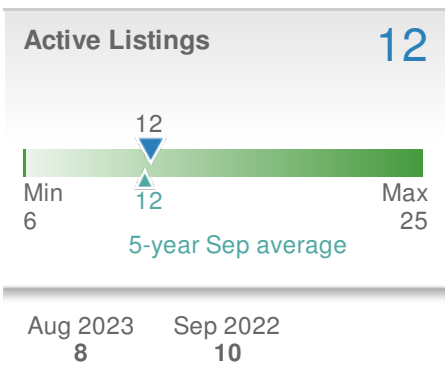
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Penn-Delco (Delaware, PA), the median sold price for Attached properties for September was \$304,900, representing an increase of 1.7% compared to last month and an increase of 70.3% from Sep 2022. The average days on market for units sold in September was 15 days, 10% below the 5-year September average of 17 days. There was a 25% month over month increase in new contract activity with 15 New Pendings; a 20% MoM increase in All Pendings (new contracts + contracts carried over from August) to 24; and a 50% increase in supply to 12 active units.

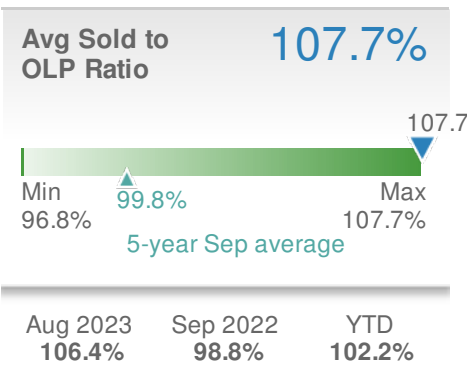
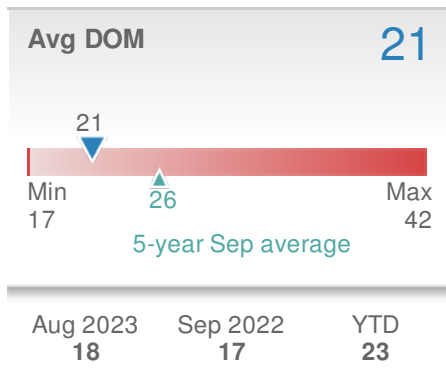
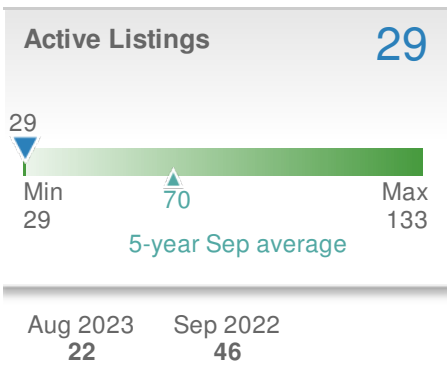
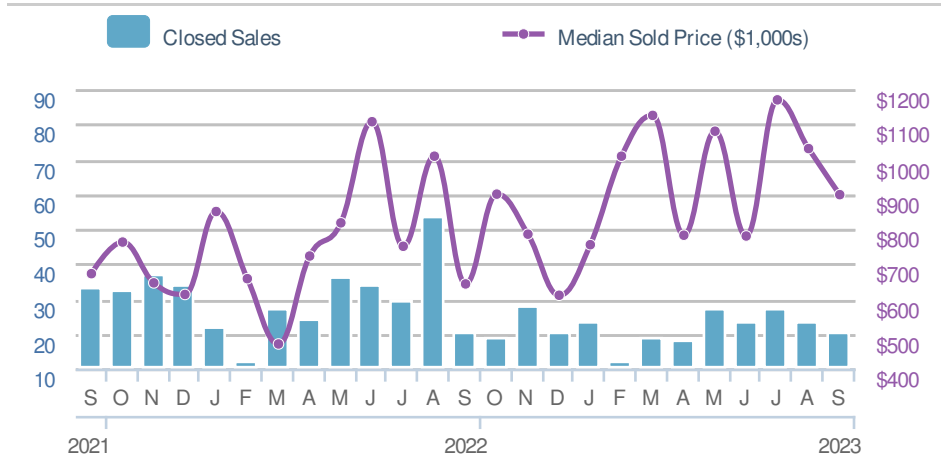
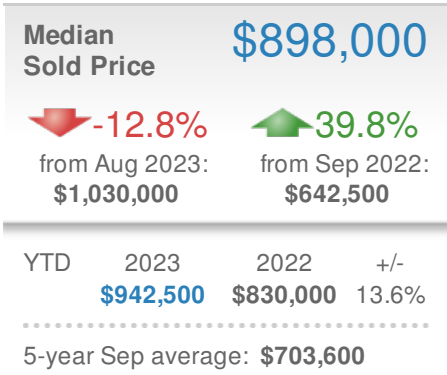
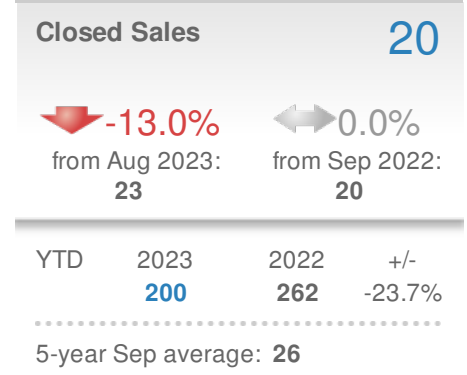
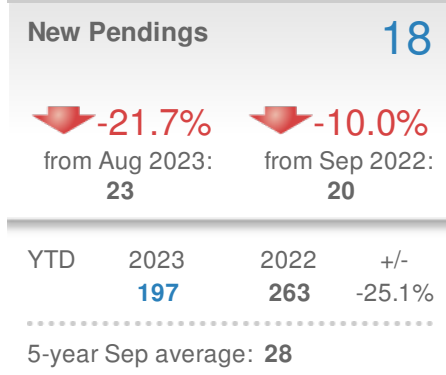
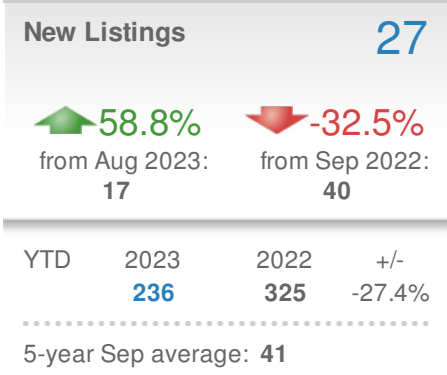
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, down from 2.50 in August and an increase from 1.40 in September 2022. The Contract Ratio is 23% lower than the 5-year September average of 2.58. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



# September 2023

## Radnor Township (Delaware, PA)

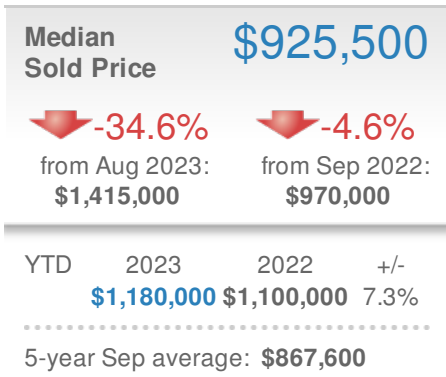
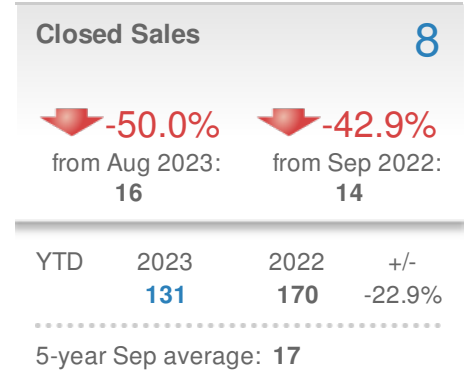
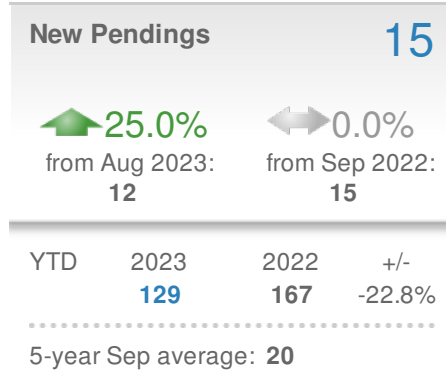
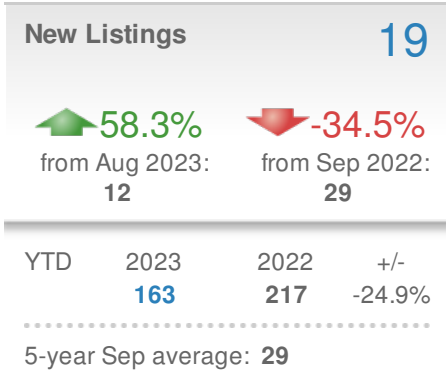
Email: ldavis@tcsr.realtor



## September 2023

### Radnor Township (Delaware, PA) - Detached

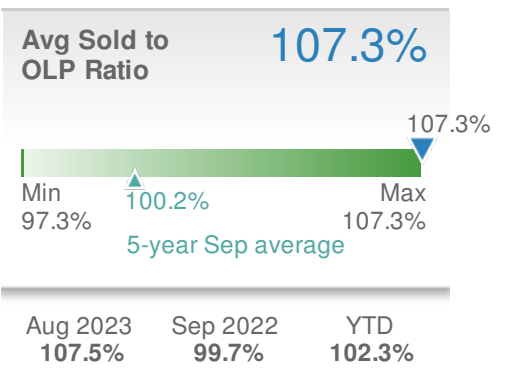
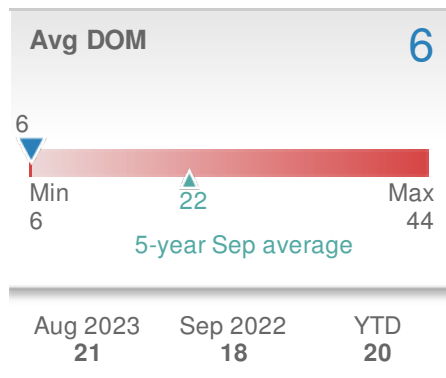
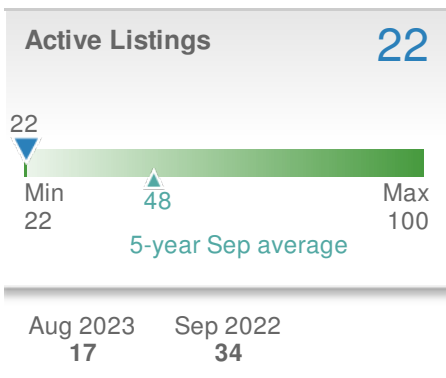
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



### Summary

In Radnor Township (Delaware, PA), the median sold price for Detached properties for September was \$925,500, representing a decrease of 34.6% compared to last month and a decrease of 4.6% from Sep 2022. The average days on market for units sold in September was 6 days, 73% below the 5-year September average of 22 days. There was a 25% month over month increase in new contract activity with 15 New Pendings; a 31.6% MoM increase in All Pendings (new contracts + contracts carried over from August) to 25; and a 29.4% increase in supply to 22 active units.

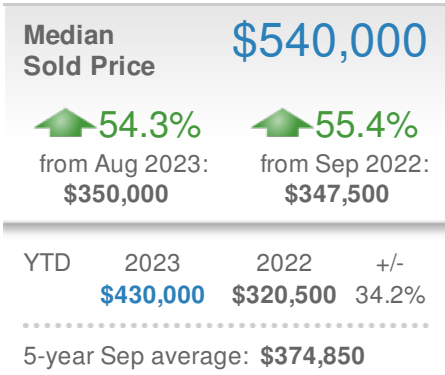
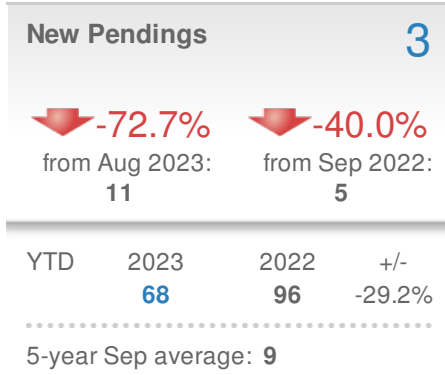
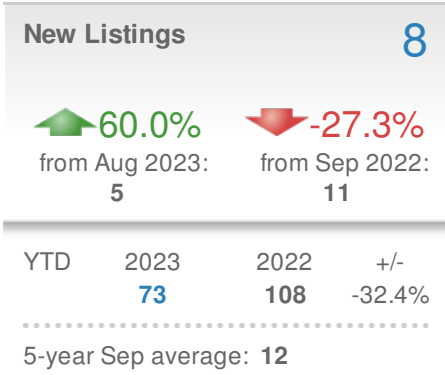
This activity resulted in a Contract Ratio of 1.14 pendings per active listing, up from 1.12 in August and an increase from 0.68 in September 2022. The Contract Ratio is 21% higher than the 5-year September average of 0.95. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



**September 2023**

Radnor Township (Delaware, PA) - Attached

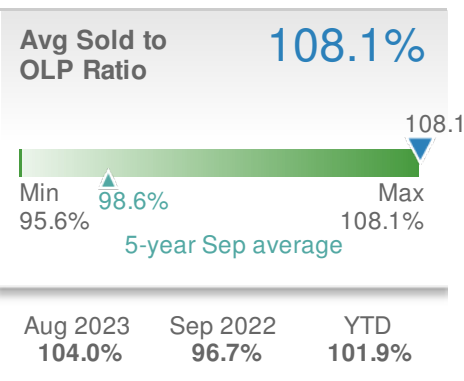
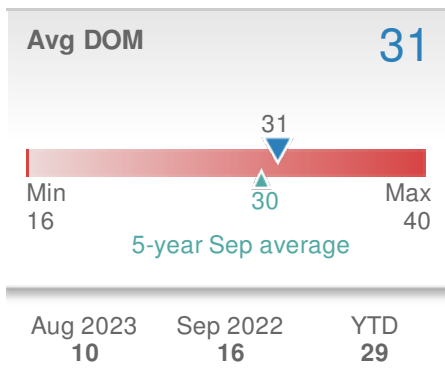
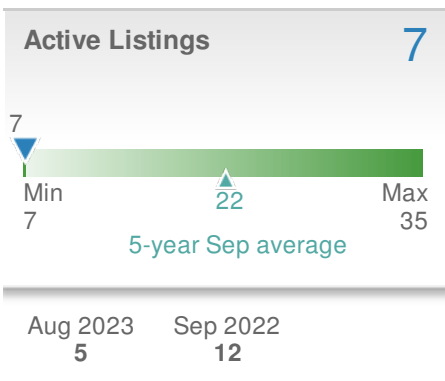
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Radnor Township (Delaware, PA), the median sold price for Attached properties for September was \$540,000, representing an increase of 54.3% compared to last month and an increase of 55.4% from Sep 2022. The average days on market for units sold in September was 31 days, 2% above the 5-year September average of 30 days. There was a 72.7% month over month decrease in new contract activity with 3 New Pendings; a 36% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 16; and a 40% increase in supply to 7 active units.

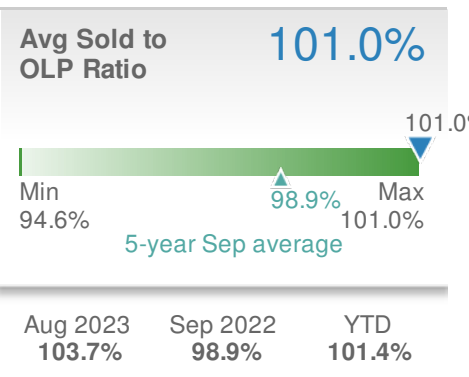
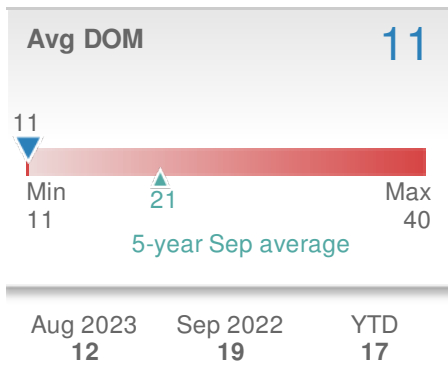
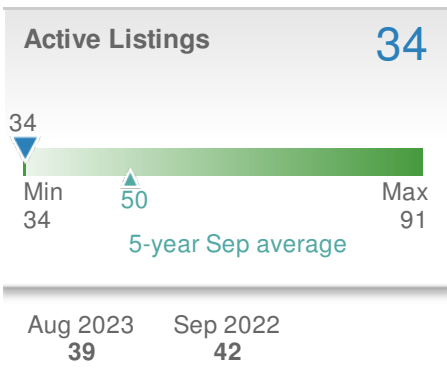
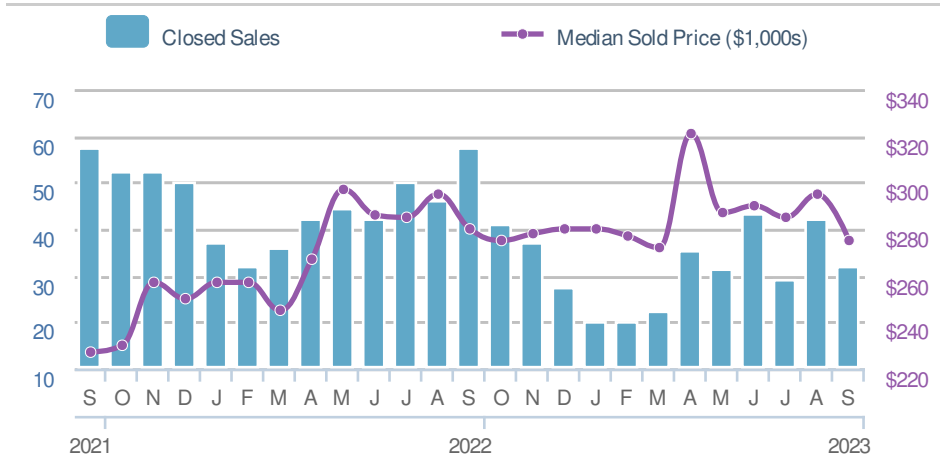
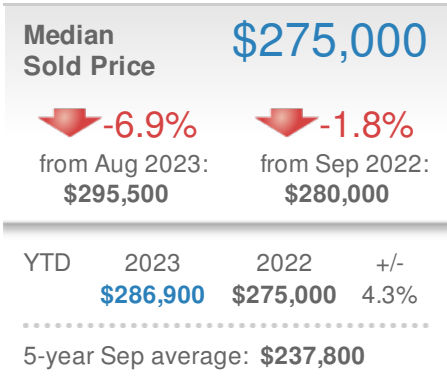
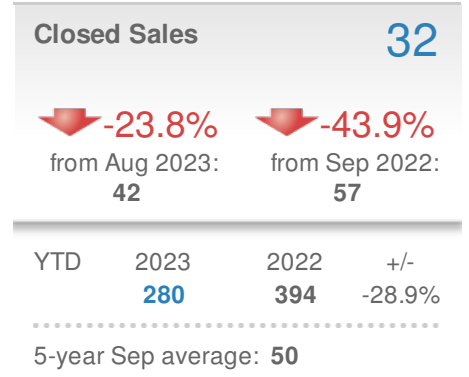
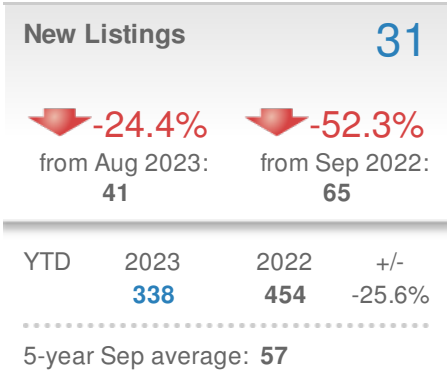
This activity resulted in a Contract Ratio of 2.29 pendings per active listing, down from 5.00 in August and an increase from 1.75 in September 2022. The Contract Ratio is 81% higher than the 5-year September average of 1.27. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



**September 2023**

Ridley (Delaware, PA)

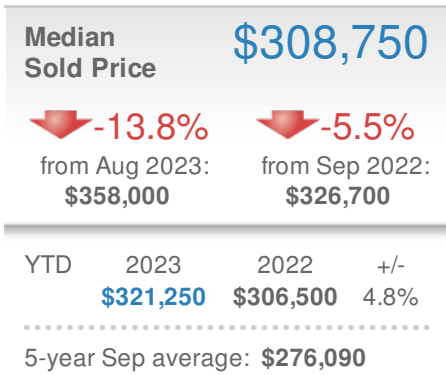
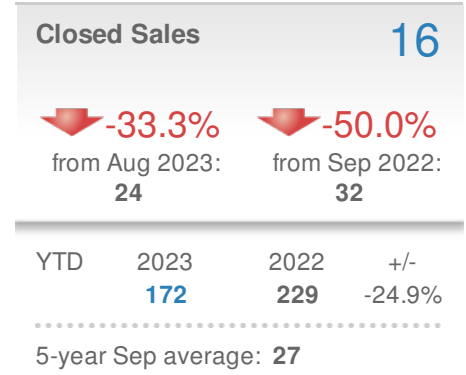
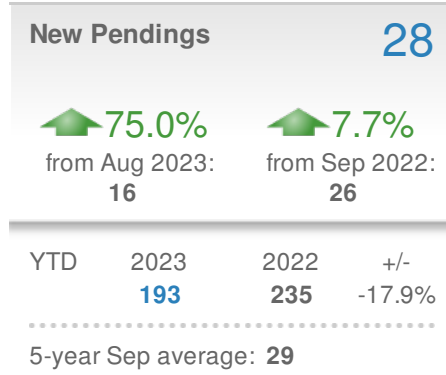
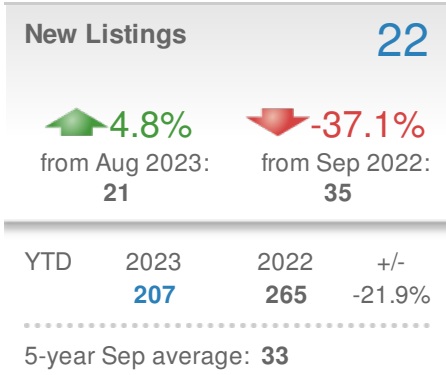
Email: ldavis@tcsr.realtor



**September 2023**

Ridley (Delaware, PA) - Detached

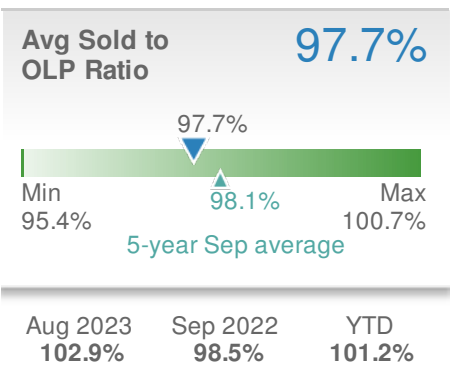
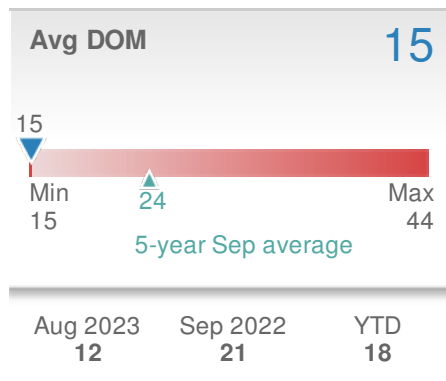
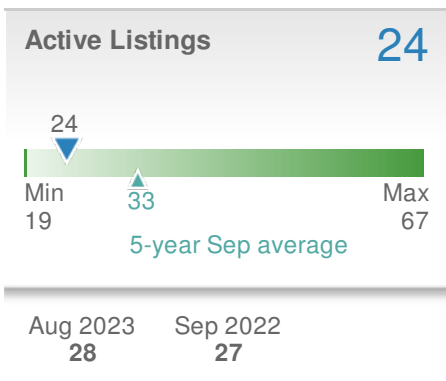
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Ridley (Delaware, PA), the median sold price for Detached properties for September was \$308,750, representing a decrease of 13.8% compared to last month and a decrease of 5.5% from Sep 2022. The average days on market for units sold in September was 15 days, 38% below the 5-year September average of 24 days. There was a 75% month over month increase in new contract activity with 28 New Pendings; a 44% MoM increase in All Pendings (new contracts + contracts carried over from August) to 36; and a 14.3% decrease in supply to 24 active units.

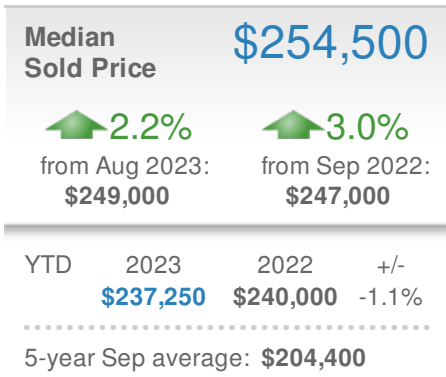
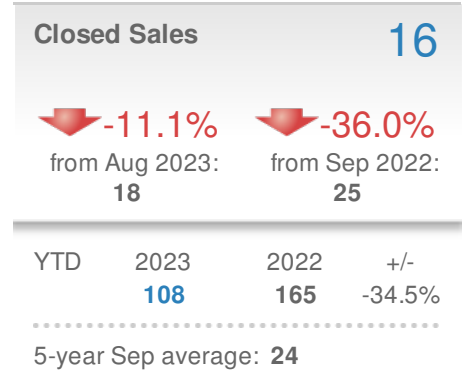
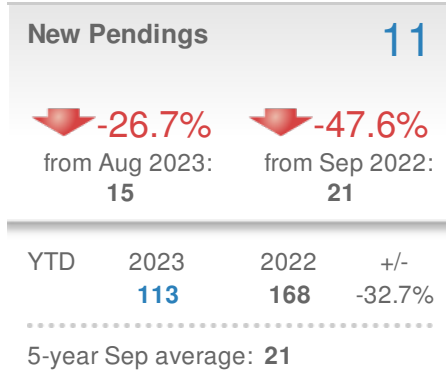
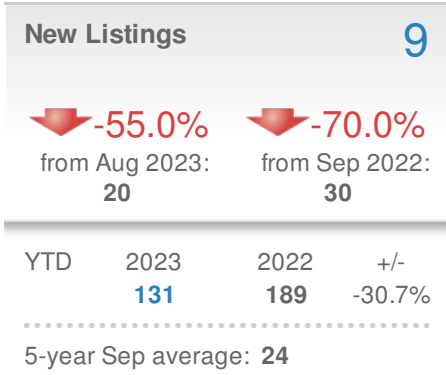
This activity resulted in a Contract Ratio of 1.50 pendings per active listing, up from 0.89 in August and an increase from 1.19 in September 2022. The Contract Ratio is 9% lower than the 5-year September average of 1.65. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



## September 2023

Ridley (Delaware, PA) - Attached

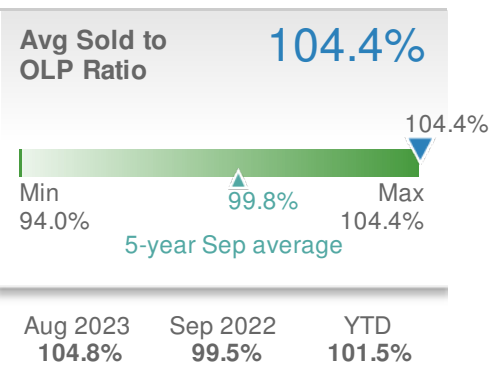
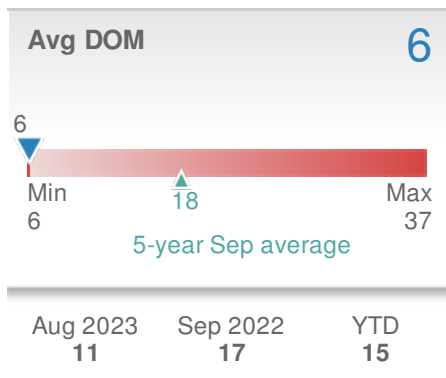
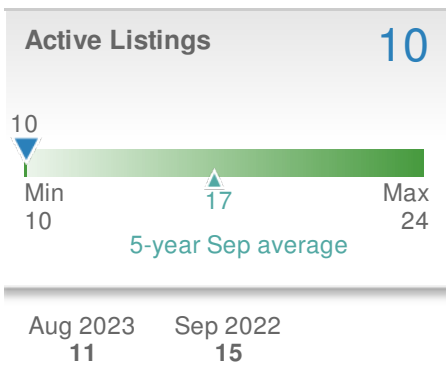
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



### Summary

In Ridley (Delaware, PA), the median sold price for Attached properties for September was \$254,500, representing an increase of 2.2% compared to last month and an increase of 3% from Sep 2022. The average days on market for units sold in September was 6 days, 67% below the 5-year September average of 18 days. There was a 26.7% month over month decrease in new contract activity with 11 New Pendings; a 30% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 14; and a 9.1% decrease in supply to 10 active units.

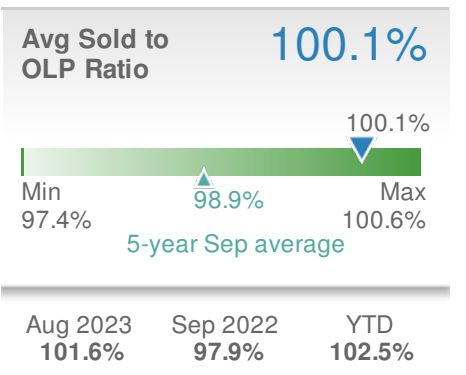
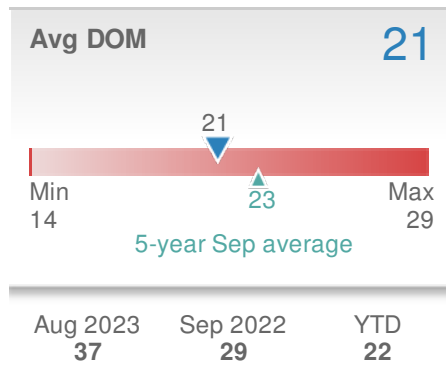
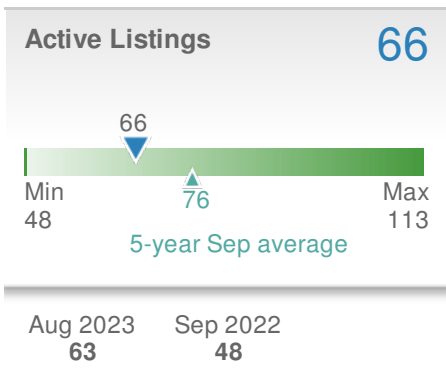
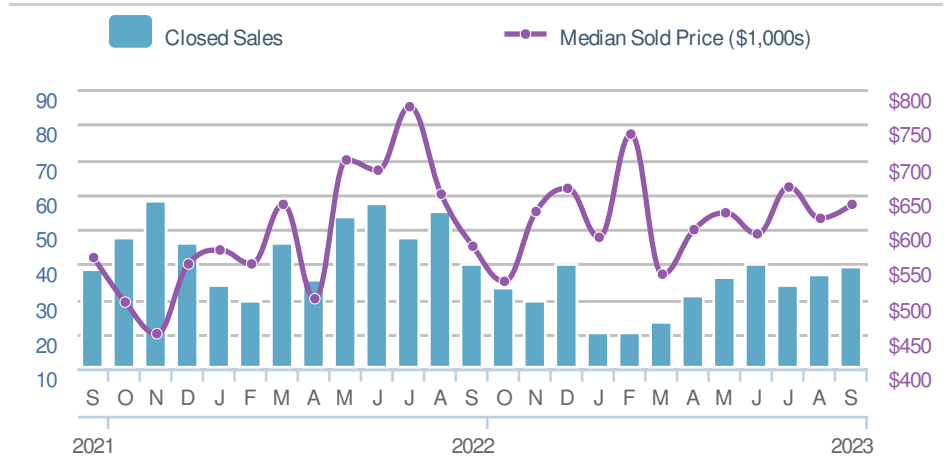
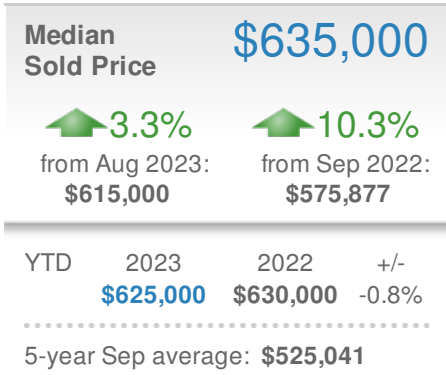
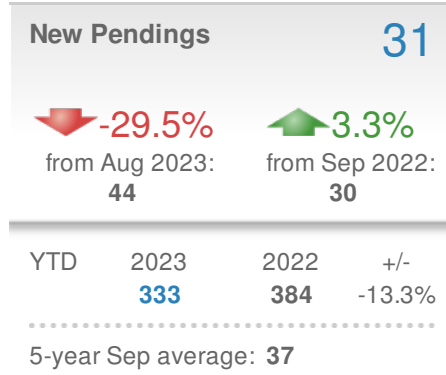
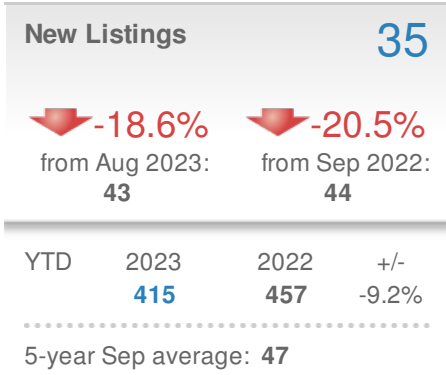
This activity resulted in a Contract Ratio of 1.40 pendings per active listing, down from 1.82 in August and a decrease from 1.80 in September 2022. The Contract Ratio is 23% lower than the 5-year September average of 1.82. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



## September 2023

Rose Tree Media (Delaware, PA)

Email: ldavis@tcsr.realtor

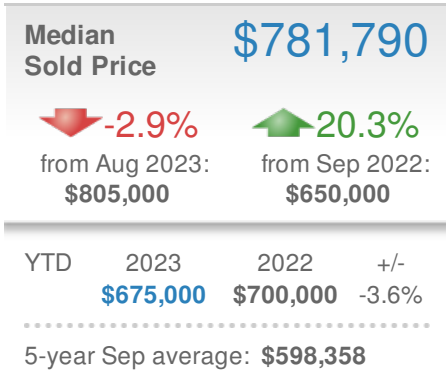
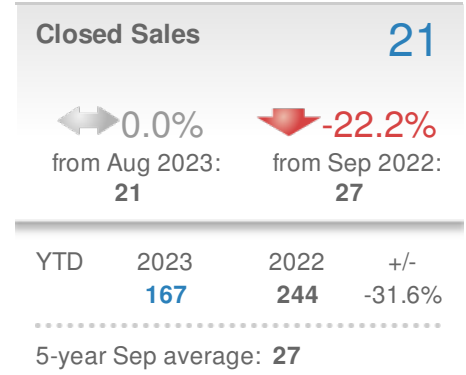
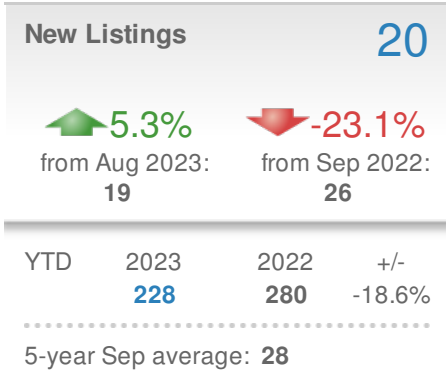




## September 2023

### Rose Tree Media (Delaware, PA) - Detached

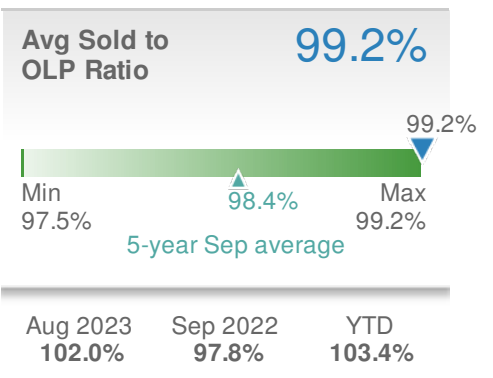
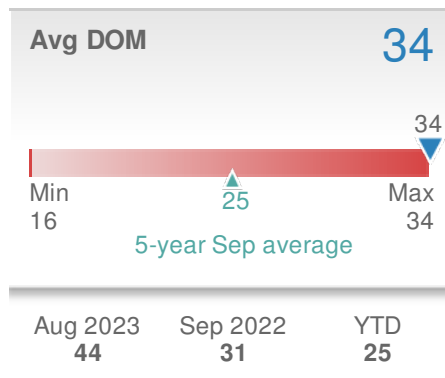
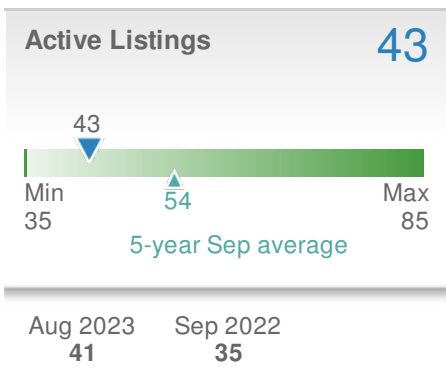
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



### Summary

In Rose Tree Media (Delaware, PA), the median sold price for Detached properties for September was \$781,790, representing a decrease of 2.9% compared to last month and an increase of 20.3% from Sep 2022. The average days on market for units sold in September was 34 days, 34% above the 5-year September average of 25 days. There was a 41.4% month over month decrease in new contract activity with 17 New Pendings; a 20.5% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 31; and a 4.9% increase in supply to 43 active units.

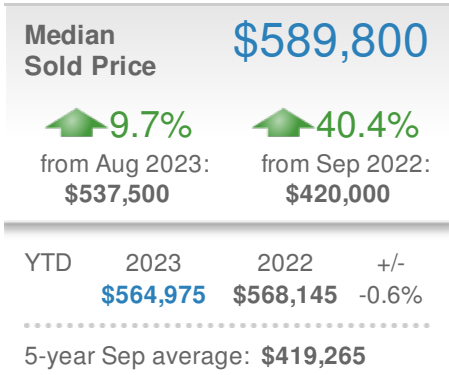
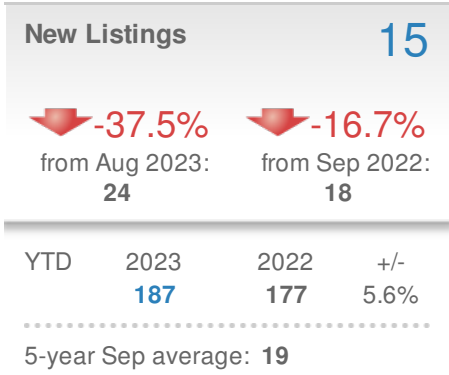
This activity resulted in a Contract Ratio of 0.72 pendings per active listing, down from 0.95 in August and a decrease from 0.83 in September 2022. The Contract Ratio is 10% lower than the 5-year September average of 0.80. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



**September 2023**

Rose Tree Media (Delaware, PA) - Attached

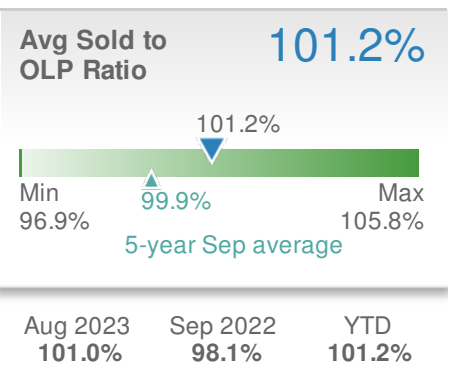
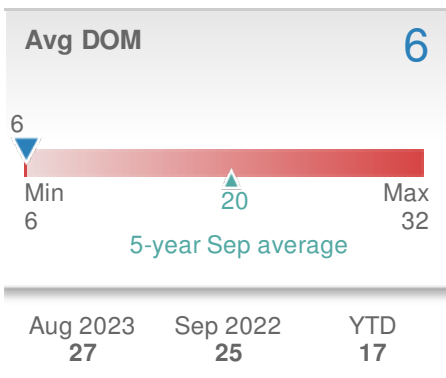
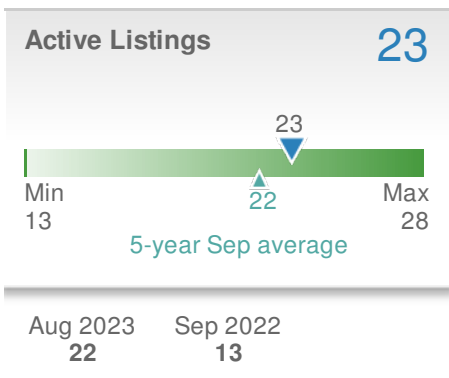
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Rose Tree Media (Delaware, PA), the median sold price for Attached properties for September was \$589,800, representing an increase of 9.7% compared to last month and an increase of 40.4% from Sep 2022. The average days on market for units sold in September was 6 days, 69% below the 5-year September average of 20 days. There was a 6.7% month over month decrease in new contract activity with 14 New Pendings; an 8.1% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 68; and a 4.5% increase in supply to 23 active units.

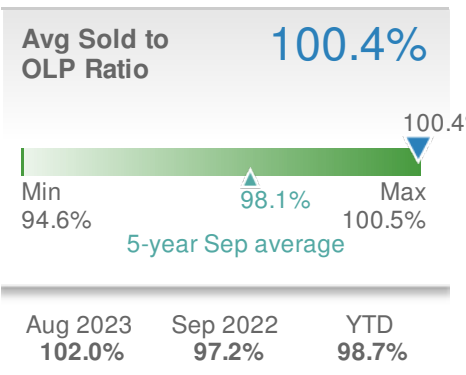
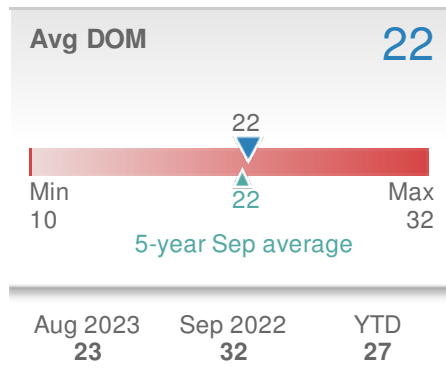
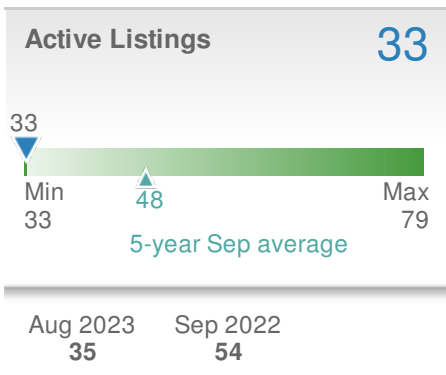
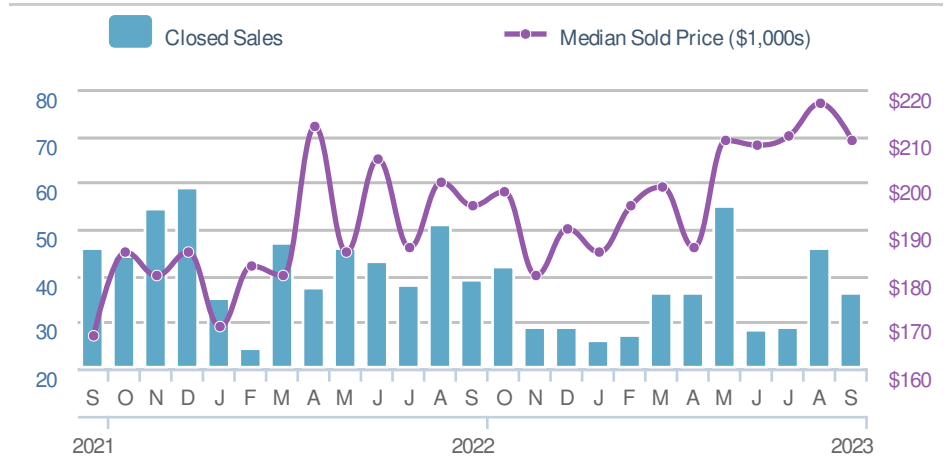
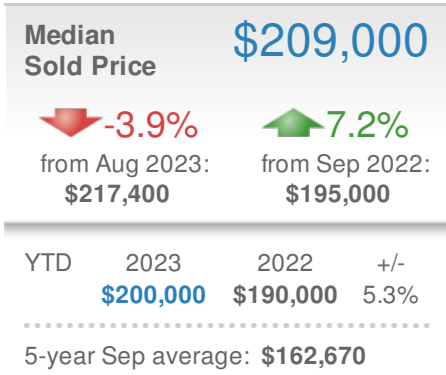
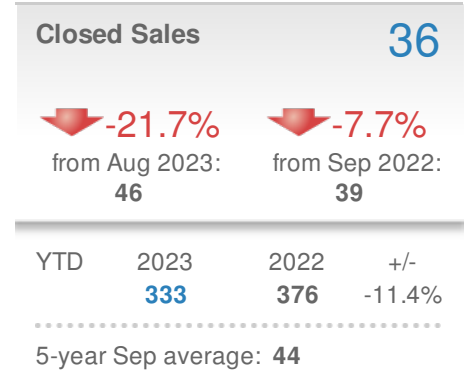
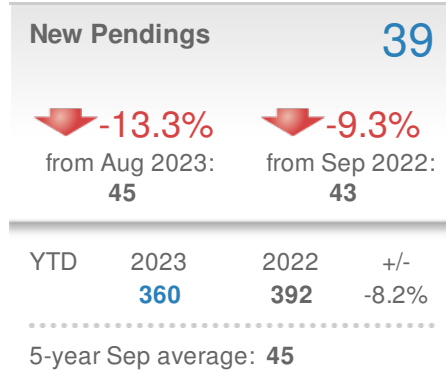
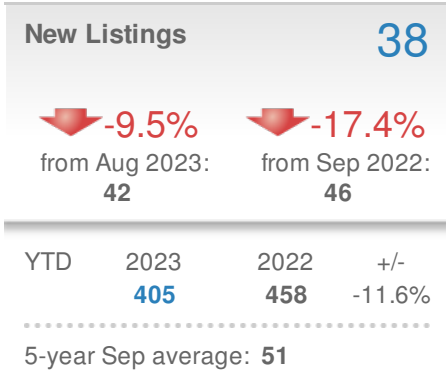
This activity resulted in a Contract Ratio of 2.96 pendings per active listing, down from 3.36 in August and a decrease from 3.69 in September 2022. The Contract Ratio is 20% higher than the 5-year September average of 2.48. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



## September 2023

Southeast Delco (Delaware, PA)

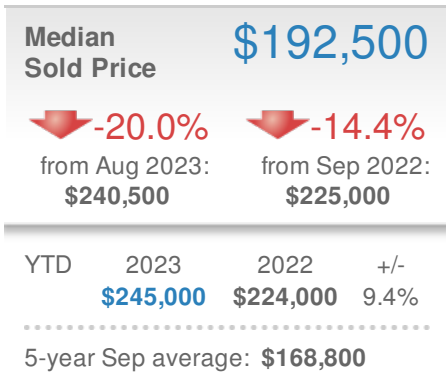
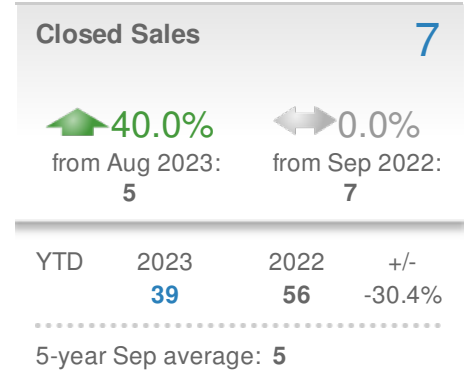
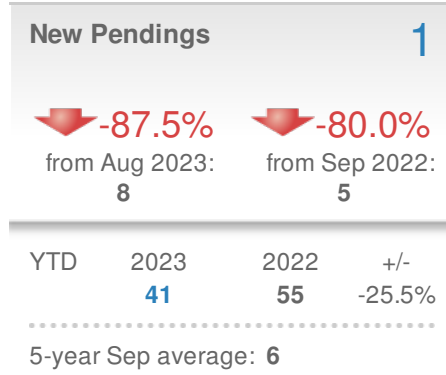
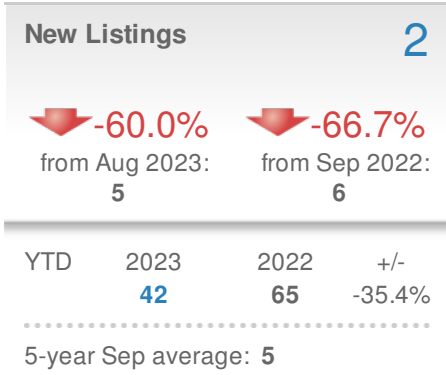
Email: ldavis@tcsr.realtor



## September 2023

### Southeast Delco (Delaware, PA) - Detached

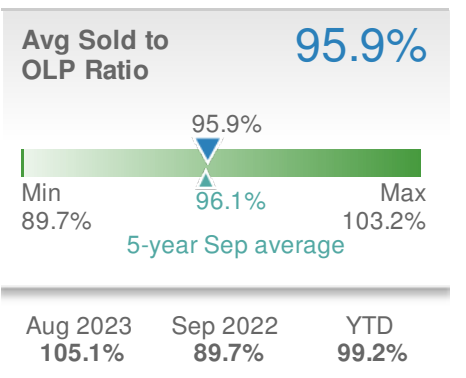
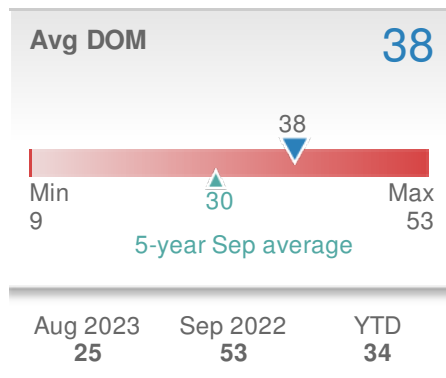
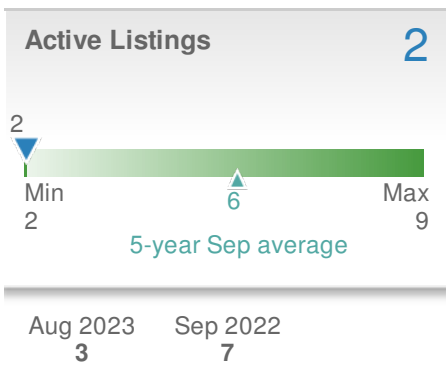
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



### Summary

In Southeast Delco (Delaware, PA), the median sold price for Detached properties for September was \$192,500, representing a decrease of 20% compared to last month and a decrease of 14.4% from Sep 2022. The average days on market for units sold in September was 38 days, 26% above the 5-year September average of 30 days. There was an 87.5% month over month decrease in new contract activity with 1 New Pendings; a 54.5% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 5; and a 33.3% decrease in supply to 2 active units.

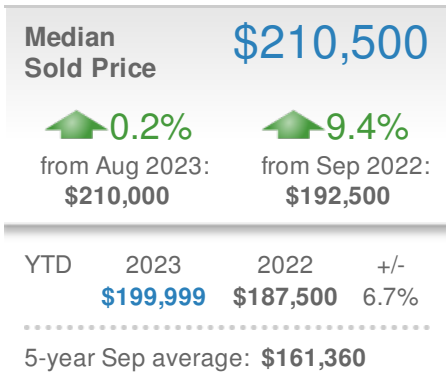
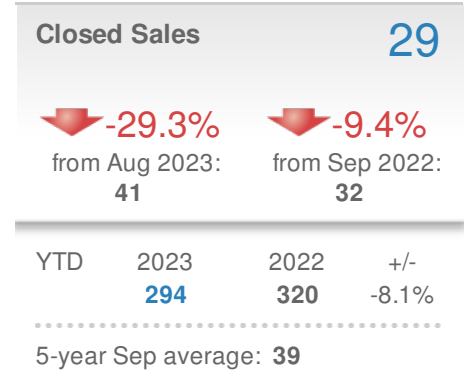
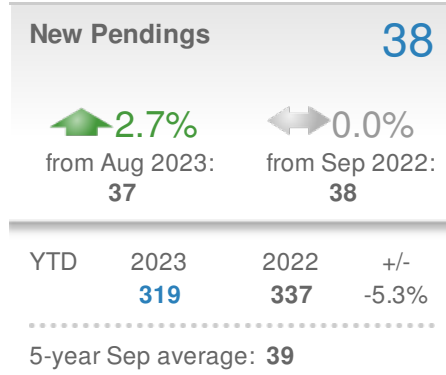
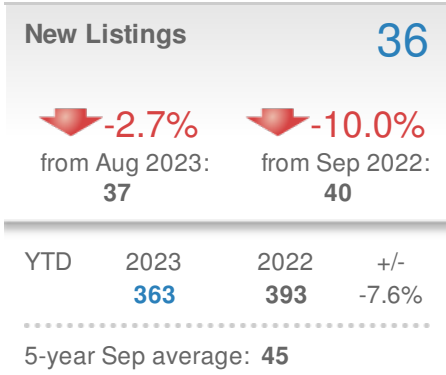
This activity resulted in a Contract Ratio of 2.50 pendings per active listing, down from 3.67 in August and an increase from 1.00 in September 2022. The Contract Ratio is 32% higher than the 5-year September average of 1.90. A higher Contract Ratio signifies a relative increase in contract activity 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.



**September 2023**

Southeast Delco (Delaware, PA) - Attached

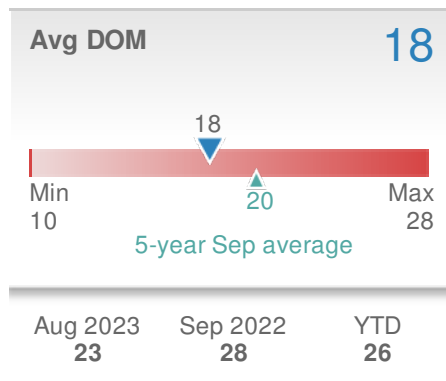
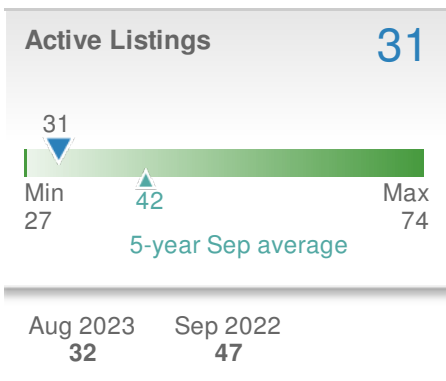
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Southeast Delco (Delaware, PA), the median sold price for Attached properties for September was \$210,500, representing an increase of 0.2% compared to last month and an increase of 9.4% from Sep 2022. The average days on market for units sold in September was 18 days, 12% below the 5-year September average of 20 days. There was a 2.7% month over month increase in new contract activity with 38 New Pendings; a 17.8% MoM increase in All Pendings (new contracts + contracts carried over from August) to 53; and a 3.1% decrease in supply to 31 active units.

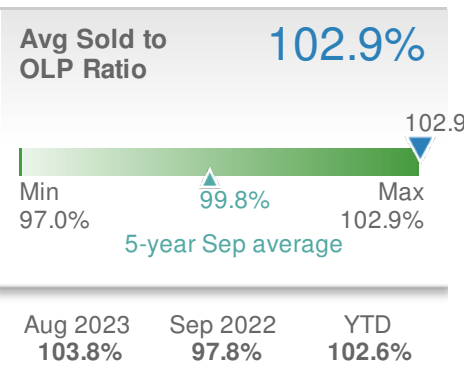
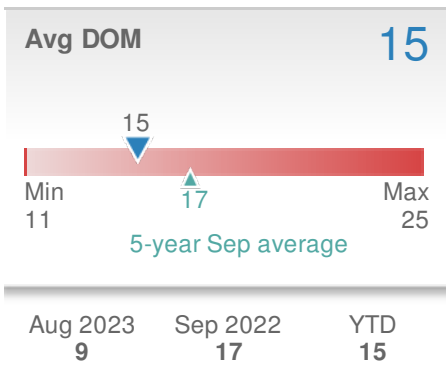
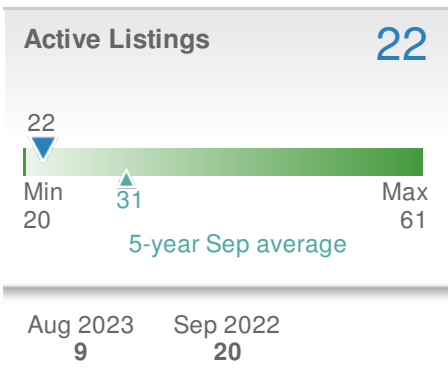
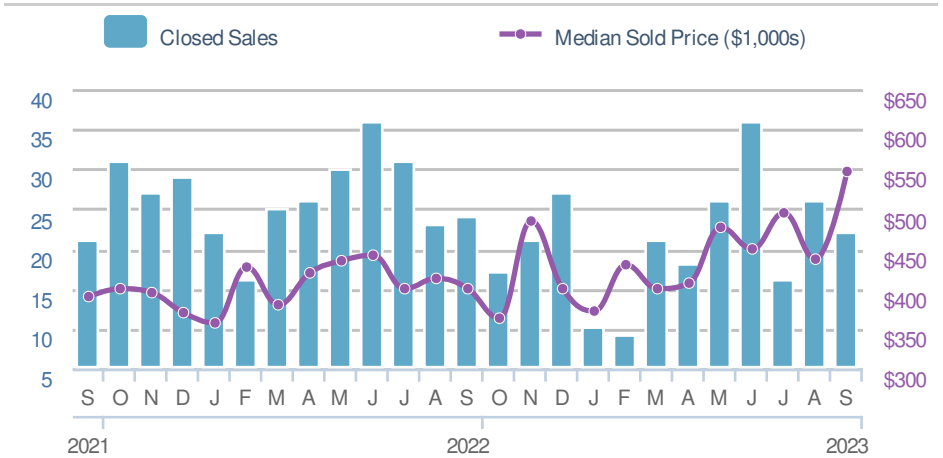
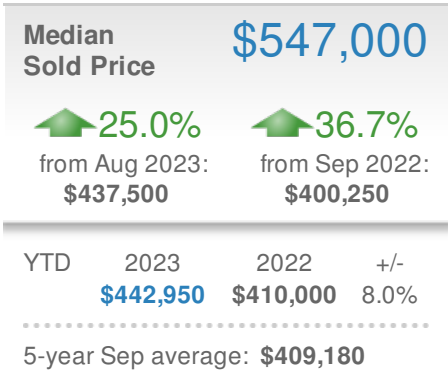
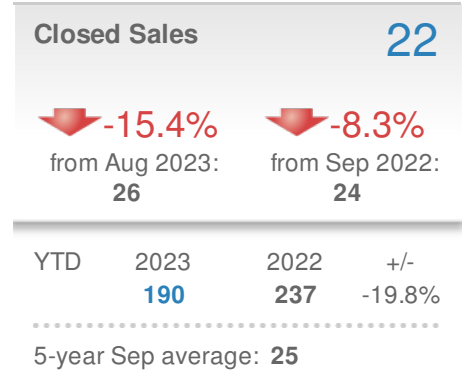
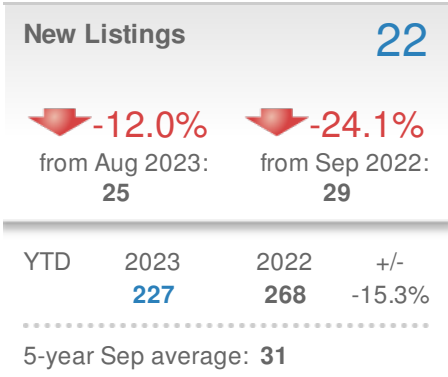
This activity resulted in a Contract Ratio of 1.71 pendings per active listing, up from 1.41 in August and an increase from 1.15 in September 2022. The Contract Ratio is 3% lower than the 5-year September average of 1.76. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



**September 2023**

Springfield (Delaware, PA)

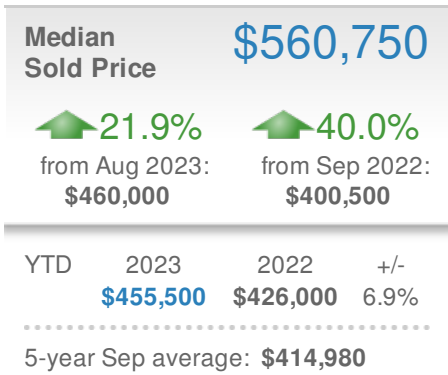
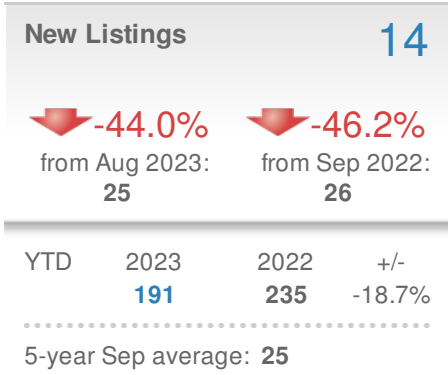
Email: ldavis@tcsr.realtor



**September 2023**

Springfield (Delaware, PA) - Detached

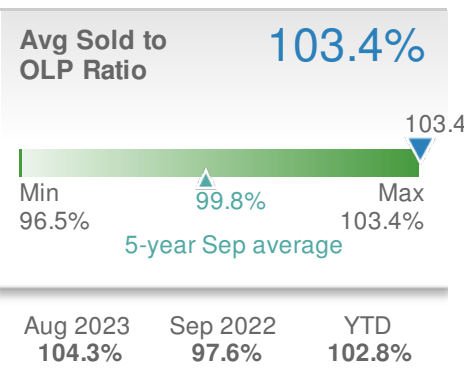
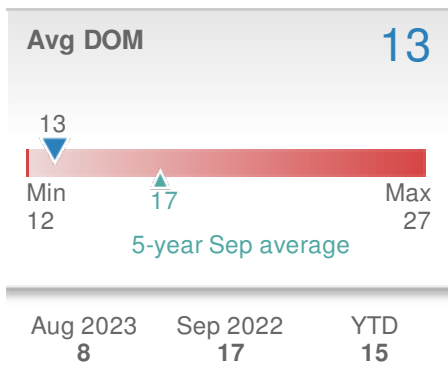
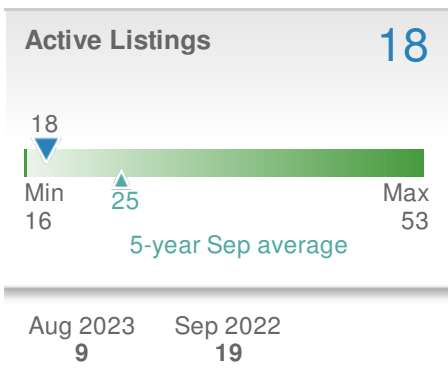
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Springfield (Delaware, PA), the median sold price for Detached properties for September was \$560,750, representing an increase of 21.9% compared to last month and an increase of 40% from Sep 2022. The average days on market for units sold in September was 13 days, 24% below the 5-year September average of 17 days. There was a 61.5% month over month decrease in new contract activity with 10 New Pendings; a 28.1% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 23; and a 100% increase in supply to 18 active units.

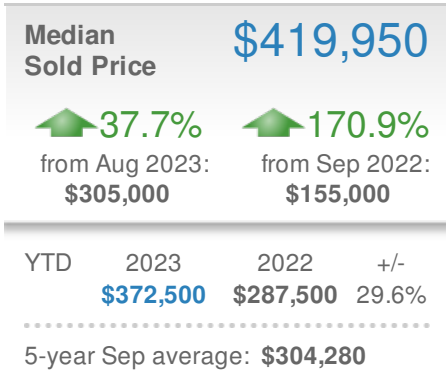
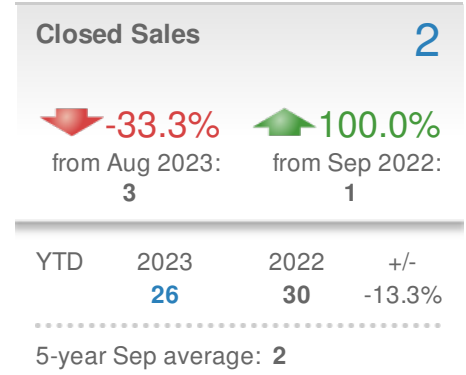
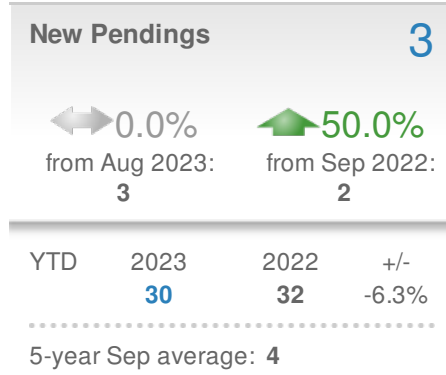
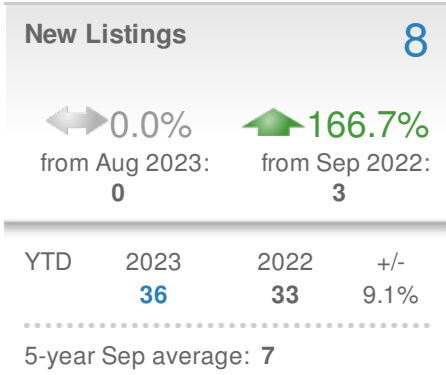
This activity resulted in a Contract Ratio of 1.28 pendings per active listing, down from 3.56 in August and a decrease from 1.47 in September 2022. The Contract Ratio is 19% lower than the 5-year September average of 1.58. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



**September 2023**

Springfield (Delaware, PA) - Attached

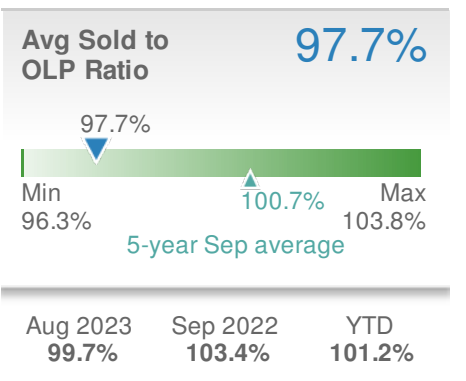
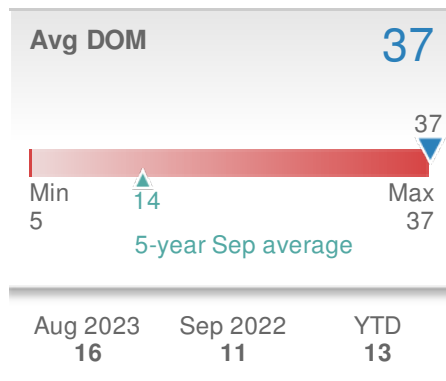
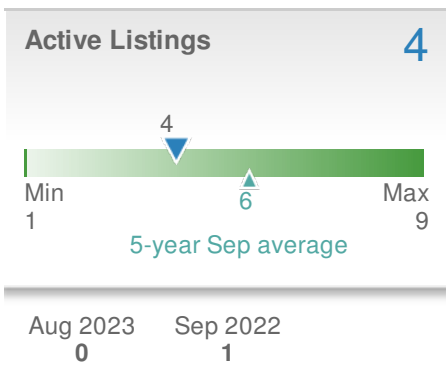
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Springfield (Delaware, PA), the median sold price for Attached properties for September was \$419,950, representing an increase of 37.7% compared to last month and an increase of 170.9% from Sep 2022. The average days on market for units sold in September was 37 days, 157% above the 5-year September average of 14 days. There was no month over month change in new contract activity with 3 New Pendings; a 33.3% MoM increase in All Pendings (new contracts + contracts carried over from August) to 4; and a 0% increase in supply to 4 active units.

This activity resulted in a Contract Ratio of 1.00 pendings per active listing, up from 0.00 in August and a decrease from 4.00 in September 2022. The Contract Ratio is 38% lower than the 5-year September average of 1.60. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

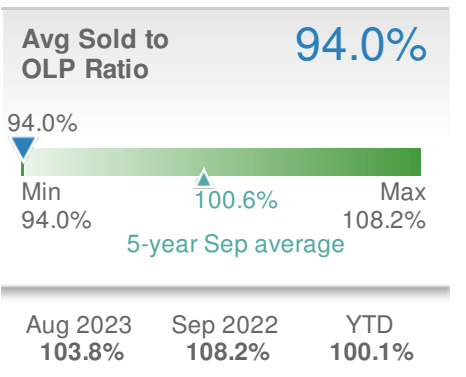
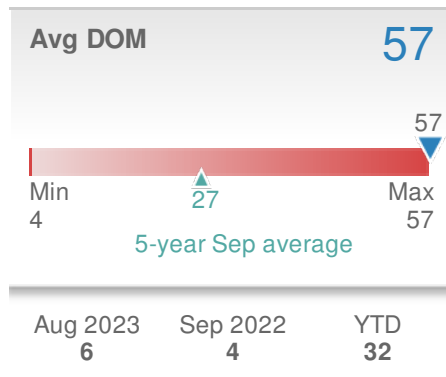
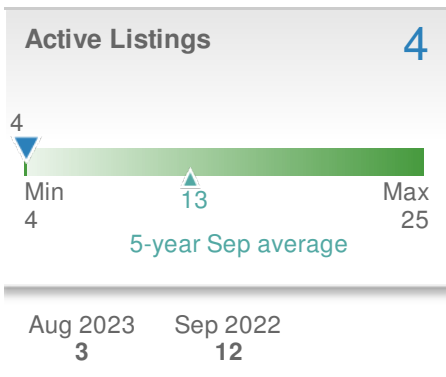
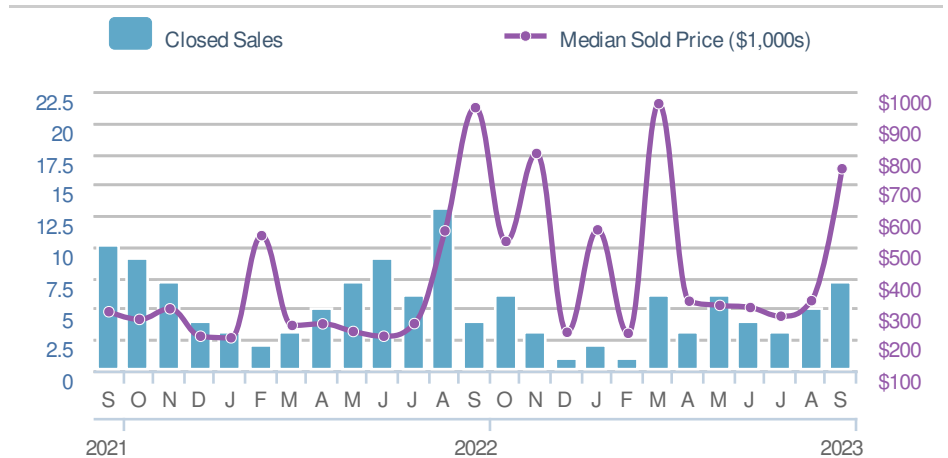
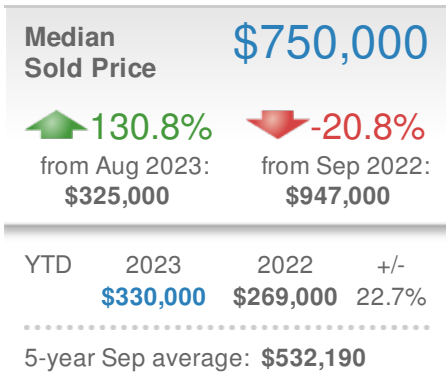
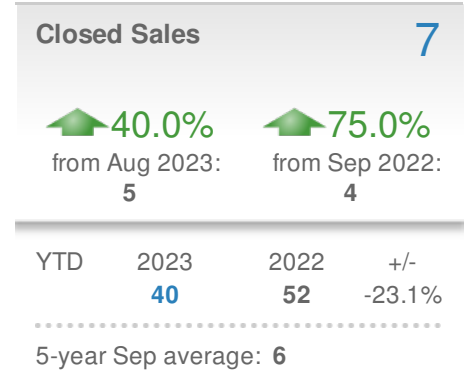
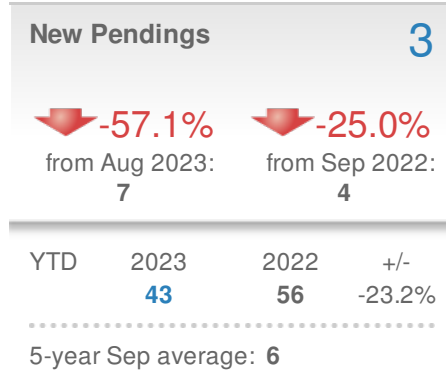
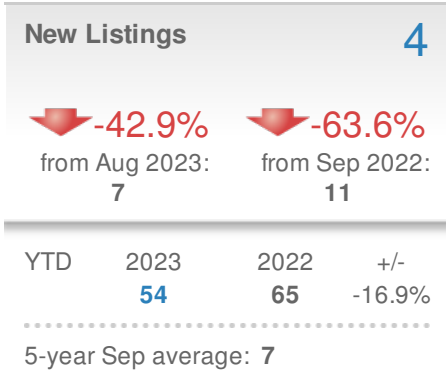




## September 2023

Unionville-Chadds Ford (Delaware, PA)

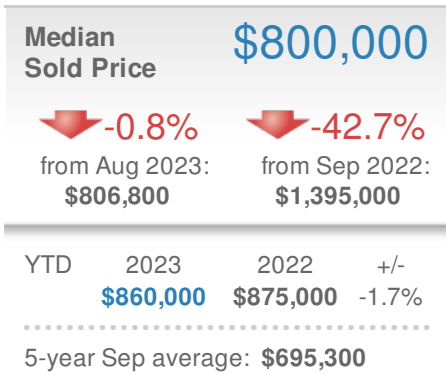
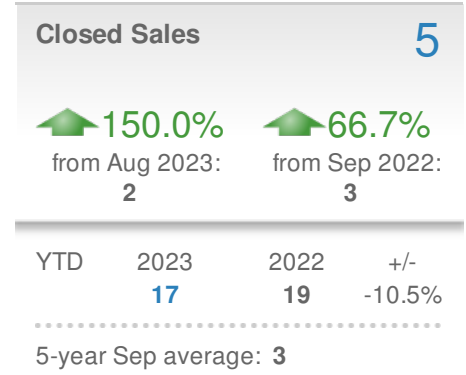
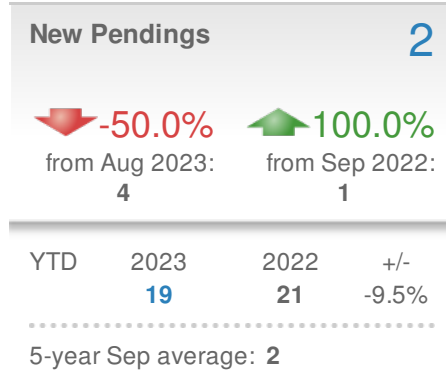
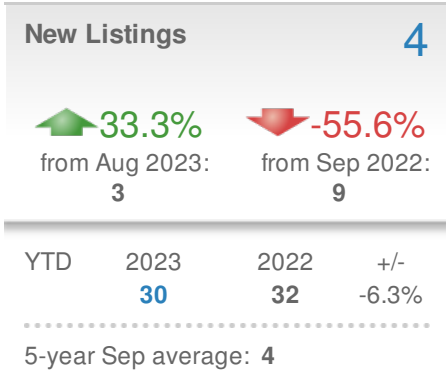
Email: ldavis@tcsr.realtor



**September 2023**

Unionville-Chadds Ford (Delaware, PA) - Detached

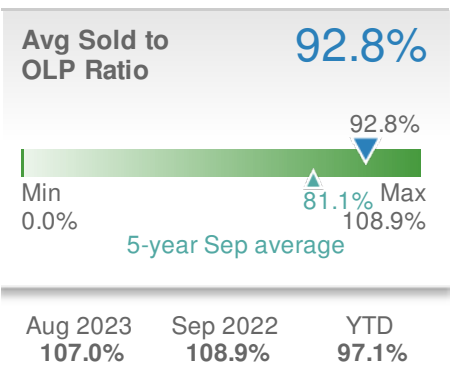
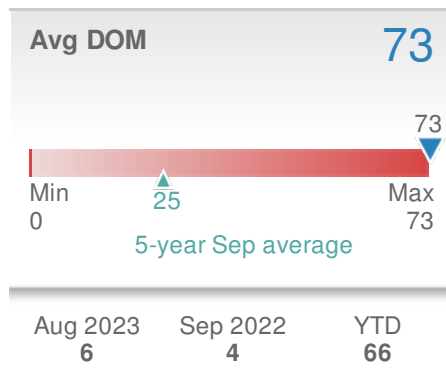
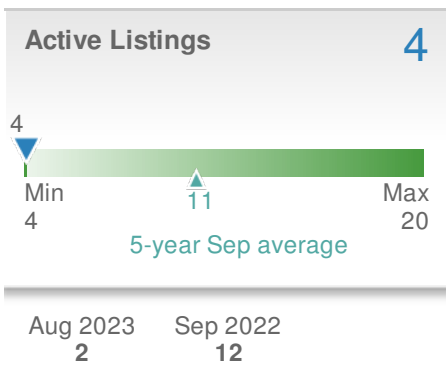
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Unionville-Chadds Ford (Delaware, PA), the median sold price for Detached properties for September was \$800,000, representing a decrease of 0.8% compared to last month and a decrease of 42.7% from Sep 2022. The average days on market for units sold in September was 73 days, 187% above the 5-year September average of 25 days. There was a 50% month over month decrease in new contract activity with 2 New Pendings; a 50% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 4; and a 100% increase in supply to 4 active units.

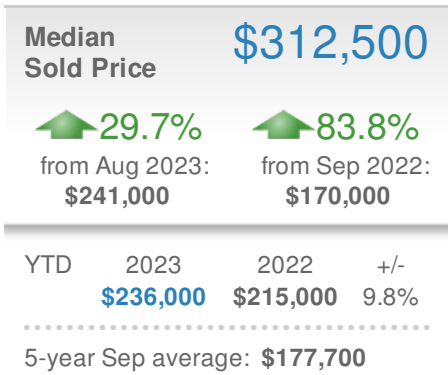
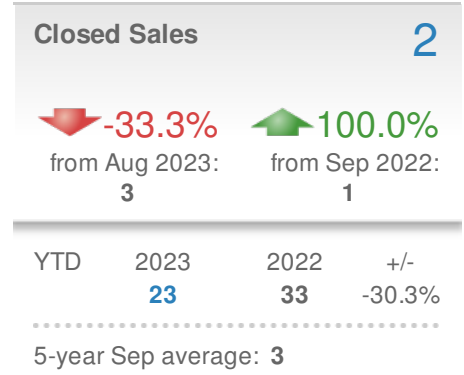
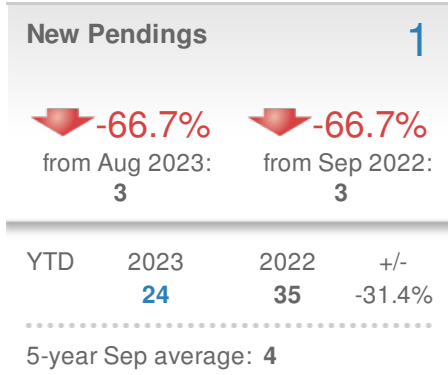
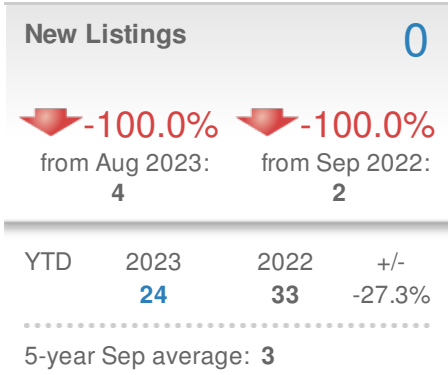
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 4.00 in August and an increase from 0.33 in September 2022. The Contract Ratio is 86% higher than the 5-year September average of 0.54. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



**September 2023**

Unionville-Chadds Ford (Delaware, PA) - Attached

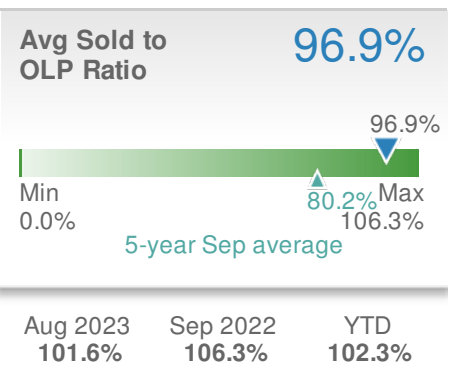
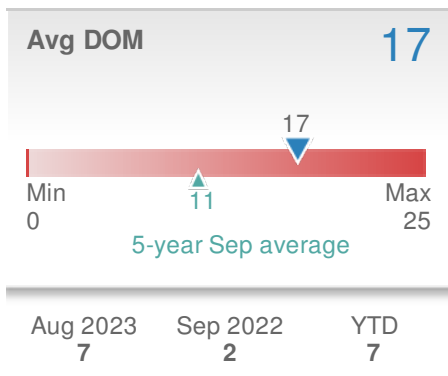
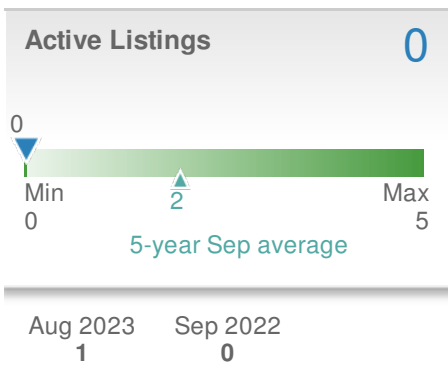
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Unionville-Chadds Ford (Delaware, PA), the median sold price for Attached properties for September was \$312,500, representing an increase of 29.7% compared to last month and an increase of 83.8% from Sep 2022. The average days on market for units sold in September was 17 days, 55% above the 5-year September average of 11 days. There was a 66.7% month over month decrease in new contract activity with 1 New Pendings; a 33.3% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 2; and a 100% decrease in supply to 0 active units.

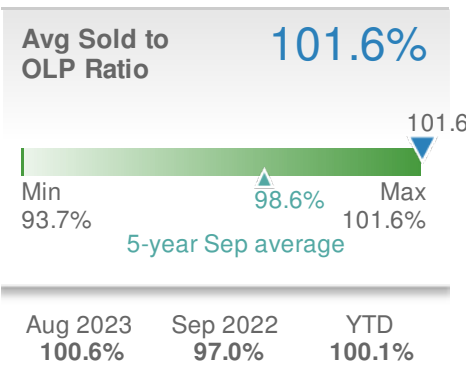
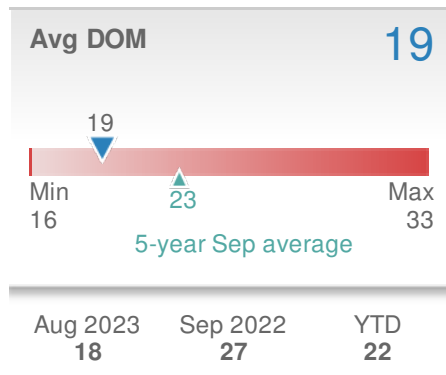
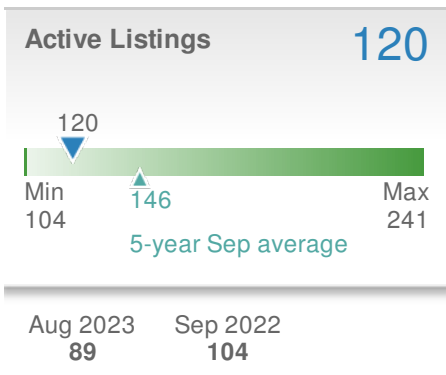
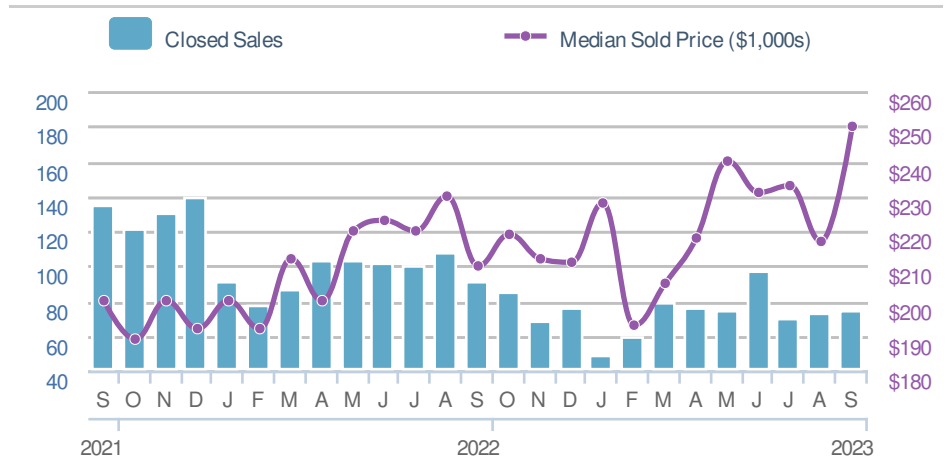
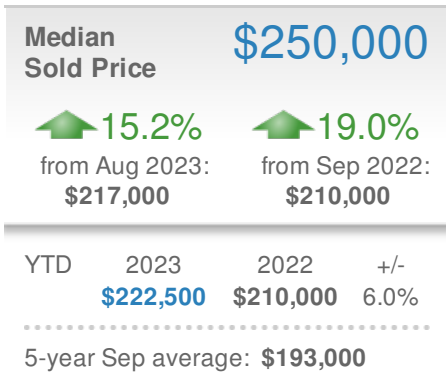
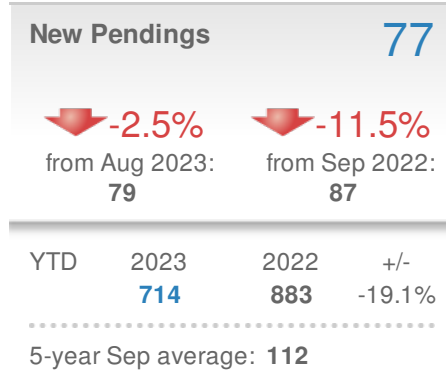
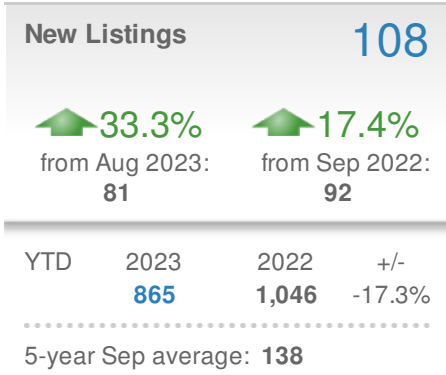
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, down from 3.00 in August and no change from September 2022. The Contract Ratio is 100% lower than the 5-year September average of 1.04. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



## September 2023

Upper Darby (Delaware, PA)

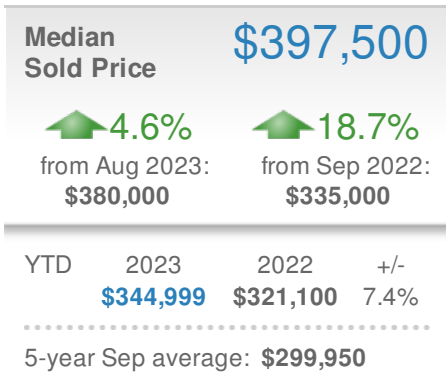
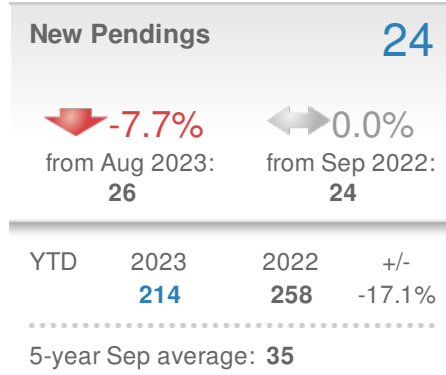
Email: ldavis@tcsr.realtor



**September 2023**

Upper Darby (Delaware, PA) - Detached

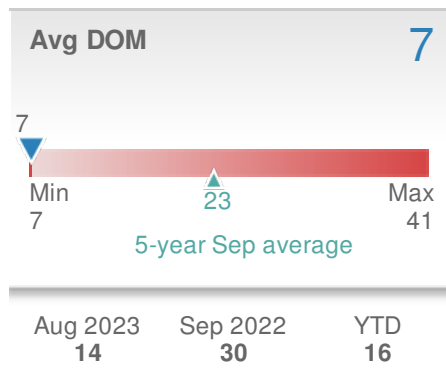
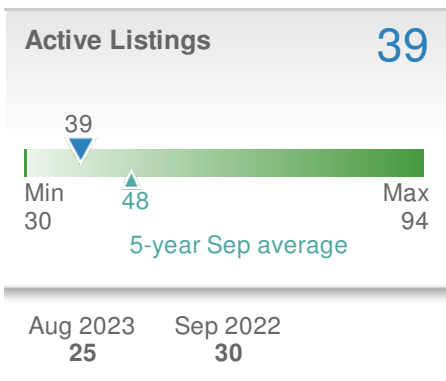
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Upper Darby (Delaware, PA), the median sold price for Detached properties for September was \$397,500, representing an increase of 4.6% compared to last month and an increase of 18.7% from Sep 2022. The average days on market for units sold in September was 7 days, 70% below the 5-year September average of 23 days. There was a 7.7% month over month decrease in new contract activity with 24 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from August) with 29; and a 56% increase in supply to 39 active units.

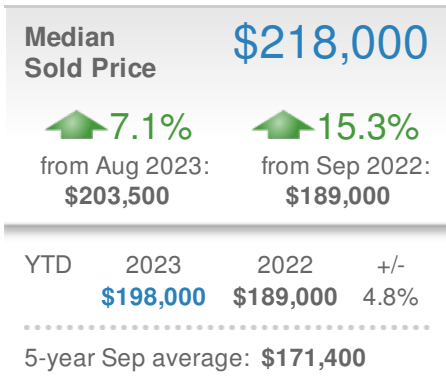
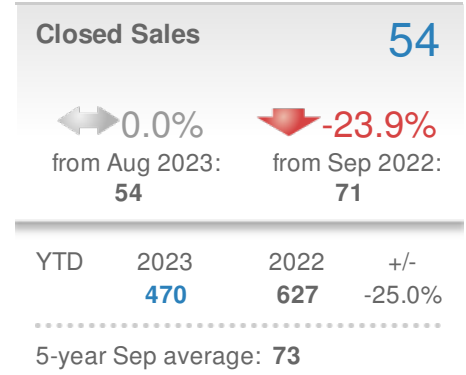
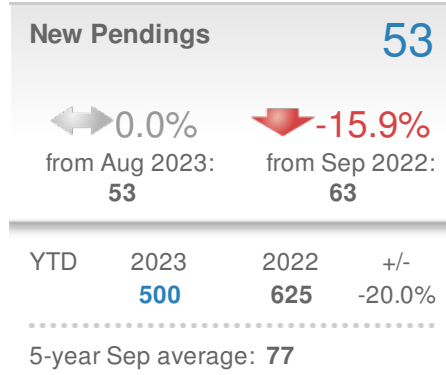
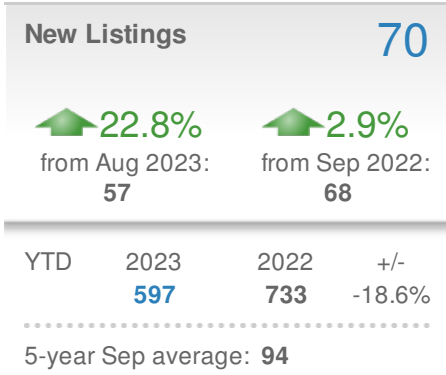
This activity resulted in a Contract Ratio of 0.74 pendings per active listing, down from 1.16 in August and a decrease from 1.40 in September 2022. The Contract Ratio is 42% lower than the 5-year September average of 1.28. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



**September 2023**

Upper Darby (Delaware, PA) - Attached

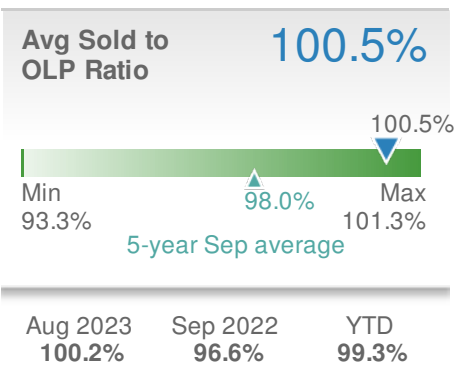
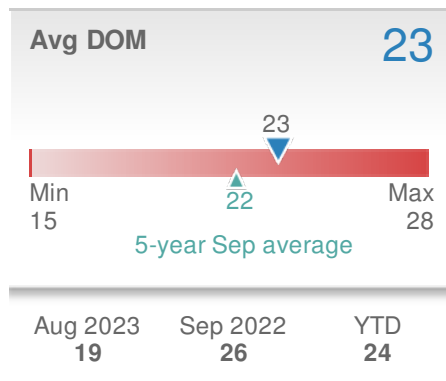
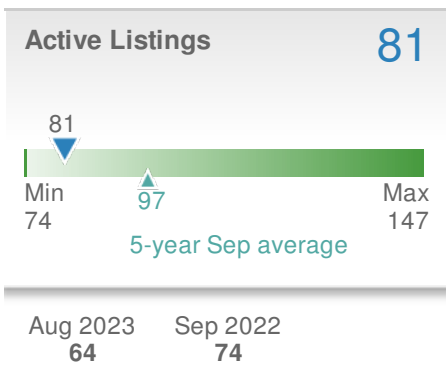
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Upper Darby (Delaware, PA), the median sold price for Attached properties for September was \$218,000, representing an increase of 7.1% compared to last month and an increase of 15.3% from Sep 2022. The average days on market for units sold in September was 23 days, 6% above the 5-year September average of 22 days. There was no month over month change in new contract activity with 53 New Pendings; a 6.8% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 68; and a 26.6% increase in supply to 81 active units.

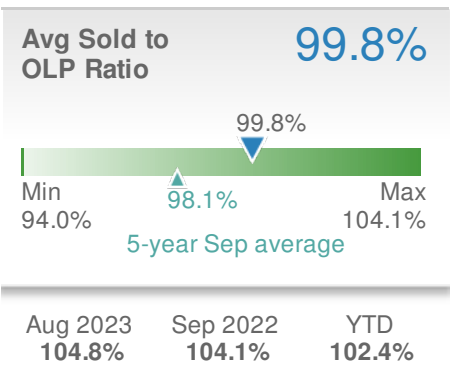
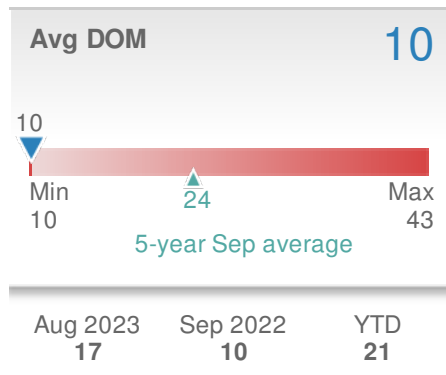
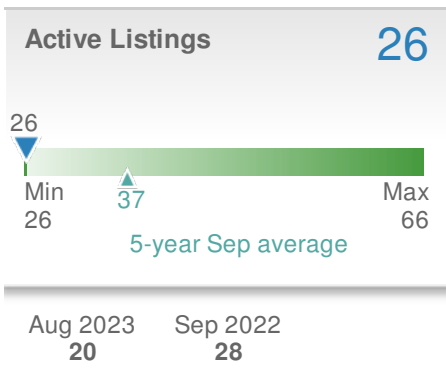
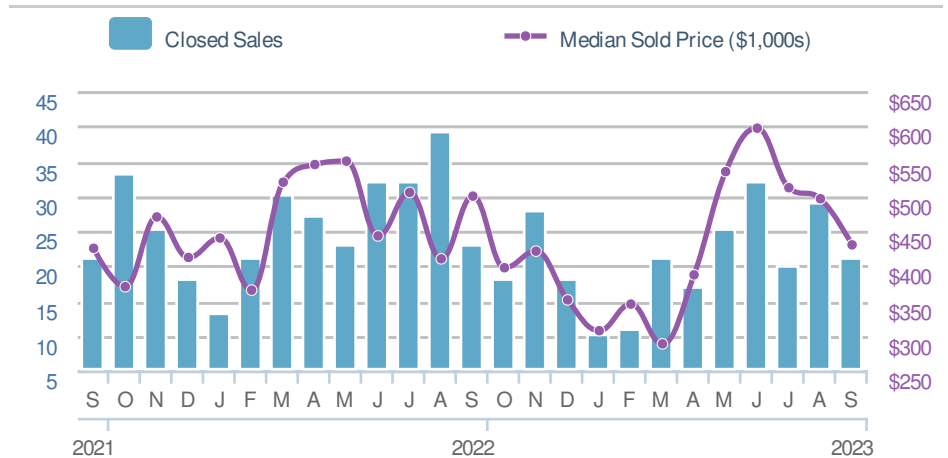
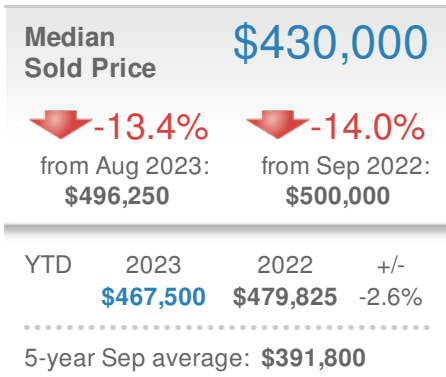
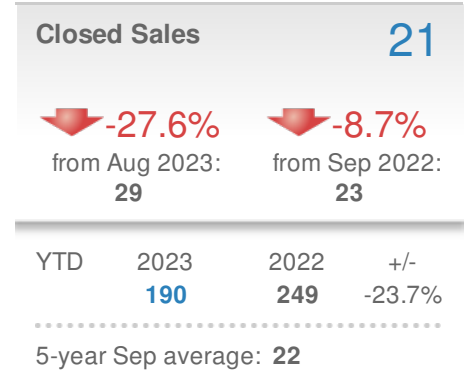
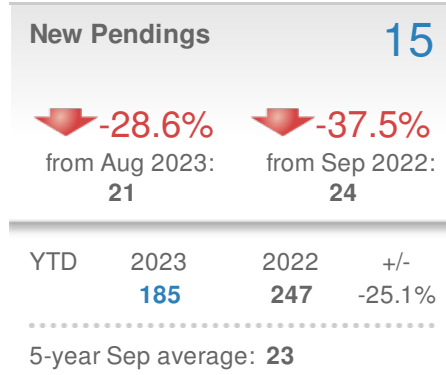
This activity resulted in a Contract Ratio of 0.84 pendings per active listing, down from 1.14 in August and a decrease from 1.12 in September 2022. The Contract Ratio is 33% lower than the 5-year September average of 1.25. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



# September 2023

Wallingford-Swarthmore (Delaware, PA)

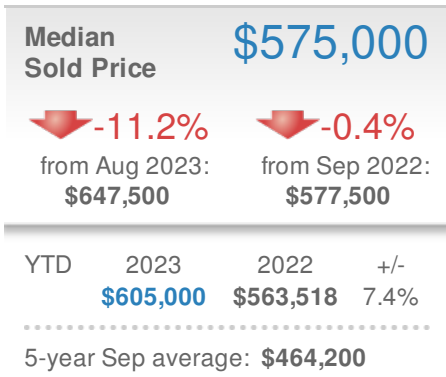
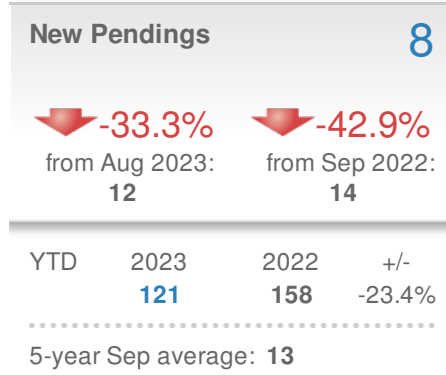
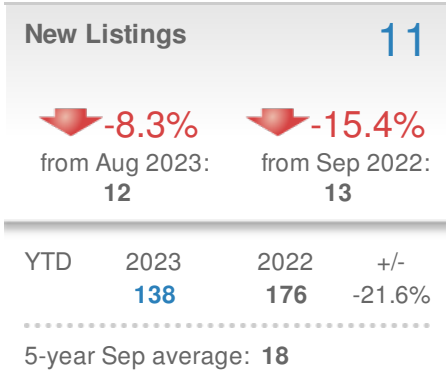
Email: ldavis@tcsr.realtor



## September 2023

### Wallingford-Swarthmore (Delaware, PA) - Detached

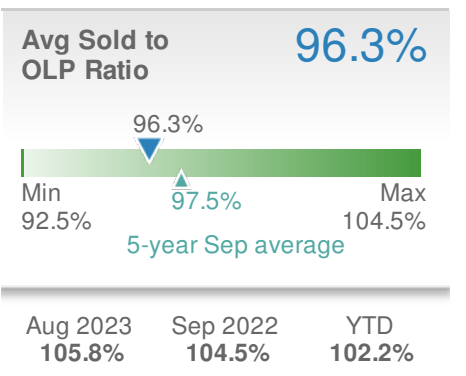
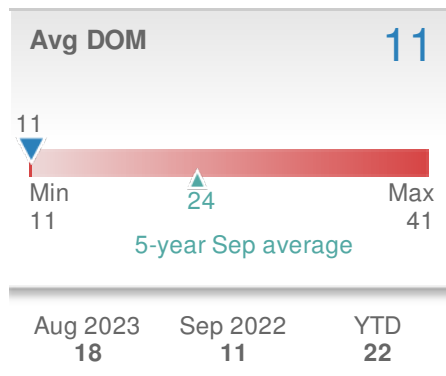
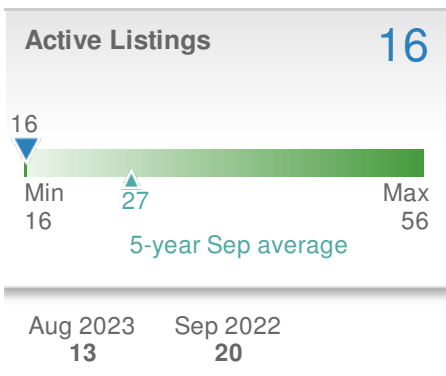
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



### Summary

In Wallingford-Swarthmore (Delaware, PA), the median sold price for Detached properties for September was \$575,000, representing a decrease of 11.2% compared to last month and a decrease of 0.4% from Sep 2022. The average days on market for units sold in September was 11 days, 54% below the 5-year September average of 24 days. There was a 33.3% month over month decrease in new contract activity with 8 New Pendings; a 30.8% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 9; and a 23.1% increase in supply to 16 active units.

This activity resulted in a Contract Ratio of 0.56 pendings per active listing, down from 1.00 in August and a decrease from 0.95 in September 2022. The Contract Ratio is 37% lower than the 5-year September average of 0.89. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

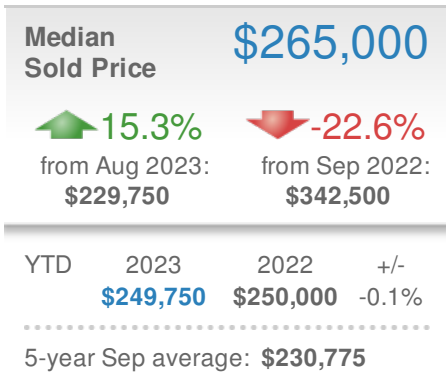
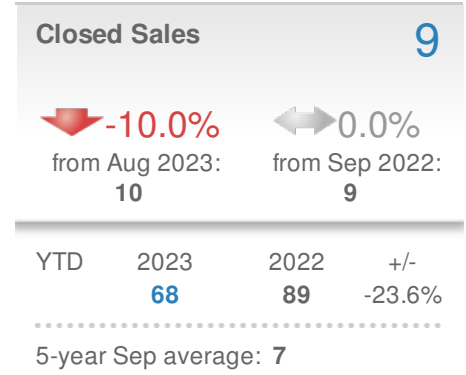
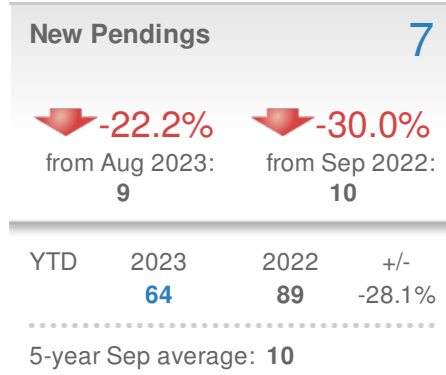
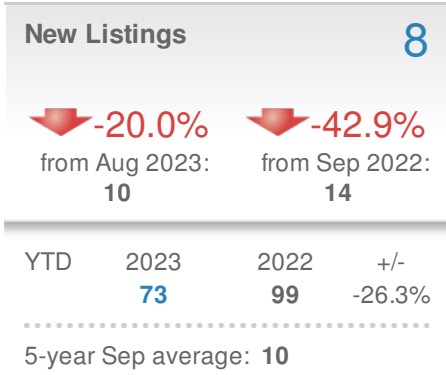




## September 2023

### Wallingford-Swarthmore (Delaware, PA) - Attached

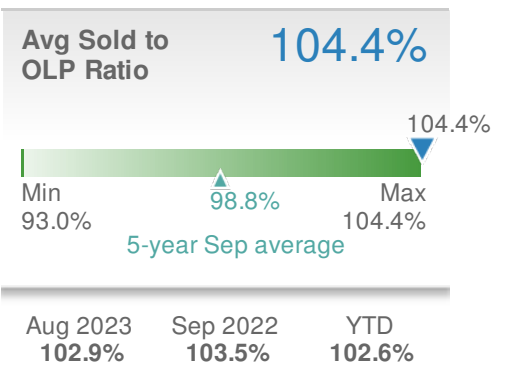
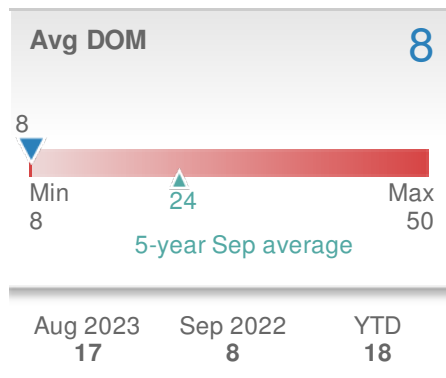
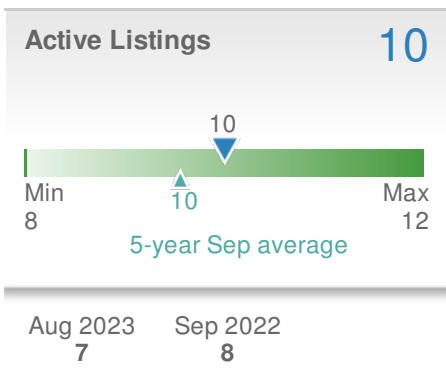
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



### Summary

In Wallingford-Swarthmore (Delaware, PA), the median sold price for Attached properties for September was \$265,000, representing an increase of 15.3% compared to last month and a decrease of 22.6% from Sep 2022. The average days on market for units sold in September was 8 days, 67% below the 5-year September average of 24 days. There was a 22.2% month over month decrease in new contract activity with 7 New Pendings; a 25% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 6; and a 42.9% increase in supply to 10 active units.

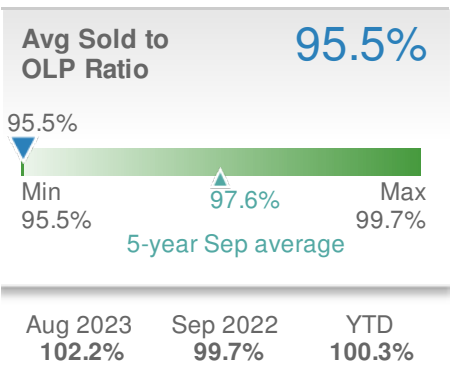
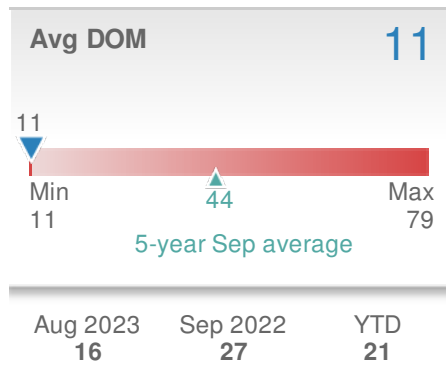
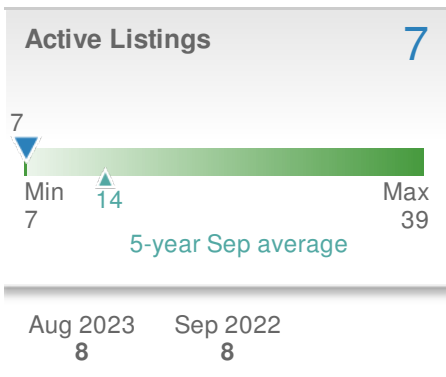
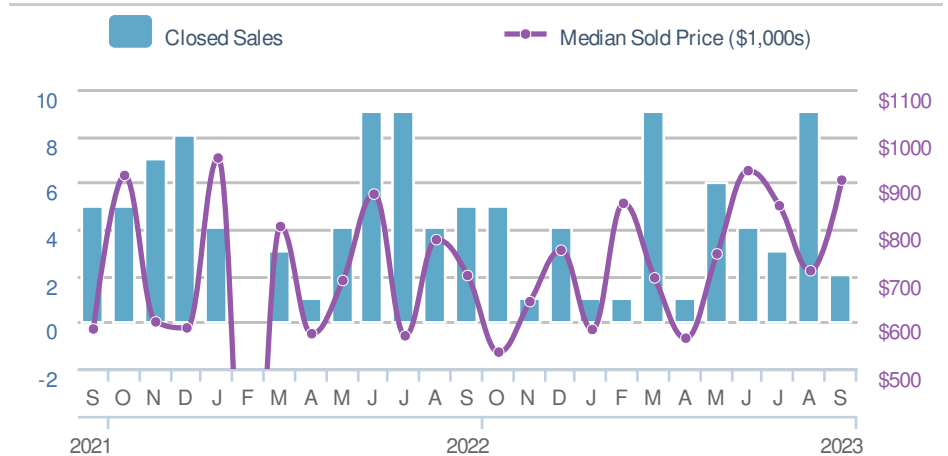
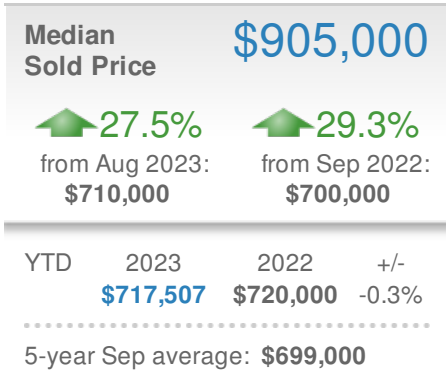
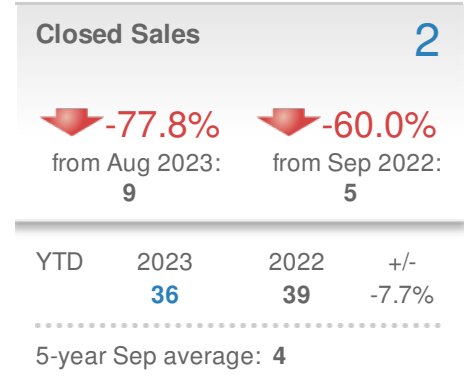
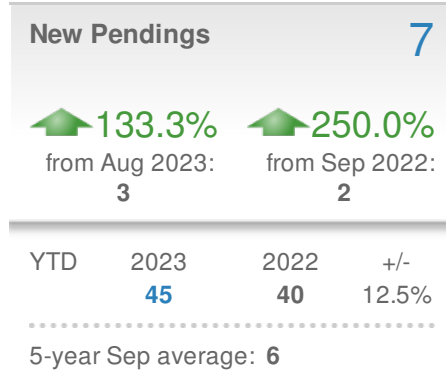
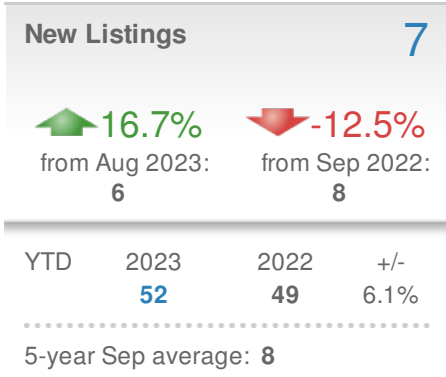
This activity resulted in a Contract Ratio of 0.60 pendings per active listing, down from 1.14 in August and a decrease from 2.25 in September 2022. The Contract Ratio is 69% lower than the 5-year September average of 1.93. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



## September 2023

### West Chester Area (Delaware, PA)

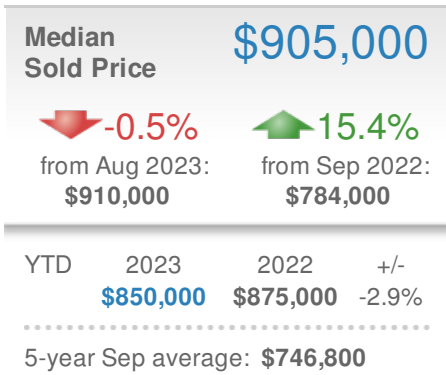
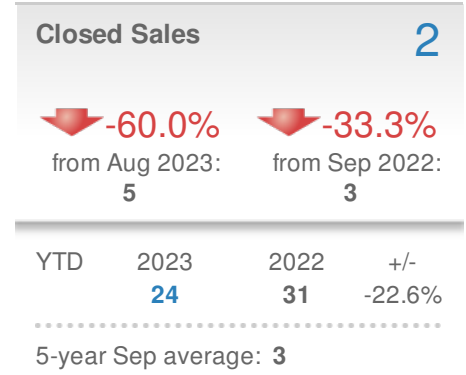
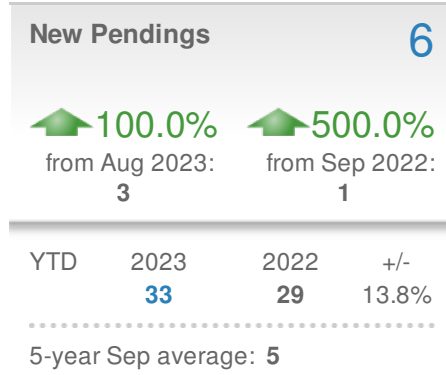
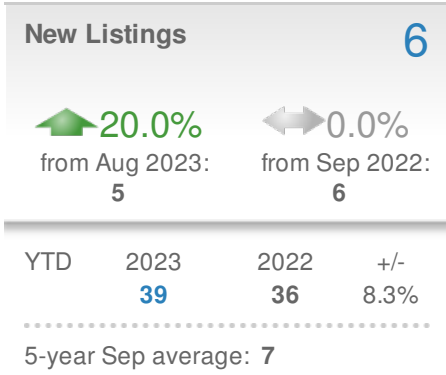
Email: ldavis@tcsr.realtor



## September 2023

### West Chester Area (Delaware, PA) - Detached

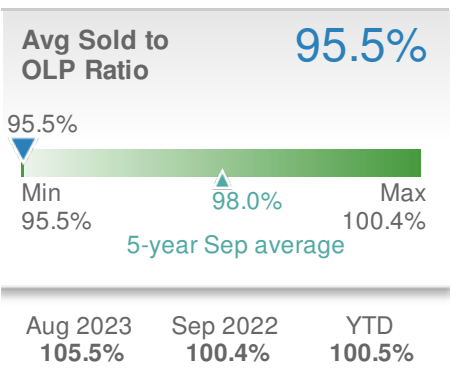
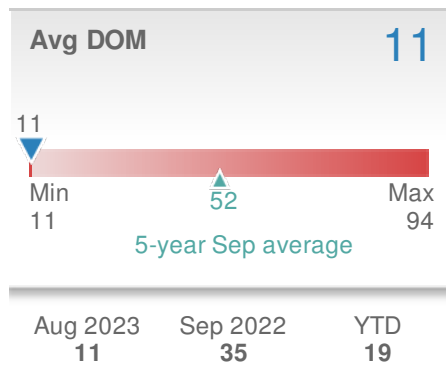
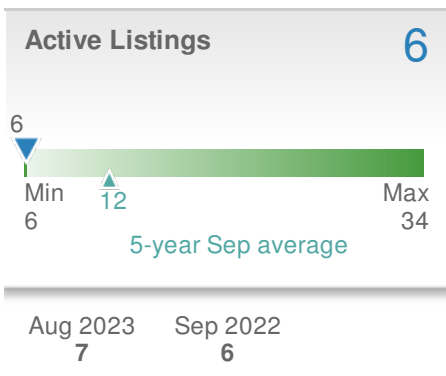
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



### Summary

In West Chester Area (Delaware, PA), the median sold price for Detached properties for September was \$905,000, representing a decrease of 0.5% compared to last month and an increase of 15.4% from Sep 2022. The average days on market for units sold in September was 11 days, 79% below the 5-year September average of 52 days. There was a 100% month over month increase in new contract activity with 6 New Pendings; an 80% MoM increase in All Pendings (new contracts + contracts carried over from August) to 9; and a 14.3% decrease in supply to 6 active units.

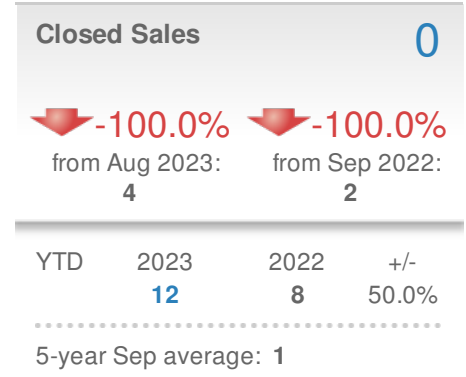
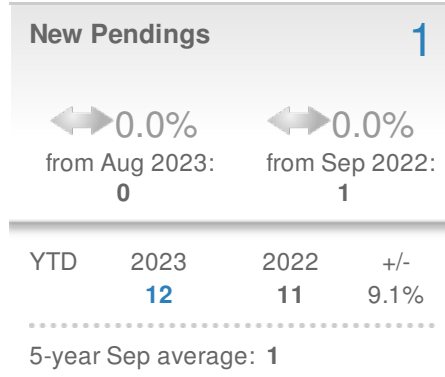
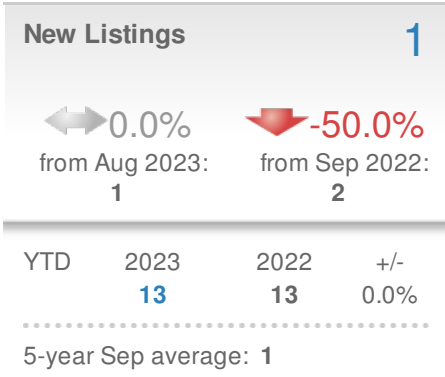
This activity resulted in a Contract Ratio of 1.50 pendings per active listing, up from 0.71 in August and an increase from 0.17 in September 2022. The Contract Ratio is 71% higher than the 5-year September average of 0.88. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



**September 2023**

West Chester Area (Delaware, PA) - Attached

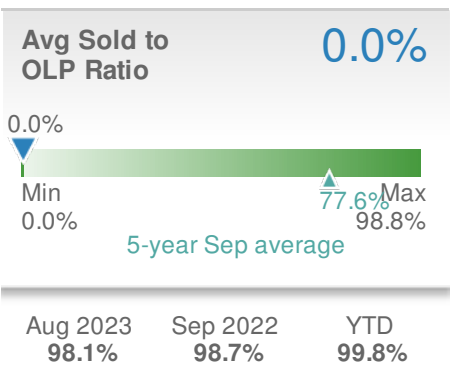
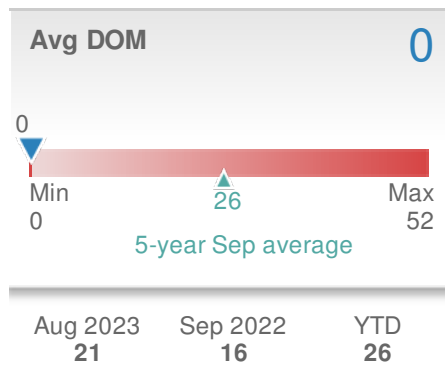
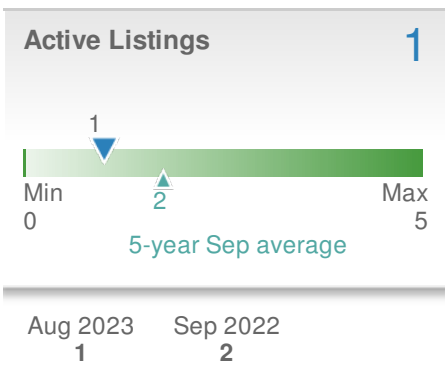
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In West Chester Area (Delaware, PA), the median sold price for Attached properties for September was \$0, representing a decrease of 100% compared to last month and a decrease of 100% from Sep 2022. The average days on market for units sold in September was 0 days, 100% below the 5-year September average of 26 days. There was a 0% month over month increase in new contract activity with 1 New Pendings; a 0% MoM increase in All Pendings (new contracts + contracts carried over from August) to 1; and no change in supply with 1 active units.

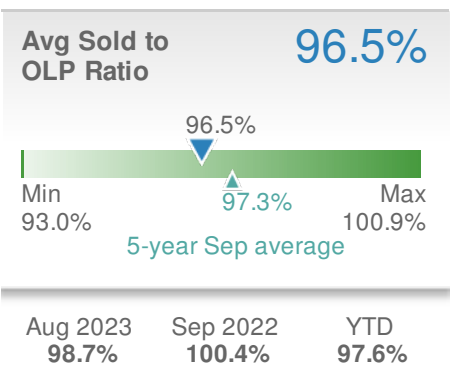
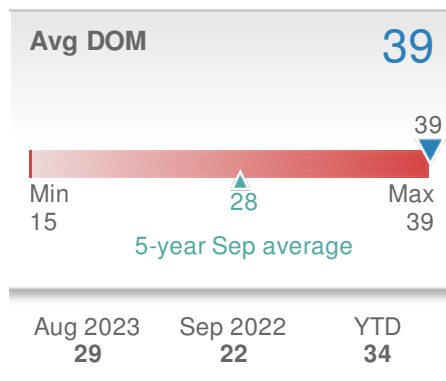
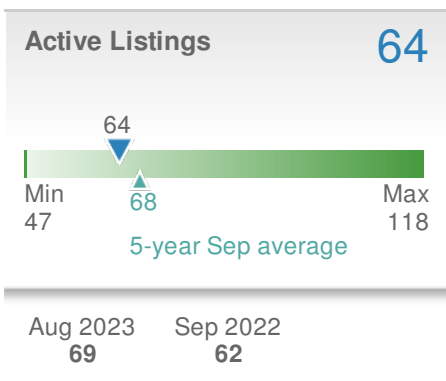
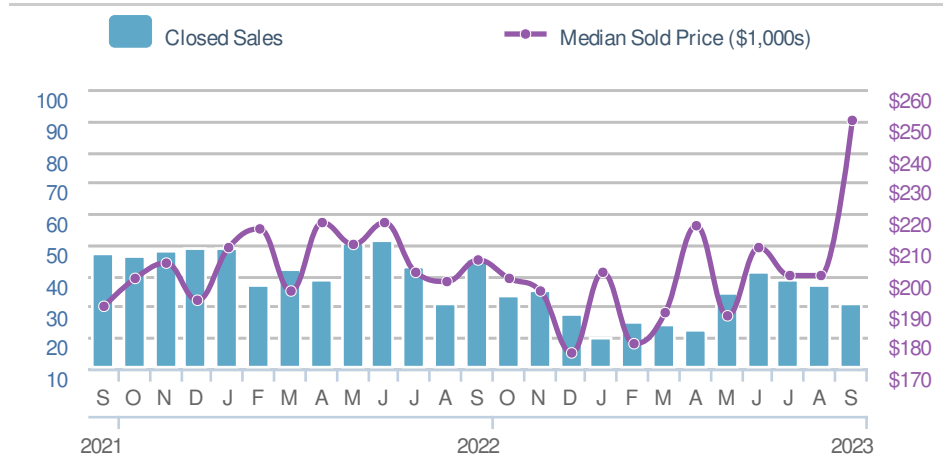
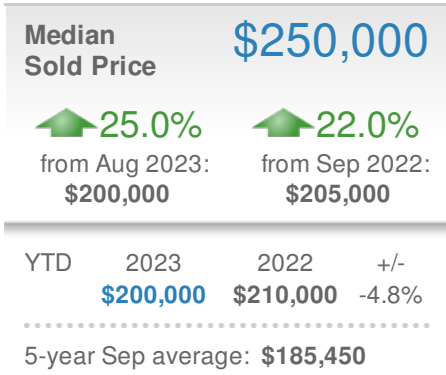
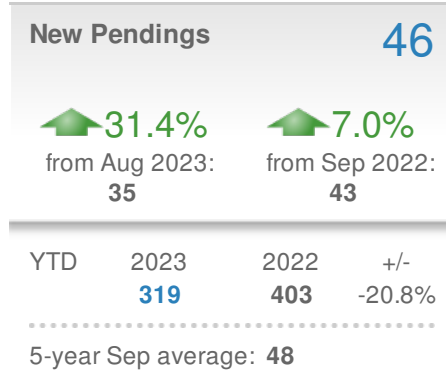
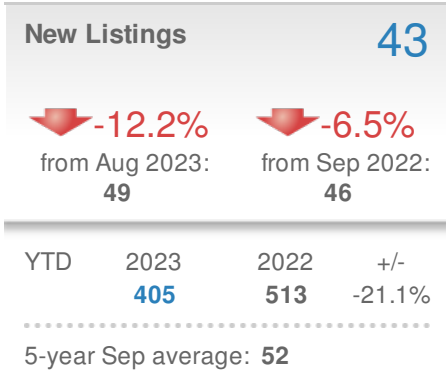
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, up from 0.00 in August and a decrease from 2.00 in September 2022. The Contract Ratio is 14% lower than the 5-year September average of 1.16. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



# September 2023

William Penn (Delaware, PA)

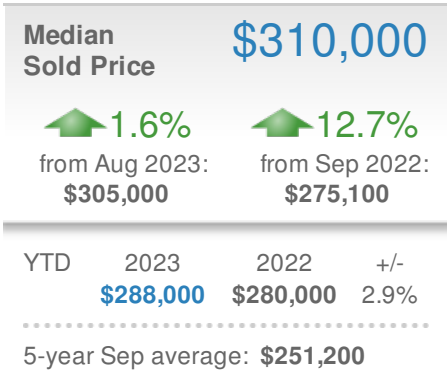
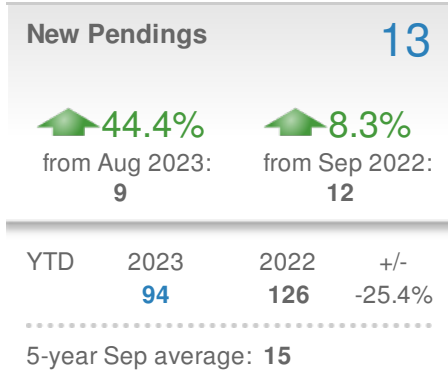
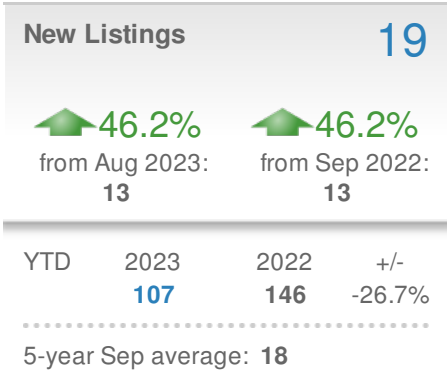
Email: ldavis@tcsr.realtor



**September 2023**

William Penn (Delaware, PA) - Detached

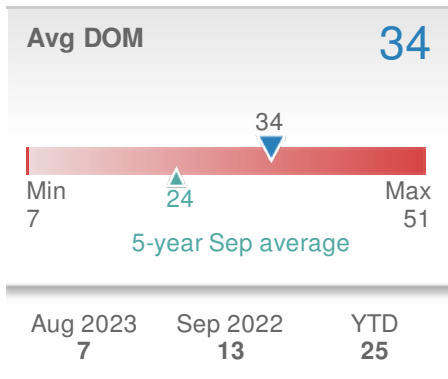
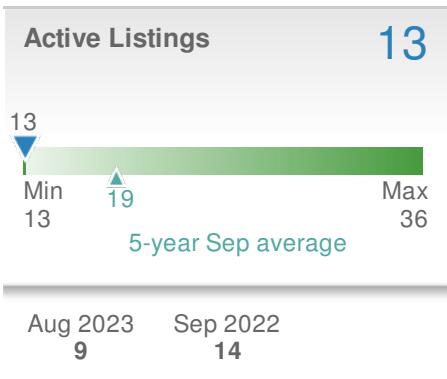
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In William Penn (Delaware, PA), the median sold price for Detached properties for September was \$310,000, representing an increase of 1.6% compared to last month and an increase of 12.7% from Sep 2022. The average days on market for units sold in September was 34 days, 42% above the 5-year September average of 24 days. There was a 44.4% month over month increase in new contract activity with 13 New Pendings; a 6.3% MoM increase in All Pendings (new contracts + contracts carried over from August) to 17; and a 44.4% increase in supply to 13 active units.

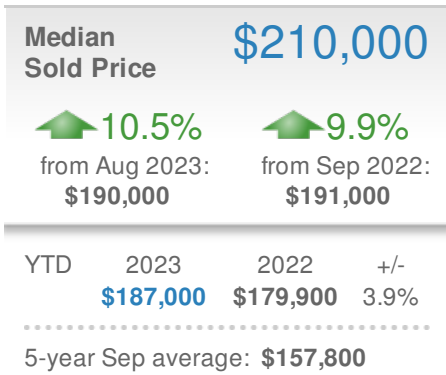
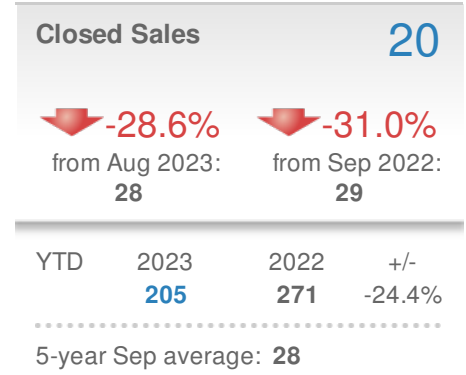
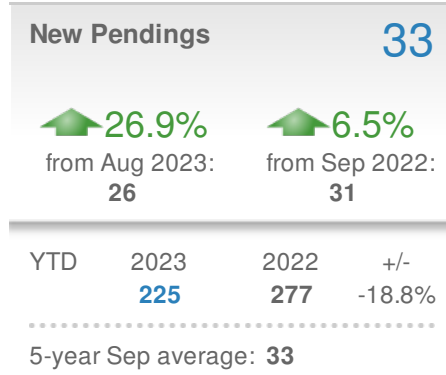
This activity resulted in a Contract Ratio of 1.31 pendings per active listing, down from 1.78 in August and an increase from 1.29 in September 2022. The Contract Ratio is 8% lower than the 5-year September average of 1.42. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



**September 2023**

William Penn (Delaware, PA) - Attached

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**Summary**

In William Penn (Delaware, PA), the median sold price for Attached properties for September was \$210,000, representing an increase of 10.5% compared to last month and an increase of 9.9% from Sep 2022. The average days on market for units sold in September was 41 days, 39% above the 5-year September average of 30 days. There was a 26.9% month over month increase in new contract activity with 33 New Pendings; a 20% MoM increase in All Pendings (new contracts + contracts carried over from August) to 42; and a 15% decrease in supply to 51 active units.

This activity resulted in a Contract Ratio of 0.82 pendings per active listing, up from 0.58 in August and a decrease from 1.04 in September 2022. The Contract Ratio is 32% lower than the 5-year September average of 1.21. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

