

October 2023

All Home Types
Detached
Attached

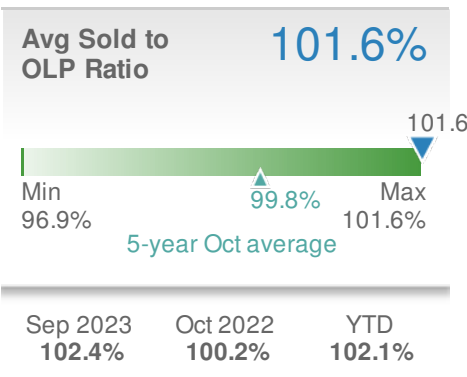
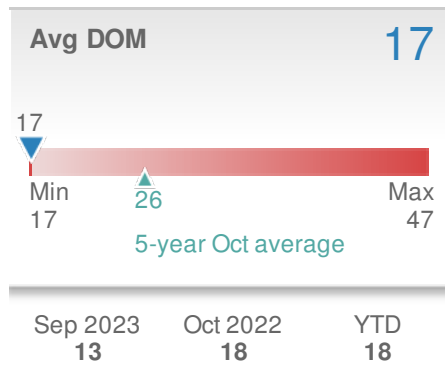
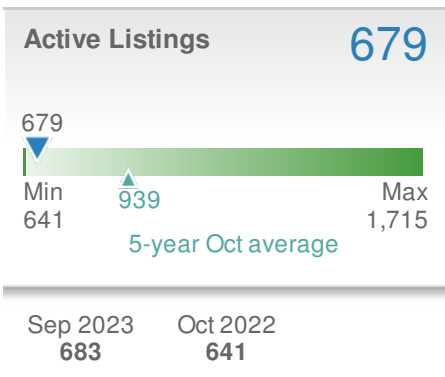
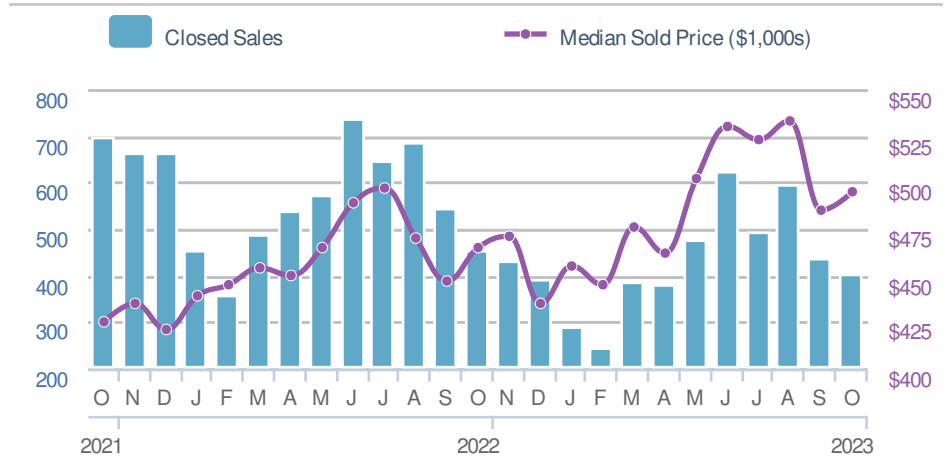
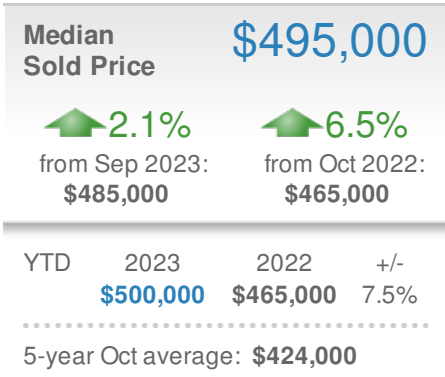
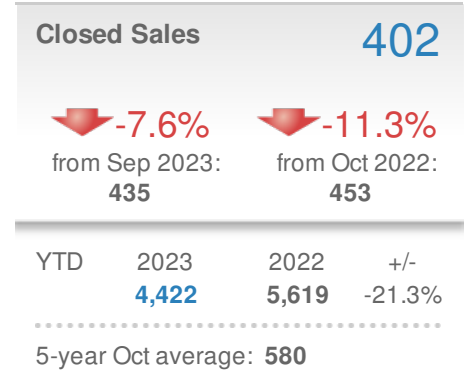
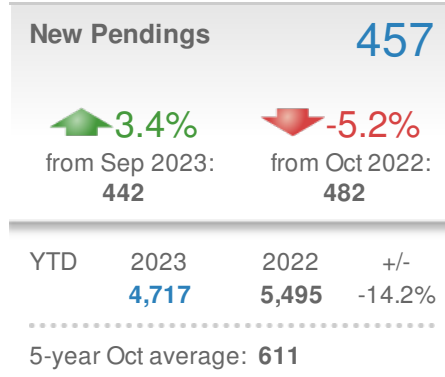
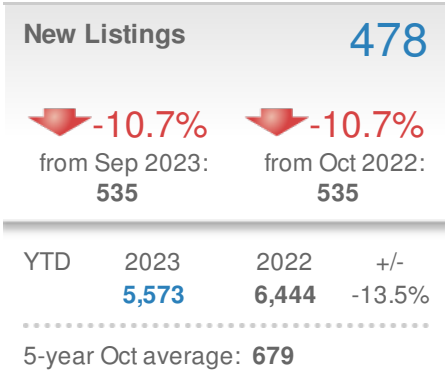
Local Market Insight

Chester County, PA

October 2023

Chester County, PA

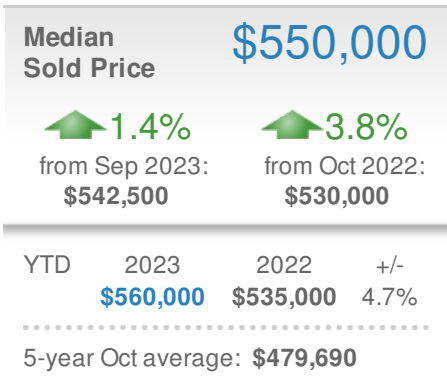
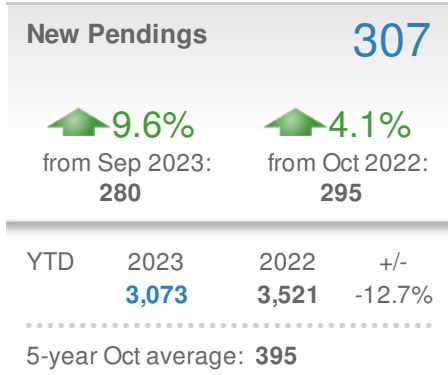
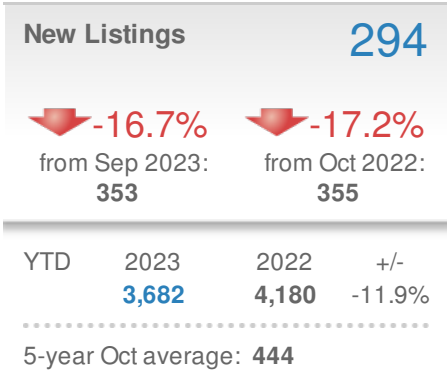
Email: ldavis@tcsr.realtor



October 2023

Chester County, PA - Detached

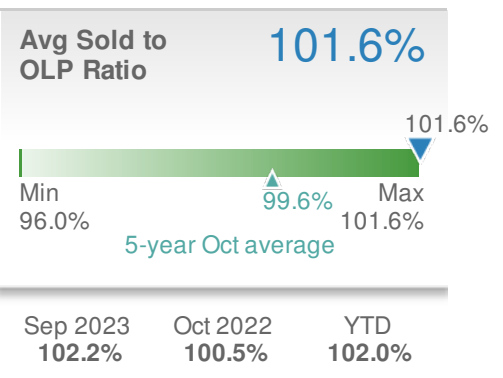
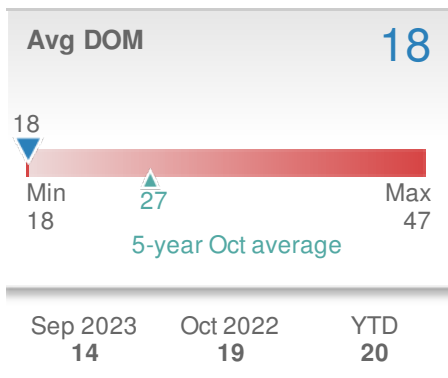
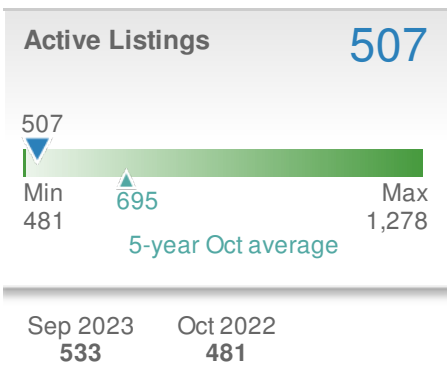
Tri-County Suburban REALTORS
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Summary

In Chester County, PA, the median sold price for Detached properties for October was \$550,000, representing an increase of 1.4% compared to last month and an increase of 3.8% from Oct 2022. The average days on market for units sold in October was 18 days, 34% below the 5-year October average of 27 days. There was a 9.6% month over month increase in new contract activity with 307 New Pendings; a 7.9% MoM increase in All Pendings (new contracts + contracts carried over from September) to 534; and a 4.9% decrease in supply to 507 active units.

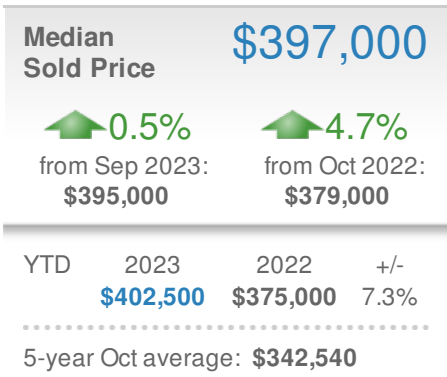
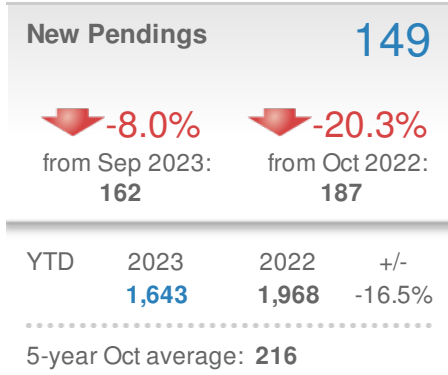
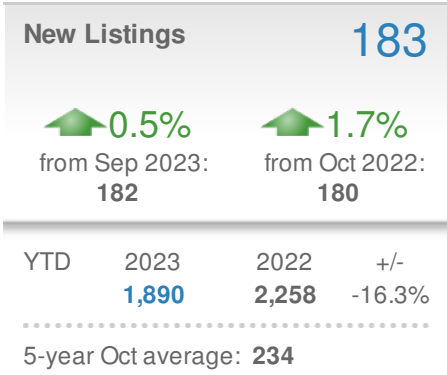
This activity resulted in a Contract Ratio of 1.05 pendings per active listing, up from 0.93 in September and an increase from 1.03 in October 2022. The Contract Ratio is 8% lower than the 5-year October average of 1.15. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



October 2023

Chester County, PA - Attached

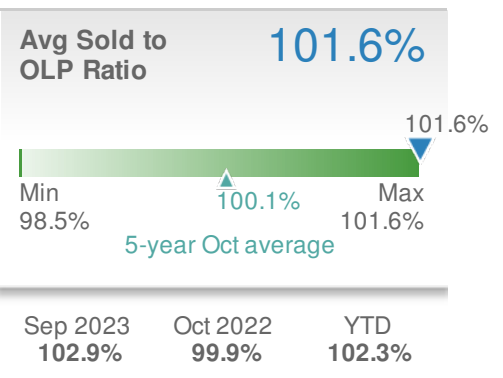
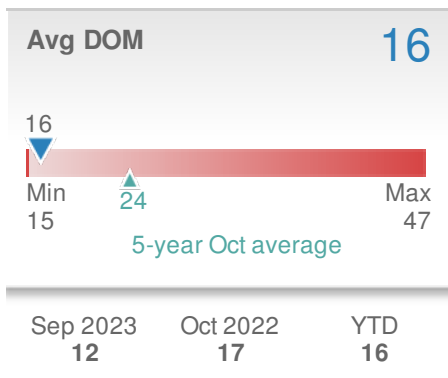
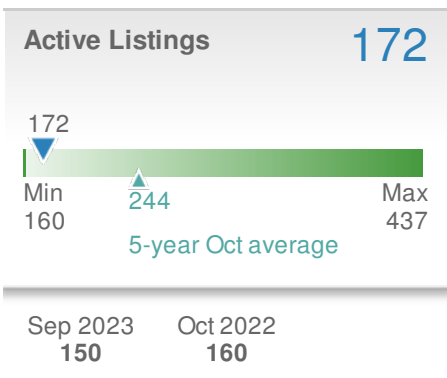
Tri-County Suburban REALTORS
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Summary

In Chester County, PA, the median sold price for Attached properties for October was \$397,000, representing an increase of 0.5% compared to last month and an increase of 4.7% from Oct 2022. The average days on market for units sold in October was 16 days, 32% below the 5-year October average of 24 days. There was an 8% month over month decrease in new contract activity with 149 New Pendings; a 1.4% MoM decrease in All Pendings (new contracts + contracts carried over from September) to 290; and a 14.7% increase in supply to 172 active units.

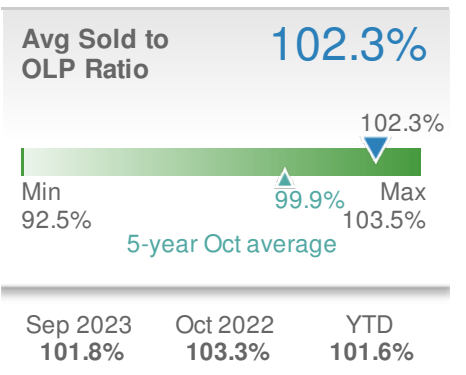
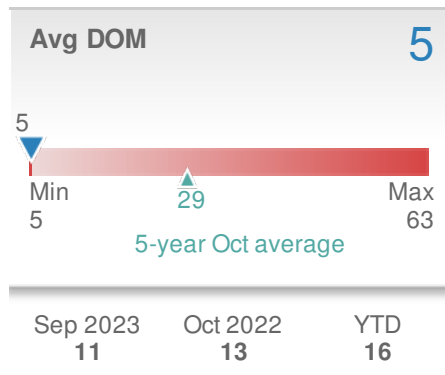
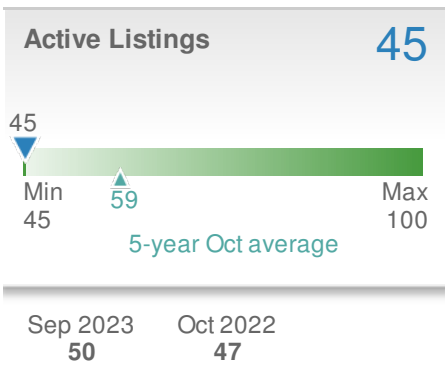
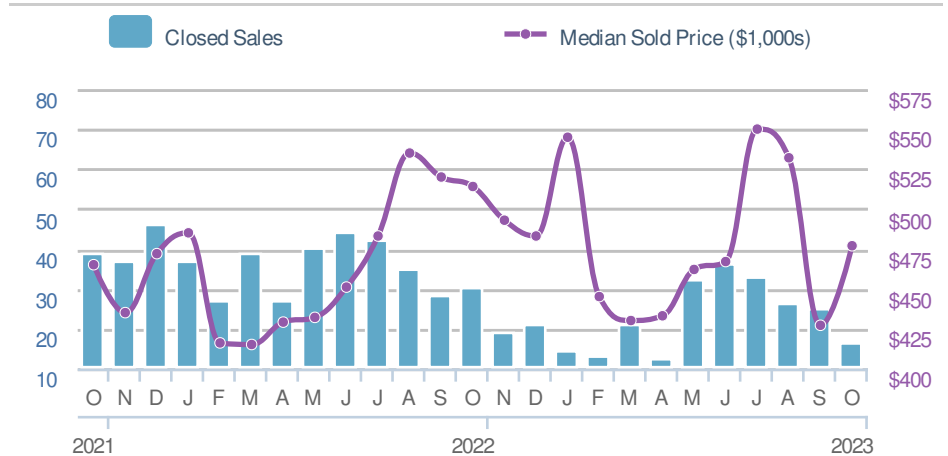
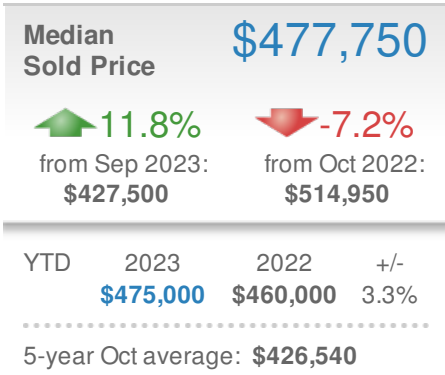
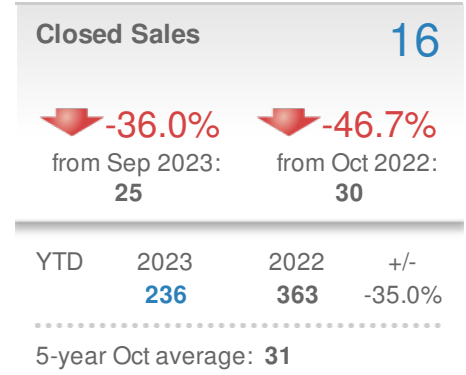
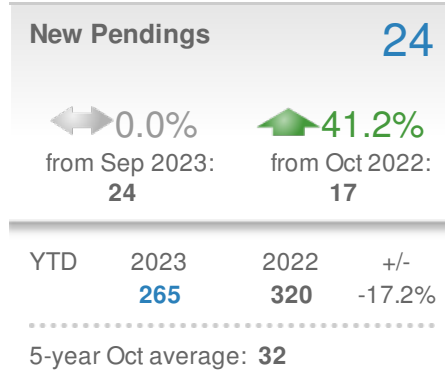
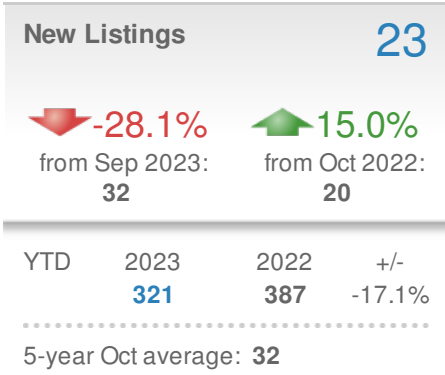
This activity resulted in a Contract Ratio of 1.69 pendings per active listing, down from 1.96 in September and a decrease from 1.99 in October 2022. The Contract Ratio is 13% lower than the 5-year October average of 1.93. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



October 2023

Avon Grove (Chester, PA)

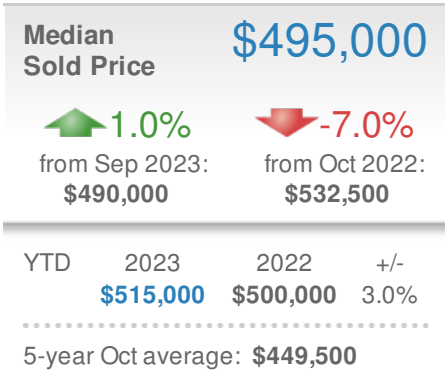
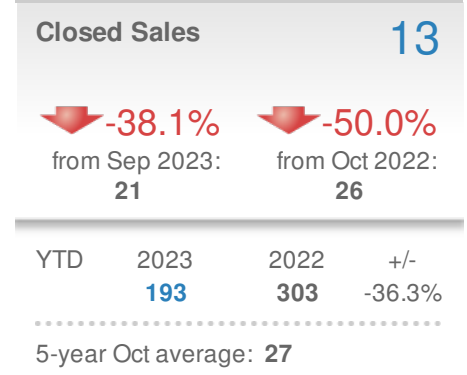
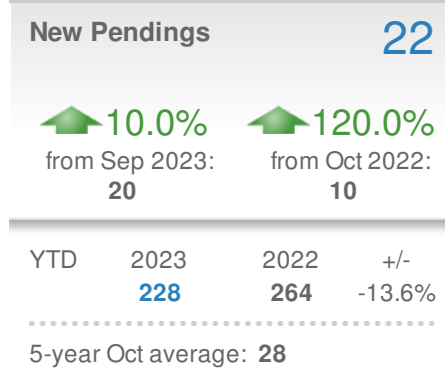
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October 2023

Avon Grove (Chester, PA) - Detached

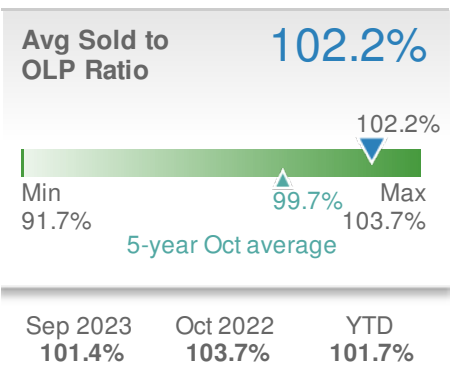
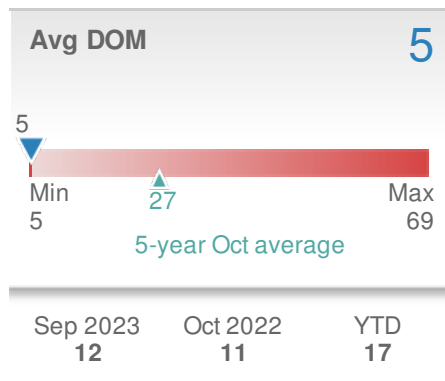
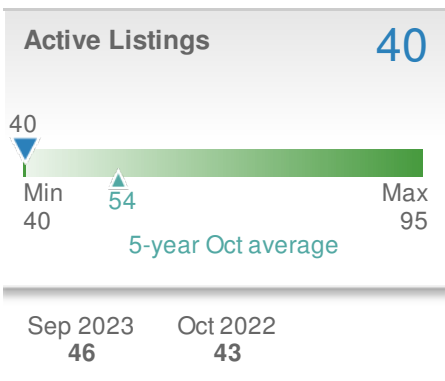
Tri-County Suburban REALTORS
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Summary

In Avon Grove (Chester, PA), the median sold price for Detached properties for October was \$495,000, representing an increase of 1% compared to last month and a decrease of 7% from Oct 2022. The average days on market for units sold in October was 5 days, 81% below the 5-year October average of 27 days. There was a 10% month over month increase in new contract activity with 22 New Pendings; a 17% MoM increase in All Pendings (new contracts + contracts carried over from September) to 55; and a 13% decrease in supply to 40 active units.

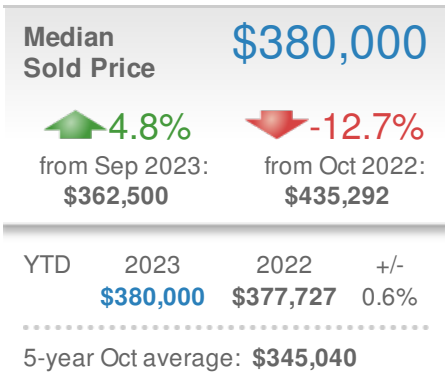
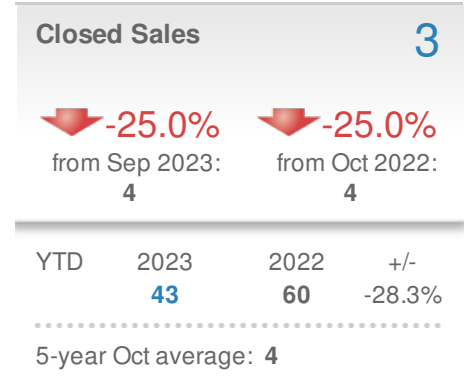
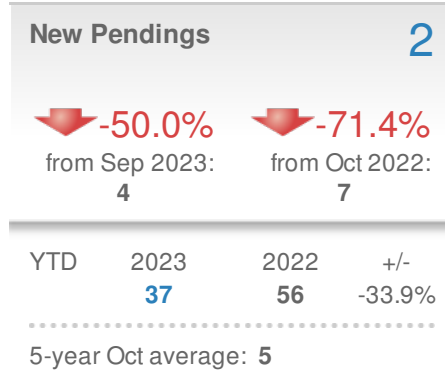
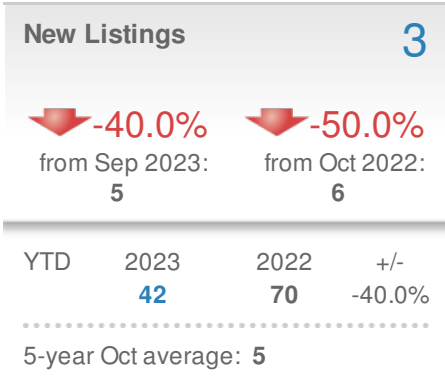
This activity resulted in a Contract Ratio of 1.38 pendings per active listing, up from 1.02 in September and an increase from 0.60 in October 2022. The Contract Ratio is 23% higher than the 5-year October average of 1.12. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



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Avon Grove (Chester, PA) - Attached

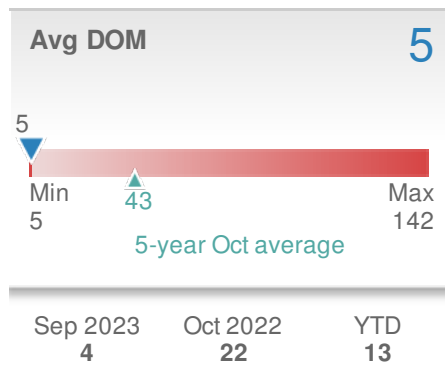
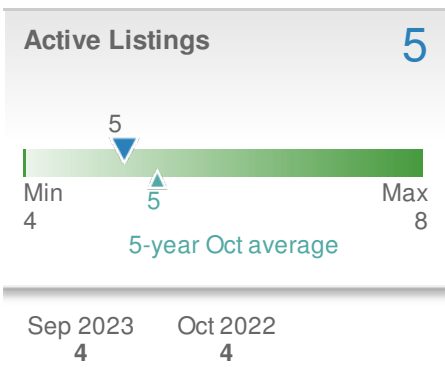
Tri-County Suburban REALTORS
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Summary

In Avon Grove (Chester, PA), the median sold price for Attached properties for October was \$380,000, representing an increase of 4.8% compared to last month and a decrease of 12.7% from Oct 2022. The average days on market for units sold in October was 5 days, 88% below the 5-year October average of 43 days. There was a 50% month over month decrease in new contract activity with 2 New Pendings; a 25% MoM decrease in All Pendings (new contracts + contracts carried over from September) to 3; and a 25% increase in supply to 5 active units.

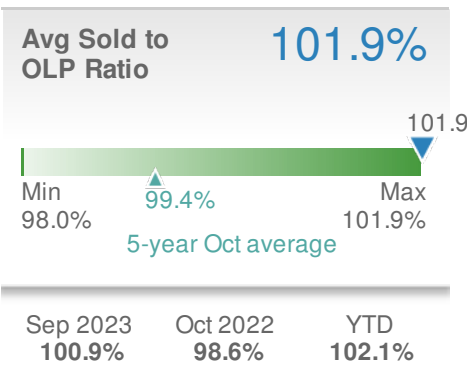
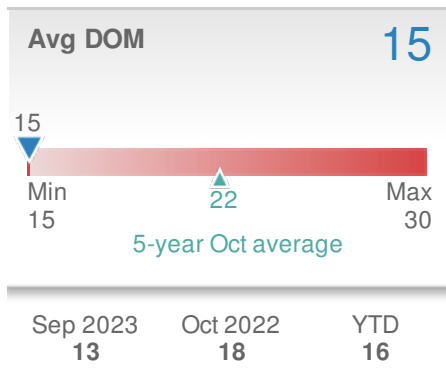
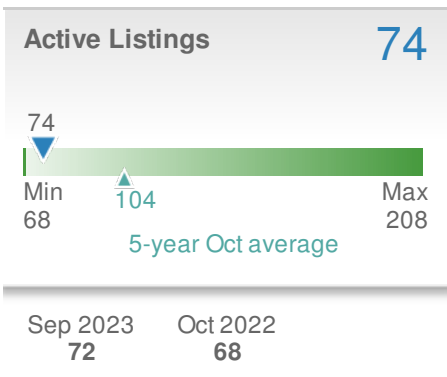
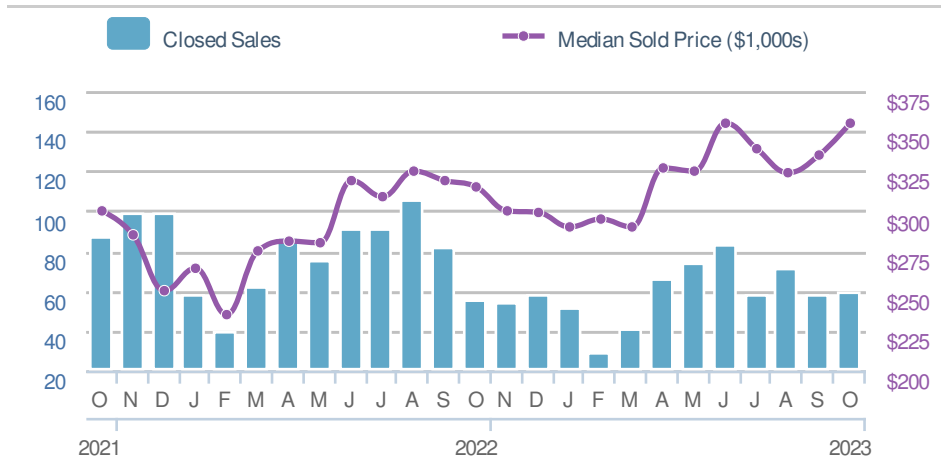
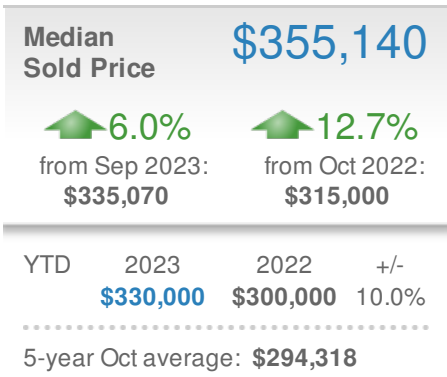
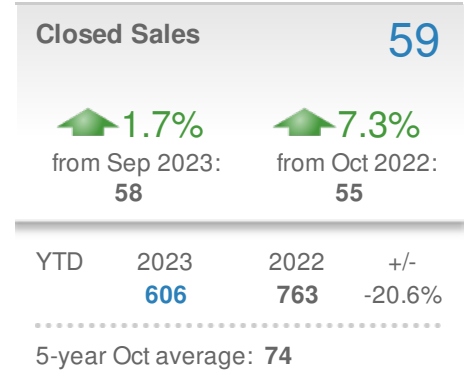
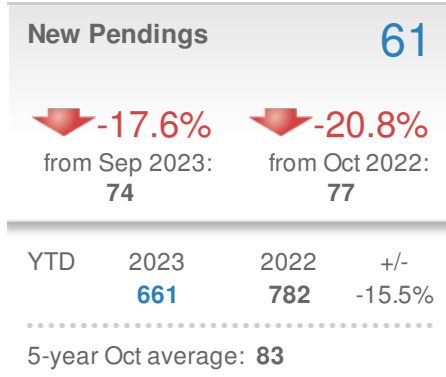
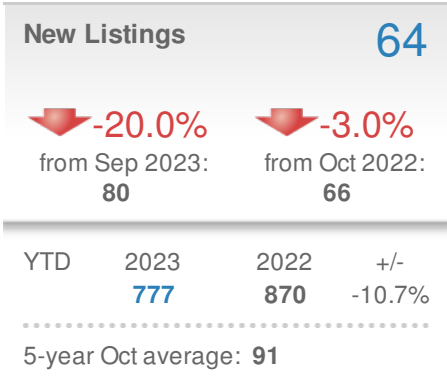
This activity resulted in a Contract Ratio of 0.60 pendings per active listing, down from 1.00 in September and a decrease from 4.25 in October 2022. The Contract Ratio is 74% lower than the 5-year October average of 2.34. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



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Coatesville Area (Chester, PA)

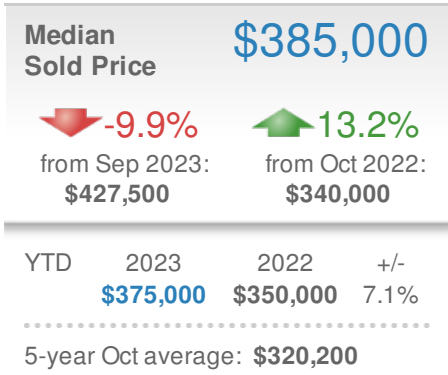
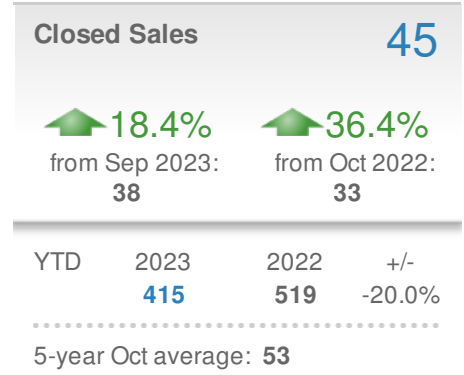
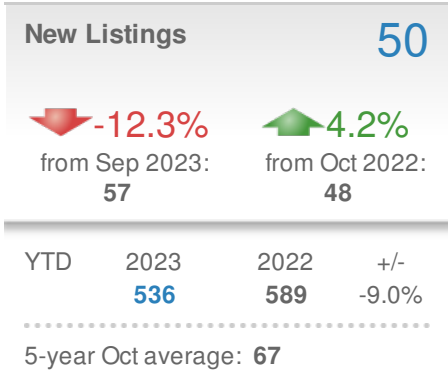
Email: ldavis@tcsr.realtor



October 2023

Coatesville Area (Chester, PA) - Detached

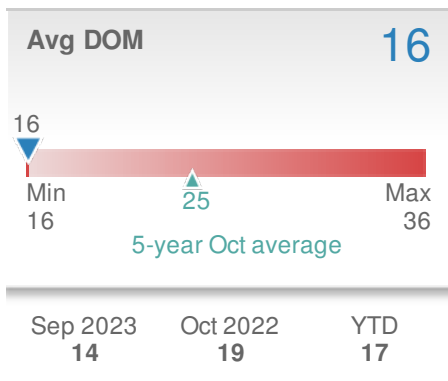
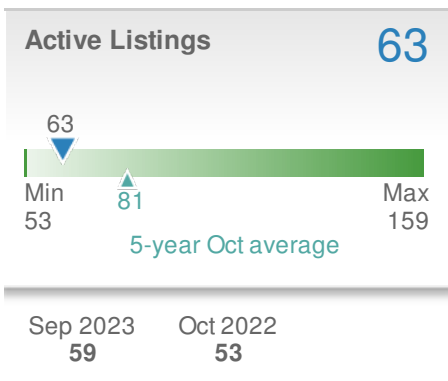
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Summary

In Coatesville Area (Chester, PA), the median sold price for Detached properties for October was \$385,000, representing a decrease of 9.9% compared to last month and an increase of 13.2% from Oct 2022. The average days on market for units sold in October was 16 days, 35% below the 5-year October average of 25 days. There was a 17% month over month decrease in new contract activity with 44 New Pendings; a 3.8% MoM decrease in All Pendings (new contracts + contracts carried over from September) to 76; and a 6.8% increase in supply to 63 active units.

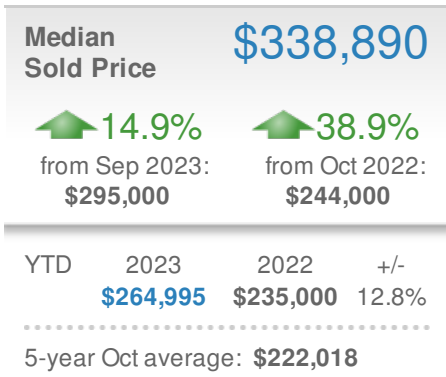
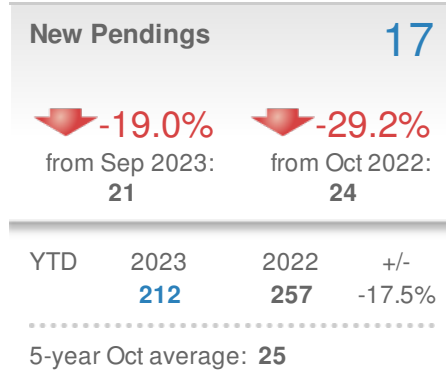
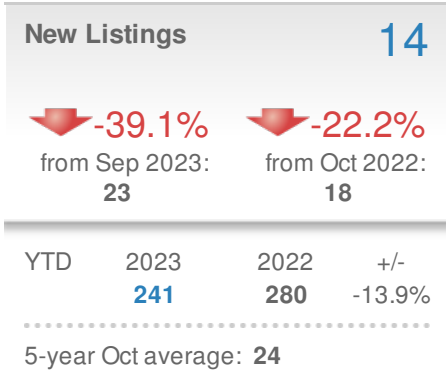
This activity resulted in a Contract Ratio of 1.21 pendings per active listing, down from 1.34 in September and an increase from 1.13 in October 2022. The Contract Ratio is 8% lower than the 5-year October average of 1.31. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



October 2023

Coatesville Area (Chester, PA) - Attached

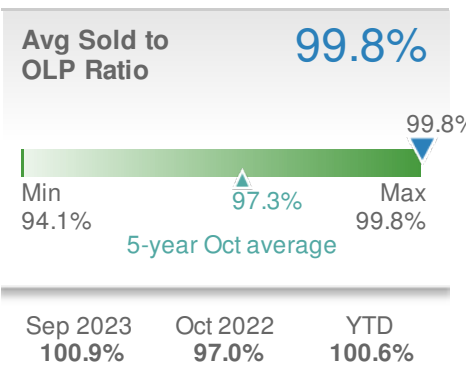
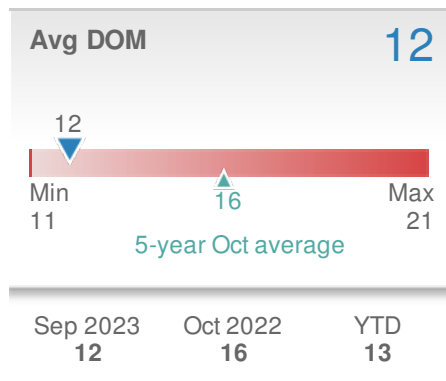
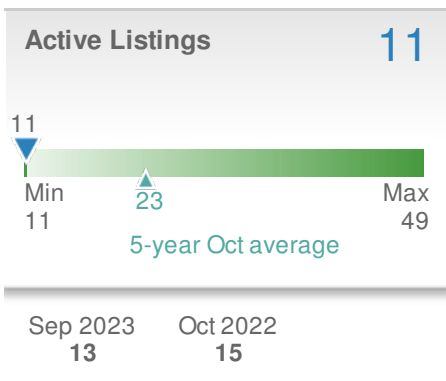
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Summary

In Coatesville Area (Chester, PA), the median sold price for Attached properties for October was \$338,890, representing an increase of 14.9% compared to last month and an increase of 38.9% from Oct 2022. The average days on market for units sold in October was 12 days, 25% below the 5-year October average of 16 days. There was a 19% month over month decrease in new contract activity with 17 New Pendings; a 4.4% MoM increase in All Pendings (new contracts + contracts carried over from September) to 47; and a 15.4% decrease in supply to 11 active units.

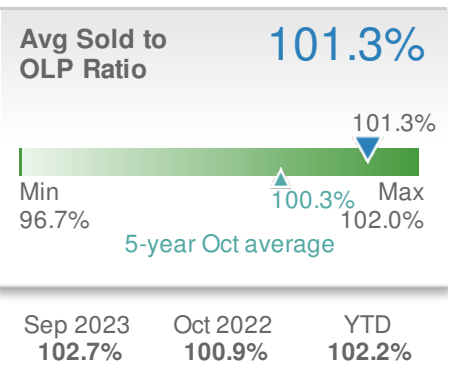
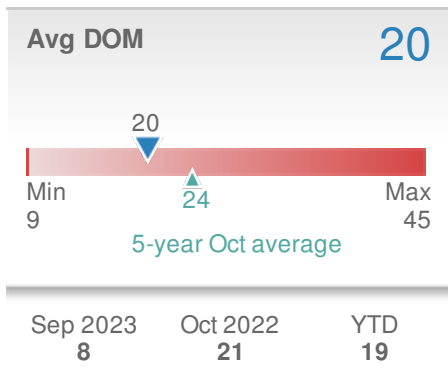
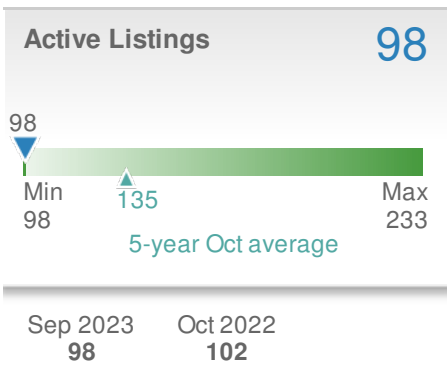
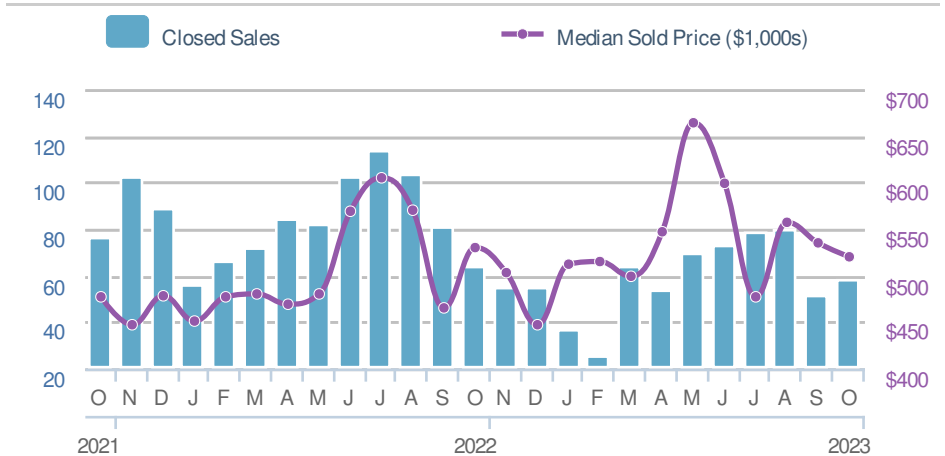
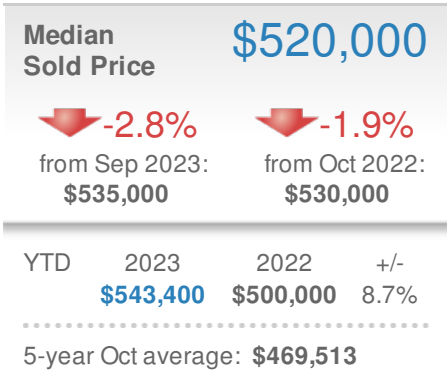
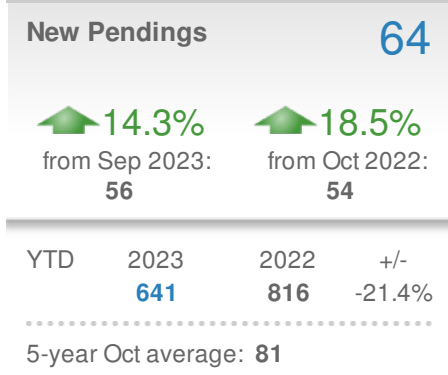
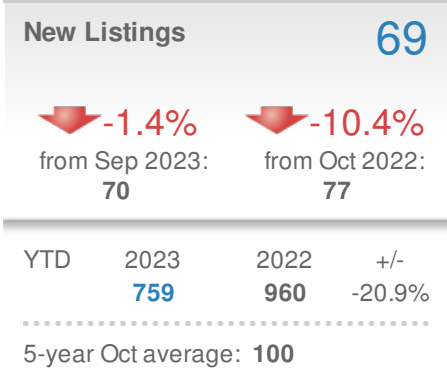
This activity resulted in a Contract Ratio of 4.27 pendings per active listing, up from 3.46 in September and an increase from 2.47 in October 2022. The Contract Ratio is 83% higher than the 5-year October average of 2.33. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



October 2023

Downingtown Area (Chester, PA)

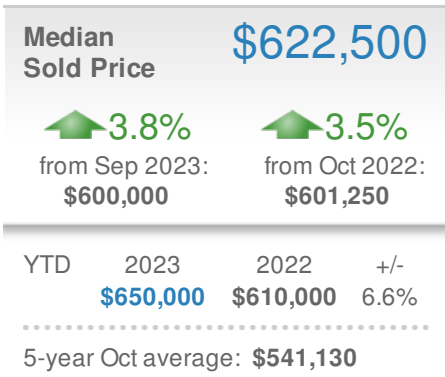
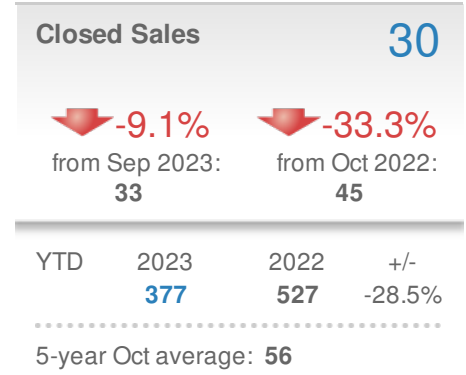
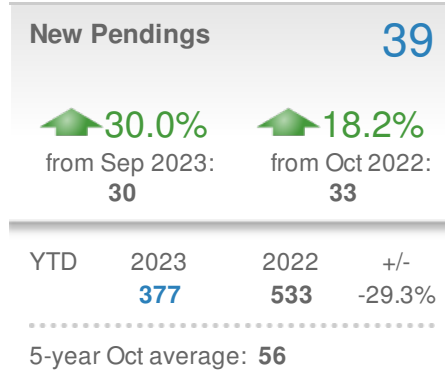
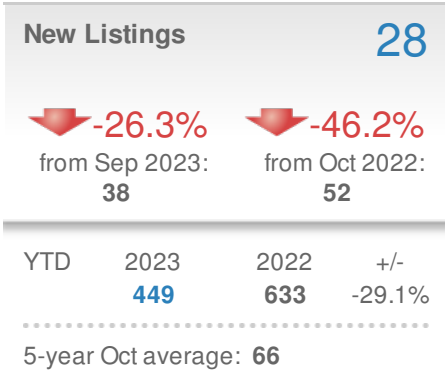
Email: ldavis@tcsr.realtor



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Downingtown Area (Chester, PA) - Detached

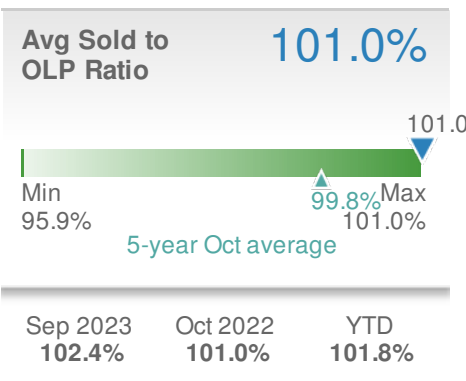
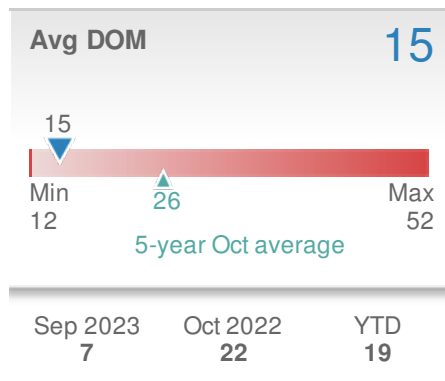
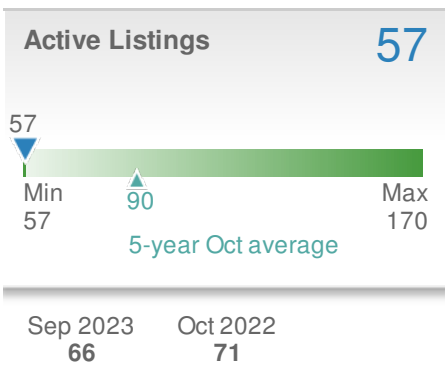
Tri-County Suburban REALTORS
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Summary

In Downingtown Area (Chester, PA), the median sold price for Detached properties for October was \$622,500, representing an increase of 3.8% compared to last month and an increase of 3.5% from Oct 2022. The average days on market for units sold in October was 15 days, 42% below the 5-year October average of 26 days. There was a 30% month over month increase in new contract activity with 39 New Pendings; a 14.9% MoM increase in All Pendings (new contracts + contracts carried over from September) to 54; and a 13.6% decrease in supply to 57 active units.

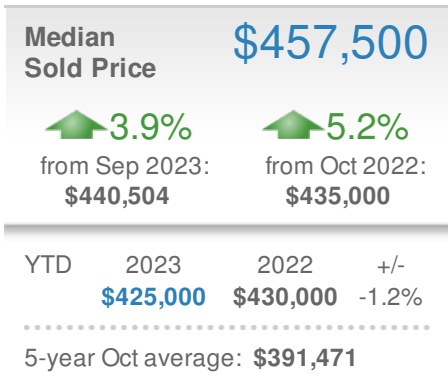
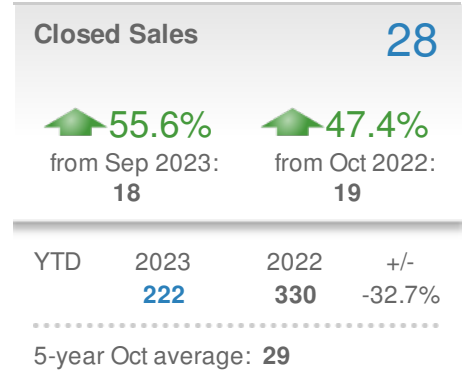
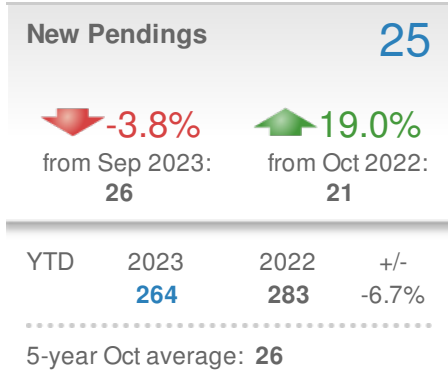
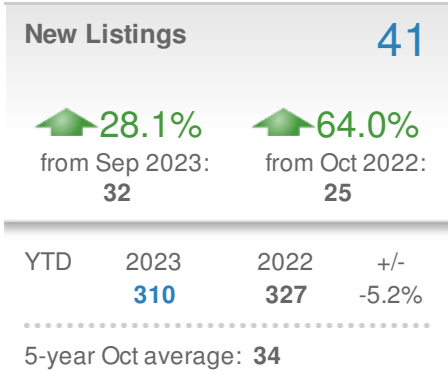
This activity resulted in a Contract Ratio of 0.95 pendings per active listing, up from 0.71 in September and a decrease from 1.04 in October 2022. The Contract Ratio is 36% lower than the 5-year October average of 1.48. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



October 2023

Downingtown Area (Chester, PA) - Attached

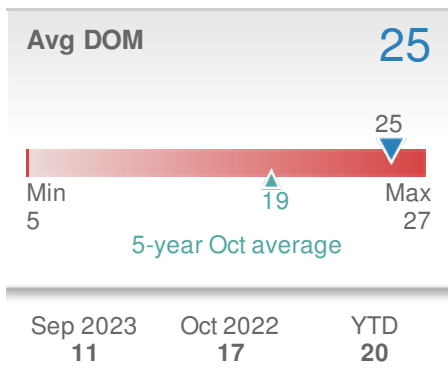
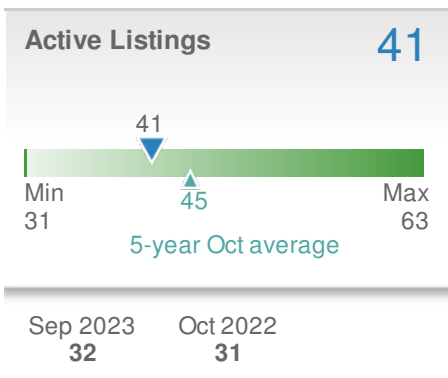
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Downingtown Area (Chester, PA), the median sold price for Attached properties for October was \$457,500, representing an increase of 3.9% compared to last month and an increase of 5.2% from Oct 2022. The average days on market for units sold in October was 25 days, 33% above the 5-year October average of 19 days. There was a 3.8% month over month decrease in new contract activity with 25 New Pendings; a 7% MoM decrease in All Pendings (new contracts + contracts carried over from September) to 80; and a 28.1% increase in supply to 41 active units.

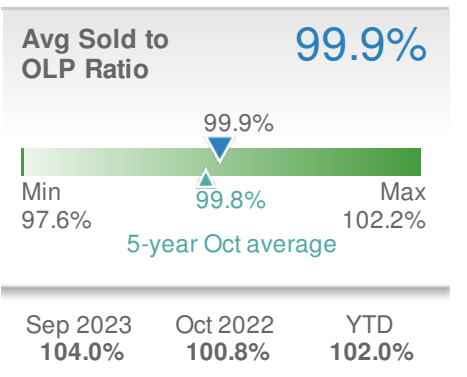
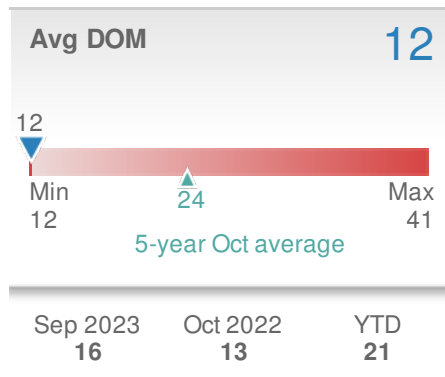
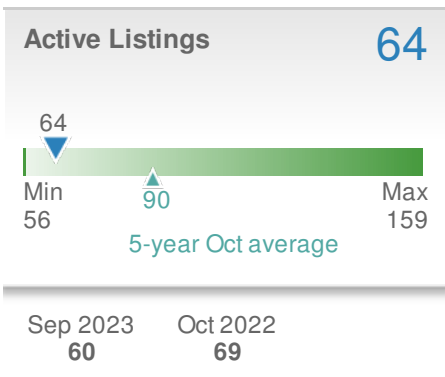
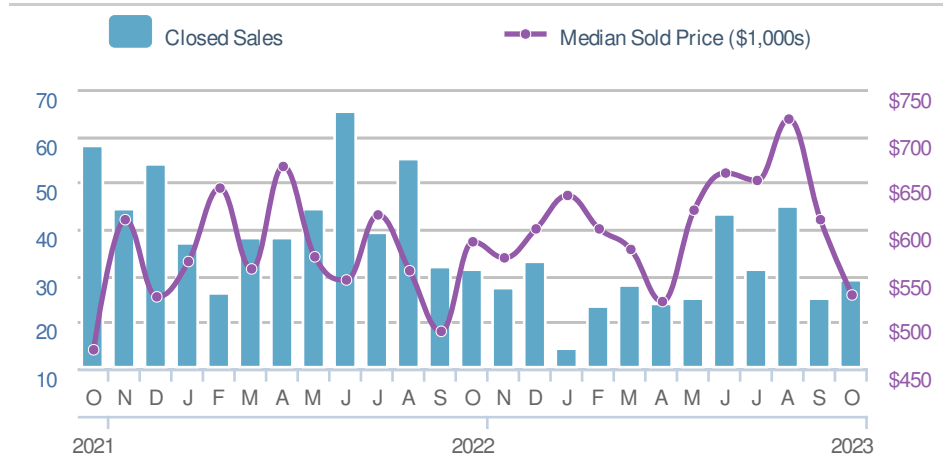
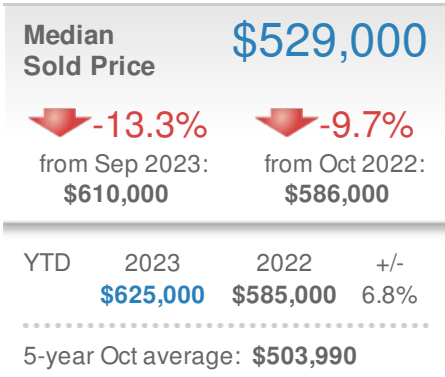
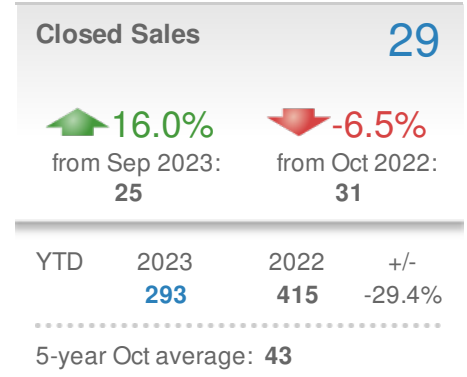
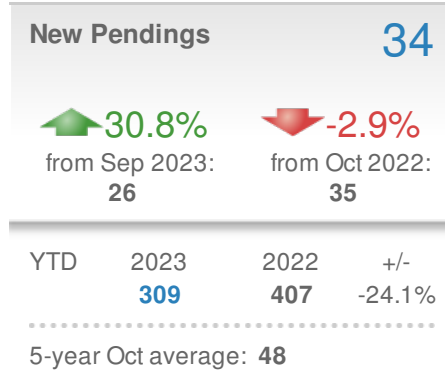
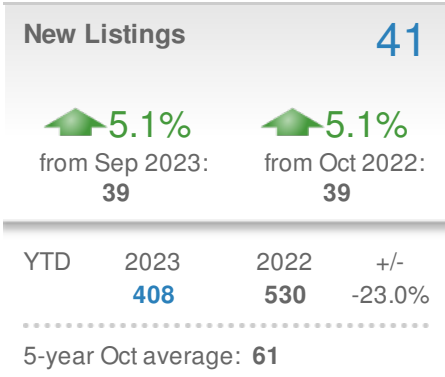
This activity resulted in a Contract Ratio of 1.95 pendings per active listing, down from 2.69 in September and a decrease from 2.00 in October 2022. The Contract Ratio is 3% higher than the 5-year October average of 1.89. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



October 2023

Great Valley (Chester, PA)

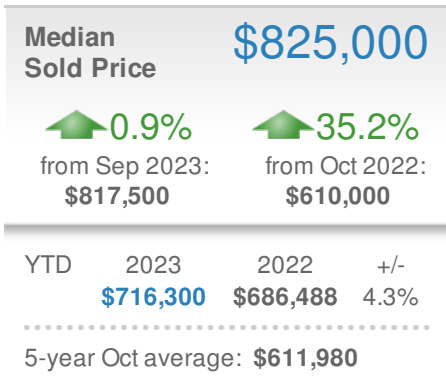
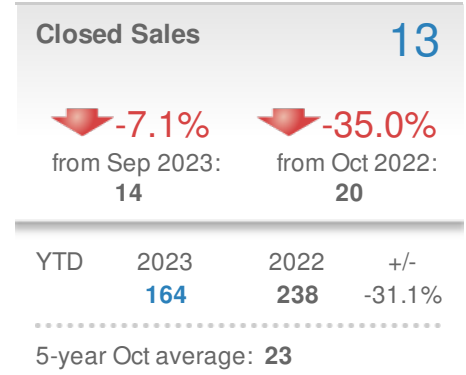
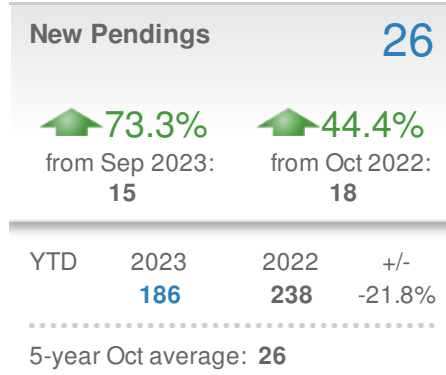
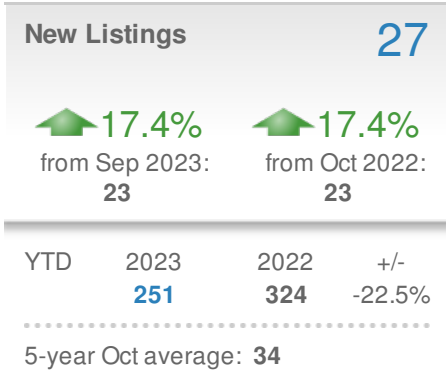
Email: ldavis@tcsr.realtor



October 2023

Great Valley (Chester, PA) - Detached

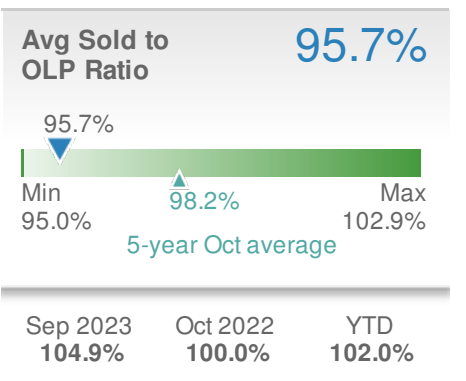
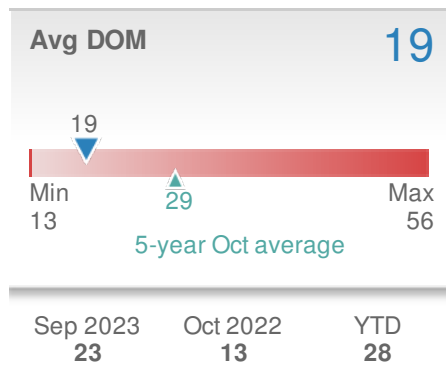
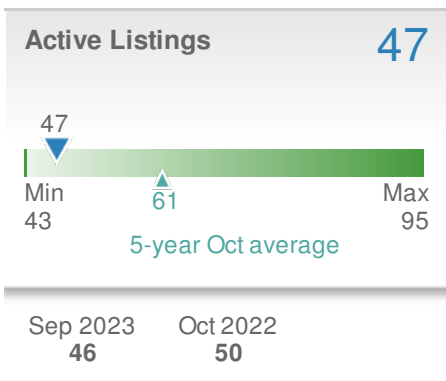
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Great Valley (Chester, PA), the median sold price for Detached properties for October was \$825,000, representing an increase of 0.9% compared to last month and an increase of 35.2% from Oct 2022. The average days on market for units sold in October was 19 days, 35% below the 5-year October average of 29 days. There was a 73.3% month over month increase in new contract activity with 26 New Pendings; a 41.9% MoM increase in All Pendings (new contracts + contracts carried over from September) to 44; and a 2.2% increase in supply to 47 active units.

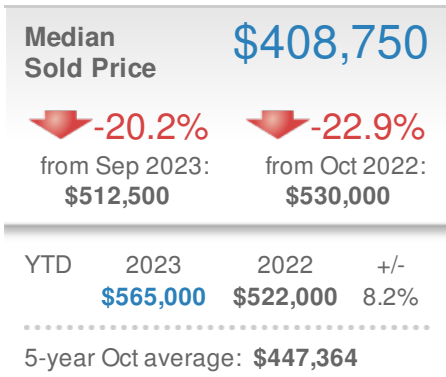
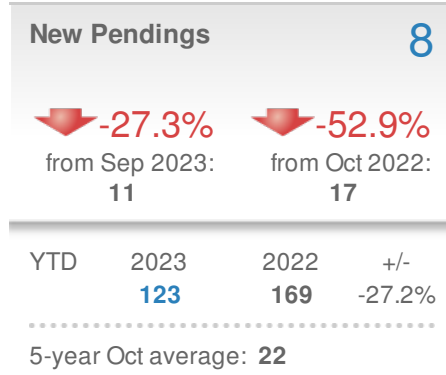
This activity resulted in a Contract Ratio of 0.94 pendings per active listing, up from 0.67 in September and an increase from 0.84 in October 2022. The Contract Ratio is 7% higher than the 5-year October average of 0.88. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



October 2023

Great Valley (Chester, PA) - Attached

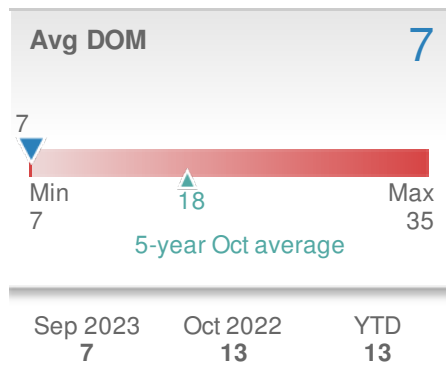
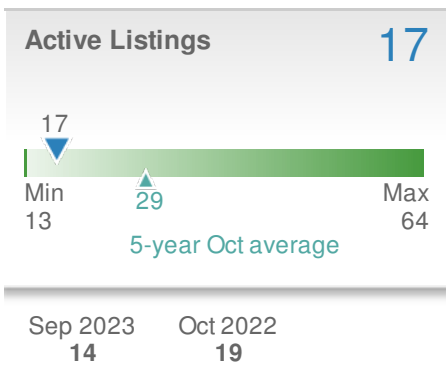
Tri-County Suburban REALTORS
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Summary

In Great Valley (Chester, PA), the median sold price for Attached properties for October was \$408,750, representing a decrease of 20.2% compared to last month and a decrease of 22.9% from Oct 2022. The average days on market for units sold in October was 7 days, 62% below the 5-year October average of 18 days. There was a 27.3% month over month decrease in new contract activity with 8 New Pendings; a 45% MoM decrease in All Pendings (new contracts + contracts carried over from September) to 11; and a 21.4% increase in supply to 17 active units.

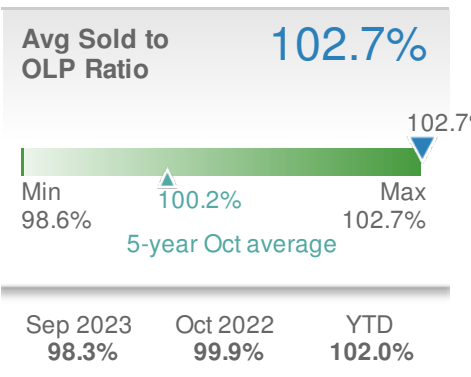
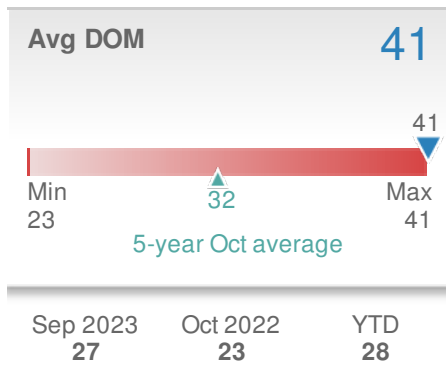
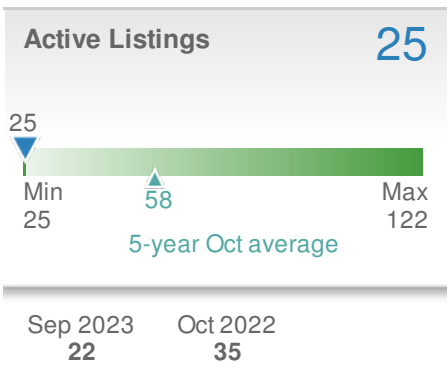
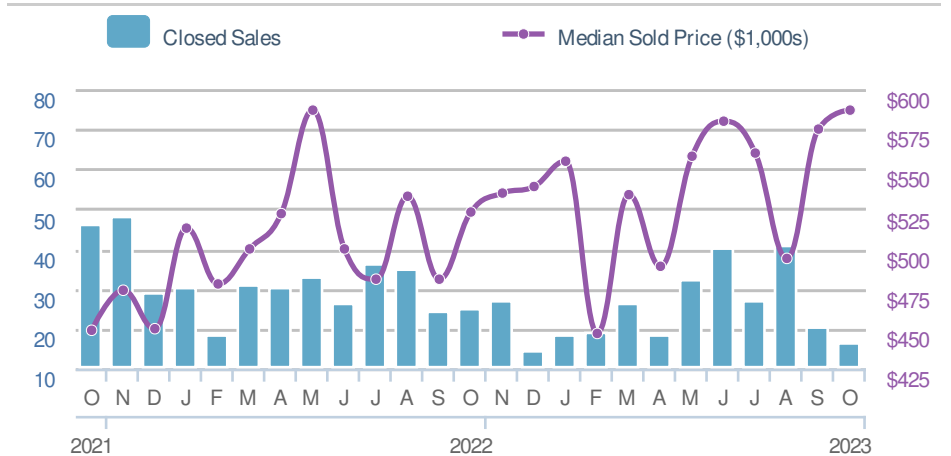
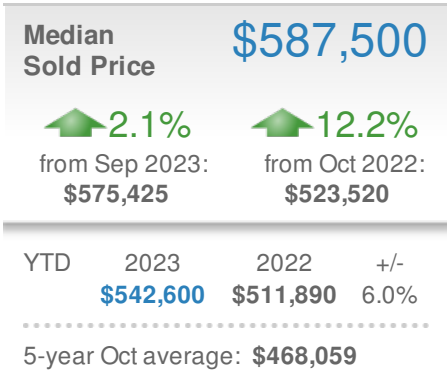
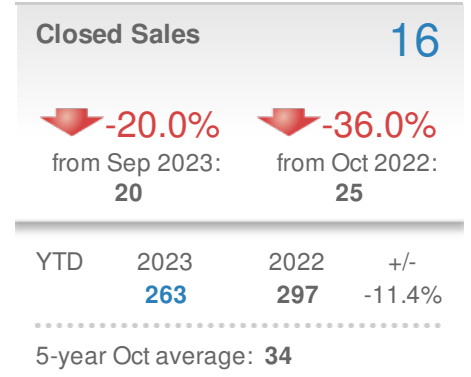
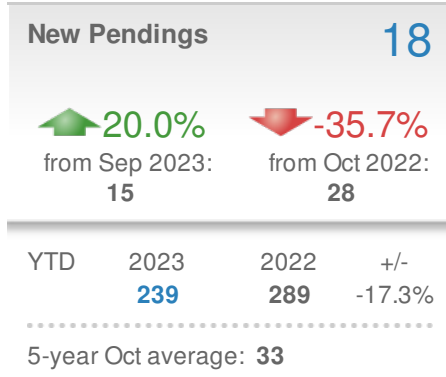
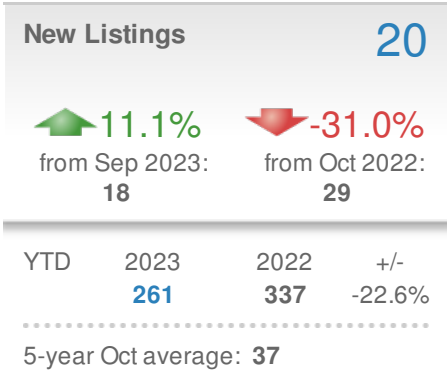
This activity resulted in a Contract Ratio of 0.65 pendings per active listing, down from 1.43 in September and a decrease from 1.32 in October 2022. The Contract Ratio is 68% lower than the 5-year October average of 2.06. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



October 2023

Kennett Consolidated (Chester, PA)

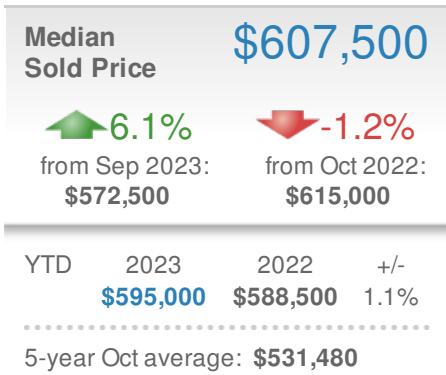
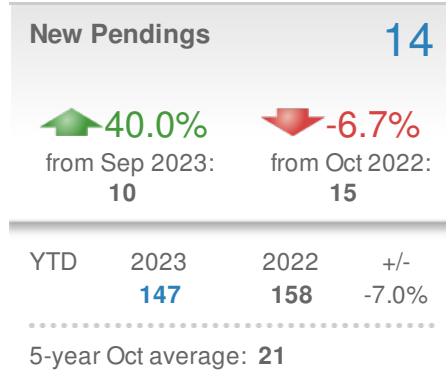
Email: ldavis@tcsr.realtor



October 2023

Kennett Consolidated (Chester, PA) - Detached

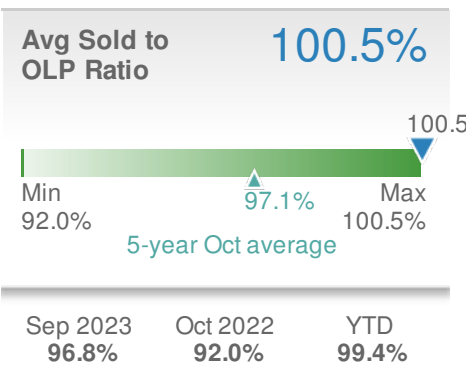
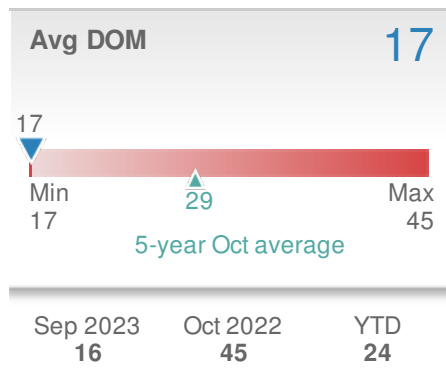
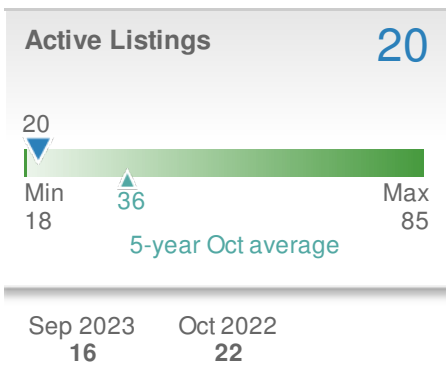
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Kennett Consolidated (Chester, PA), the median sold price for Detached properties for October was \$607,500, representing an increase of 6.1% compared to last month and a decrease of 1.2% from Oct 2022. The average days on market for units sold in October was 17 days, 41% below the 5-year October average of 29 days. There was a 40% month over month increase in new contract activity with 14 New Pendings; an 18.8% MoM increase in All Pendings (new contracts + contracts carried over from September) to 19; and a 25% increase in supply to 20 active units.

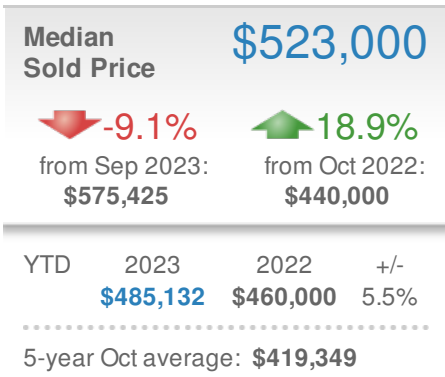
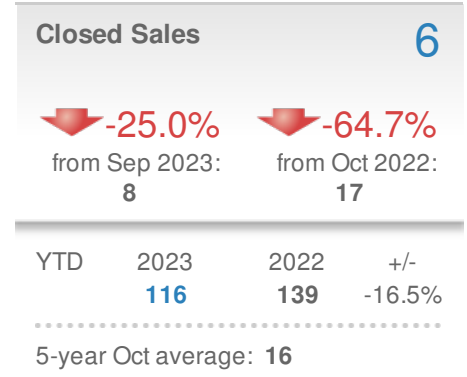
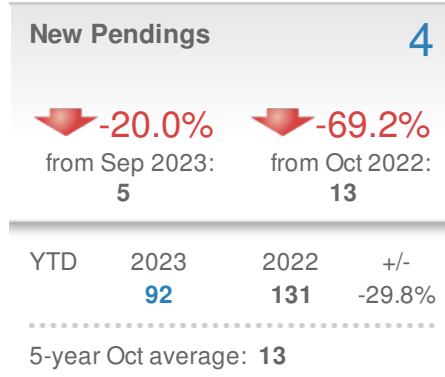
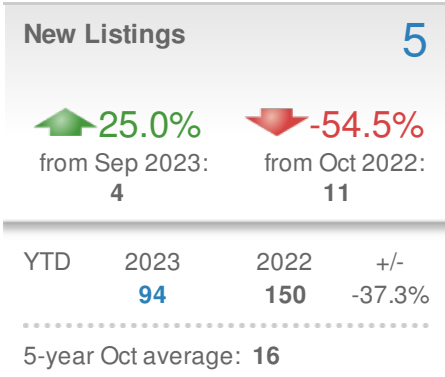
This activity resulted in a Contract Ratio of 0.95 pendings per active listing, down from 1.00 in September and no change from October 2022. The Contract Ratio is 20% lower than the 5-year October average of 1.19. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



October 2023

Kennett Consolidated (Chester, PA) - Attached

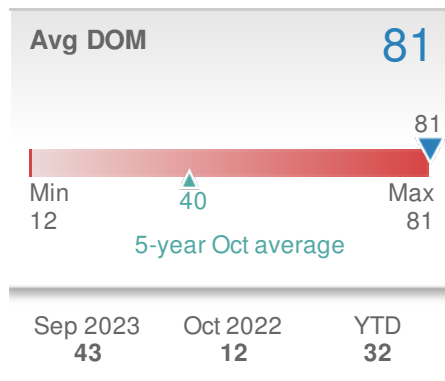
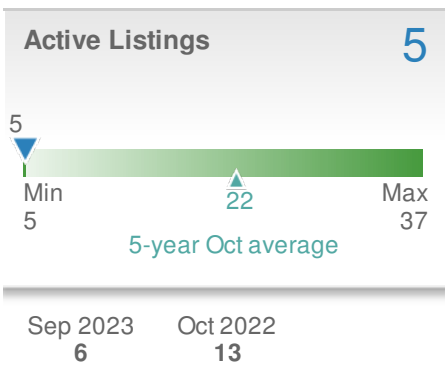
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Kennett Consolidated (Chester, PA), the median sold price for Attached properties for October was \$523,000, representing a decrease of 9.1% compared to last month and an increase of 18.9% from Oct 2022. The average days on market for units sold in October was 81 days, 101% above the 5-year October average of 40 days. There was a 20% month over month decrease in new contract activity with 4 New Pendings; an 8.3% MoM decrease in All Pendings (new contracts + contracts carried over from September) to 11; and a 16.7% decrease in supply to 5 active units.

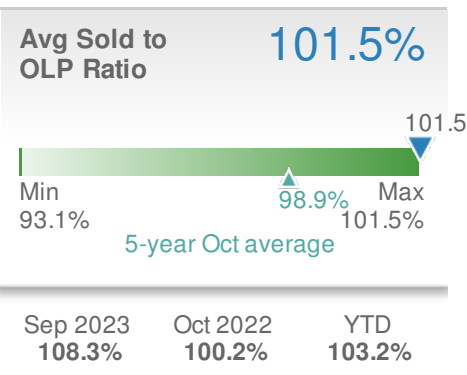
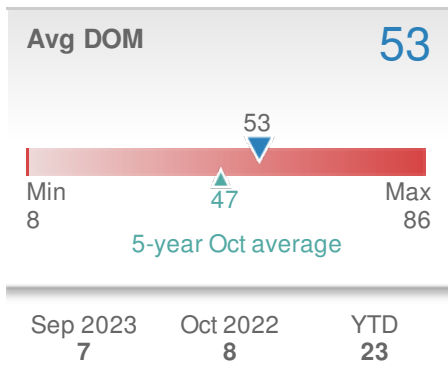
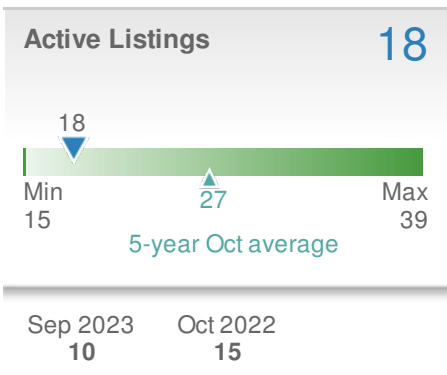
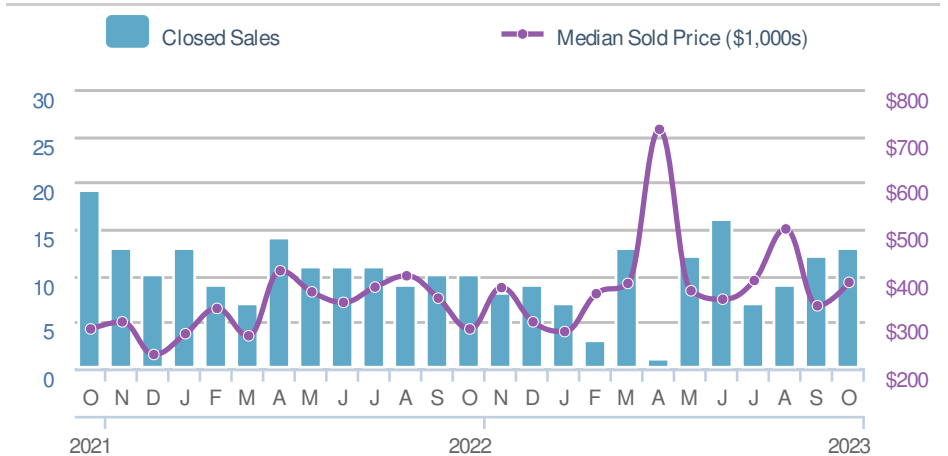
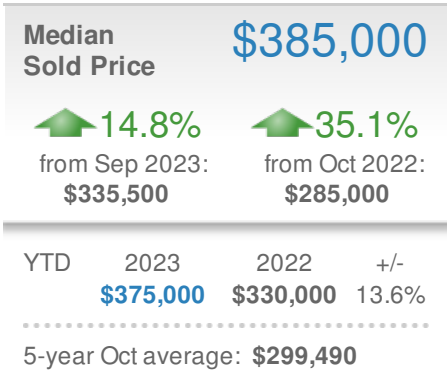
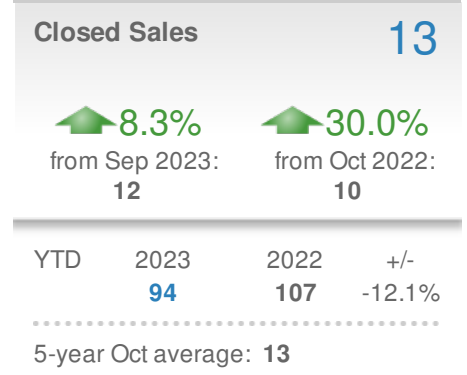
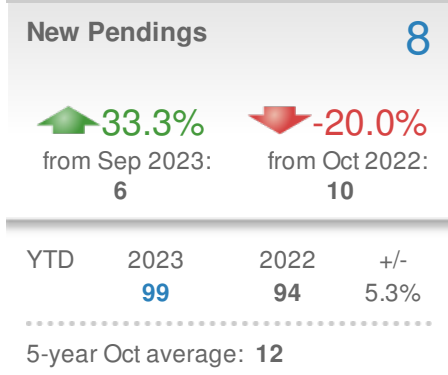
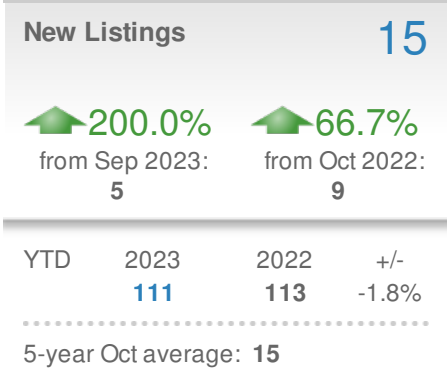
This activity resulted in a Contract Ratio of 2.20 pendings per active listing, up from 2.00 in September and a decrease from 3.38 in October 2022. The Contract Ratio is 3% lower than the 5-year October average of 2.27. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



October 2023

Octorara Area (Chester, PA)

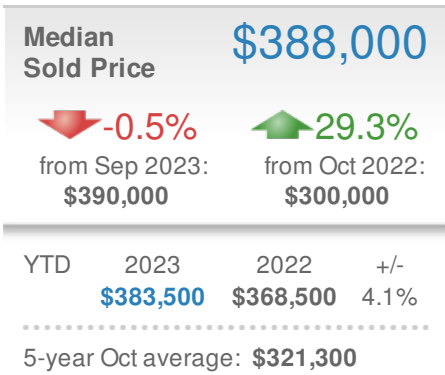
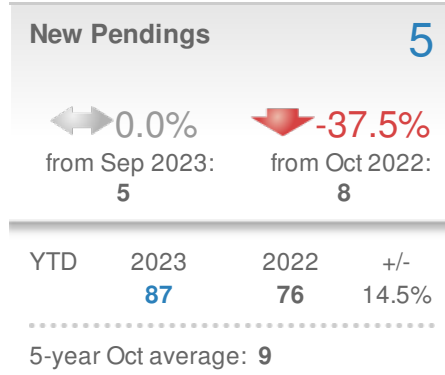
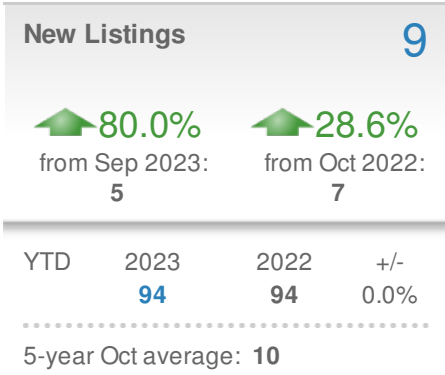
Email: ldavis@tcsr.realtor



October 2023

Octorara Area (Chester, PA) - Detached

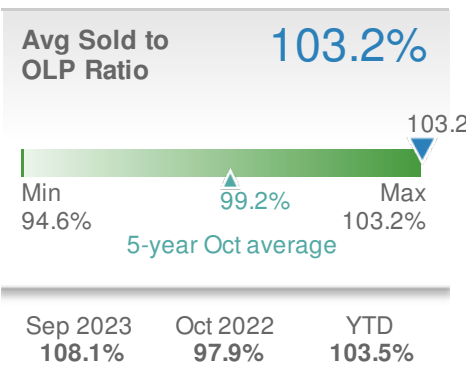
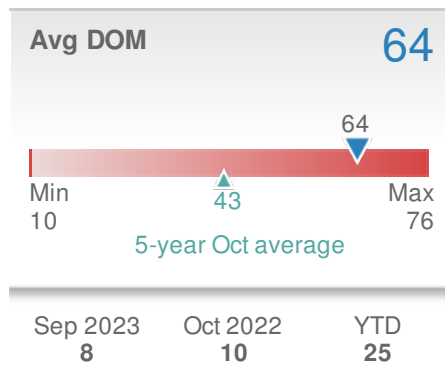
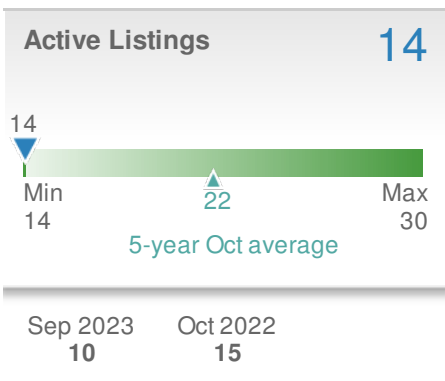
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Octorara Area (Chester, PA), the median sold price for Detached properties for October was \$388,000, representing a decrease of 0.5% compared to last month and an increase of 29.3% from Oct 2022. The average days on market for units sold in October was 64 days, 49% above the 5-year October average of 43 days. There was no month over month change in new contract activity with 5 New Pendings; a 29.4% MoM decrease in All Pendings (new contracts + contracts carried over from September) to 12; and a 40% increase in supply to 14 active units.

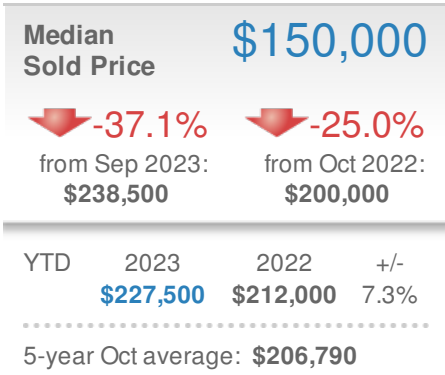
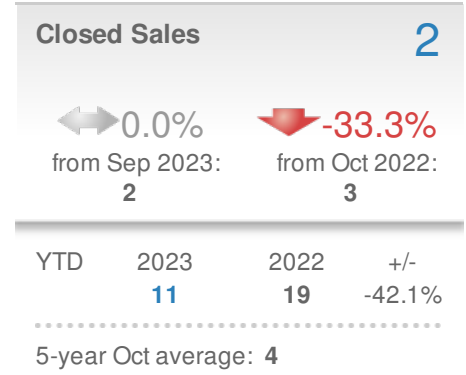
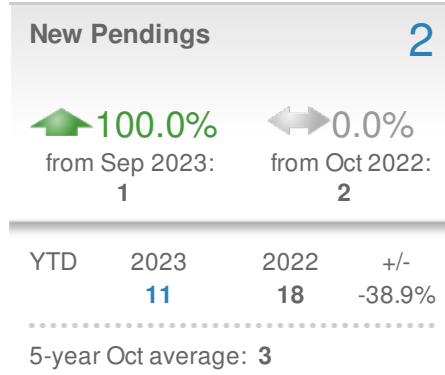
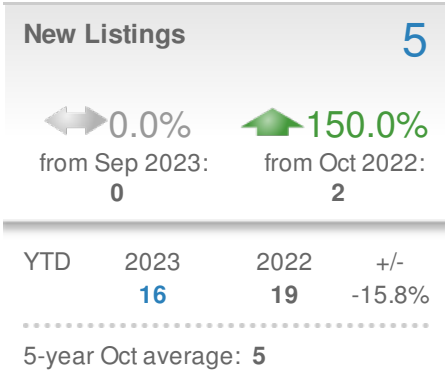
This activity resulted in a Contract Ratio of 0.86 pendings per active listing, down from 1.70 in September and an increase from 0.60 in October 2022. The Contract Ratio is 13% higher than the 5-year October average of 0.76. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



October 2023

Octorara Area (Chester, PA) - Attached

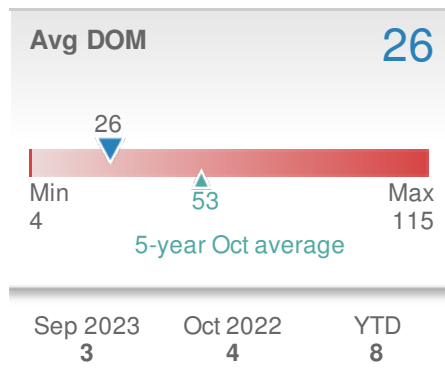
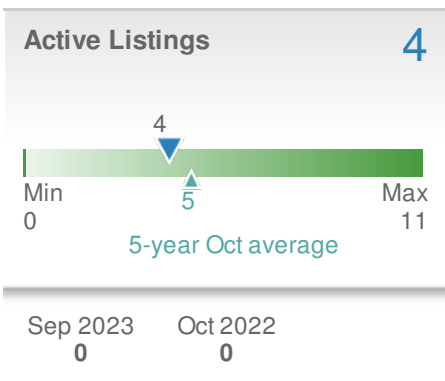
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Octorara Area (Chester, PA), the median sold price for Attached properties for October was \$150,000, representing a decrease of 37.1% compared to last month and a decrease of 25% from Oct 2022. The average days on market for units sold in October was 26 days, 51% below the 5-year October average of 53 days. There was a 100% month over month increase in new contract activity with 2 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from September) with 1; and a 0% increase in supply to 4 active units.

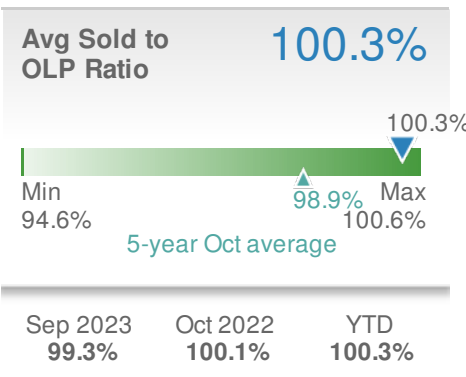
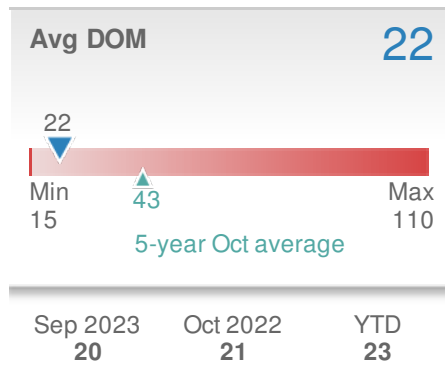
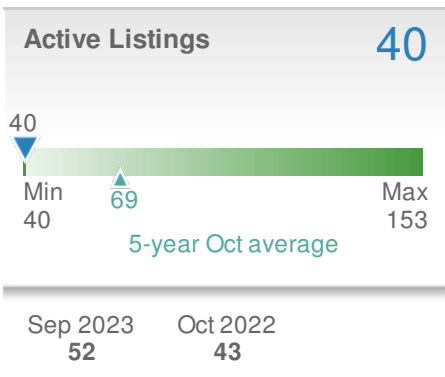
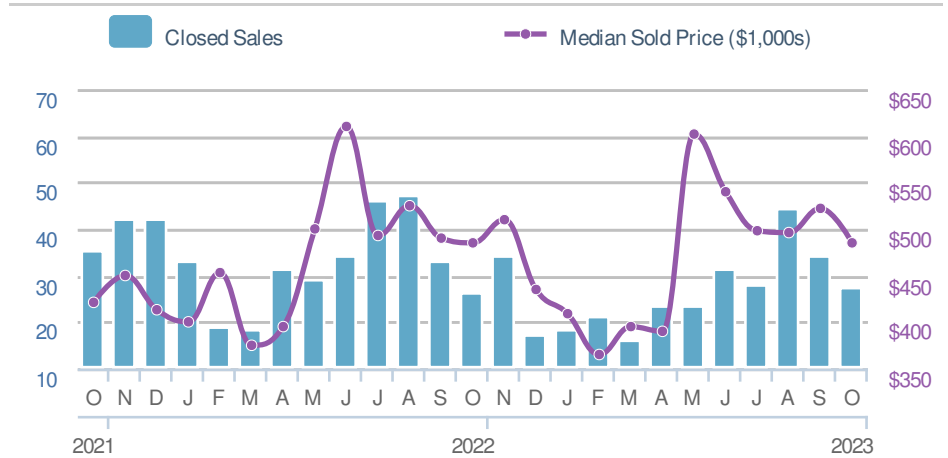
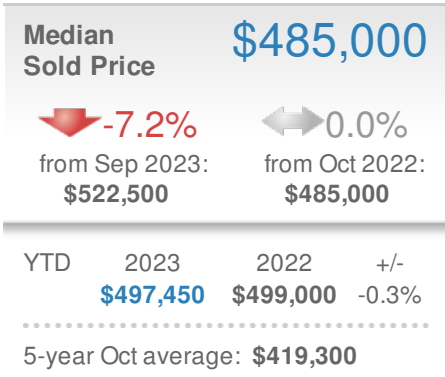
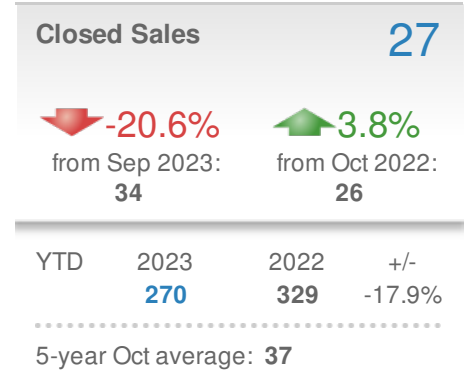
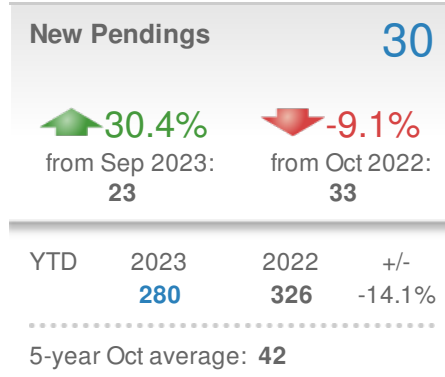
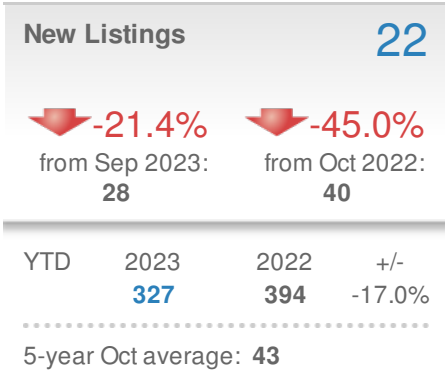
This activity resulted in a Contract Ratio of 0.25 pendings per active listing, up from 0.00 in September and an increase from 0.00 in October 2022. The Contract Ratio is 24% lower than the 5-year October average of 0.33. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



October 2023

Owen J Roberts (Chester, PA)

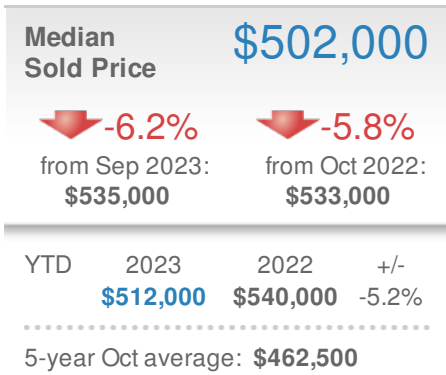
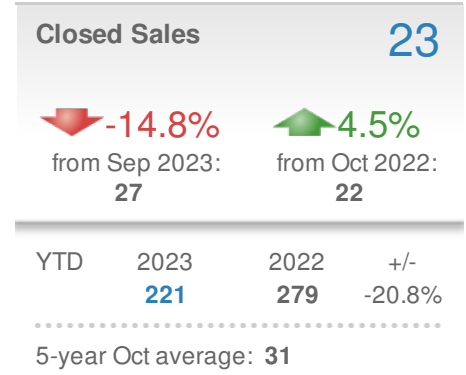
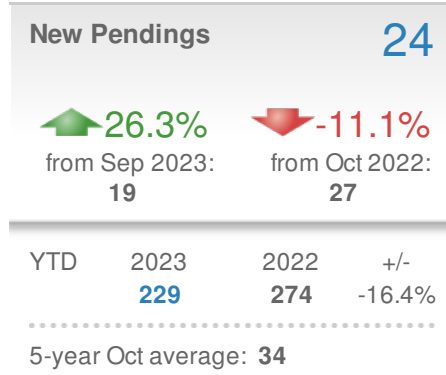
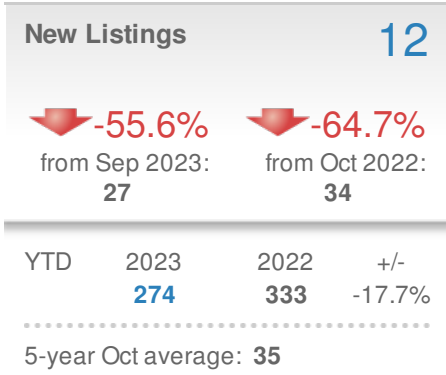
Email: ldavis@tcsr.realtor



October 2023

Owen J Roberts (Chester, PA) - Detached

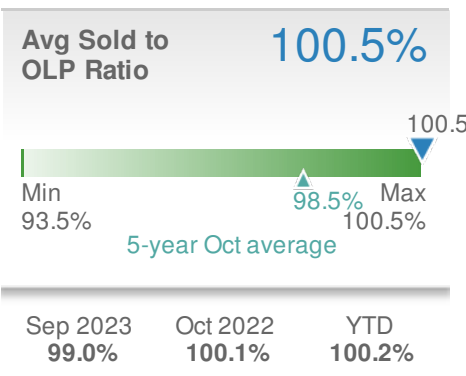
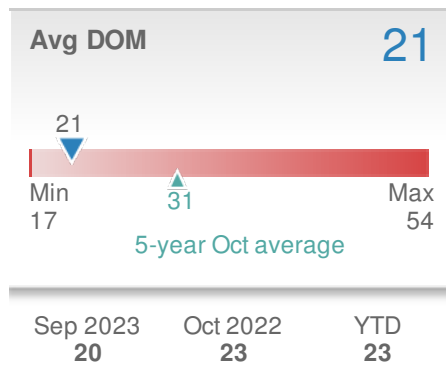
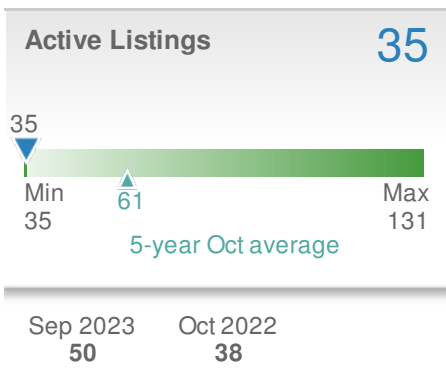
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Owen J Roberts (Chester, PA), the median sold price for Detached properties for October was \$502,000, representing a decrease of 6.2% compared to last month and a decrease of 5.8% from Oct 2022. The average days on market for units sold in October was 21 days, 33% below the 5-year October average of 31 days. There was a 26.3% month over month increase in new contract activity with 24 New Pendings; a 6.5% MoM increase in All Pendings (new contracts + contracts carried over from September) to 33; and a 30% decrease in supply to 35 active units.

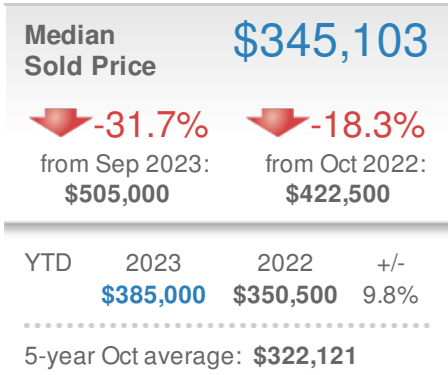
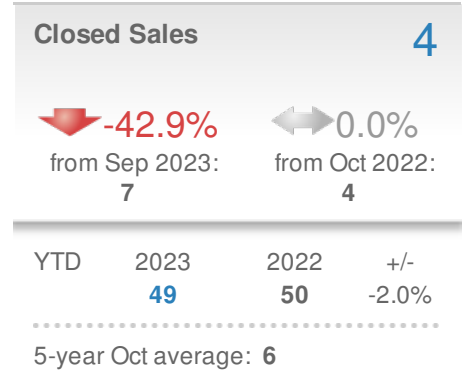
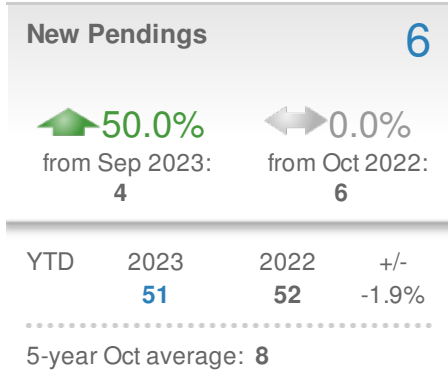
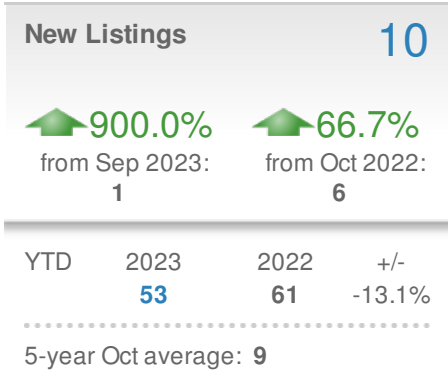
This activity resulted in a Contract Ratio of 0.94 pendings per active listing, up from 0.62 in September and a decrease from 1.00 in October 2022. The Contract Ratio is 8% lower than the 5-year October average of 1.03. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



October 2023

Owen J Roberts (Chester, PA) - Attached

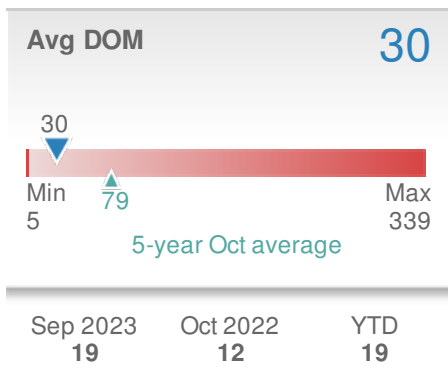
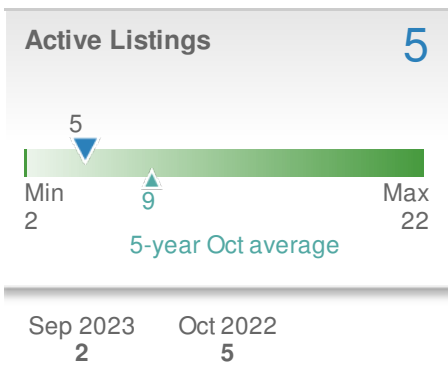
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Owen J Roberts (Chester, PA), the median sold price for Attached properties for October was \$345,103, representing a decrease of 31.7% compared to last month and a decrease of 18.3% from Oct 2022. The average days on market for units sold in October was 30 days, 62% below the 5-year October average of 79 days. There was a 50% month over month increase in new contract activity with 6 New Pendings; a 50% MoM increase in All Pendings (new contracts + contracts carried over from September) to 6; and a 150% increase in supply to 5 active units.

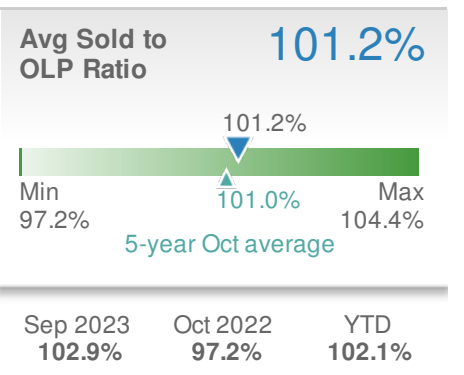
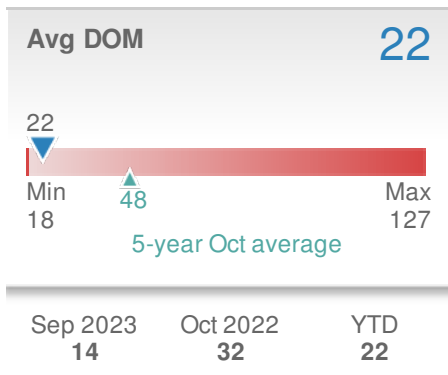
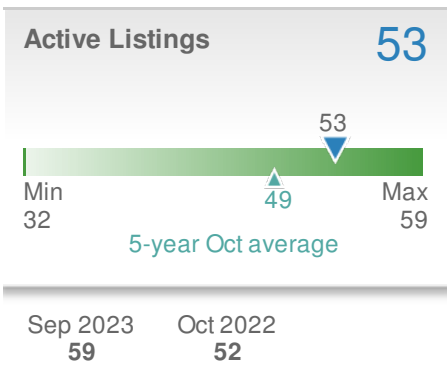
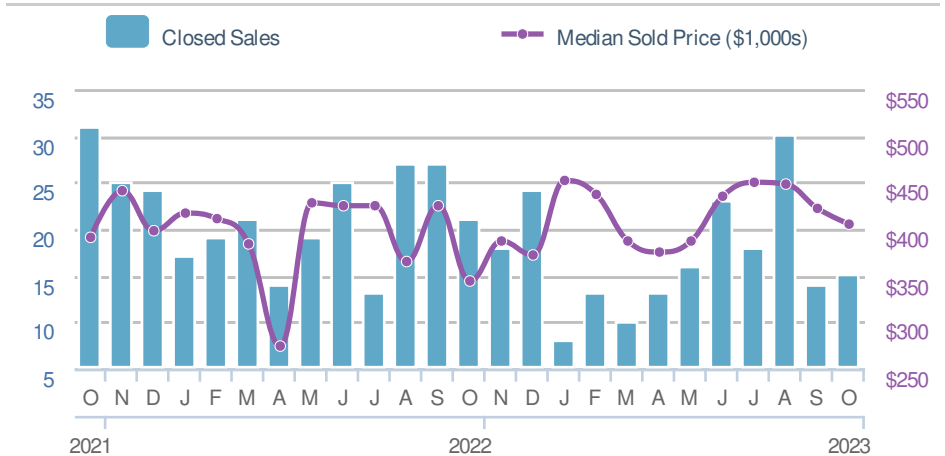
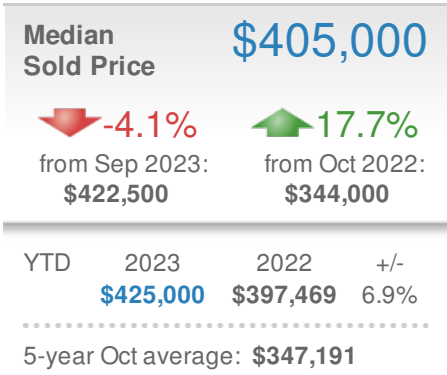
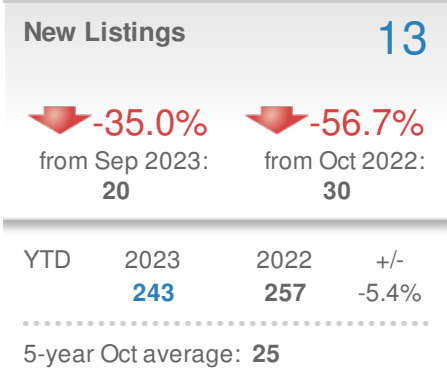
This activity resulted in a Contract Ratio of 1.20 pendings per active listing, down from 2.00 in September and no change from October 2022. The Contract Ratio is 39% lower than the 5-year October average of 1.98. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



October 2023

Oxford Area (Chester, PA)

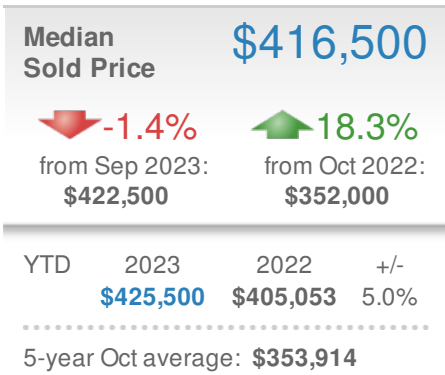
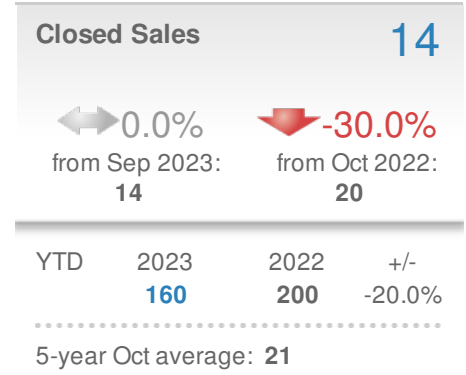
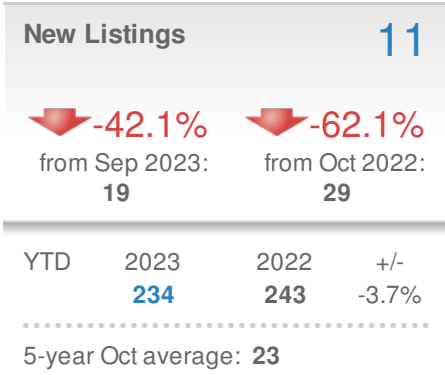
Email: ldavis@tcsr.realtor



October 2023

Oxford Area (Chester, PA) - Detached

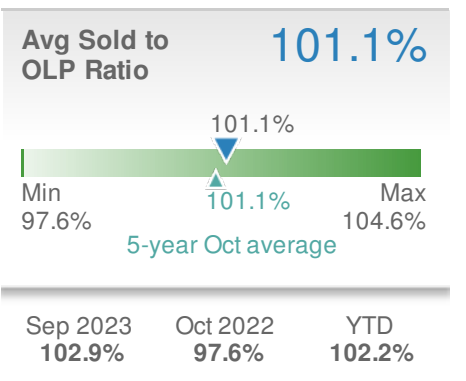
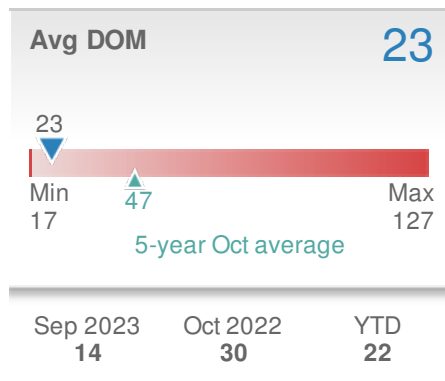
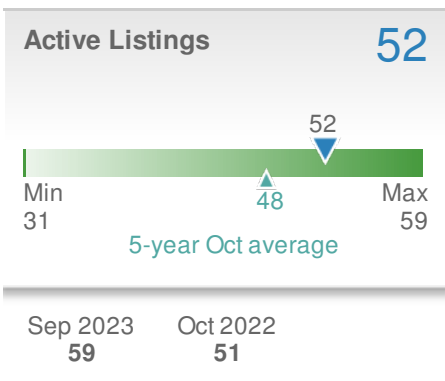
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Oxford Area (Chester, PA), the median sold price for Detached properties for October was \$416,500, representing a decrease of 1.4% compared to last month and an increase of 18.3% from Oct 2022. The average days on market for units sold in October was 23 days, 52% below the 5-year October average of 47 days. There was an 11.8% month over month increase in new contract activity with 19 New Pendings; a 12.5% MoM increase in All Pendings (new contracts + contracts carried over from September) to 36; and an 11.9% decrease in supply to 52 active units.

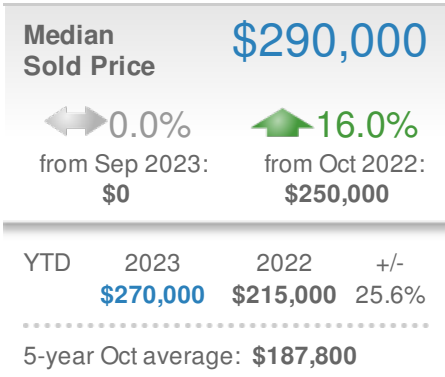
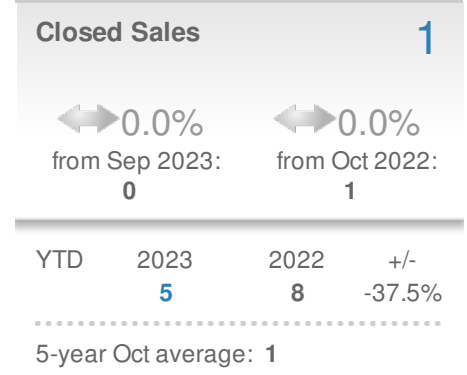
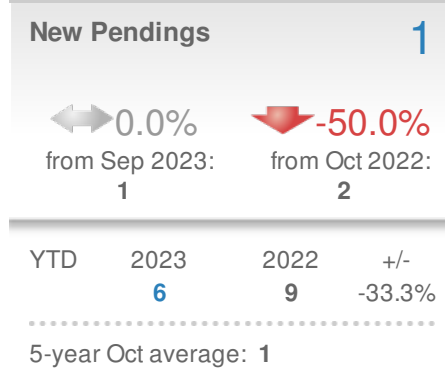
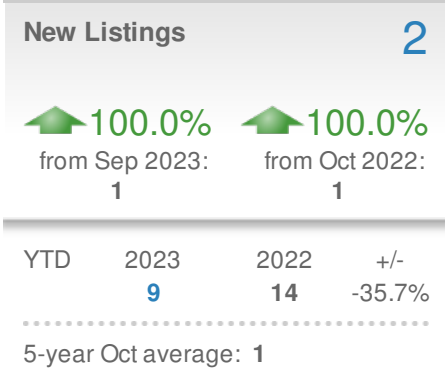
This activity resulted in a Contract Ratio of 0.69 pendings per active listing, up from 0.54 in September and a decrease from 0.71 in October 2022. The Contract Ratio is 34% lower than the 5-year October average of 1.05. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



October 2023

Oxford Area (Chester, PA) - Attached

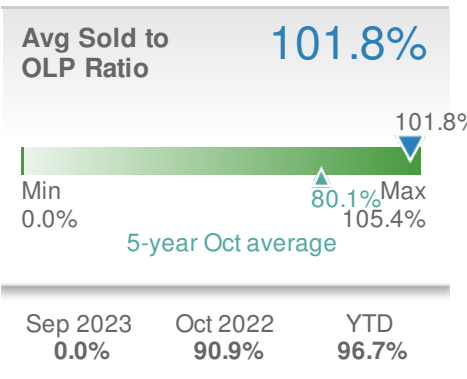
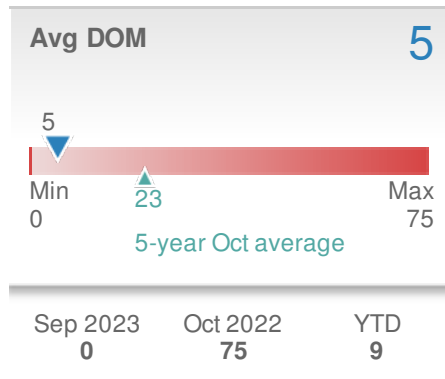
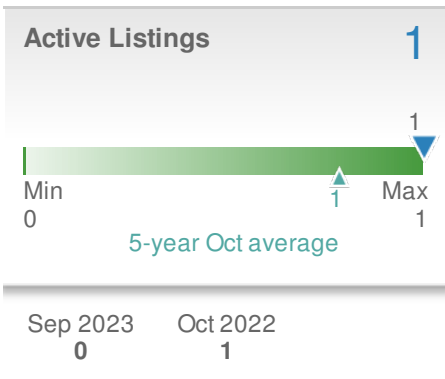
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Oxford Area (Chester, PA), the median sold price for Attached properties for October was \$290,000, representing an increase of 0% compared to last month and an increase of 16% from Oct 2022. The average days on market for units sold in October was 5 days, 78% below the 5-year October average of 23 days. There was no month over month change in new contract activity with 1 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from September) with 1; and a 0% increase in supply to 1 active units.

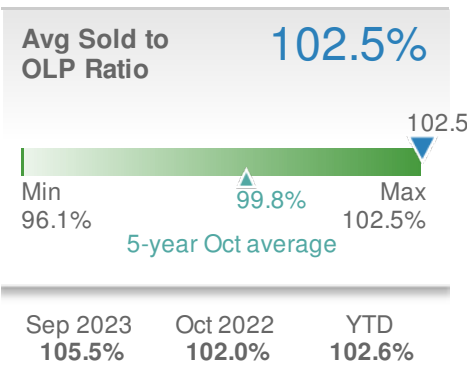
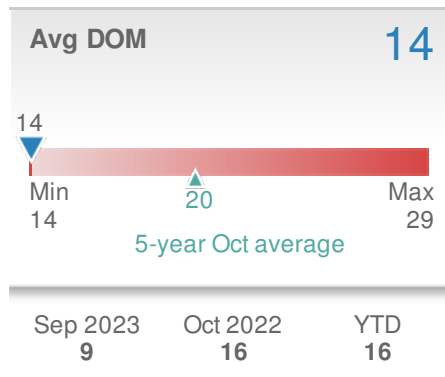
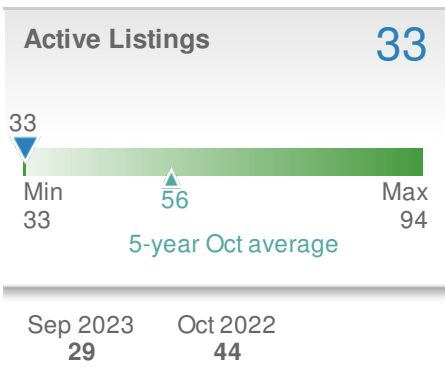
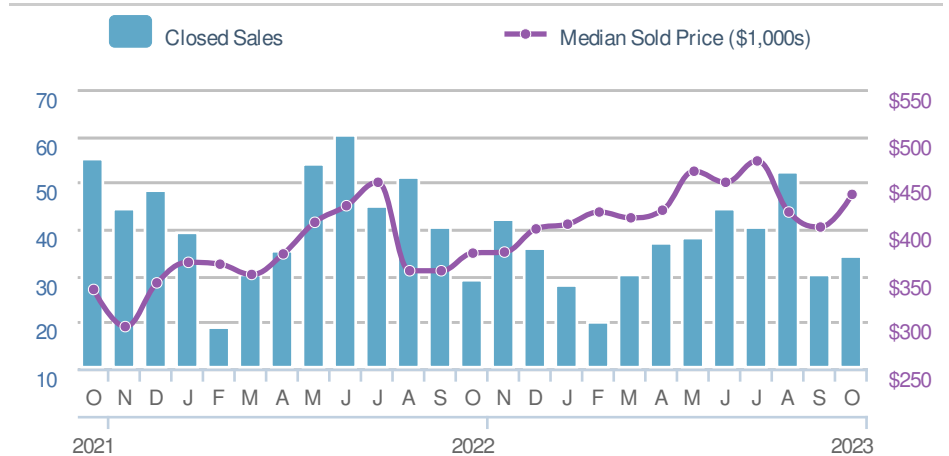
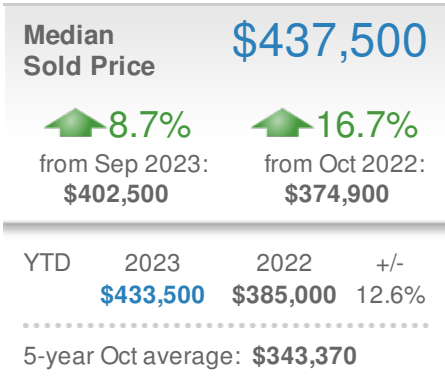
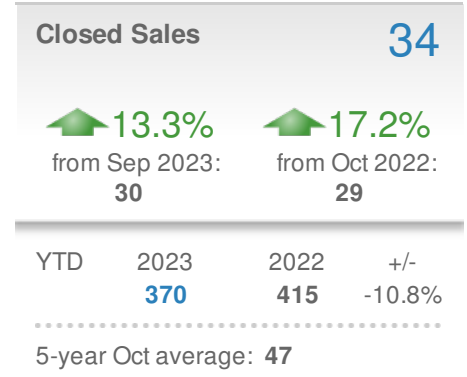
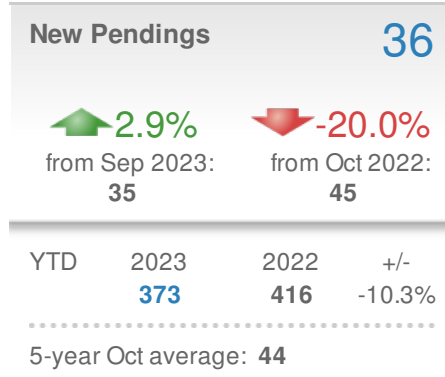
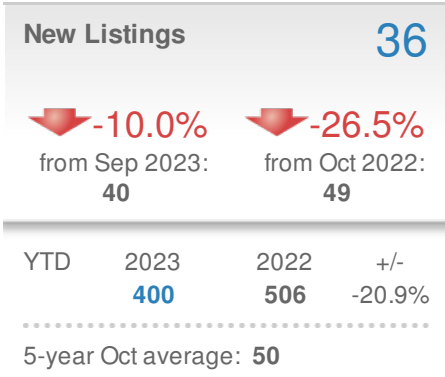
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, up from 0.00 in September and a decrease from 2.00 in October 2022. The Contract Ratio is 17% lower than the 5-year October average of 1.20. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



October 2023

Phoenixville Area (Chester, PA)

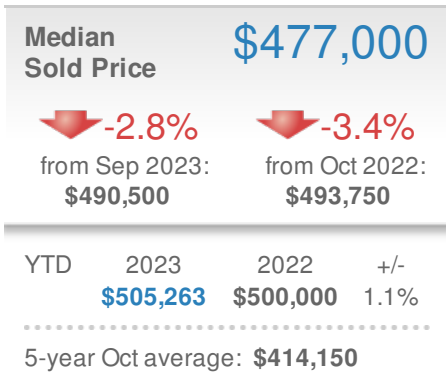
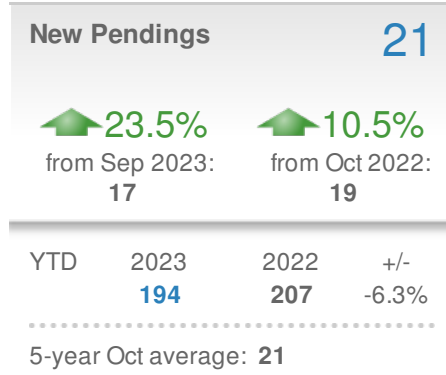
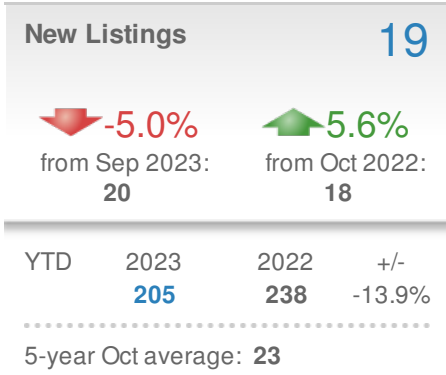
Email: ldavis@tcsr.realtor



October 2023

Phoenixville Area (Chester, PA) - Detached

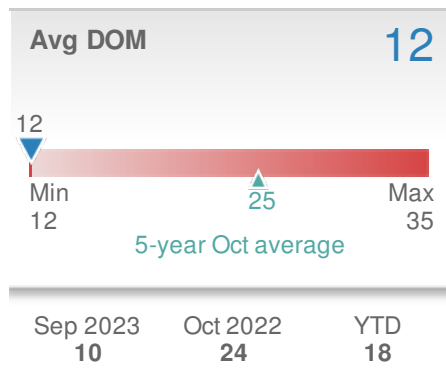
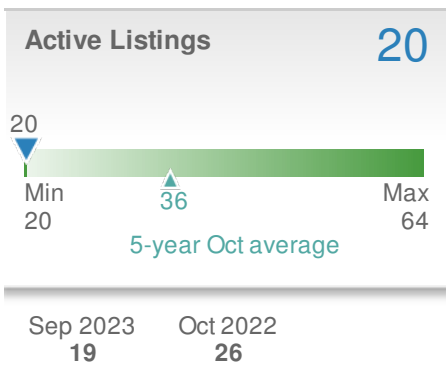
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Phoenixville Area (Chester, PA), the median sold price for Detached properties for October was \$477,000, representing a decrease of 2.8% compared to last month and a decrease of 3.4% from Oct 2022. The average days on market for units sold in October was 12 days, 53% below the 5-year October average of 25 days. There was a 23.5% month over month increase in new contract activity with 21 New Pendings; an 8.7% MoM decrease in All Pendings (new contracts + contracts carried over from September) to 21; and a 5.3% increase in supply to 20 active units.

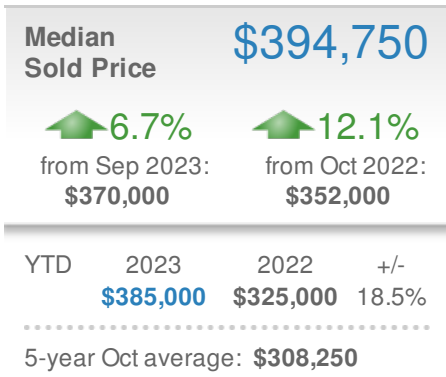
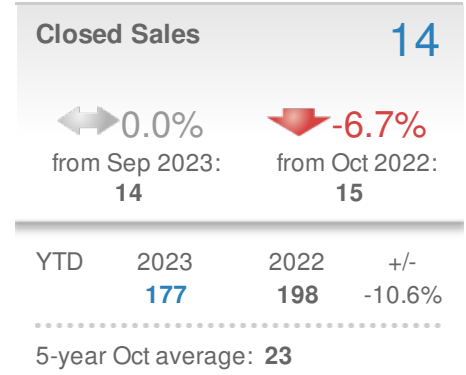
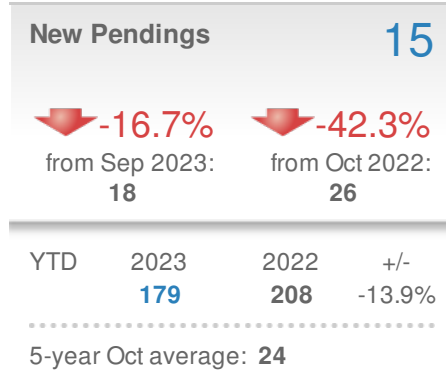
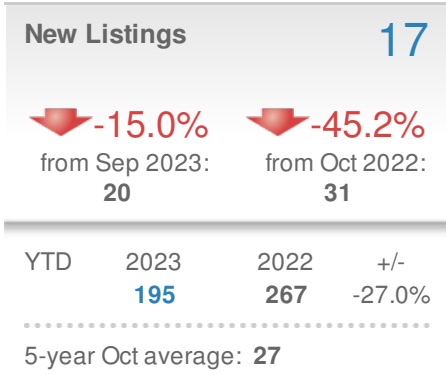
This activity resulted in a Contract Ratio of 1.05 pendings per active listing, down from 1.21 in September and an increase from 0.92 in October 2022. The Contract Ratio is 25% higher than the 5-year October average of 0.84. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



October 2023

Phoenixville Area (Chester, PA) - Attached

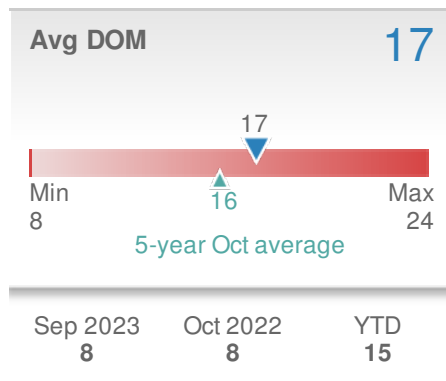
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Phoenixville Area (Chester, PA), the median sold price for Attached properties for October was \$394,750, representing an increase of 6.7% compared to last month and an increase of 12.1% from Oct 2022. The average days on market for units sold in October was 17 days, 8% above the 5-year October average of 16 days. There was a 16.7% month over month decrease in new contract activity with 15 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from September) with 20; and a 30% increase in supply to 13 active units.

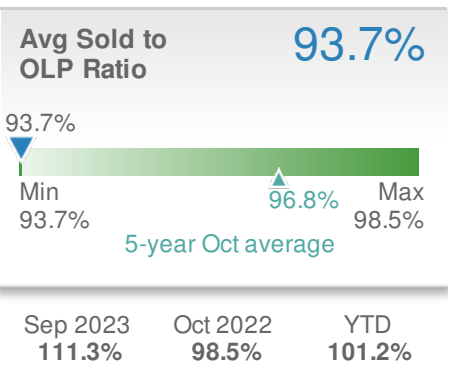
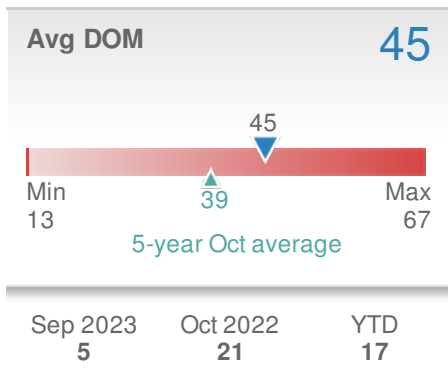
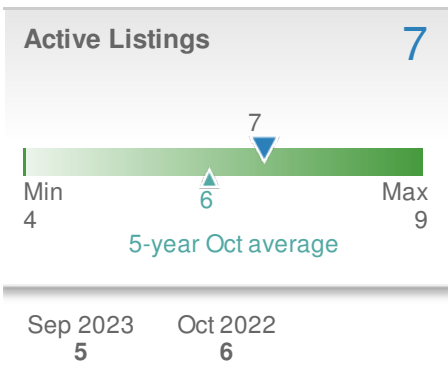
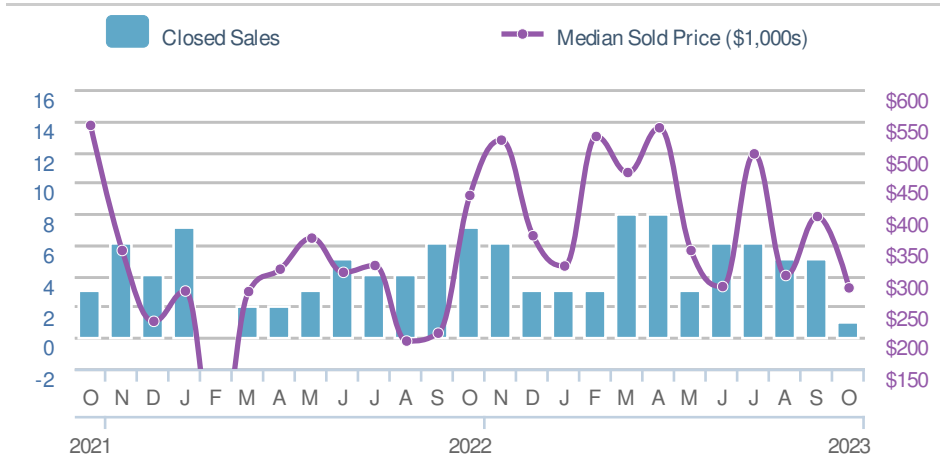
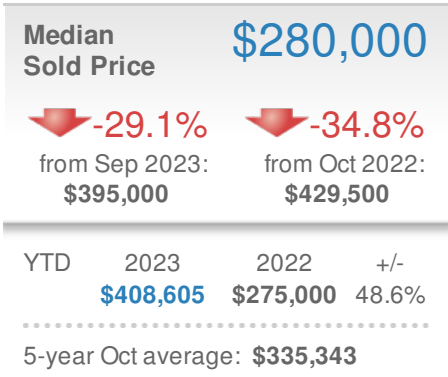
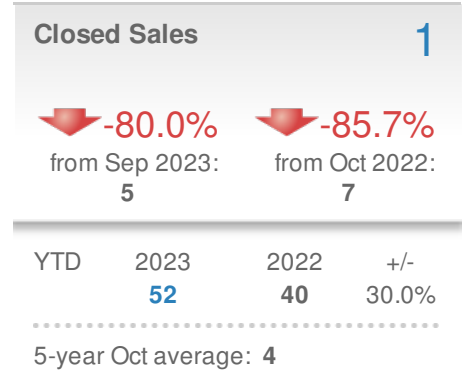
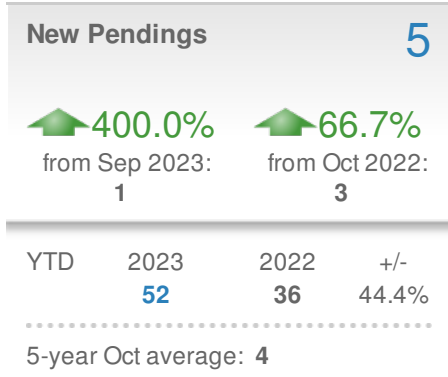
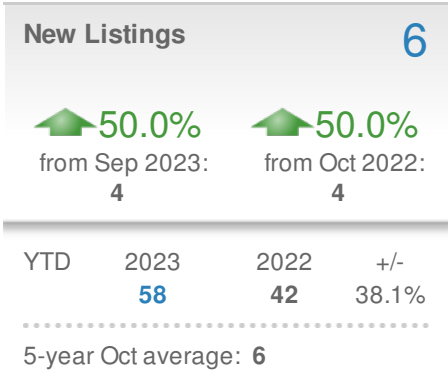
This activity resulted in a Contract Ratio of 1.54 pendings per active listing, down from 2.00 in September and a decrease from 1.61 in October 2022. The Contract Ratio is 13% lower than the 5-year October average of 1.77. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



October 2023

Spring-Ford Area (Chester, PA)

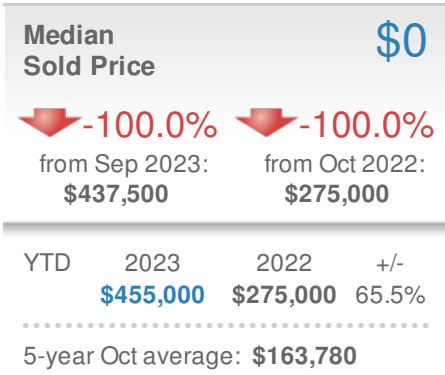
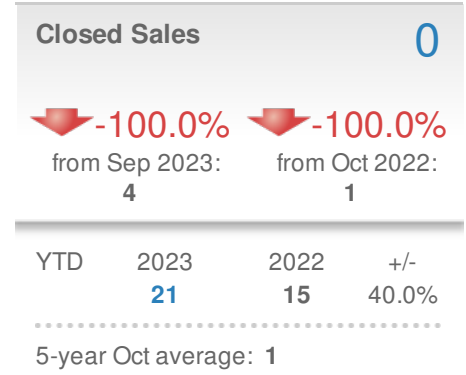
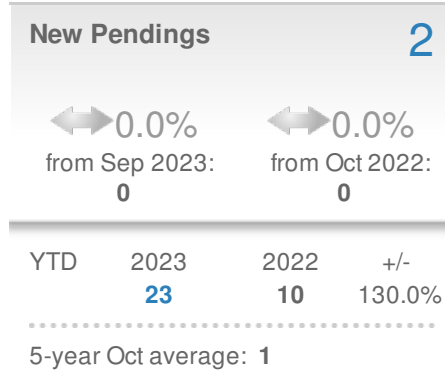
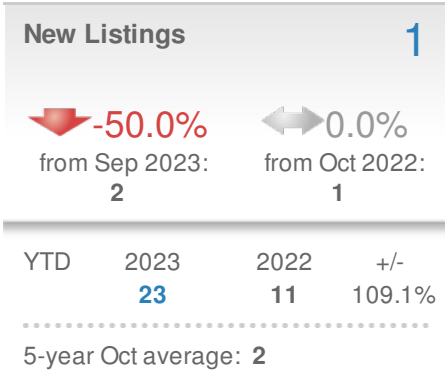
Email: ldavis@tcsr.realtor



October 2023

Spring-Ford Area (Chester, PA) - Detached

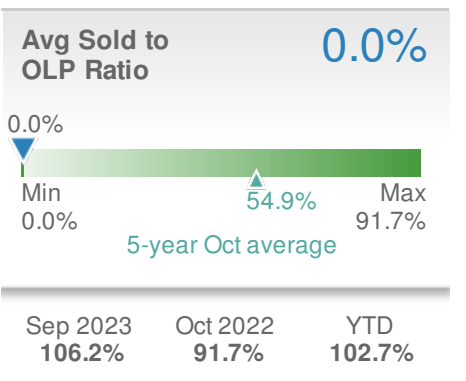
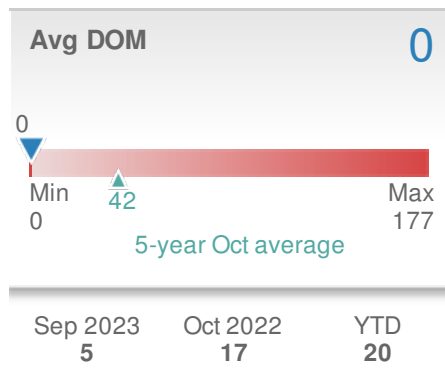
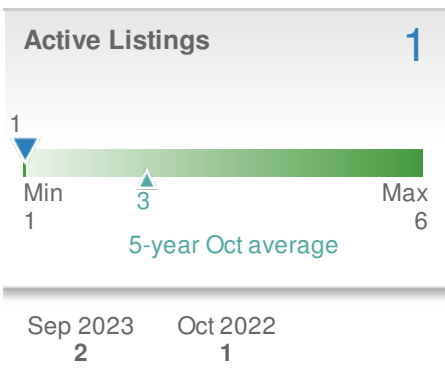
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Spring-Ford Area (Chester, PA), the median sold price for Detached properties for October was \$0, representing a decrease of 100% compared to last month and a decrease of 100% from Oct 2022. The average days on market for units sold in October was 0 days, 100% below the 5-year October average of 42 days. There was a 0% month over month increase in new contract activity with 2 New Pendings; a 200% MoM increase in All Pendings (new contracts + contracts carried over from September) to 3; and a 50% decrease in supply to 1 active units.

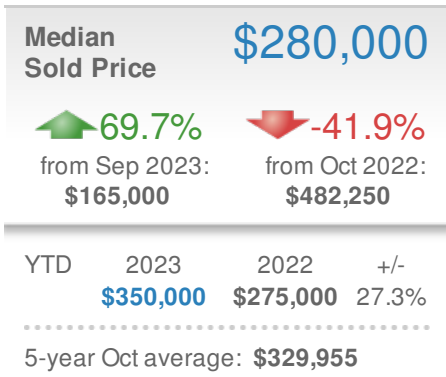
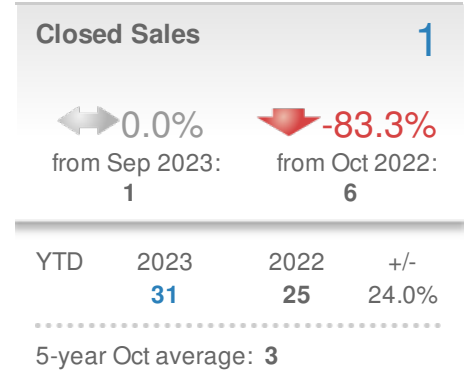
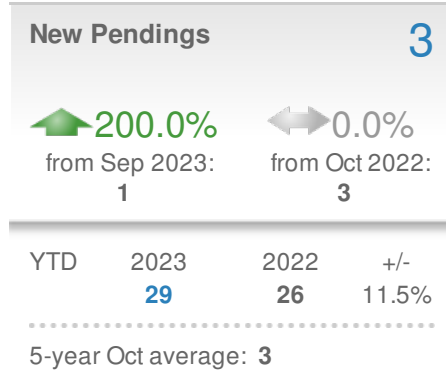
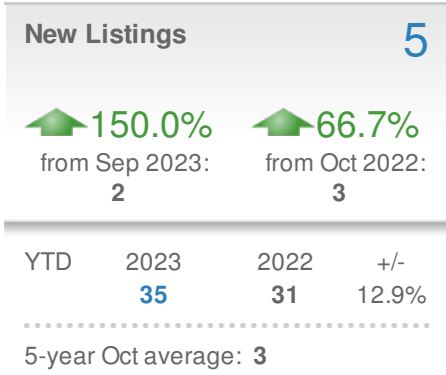
This activity resulted in a Contract Ratio of 3.00 pendings per active listing, up from 0.50 in September and an increase from 0.00 in October 2022. The Contract Ratio is 200% higher than the 5-year October average of 1.00. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



October 2023

Spring-Ford Area (Chester, PA) - Attached

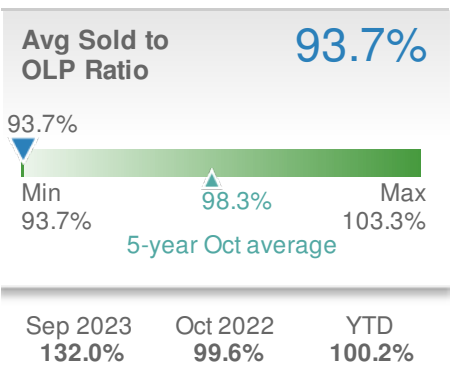
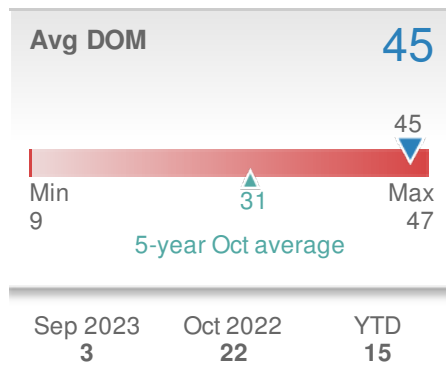
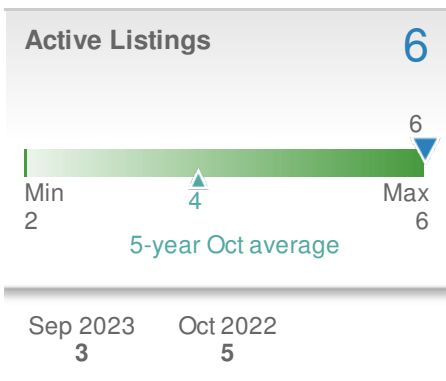
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Spring-Ford Area (Chester, PA), the median sold price for Attached properties for October was \$280,000, representing an increase of 69.7% compared to last month and a decrease of 41.9% from Oct 2022. The average days on market for units sold in October was 45 days, 47% above the 5-year October average of 31 days. There was a 200% month over month increase in new contract activity with 3 New Pendings; a 200% MoM increase in All Pendings (new contracts + contracts carried over from September) to 3; and a 100% increase in supply to 6 active units.

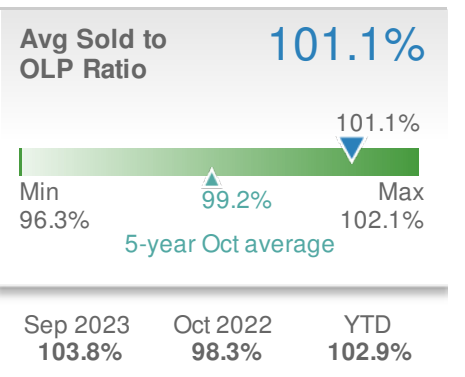
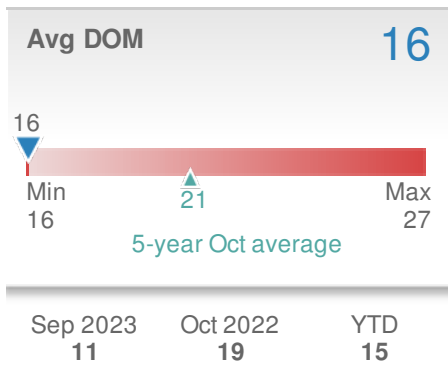
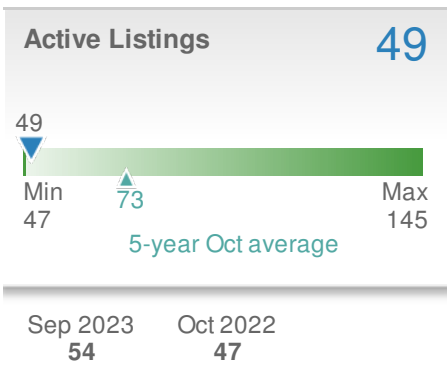
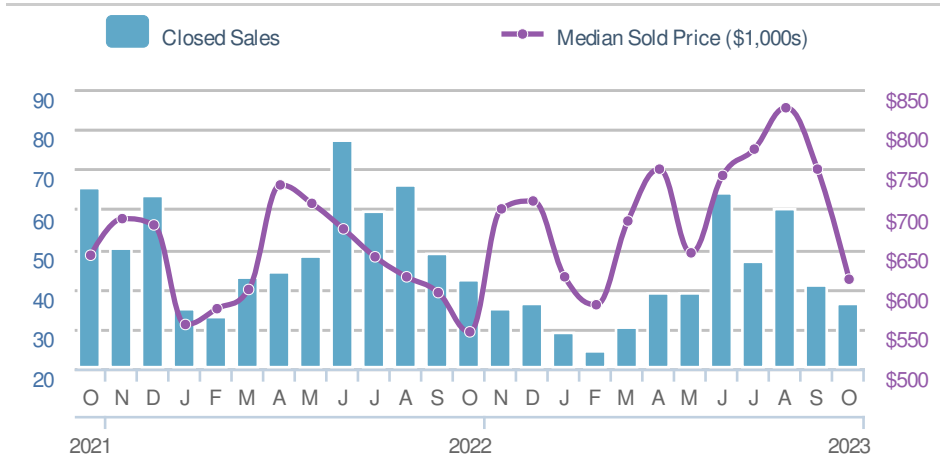
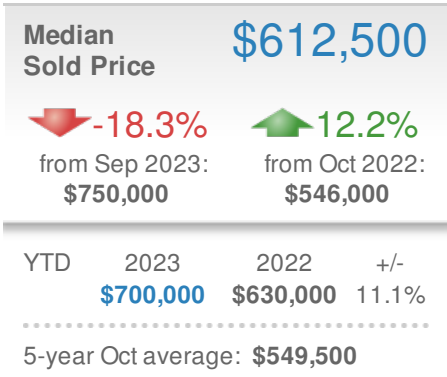
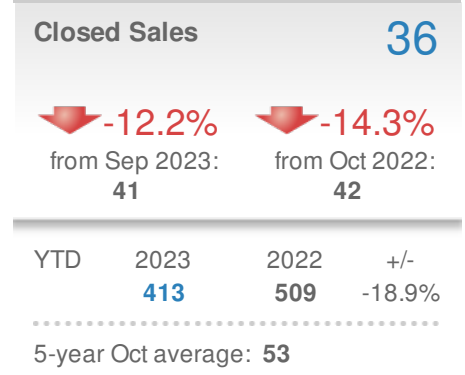
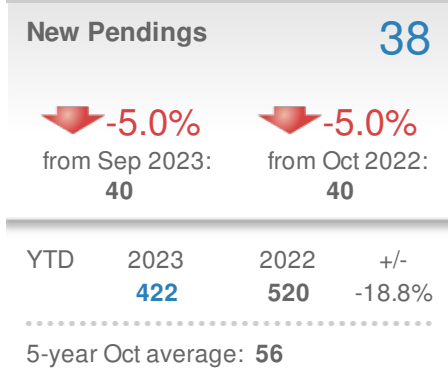
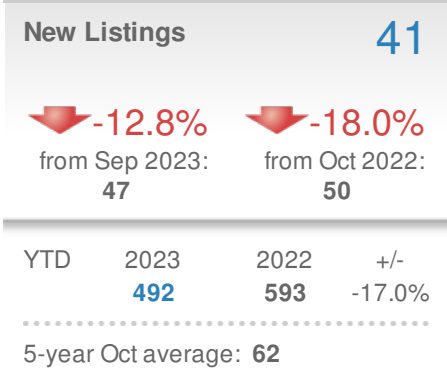
This activity resulted in a Contract Ratio of 0.50 pendings per active listing, up from 0.33 in September and a decrease from 0.60 in October 2022. The Contract Ratio is 62% lower than the 5-year October average of 1.32. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



October 2023

Tredyffrin-Easttown (Chester, PA)

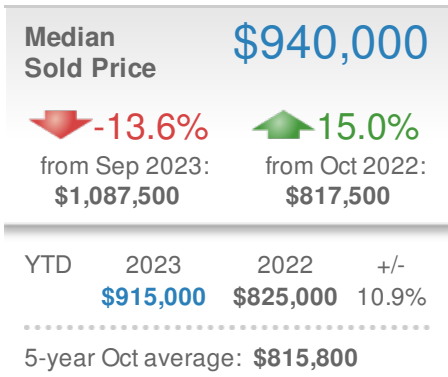
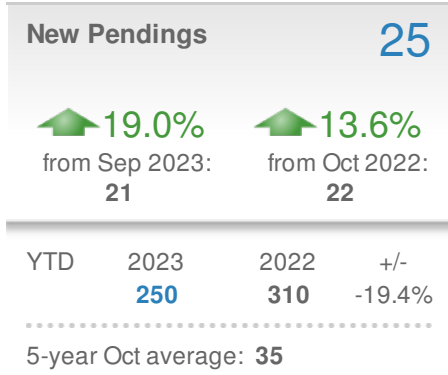
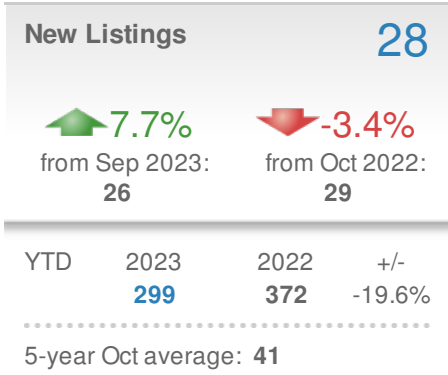
Email: ldavis@tcsr.realtor



October 2023

Tredyffrin-Easttown (Chester, PA) - Detached

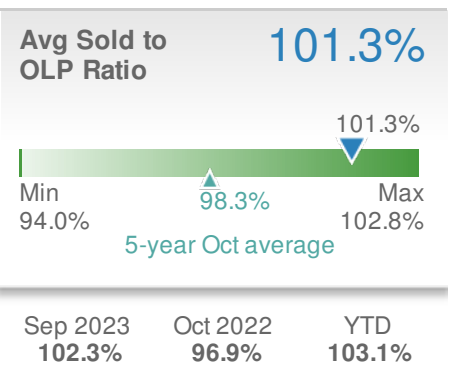
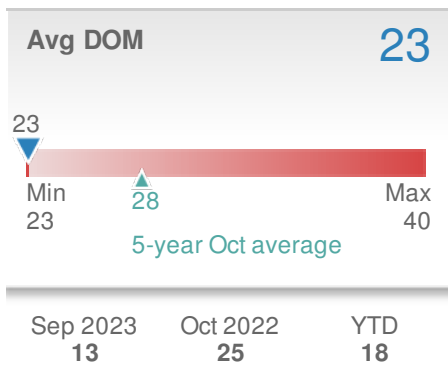
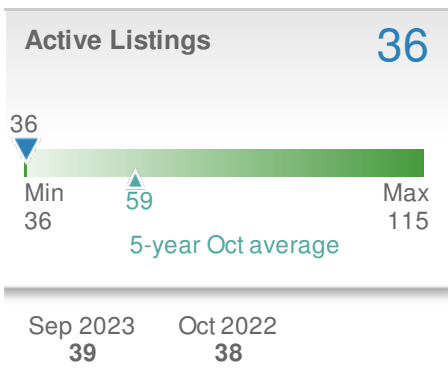
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Tredyffrin-Easttown (Chester, PA), the median sold price for Detached properties for October was \$940,000, representing a decrease of 13.6% compared to last month and an increase of 15% from Oct 2022. The average days on market for units sold in October was 23 days, 18% below the 5-year October average of 28 days. There was a 19% month over month increase in new contract activity with 25 New Pendings; a 16.7% MoM increase in All Pendings (new contracts + contracts carried over from September) to 35; and a 7.7% decrease in supply to 36 active units.

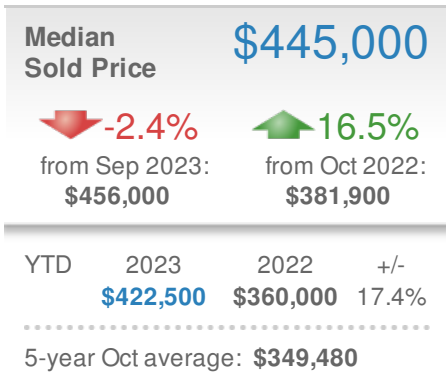
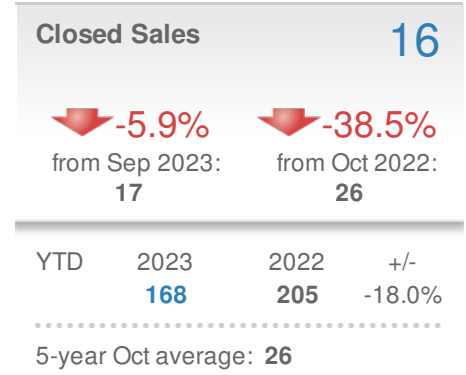
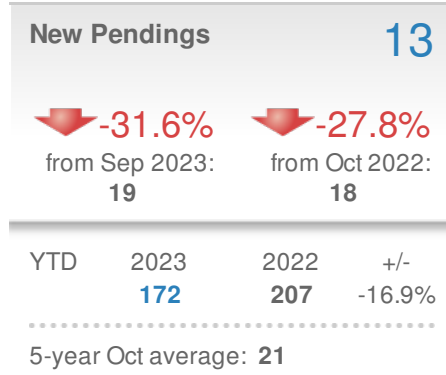
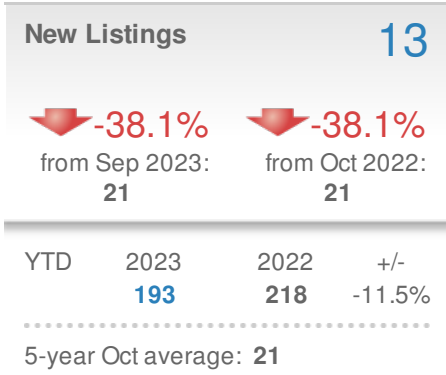
This activity resulted in a Contract Ratio of 0.97 pendings per active listing, up from 0.77 in September and a decrease from 1.24 in October 2022. The Contract Ratio is 16% lower than the 5-year October average of 1.15. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



October 2023

Tredyffrin-Easttown (Chester, PA) - Attached

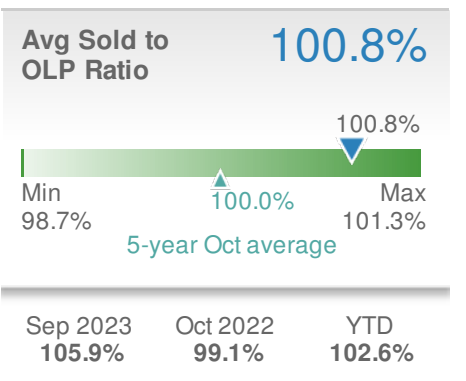
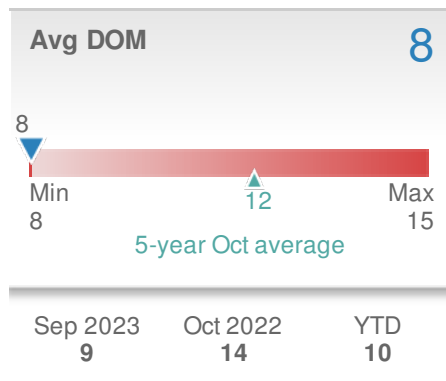
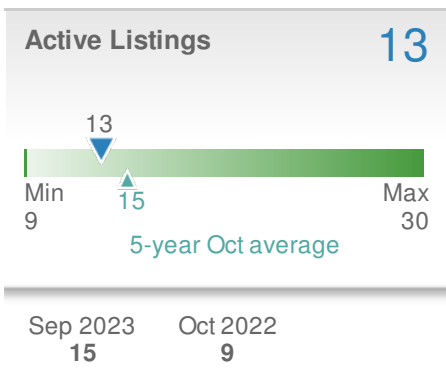
Tri-County Suburban REALTORS
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Summary

In Tredyffrin-Easttown (Chester, PA), the median sold price for Attached properties for October was \$445,000, representing a decrease of 2.4% compared to last month and an increase of 16.5% from Oct 2022. The average days on market for units sold in October was 8 days, 33% below the 5-year October average of 12 days. There was a 31.6% month over month decrease in new contract activity with 13 New Pendings; a 14.3% MoM decrease in All Pendings (new contracts + contracts carried over from September) to 18; and a 13.3% decrease in supply to 13 active units.

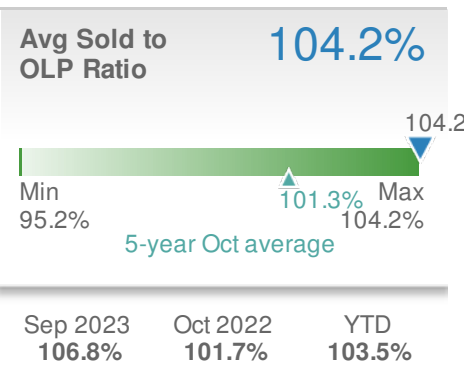
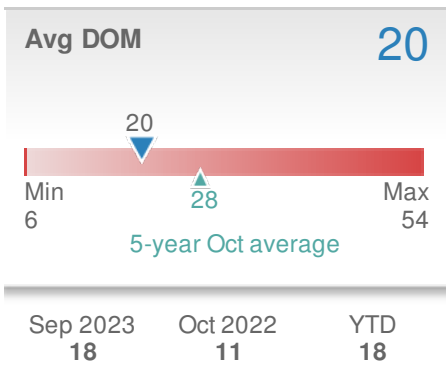
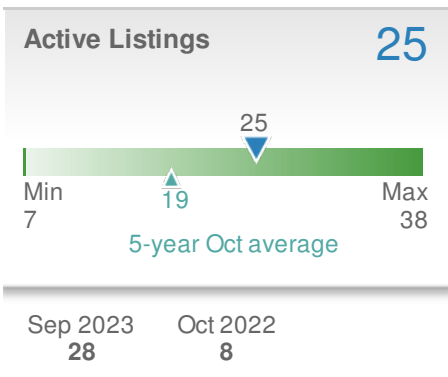
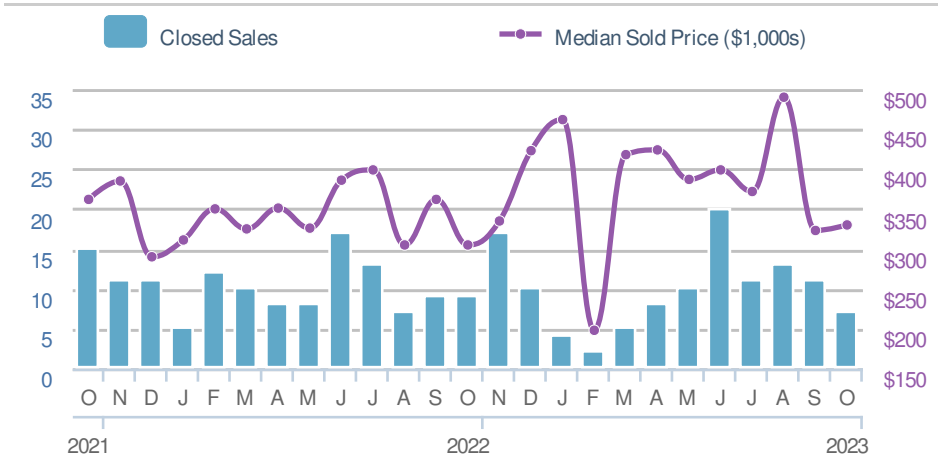
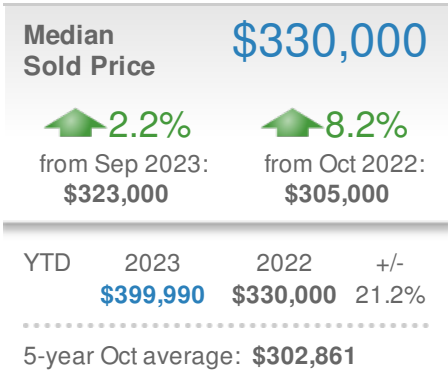
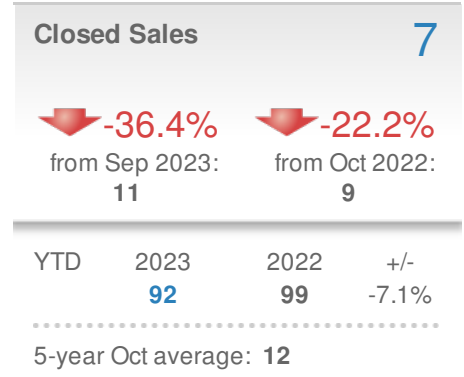
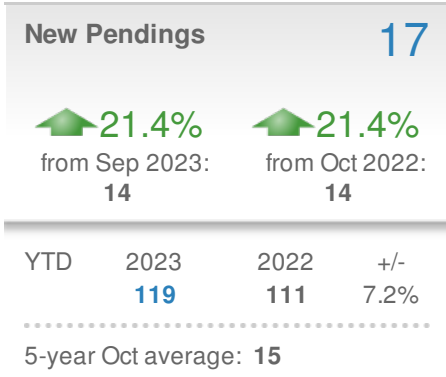
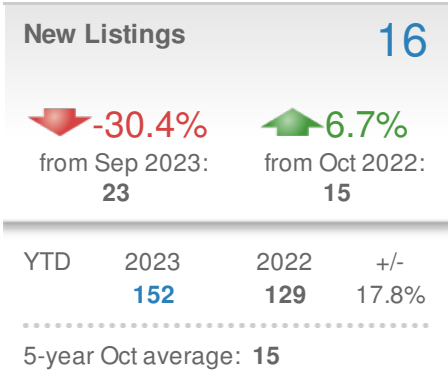
This activity resulted in a Contract Ratio of 1.38 pendings per active listing, down from 1.40 in September and a decrease from 2.22 in October 2022. The Contract Ratio is 49% lower than the 5-year October average of 2.71. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



October 2023

Twin Valley (Chester, PA)

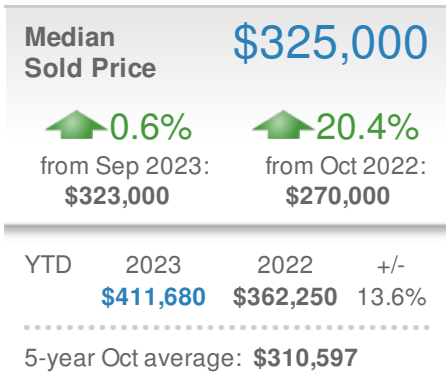
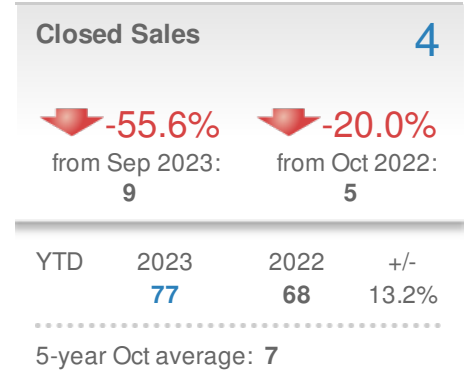
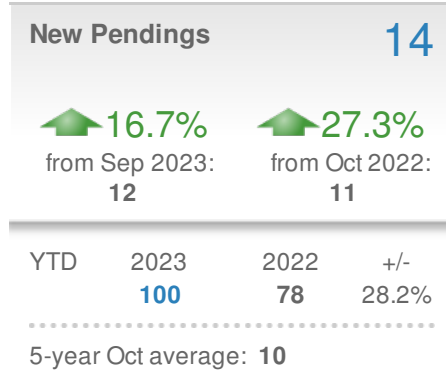
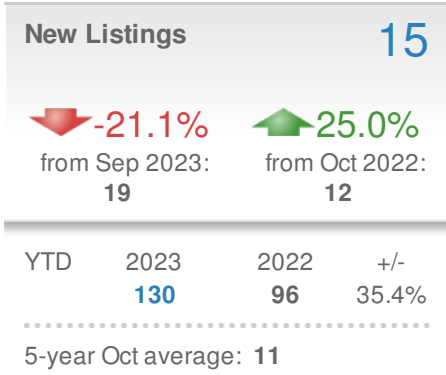
Email: ldavis@tcsr.realtor



October 2023

Twin Valley (Chester, PA) - Detached

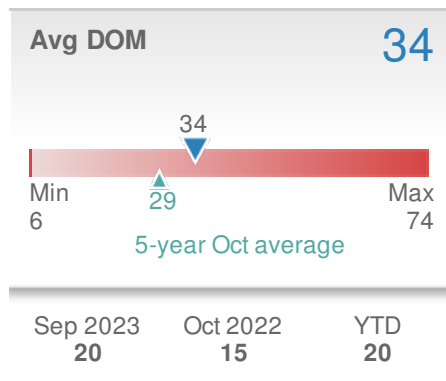
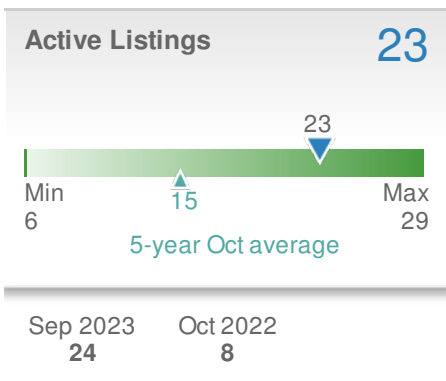
Tri-County Suburban REALTORS
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Summary

In Twin Valley (Chester, PA), the median sold price for Detached properties for October was \$325,000, representing an increase of 0.6% compared to last month and an increase of 20.4% from Oct 2022. The average days on market for units sold in October was 34 days, 17% above the 5-year October average of 29 days. There was a 16.7% month over month increase in new contract activity with 14 New Pendings; a 47.6% MoM increase in All Pendings (new contracts + contracts carried over from September) to 31; and a 4.2% decrease in supply to 23 active units.

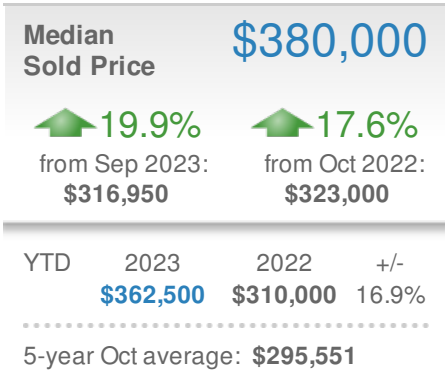
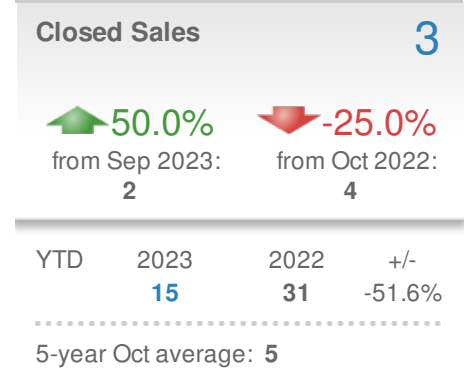
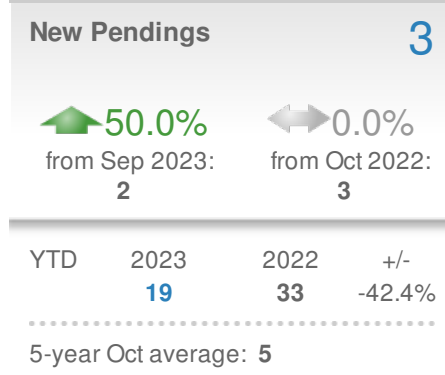
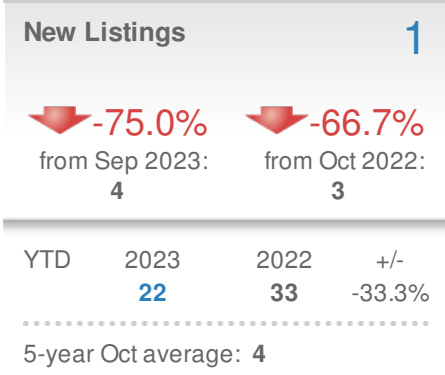
This activity resulted in a Contract Ratio of 1.35 pendings per active listing, up from 0.88 in September and a decrease from 2.00 in October 2022. The Contract Ratio is 9% lower than the 5-year October average of 1.49. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



October 2023

Twin Valley (Chester, PA) - Attached

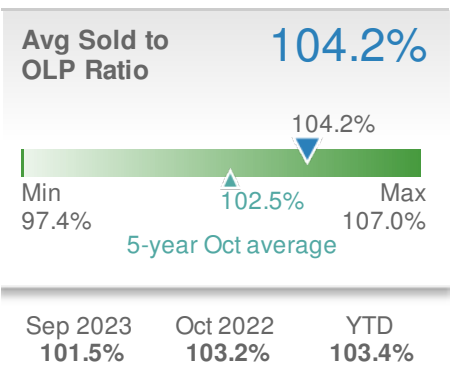
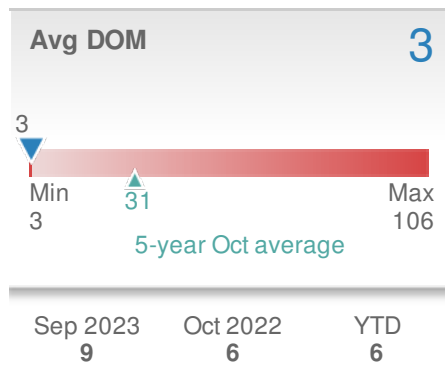
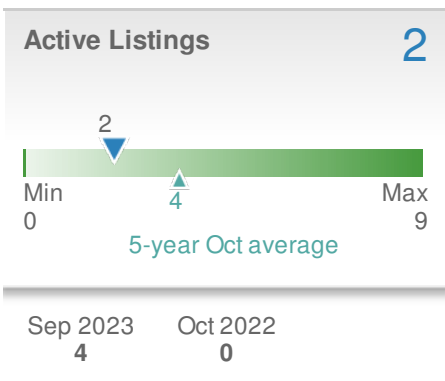
Tri-County Suburban REALTORS
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Summary

In Twin Valley (Chester, PA), the median sold price for Attached properties for October was \$380,000, representing an increase of 19.9% compared to last month and an increase of 17.6% from Oct 2022. The average days on market for units sold in October was 3 days, 90% below the 5-year October average of 31 days. There was a 50% month over month increase in new contract activity with 3 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from September) with 5; and a 50% decrease in supply to 2 active units.

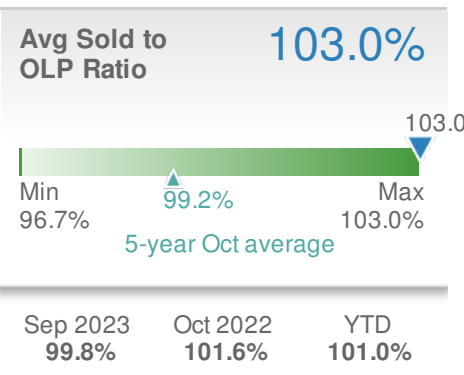
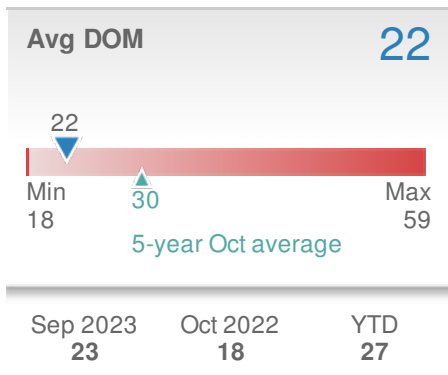
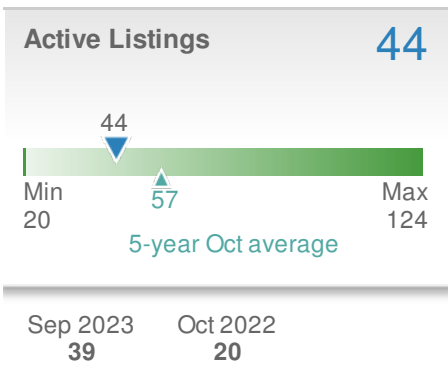
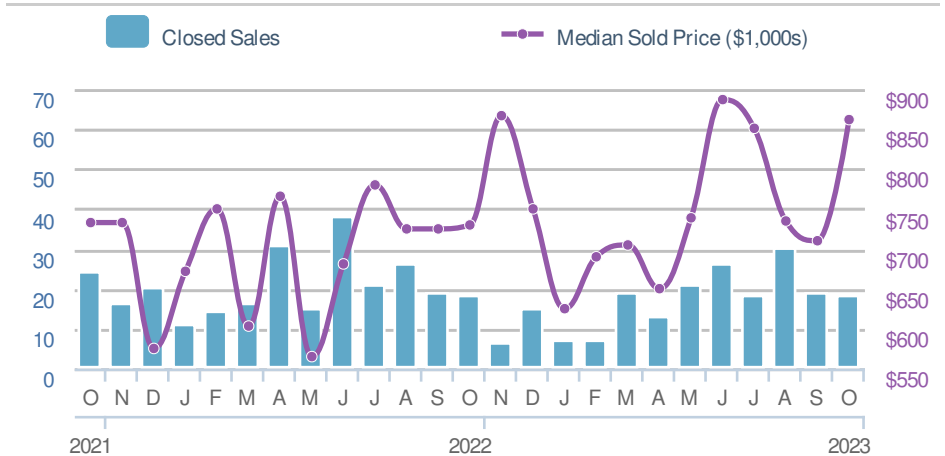
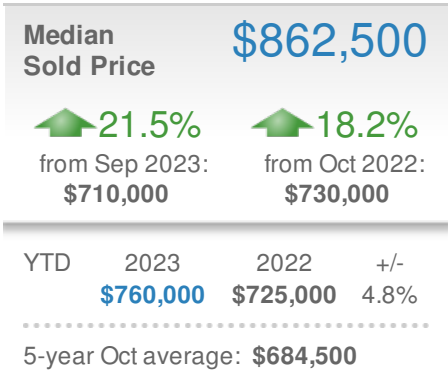
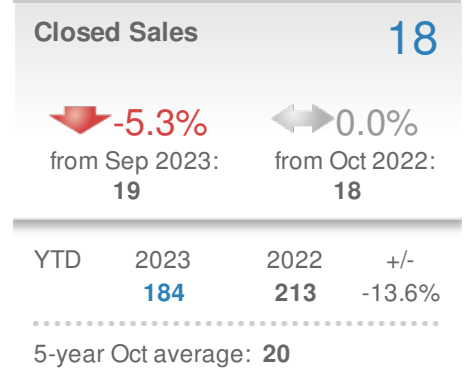
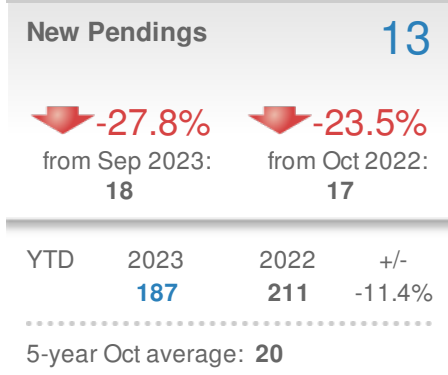
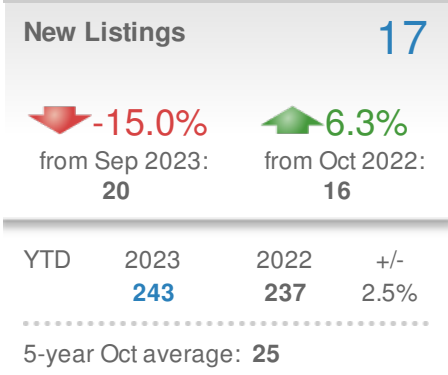
This activity resulted in a Contract Ratio of 2.50 pendings per active listing, up from 1.25 in September and an increase from 0.00 in October 2022. The Contract Ratio is 30% lower than the 5-year October average of 3.54. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



October 2023

Unionville-Chadds Ford (Chester, PA)

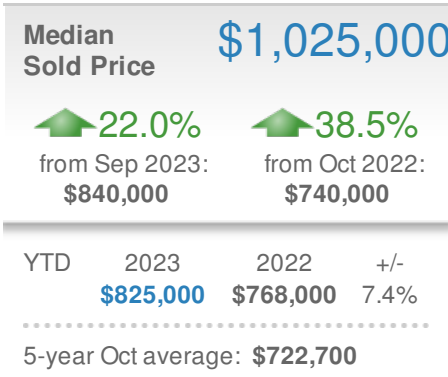
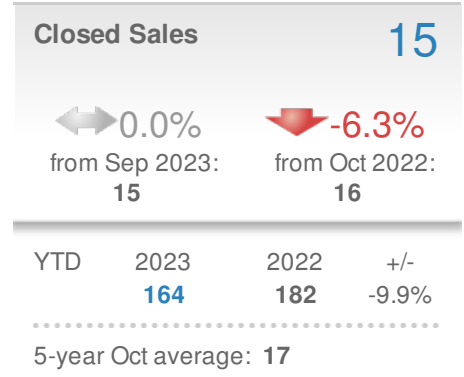
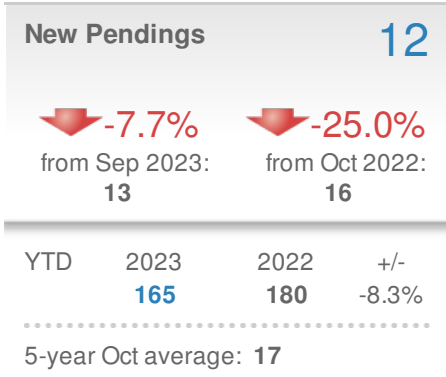
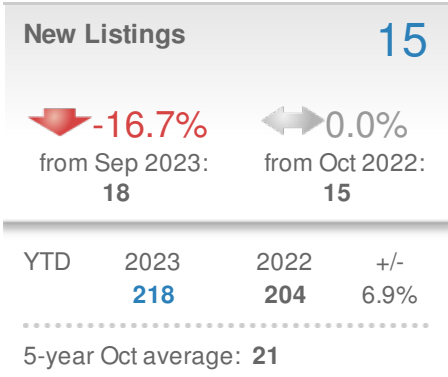
Email: ldavis@tcsr.realtor



October 2023

Unionville-Chadds Ford (Chester, PA) - Detached

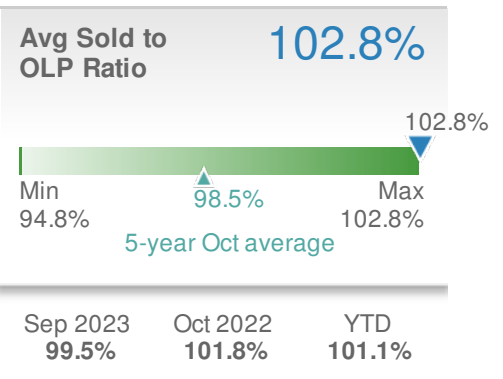
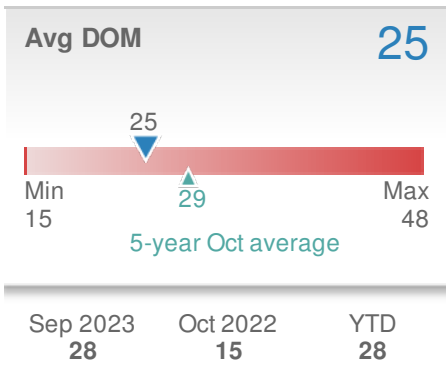
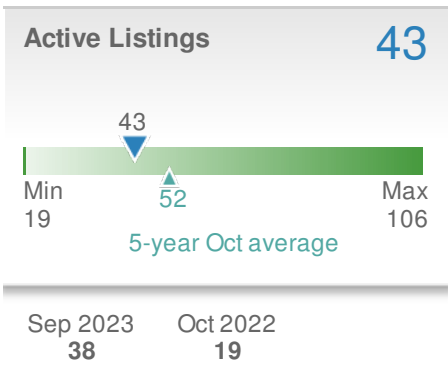
Tri-County Suburban REALTORS
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Summary

In Unionville-Chadds Ford (Chester, PA), the median sold price for Detached properties for October was \$1,025,000, representing an increase of 22% compared to last month and an increase of 38.5% from Oct 2022. The average days on market for units sold in October was 25 days, 13% below the 5-year October average of 29 days. There was a 7.7% month over month decrease in new contract activity with 12 New Pendings; a 15% MoM decrease in All Pendings (new contracts + contracts carried over from September) to 17; and a 13.2% increase in supply to 43 active units.

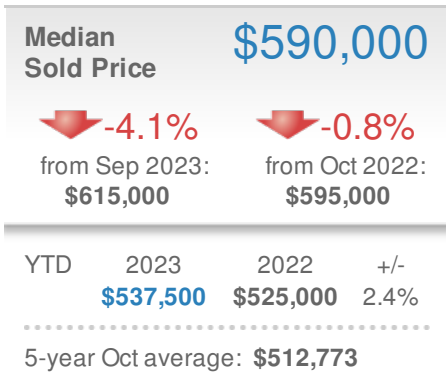
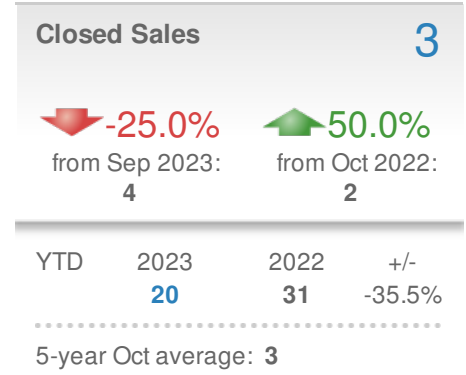
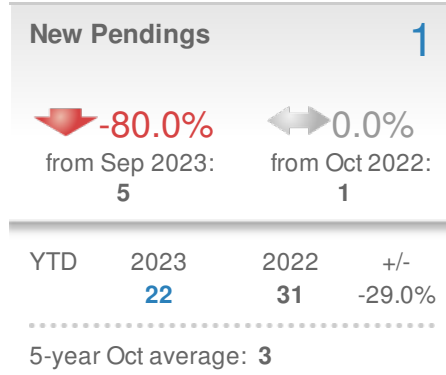
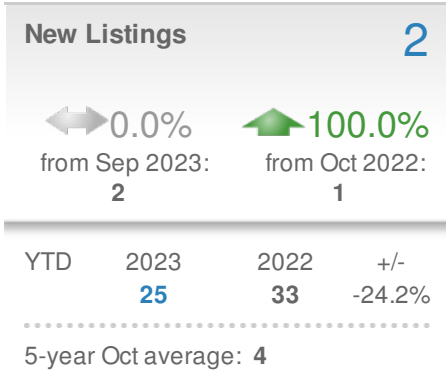
This activity resulted in a Contract Ratio of 0.40 pendings per active listing, down from 0.53 in September and a decrease from 1.05 in October 2022. The Contract Ratio is 43% lower than the 5-year October average of 0.70. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



October 2023

Unionville-Chadds Ford (Chester, PA) - Attached

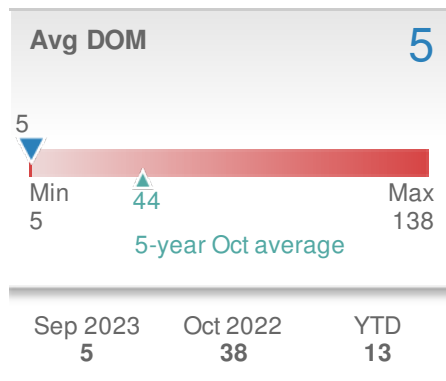
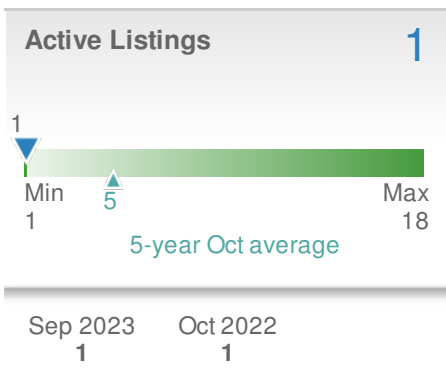
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Unionville-Chadds Ford (Chester, PA), the median sold price for Attached properties for October was \$590,000, representing a decrease of 4.1% compared to last month and a decrease of 0.8% from Oct 2022. The average days on market for units sold in October was 5 days, 89% below the 5-year October average of 44 days. There was an 80% month over month decrease in new contract activity with 1 New Pendings; a 50% MoM decrease in All Pendings (new contracts + contracts carried over from September) to 2; and no change in supply with 1 active units.

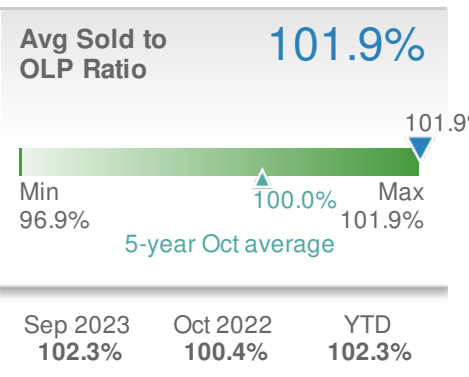
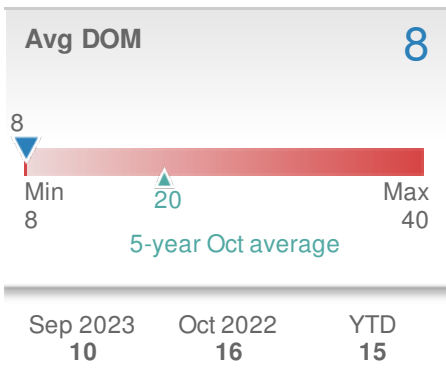
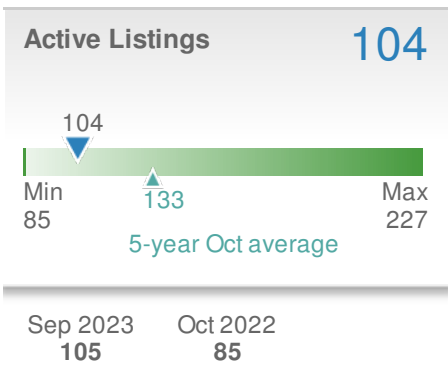
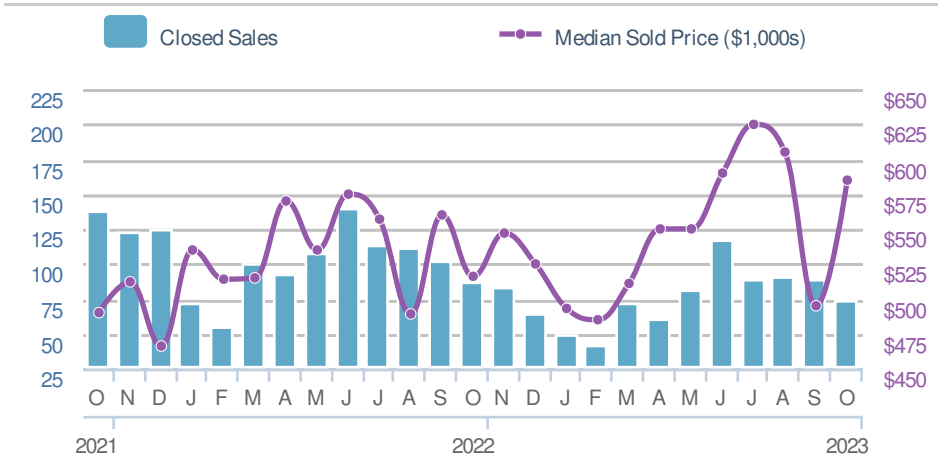
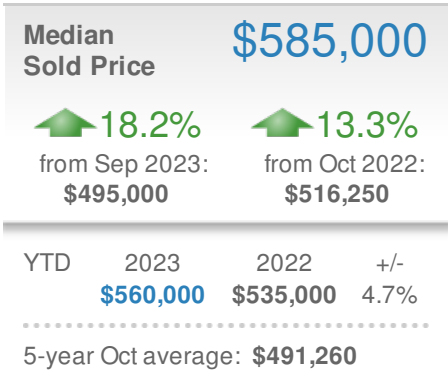
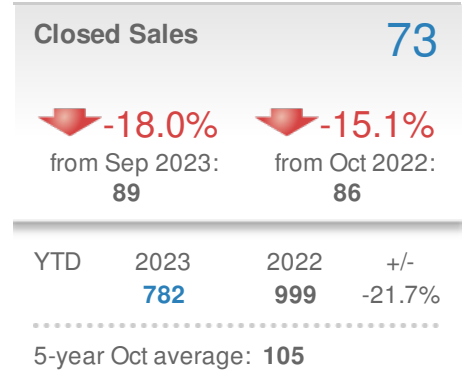
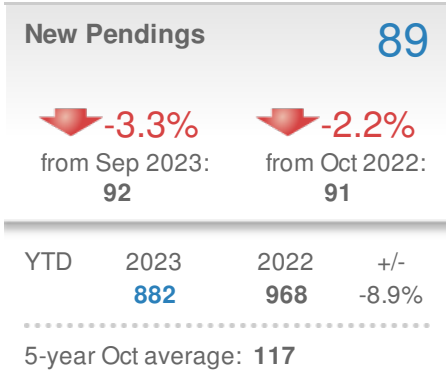
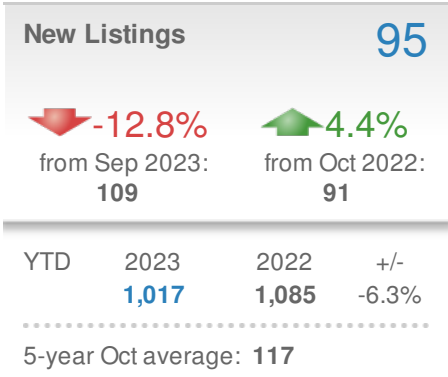
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, down from 4.00 in September and an increase from 1.00 in October 2022. The Contract Ratio is 40% higher than the 5-year October average of 1.43. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



October 2023

West Chester Area (Chester, PA)

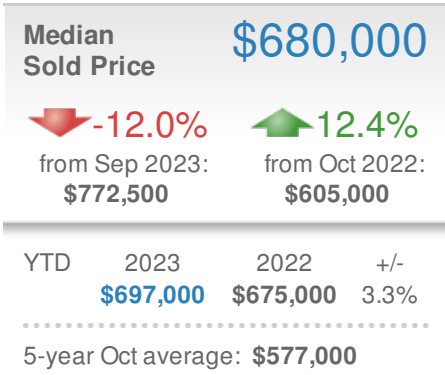
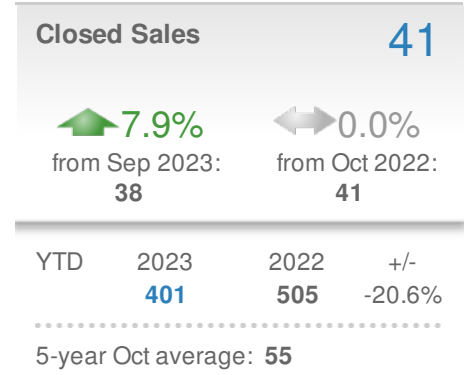
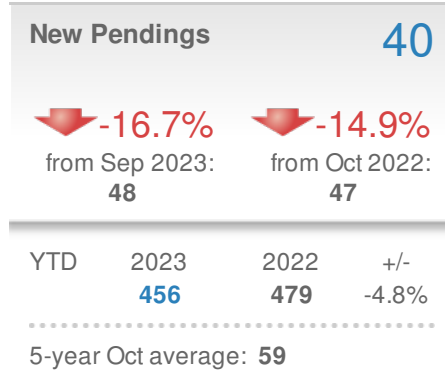
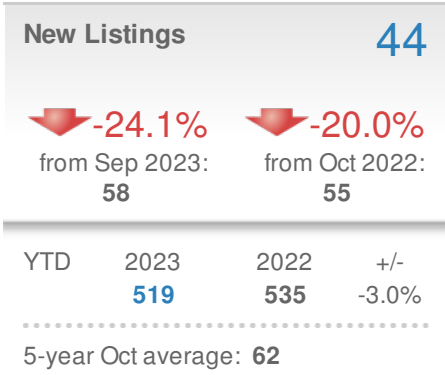
Email: ldavis@tcsr.realtor



October 2023

West Chester Area (Chester, PA) - Detached

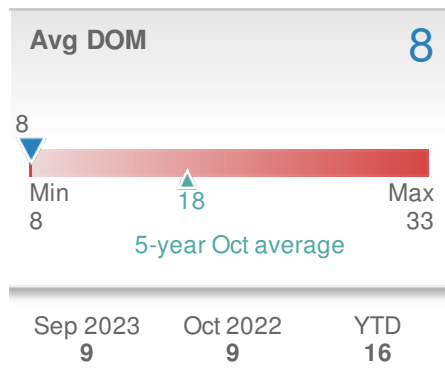
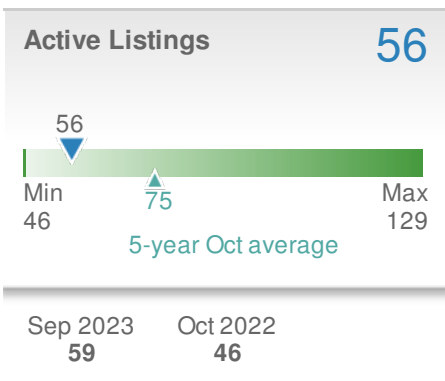
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In West Chester Area (Chester, PA), the median sold price for Detached properties for October was \$680,000, representing a decrease of 12% compared to last month and an increase of 12.4% from Oct 2022. The average days on market for units sold in October was 8 days, 56% below the 5-year October average of 18 days. There was a 16.7% month over month decrease in new contract activity with 40 New Pendings; a 2% MoM decrease in All Pendings (new contracts + contracts carried over from September) to 98; and a 5.1% decrease in supply to 56 active units.

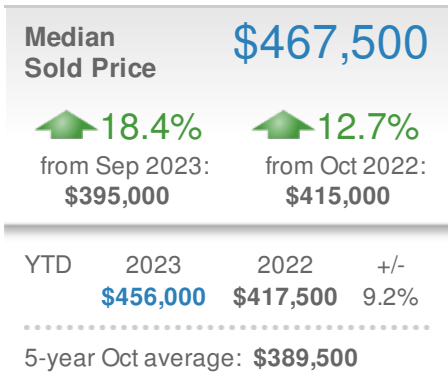
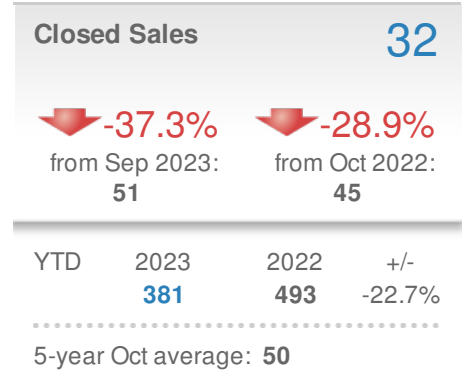
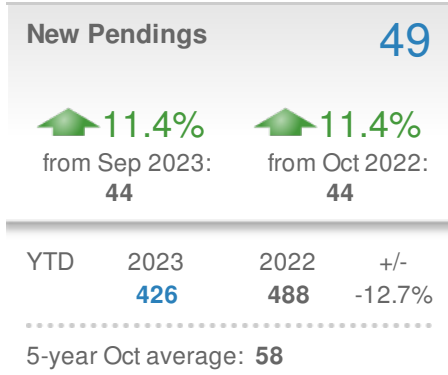
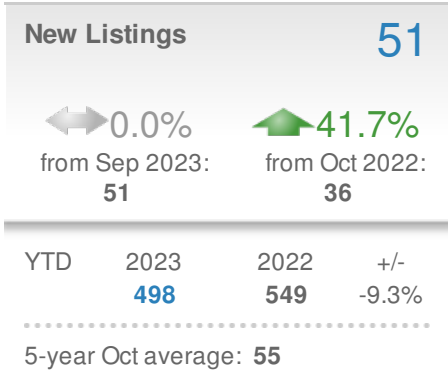
This activity resulted in a Contract Ratio of 1.75 pendings per active listing, up from 1.69 in September and an increase from 1.72 in October 2022. The Contract Ratio is 4% higher than the 5-year October average of 1.69. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



October 2023

West Chester Area (Chester, PA) - Attached

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



Summary

In West Chester Area (Chester, PA), the median sold price for Attached properties for October was \$467,500, representing an increase of 18.4% compared to last month and an increase of 12.7% from Oct 2022. The average days on market for units sold in October was 8 days, 61% below the 5-year October average of 21 days. There was an 11.4% month over month increase in new contract activity with 49 New Pendings; a 17.1% MoM increase in All Pendings (new contracts + contracts carried over from September) to 82; and a 4.3% increase in supply to 48 active units. This activity resulted in a Contract Ratio of 1.71 pendings per active listing, up from 1.52 in September and an increase from 1.64 in October 2022. The Contract Ratio is 3% lower than the 5-year October 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.

