

# October 2023

All Home Types  
Detached  
Attached

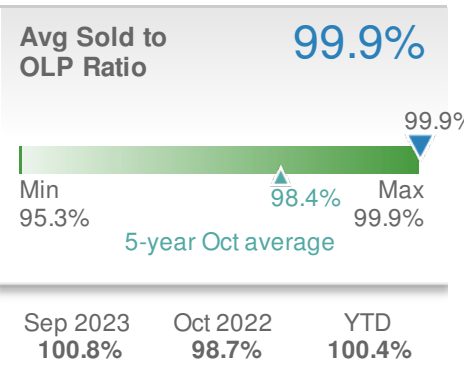
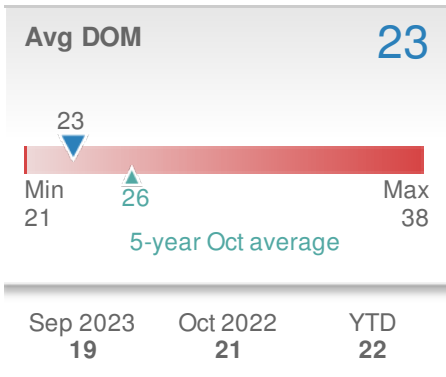
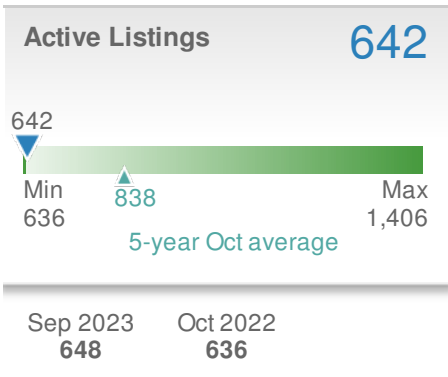
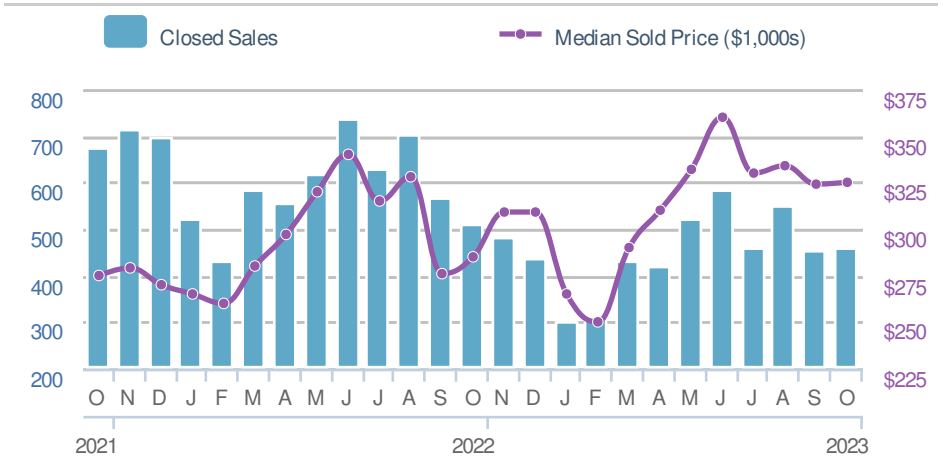
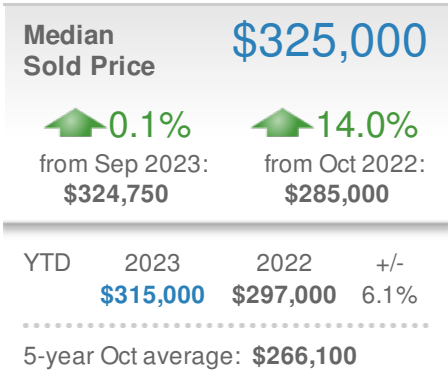
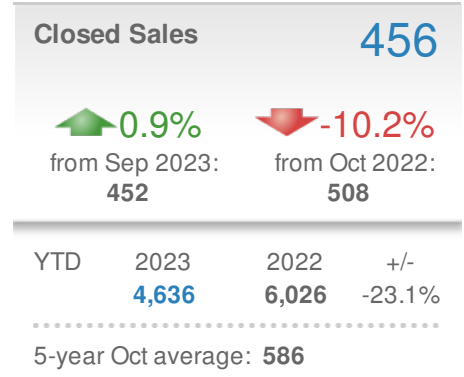
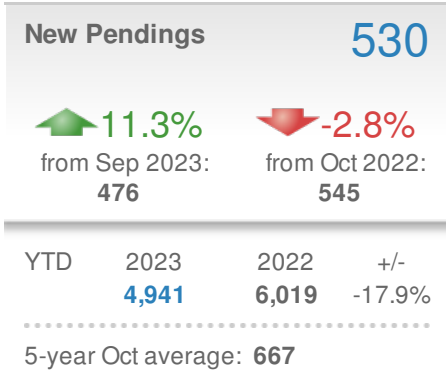
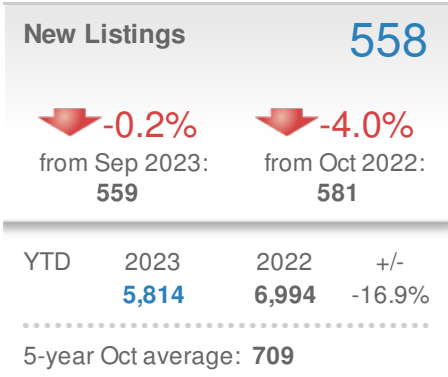
## Local Market Insight

### Delaware County, PA

**October 2023**

Delaware County, PA

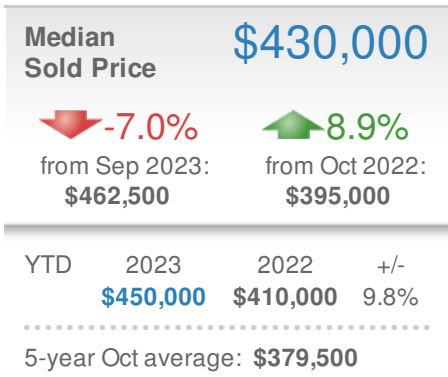
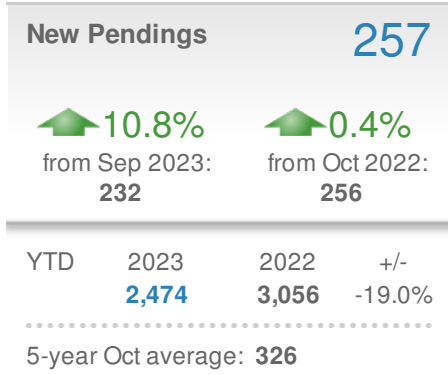
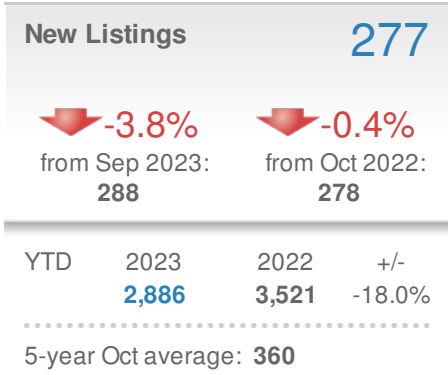
Email: ldavis@tcsr.realtor



**October 2023**

Delaware County, PA - Detached

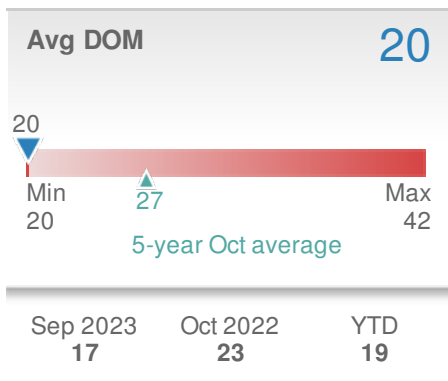
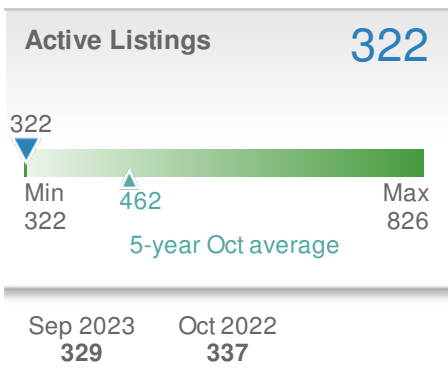
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Delaware County, PA, the median sold price for Detached properties for October was \$430,000, representing a decrease of 7% compared to last month and an increase of 8.9% from Oct 2022. The average days on market for units sold in October was 20 days, 25% below the 5-year October average of 27 days. There was a 10.8% month over month increase in new contract activity with 257 New Pendings; a 4.3% MoM increase in All Pendings (new contracts + contracts carried over from September) to 364; and a 2.1% decrease in supply to 322 active units.

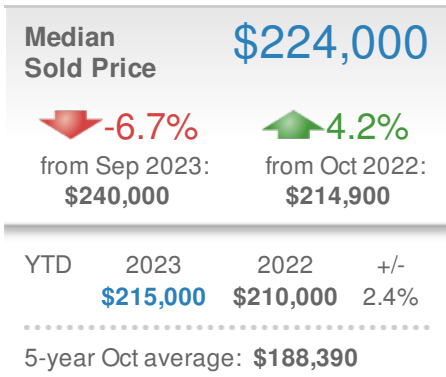
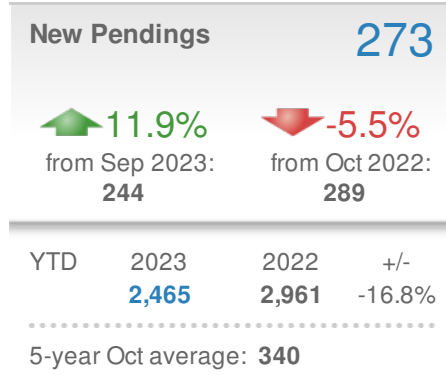
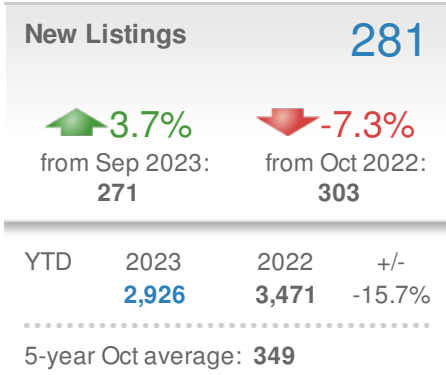
This activity resulted in a Contract Ratio of 1.13 pendings per active listing, up from 1.06 in September and a decrease from 1.16 in October 2022. The Contract Ratio is 7% lower than the 5-year October average of 1.22. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



**October 2023**

Delaware County, PA - Attached

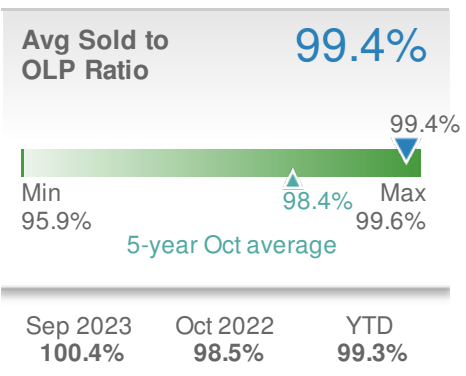
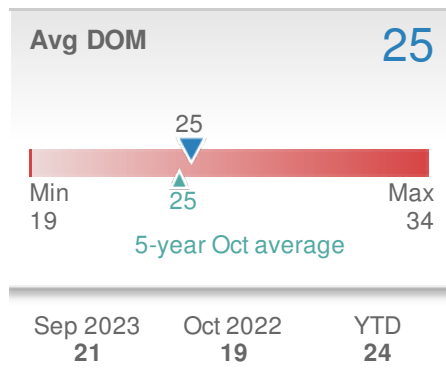
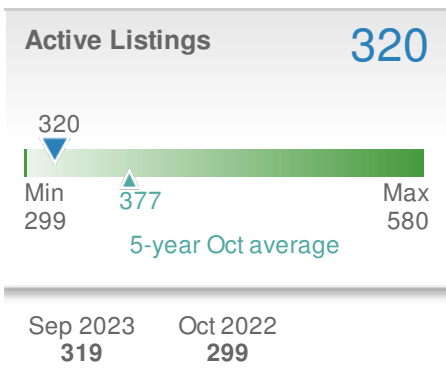
Tri-County Suburban REALTORS  
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**Summary**

In Delaware County, PA, the median sold price for Attached properties for October was \$224,000, representing a decrease of 6.7% compared to last month and an increase of 4.2% from Oct 2022. The average days on market for units sold in October was 25 days, the same as the 5-year October average of 25 days. There was an 11.9% month over month increase in new contract activity with 273 New Pendings; a 3% MoM increase in All Pendings (new contracts + contracts carried over from September) to 408; and a 0.3% increase in supply to 320 active units.

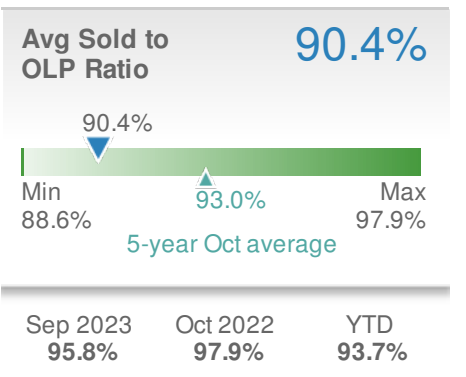
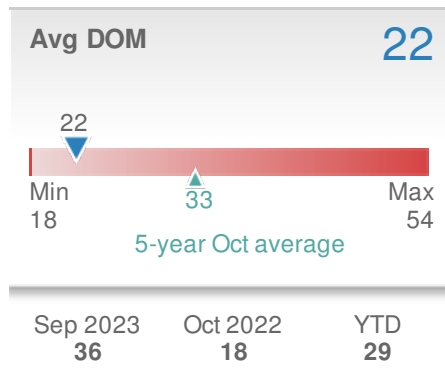
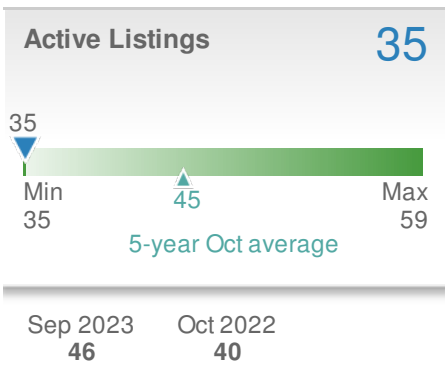
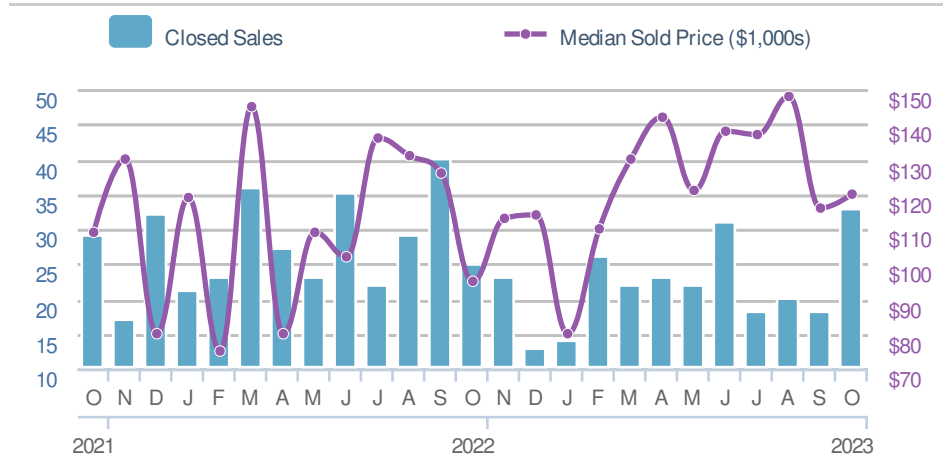
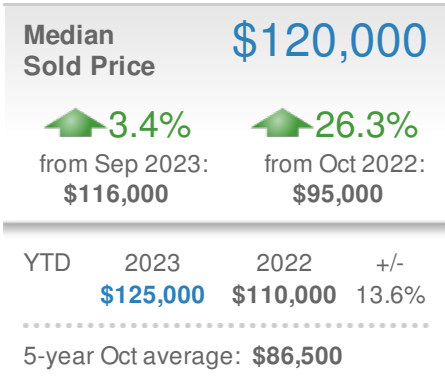
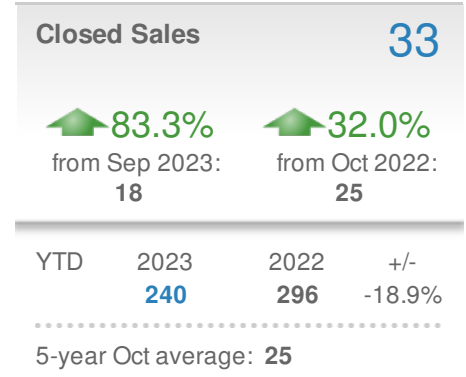
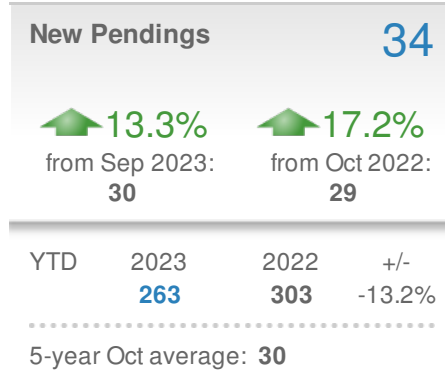
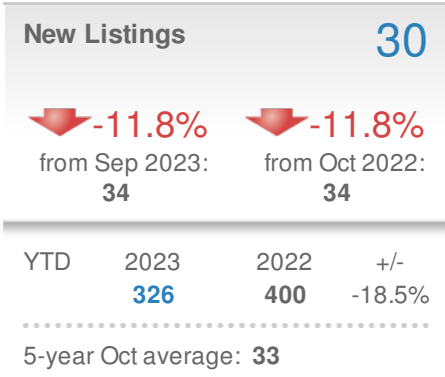
This activity resulted in a Contract Ratio of 1.28 pendings per active listing, up from 1.24 in September and a decrease from 1.41 in October 2022. The Contract Ratio is 13% lower than the 5-year October average of 1.47. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



## October 2023

### Chester-Upland (Delaware, PA)

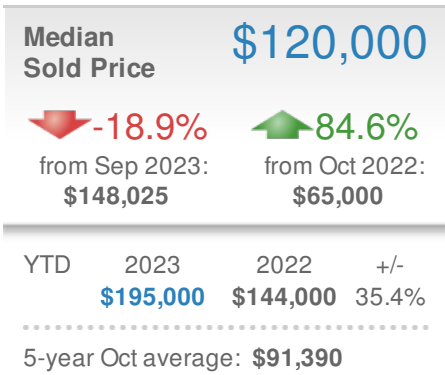
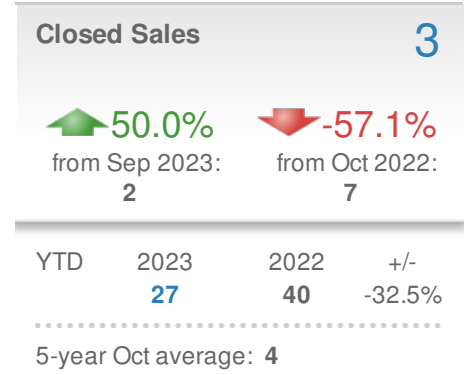
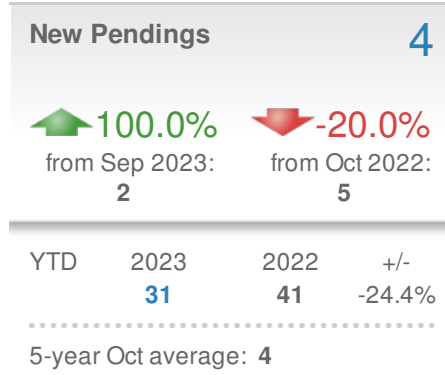
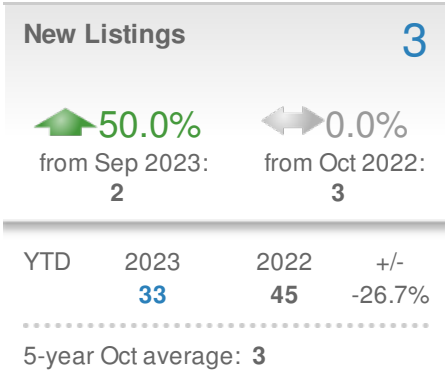
Email: ldavis@tcsr.realtor



**October 2023**

Chester-Upland (Delaware, PA) - Detached

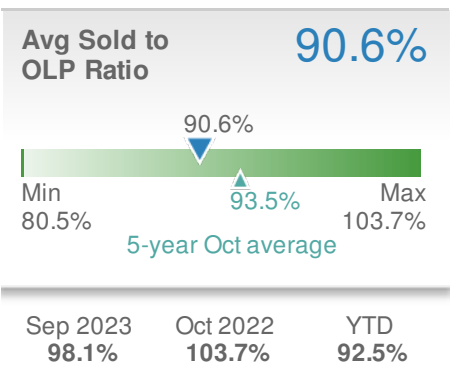
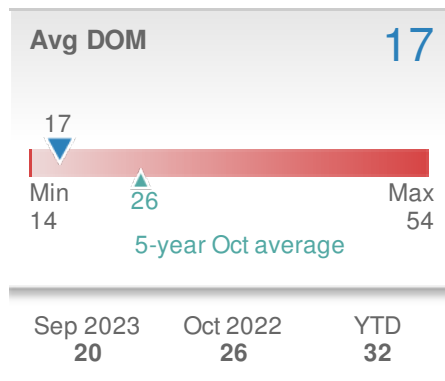
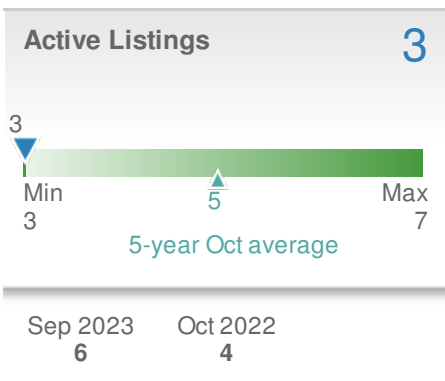
Tri-County Suburban REALTORS  
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**Summary**

In Chester-Upland (Delaware, PA), the median sold price for Detached properties for October was \$120,000, representing a decrease of 18.9% compared to last month and an increase of 84.6% from Oct 2022. The average days on market for units sold in October was 17 days, 34% below the 5-year October average of 26 days. There was a 100% month over month increase in new contract activity with 4 New Pendings; a 33.3% MoM increase in All Pendings (new contracts + contracts carried over from September) to 4; and a 50% decrease in supply to 3 active units.

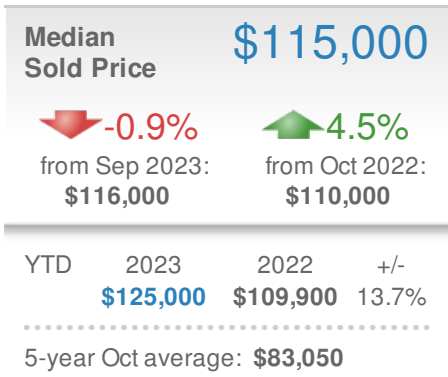
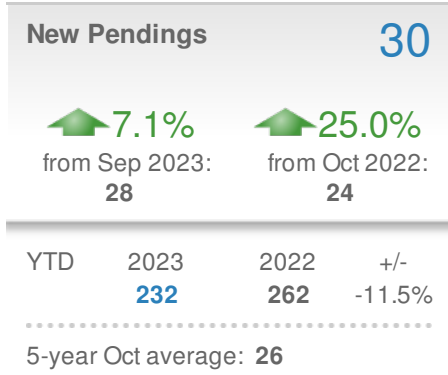
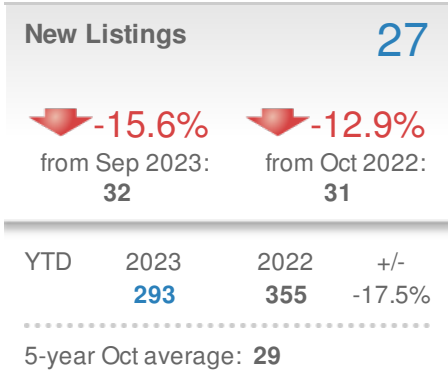
This activity resulted in a Contract Ratio of 1.33 pendings per active listing, up from 0.50 in September and an increase from 1.00 in October 2022. The Contract Ratio is 33% higher than the 5-year October average of 1.00. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Chester-Upland (Delaware, PA) - Attached

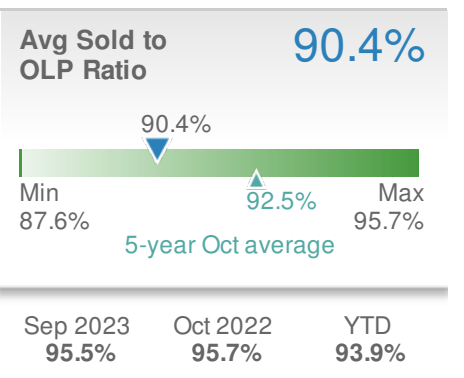
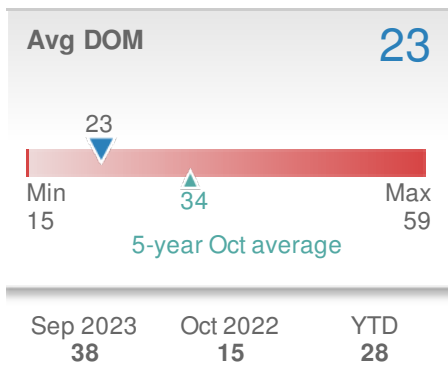
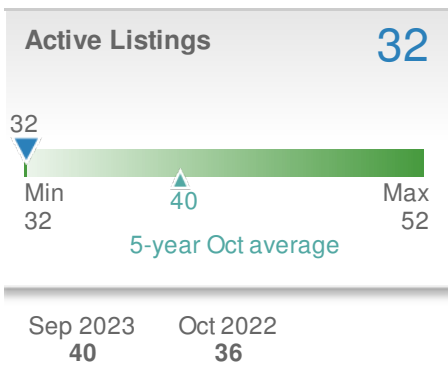
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**Summary**

In Chester-Upland (Delaware, PA), the median sold price for Attached properties for October was \$115,000, representing a decrease of 0.9% compared to last month and an increase of 4.5% from Oct 2022. The average days on market for units sold in October was 23 days, 32% below the 5-year October average of 34 days. There was a 7.1% month over month increase in new contract activity with 30 New Pendings; a 2.4% MoM decrease in All Pendings (new contracts + contracts carried over from September) to 40; and a 20% decrease in supply to 32 active units.

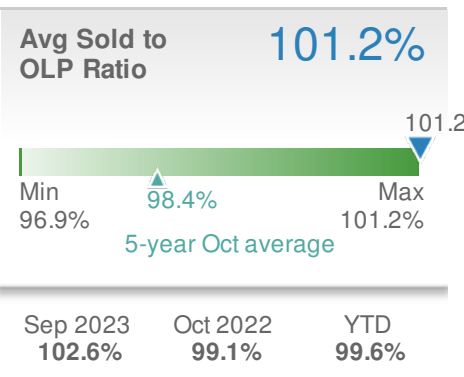
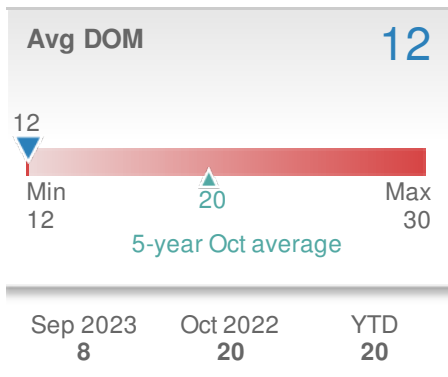
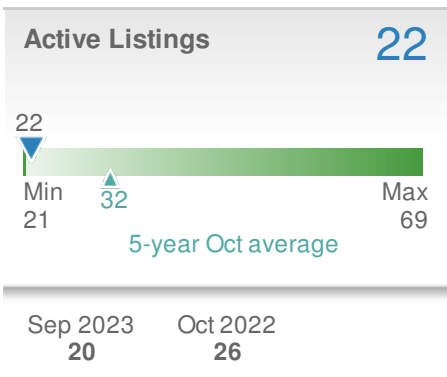
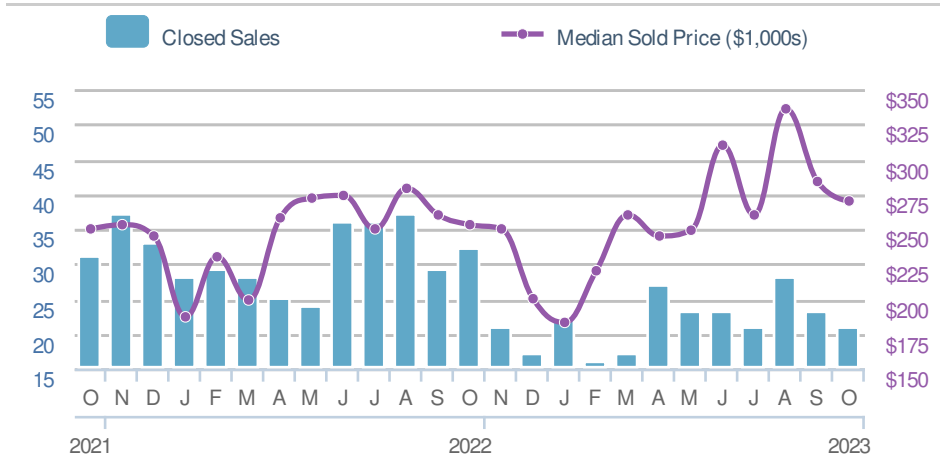
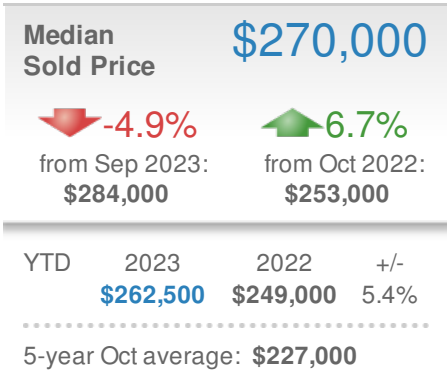
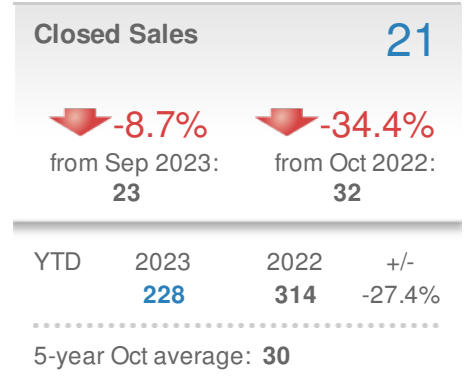
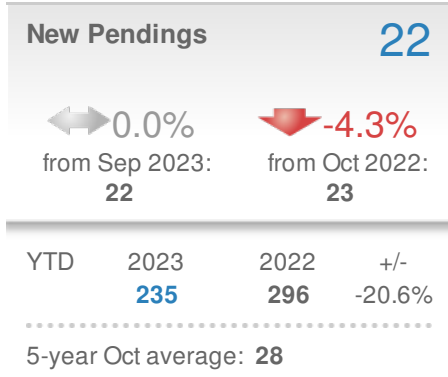
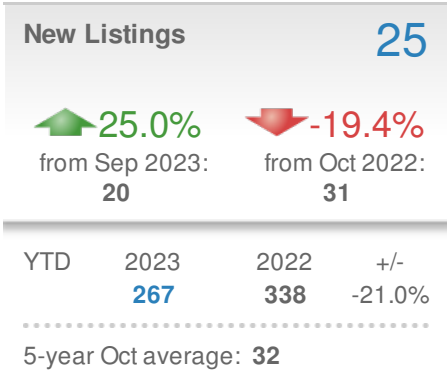
This activity resulted in a Contract Ratio of 1.25 pendings per active listing, up from 1.03 in September and an increase from 1.00 in October 2022. The Contract Ratio is 35% higher than the 5-year October average of 0.93. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



## October 2023

Chichester (Delaware, PA)

Email: ldavis@tcsr.realtor

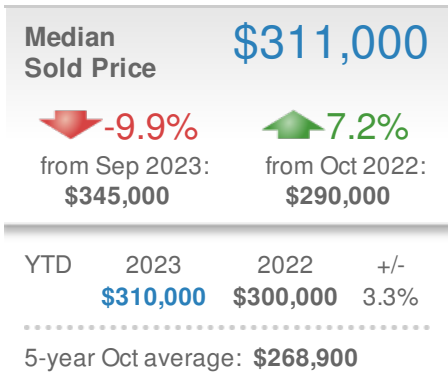
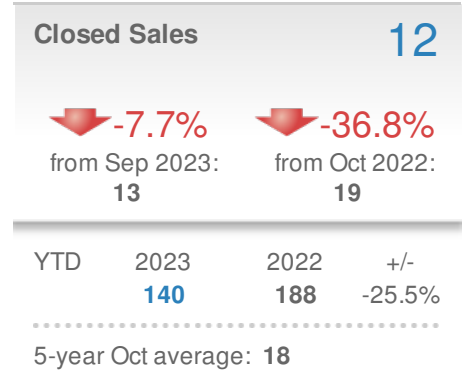
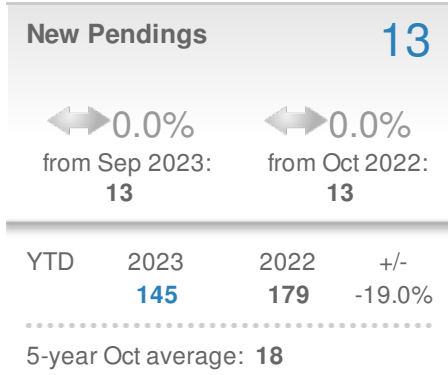




**October 2023**

Chichester (Delaware, PA) - Detached

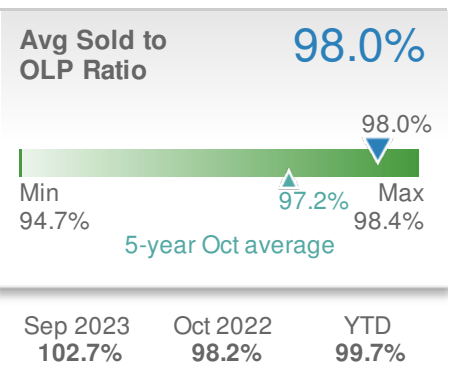
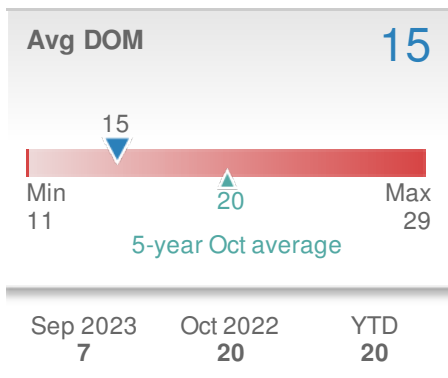
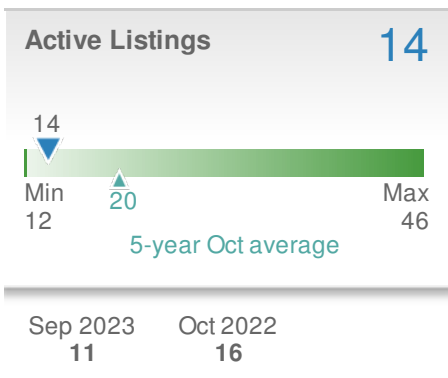
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Chichester (Delaware, PA), the median sold price for Detached properties for October was \$311,000, representing a decrease of 9.9% compared to last month and an increase of 7.2% from Oct 2022. The average days on market for units sold in October was 15 days, 26% below the 5-year October average of 20 days. There was no month over month change in new contract activity with 13 New Pendings; a 5.6% MoM decrease in All Pendings (new contracts + contracts carried over from September) to 17; and a 27.3% increase in supply to 14 active units.

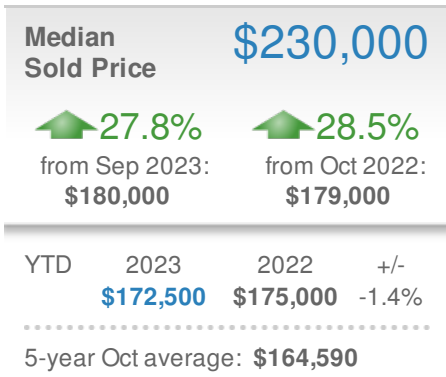
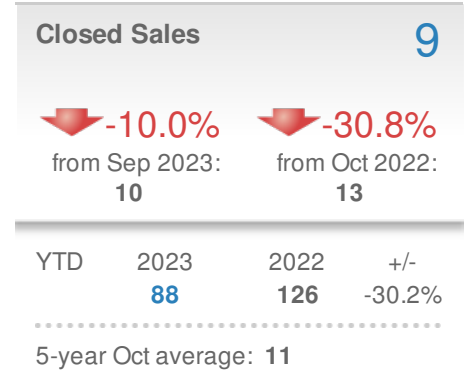
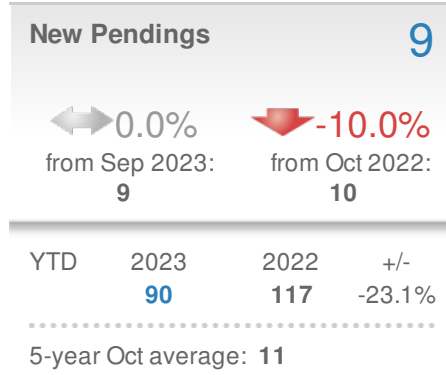
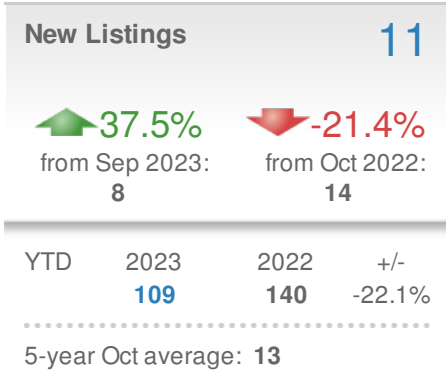
This activity resulted in a Contract Ratio of 1.21 pendings per active listing, down from 1.64 in September and an increase from 0.94 in October 2022. The Contract Ratio is 28% lower than the 5-year October average of 1.68. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Chichester (Delaware, PA) - Attached

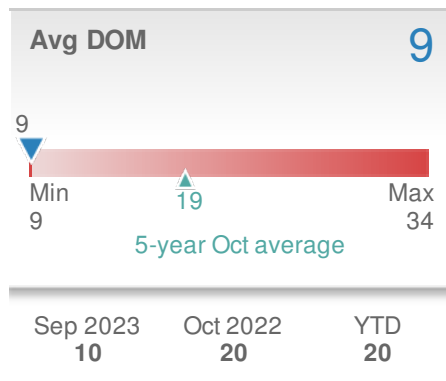
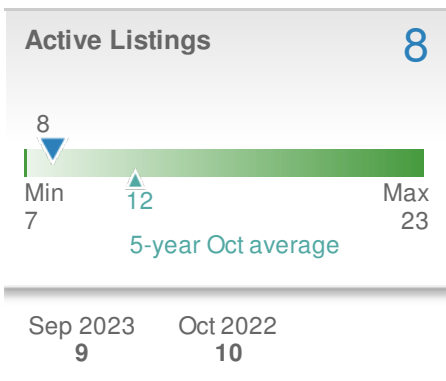
Tri-County Suburban REALTORS  
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**Summary**

In Chichester (Delaware, PA), the median sold price for Attached properties for October was \$230,000, representing an increase of 27.8% compared to last month and an increase of 28.5% from Oct 2022. The average days on market for units sold in October was 9 days, 53% below the 5-year October average of 19 days. There was no month over month change in new contract activity with 9 New Pendings; a 7.7% MoM decrease in All Pendings (new contracts + contracts carried over from September) to 12; and an 11.1% decrease in supply to 8 active units.

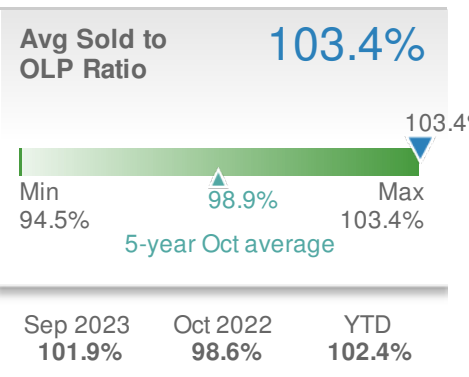
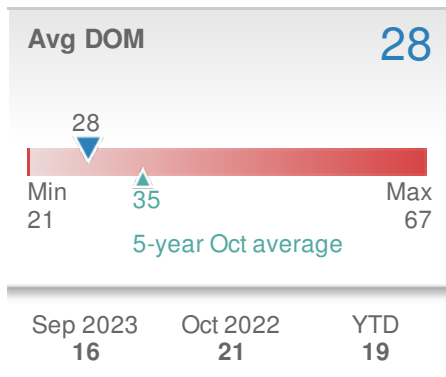
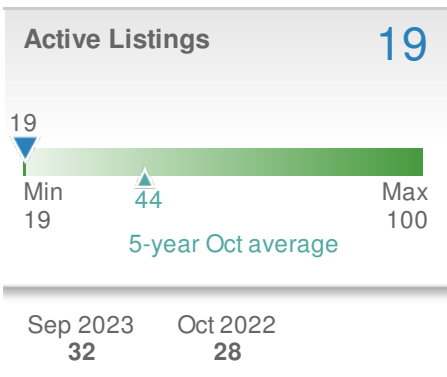
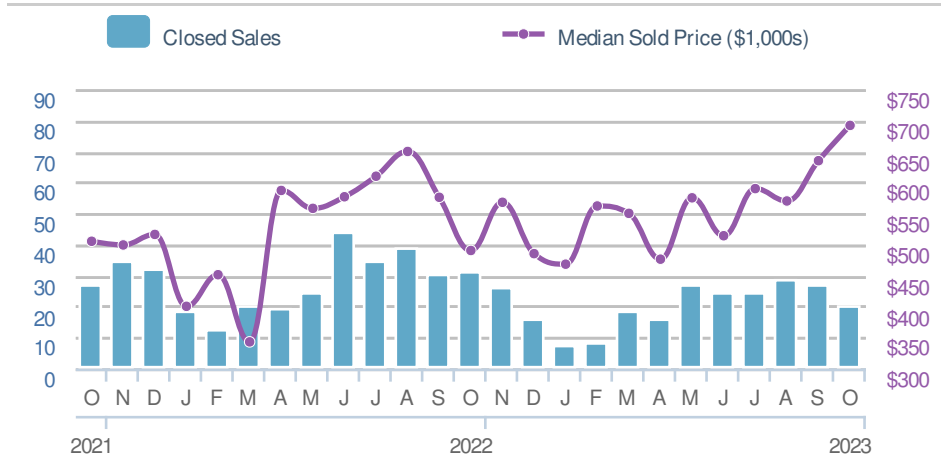
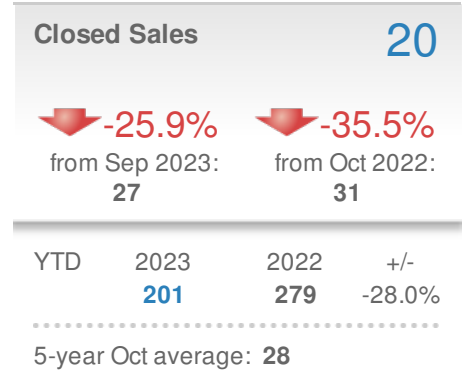
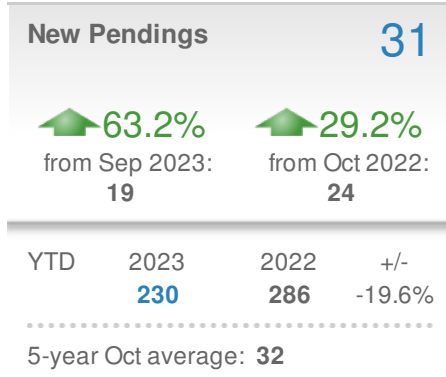
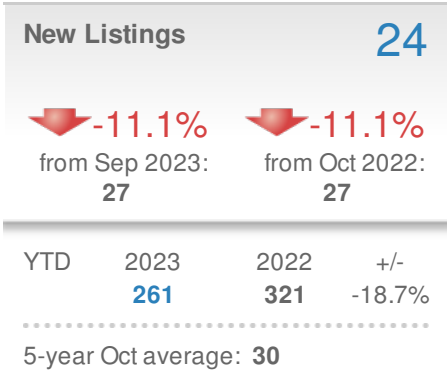
This activity resulted in a Contract Ratio of 1.50 pendings per active listing, up from 1.44 in September and an increase from 1.30 in October 2022. The Contract Ratio is 23% lower than the 5-year October average of 1.96. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



**October 2023**

Garnet Valley (Delaware, PA)

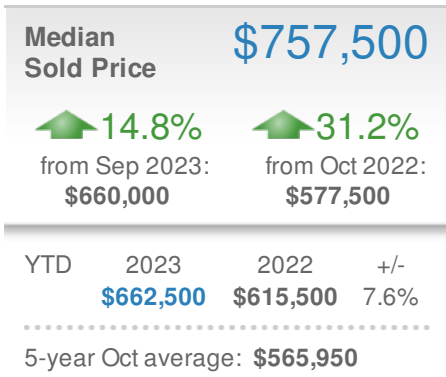
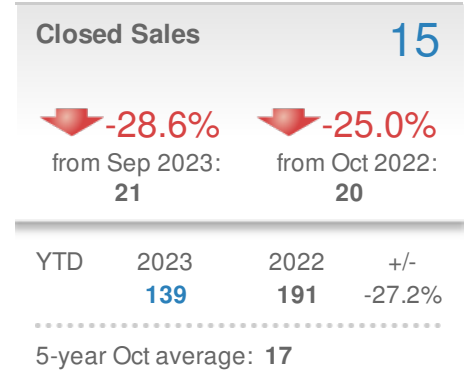
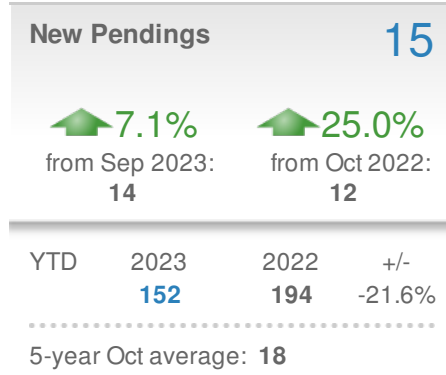
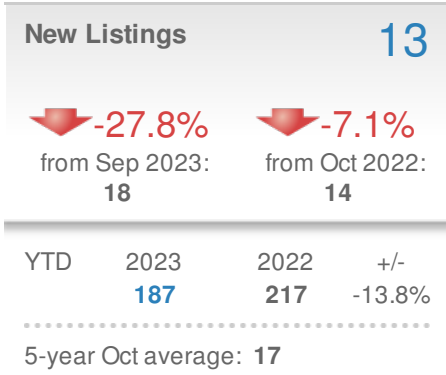
Email: ldavis@tcsr.realtor



**October 2023**

Garnet Valley (Delaware, PA) - Detached

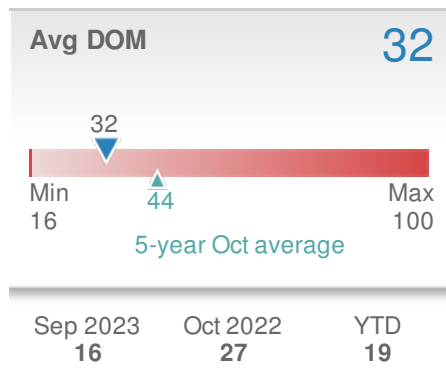
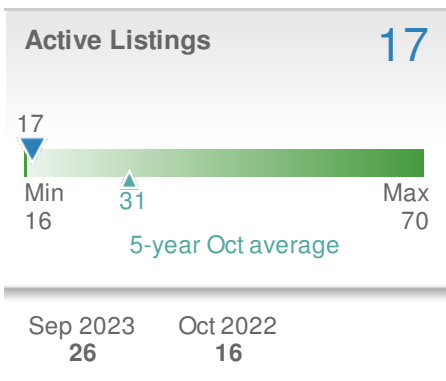
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Garnet Valley (Delaware, PA), the median sold price for Detached properties for October was \$757,500, representing an increase of 14.8% compared to last month and an increase of 31.2% from Oct 2022. The average days on market for units sold in October was 32 days, 27% below the 5-year October average of 44 days. There was a 7.1% month over month increase in new contract activity with 15 New Pendings; a 3.6% MoM increase in All Pendings (new contracts + contracts carried over from September) to 29; and a 34.6% decrease in supply to 17 active units.

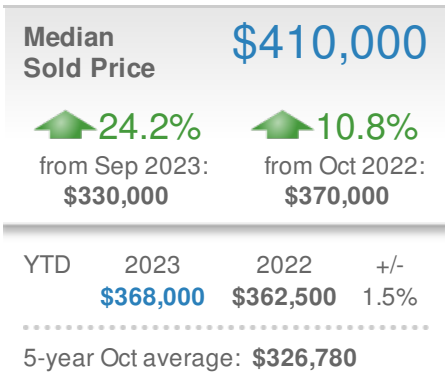
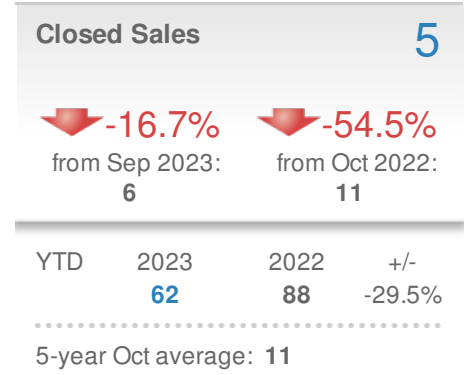
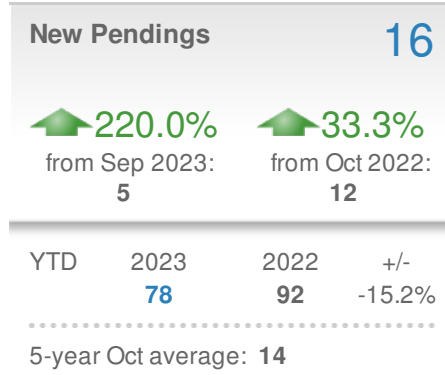
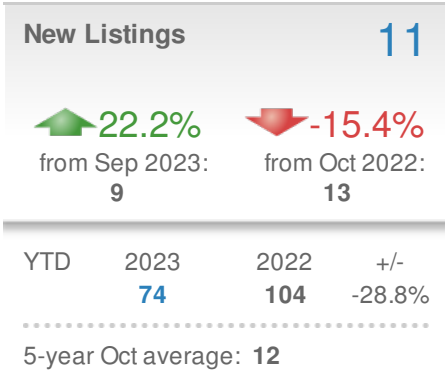
This activity resulted in a Contract Ratio of 1.71 pendings per active listing, up from 1.08 in September and an increase from 1.50 in October 2022. The Contract Ratio is 33% higher than the 5-year October average of 1.28. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



**October 2023**

Garnet Valley (Delaware, PA) - Attached

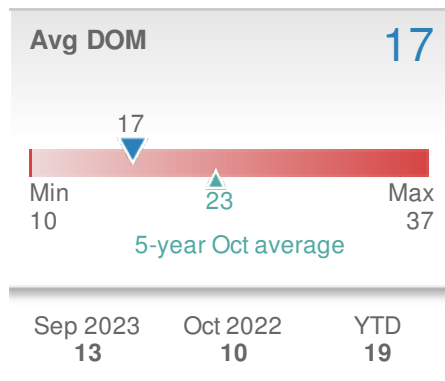
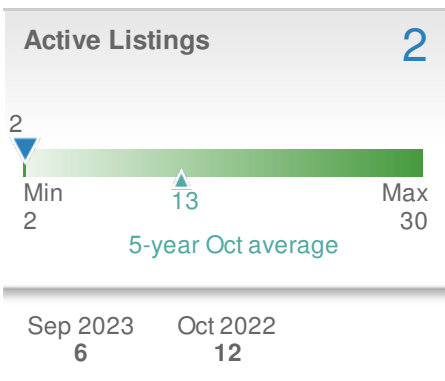
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Garnet Valley (Delaware, PA), the median sold price for Attached properties for October was \$410,000, representing an increase of 24.2% compared to last month and an increase of 10.8% from Oct 2022. The average days on market for units sold in October was 17 days, 26% below the 5-year October average of 23 days. There was a 220% month over month increase in new contract activity with 16 New Pendings; a 142.9% MoM increase in All Pendings (new contracts + contracts carried over from September) to 17; and a 66.7% decrease in supply to 2 active units.

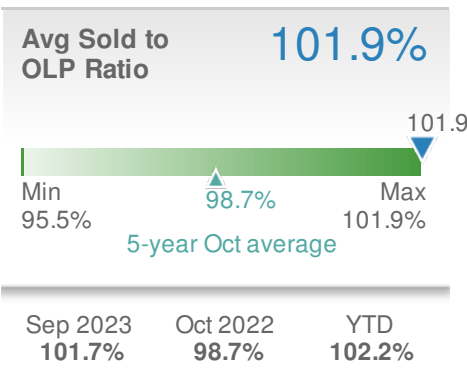
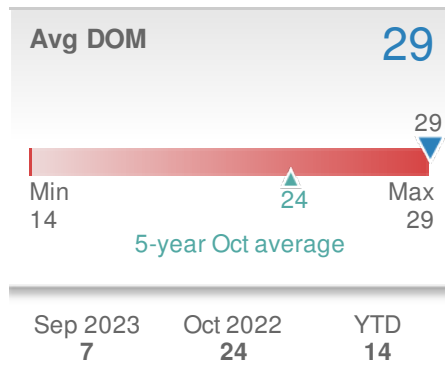
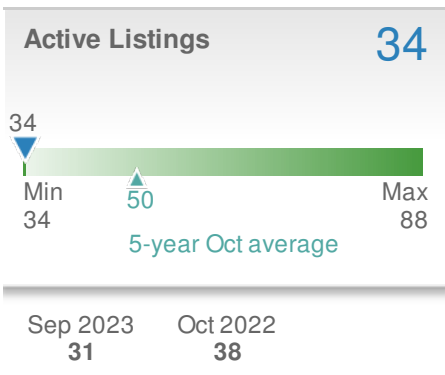
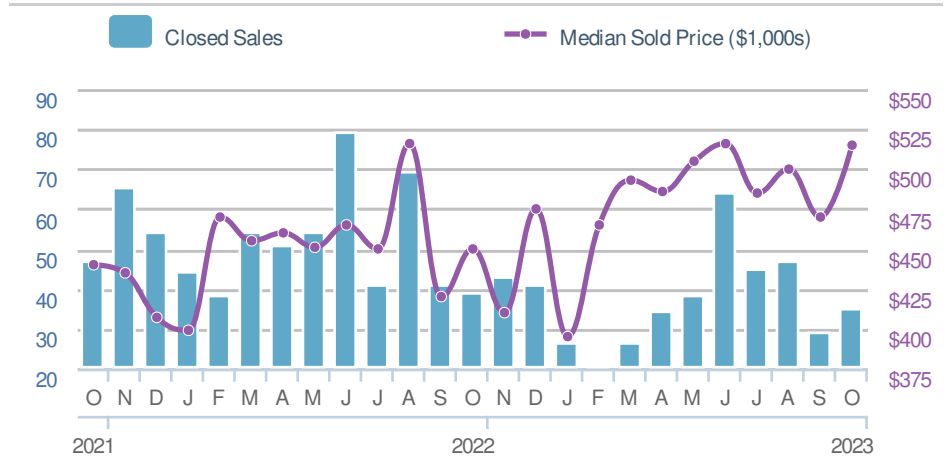
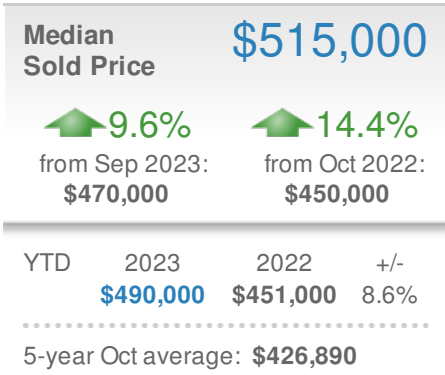
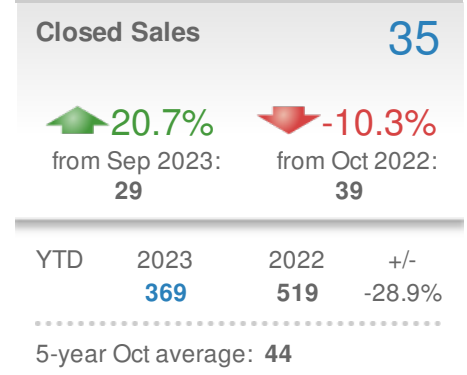
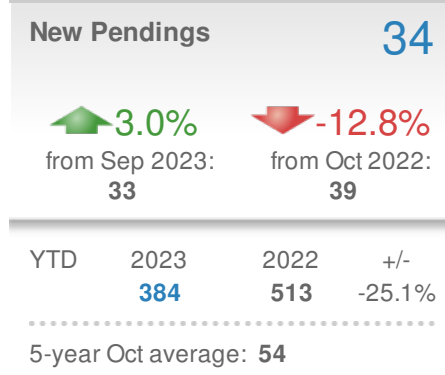
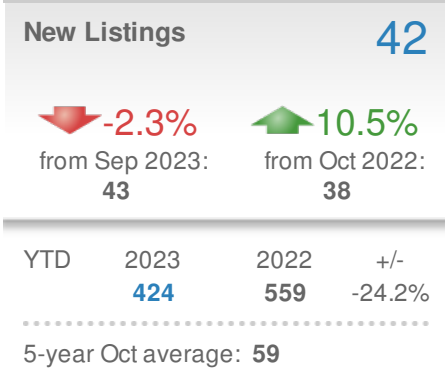
This activity resulted in a Contract Ratio of 8.50 pendings per active listing, up from 1.17 in September and an increase from 0.92 in October 2022. The Contract Ratio is 184% higher than the 5-year October average of 3.00. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Haverford Township (Delaware, PA)

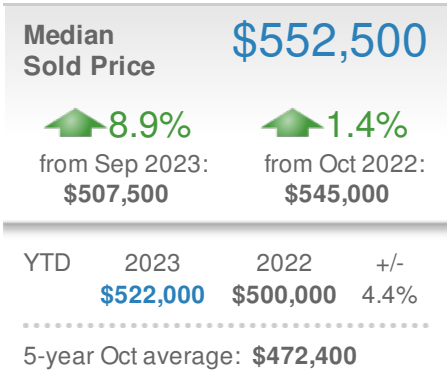
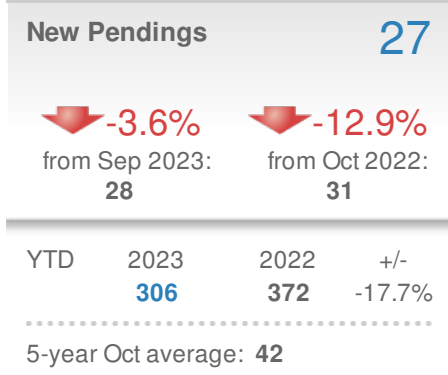
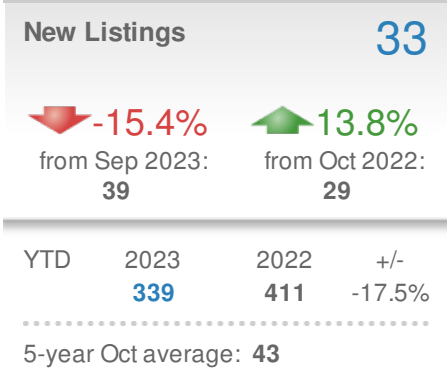
Email: ldavis@tcsr.realtor



**October 2023**

Haverford Township (Delaware, PA) - Detached

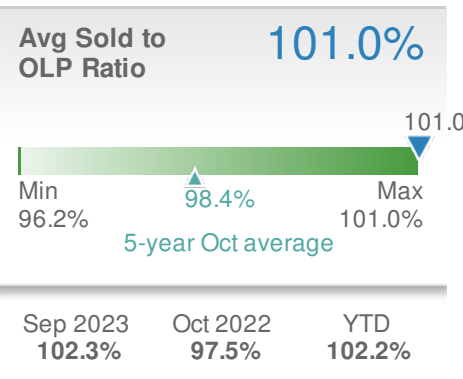
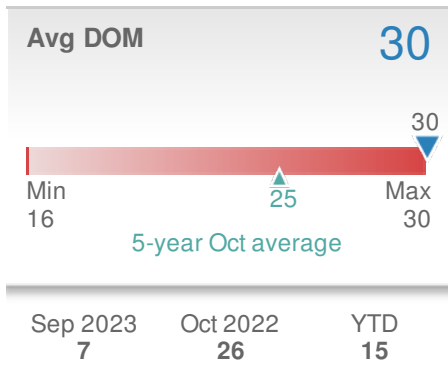
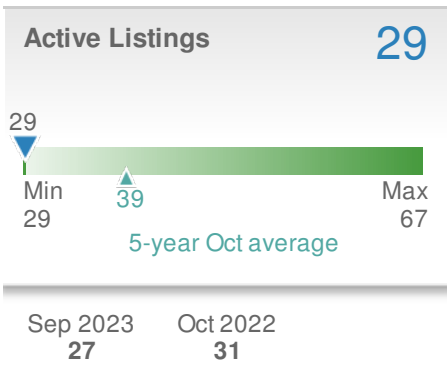
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Haverford Township (Delaware, PA), the median sold price for Detached properties for October was \$552,500, representing an increase of 8.9% compared to last month and an increase of 1.4% from Oct 2022. The average days on market for units sold in October was 30 days, 20% above the 5-year October average of 25 days. There was a 3.6% month over month decrease in new contract activity with 27 New Pendings; a 7.7% MoM decrease in All Pendings (new contracts + contracts carried over from September) to 36; and a 7.4% increase in supply to 29 active units.

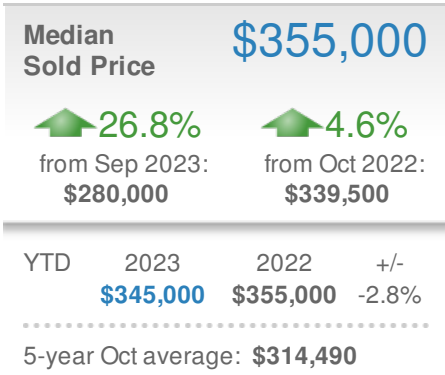
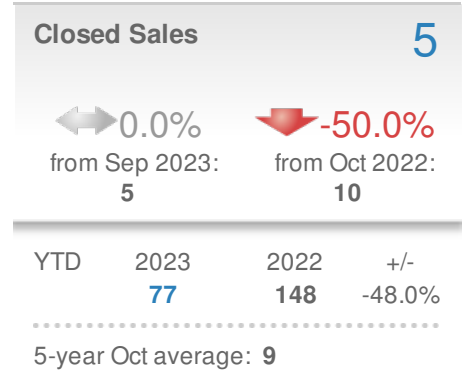
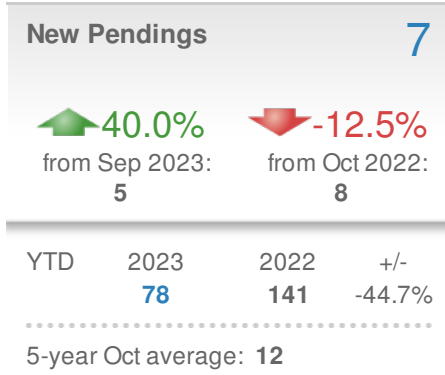
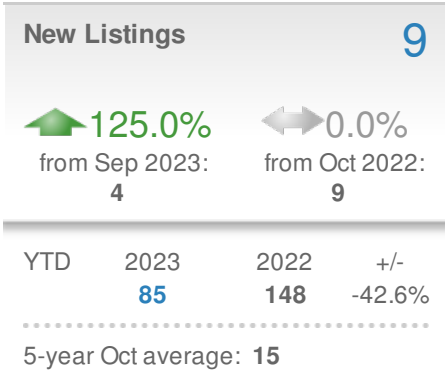
This activity resulted in a Contract Ratio of 1.24 pendings per active listing, down from 1.44 in September and a decrease from 1.39 in October 2022. The Contract Ratio is 25% lower than the 5-year October average of 1.66. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Haverford Township (Delaware, PA) - Attached

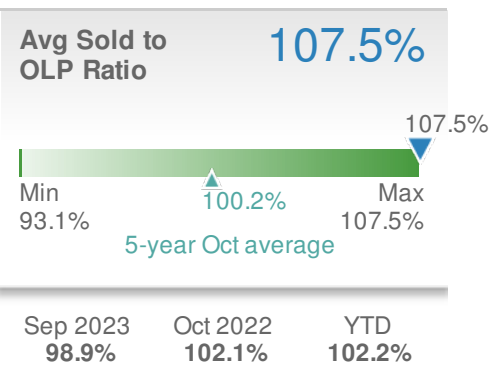
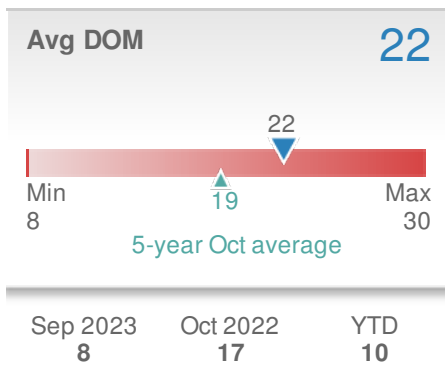
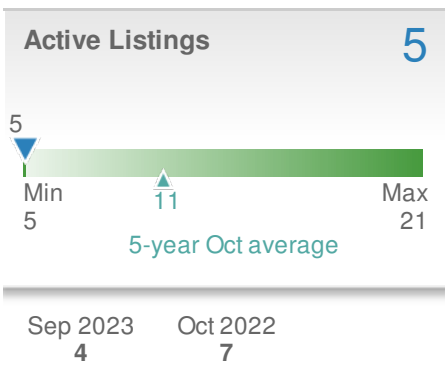
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Haverford Township (Delaware, PA), the median sold price for Attached properties for October was \$355,000, representing an increase of 26.8% compared to last month and an increase of 4.6% from Oct 2022. The average days on market for units sold in October was 22 days, 16% above the 5-year October average of 19 days. There was a 40% month over month increase in new contract activity with 7 New Pendings; a 14.3% MoM increase in All Pendings (new contracts + contracts carried over from September) to 8; and a 25% increase in supply to 5 active units.

This activity resulted in a Contract Ratio of 1.60 pendings per active listing, down from 1.75 in September and an increase from 1.57 in October 2022. The Contract Ratio is 8% lower than the 5-year October average of 1.74. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

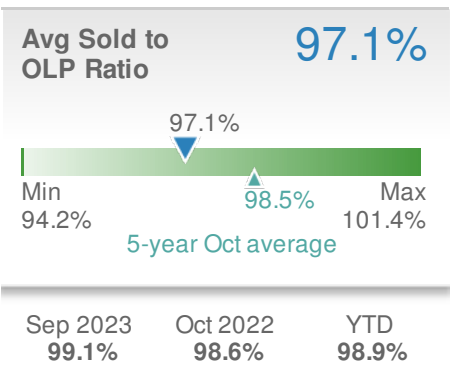
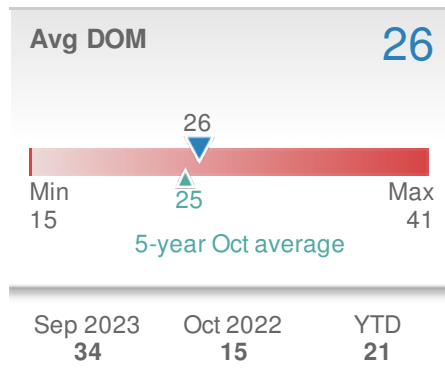
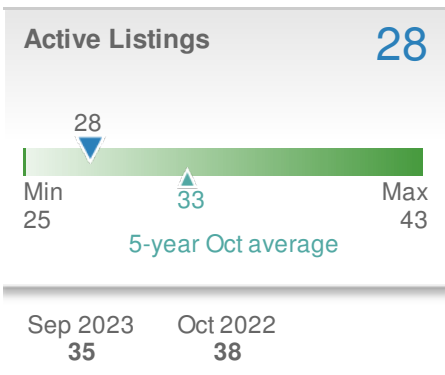
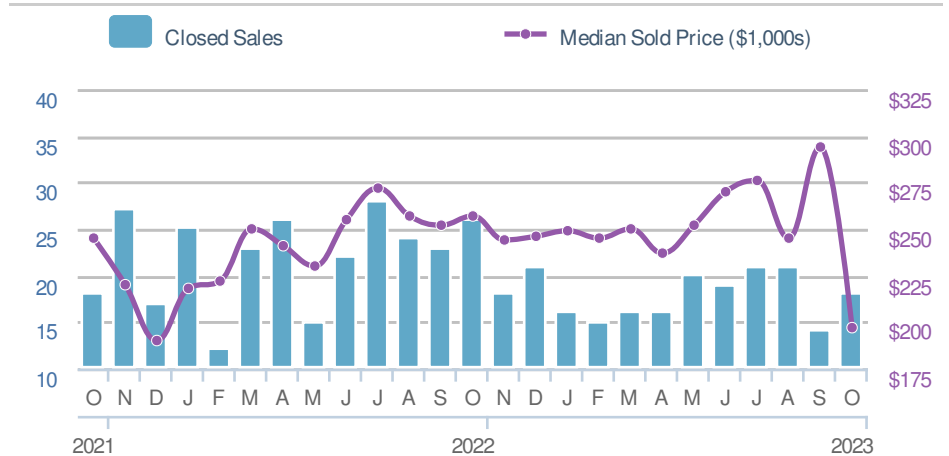
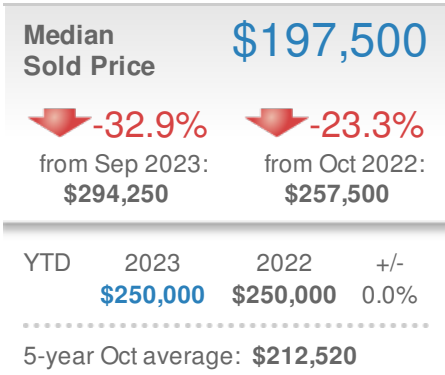
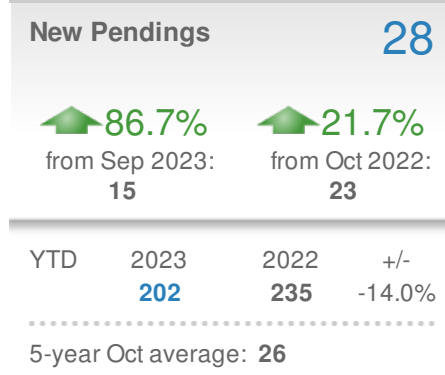
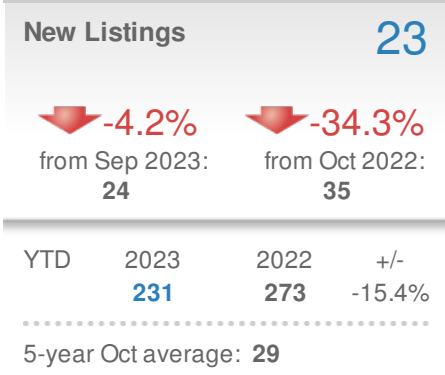




**October 2023**

Interboro (Delaware, PA)

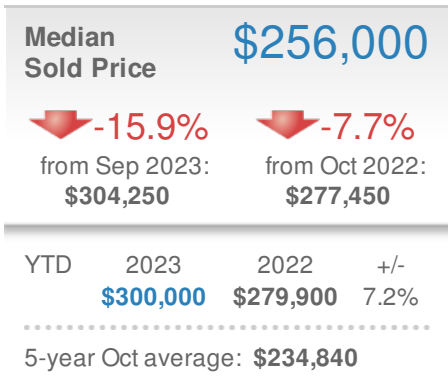
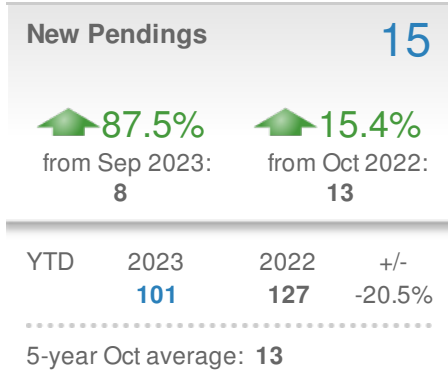
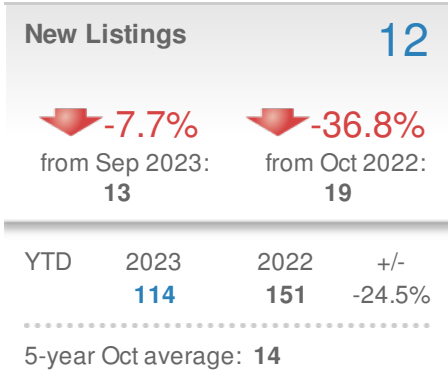
Email: ldavis@tcsr.realtor



**October 2023**

Interboro (Delaware, PA) - Detached

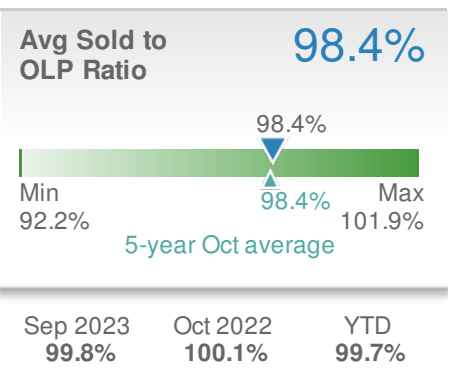
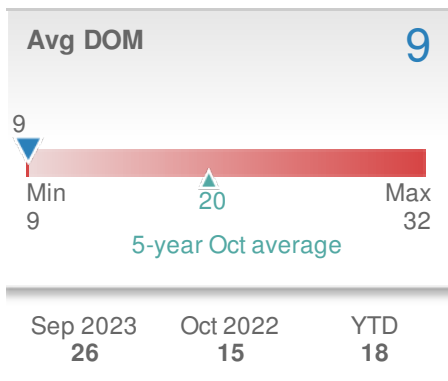
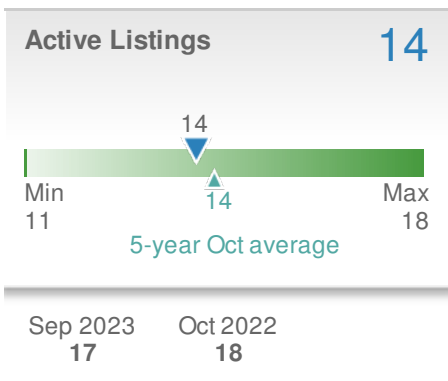
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Interboro (Delaware, PA), the median sold price for Detached properties for October was \$256,000, representing a decrease of 15.9% compared to last month and a decrease of 7.7% from Oct 2022. The average days on market for units sold in October was 9 days, 55% below the 5-year October average of 20 days. There was an 87.5% month over month increase in new contract activity with 15 New Pendings; a 72.7% MoM increase in All Pendings (new contracts + contracts carried over from September) to 19; and a 17.6% decrease in supply to 14 active units.

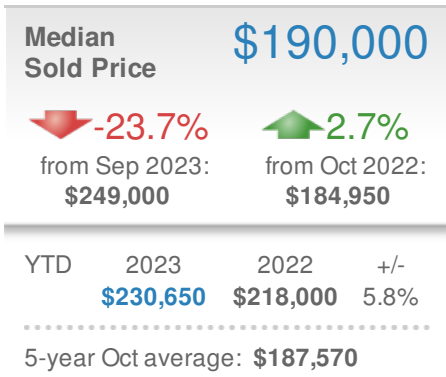
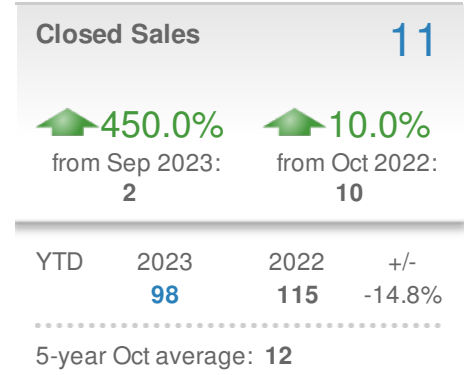
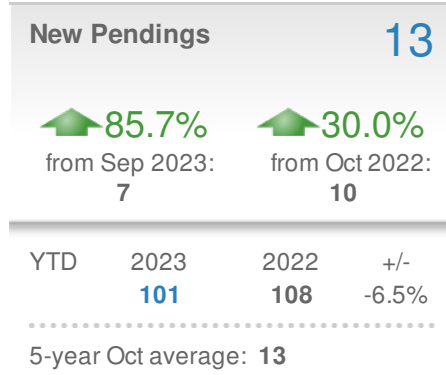
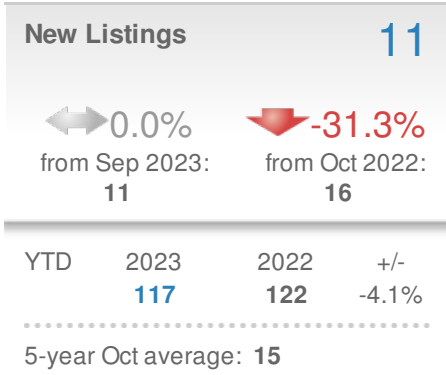
This activity resulted in a Contract Ratio of 1.36 pendings per active listing, up from 0.65 in September and an increase from 1.06 in October 2022. The Contract Ratio is 8% lower than the 5-year October average of 1.48. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Interboro (Delaware, PA) - Attached

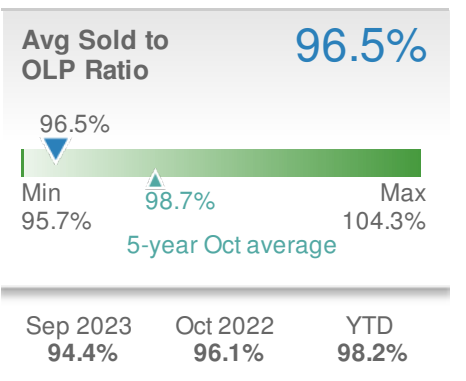
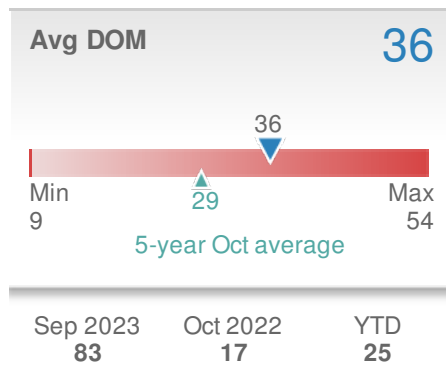
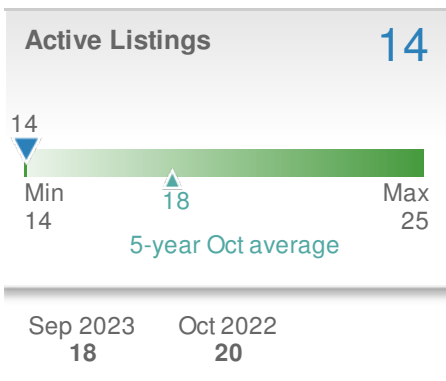
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Interboro (Delaware, PA), the median sold price for Attached properties for October was \$190,000, representing a decrease of 23.7% compared to last month and an increase of 2.7% from Oct 2022. The average days on market for units sold in October was 36 days, 25% above the 5-year October average of 29 days. There was an 85.7% month over month increase in new contract activity with 13 New Pendings; a 7.1% MoM increase in All Pendings (new contracts + contracts carried over from September) to 15; and a 22.2% decrease in supply to 14 active units.

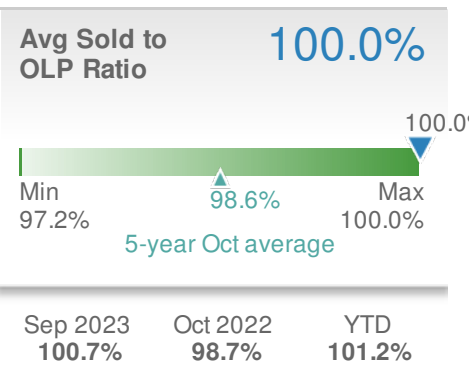
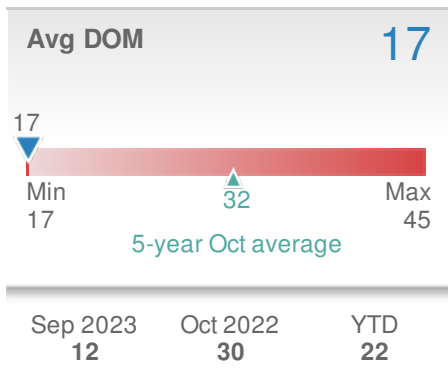
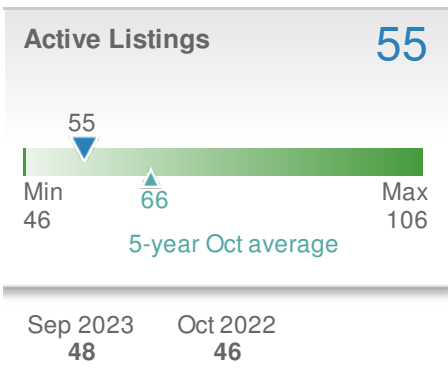
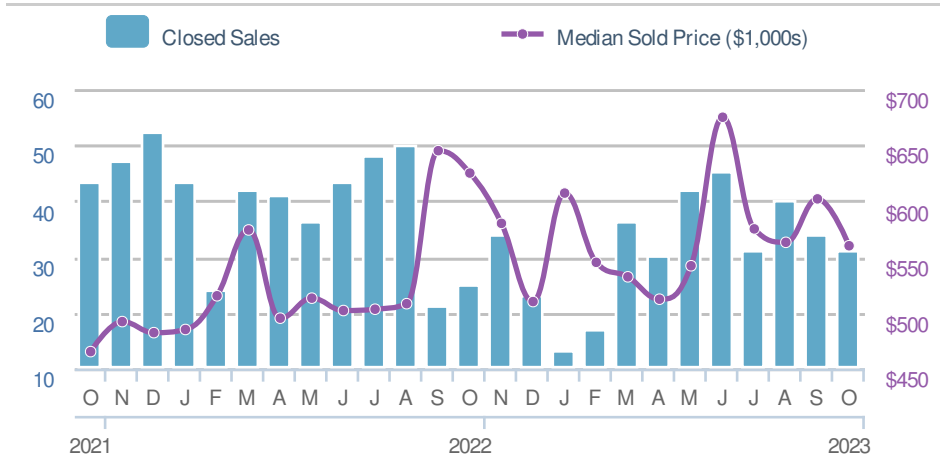
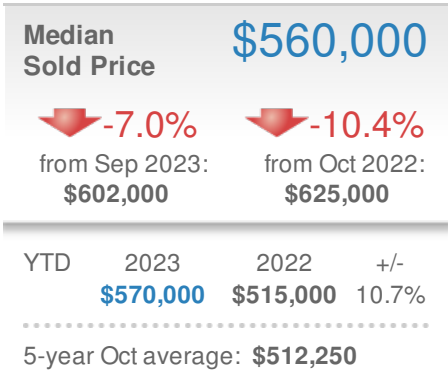
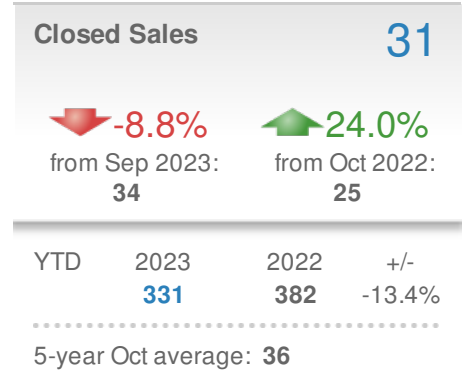
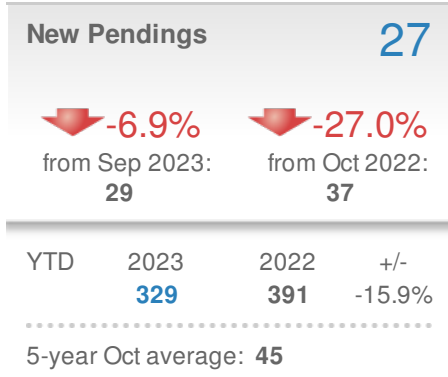
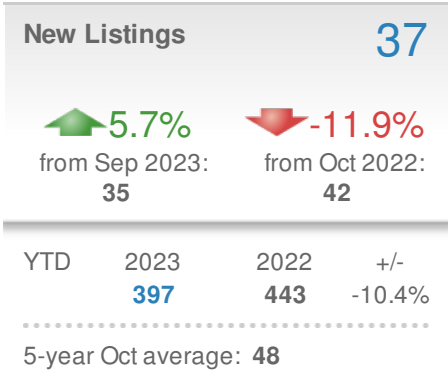
This activity resulted in a Contract Ratio of 1.07 pendings per active listing, up from 0.78 in September and an increase from 0.55 in October 2022. The Contract Ratio is 1% lower than the 5-year October average of 1.08. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



**October 2023**

Marple Newtown (Delaware, PA)

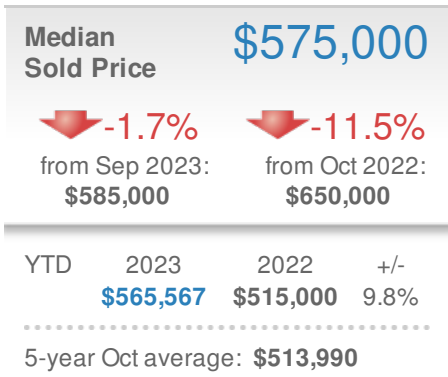
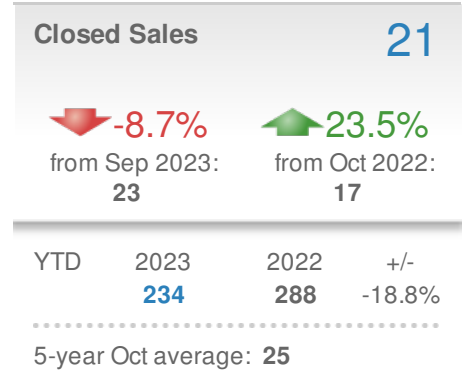
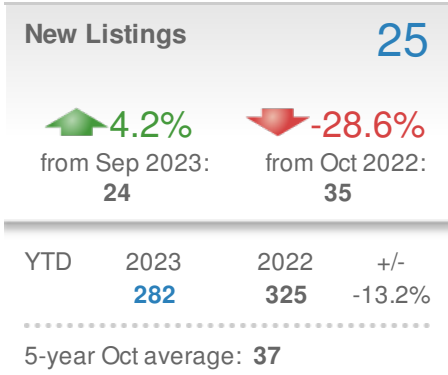
Email: ldavis@tcsr.realtor



**October 2023**

Marple Newtown (Delaware, PA) - Detached

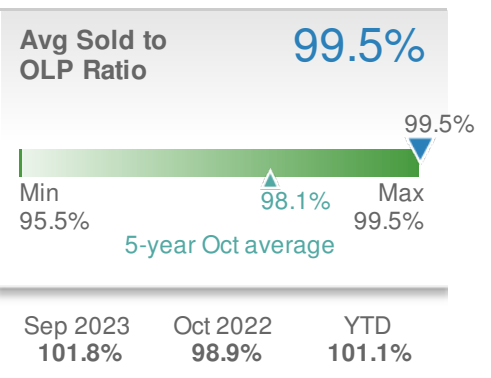
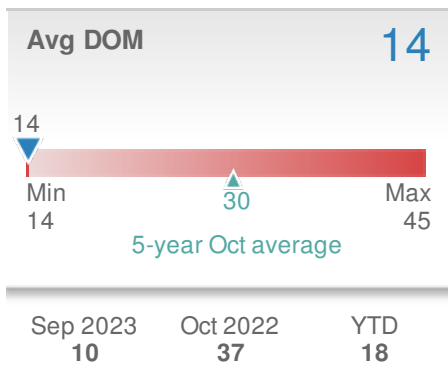
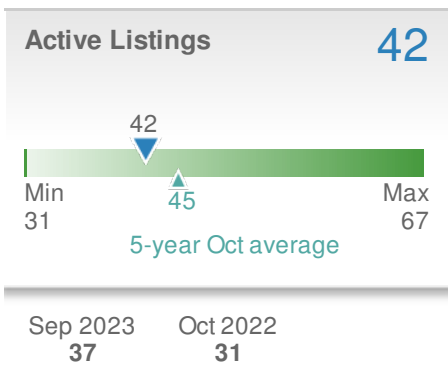
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Marple Newtown (Delaware, PA), the median sold price for Detached properties for October was \$575,000, representing a decrease of 1.7% compared to last month and a decrease of 11.5% from Oct 2022. The average days on market for units sold in October was 14 days, 54% below the 5-year October average of 30 days. There was a 10% month over month decrease in new contract activity with 18 New Pendings; an 11.8% MoM decrease in All Pendings (new contracts + contracts carried over from September) to 30; and a 13.5% increase in supply to 42 active units.

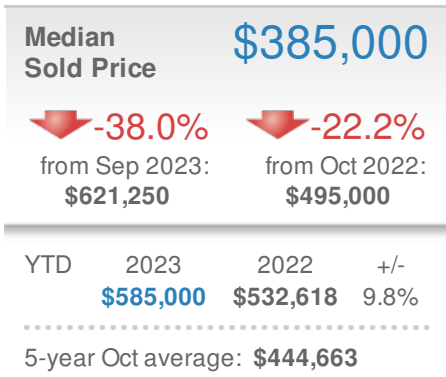
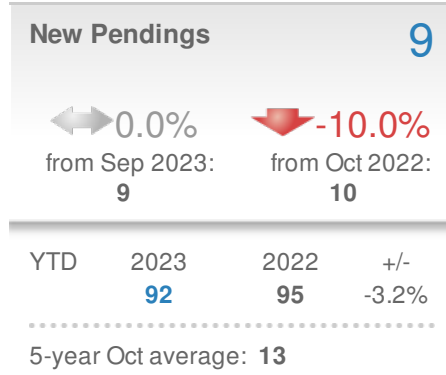
This activity resulted in a Contract Ratio of 0.71 pendings per active listing, down from 0.92 in September and a decrease from 1.52 in October 2022. The Contract Ratio is 41% lower than the 5-year October average of 1.20. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Marple Newtown (Delaware, PA) - Attached

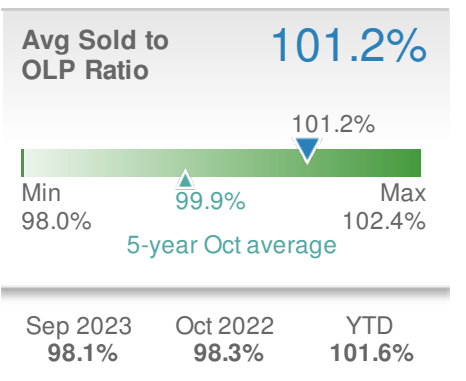
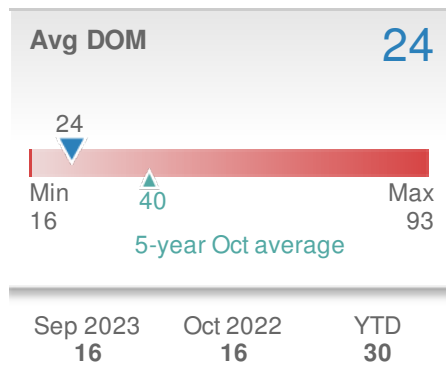
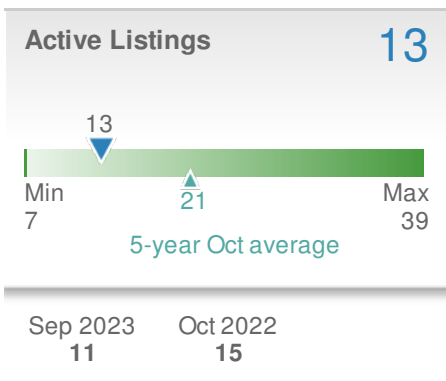
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Marple Newtown (Delaware, PA), the median sold price for Attached properties for October was \$385,000, representing a decrease of 38% compared to last month and a decrease of 22.2% from Oct 2022. The average days on market for units sold in October was 24 days, 40% below the 5-year October average of 40 days. There was no month over month change in new contract activity with 9 New Pendings; a 15.4% MoM decrease in All Pendings (new contracts + contracts carried over from September) to 11; and an 18.2% increase in supply to 13 active units.

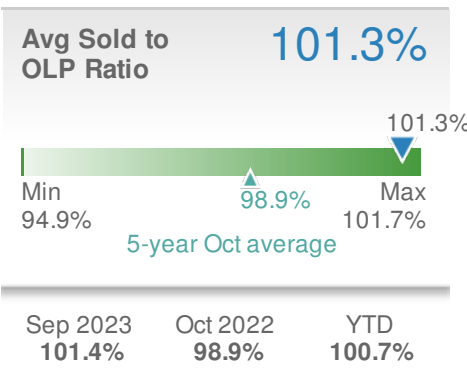
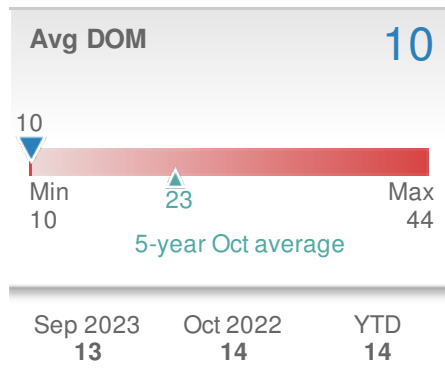
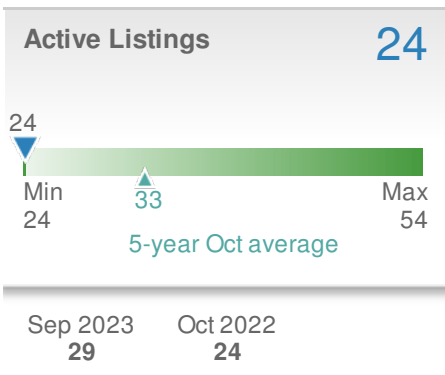
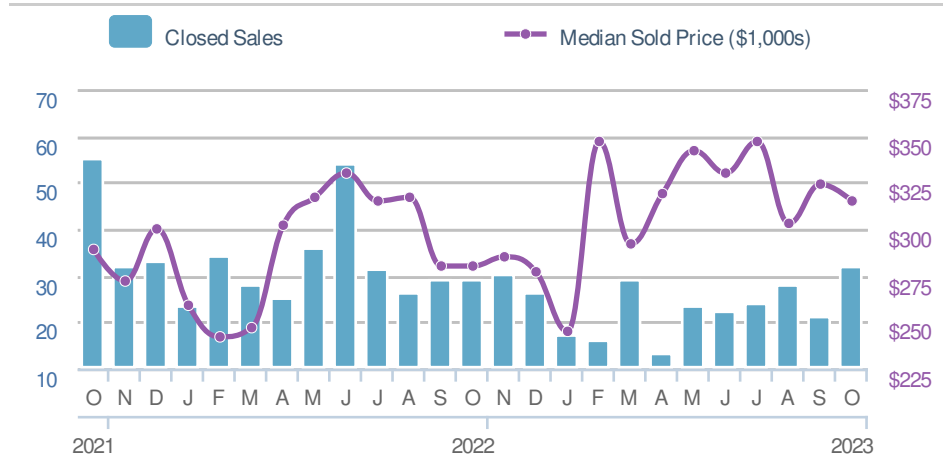
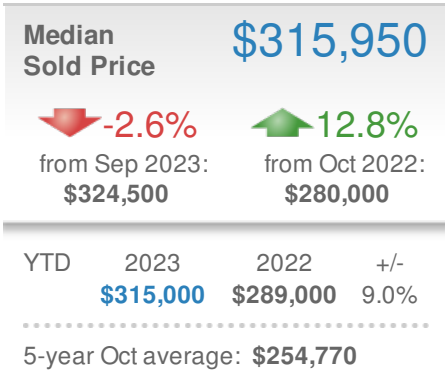
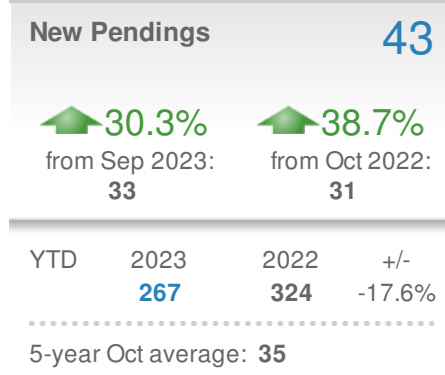
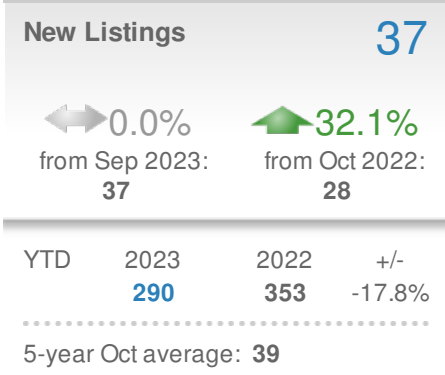
This activity resulted in a Contract Ratio of 0.85 pendings per active listing, down from 1.18 in September and a decrease from 1.60 in October 2022. The Contract Ratio is 59% lower than the 5-year October average of 2.07. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



**October 2023**

Penn-Delco (Delaware, PA)

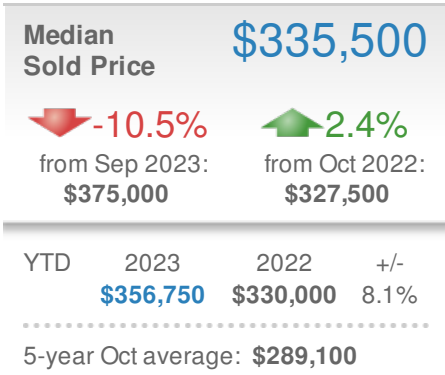
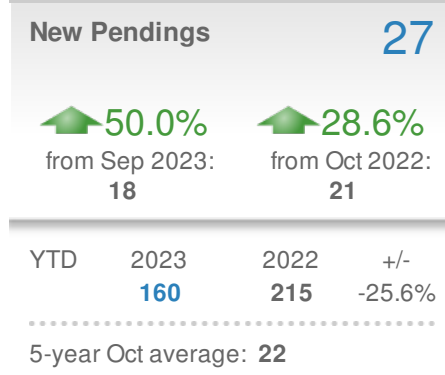
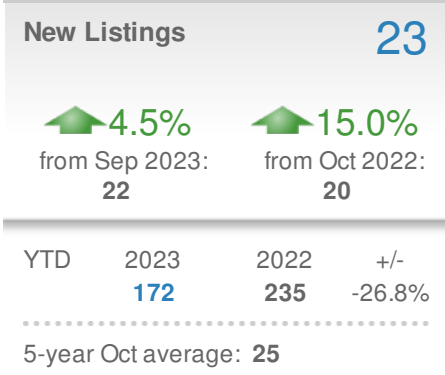
Email: ldavis@tcsr.realtor



**October 2023**

Penn-Delco (Delaware, PA) - Detached

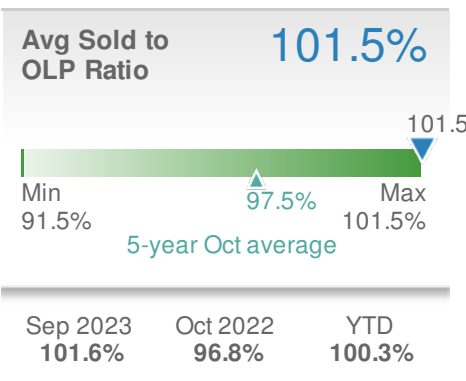
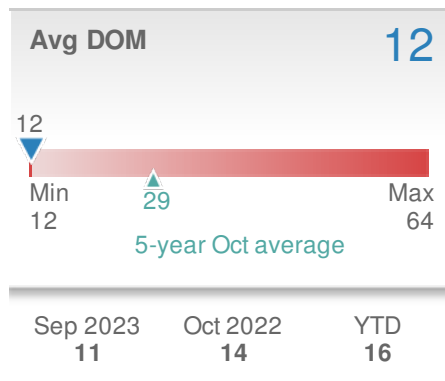
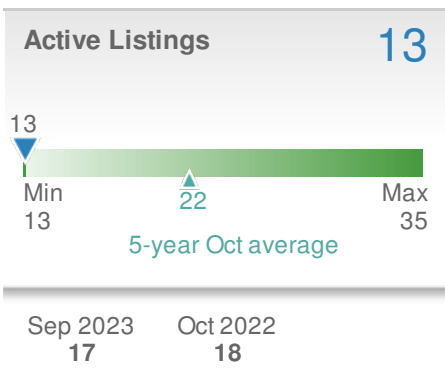
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Penn-Delco (Delaware, PA), the median sold price for Detached properties for October was \$335,500, representing a decrease of 10.5% compared to last month and an increase of 2.4% from Oct 2022. The average days on market for units sold in October was 12 days, 58% below the 5-year October average of 29 days. There was a 50% month over month increase in new contract activity with 27 New Pendings; a 33.3% MoM increase in All Pendings (new contracts + contracts carried over from September) to 28; and a 23.5% decrease in supply to 13 active units.

This activity resulted in a Contract Ratio of 2.15 pendings per active listing, up from 1.24 in September and an increase from 1.33 in October 2022. The Contract Ratio is 42% higher than the 5-year October average of 1.51. 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.

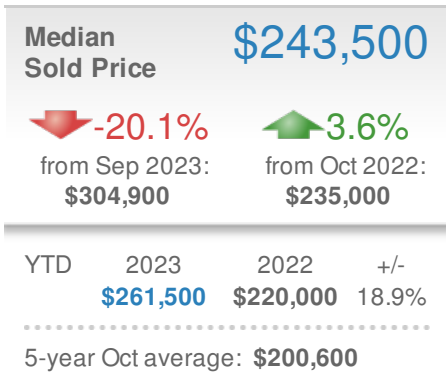
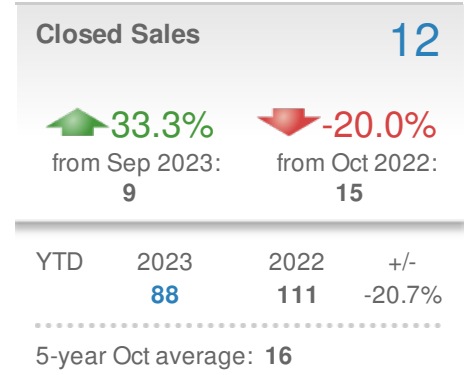
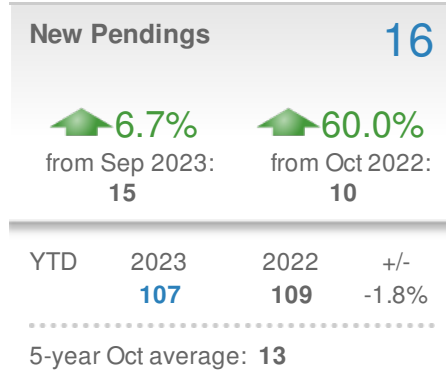




**October 2023**

Penn-Delco (Delaware, PA) - Attached

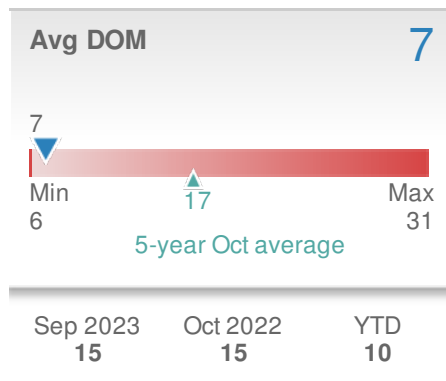
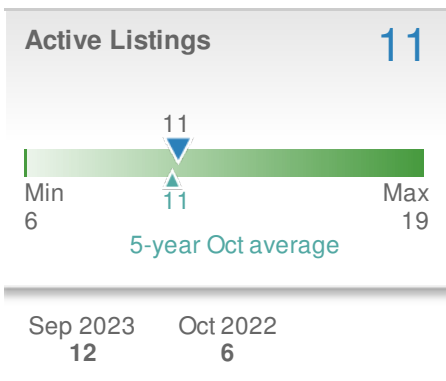
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Penn-Delco (Delaware, PA), the median sold price for Attached properties for October was \$243,500, representing a decrease of 20.1% compared to last month and an increase of 3.6% from Oct 2022. The average days on market for units sold in October was 7 days, 58% below the 5-year October average of 17 days. There was a 6.7% month over month increase in new contract activity with 16 New Pendings; an 8.3% MoM increase in All Pendings (new contracts + contracts carried over from September) to 26; and an 8.3% decrease in supply to 11 active units.

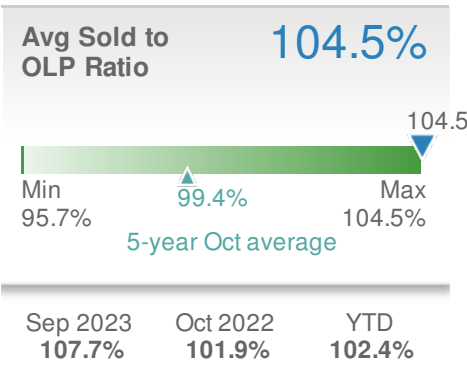
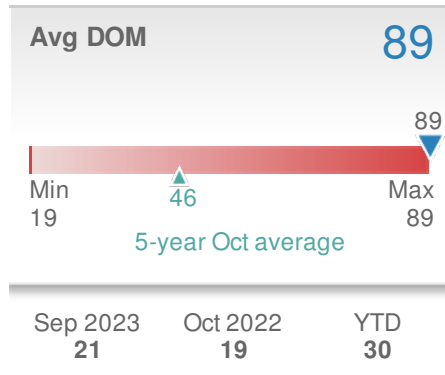
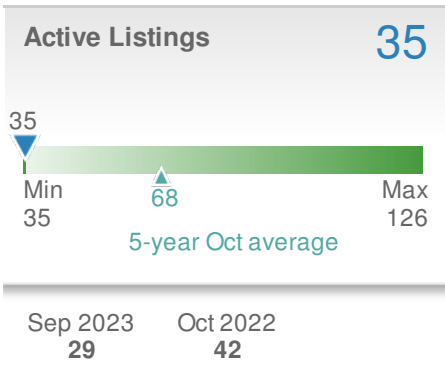
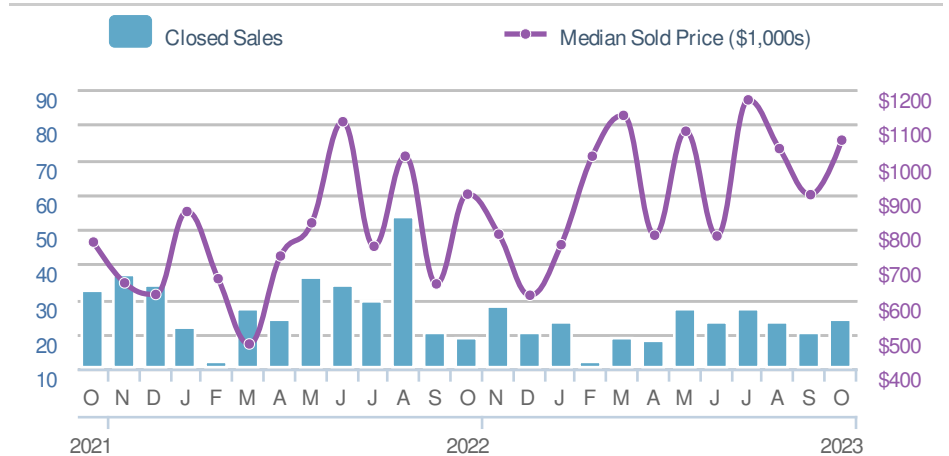
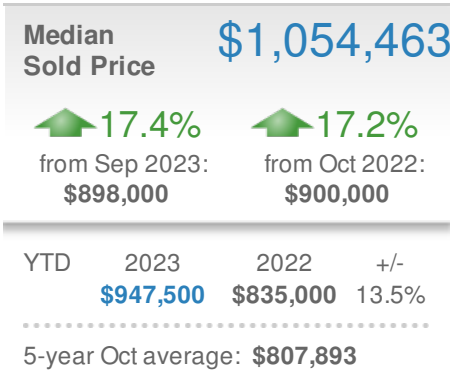
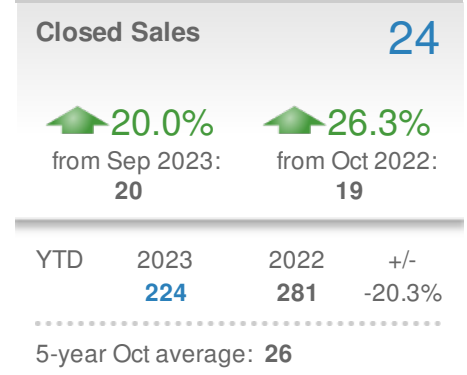
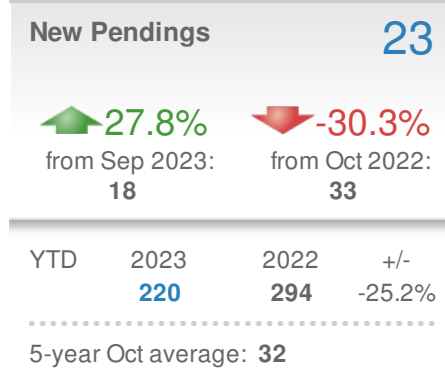
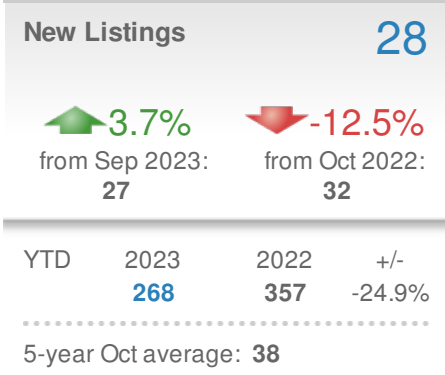
This activity resulted in a Contract Ratio of 2.36 pendings per active listing, up from 2.00 in September and an increase from 1.83 in October 2022. The Contract Ratio is 23% higher than the 5-year October average of 1.93. A higher Contract Ratio signifies a relative increase in contract activity compared 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

### Radnor Township (Delaware, PA)

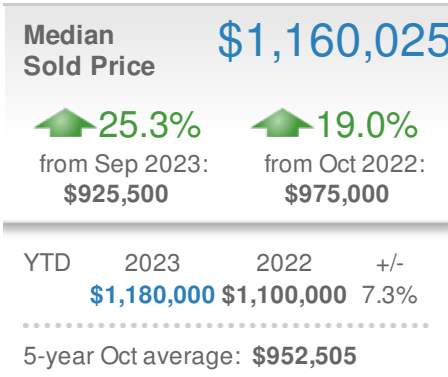
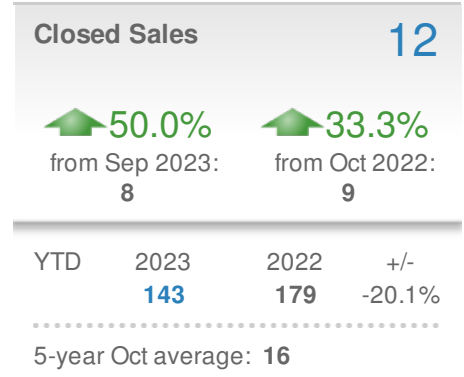
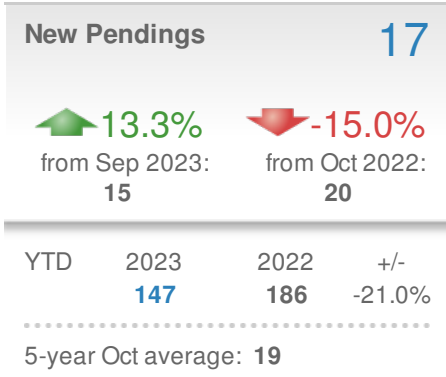
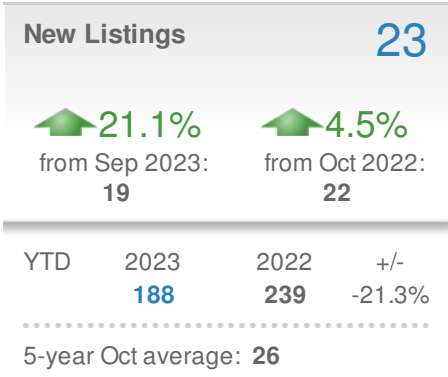
Email: ldavis@tcsr.realtor



**October 2023**

Radnor Township (Delaware, PA) - Detached

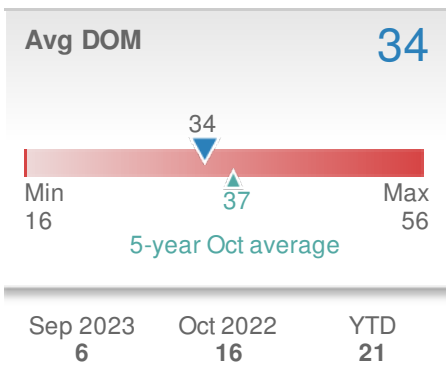
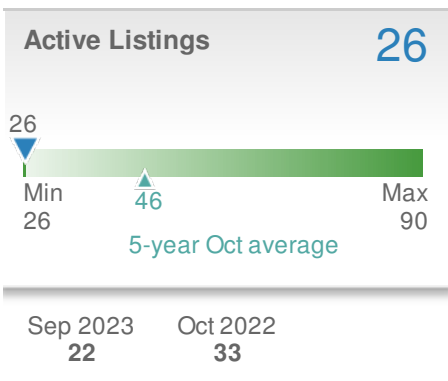
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Radnor Township (Delaware, PA), the median sold price for Detached properties for October was \$1,160,025, representing an increase of 25.3% compared to last month and an increase of 19% from Oct 2022. The average days on market for units sold in October was 34 days, 9% below the 5-year October average of 37 days. There was a 13.3% month over month increase in new contract activity with 17 New Pendings; a 24% MoM increase in All Pendings (new contracts + contracts carried over from September) to 31; and an 18.2% increase in supply to 26 active units.

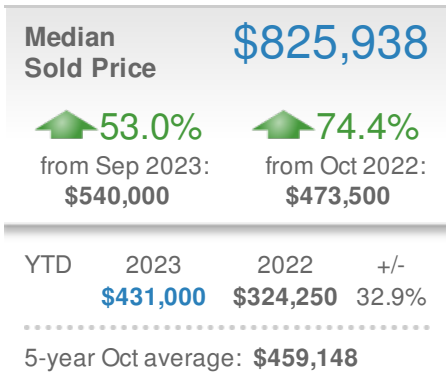
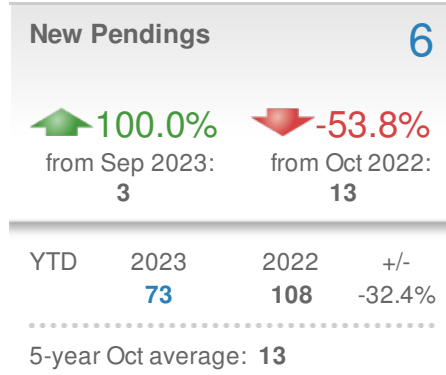
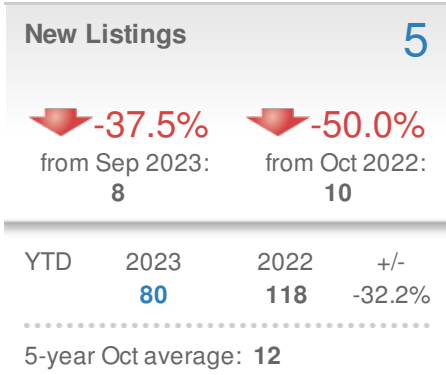
This activity resulted in a Contract Ratio of 1.19 pendings per active listing, up from 1.14 in September and an increase from 1.00 in October 2022. The Contract Ratio is 20% higher than the 5-year October average of 0.99. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



**October 2023**

Radnor Township (Delaware, PA) - Attached

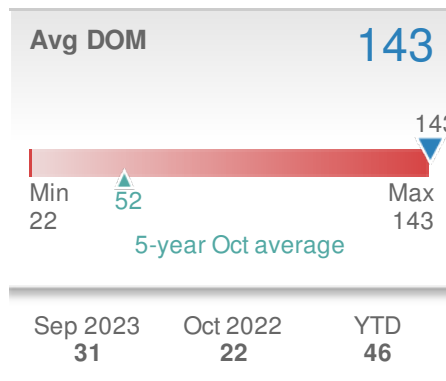
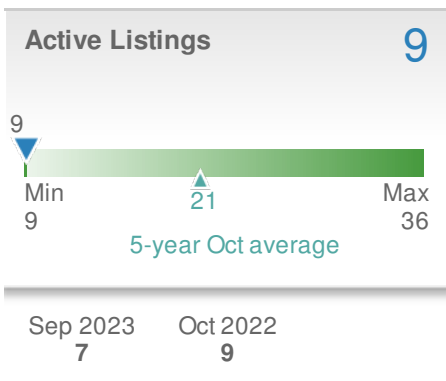
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Radnor Township (Delaware, PA), the median sold price for Attached properties for October was \$825,938, representing an increase of 53% compared to last month and an increase of 74.4% from Oct 2022. The average days on market for units sold in October was 143 days, 175% above the 5-year October average of 52 days. There was a 100% month over month increase in new contract activity with 6 New Pendings; a 43.8% MoM decrease in All Pendings (new contracts + contracts carried over from September) to 9; and a 28.6% increase in supply to 9 active units.

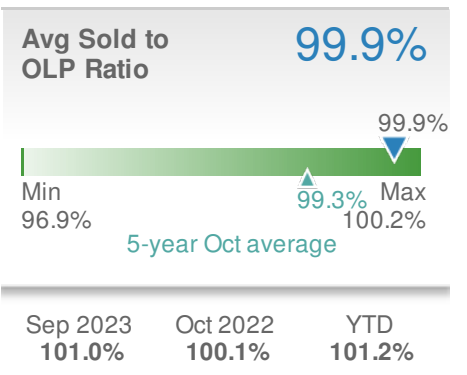
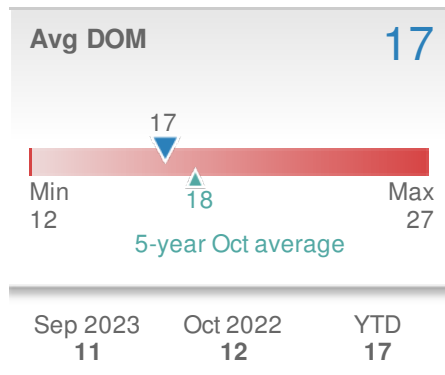
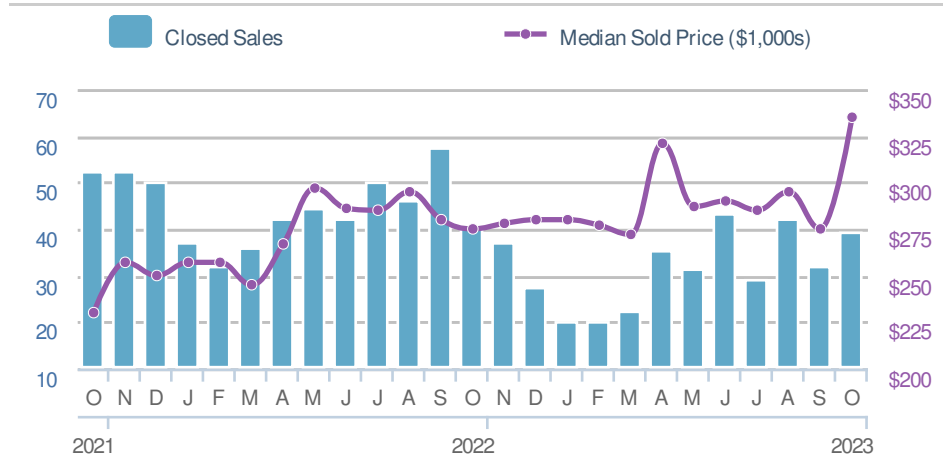
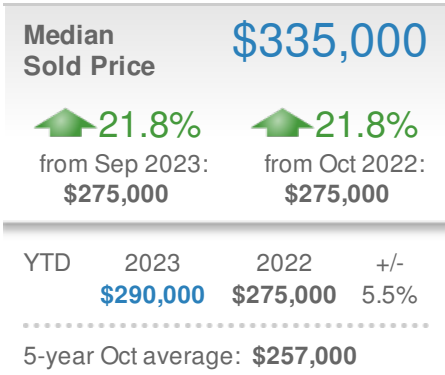
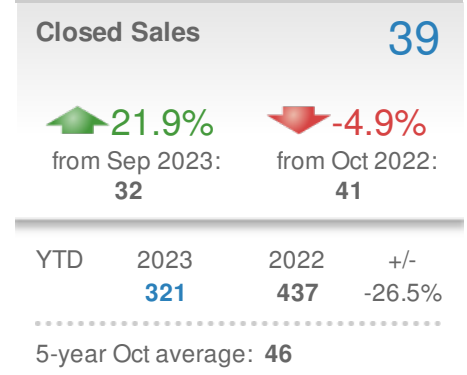
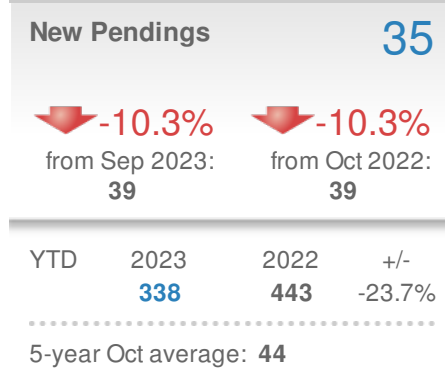
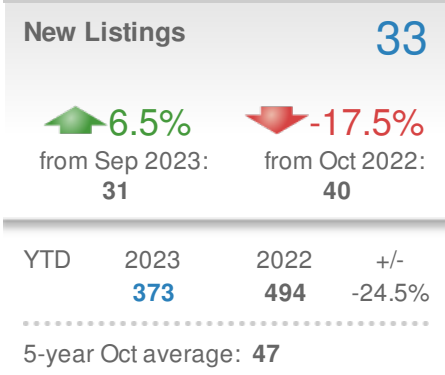
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 2.29 in September and a decrease from 2.56 in October 2022. The Contract Ratio is 22% lower than the 5-year October average of 1.28. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



**October 2023**

Ridley (Delaware, PA)

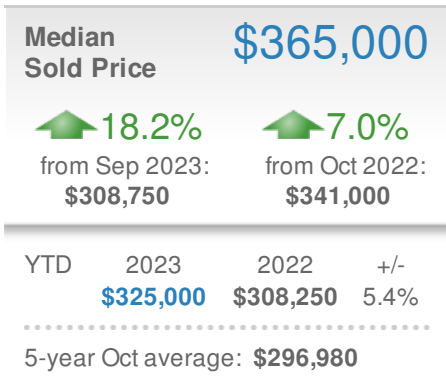
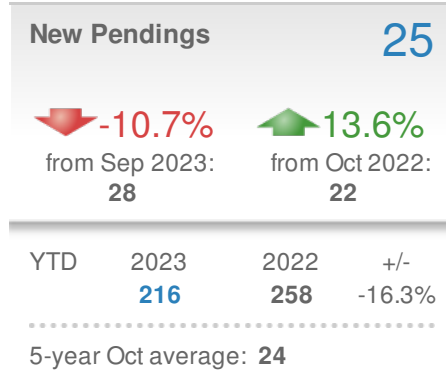
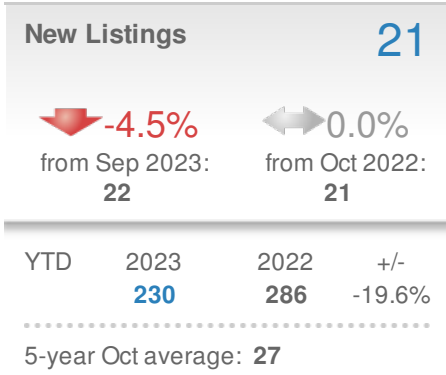
Email: ldavis@tcsr.realtor



**October 2023**

Ridley (Delaware, PA) - Detached

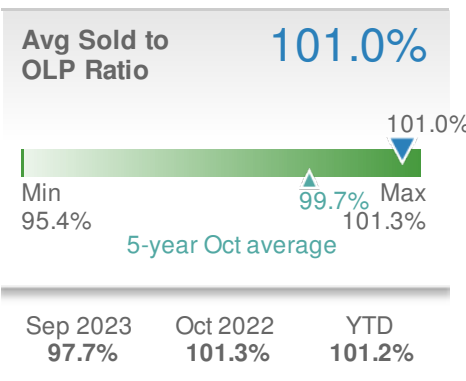
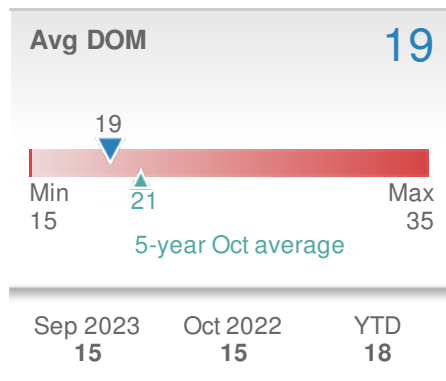
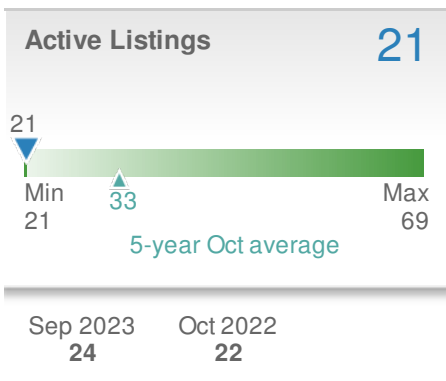
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Ridley (Delaware, PA), the median sold price for Detached properties for October was \$365,000, representing an increase of 18.2% compared to last month and an increase of 7% from Oct 2022. The average days on market for units sold in October was 19 days, 9% below the 5-year October average of 21 days. There was a 10.7% month over month decrease in new contract activity with 25 New Pendings; a 16.7% MoM decrease in All Pendings (new contracts + contracts carried over from September) to 30; and a 12.5% decrease in supply to 21 active units.

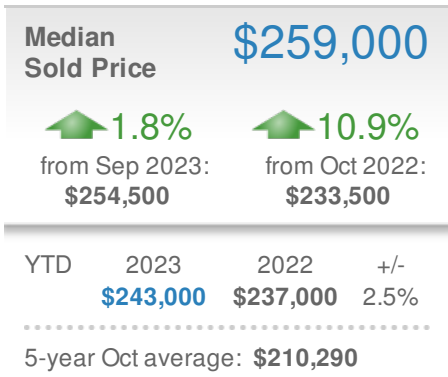
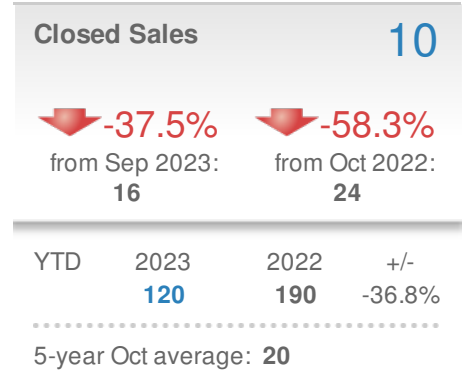
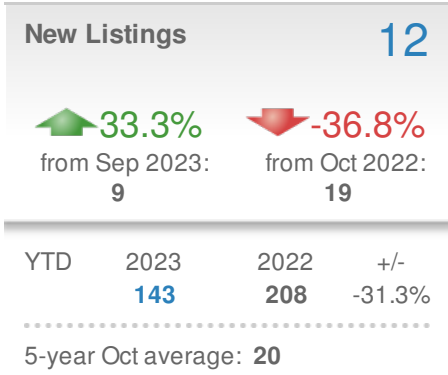
This activity resulted in a Contract Ratio of 1.43 pendings per active listing, down from 1.50 in September and a decrease from 1.68 in October 2022. The Contract Ratio is 3% lower than the 5-year October average of 1.48. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Ridley (Delaware, PA) - Attached

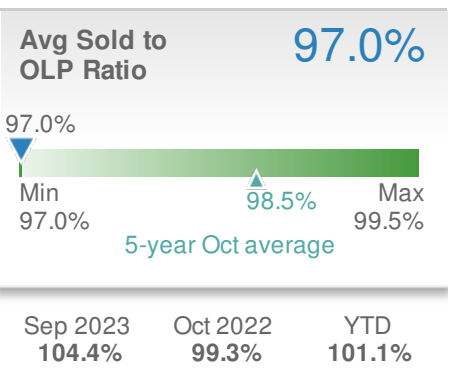
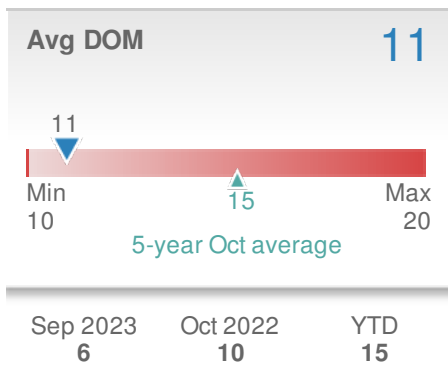
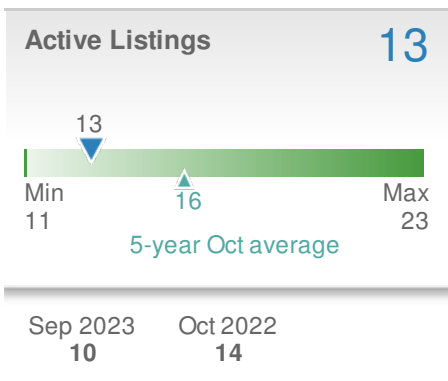
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Ridley (Delaware, PA), the median sold price for Attached properties for October was \$259,000, representing an increase of 1.8% compared to last month and an increase of 10.9% from Oct 2022. The average days on market for units sold in October was 11 days, 29% below the 5-year October average of 15 days. There was a 9.1% month over month decrease in new contract activity with 10 New Pendings; a 21.4% MoM decrease in All Pendings (new contracts + contracts carried over from September) to 11; and a 30% increase in supply to 13 active units.

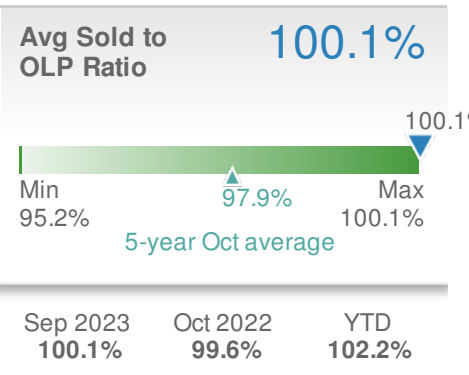
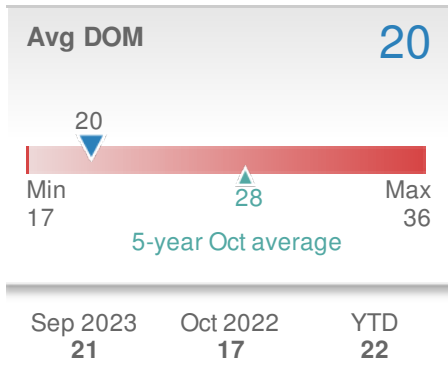
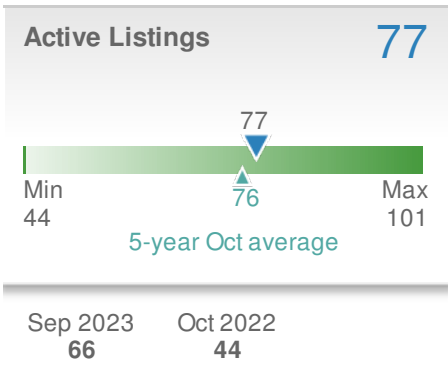
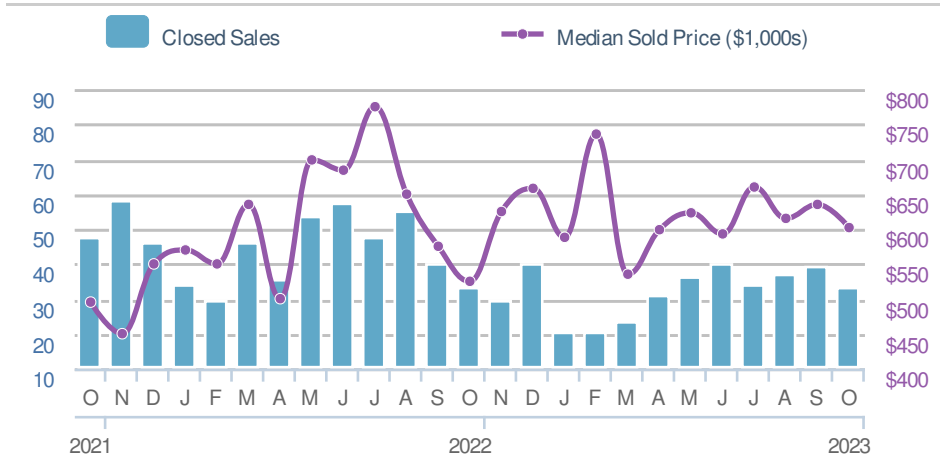
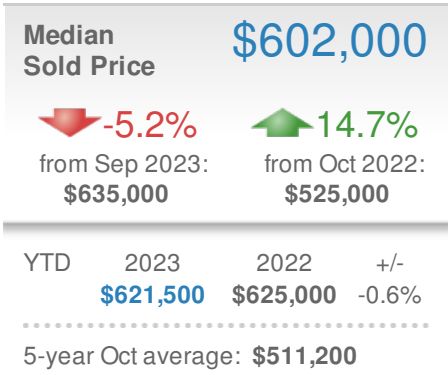
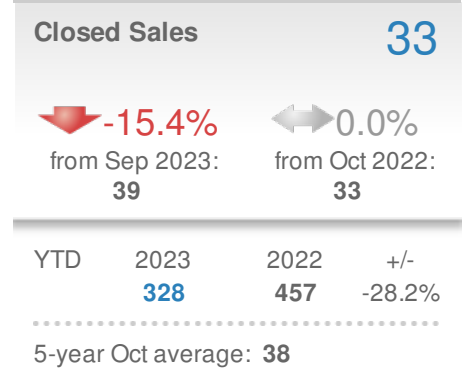
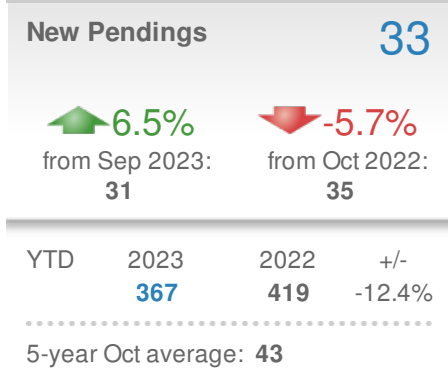
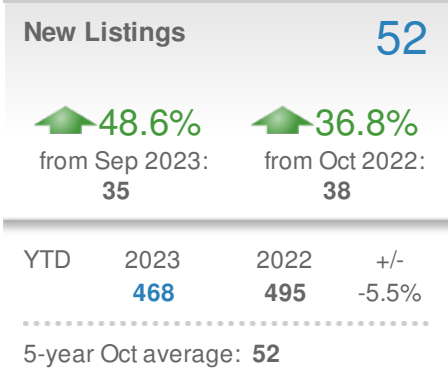
This activity resulted in a Contract Ratio of 0.85 pendings per active listing, down from 1.40 in September and a decrease from 1.36 in October 2022. The Contract Ratio is 51% lower than the 5-year October average of 1.72. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



**October 2023**

Rose Tree Media (Delaware, PA)

Email: ldavis@tcsr.realtor

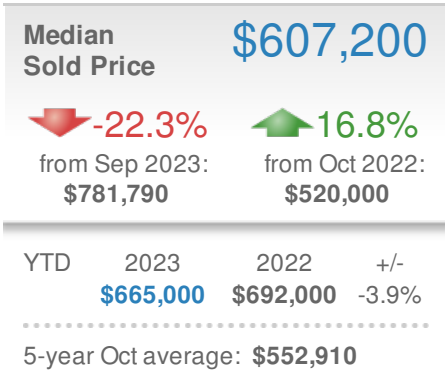
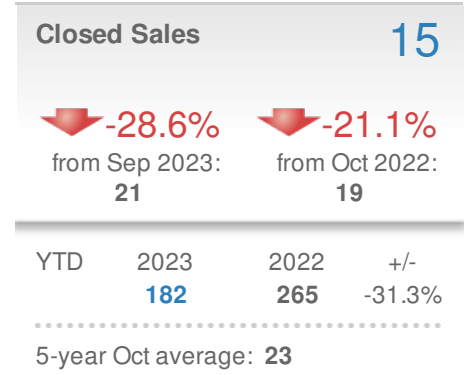
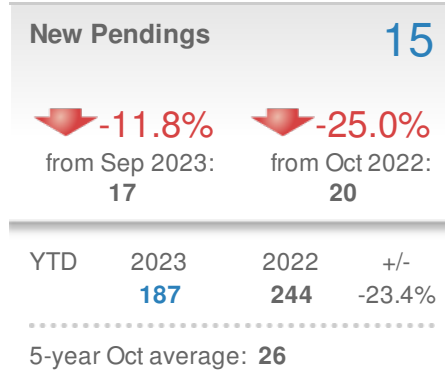
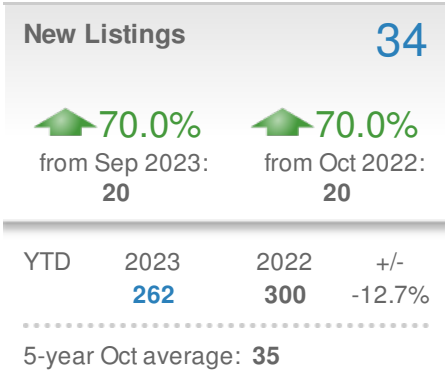




**October 2023**

Rose Tree Media (Delaware, PA) - Detached

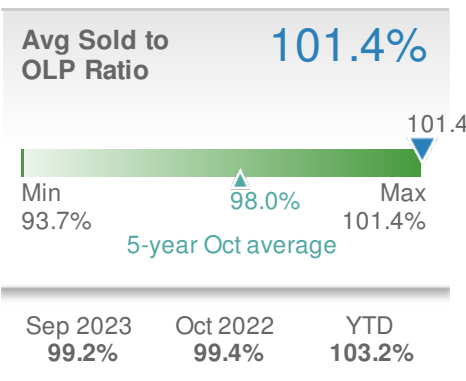
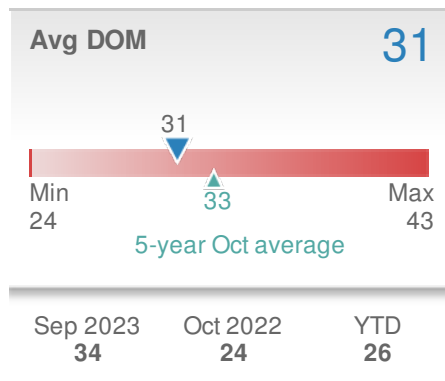
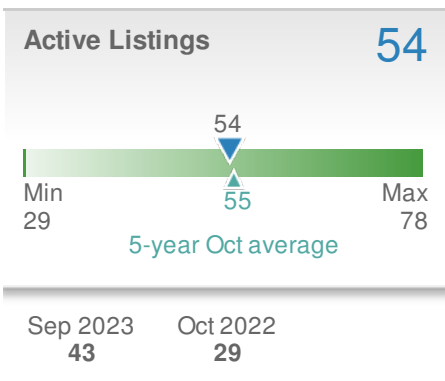
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Rose Tree Media (Delaware, PA), the median sold price for Detached properties for October was \$607,200, representing a decrease of 22.3% compared to last month and an increase of 16.8% from Oct 2022. The average days on market for units sold in October was 31 days, 6% below the 5-year October average of 33 days. There was an 11.8% 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 31; and a 25.6% increase in supply to 54 active units.

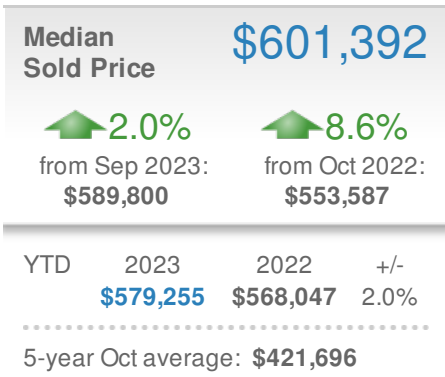
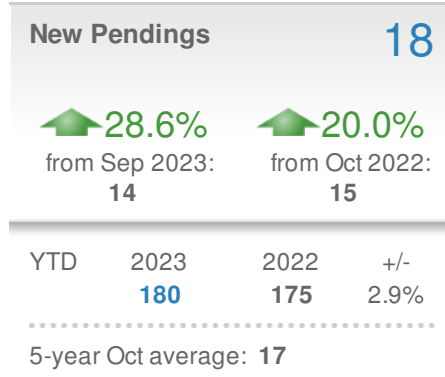
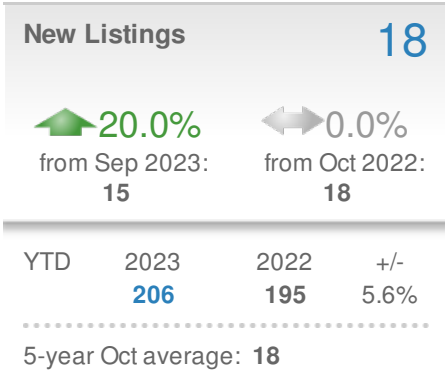
This activity resulted in a Contract Ratio of 0.57 pendings per active listing, down from 0.72 in September and a decrease from 0.97 in October 2022. The Contract Ratio is 31% lower than the 5-year October average of 0.83. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



**October 2023**

Rose Tree Media (Delaware, PA) - Attached

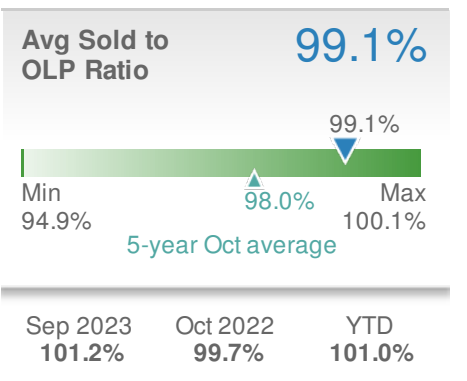
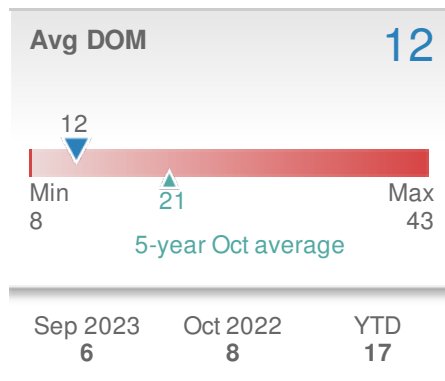
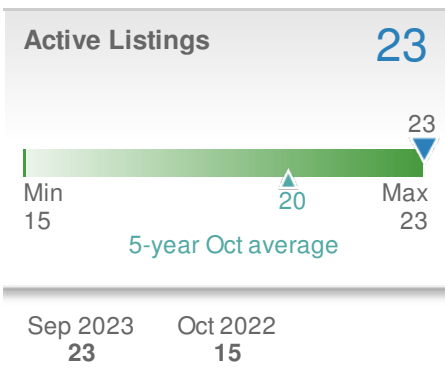
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Email: ldavis@tcsr.realtor



**Summary**

In Rose Tree Media (Delaware, PA), the median sold price for Attached properties for October was \$601,392, representing an increase of 2% compared to last month and an increase of 8.6% from Oct 2022. The average days on market for units sold in October was 12 days, 42% below the 5-year October average of 21 days. There was a 28.6% month over month increase in new contract activity with 18 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from September) with 68; and no change in supply with 23 active units.

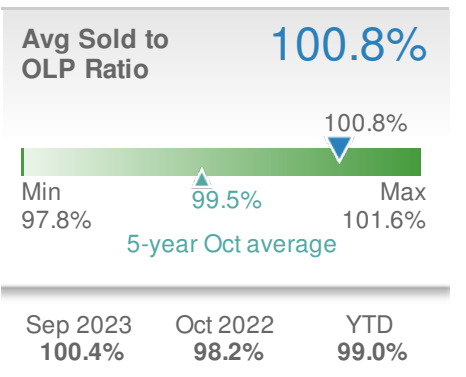
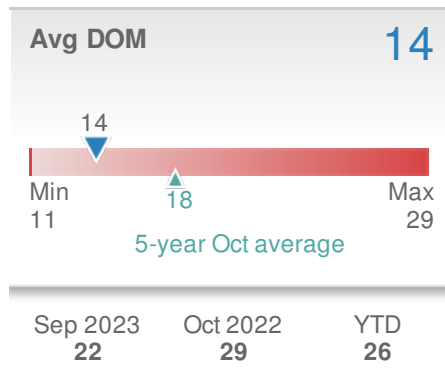
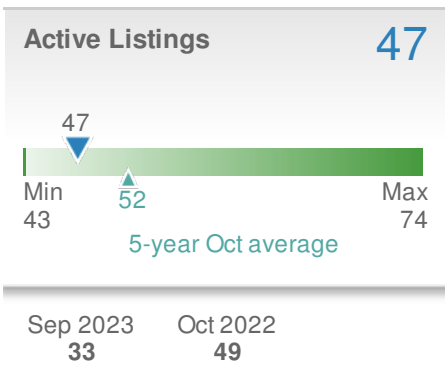
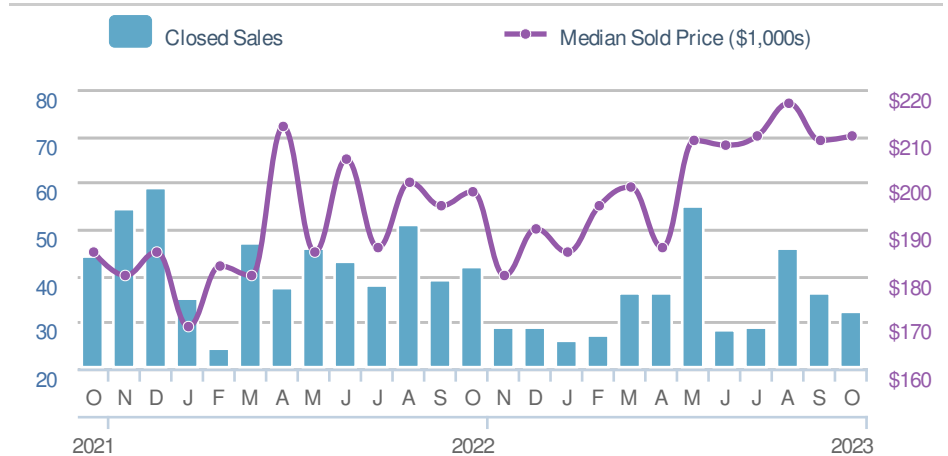
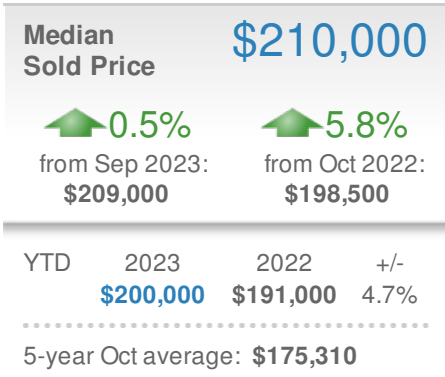
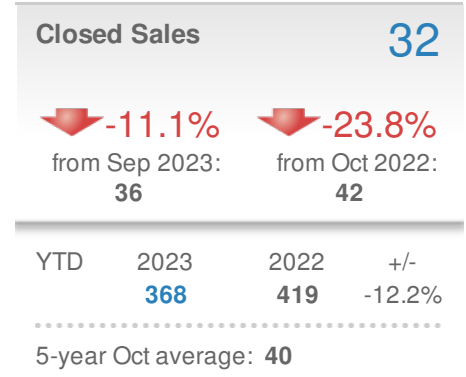
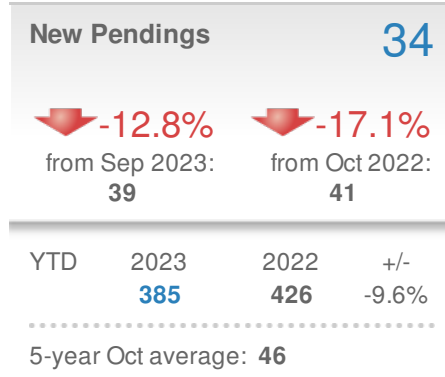
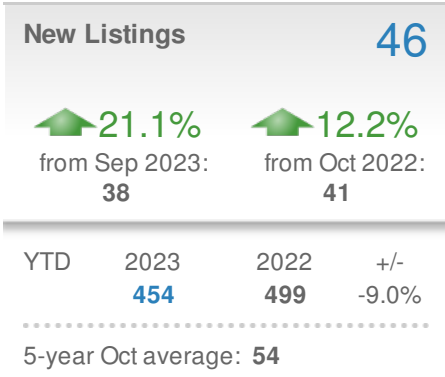
This activity resulted in a Contract Ratio of 2.96 pendings per active listing, no change from September and a decrease from 3.20 in October 2022. The Contract Ratio is 13% higher than the 5-year October average of 2.62. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



## October 2023

### Southeast Delco (Delaware, PA)

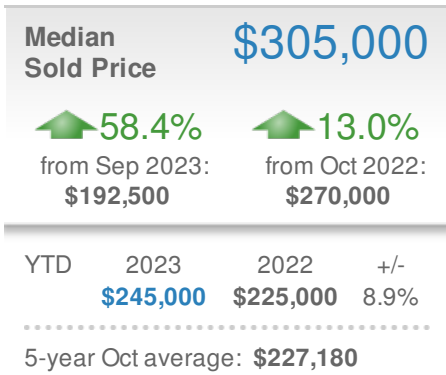
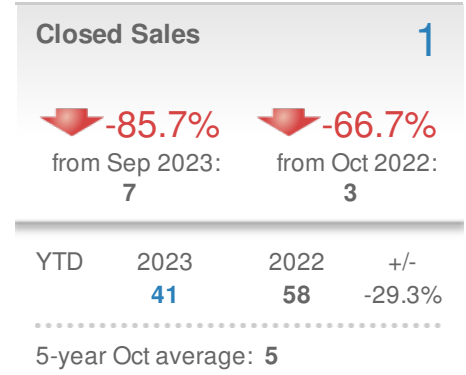
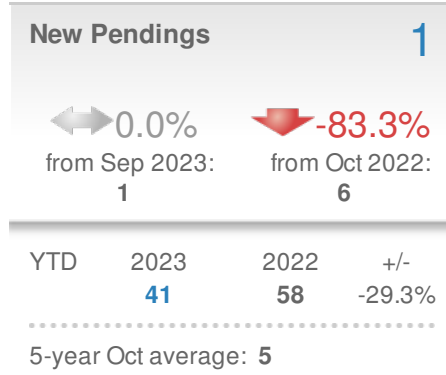
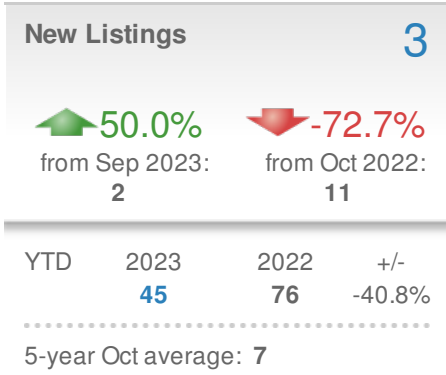
Email: ldavis@tcsr.realtor



**October 2023**

Southeast Delco (Delaware, PA) - Detached

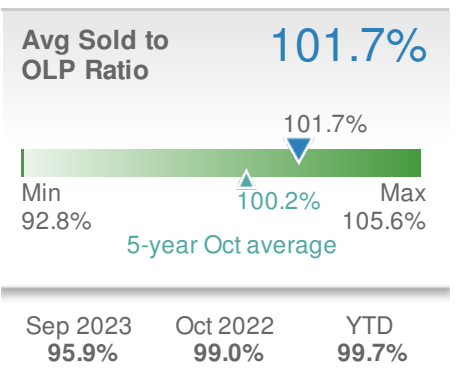
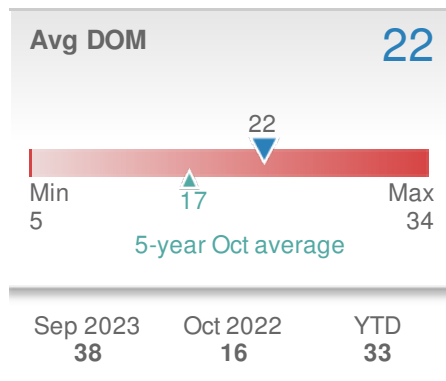
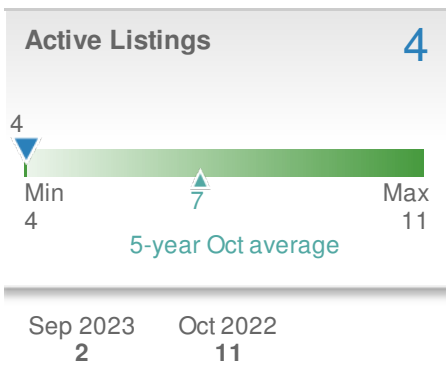
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Southeast Delco (Delaware, PA), the median sold price for Detached properties for October was \$305,000, representing an increase of 58.4% compared to last month and an increase of 13% from Oct 2022. The average days on market for units sold in October was 22 days, 29% above the 5-year October average of 17 days. There was no month over month change in new contract activity with 1 New Pendings; a 40% MoM decrease in All Pendings (new contracts + contracts carried over from September) to 3; and a 100% increase in supply to 4 active units.

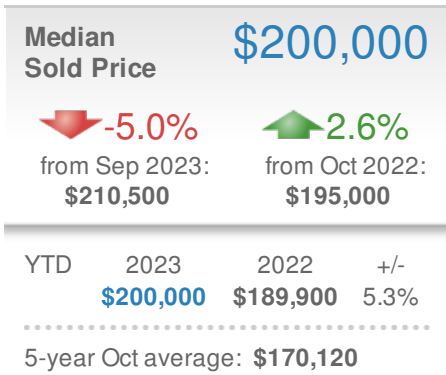
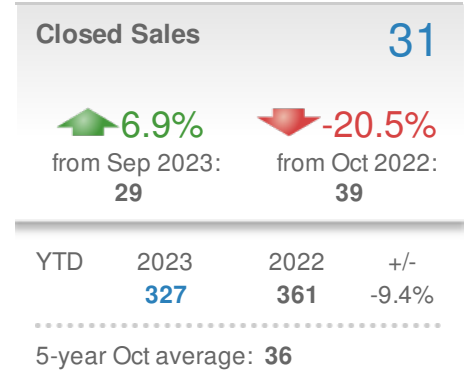
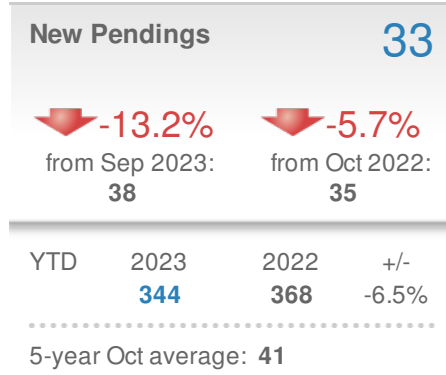
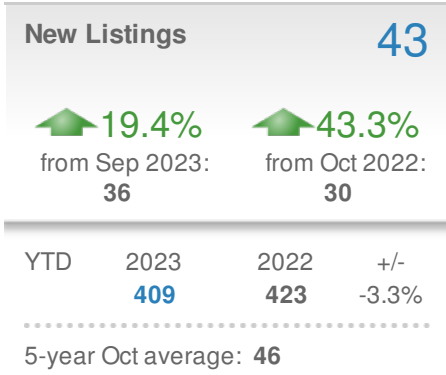
This activity resulted in a Contract Ratio of 0.75 pendings per active listing, down from 2.50 in September and an increase from 0.73 in October 2022. The Contract Ratio is 43% lower than the 5-year October average of 1.31. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Southeast Delco (Delaware, PA) - Attached

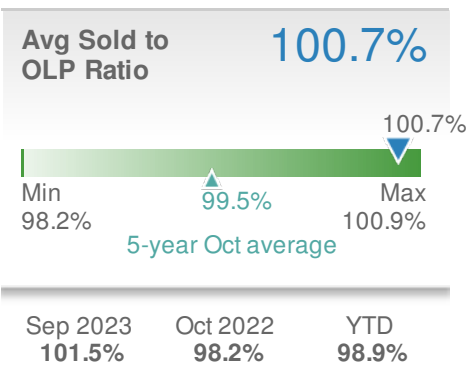
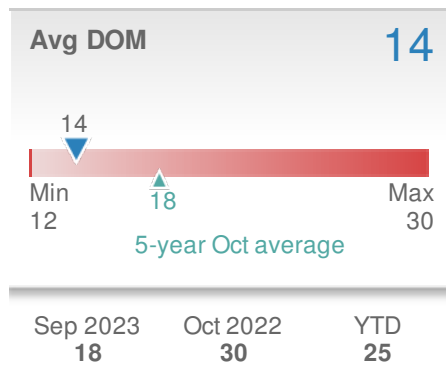
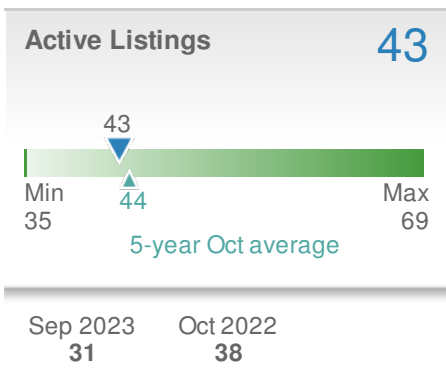
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Southeast Delco (Delaware, PA), the median sold price for Attached properties for October was \$200,000, representing a decrease of 5% compared to last month and an increase of 2.6% from Oct 2022. The average days on market for units sold in October was 14 days, 22% below the 5-year October average of 18 days. There was a 13.2% month over month decrease in new contract activity with 33 New Pendings; a 15.1% MoM decrease in All Pendings (new contracts + contracts carried over from September) to 45; and a 38.7% increase in supply to 43 active units.

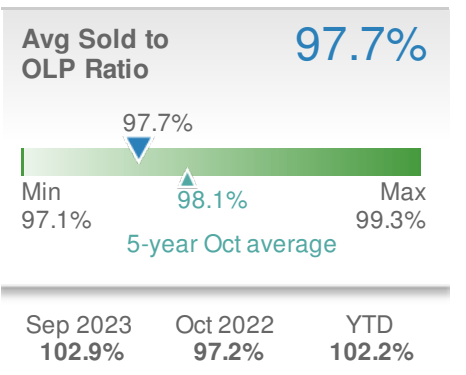
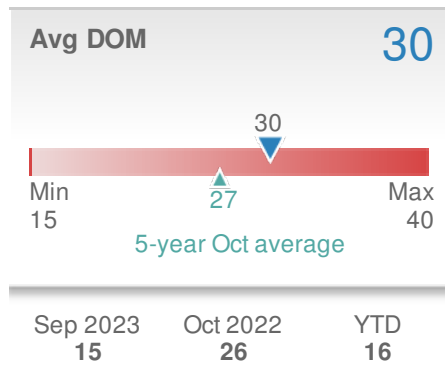
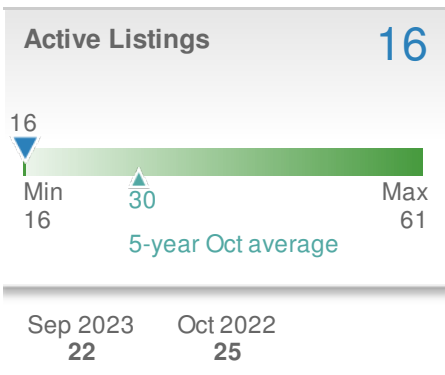
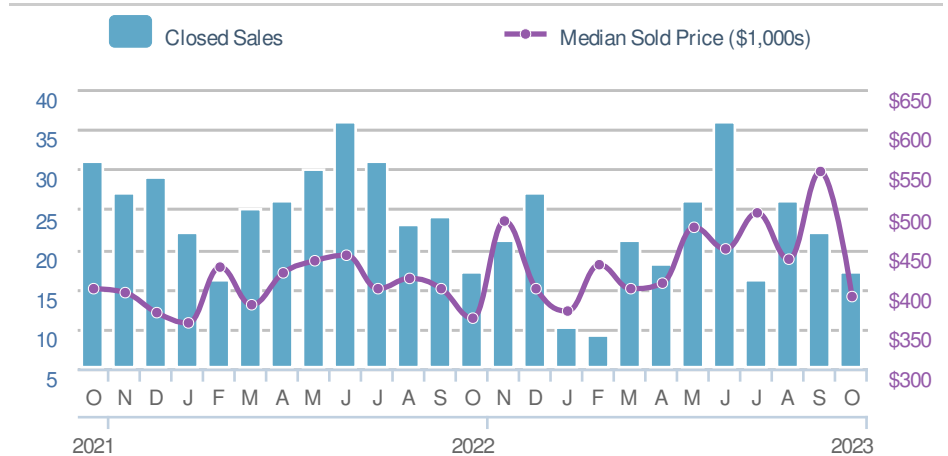
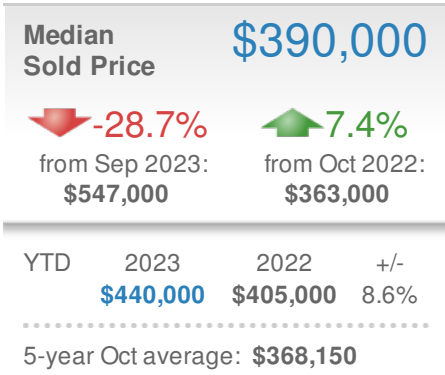
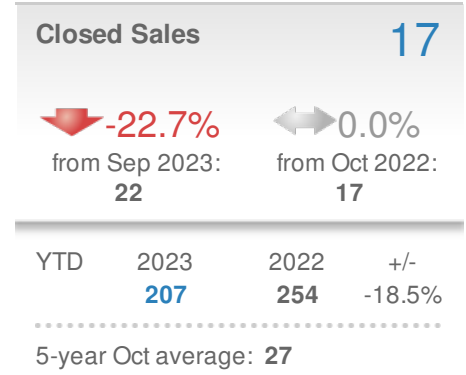
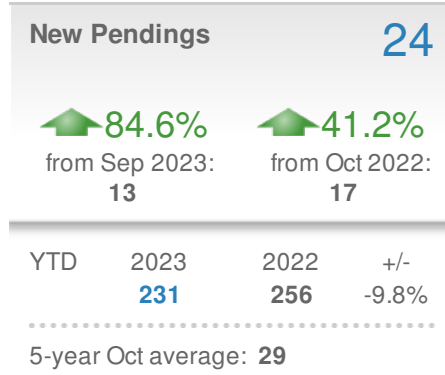
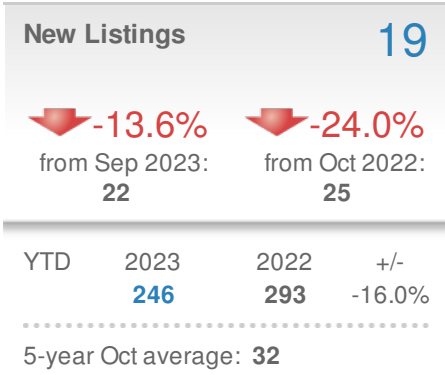
This activity resulted in a Contract Ratio of 1.05 pendings per active listing, down from 1.71 in September and a decrease from 1.16 in October 2022. The Contract Ratio is 29% lower than the 5-year October average of 1.47. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



**October 2023**

Springfield (Delaware, PA)

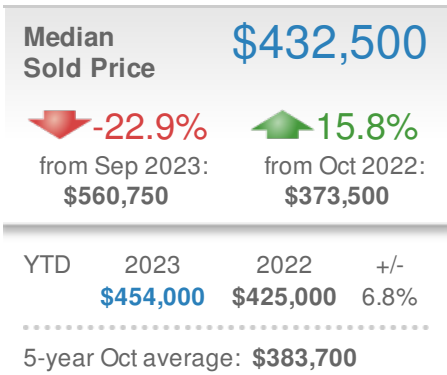
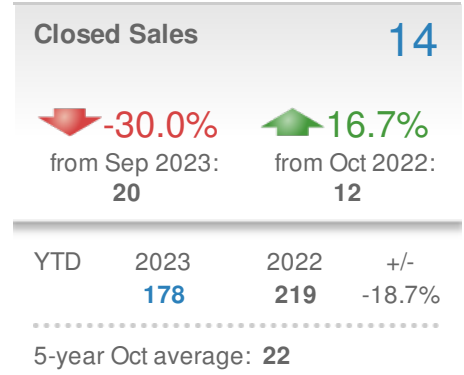
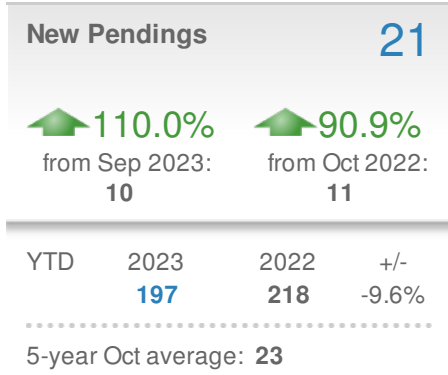
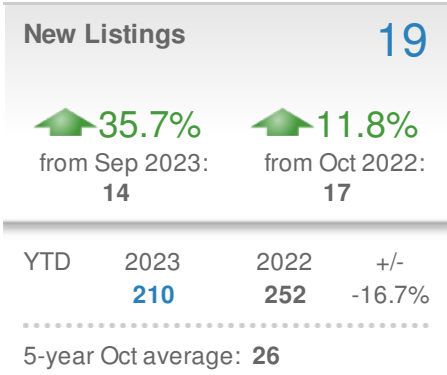
Email: ldavis@tcsr.realtor



**October 2023**

Springfield (Delaware, PA) - Detached

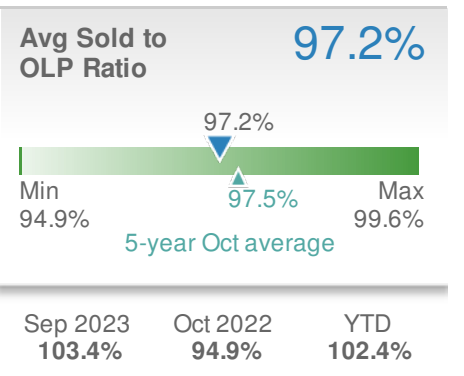
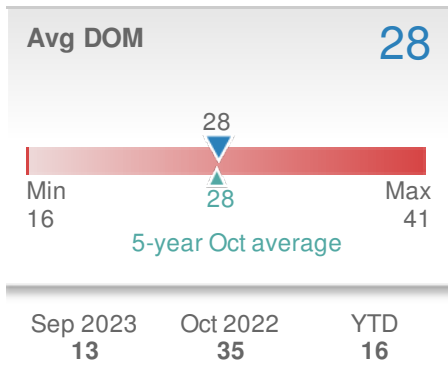
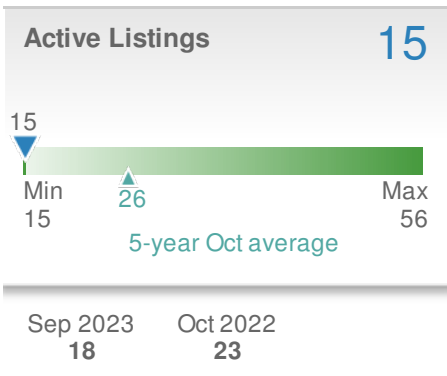
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Springfield (Delaware, PA), the median sold price for Detached properties for October was \$432,500, representing a decrease of 22.9% compared to last month and an increase of 15.8% from Oct 2022. The average days on market for units sold in October was 28 days, the same as the 5-year October average of 28 days. There was a 110% month over month increase in new contract activity with 21 New Pendings; a 30.4% MoM increase in All Pendings (new contracts + contracts carried over from September) to 30; and a 16.7% decrease in supply to 15 active units.

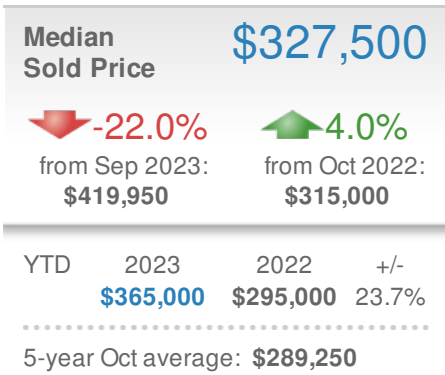
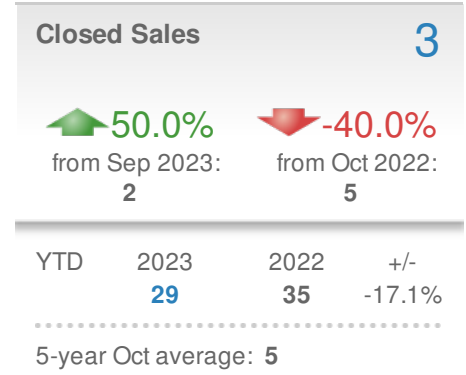
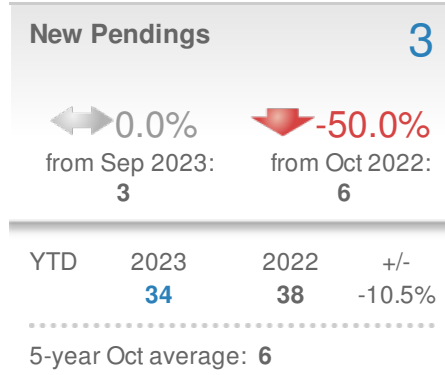
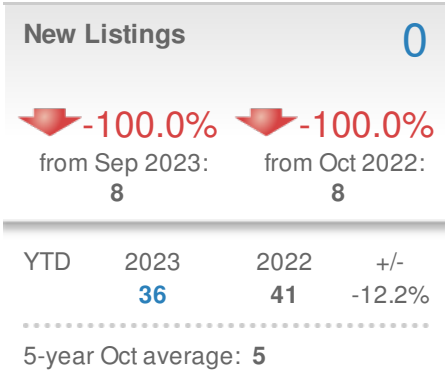
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, up from 1.28 in September and an increase from 1.13 in October 2022. The Contract Ratio is 27% higher than the 5-year October average of 1.57. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



**October 2023**

Springfield (Delaware, PA) - Attached

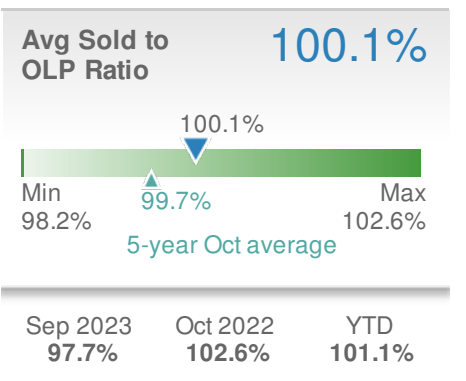
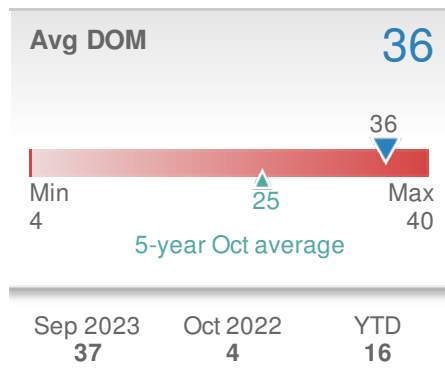
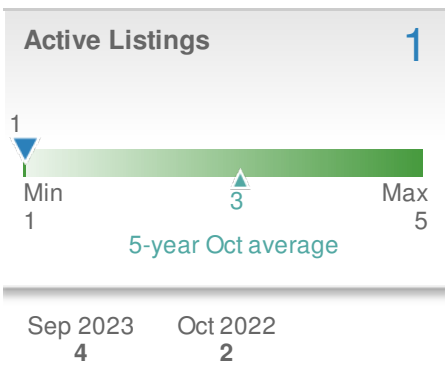
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Springfield (Delaware, PA), the median sold price for Attached properties for October was \$327,500, representing a decrease of 22% compared to last month and an increase of 4% from Oct 2022. The average days on market for units sold in October was 36 days, 42% above the 5-year October average of 25 days. There was no month over month change in new contract activity with 3 New Pendings; a 25% MoM increase in All Pendings (new contracts + contracts carried over from September) to 5; and a 75% decrease in supply to 1 active units.

This activity resulted in a Contract Ratio of 5.00 pendings per active listing, up from 1.00 in September and an increase from 2.50 in October 2022. The Contract Ratio is 81% higher than the 5-year October average of 2.76. 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.

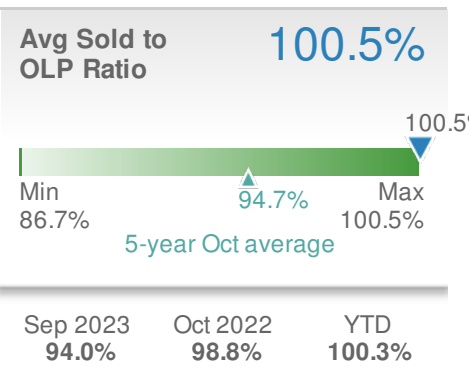
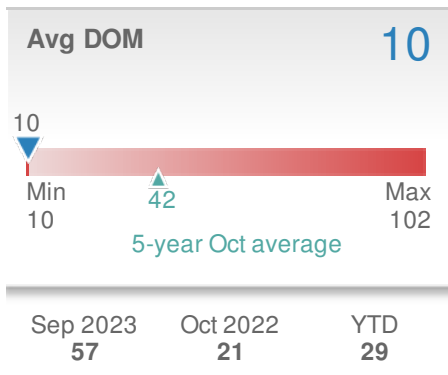
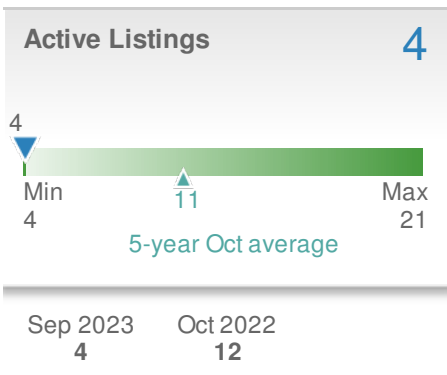
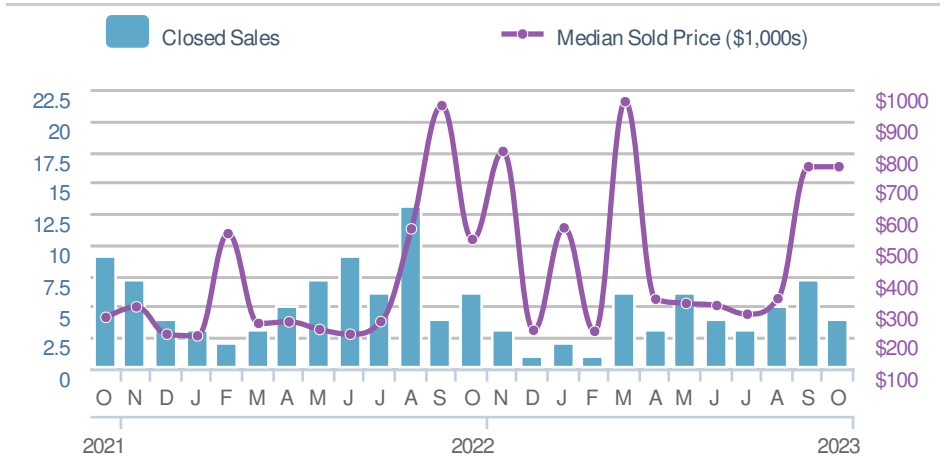
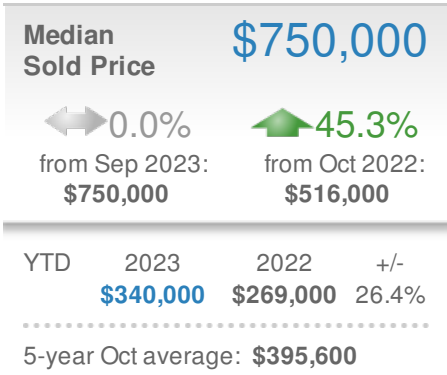
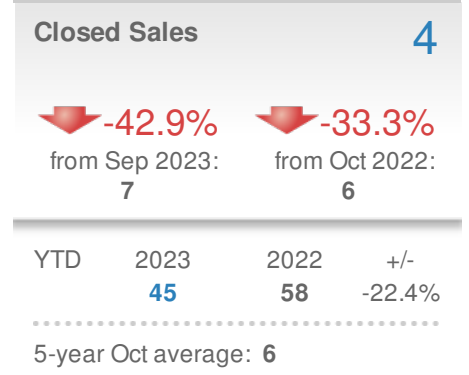
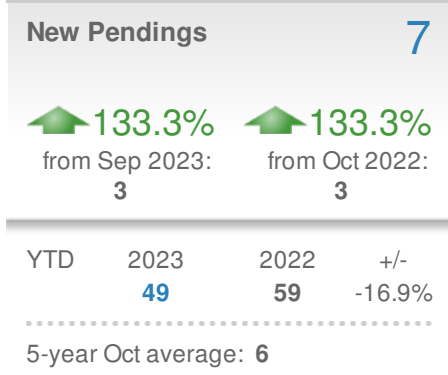
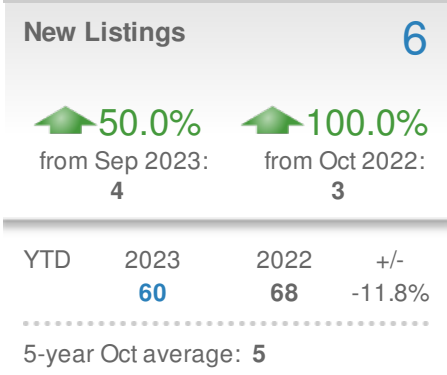




**October 2023**

Unionville-Chadds Ford (Delaware, PA)

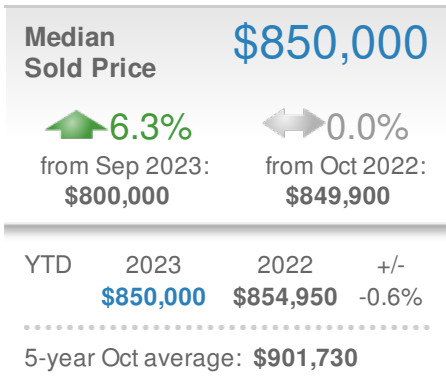
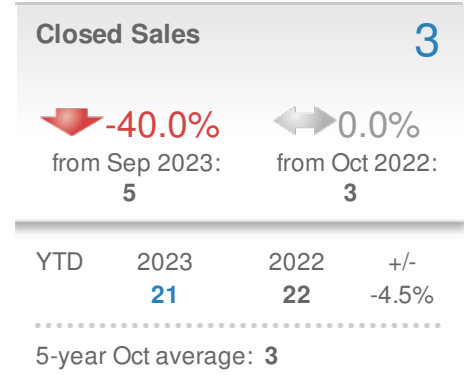
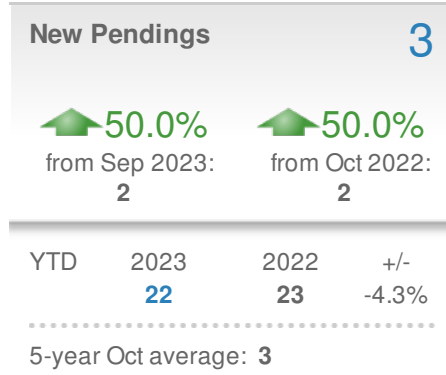
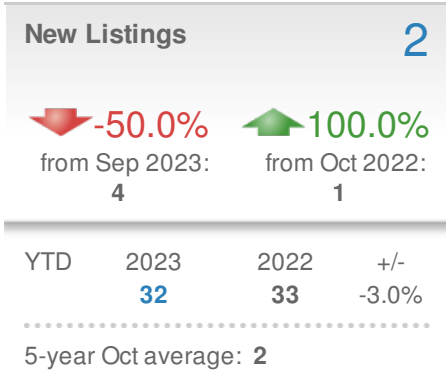
Email: ldavis@tcsr.realtor



**October 2023**

Unionville-Chadds Ford (Delaware, PA) - Detached

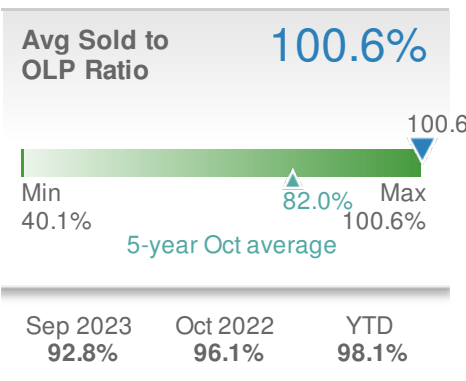
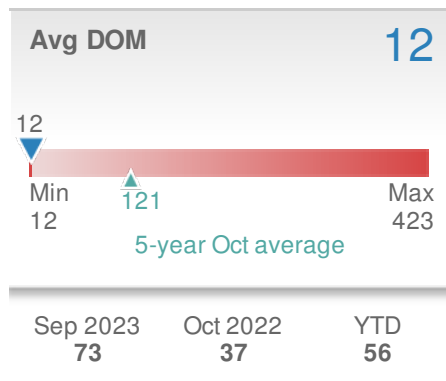
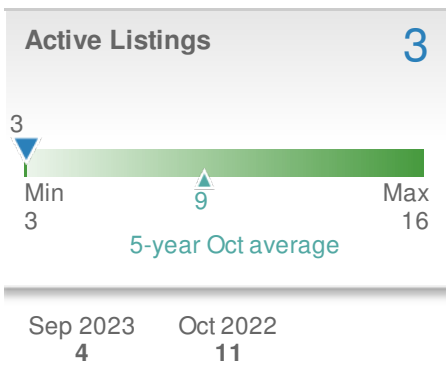
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Unionville-Chadds Ford (Delaware, PA), the median sold price for Detached properties for October was \$850,000, representing an increase of 6.3% compared to last month and an increase of 0% from Oct 2022. The average days on market for units sold in October was 12 days, 90% below the 5-year October average of 121 days. There was a 50% month over month increase in new contract activity with 3 New Pendings; a 25% MoM decrease in All Pendings (new contracts + contracts carried over from September) to 3; and a 25% decrease in supply to 3 active units.

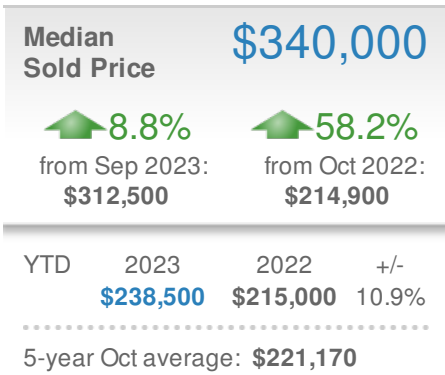
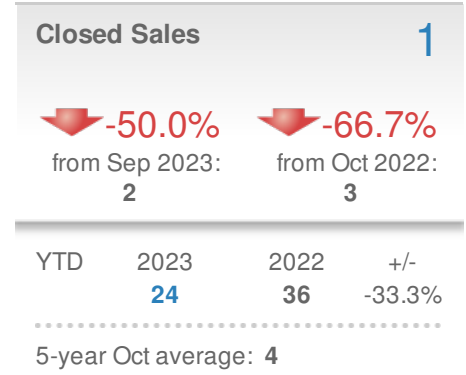
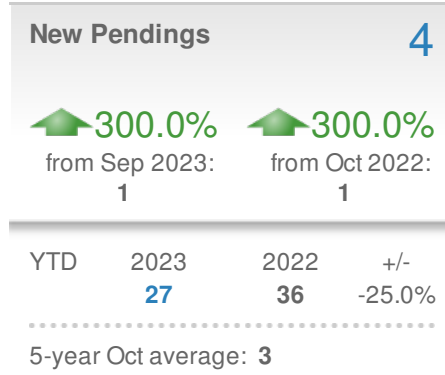
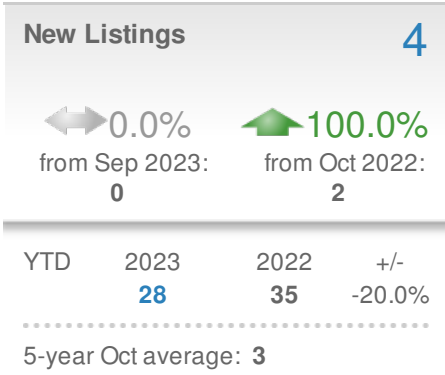
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, no change from September and an increase from 0.27 in October 2022. The Contract Ratio is 65% higher than the 5-year October average of 0.61. A higher Contract Ratio signifies a relative increase in contract activity compared 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 (Delaware, PA) - Attached

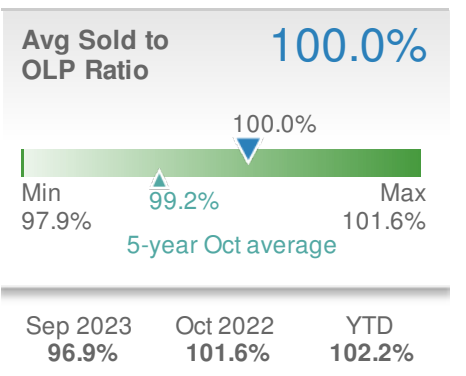
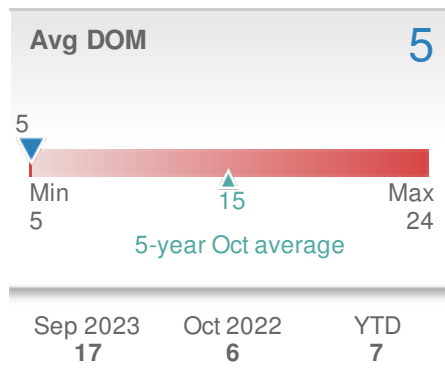
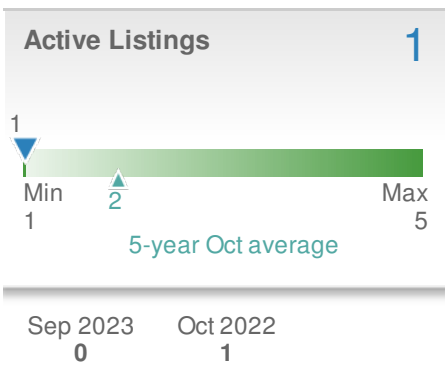
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Unionville-Chadds Ford (Delaware, PA), the median sold price for Attached properties for October was \$340,000, representing an increase of 8.8% compared to last month and an increase of 58.2% from Oct 2022. The average days on market for units sold in October was 5 days, 66% below the 5-year October average of 15 days. There was a 300% month over month increase in new contract activity with 4 New Pendings; a 100% MoM increase in All Pendings (new contracts + contracts carried over from September) to 4; and a 0% increase in supply to 1 active units.

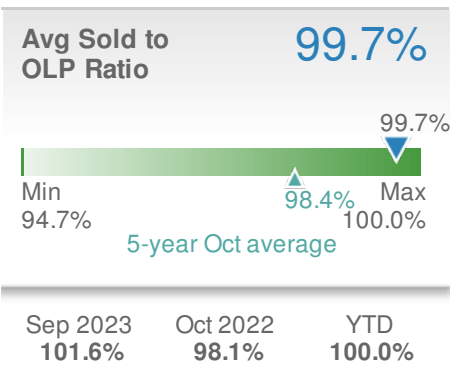
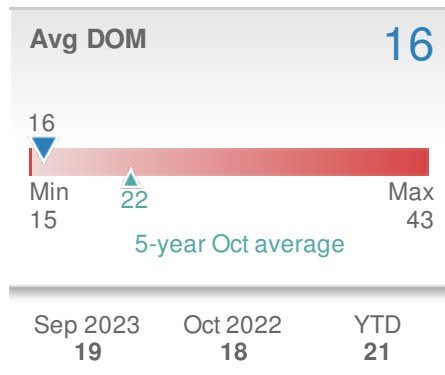
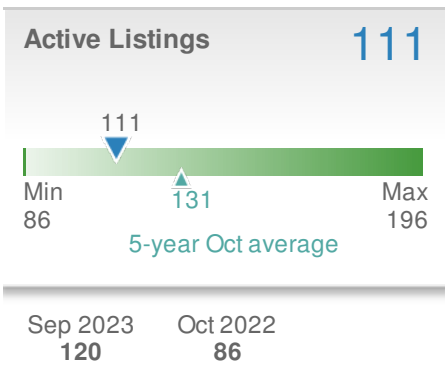
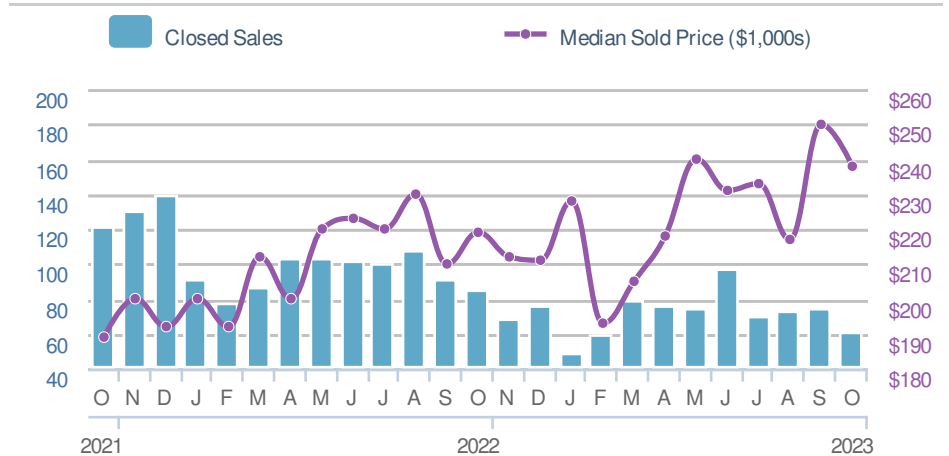
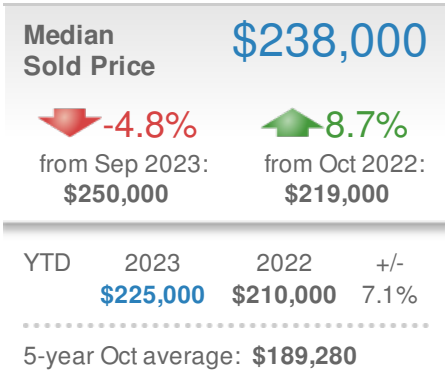
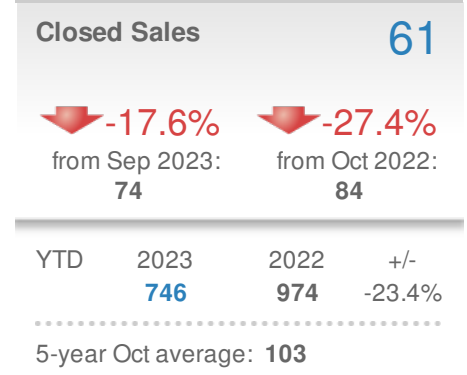
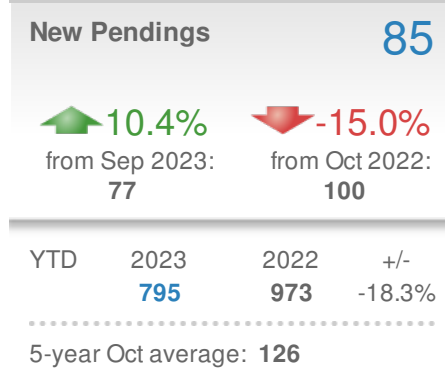
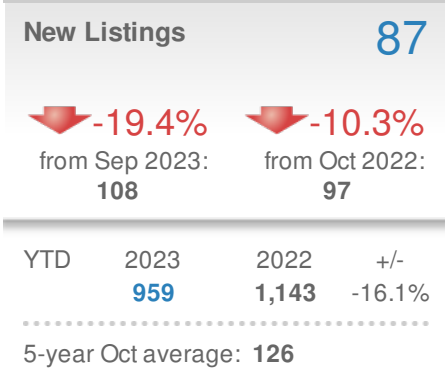
This activity resulted in a Contract Ratio of 4.00 pendings per active listing, up from 0.00 in September and an increase from 1.00 in October 2022. The Contract Ratio is 63% higher than the 5-year October average of 2.46. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Upper Darby (Delaware, PA)

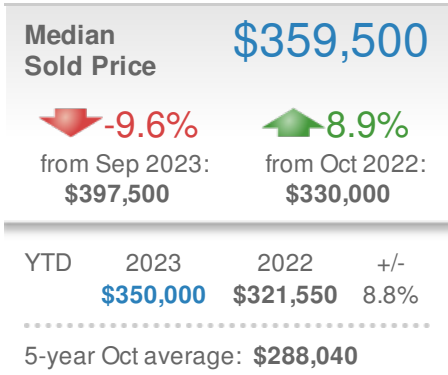
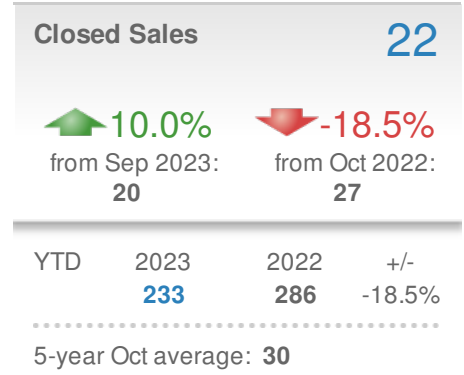
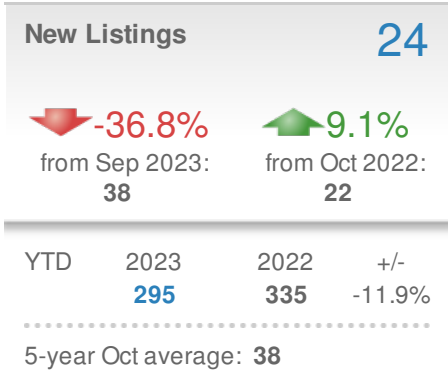
Email: ldavis@tcsr.realtor



**October 2023**

Upper Darby (Delaware, PA) - Detached

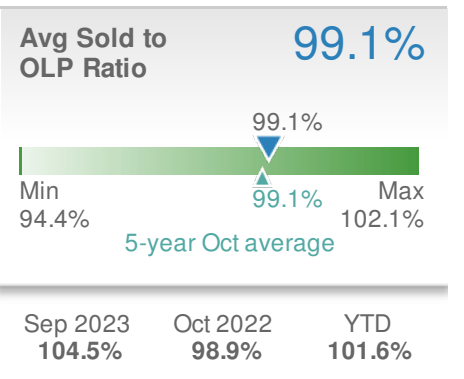
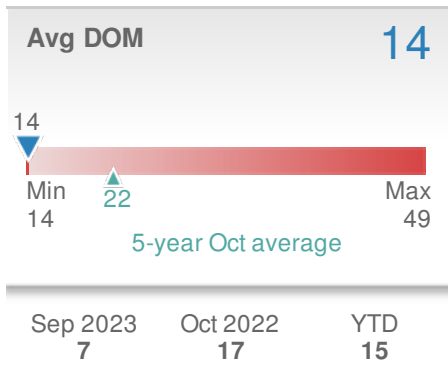
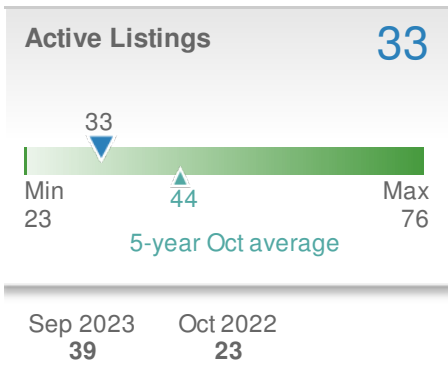
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Upper Darby (Delaware, PA), the median sold price for Detached properties for October was \$359,500, representing a decrease of 9.6% compared to last month and an increase of 8.9% from Oct 2022. The average days on market for units sold in October was 14 days, 36% below the 5-year October average of 22 days. There was no month over month change in new contract activity with 24 New Pendings; a 6.9% MoM increase in All Pendings (new contracts + contracts carried over from September) to 31; and a 15.4% decrease in supply to 33 active units.

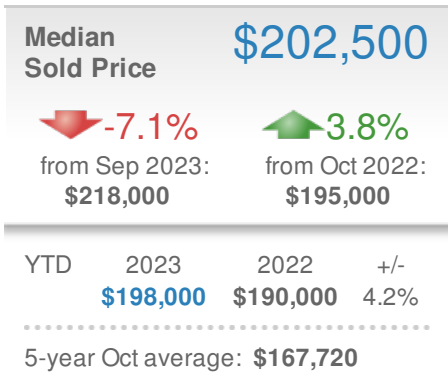
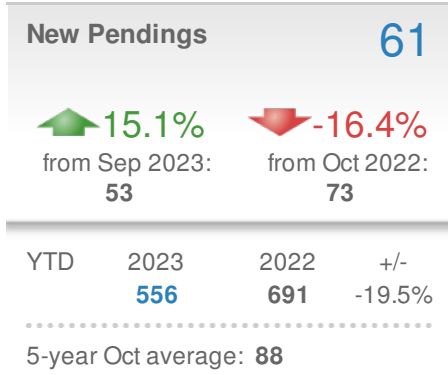
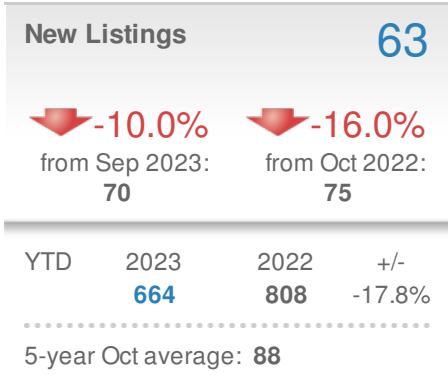
This activity resulted in a Contract Ratio of 0.94 pendings per active listing, up from 0.74 in September and a decrease from 1.61 in October 2022. The Contract Ratio is 32% lower than the 5-year October average of 1.39. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



**October 2023**

Upper Darby (Delaware, PA) - Attached

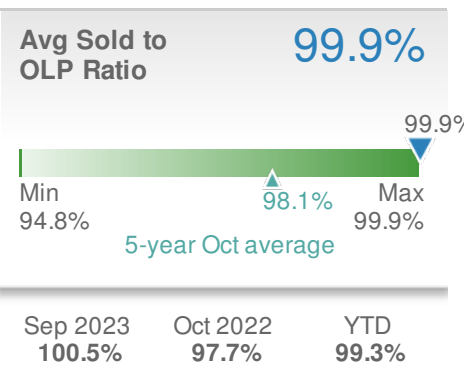
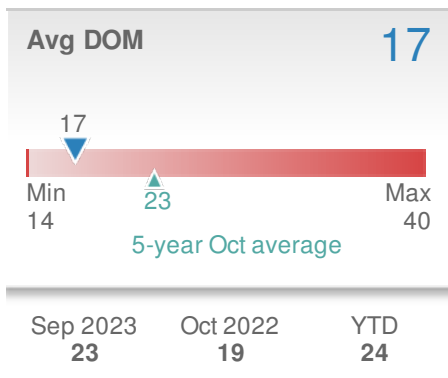
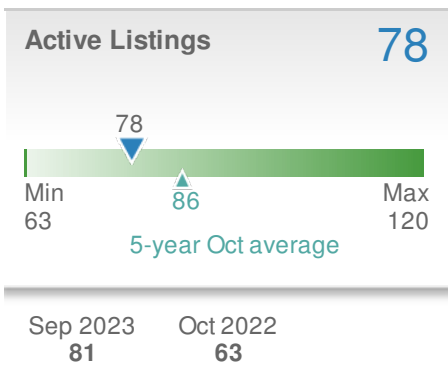
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Upper Darby (Delaware, PA), the median sold price for Attached properties for October was \$202,500, representing a decrease of 7.1% compared to last month and an increase of 3.8% from Oct 2022. The average days on market for units sold in October was 17 days, 25% below the 5-year October average of 23 days. There was a 15.1% month over month increase in new contract activity with 61 New Pendings; a 19.1% MoM increase in All Pendings (new contracts + contracts carried over from September) to 81; and a 3.7% decrease in supply to 78 active units.

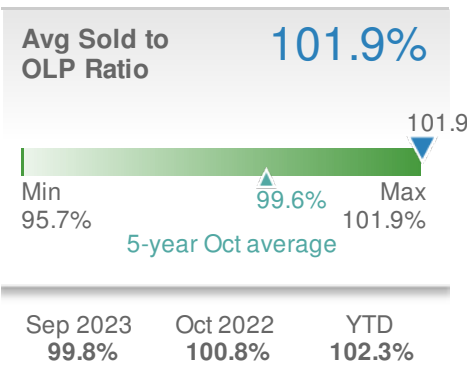
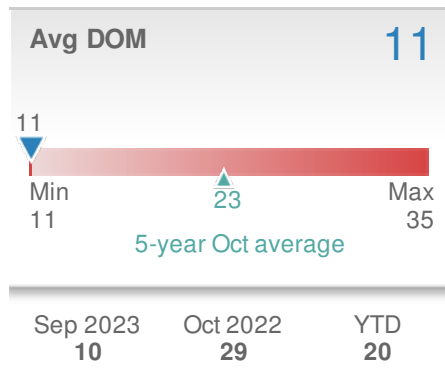
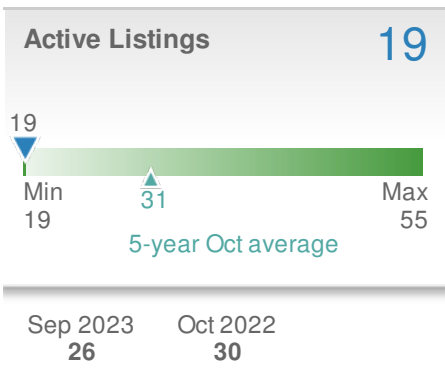
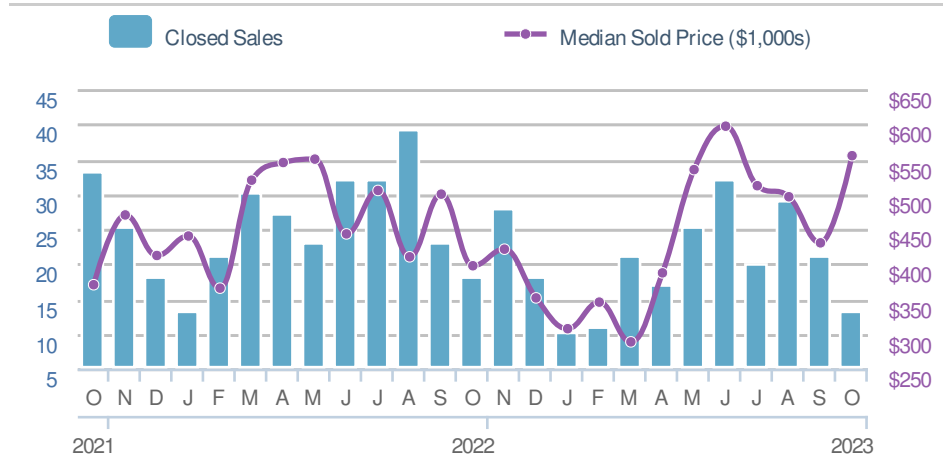
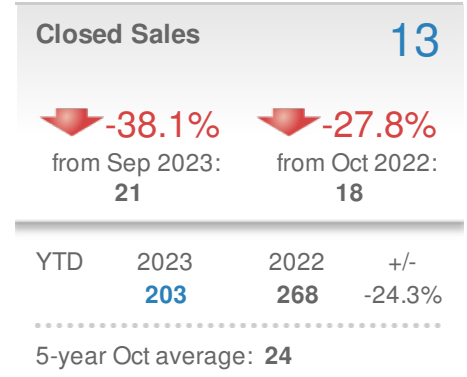
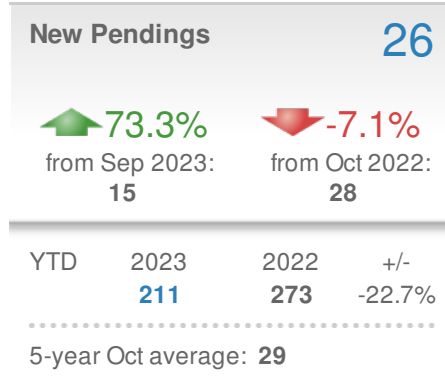
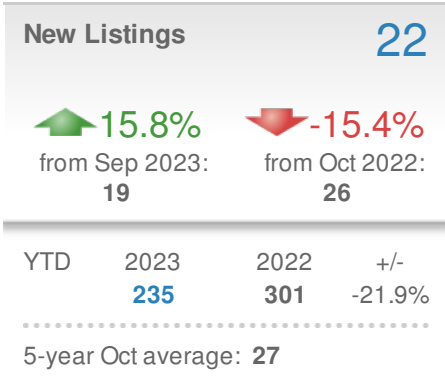
This activity resulted in a Contract Ratio of 1.04 pendings per active listing, up from 0.84 in September and a decrease from 1.40 in October 2022. The Contract Ratio is 26% lower than the 5-year October average of 1.41. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



**October 2023**

Wallingford-Swarthmore (Delaware, PA)

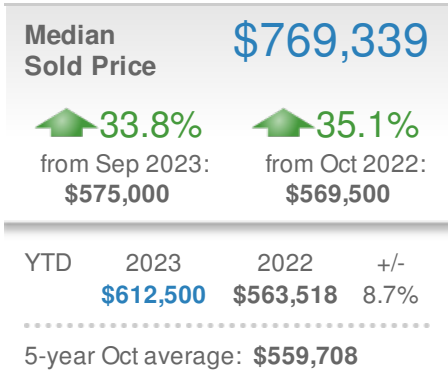
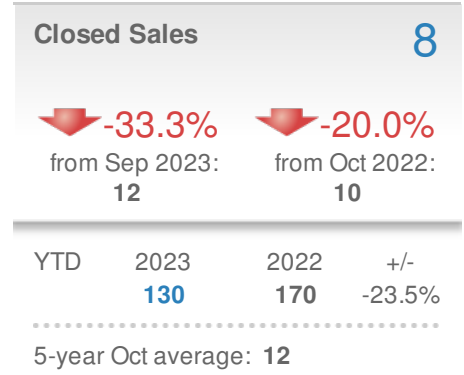
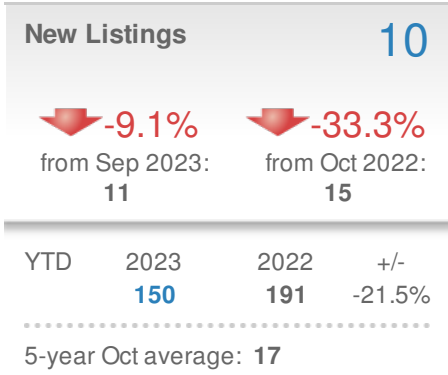
Email: ldavis@tcsr.realtor



**October 2023**

Wallingford-Swarthmore (Delaware, PA) - Detached

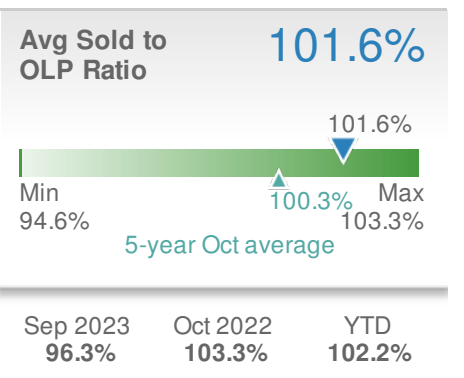
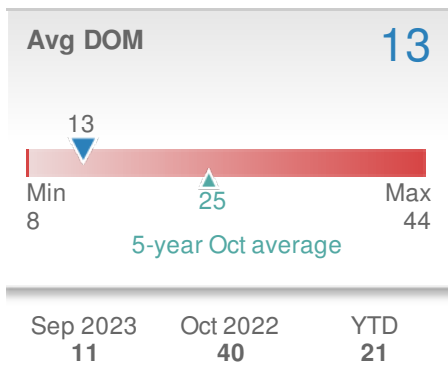
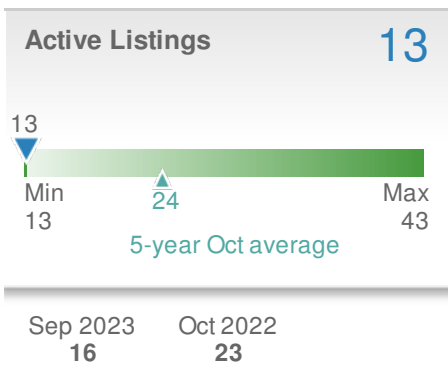
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Wallingford-Swarthmore (Delaware, PA), the median sold price for Detached properties for October was \$769,339, representing an increase of 33.8% compared to last month and an increase of 35.1% from Oct 2022. The average days on market for units sold in October was 13 days, 48% below the 5-year October average of 25 days. There was a 50% month over month increase in new contract activity with 12 New Pendings; a 44.4% MoM increase in All Pendings (new contracts + contracts carried over from September) to 13; and an 18.8% decrease in supply to 13 active units.

This activity resulted in a Contract Ratio of 1.00 pendings per active listing, up from 0.56 in September and an increase from 0.91 in October 2022. The Contract Ratio is 15% lower than the 5-year October 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.

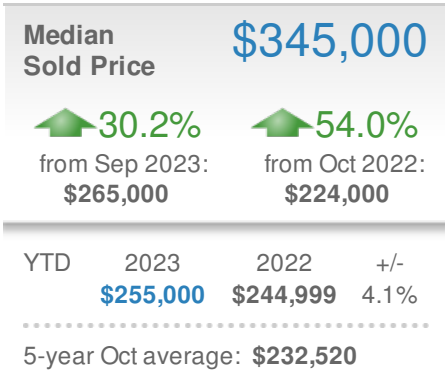
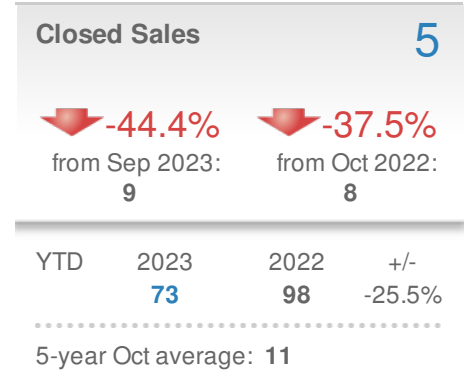
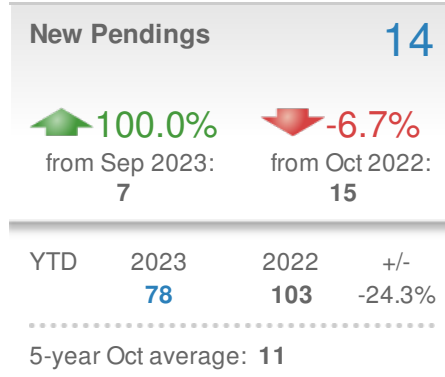
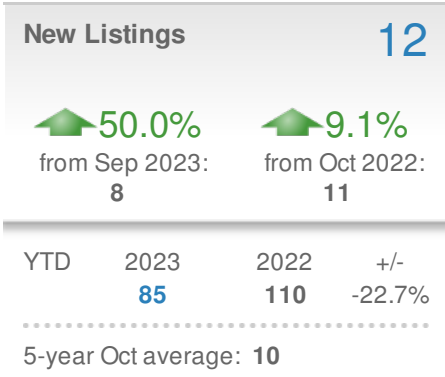




**October 2023**

Wallingford-Swarthmore (Delaware, PA) - Attached

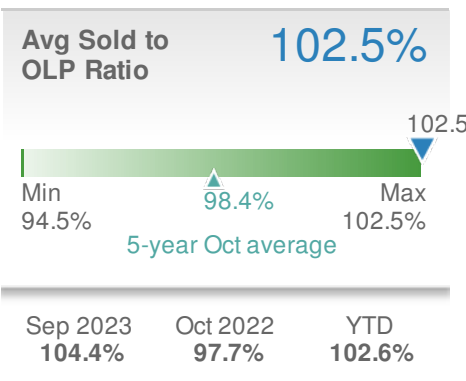
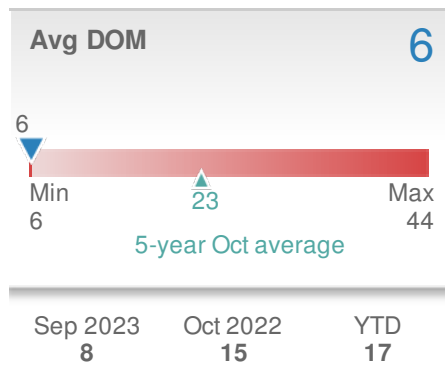
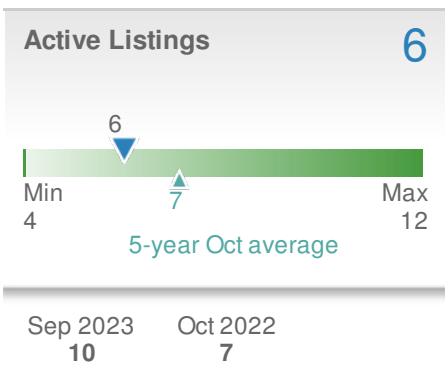
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Wallingford-Swarthmore (Delaware, PA), the median sold price for Attached properties for October was \$345,000, representing an increase of 30.2% compared to last month and an increase of 54% from Oct 2022. The average days on market for units sold in October was 6 days, 74% below the 5-year October average of 23 days. There was a 100% month over month increase in new contract activity with 14 New Pendings; a 150% MoM increase in All Pendings (new contracts + contracts carried over from September) to 15; and a 40% decrease in supply to 6 active units.

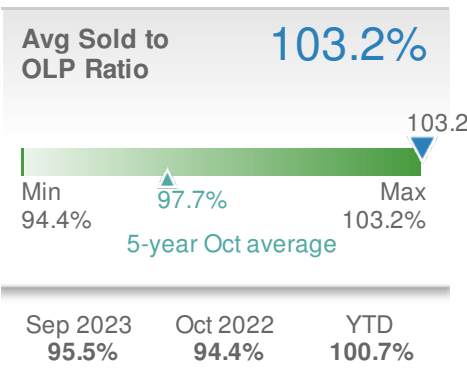
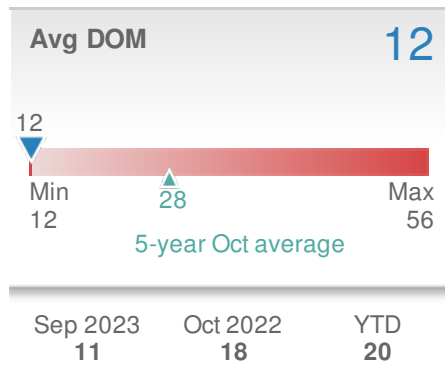
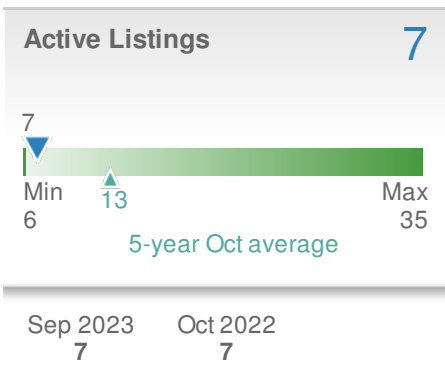
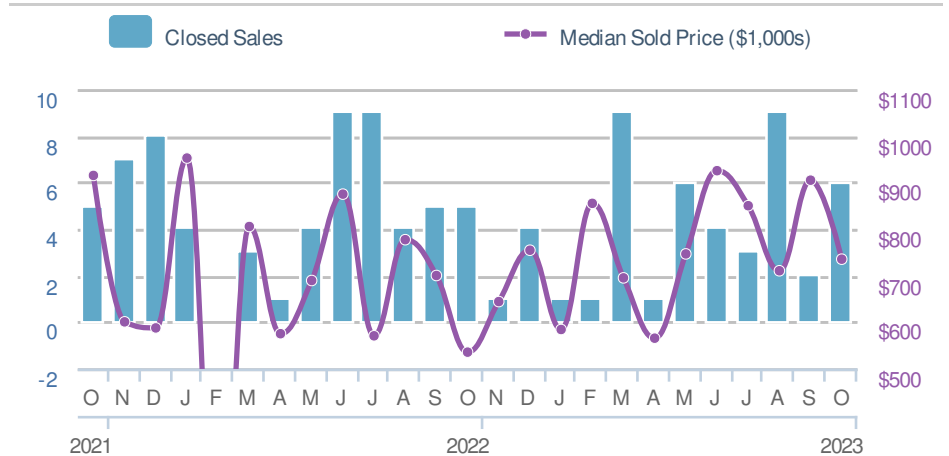
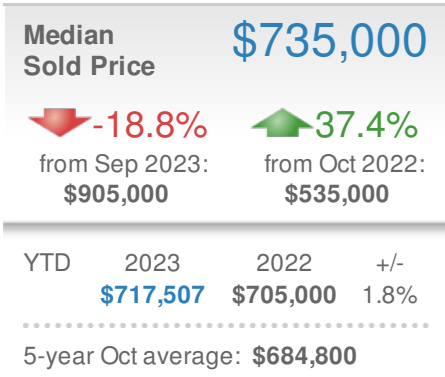
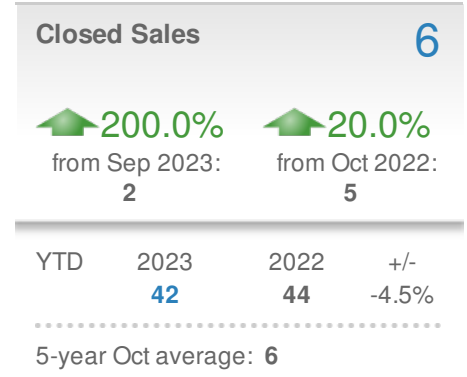
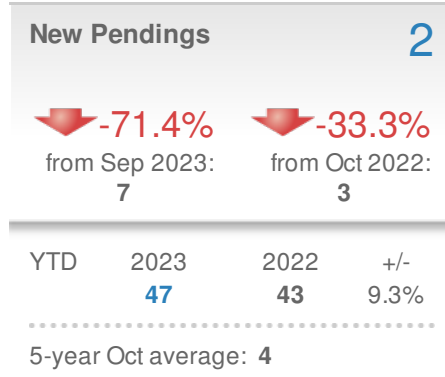
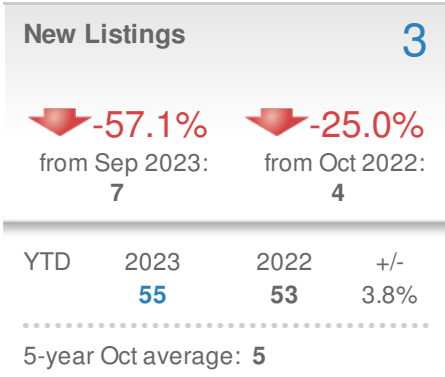
This activity resulted in a Contract Ratio of 2.50 pendencies per active listing, up from 0.60 in September and a decrease from 3.29 in October 2022. The Contract Ratio is 14% lower than the 5-year October average of 2.90. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



**October 2023**

West Chester Area (Delaware, PA)

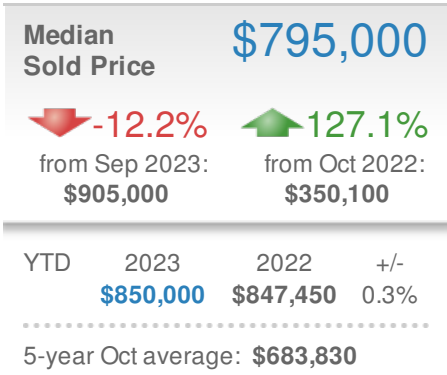
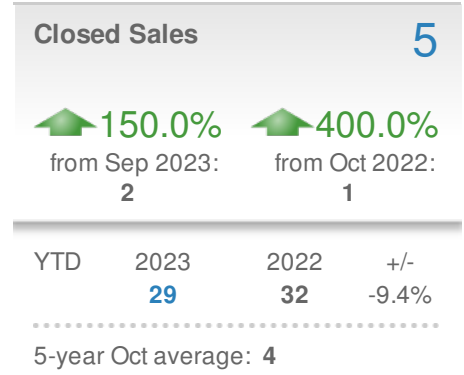
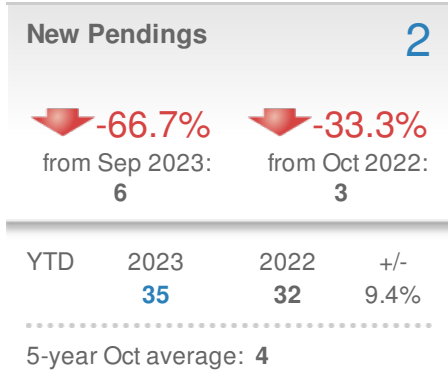
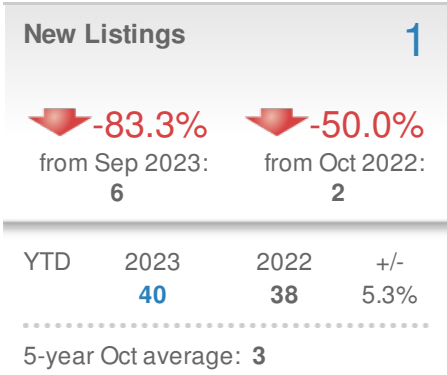
Email: ldavis@tcsr.realtor



**October 2023**

West Chester Area (Delaware, PA) - Detached

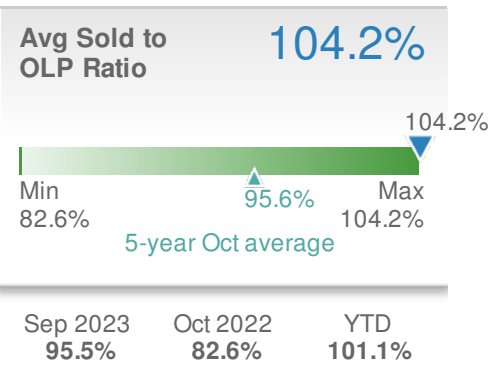
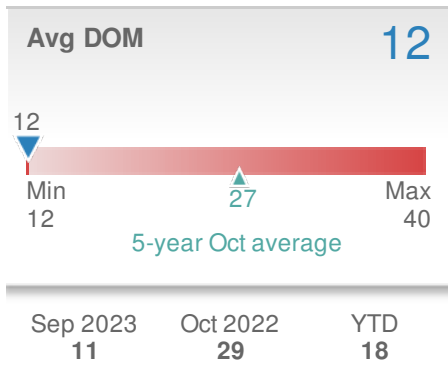
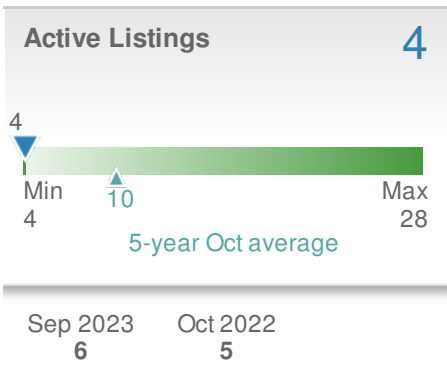
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In West Chester Area (Delaware, PA), the median sold price for Detached properties for October was \$795,000, representing a decrease of 12.2% compared to last month and an increase of 127.1% from Oct 2022. The average days on market for units sold in October was 12 days, 56% below the 5-year October average of 27 days. There was a 66.7% month over month decrease in new contract activity with 2 New Pendings; a 33.3% MoM decrease in All Pendings (new contracts + contracts carried over from September) to 6; and a 33.3% decrease in supply to 4 active units.

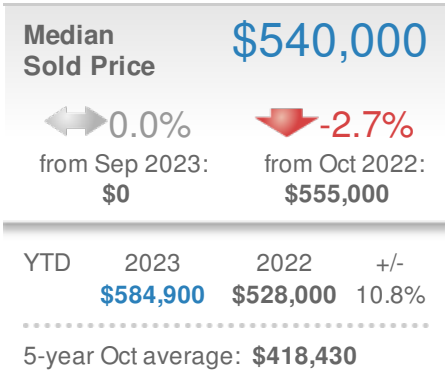
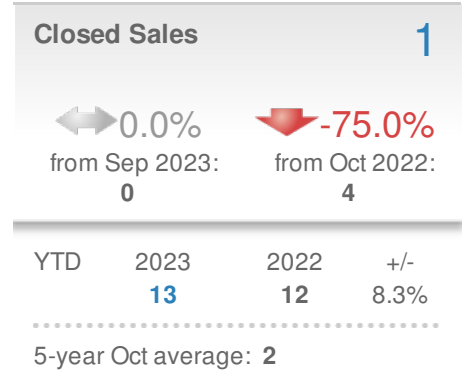
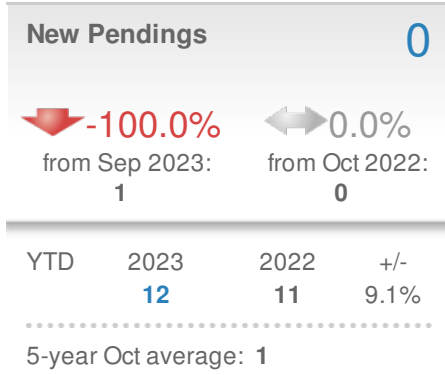
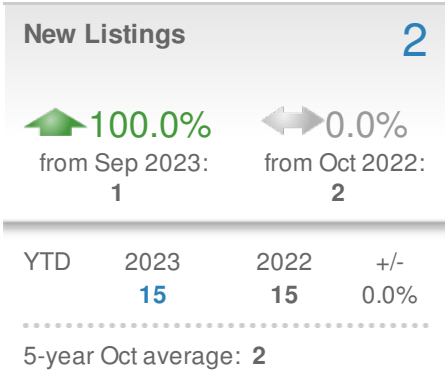
This activity resulted in a Contract Ratio of 1.50 pendings per active listing, no change from September and an increase from 0.60 in October 2022. The Contract Ratio is 34% higher than the 5-year October average of 1.12. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



**October 2023**

West Chester Area (Delaware, PA) - Attached

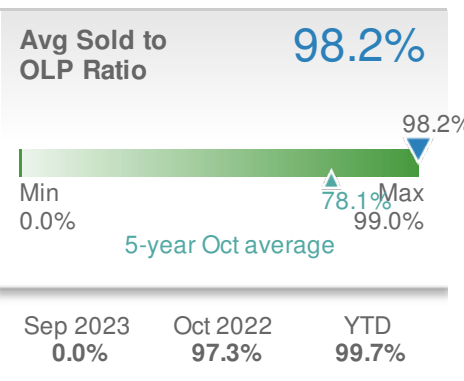
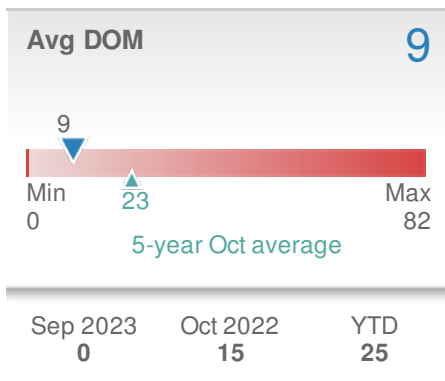
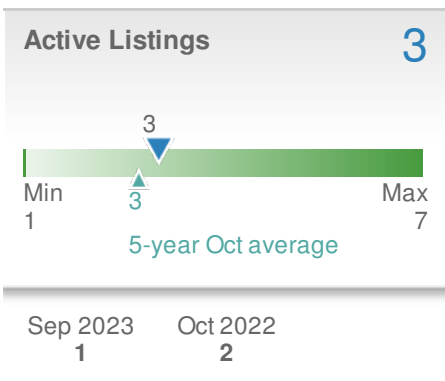
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In West Chester Area (Delaware, PA), the median sold price for Attached properties for October was \$540,000, representing an increase of 0% compared to last month and a decrease of 2.7% from Oct 2022. The average days on market for units sold in October was 9 days, 60% below the 5-year October average of 23 days. There was a 100% month over month decrease in new contract activity with 0 New Pendings; a 100% MoM decrease in All Pendings (new contracts + contracts carried over from September) to 0; and a 200% increase in supply to 3 active units.

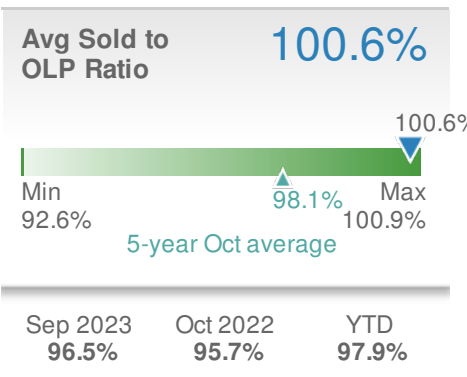
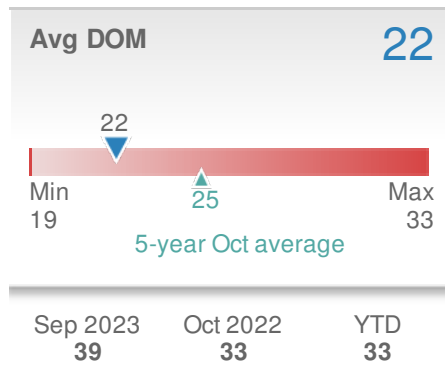
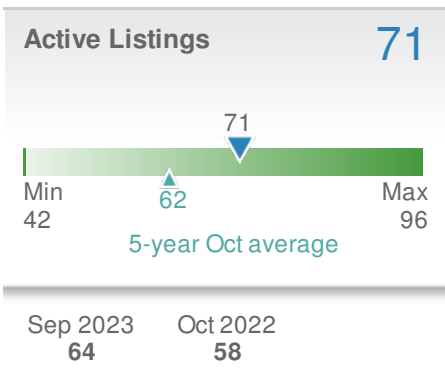
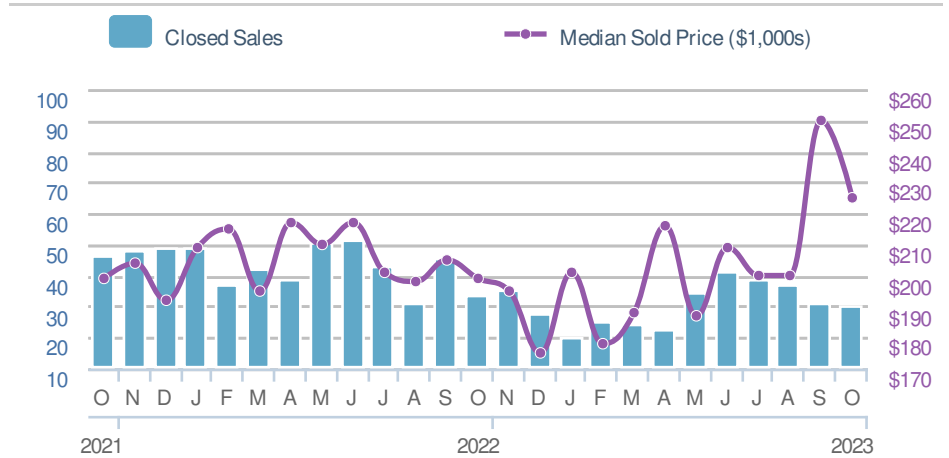
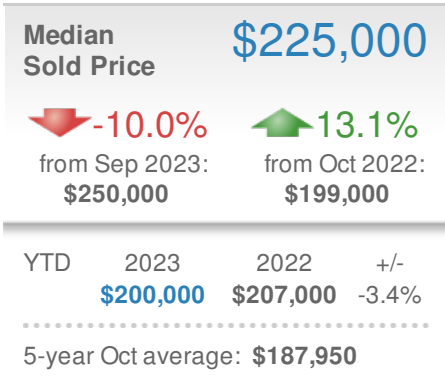
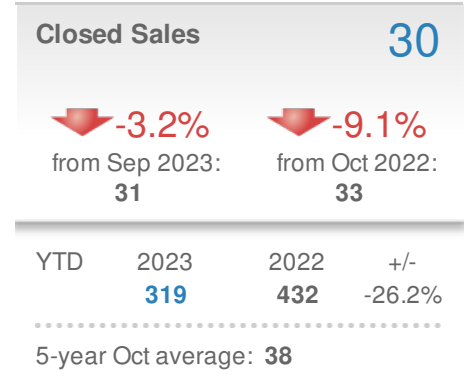
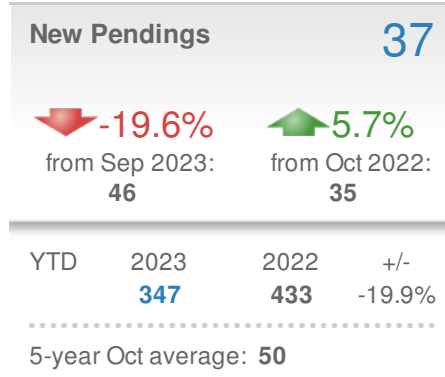
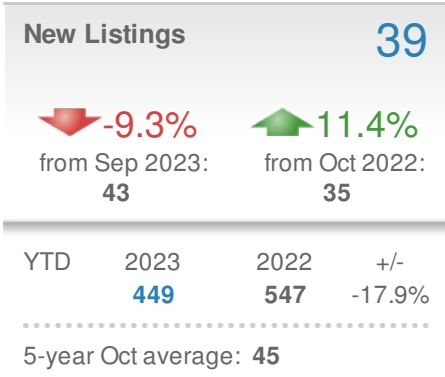
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, down from 1.00 in September and no change from October 2022. The Contract Ratio is 100% lower than the 5-year October average of 0.60. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



**October 2023**

William Penn (Delaware, PA)

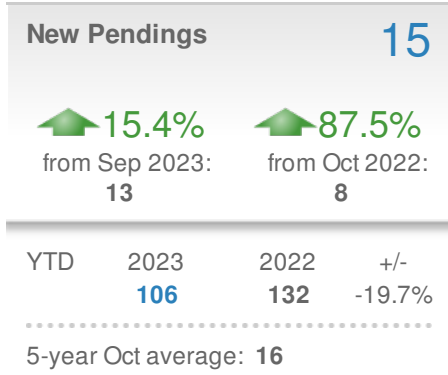
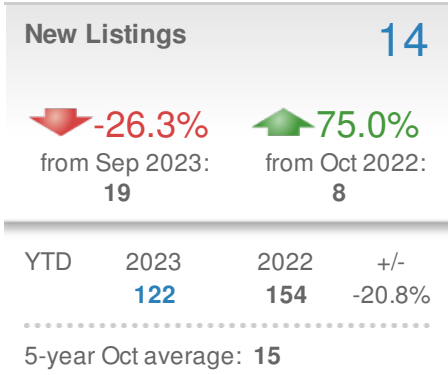
Email: ldavis@tcsr.realtor



**October 2023**

William Penn (Delaware, PA) - Detached

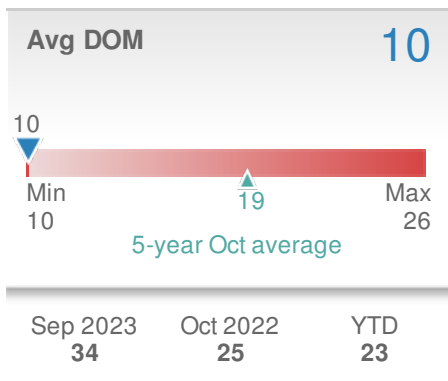
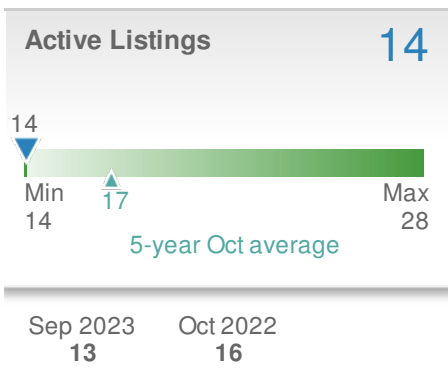
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In William Penn (Delaware, PA), the median sold price for Detached properties for October was \$312,500, representing an increase of 0.8% compared to last month and an increase of 5.9% from Oct 2022. The average days on market for units sold in October was 10 days, 47% below the 5-year October average of 19 days. There was a 15.4% month over month increase in new contract activity with 15 New Pendings; a 5.9% MoM increase in All Pendings (new contracts + contracts carried over from September) to 18; and a 7.7% increase in supply to 14 active units.

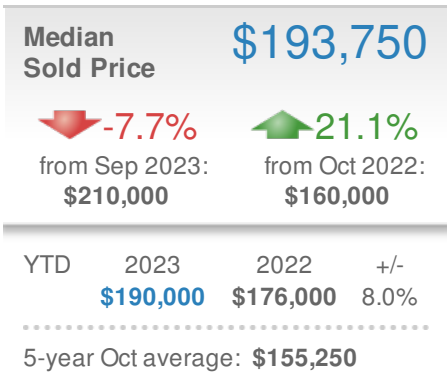
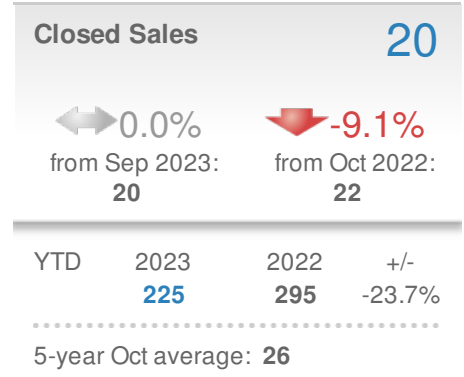
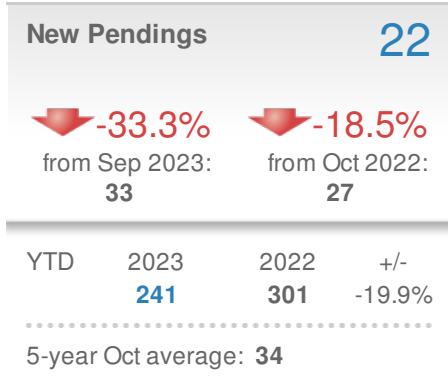
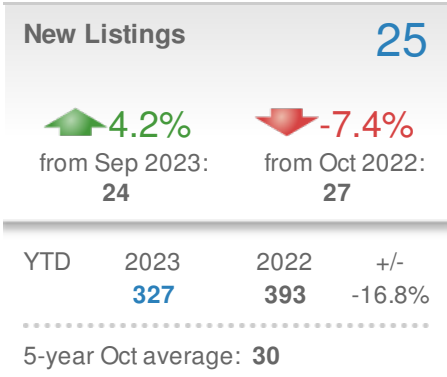
This activity resulted in a Contract Ratio of 1.29 pendings per active listing, down from 1.31 in September and an increase from 0.81 in October 2022. The Contract Ratio is 20% lower than the 5-year October average of 1.62. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



**October 2023**

William Penn (Delaware, PA) - Attached

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



**Summary**

In William Penn (Delaware, PA), the median sold price for Attached properties for October was \$193,750, representing a decrease of 7.7% compared to last month and an increase of 21.1% from Oct 2022. The average days on market for units sold in October was 29 days, 2% above the 5-year October average of 28 days. There was a 33.3% month over month decrease in new contract activity with 22 New Pendings; a 9.5% MoM decrease in All Pendings (new contracts + contracts carried over from September) to 38; and an 11.8% increase in supply to 57 active units.

This activity resulted in a Contract Ratio of 0.67 pendings per active listing, down from 0.82 in September and a decrease from 1.19 in October 2022. The Contract Ratio is 52% lower than the 5-year October average of 1.38. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

