

November 2023

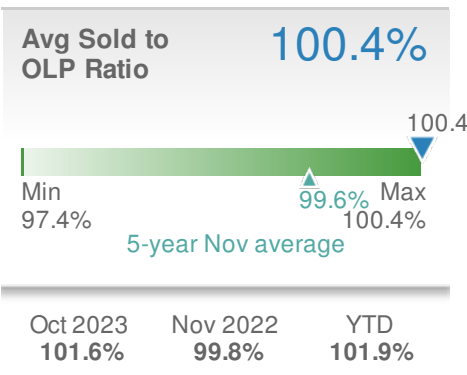
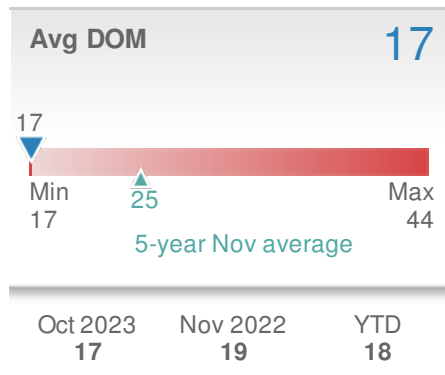
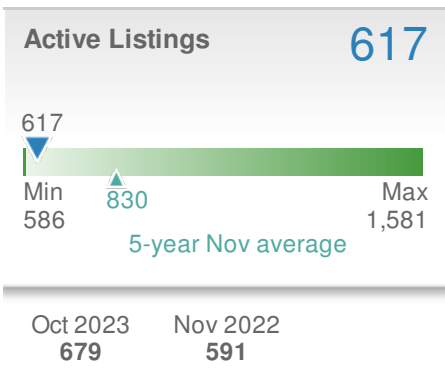
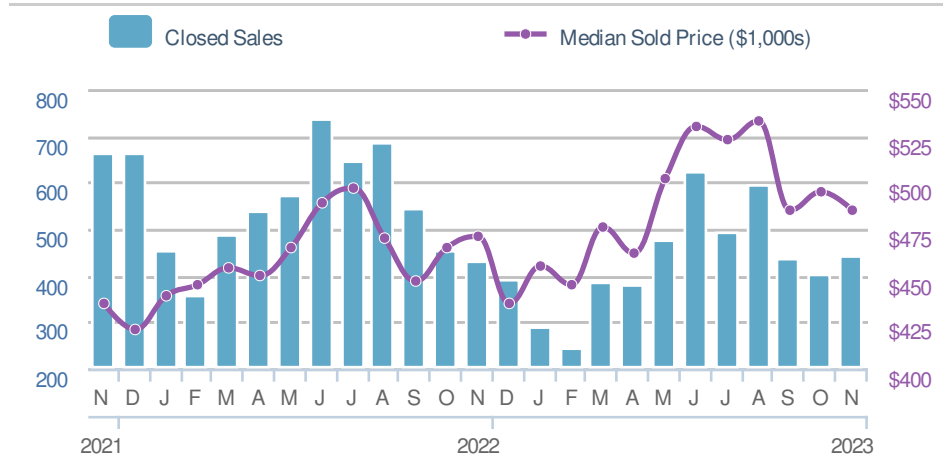
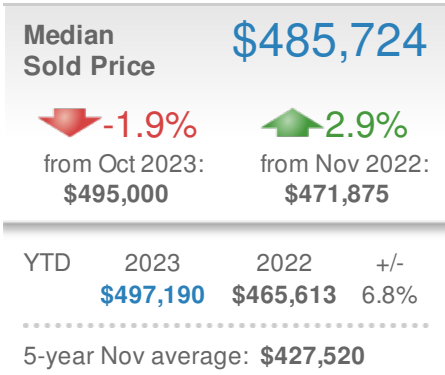
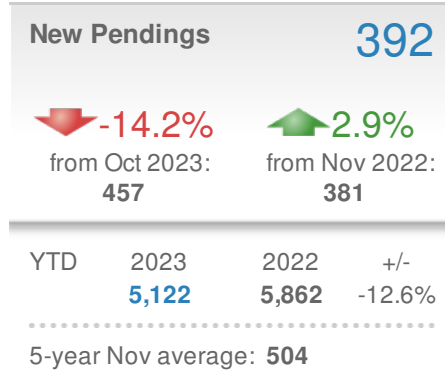
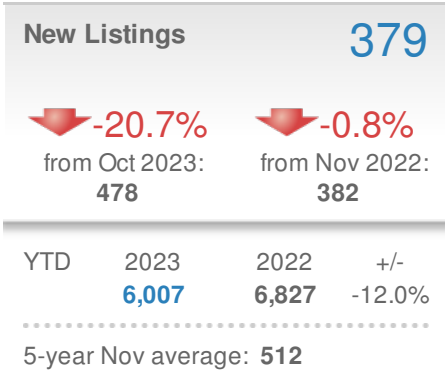
All Home Types
Detached
Attached

Local Market Insight

Chester County, PA

November 2023
Chester County, PA

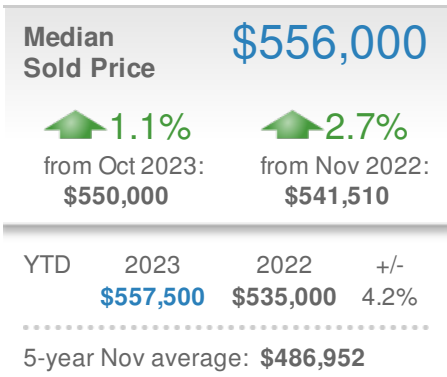
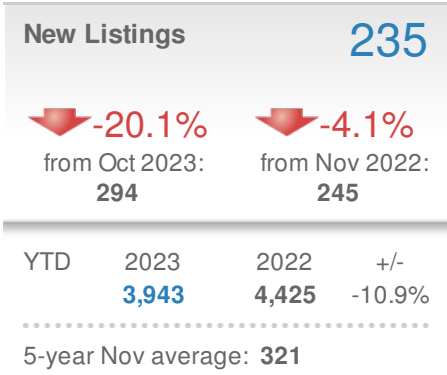
Email: ldavis@tcsr.realtor



November 2023

Chester County, PA - Detached

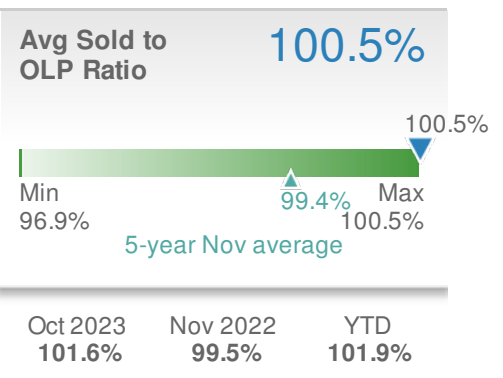
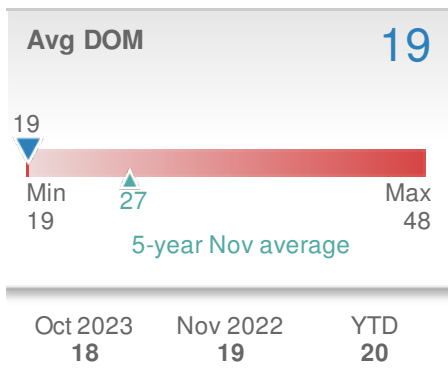
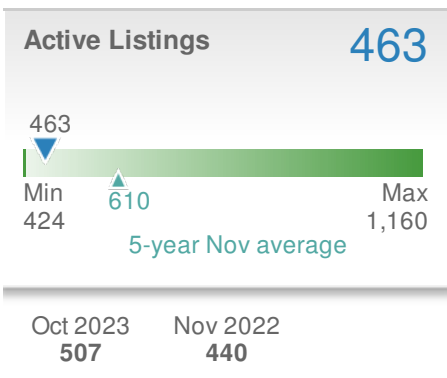
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Chester County, PA, the median sold price for Detached properties for November was \$556,000, representing an increase of 1.1% compared to last month and an increase of 2.7% from Nov 2022. The average days on market for units sold in November was 19 days, 29% below the 5-year November average of 27 days. There was a 19.5% month over month decrease in new contract activity with 247 New Pendings; a 12% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 470; and an 8.7% decrease in supply to 463 active units.

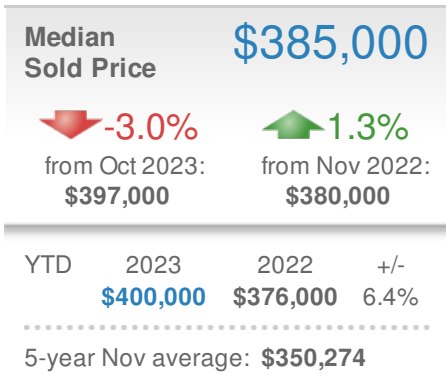
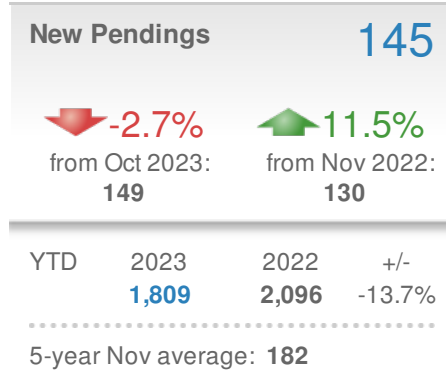
This activity resulted in a Contract Ratio of 1.02 pendings per active listing, down from 1.05 in October and a decrease from 1.05 in November 2022. The Contract Ratio is 18% lower than the 5-year November average of 1.24. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



November 2023

Chester County, PA - Attached

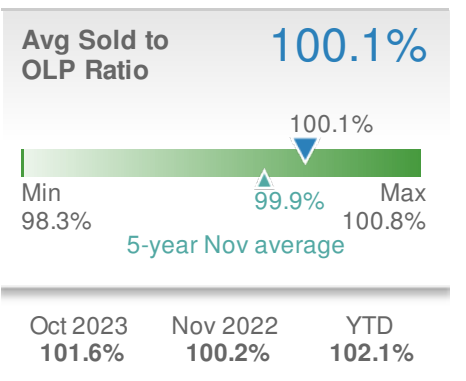
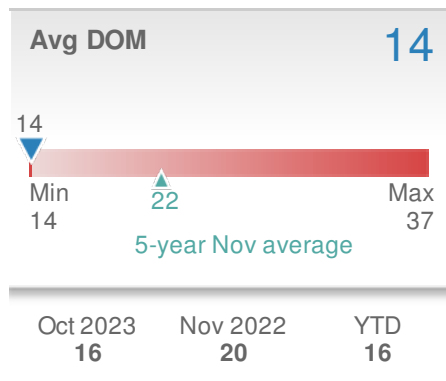
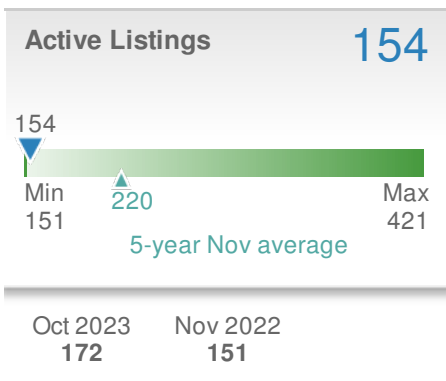
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Summary

In Chester County, PA, the median sold price for Attached properties for November was \$385,000, representing a decrease of 3% compared to last month and an increase of 1.3% from Nov 2022. The average days on market for units sold in November was 14 days, 36% below the 5-year November average of 22 days. There was a 2.7% month over month decrease in new contract activity with 145 New Pendings; a 0.7% MoM increase in All Pendings (new contracts + contracts carried over from October) to 292; and a 10.5% decrease in supply to 154 active units.

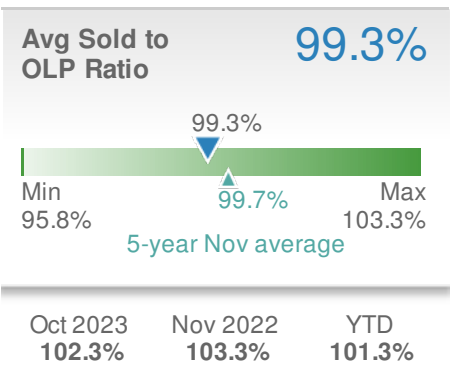
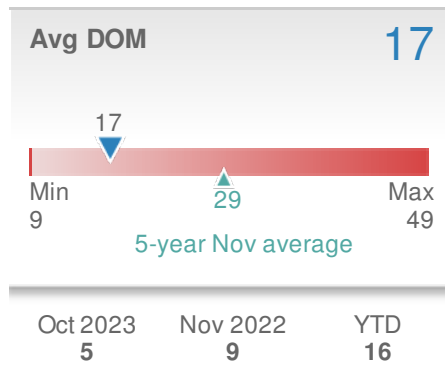
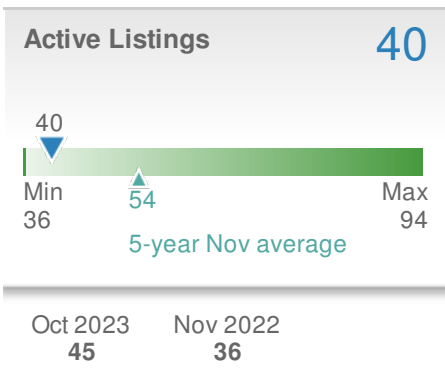
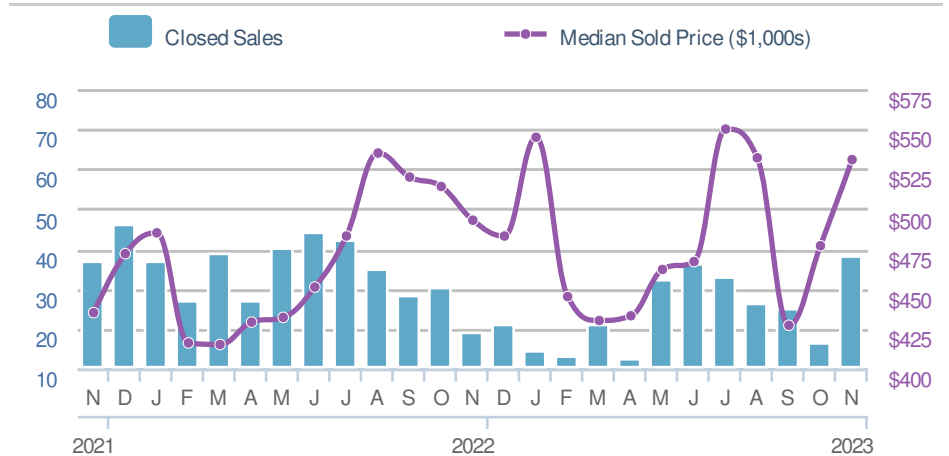
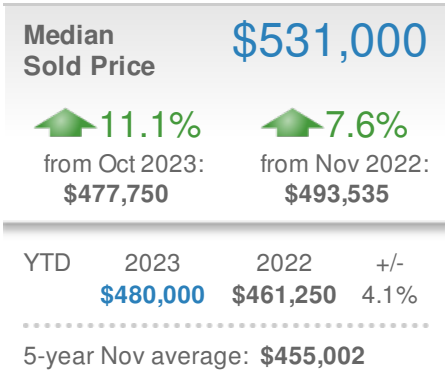
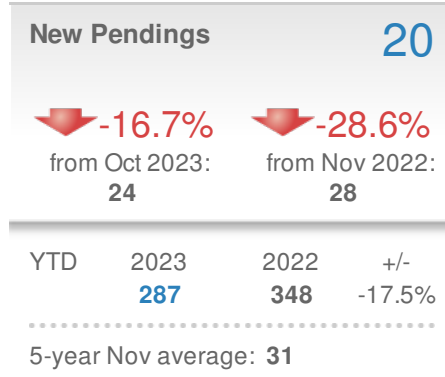
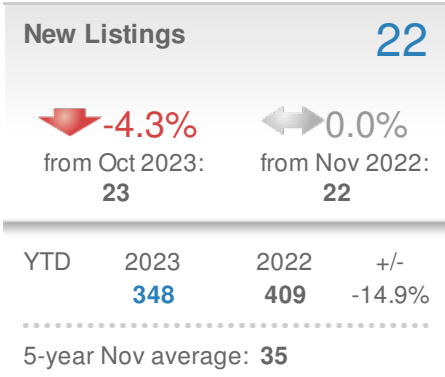
This activity resulted in a Contract Ratio of 1.90 pendings per active listing, up from 1.69 in October and an increase from 1.79 in November 2022. The Contract Ratio is 8% lower than the 5-year November average of 2.05. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



November 2023

Avon Grove (Chester, PA)

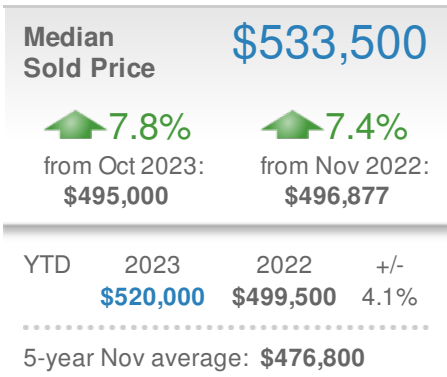
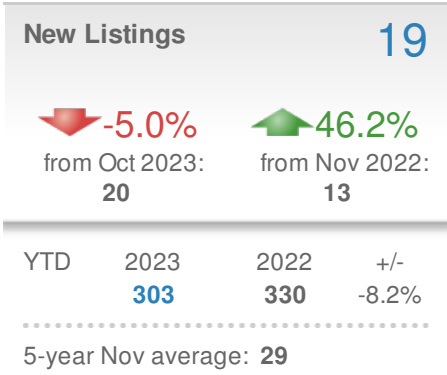
Email: ldavis@tcsr.realtor



November 2023

Avon Grove (Chester, PA) - Detached

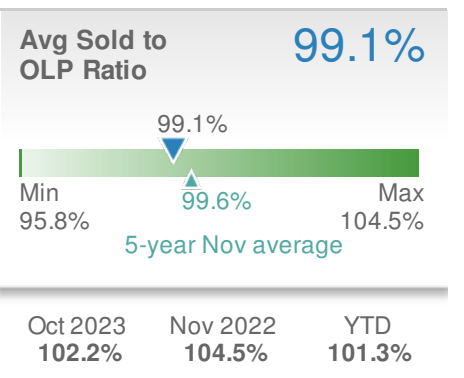
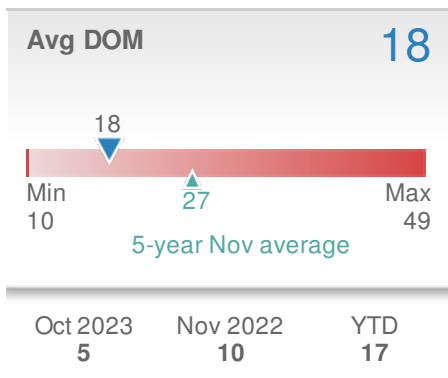
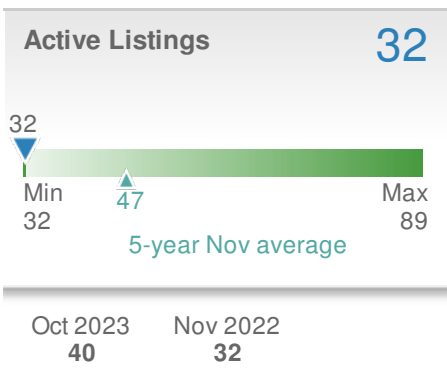
Tri-County Suburban REALTORS
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Summary

In Avon Grove (Chester, PA), the median sold price for Detached properties for November was \$533,500, representing an increase of 7.8% compared to last month and an increase of 7.4% from Nov 2022. The average days on market for units sold in November was 18 days, 32% below the 5-year November average of 27 days. There was a 13.6% month over month decrease in new contract activity with 19 New Pendings; a 25.5% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 41; and a 20% decrease in supply to 32 active units.

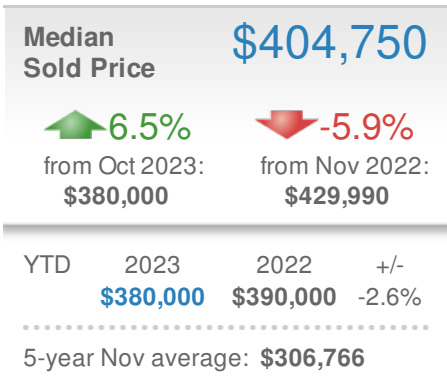
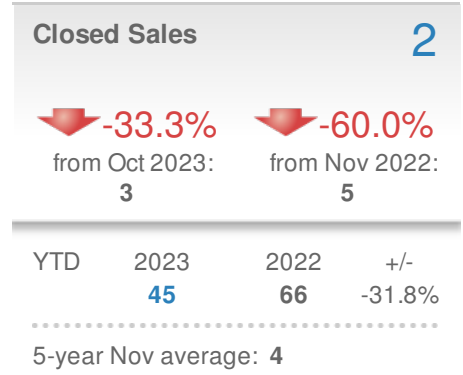
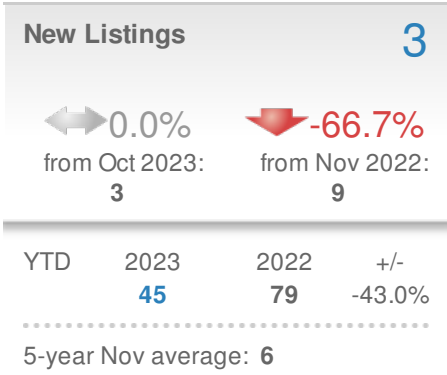
This activity resulted in a Contract Ratio of 1.28 pendings per active listing, down from 1.38 in October and an increase from 0.97 in November 2022. The Contract Ratio is the same as the 5-year November average of 1.27. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



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Avon Grove (Chester, PA) - Attached

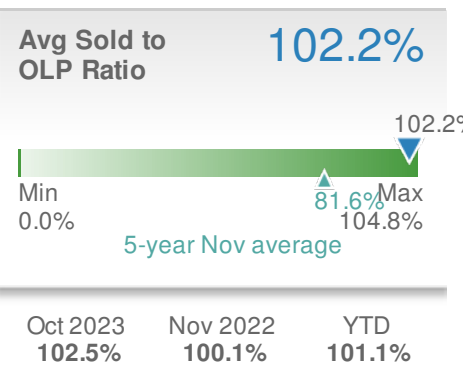
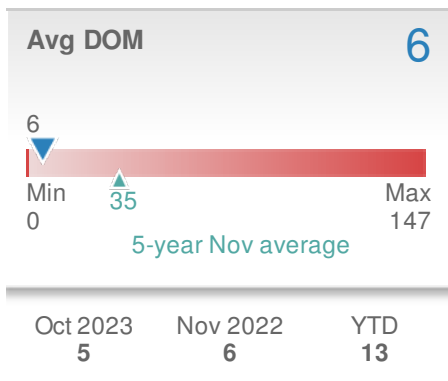
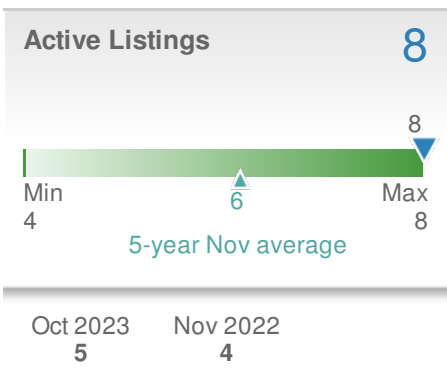
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Summary

In Avon Grove (Chester, PA), the median sold price for Attached properties for November was \$404,750, representing an increase of 6.5% compared to last month and a decrease of 5.9% from Nov 2022. The average days on market for units sold in November was 6 days, 83% below the 5-year November average of 35 days. There was a 50% month over month decrease in new contract activity with 1 New Pendings; a 66.7% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 1; and a 60% increase in supply to 8 active units.

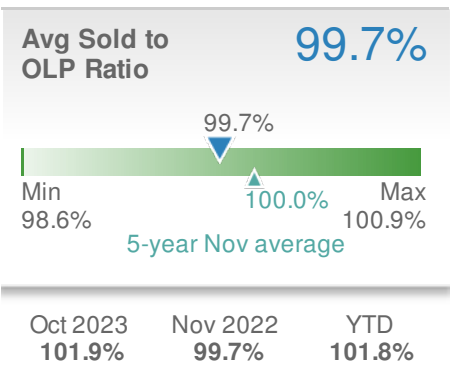
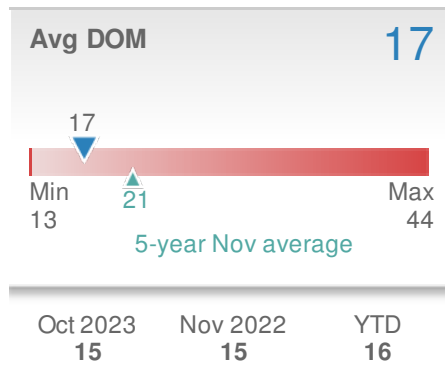
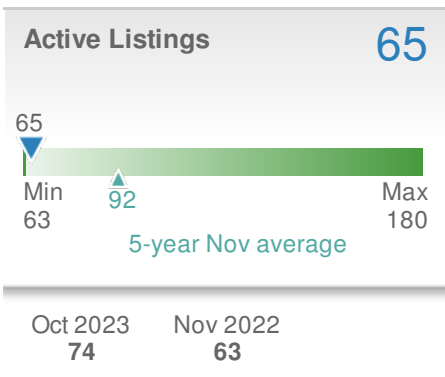
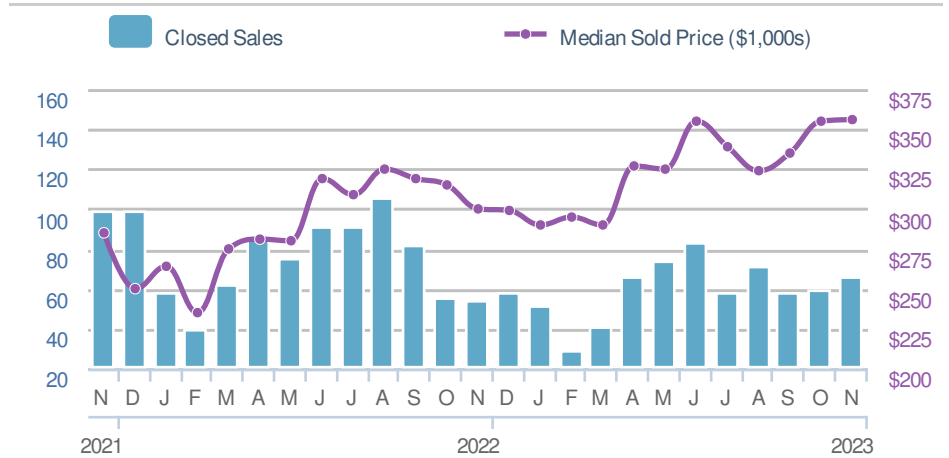
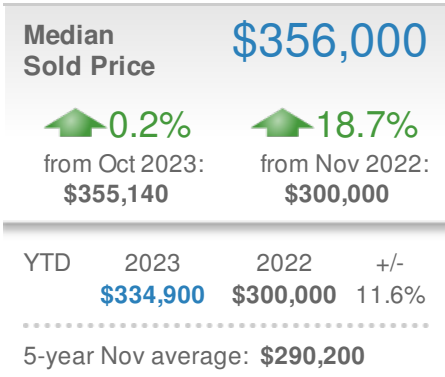
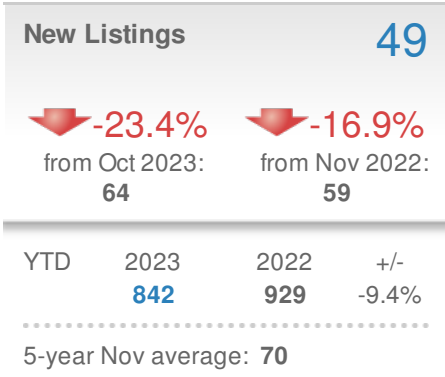
This activity resulted in a Contract Ratio of 0.13 pendings per active listing, down from 0.60 in October and a decrease from 5.00 in November 2022. The Contract Ratio is 94% lower than the 5-year November average of 2.32. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



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Coatesville Area (Chester, PA)

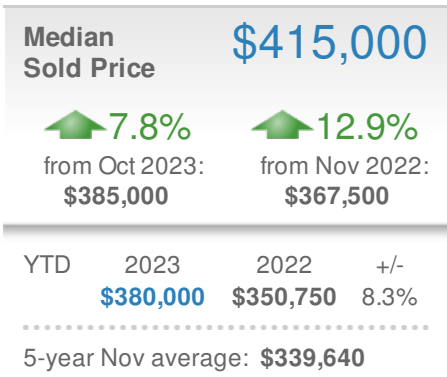
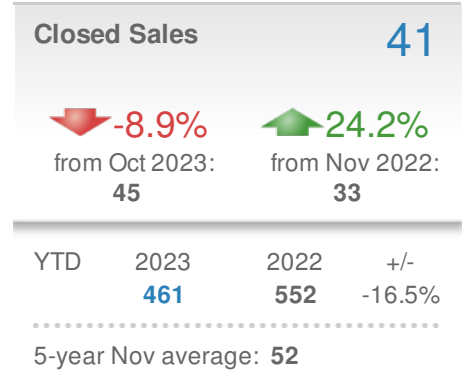
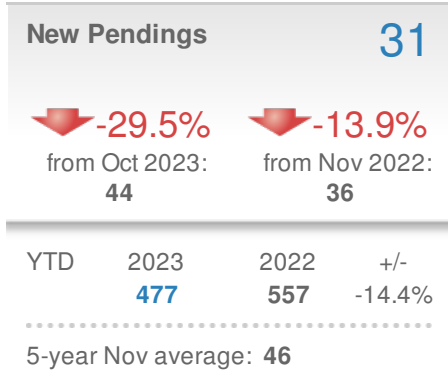
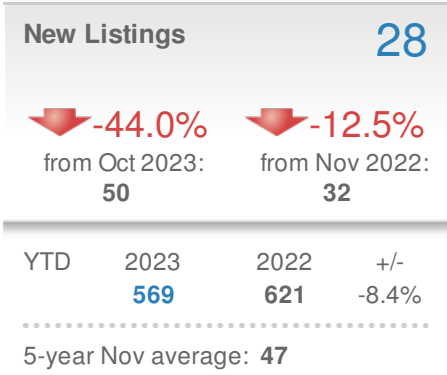
Email: ldavis@tcsr.realtor



November 2023

Coatesville Area (Chester, PA) - Detached

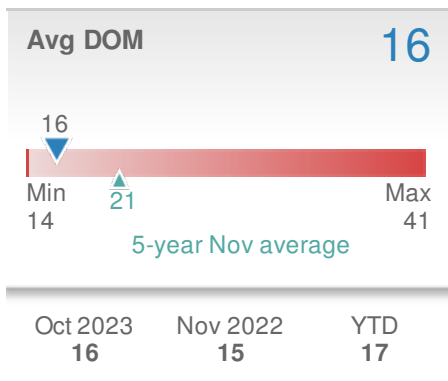
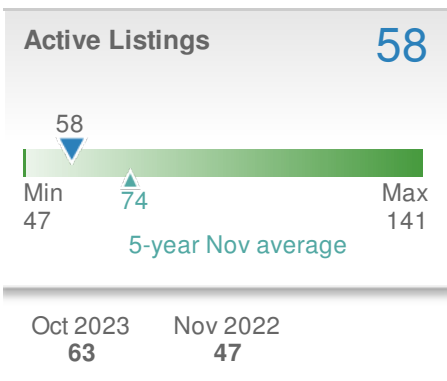
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Summary

In Coatesville Area (Chester, PA), the median sold price for Detached properties for November was \$415,000, representing an increase of 7.8% compared to last month and an increase of 12.9% from Nov 2022. The average days on market for units sold in November was 16 days, 22% below the 5-year November average of 21 days. There was a 29.5% month over month decrease in new contract activity with 31 New Pendings; a 23.7% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 58; and a 7.9% decrease in supply to 58 active units.

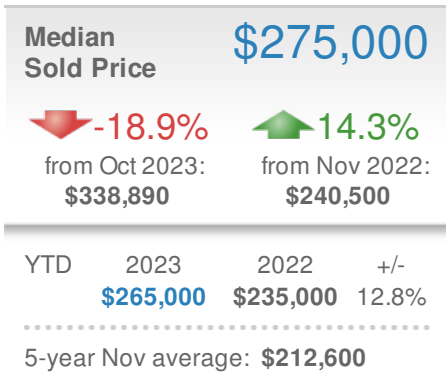
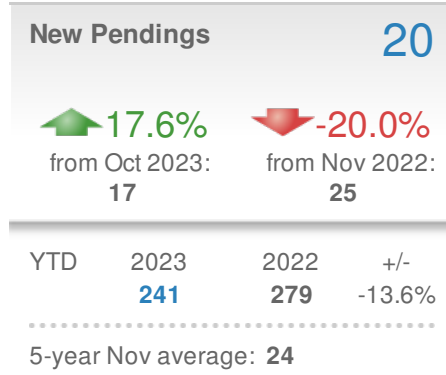
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 1.21 in October and a decrease from 1.28 in November 2022. The Contract Ratio is 23% lower than the 5-year November average of 1.30. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



November 2023

Coatesville Area (Chester, PA) - Attached

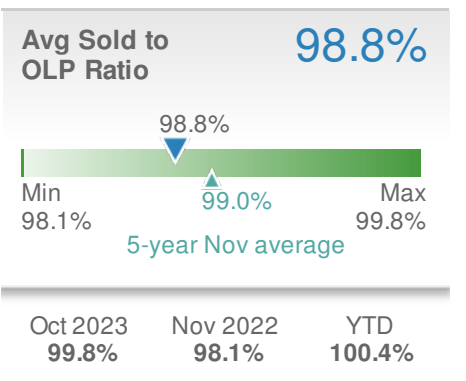
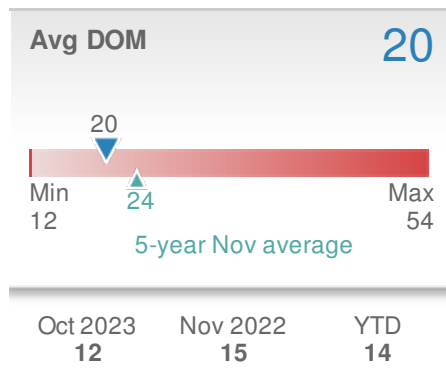
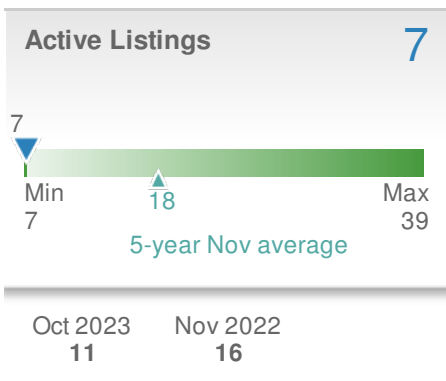
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Summary

In Coatesville Area (Chester, PA), the median sold price for Attached properties for November was \$275,000, representing a decrease of 18.9% compared to last month and an increase of 14.3% from Nov 2022. The average days on market for units sold in November was 20 days, 17% below the 5-year November average of 24 days. There was a 17.6% month over month increase in new contract activity with 20 New Pendings; a 6.4% MoM increase in All Pendings (new contracts + contracts carried over from October) to 50; and a 36.4% decrease in supply to 7 active units.

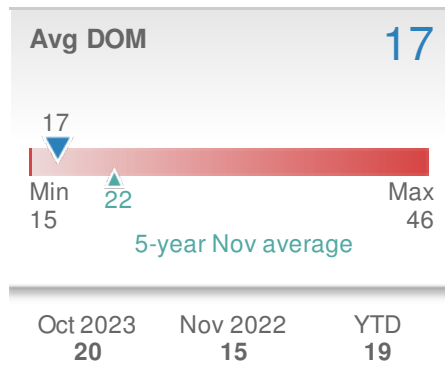
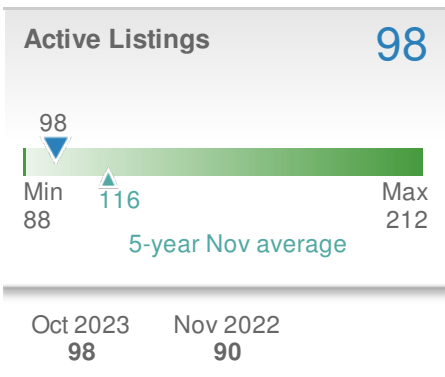
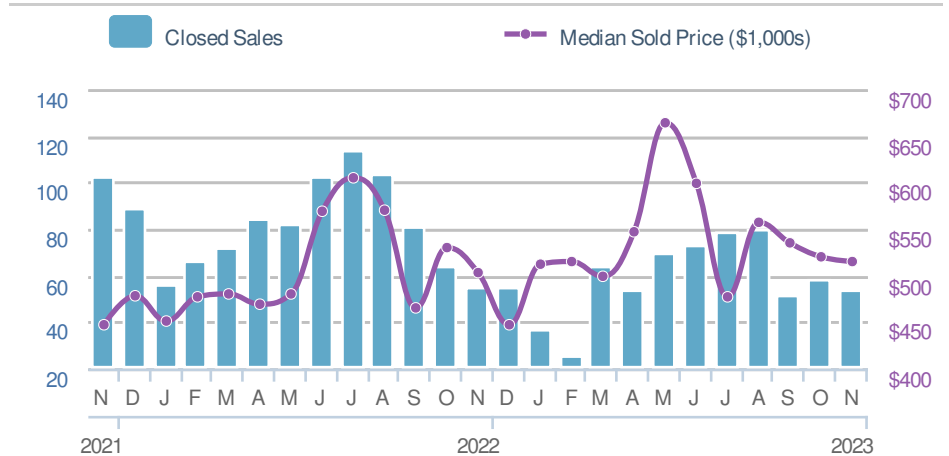
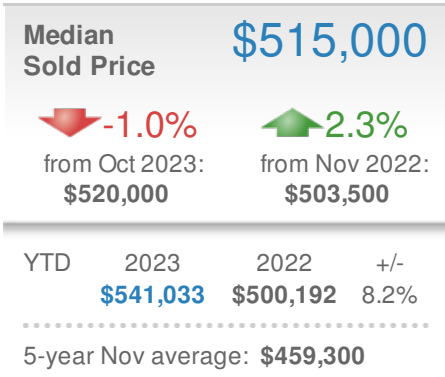
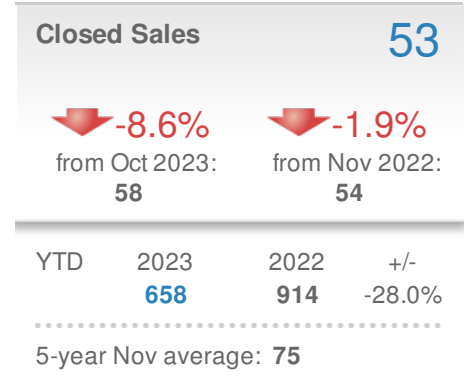
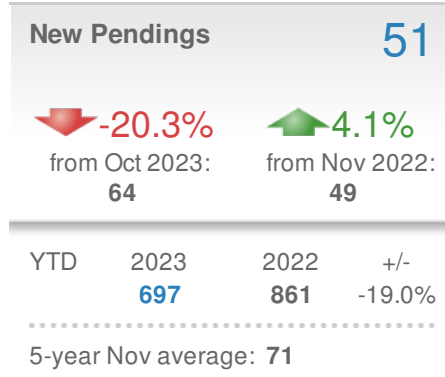
This activity resulted in a Contract Ratio of 7.14 pendings per active listing, up from 4.27 in October and an increase from 2.31 in November 2022. The Contract Ratio is 123% higher than the 5-year November average of 3.21. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



November 2023

Downingtown Area (Chester, PA)

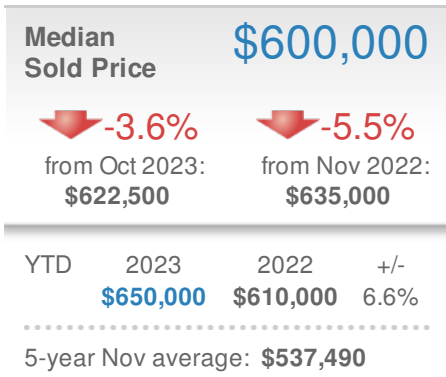
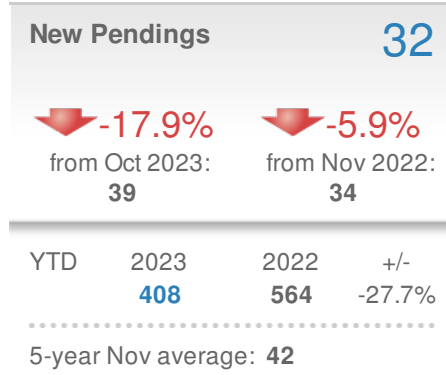
Email: ldavis@tcsr.realtor



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Downingtown Area (Chester, PA) - Detached

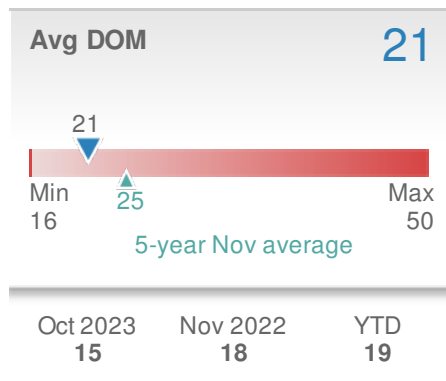
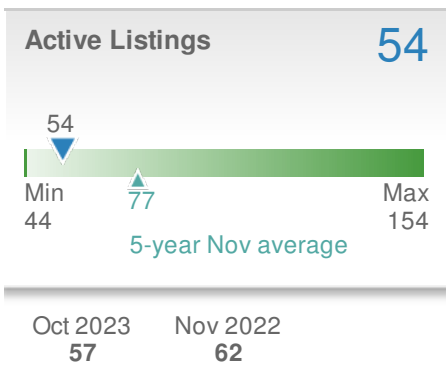
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Summary

In Downingtown Area (Chester, PA), the median sold price for Detached properties for November was \$600,000, representing a decrease of 3.6% compared to last month and a decrease of 5.5% from Nov 2022. The average days on market for units sold in November was 21 days, 15% below the 5-year November average of 25 days. There was a 17.9% month over month decrease in new contract activity with 32 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from October) with 54; and a 5.3% decrease in supply to 54 active units.

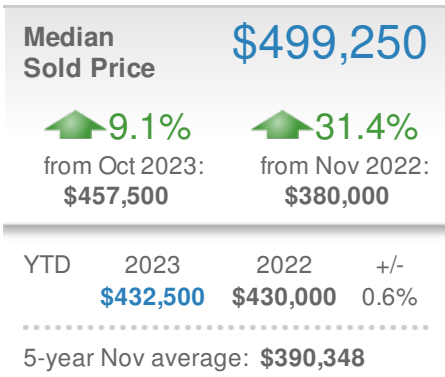
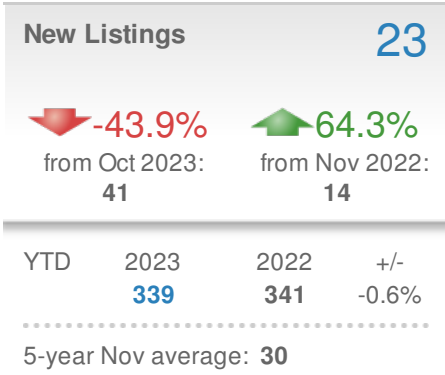
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, up from 0.95 in October and a decrease from 1.11 in November 2022. The Contract Ratio is 40% lower than the 5-year November average of 1.66. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



November 2023

Downingtown Area (Chester, PA) - Attached

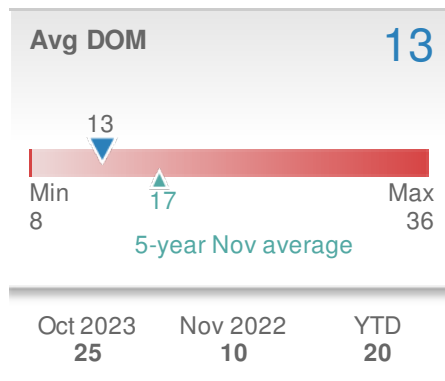
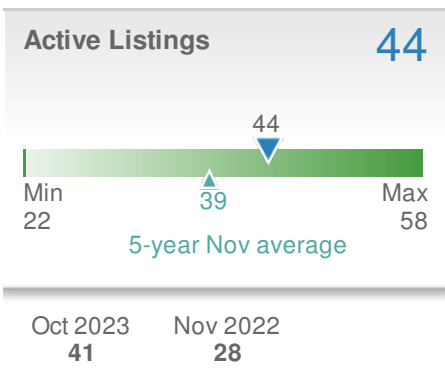
Tri-County Suburban REALTORS
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Summary

In Downingtown Area (Chester, PA), the median sold price for Attached properties for November was \$499,250, representing an increase of 9.1% compared to last month and an increase of 31.4% from Nov 2022. The average days on market for units sold in November was 13 days, 25% below the 5-year November average of 17 days. There was a 24% month over month decrease in new contract activity with 19 New Pendings; a 3.8% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 77; and a 7.3% increase in supply to 44 active units.

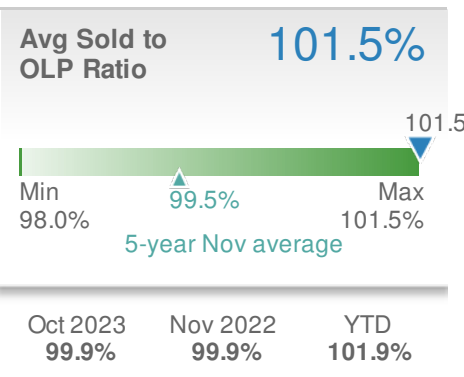
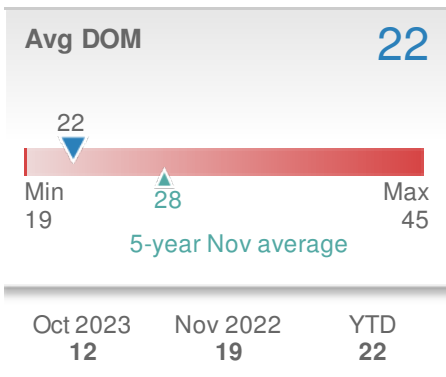
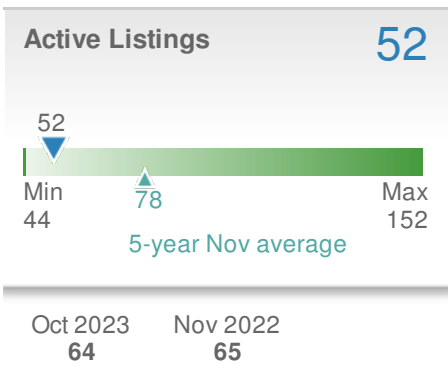
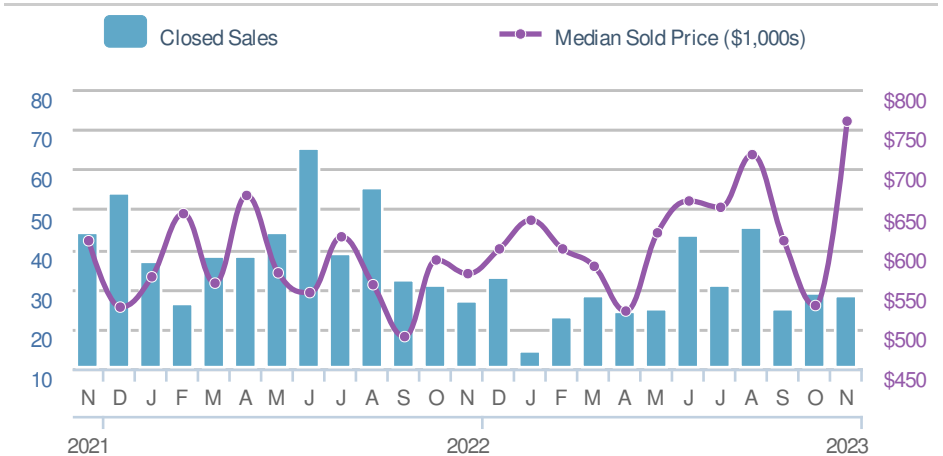
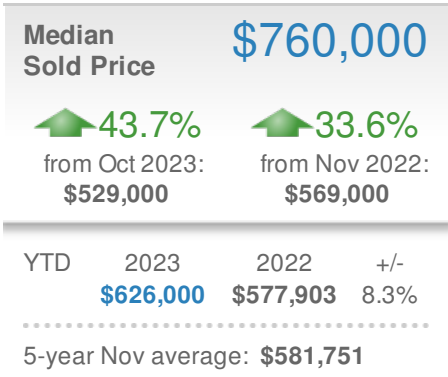
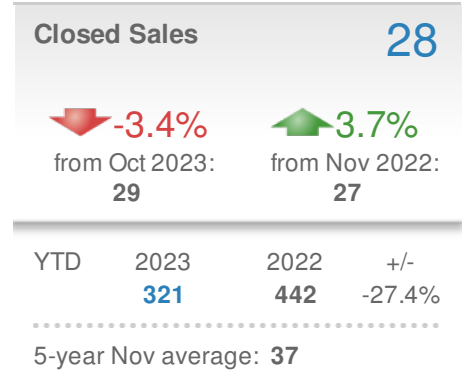
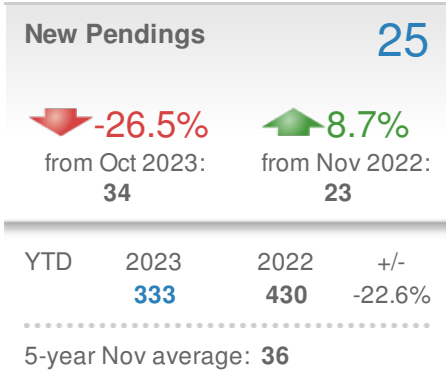
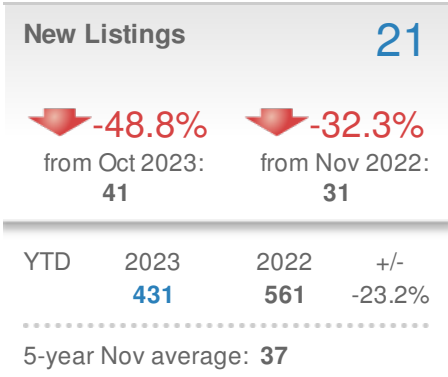
This activity resulted in a Contract Ratio of 1.75 pendings per active listing, down from 1.95 in October and a decrease from 1.96 in November 2022. The Contract Ratio is 25% lower than the 5-year November average of 2.34. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



November 2023

Great Valley (Chester, PA)

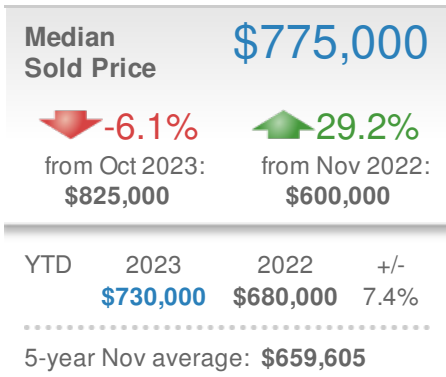
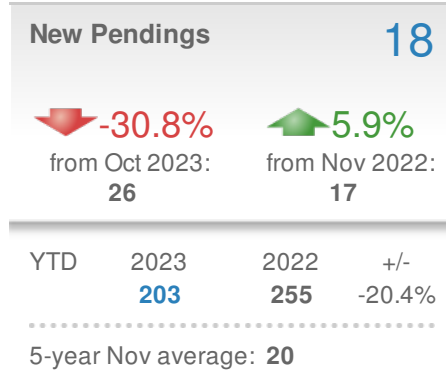
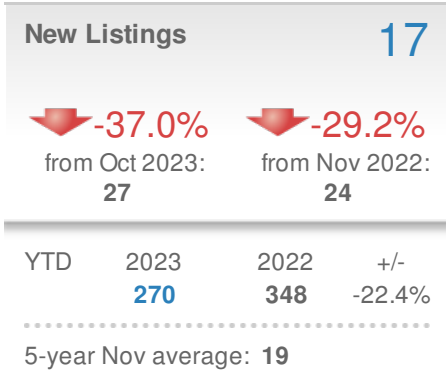
Email: ldavis@tcsr.realtor



November 2023

Great Valley (Chester, PA) - Detached

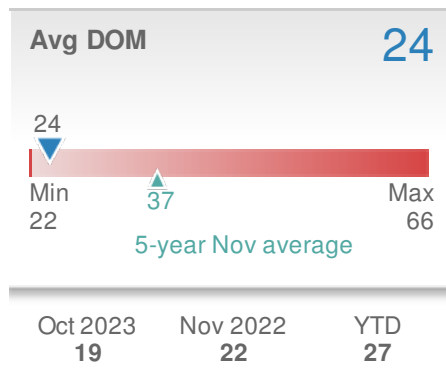
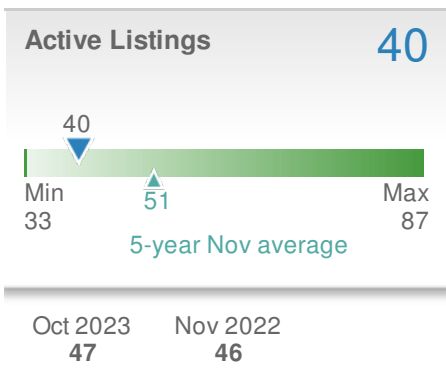
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Great Valley (Chester, PA), the median sold price for Detached properties for November was \$775,000, representing a decrease of 6.1% compared to last month and an increase of 29.2% from Nov 2022. The average days on market for units sold in November was 24 days, 34% below the 5-year November average of 37 days. There was a 30.8% month over month decrease in new contract activity with 18 New Pendings; an 18.2% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 36; and a 14.9% decrease in supply to 40 active units.

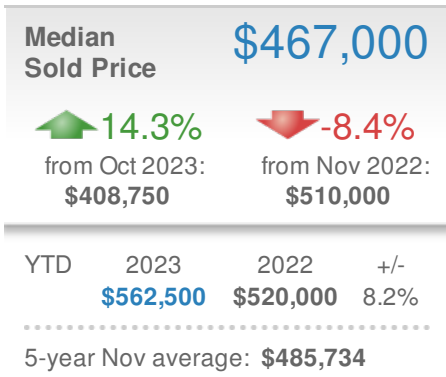
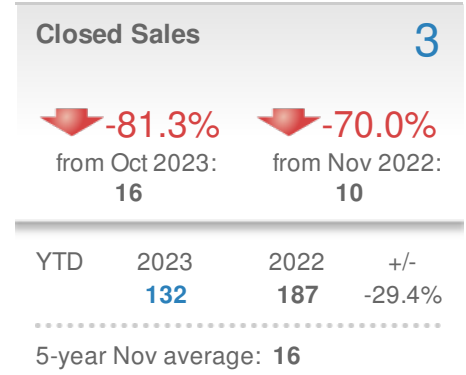
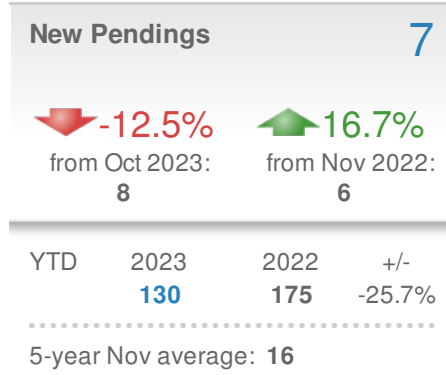
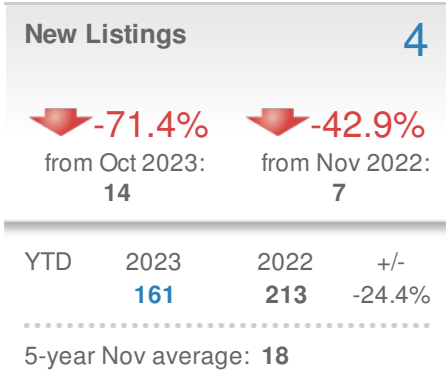
This activity resulted in a Contract Ratio of 0.90 pendings per active listing, down from 0.94 in October and a decrease from 0.91 in November 2022. The Contract Ratio is 13% lower than the 5-year November average of 1.03. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



November 2023

Great Valley (Chester, PA) - Attached

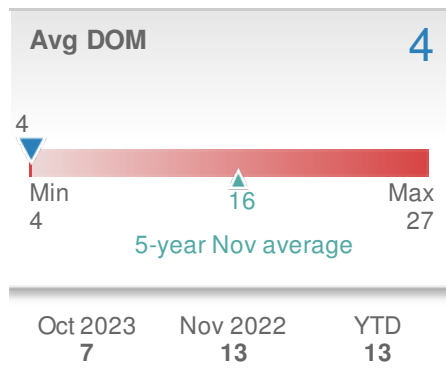
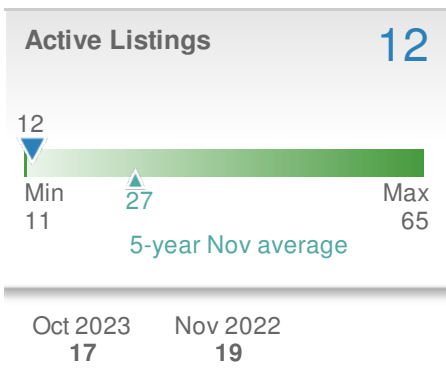
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Great Valley (Chester, PA), the median sold price for Attached properties for November was \$467,000, representing an increase of 14.3% compared to last month and a decrease of 8.4% from Nov 2022. The average days on market for units sold in November was 4 days, 75% below the 5-year November average of 16 days. There was a 12.5% month over month decrease in new contract activity with 7 New Pendings; a 36.4% MoM increase in All Pendings (new contracts + contracts carried over from October) to 15; and a 29.4% decrease in supply to 12 active units.

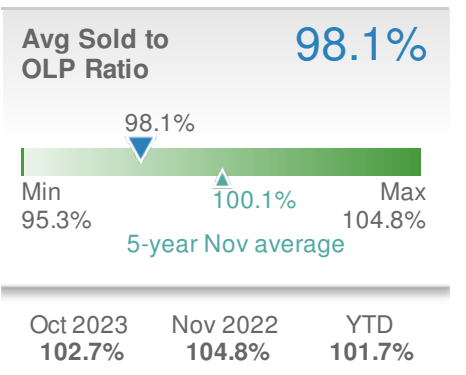
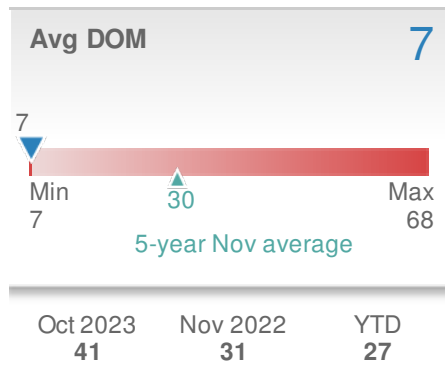
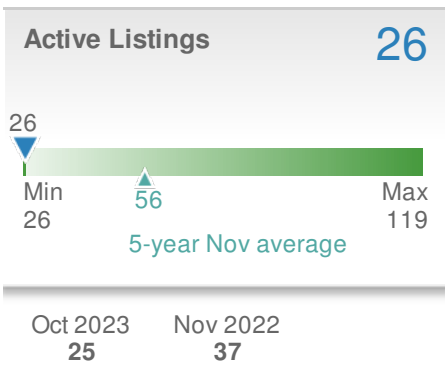
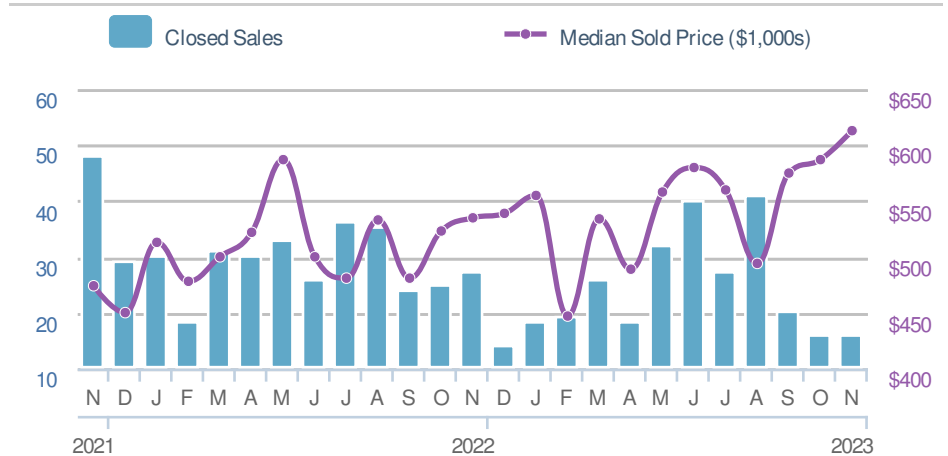
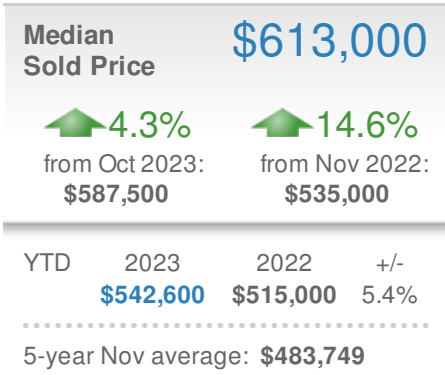
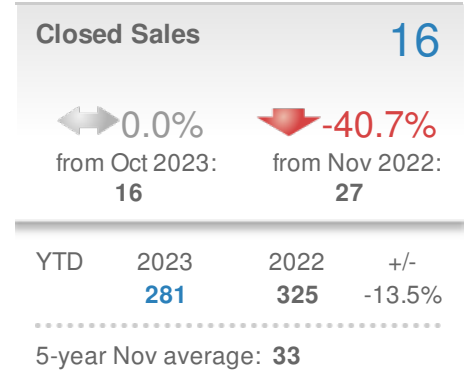
This activity resulted in a Contract Ratio of 1.25 pendings per active listing, up from 0.65 in October and an increase from 1.11 in November 2022. The Contract Ratio is 43% lower than the 5-year November average of 2.19. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



November 2023

Kennett Consolidated (Chester, PA)

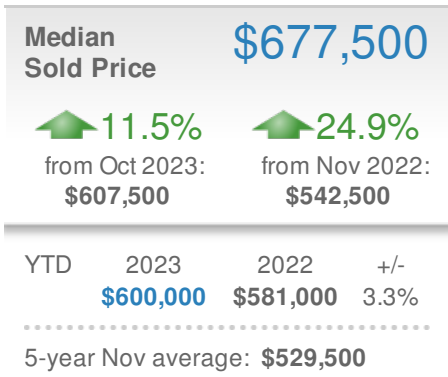
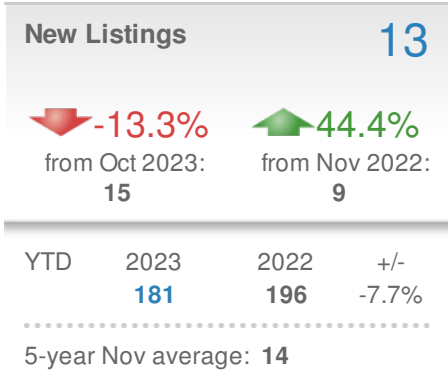
Email: ldavis@tcsr.realtor



November 2023

Kennett Consolidated (Chester, PA) - Detached

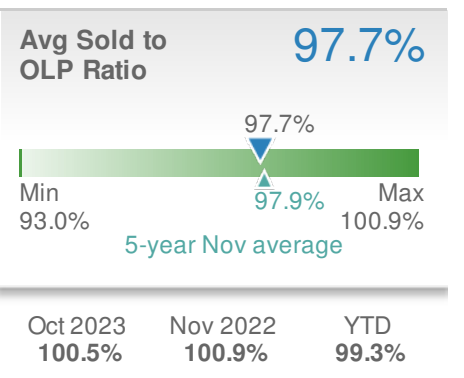
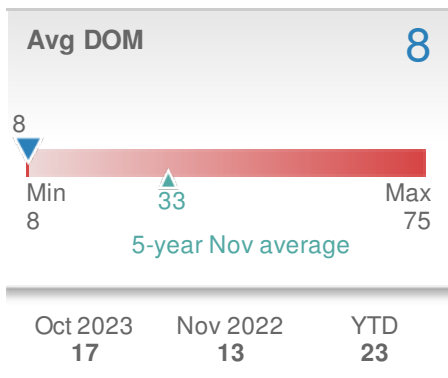
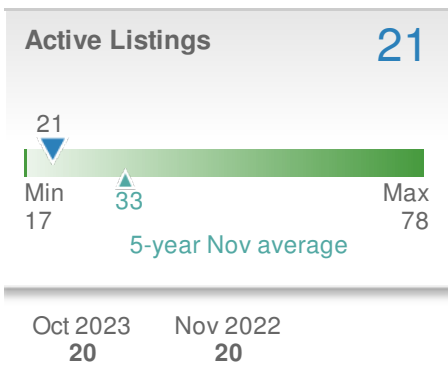
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Kennett Consolidated (Chester, PA), the median sold price for Detached properties for November was \$677,500, representing an increase of 11.5% compared to last month and an increase of 24.9% from Nov 2022. The average days on market for units sold in November was 8 days, 76% below the 5-year November average of 33 days. There was a 28.6% month over month decrease in new contract activity with 10 New Pendings; a 26.3% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 14; and a 5% increase in supply to 21 active units.

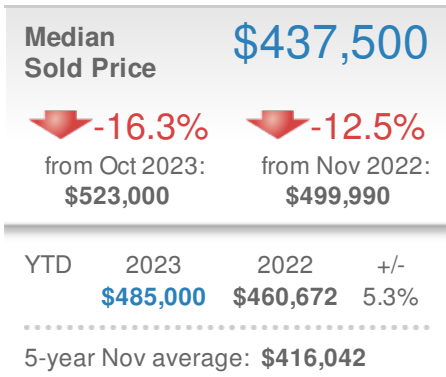
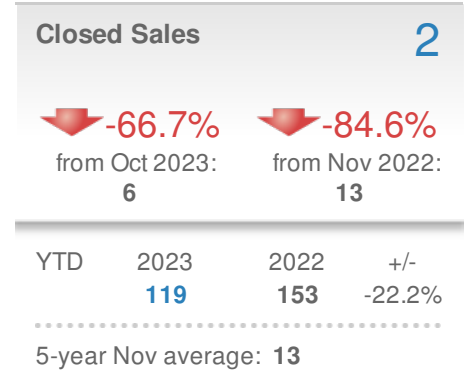
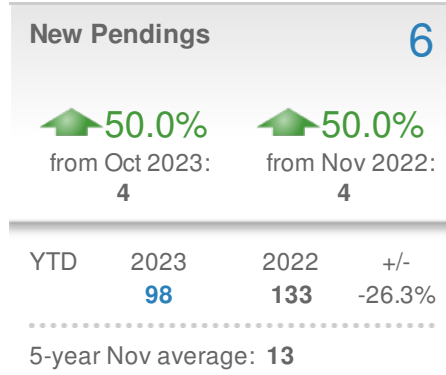
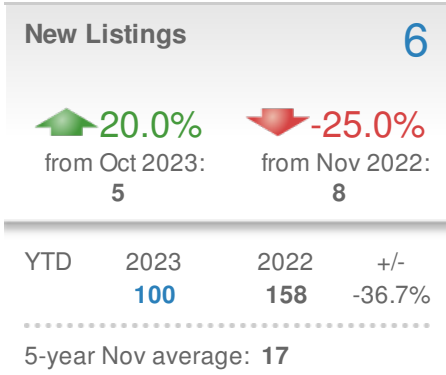
This activity resulted in a Contract Ratio of 0.67 pendings per active listing, down from 0.95 in October and a decrease from 0.90 in November 2022. The Contract Ratio is 32% lower than the 5-year November average of 0.98. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



November 2023

Kennett Consolidated (Chester, PA) - Attached

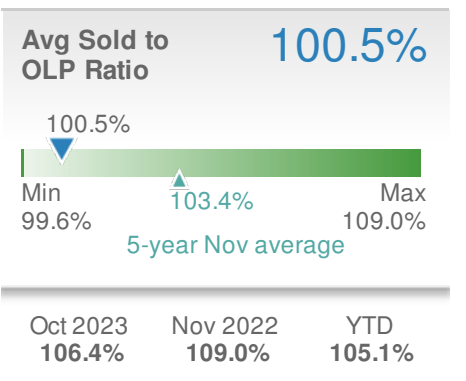
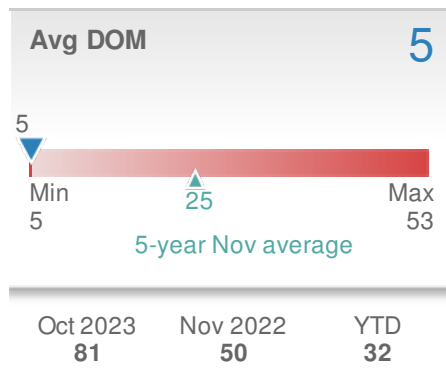
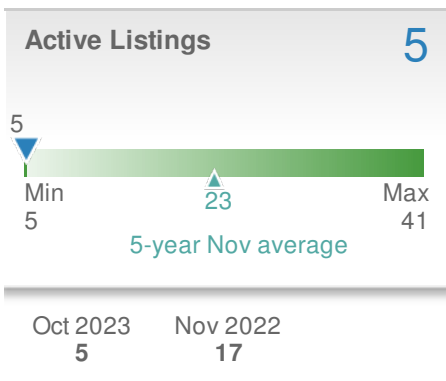
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Kennett Consolidated (Chester, PA), the median sold price for Attached properties for November was \$437,500, representing a decrease of 16.3% compared to last month and a decrease of 12.5% from Nov 2022. The average days on market for units sold in November was 5 days, 80% below the 5-year November average of 25 days. There was a 50% month over month increase in new contract activity with 6 New Pendings; a 27.3% MoM increase in All Pendings (new contracts + contracts carried over from October) to 14; and no change in supply with 5 active units.

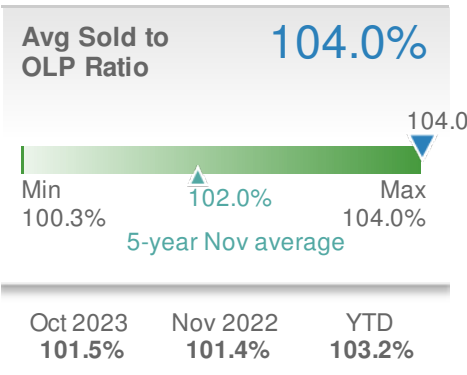
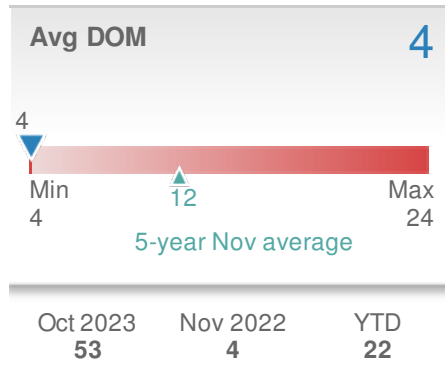
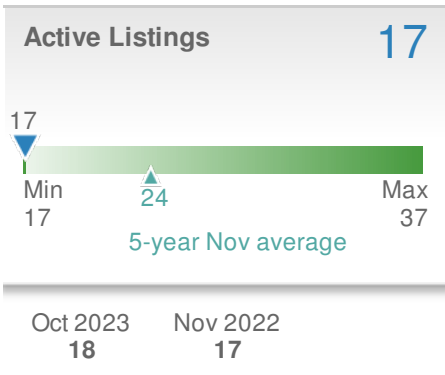
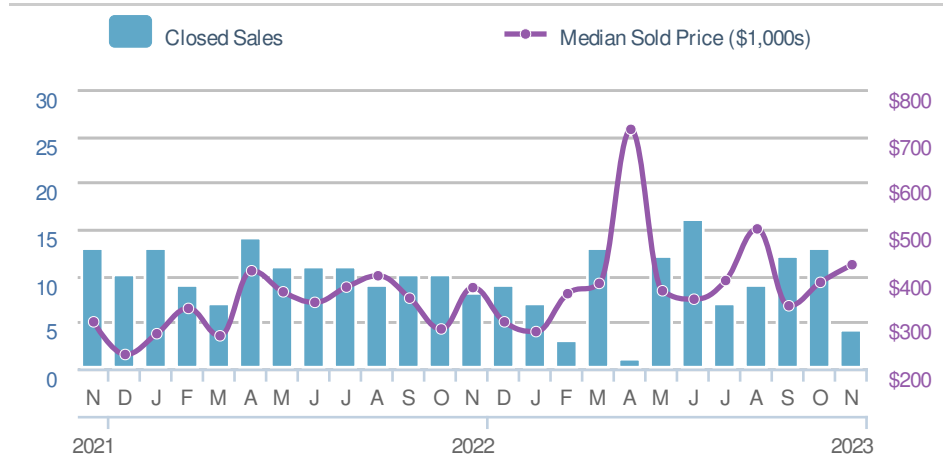
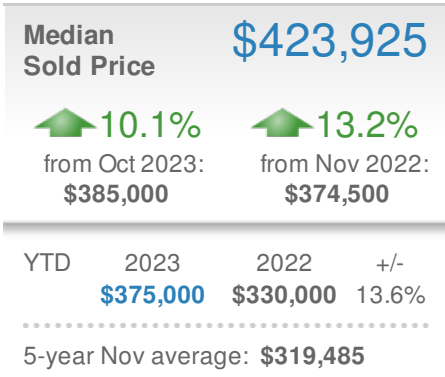
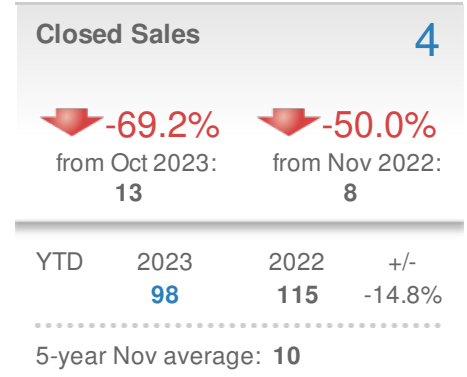
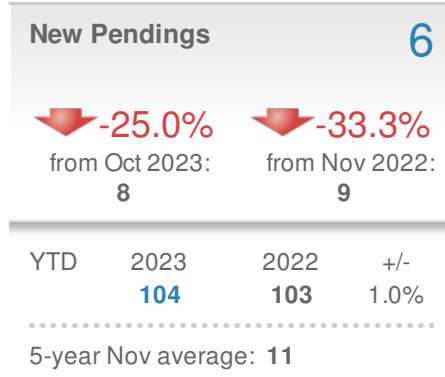
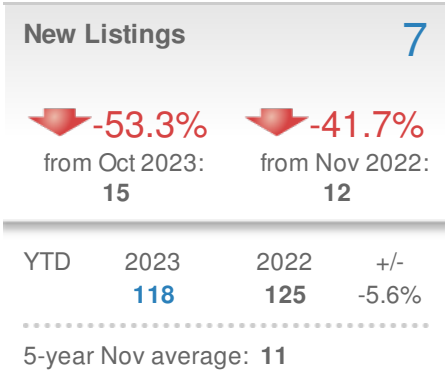
This activity resulted in a Contract Ratio of 2.80 pendings per active listing, up from 2.20 in October and an increase from 1.88 in November 2022. The Contract Ratio is 18% higher than the 5-year November average of 2.38. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



November 2023

Octorara Area (Chester, PA)

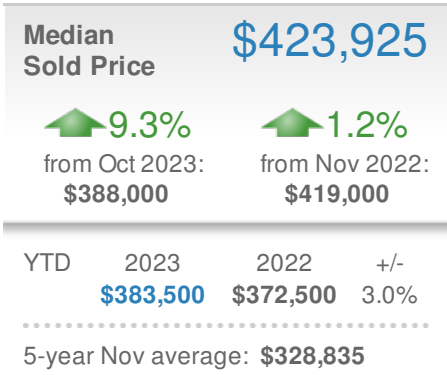
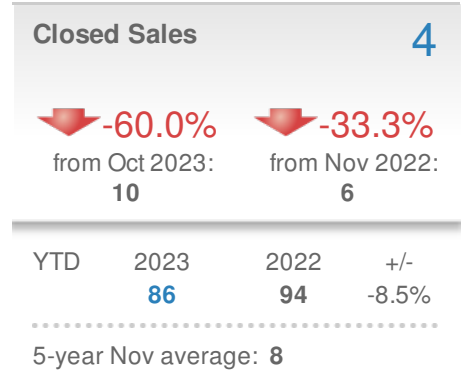
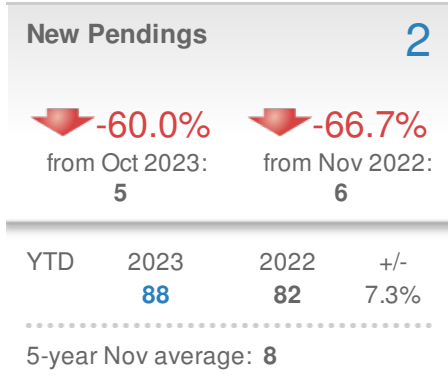
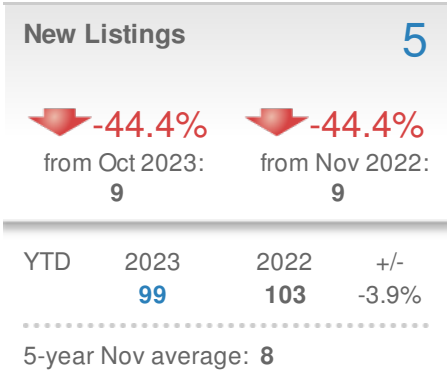
Email: ldavis@tcsr.realtor



November 2023

Octorara Area (Chester, PA) - Detached

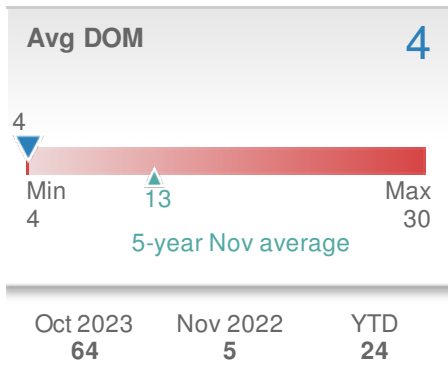
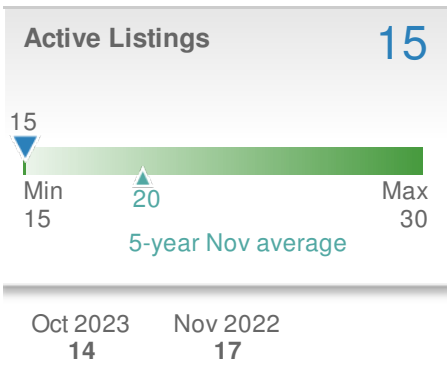
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Octorara Area (Chester, PA), the median sold price for Detached properties for November was \$423,925, representing an increase of 9.3% compared to last month and an increase of 1.2% from Nov 2022. The average days on market for units sold in November was 4 days, 68% below the 5-year November average of 13 days. There was a 60% month over month decrease in new contract activity with 2 New Pendings; a 25% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 9; and a 7.1% increase in supply to 15 active units.

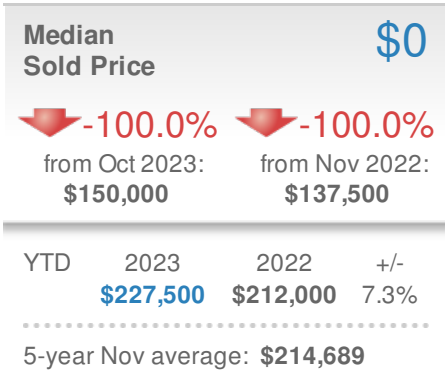
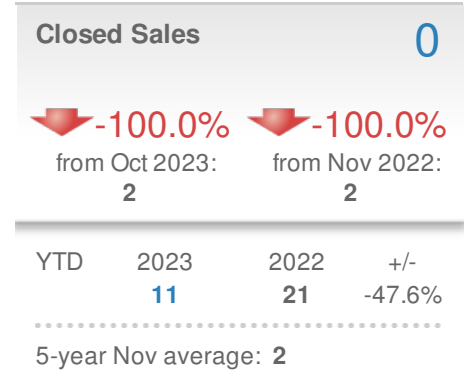
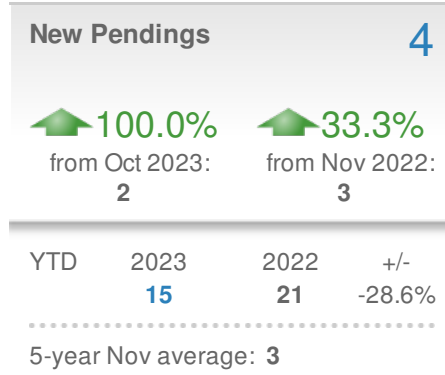
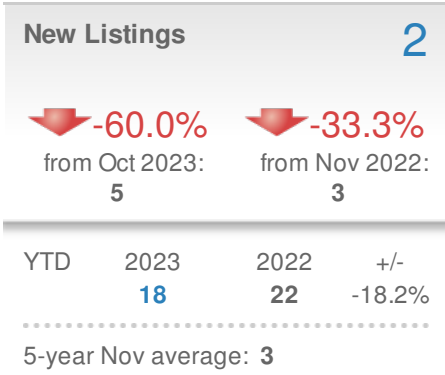
This activity resulted in a Contract Ratio of 0.60 pendings per active listing, down from 0.86 in October and an increase from 0.53 in November 2022. The Contract Ratio is 26% lower than the 5-year November average of 0.81. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



November 2023

Octorara Area (Chester, PA) - Attached

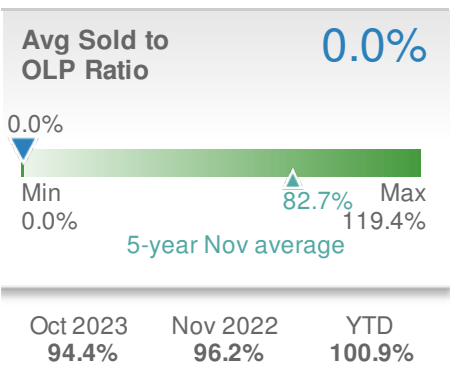
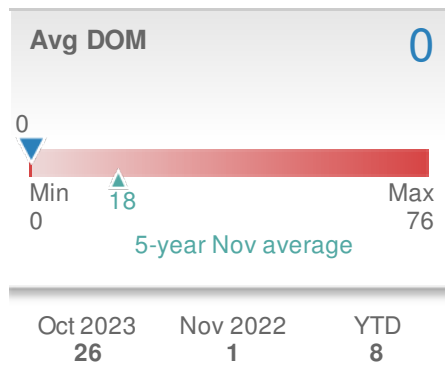
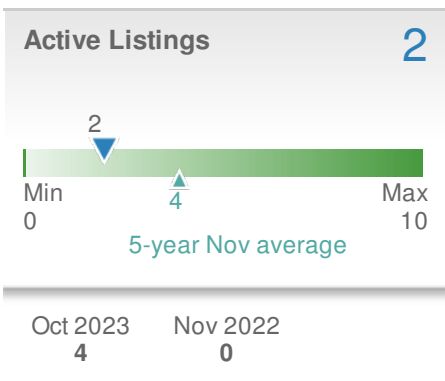
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Octorara Area (Chester, PA), the median sold price for Attached properties for November was \$0, representing a decrease of 100% compared to last month and a decrease of 100% from Nov 2022. The average days on market for units sold in November was 0 days, 100% below the 5-year November average of 18 days. There was a 100% month over month increase in new contract activity with 4 New Pendings; a 400% MoM increase in All Pendings (new contracts + contracts carried over from October) to 5; and a 50% decrease in supply to 2 active units.

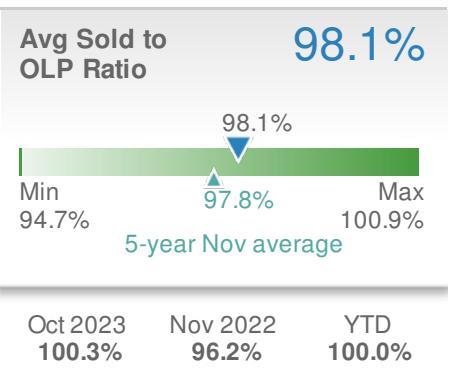
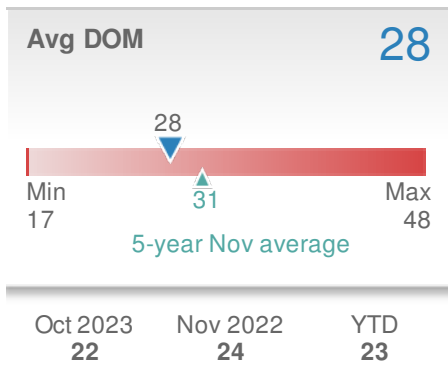
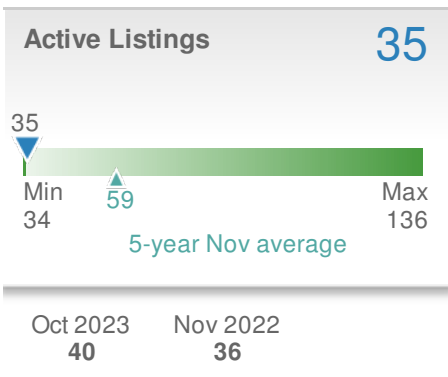
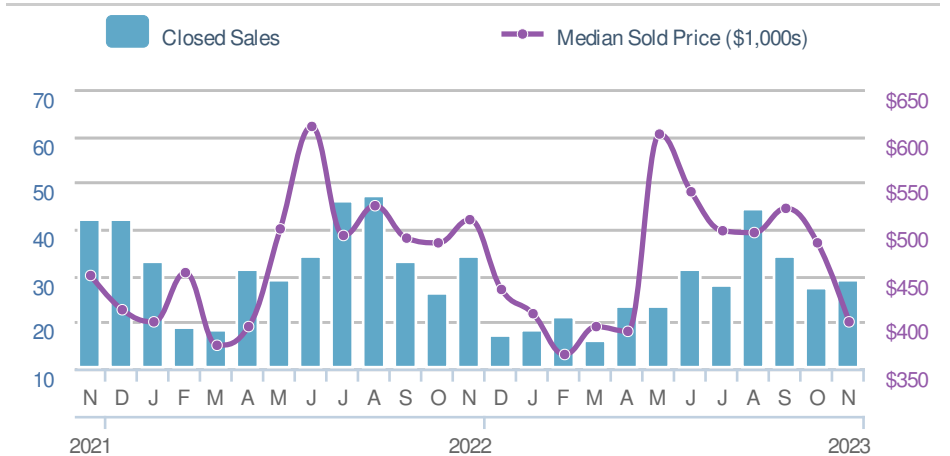
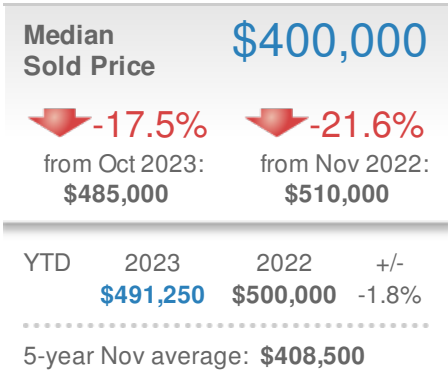
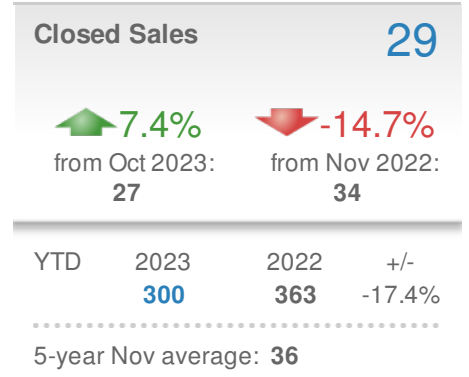
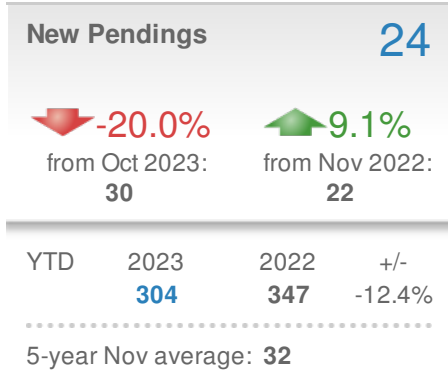
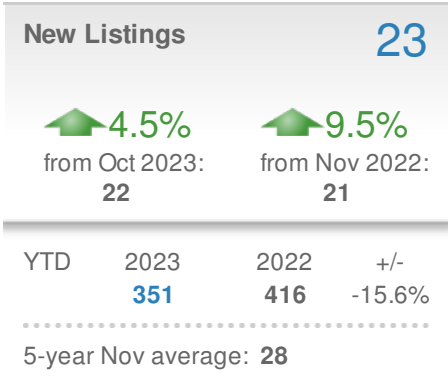
This activity resulted in a Contract Ratio of 2.50 pendings per active listing, up from 0.25 in October and an increase from 0.00 in November 2022. The Contract Ratio is 49% higher than the 5-year November average of 1.68. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



November 2023

Owen J Roberts (Chester, PA)

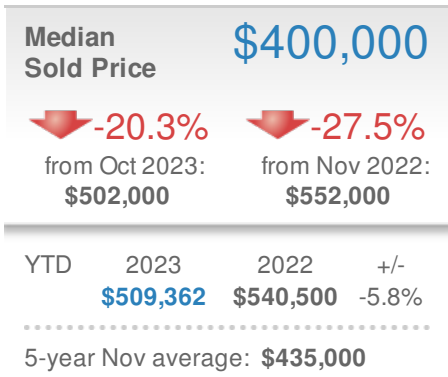
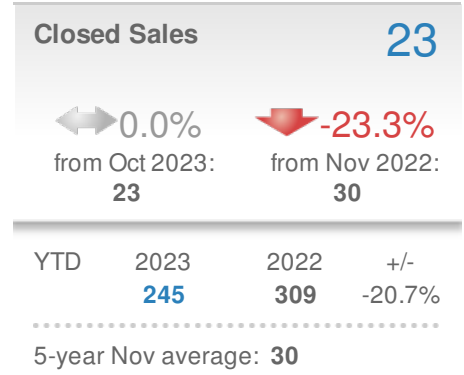
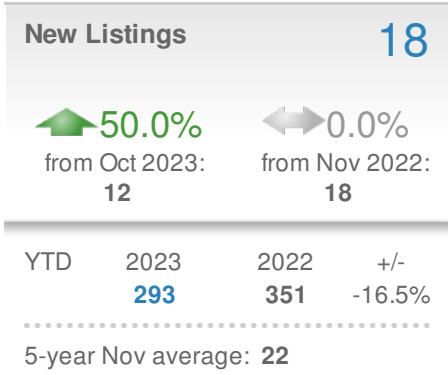
Email: ldavis@tcsr.realtor



November 2023

Owen J Roberts (Chester, PA) - Detached

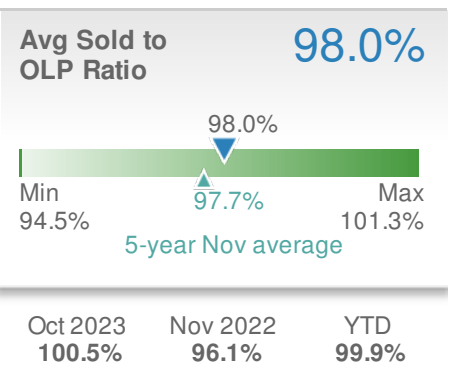
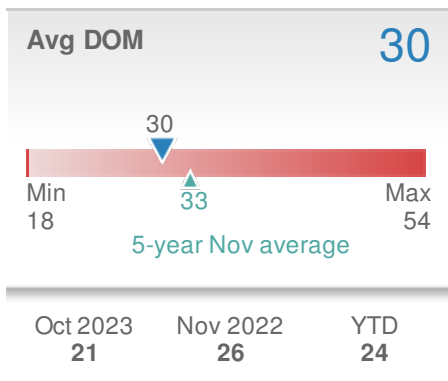
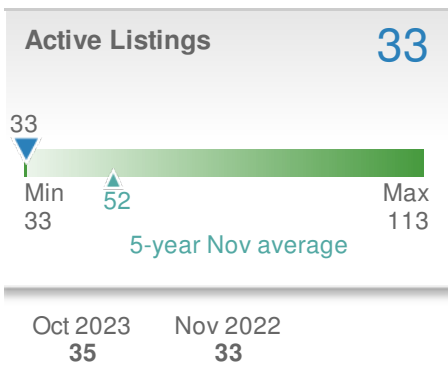
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Owen J Roberts (Chester, PA), the median sold price for Detached properties for November was \$400,000, representing a decrease of 20.3% compared to last month and a decrease of 27.5% from Nov 2022. The average days on market for units sold in November was 30 days, 10% below the 5-year November average of 33 days. There was a 33.3% month over month decrease in new contract activity with 16 New Pendings; a 24.2% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 25; and a 5.7% decrease in supply to 33 active units.

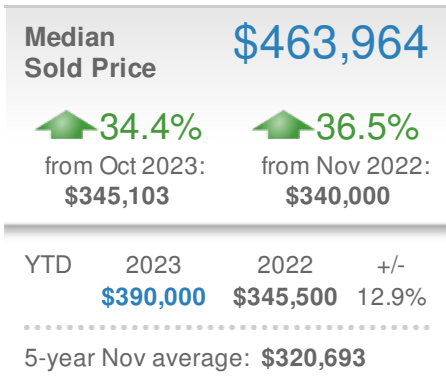
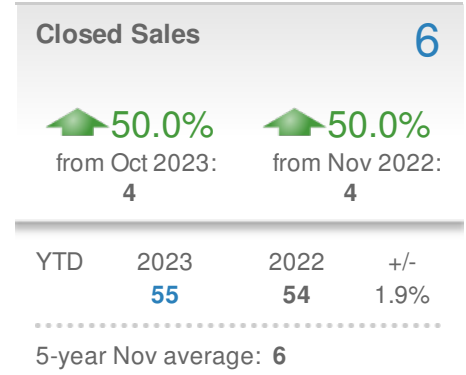
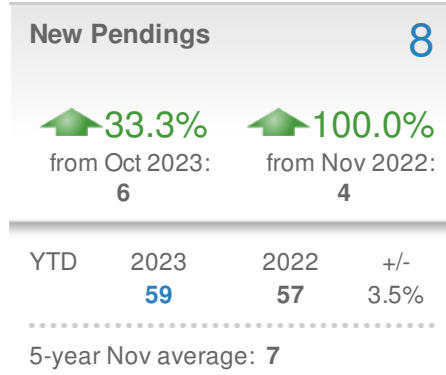
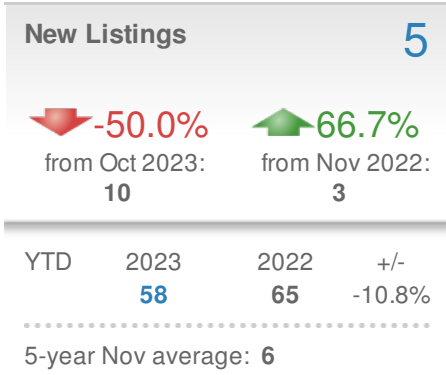
This activity resulted in a Contract Ratio of 0.76 pendings per active listing, down from 0.94 in October and an increase from 0.73 in November 2022. The Contract Ratio is 23% lower than the 5-year November average of 0.99. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



November 2023

Owen J Roberts (Chester, PA) - Attached

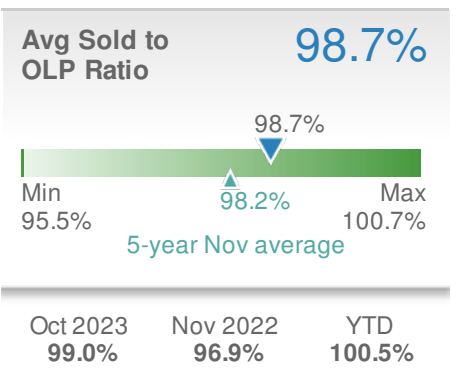
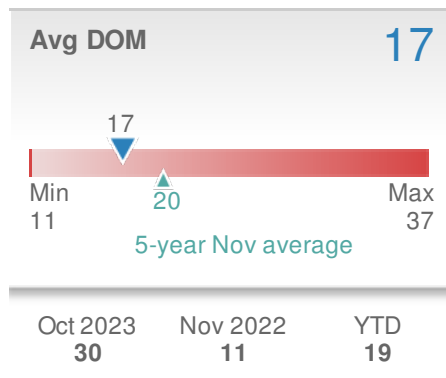
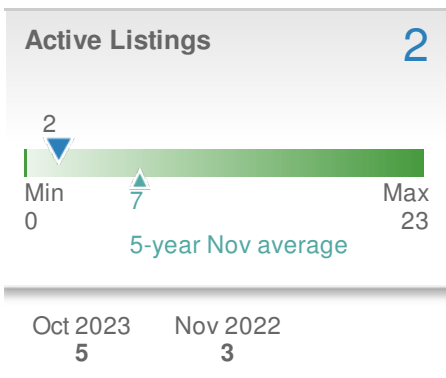
Tri-County Suburban REALTORS
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Summary

In Owen J Roberts (Chester, PA), the median sold price for Attached properties for November was \$463,964, representing an increase of 34.4% compared to last month and an increase of 36.5% from Nov 2022. The average days on market for units sold in November was 17 days, 15% below the 5-year November average of 20 days. There was a 33.3% month over month increase in new contract activity with 8 New Pendings; a 33.3% MoM increase in All Pendings (new contracts + contracts carried over from October) to 8; and a 60% decrease in supply to 2 active units.

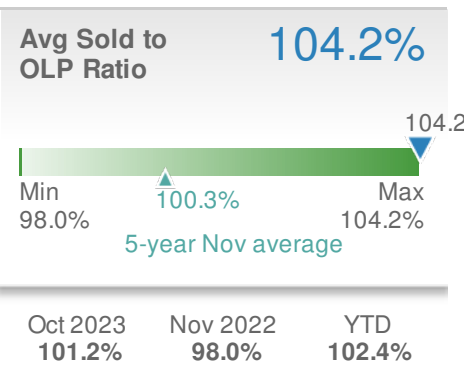
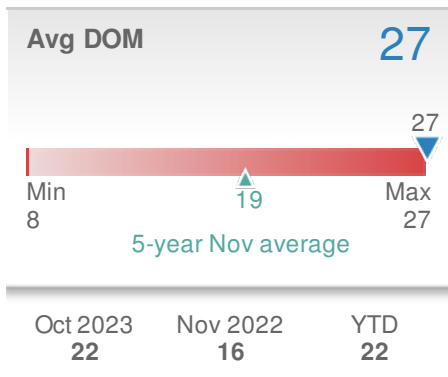
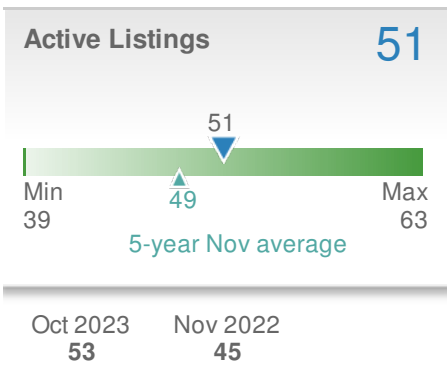
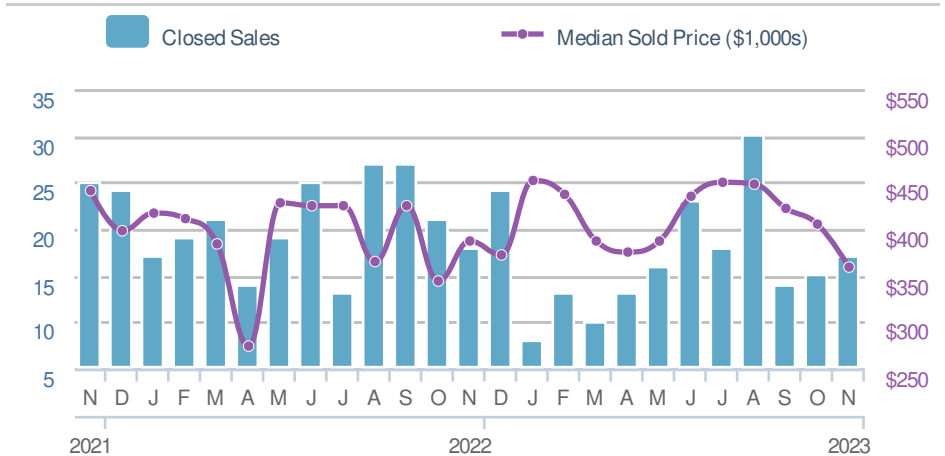
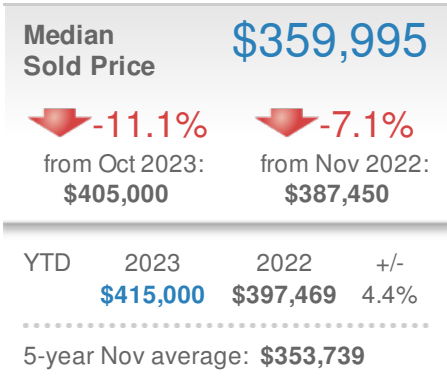
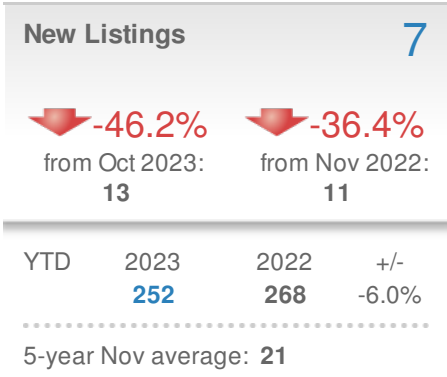
This activity resulted in a Contract Ratio of 4.00 pendings per active listing, up from 1.20 in October and an increase from 2.33 in November 2022. The Contract Ratio is 112% higher than the 5-year November average of 1.88. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



November 2023

Oxford Area (Chester, PA)

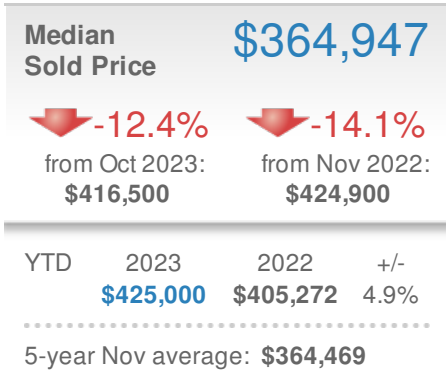
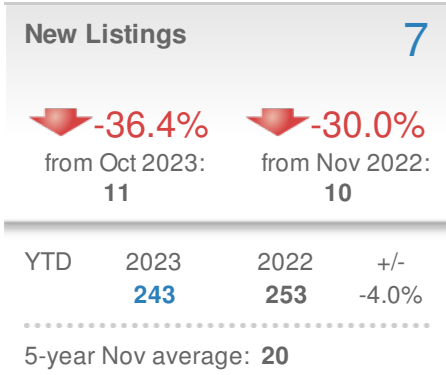
Email: ldavis@tcsr.realtor



November 2023

Oxford Area (Chester, PA) - Detached

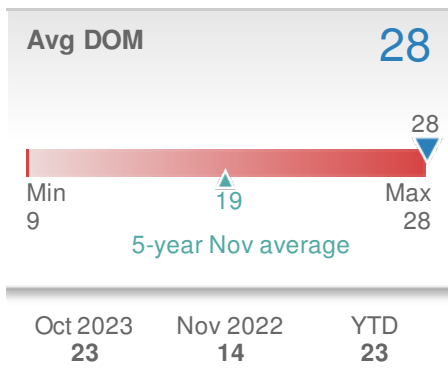
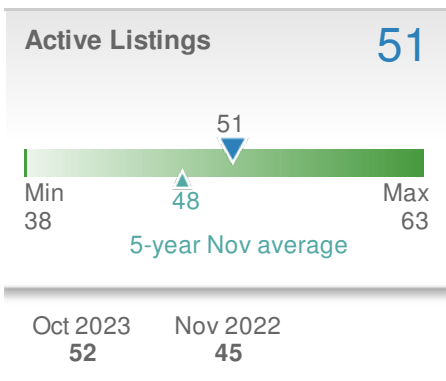
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Summary

In Oxford Area (Chester, PA), the median sold price for Detached properties for November was \$364,947, representing a decrease of 12.4% compared to last month and a decrease of 14.1% from Nov 2022. The average days on market for units sold in November was 28 days, 51% above the 5-year November average of 19 days. There was a 42.1% month over month decrease in new contract activity with 11 New Pendings; a 22.2% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 28; and a 1.9% decrease in supply to 51 active units.

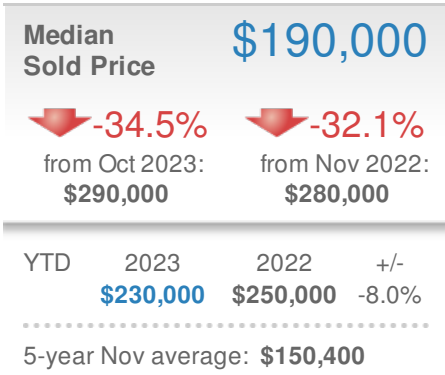
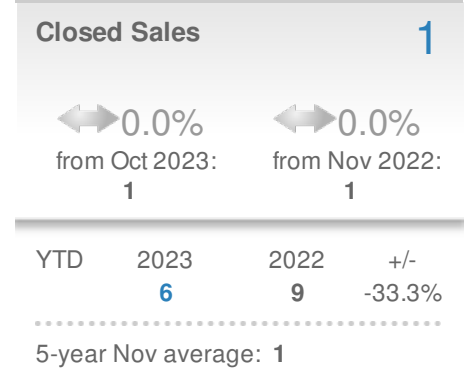
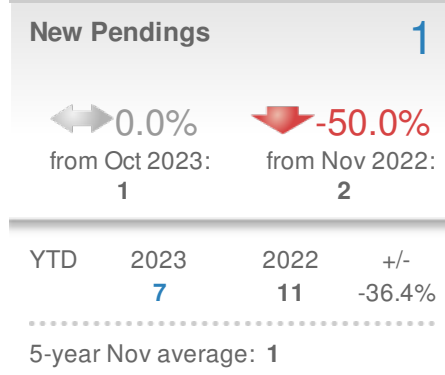
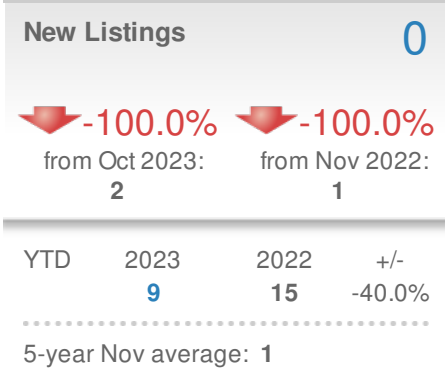
This activity resulted in a Contract Ratio of 0.55 pendings per active listing, down from 0.69 in October and a decrease from 0.76 in November 2022. The Contract Ratio is 44% lower than the 5-year November average of 0.98. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



November 2023

Oxford Area (Chester, PA) - Attached

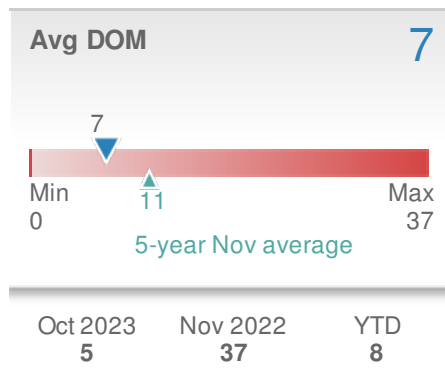
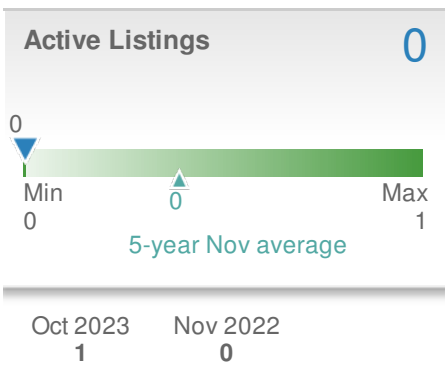
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Oxford Area (Chester, PA), the median sold price for Attached properties for November was \$190,000, representing a decrease of 34.5% compared to last month and a decrease of 32.1% from Nov 2022. The average days on market for units sold in November was 7 days, 39% below the 5-year November average of 11 days. There was no month over month change in new contract activity with 1 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from October) with 1; and a 100% decrease in supply to 0 active units.

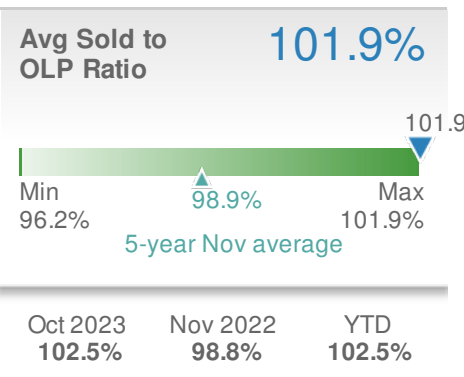
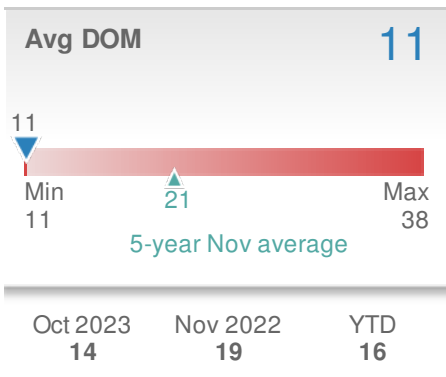
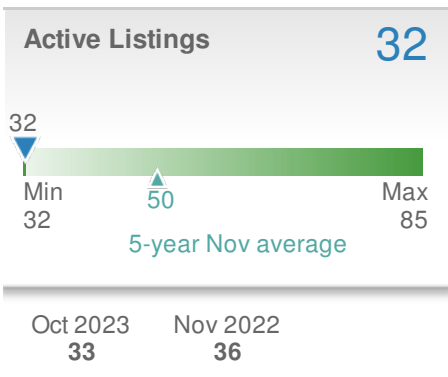
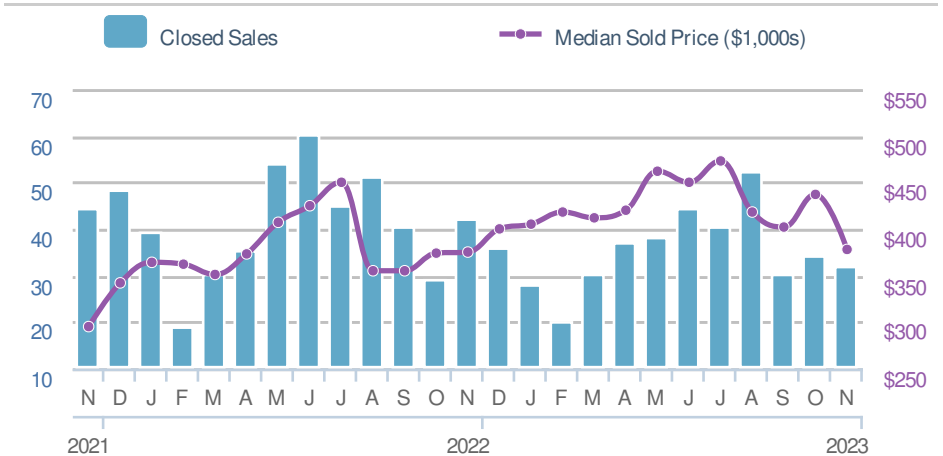
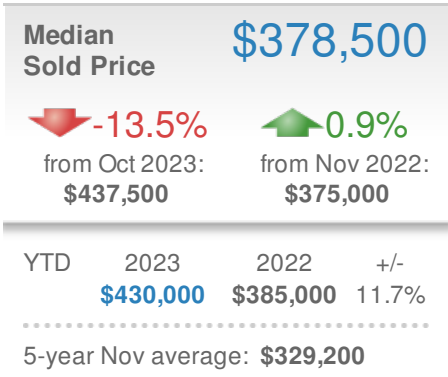
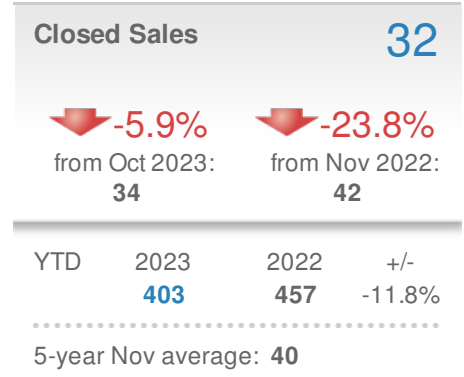
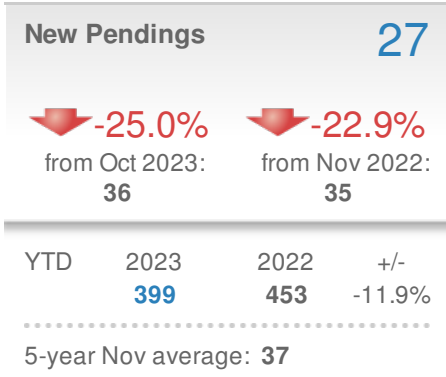
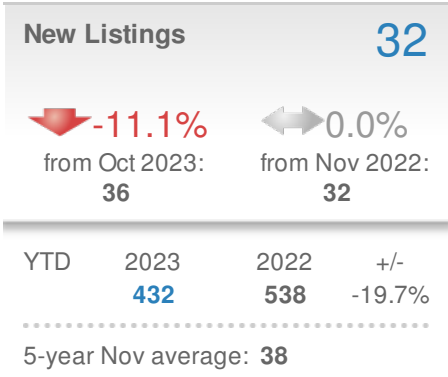
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, down from 1.00 in October and no change from November 2022. The Contract Ratio is 100% lower than the 5-year November average of 0.80. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



November 2023

Phoenixville Area (Chester, PA)

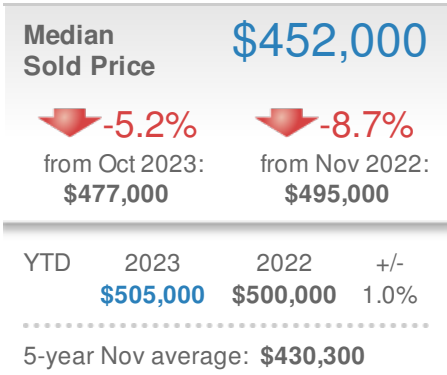
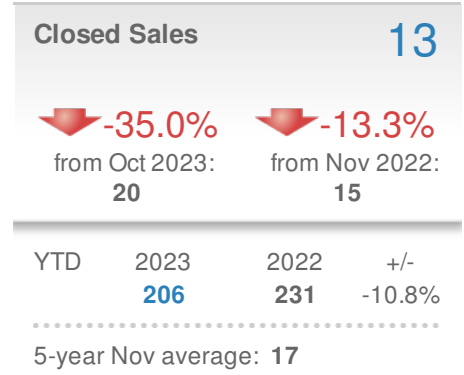
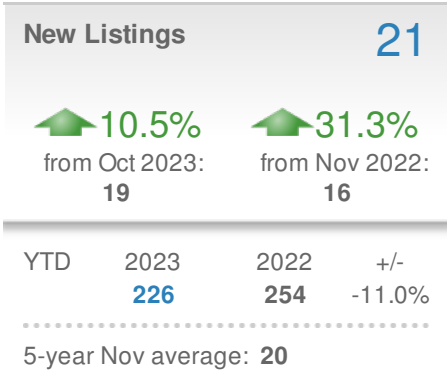
Email: ldavis@tcsr.realtor



November 2023

Phoenixville Area (Chester, PA) - Detached

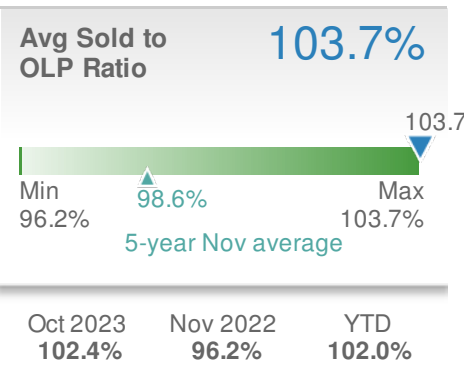
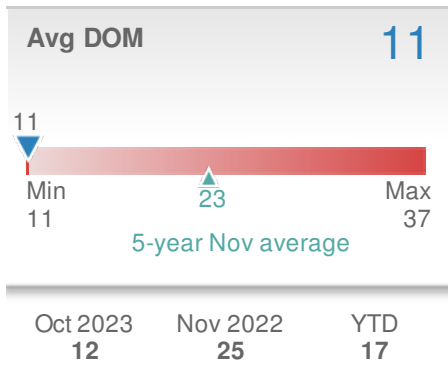
Tri-County Suburban REALTORS
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Summary

In Phoenixville Area (Chester, PA), the median sold price for Detached properties for November was \$452,000, representing a decrease of 5.2% compared to last month and a decrease of 8.7% from Nov 2022. The average days on market for units sold in November was 11 days, 53% below the 5-year November average of 23 days. There was a 28.6% month over month decrease in new contract activity with 15 New Pendings; a 4.8% MoM increase in All Pendings (new contracts + contracts carried over from October) to 22; and a 15% increase in supply to 23 active units.

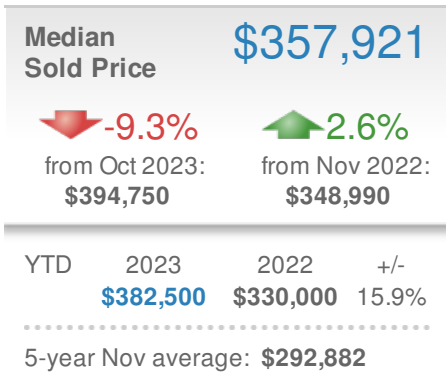
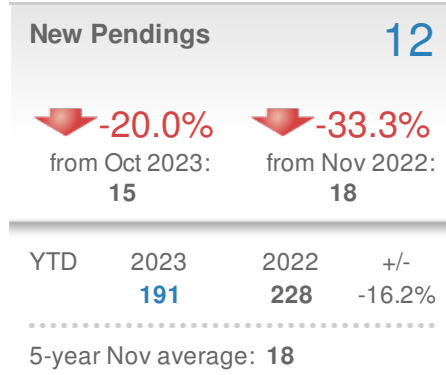
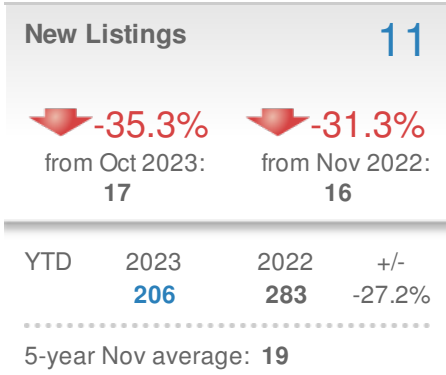
This activity resulted in a Contract Ratio of 0.96 pendings per active listing, down from 1.05 in October and a decrease from 1.08 in November 2022. The Contract Ratio is the same as the 5-year November average of 0.96. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



November 2023

Phoenixville Area (Chester, PA) - Attached

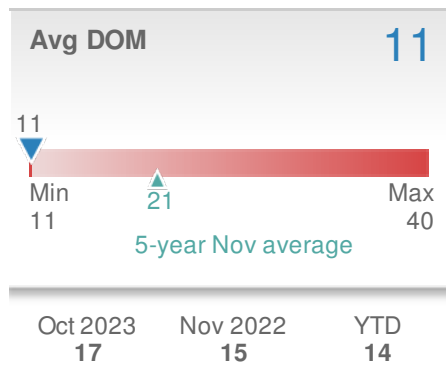
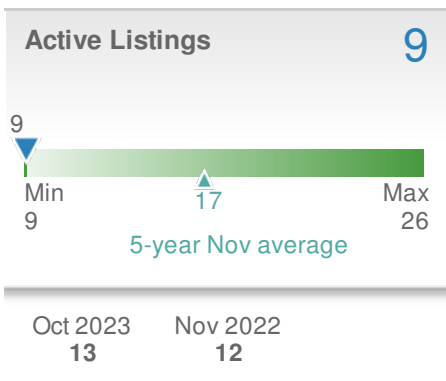
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Phoenixville Area (Chester, PA), the median sold price for Attached properties for November was \$357,921, representing a decrease of 9.3% compared to last month and an increase of 2.6% from Nov 2022. The average days on market for units sold in November was 11 days, 47% below the 5-year November average of 21 days. There was a 20% month over month decrease in new contract activity with 12 New Pendings; a 40% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 12; and a 30.8% decrease in supply to 9 active units.

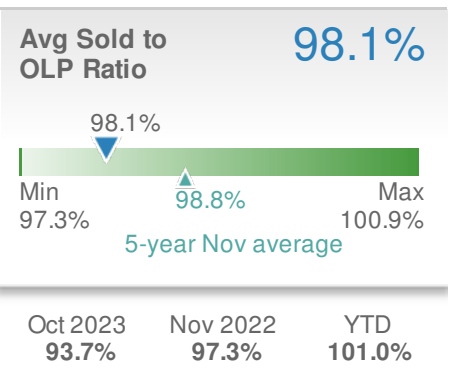
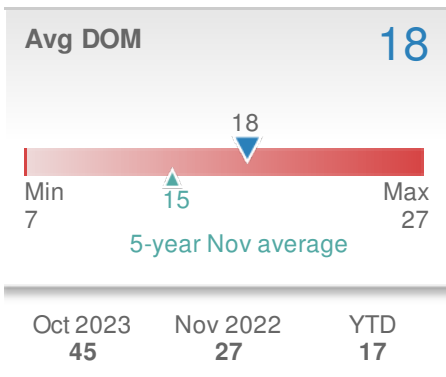
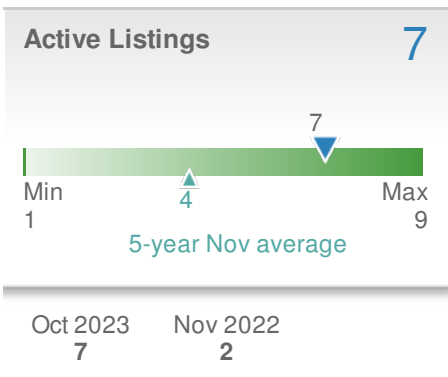
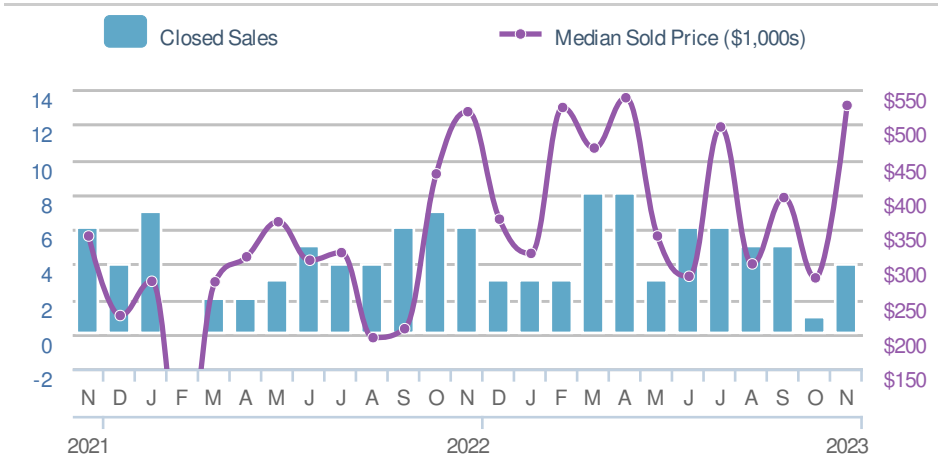
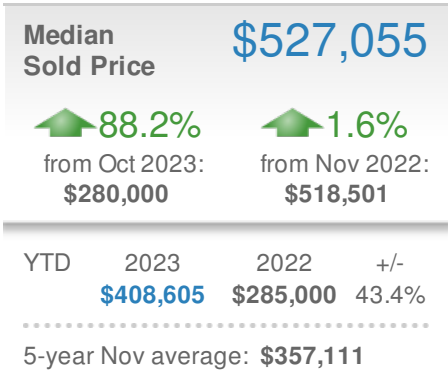
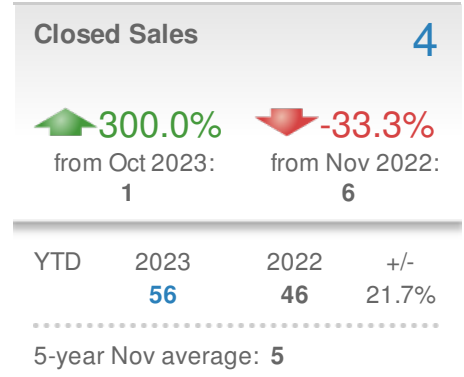
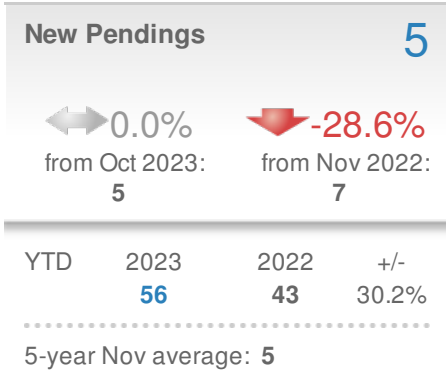
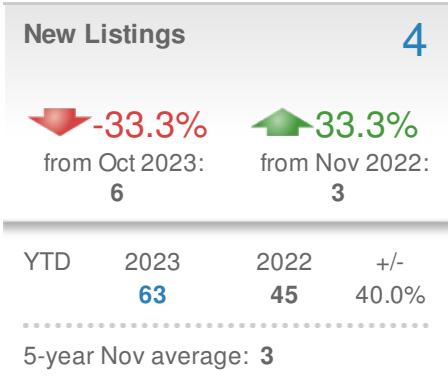
This activity resulted in a Contract Ratio of 1.33 pendings per active listing, down from 1.54 in October and a decrease from 1.83 in November 2022. The Contract Ratio is 18% lower than the 5-year November average of 1.62. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



November 2023

Spring-Ford Area (Chester, PA)

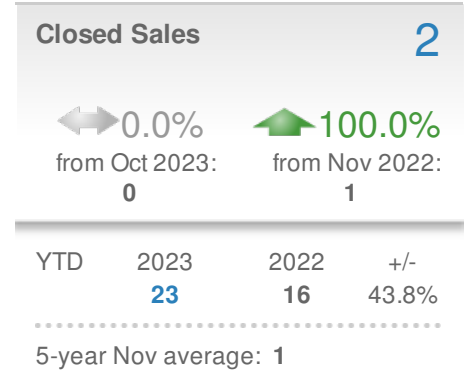
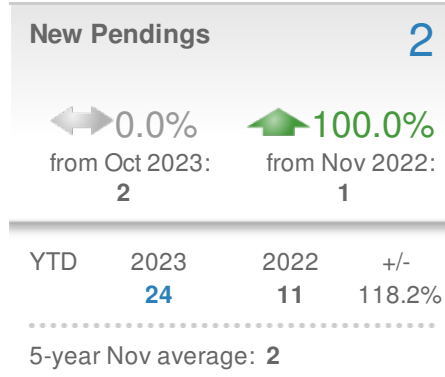
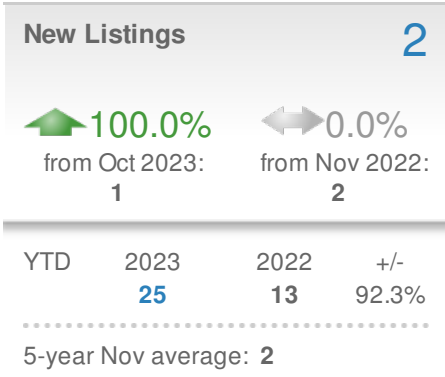
Email: ldavis@tcsr.realtor



November 2023

Spring-Ford Area (Chester, PA) - Detached

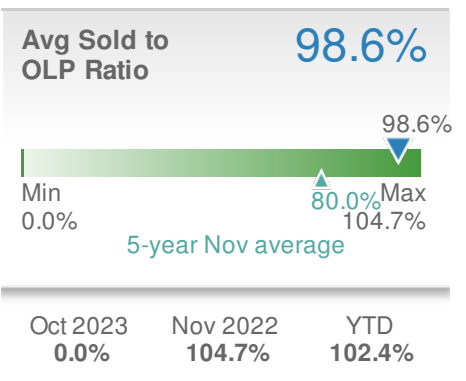
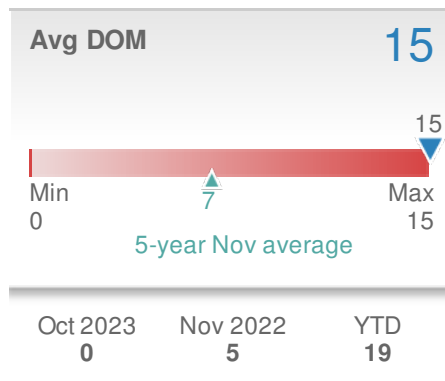
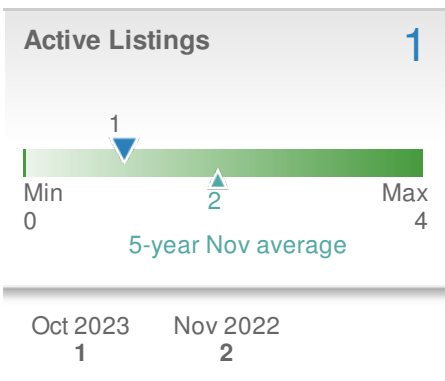
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Spring-Ford Area (Chester, PA), the median sold price for Detached properties for November was \$744,562, representing an increase of 0% compared to last month and an increase of 163.4% from Nov 2022. The average days on market for units sold in November was 15 days, 114% above the 5-year November average of 7 days. There was no month over month change in new contract activity with 2 New Pendings; a 33.3% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 2; and no change in supply with 1 active units.

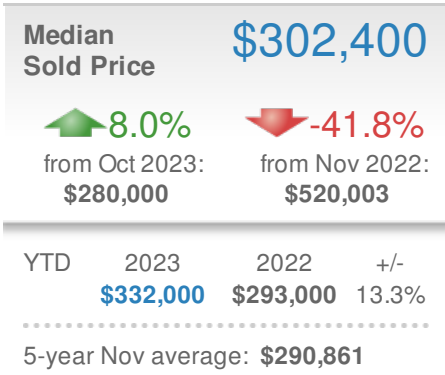
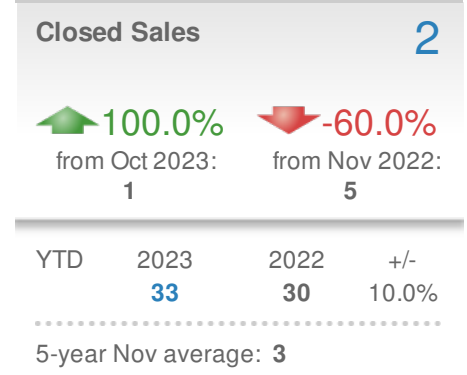
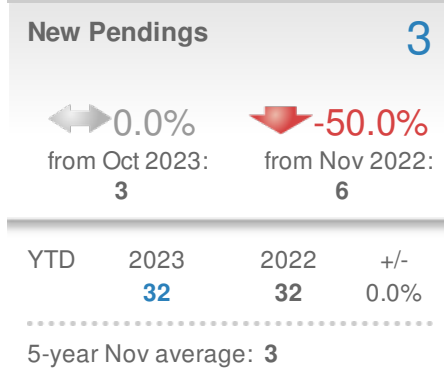
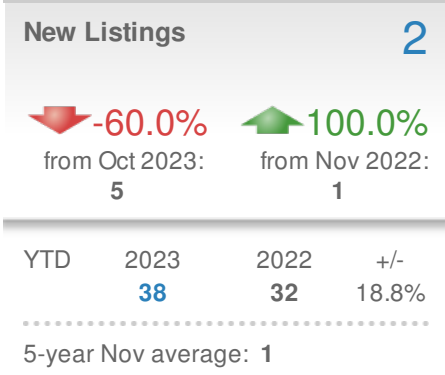
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, down from 3.00 in October and an increase from 0.00 in November 2022. The Contract Ratio is 192% higher than the 5-year November average of 0.68. A higher Contract Ratio signifies a relative increase in contract activity 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.



November 2023

Spring-Ford Area (Chester, PA) - Attached

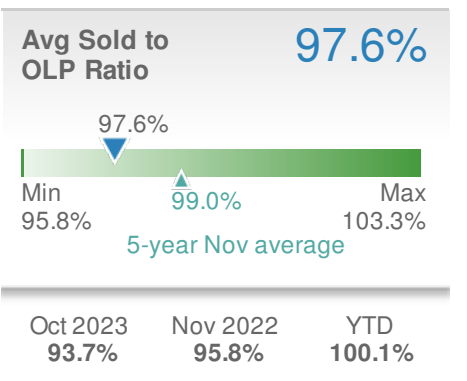
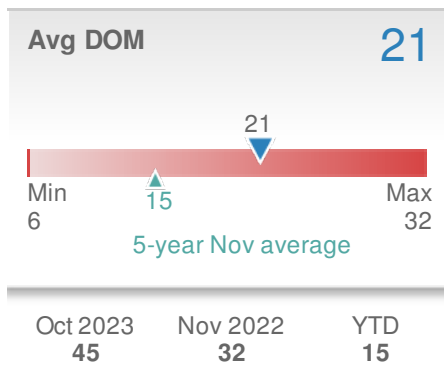
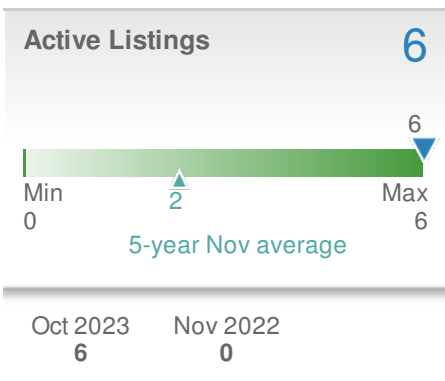
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Spring-Ford Area (Chester, PA), the median sold price for Attached properties for November was \$302,400, representing an increase of 8% compared to last month and a decrease of 41.8% from Nov 2022. The average days on market for units sold in November was 21 days, 44% above the 5-year November average of 15 days. There was no month over month change in new contract activity with 3 New Pendings; a 33.3% MoM increase in All Pendings (new contracts + contracts carried over from October) to 4; and no change in supply with 6 active units.

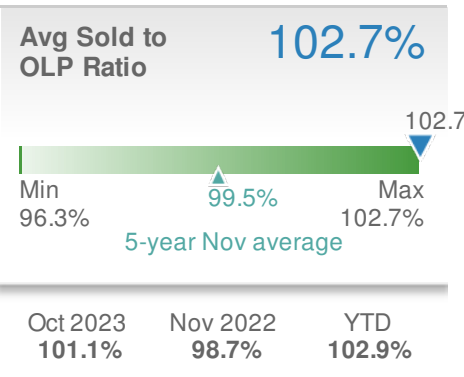
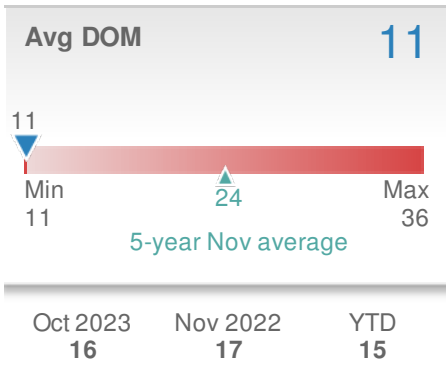
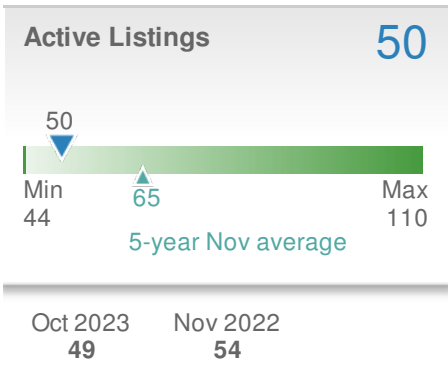
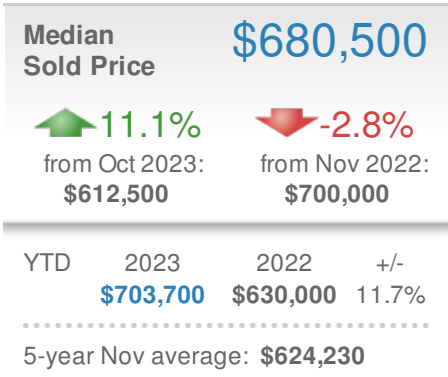
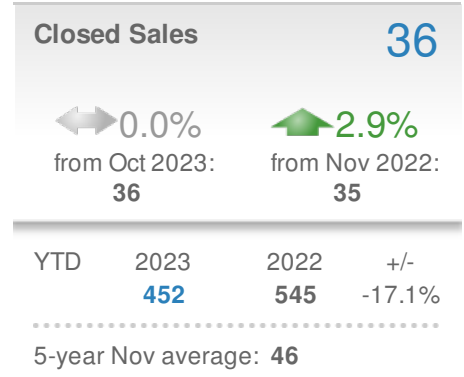
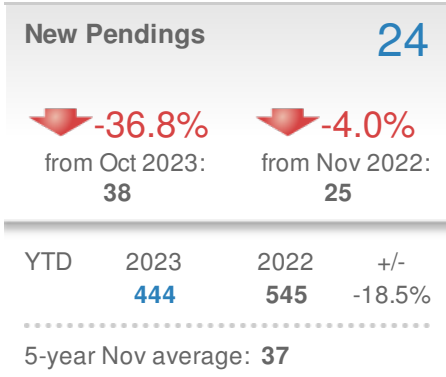
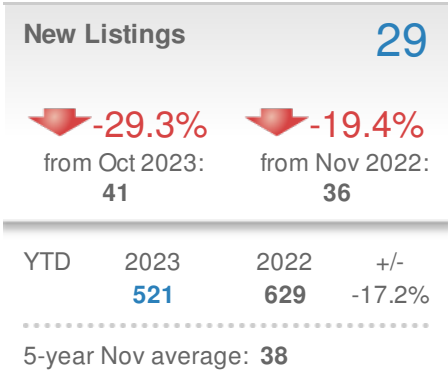
This activity resulted in a Contract Ratio of 0.67 pendings per active listing, up from 0.50 in October and an increase from 0.00 in November 2022. The Contract Ratio is 28% lower than the 5-year November average of 0.93. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



November 2023

Tredyffrin-Easttown (Chester, PA)

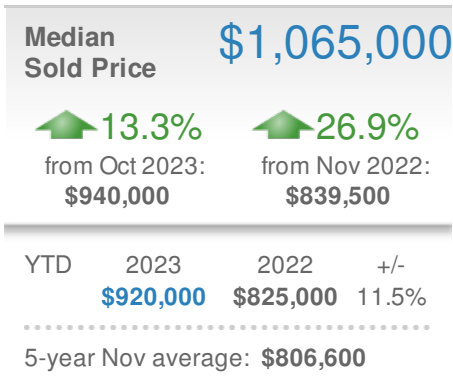
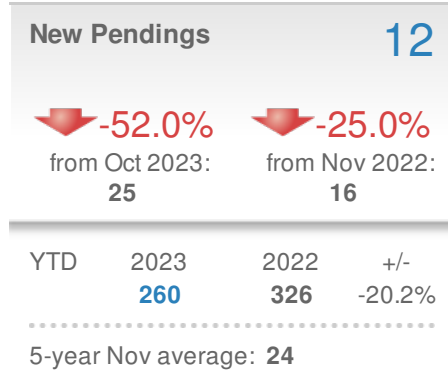
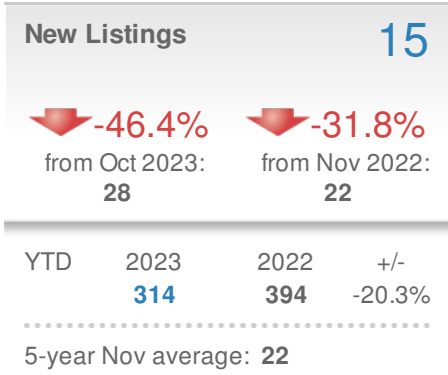
Email: ldavis@tcsr.realtor



November 2023

Tredyffrin-Easttown (Chester, PA) - Detached

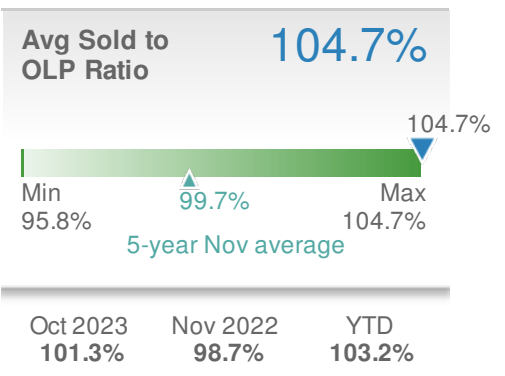
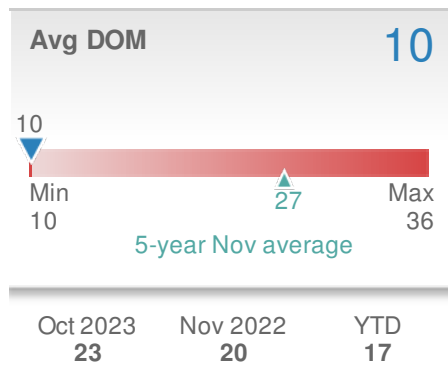
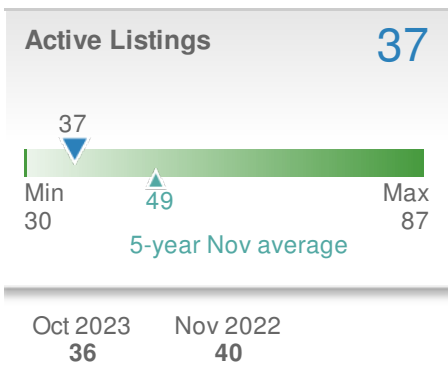
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Tredyffrin-Easttown (Chester, PA), the median sold price for Detached properties for November was \$1,065,000, representing an increase of 13.3% compared to last month and an increase of 26.9% from Nov 2022. The average days on market for units sold in November was 10 days, 63% below the 5-year November average of 27 days. There was a 52% month over month decrease in new contract activity with 12 New Pendings; a 31.4% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 24; and a 2.8% increase in supply to 37 active units.

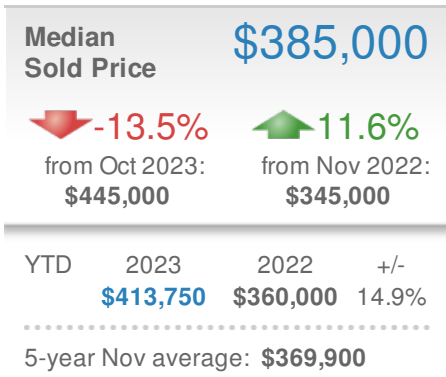
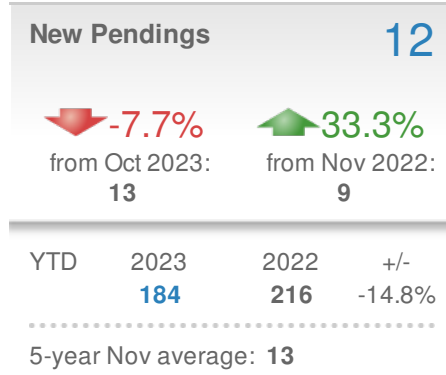
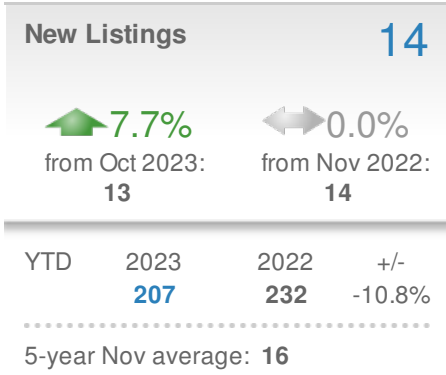
This activity resulted in a Contract Ratio of 0.65 pendings per active listing, down from 0.97 in October and a decrease from 1.00 in November 2022. The Contract Ratio is 47% lower than the 5-year November average of 1.23. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



November 2023

Tredyffrin-Easttown (Chester, PA) - Attached

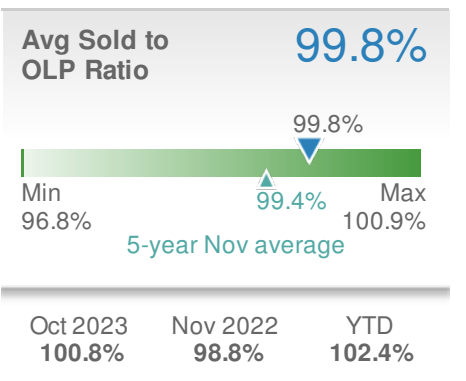
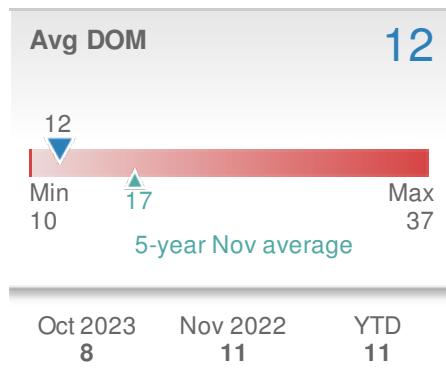
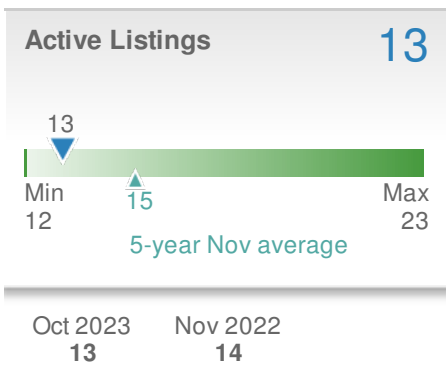
Tri-County Suburban REALTORS
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Summary

In Tredyffrin-Easttown (Chester, PA), the median sold price for Attached properties for November was \$385,000, representing a decrease of 13.5% compared to last month and an increase of 11.6% from Nov 2022. The average days on market for units sold in November was 12 days, 31% below the 5-year November average of 17 days. There was a 7.7% month over month decrease in new contract activity with 12 New Pendings; a 33.3% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 12; and no change in supply with 13 active units.

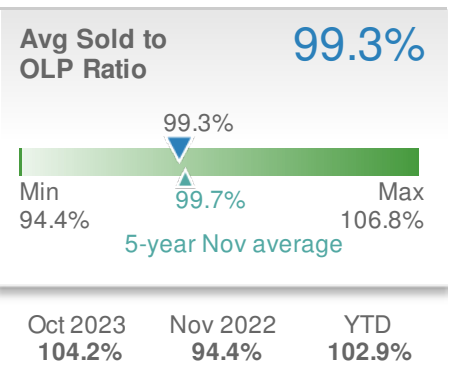
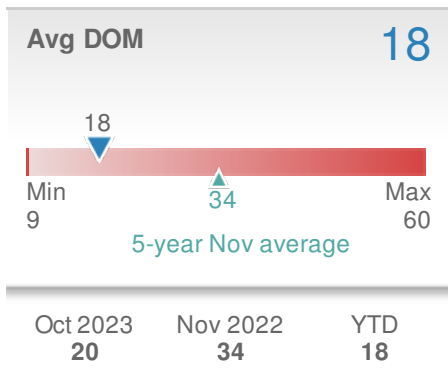
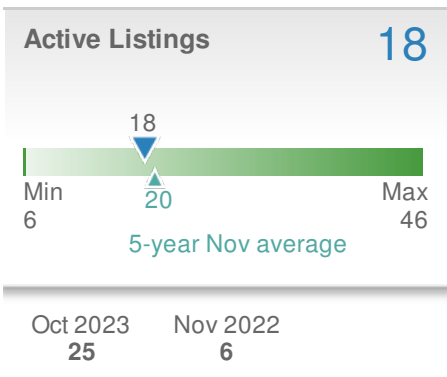
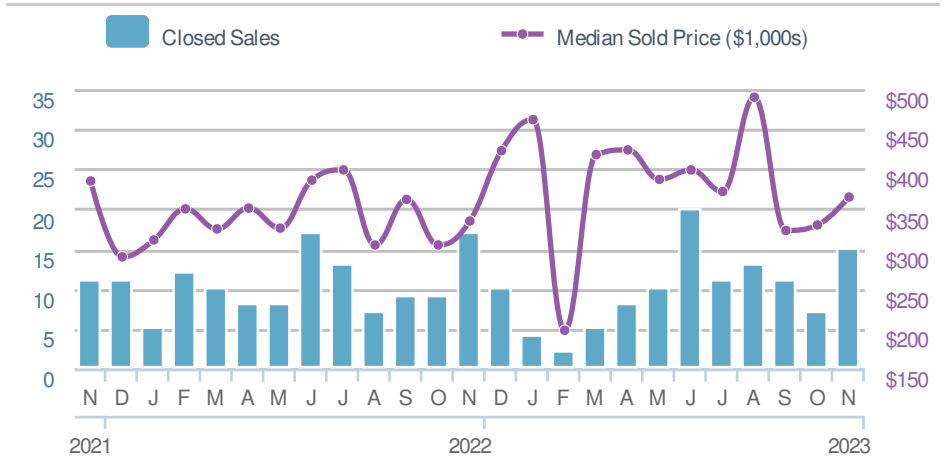
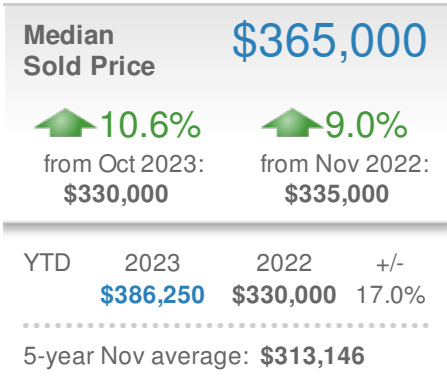
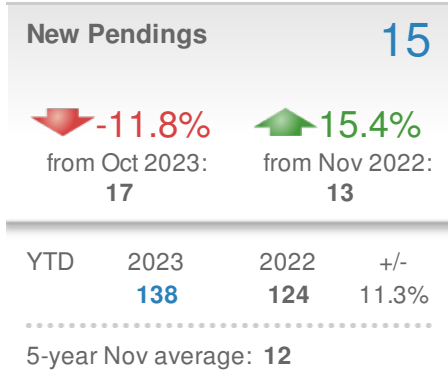
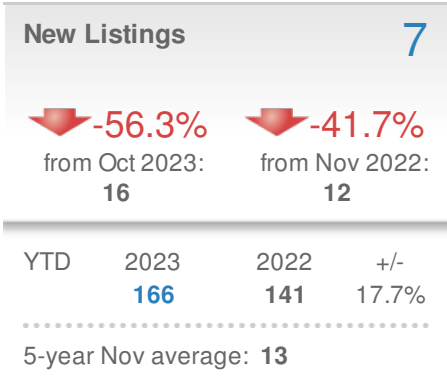
This activity resulted in a Contract Ratio of 0.92 pendings per active listing, down from 1.38 in October and a decrease from 1.14 in November 2022. The Contract Ratio is 51% lower than the 5-year November average of 1.89. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



November 2023

Twin Valley (Chester, PA)

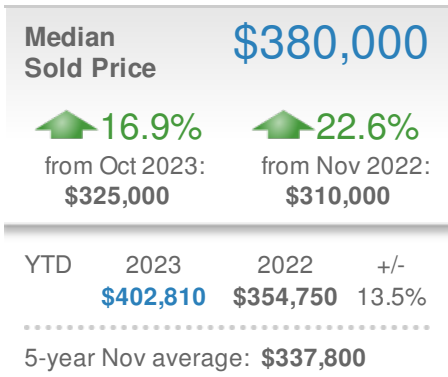
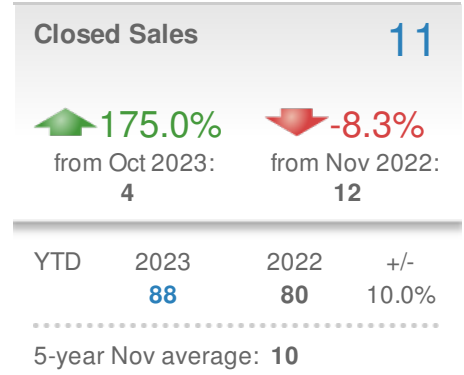
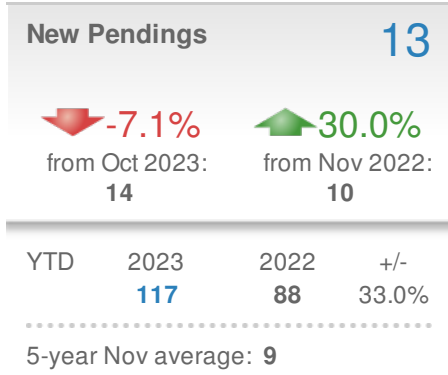
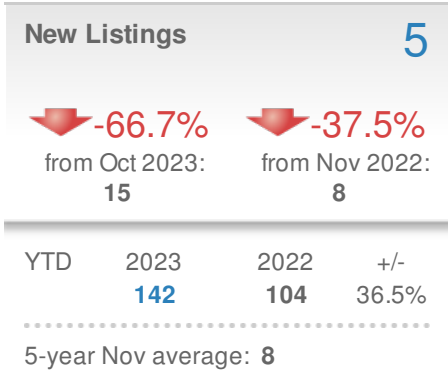
Email: ldavis@tcsr.realtor



November 2023

Twin Valley (Chester, PA) - Detached

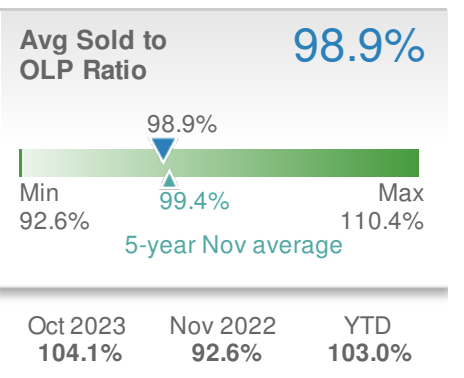
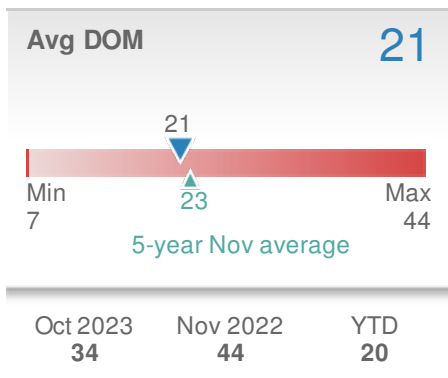
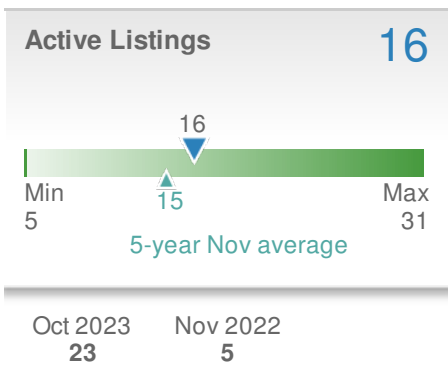
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Twin Valley (Chester, PA), the median sold price for Detached properties for November was \$380,000, representing an increase of 16.9% compared to last month and an increase of 22.6% from Nov 2022. The average days on market for units sold in November was 21 days, 7% below the 5-year November average of 23 days. There was a 7.1% month over month decrease in new contract activity with 13 New Pendings; a 19.4% MoM increase in All Pendings (new contracts + contracts carried over from October) to 37; and a 30.4% decrease in supply to 16 active units.

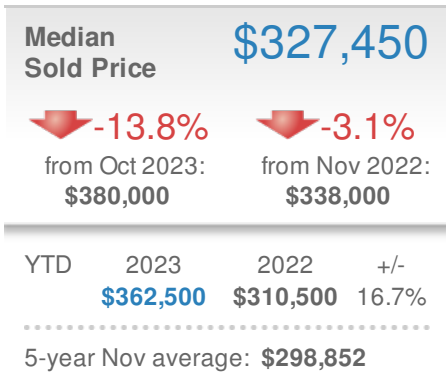
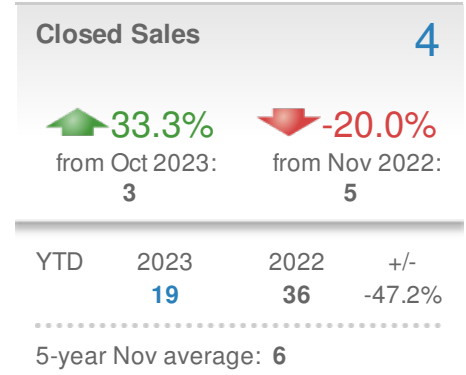
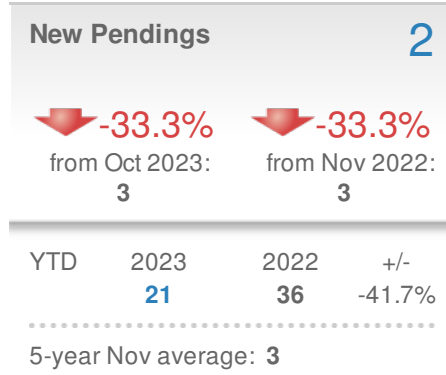
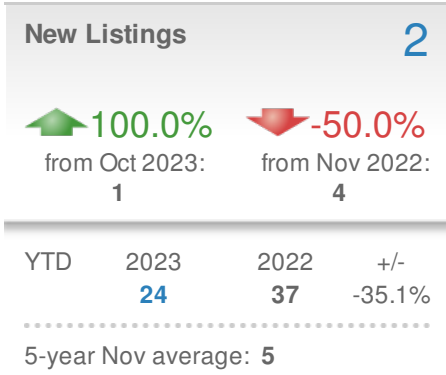
This activity resulted in a Contract Ratio of 2.31 pendings per active listing, up from 1.35 in October and a decrease from 2.80 in November 2022. The Contract Ratio is 42% higher than the 5-year November average of 1.62. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



November 2023

Twin Valley (Chester, PA) - Attached

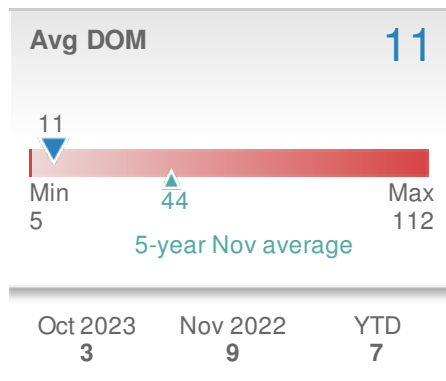
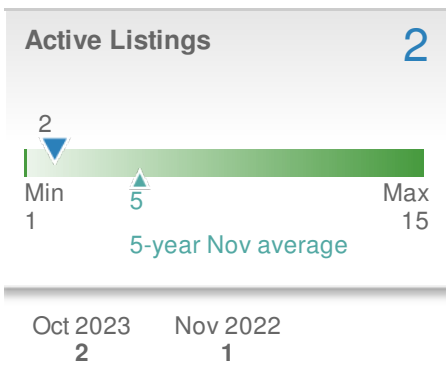
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Summary

In Twin Valley (Chester, PA), the median sold price for Attached properties for November was \$327,450, representing a decrease of 13.8% compared to last month and a decrease of 3.1% from Nov 2022. The average days on market for units sold in November was 11 days, 75% below the 5-year November average of 44 days. There was a 33.3% month over month decrease in new contract activity with 2 New Pendings; a 40% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 3; and no change in supply with 2 active units.

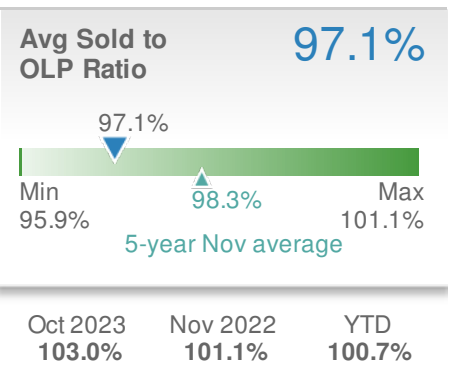
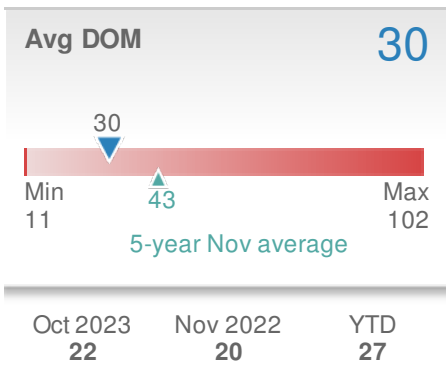
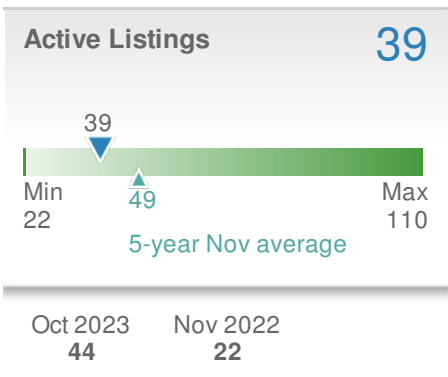
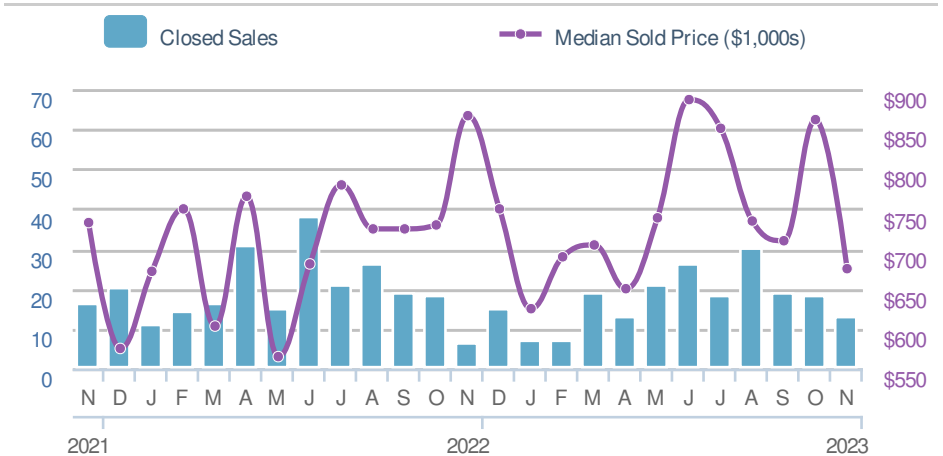
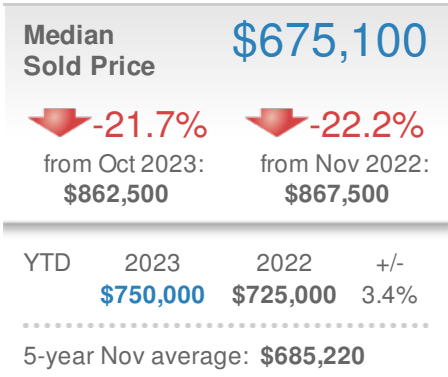
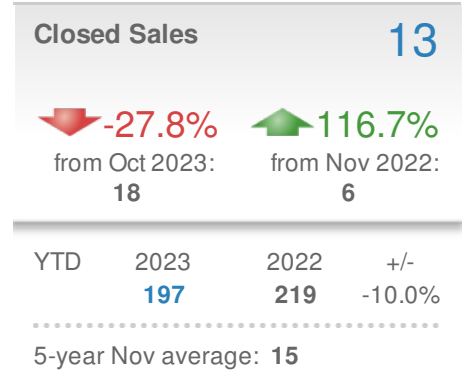
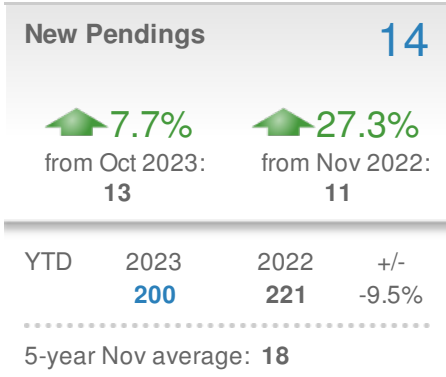
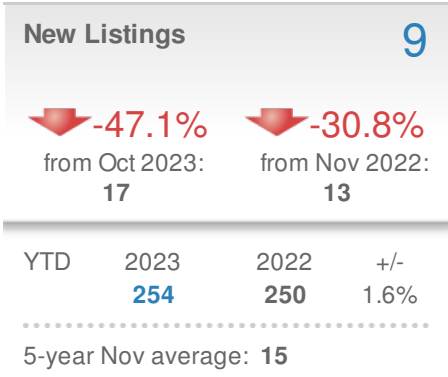
This activity resulted in a Contract Ratio of 1.50 pendings per active listing, down from 2.50 in October and a decrease from 4.00 in November 2022. The Contract Ratio is 48% lower than the 5-year November average of 2.90. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



November 2023

Unionville-Chadds Ford (Chester, PA)

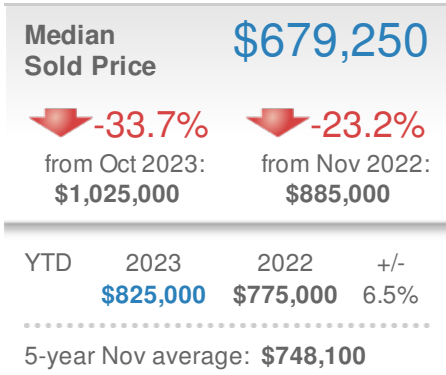
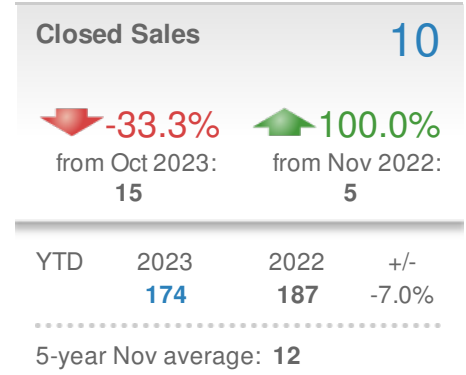
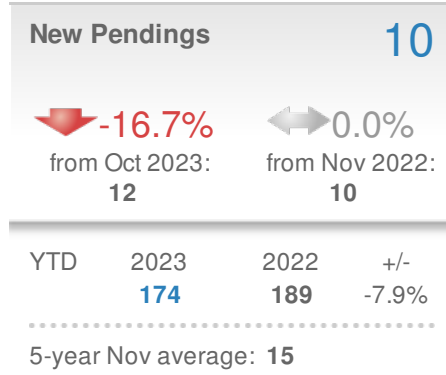
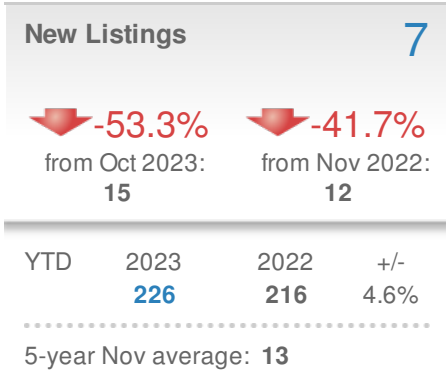
Email: ldavis@tcsr.realtor



November 2023

Unionville-Chadds Ford (Chester, PA) - Detached

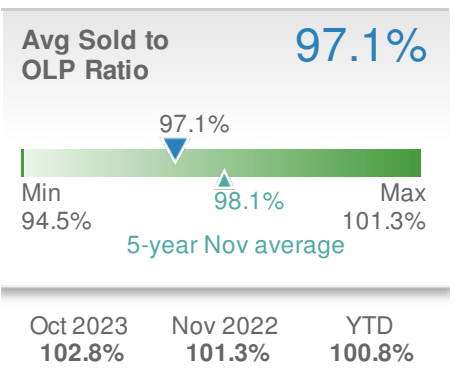
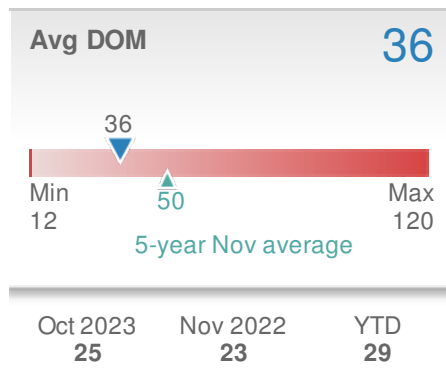
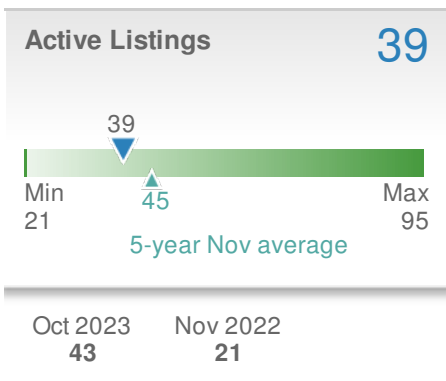
Tri-County Suburban REALTORS
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Summary

In Unionville-Chadds Ford (Chester, PA), the median sold price for Detached properties for November was \$679,250, representing a decrease of 33.7% compared to last month and a decrease of 23.2% from Nov 2022. The average days on market for units sold in November was 36 days, 28% below the 5-year November average of 50 days. There was a 16.7% month over month decrease in new contract activity with 10 New Pendings; a 5.9% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 16; and a 9.3% decrease in supply to 39 active units.

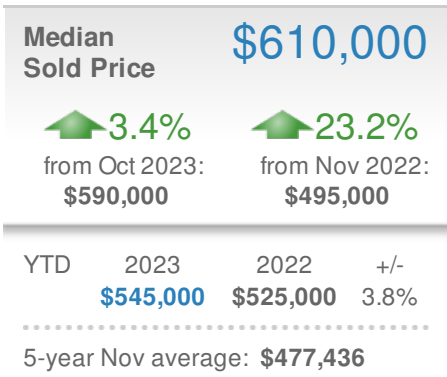
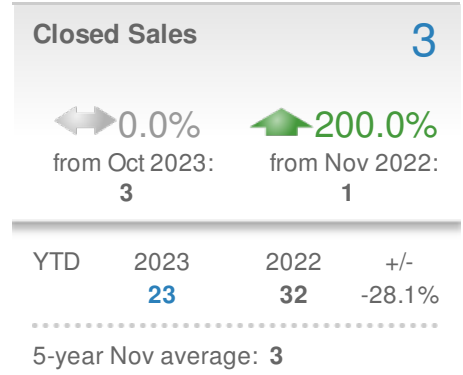
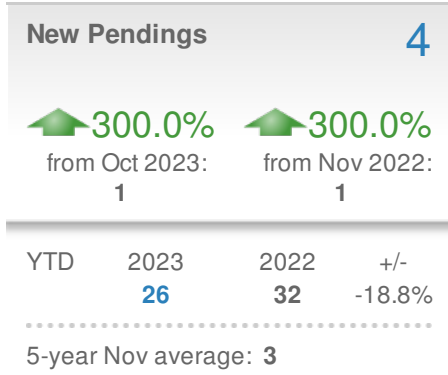
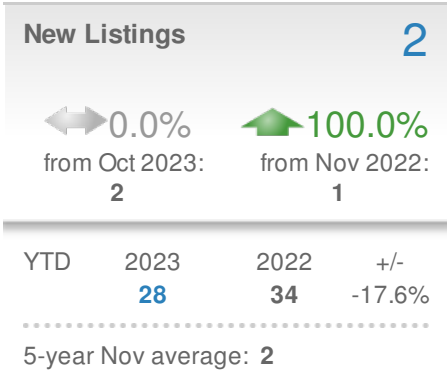
This activity resulted in a Contract Ratio of 0.41 pendings per active listing, up from 0.40 in October and a decrease from 1.14 in November 2022. The Contract Ratio is 48% lower than the 5-year November average of 0.79. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



November 2023

Unionville-Chadds Ford (Chester, PA) - Attached

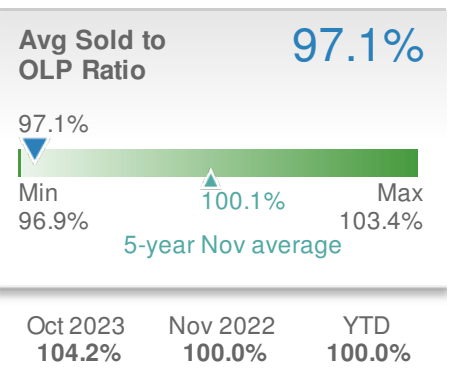
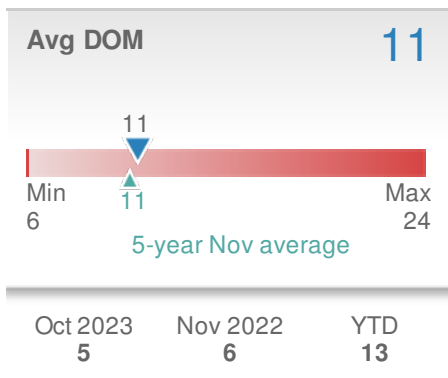
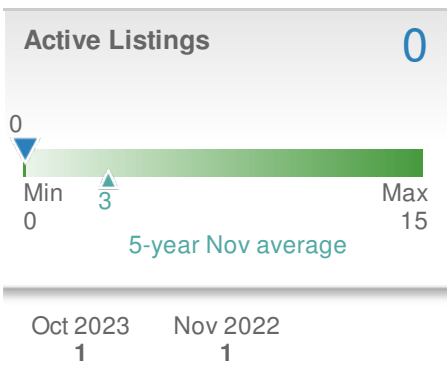
Tri-County Suburban REALTORS
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Summary

In Unionville-Chadds Ford (Chester, PA), the median sold price for Attached properties for November was \$610,000, representing an increase of 3.4% compared to last month and an increase of 23.2% from Nov 2022. The average days on market for units sold in November was 11 days, 2% above the 5-year November average of 11 days. There was a 300% month over month increase in new contract activity with 4 New Pendings; a 50% MoM increase in All Pendings (new contracts + contracts carried over from October) to 3; and a 100% decrease in supply to 0 active units.

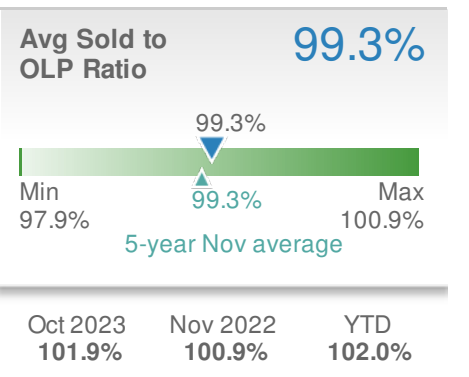
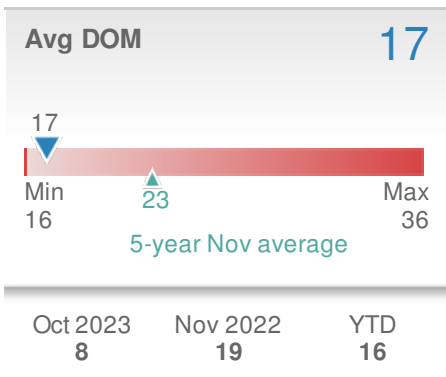
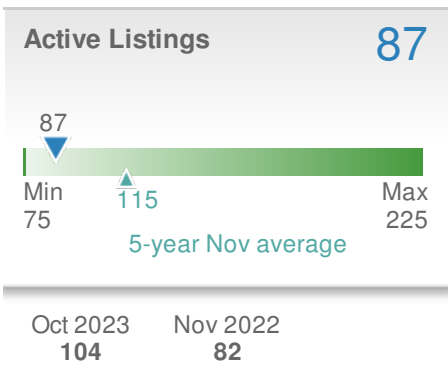
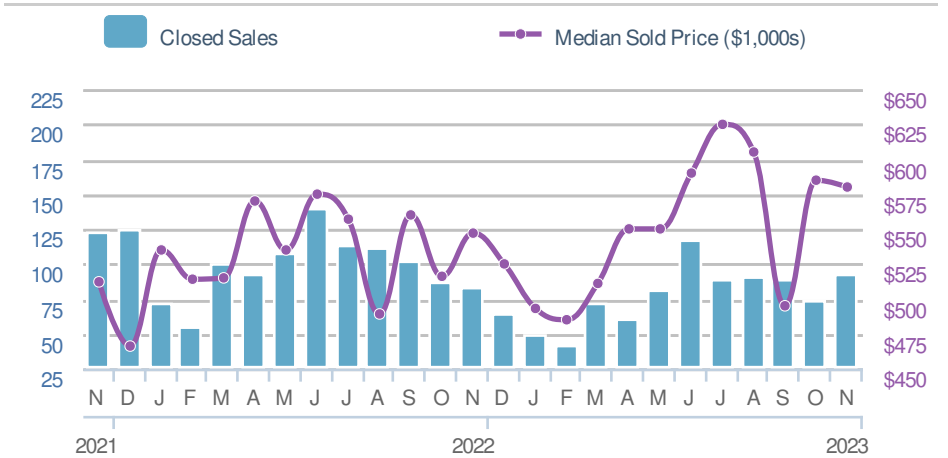
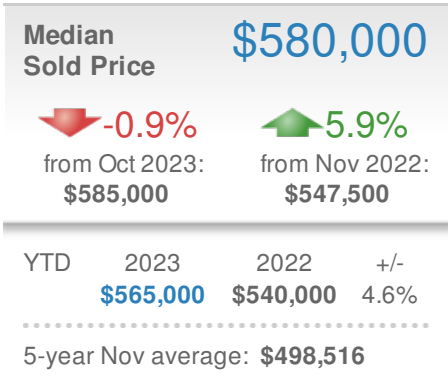
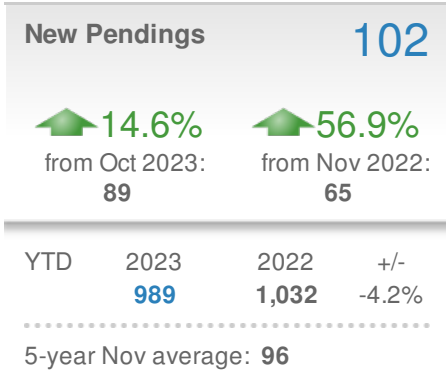
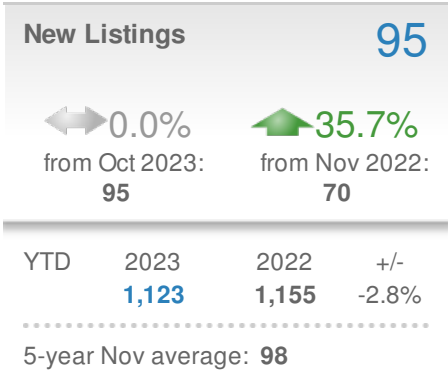
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, down from 2.00 in October and a decrease from 1.00 in November 2022. The Contract Ratio is 100% lower than the 5-year November average of 1.31. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



November 2023

West Chester Area (Chester, PA)

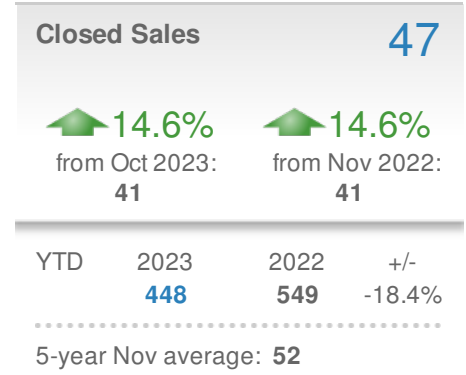
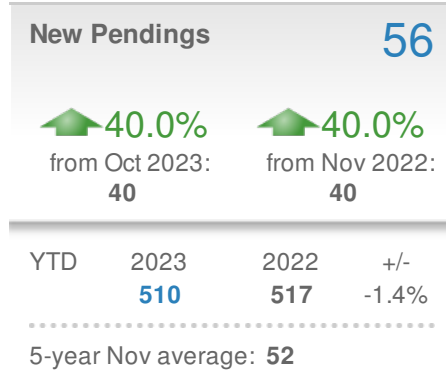
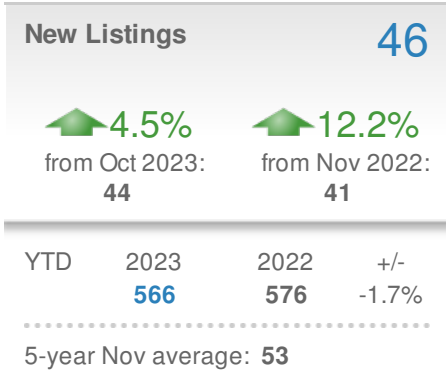
Email: ldavis@tcsr.realtor



November 2023

West Chester Area (Chester, PA) - Detached

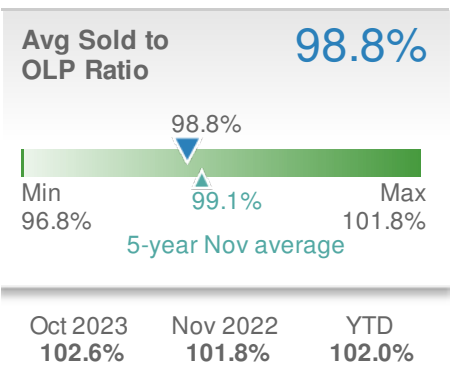
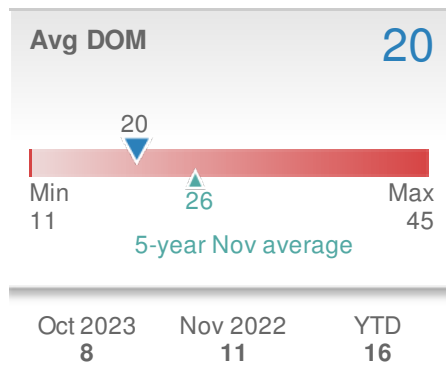
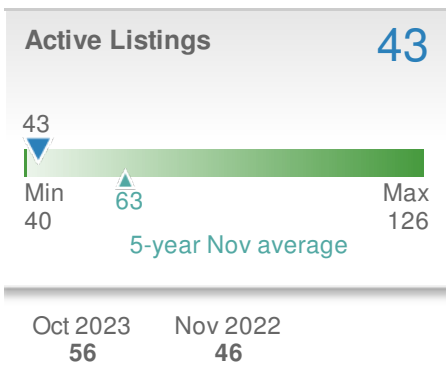
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Summary

In West Chester Area (Chester, PA), the median sold price for Detached properties for November was \$680,000, representing no change compared to last month and an increase of 23% from Nov 2022. The average days on market for units sold in November was 20 days, 22% below the 5-year November average of 26 days. There was a 40% month over month increase in new contract activity with 56 New Pendings; a 6.1% MoM increase in All Pendings (new contracts + contracts carried over from October) to 104; and a 23.2% decrease in supply to 43 active units.

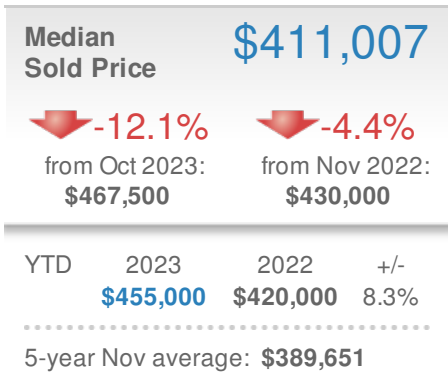
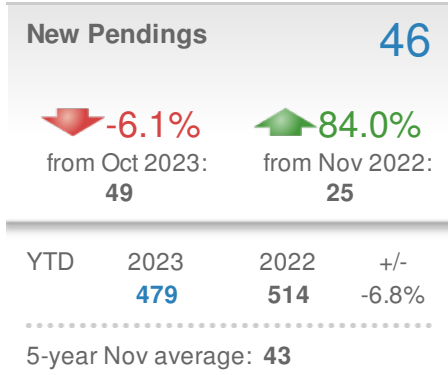
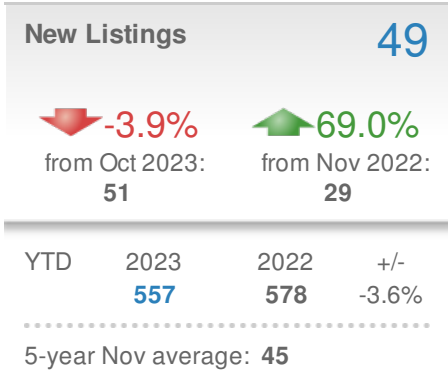
This activity resulted in a Contract Ratio of 2.42 pendings per active listing, up from 1.75 in October and an increase from 1.59 in November 2022. The Contract Ratio is 13% higher than the 5-year November average of 2.15. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



November 2023

West Chester Area (Chester, PA) - Attached

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Summary

In West Chester Area (Chester, PA), the median sold price for Attached properties for November was \$411,007, representing a decrease of 12.1% compared to last month and a decrease of 4.4% from Nov 2022. The average days on market for units sold in November was 14 days, 32% below the 5-year November average of 21 days. There was a 6.1% month over month decrease in new contract activity with 46 New Pendings; a 6.1% MoM increase in All Pendings (new contracts + contracts carried over from October) to 87; and an 8.3% decrease in supply to 44 active units.

This activity resulted in a Contract Ratio of 1.98 pendings per active listing, up from 1.71 in October and an increase from 1.25 in November 2022. The Contract Ratio is 9% higher than the 5-year November average of 1.81. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

