# November 2023

All Home Types Detached Attached

# Local Market Insight

# Chester County, PA



Presented by Lauren Davis Tri-County Suburban REALTORS Email: Idavis@tcsr.realtor

## November 2023

Chester County, PA

#### Email: Idavis@tcsr.realtor

New Listings		379			
from	- <b>20.7%</b> Oct 2023: <b>478</b>	from N	<b>0.8%</b> ov 2022: <b>82</b>		
YTD	2023 <b>6,007</b>	2022 <b>6,827</b>	+/- -12.0%		
5-year Nov average: <b>512</b>					



Close	d Sales		443		
from	<b>10.2%</b> Oct 2023: <b>402</b>	from N	<b>2.8%</b> ov 2022: <b>31</b>		
YTD	2023 <b>4,888</b>	2022 <b>6,063</b>	+/- -19.4%		
5-year Nov average: <b>546</b>					





Activ	e List	ings	617
617 Min 586	<b>8</b> 30 5-	year Nov averag	Max 1,581 je
Oct 2 67	023 <b>9</b>	Nov 2022 <b>591</b>	



			1
Oct 2023	Nov 2022	YTD	
17	19	18	





## November 2023

Chester County, PA - Detached

**Tri-County Suburban REALTORS** Email: Idavis@tcsr.realtor

New L	istings.		235	New F	Pendings		247	Close	d Sales		292
from	- <b>20.1%</b> Oct 2023: <b>294</b>	from N	<b>4.1%</b> ov 2022: <b>45</b>	from	- <b>19.5%</b> Oct 2023: <b>307</b>	from N	<b>1.6%</b> ov 2022: <b>51</b>	from	13.2% Oct 2023: 258	from N	0.6% ov 2022: 64
YTD	2023 <b>3,943</b>	2022 <b>4,425</b>	+/- -10.9%	YTD	2023 <b>3,312</b>	2022 <b>3,760</b>	+/- -11.9%	YTD	2023 <b>3,165</b>	2022 <b>3,872</b>	+/- -18.3%
5-year Nov average: <b>321</b>		5-year	5-year Nov average: <b>322</b>			5-year Nov average: <b>345</b>					

Median Sold Price		\$556,000				
from	► <b>1.1%</b> Oct 2023: 5 <b>50,000</b>	42 from No <b>\$541</b> ,	v 2022:			
YTD	2023 <b>\$557,500</b>	2022 <b>\$535,000</b>	+/- 4.2%			
5-yea	5-year Nov average: <b>\$486,952</b>					

#### 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

#### Tri-County Suburban REALTORS

Email: Idavis@tcsr.realtor

New L	istings		144	New F	Pendings		145	Close	d Sales		151
from	-21.3% Oct 2023: 183	from N	5.1% ov 2022: 37	from	-2.7% Oct 2023: 149	from N	<b>1.5%</b> ov 2022: <b>30</b>		<b>5.6%</b> Oct 2023: <b>143</b>	from N	<b>9.6%</b> ov 2022: <b>67</b>
YTD	2023 <b>2,063</b>	2022 <b>2,396</b>	+/- -13.9%	YTD	2023 <b>1,809</b>	2022 <b>2,096</b>	+/- -13.7%	YTD	2023 <b>1,722</b>	2022 <b>2,185</b>	+/- -21.2%
5-year Nov average: <b>191</b>		5-year	5-year Nov average: <b>182</b>			5-year Nov average: <b>201</b>					

Median Sold Price		\$385,000			
-3.0%		1.3%			
from Oct 2023:		from Nov 2022:			
\$397,000		\$380,000			
YTD	2023	2022	+/-		
	<b>\$400,000</b>	<b>\$376,000</b>	6.4%		
5-year Nov average: <b>\$350,274</b>					

#### 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.

Active Listings	154	Avg DOM		14	Avg Sold to OLP Ratio	to <b>1</b>	00.1%
154 Min 220 151 5-year Nov avera	Max 421 age	14	▲ 22 year Nov avera	Max 37 age	Min 98.3% 5-	1 99.s year Nov aver	100.8%
Oct 2023 Nov 2022 172 151		Oct 2023 <b>16</b>	Nov 2022 <b>20</b>	YTD 16	Oct 2023 101.6%	Nov 2022 100.2%	YTD 102.1%



## November 2023

Avon Grove (Chester, PA)

New L	istings		22		
-	<b>-4.3%</b> Oct 2023: <b>23</b>	from N	0.0% lov 2022: <b>22</b>		
YTD	2023 <b>348</b>	2022 <b>409</b>	+/- -14.9%		
5-year Nov average: <b>35</b>					





Median Sold Price		\$531,000			
11.1%		<b>7.6%</b>			
from Oct 2023:		from Nov 2022:			
\$477,750		<b>\$493,535</b>			
YTD	2023	2022	+/-		
	<b>\$480,000</b>	<b>\$461,250</b>	4.1%		
5-year Nov average: <b>\$455,002</b>					







Oct 2023	Nov 2022	YTD	
5	9	16	



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## November 2023

Avon Grove (Chester, PA) - Detached

**Tri-County Suburban REALTORS** Email: Idavis@tcsr.realtor

New L	istings		19	New F	Pendings		19	Close	d Sales		36
	-5.0% Oct 2023: 20	from N	<b>6.2%</b> ov 2022: <b>3</b>		-13.6% Oct 2023: 22	from N	0.0% lov 2022: 19		176.9% Oct 2023: 13	from N	57.1% lov 2022: 14
YTD	2023 <b>303</b>	2022 <b>330</b>	+/- -8.2%	YTD	2023 <b>250</b>	2022 <b>283</b>	+/- -11.7%	YTD	2023 <b>229</b>	2022 <b>316</b>	+/- -27.5%
5-year Nov average: <b>29</b>			5-year	5-year Nov average: <b>26</b>			5-year Nov average: <b>27</b>				

Medi Sold	an Price	\$533,500			
fron	<b>7.8%</b> n Oct 2023: <b>195,000</b>	<b>7.4%</b> from Nov 2022: <b>\$496,877</b>			
YTD	2023 <b>\$520,000</b>	2022 +/- <b>\$499,500</b> 4.1%			
5-year Nov average: <b>\$476,800</b>					

#### 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.





## November 2023

Avon Grove (Chester, PA) - Attached

Tri-County Suburban REALTORS

Email: Idavis@tcsr.realtor



Medi Sold	an Price	\$404,750			
fron	►6.5% n Oct 2023: 380,000	-5.9% from Nov 2022: \$429,990			
YTD	2023 <b>\$380,000</b>	2022 +/- <b>\$390,000</b> -2.6%			
5-year Nov average: \$306,766					

#### 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.





## November 2023

Coatesville Area (Chester, PA)

#### Email: Idavis@tcsr.realtor

New L	istings.	49			
	-23.4% Oct 2023: 64	from N	6.9% ov 2022: 9		
YTD	2023 <b>842</b>	2022 <b>929</b>	+/- -9.4%		
5-year Nov average: <b>70</b>					













Nov 2022	YTD
15	16



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6%	60		-)•		$\mathbf{b}$				-		-	ŀ	
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## November 2023

Coatesville Area (Chester, PA) - Detached

**Tri-County Suburban REALTORS** Email: Idavis@tcsr.realtor

New L	.istings		28	New F	Pendings		31	Close	d Sales		41
	- <b>44.0%</b> Oct 2023: <b>50</b>		<b>2.5%</b> ov 2022: <b>2</b>		- <b>29.5%</b> Oct 2023: <b>44</b>	from N	<b>13.9%</b> Iov 2022: <b>36</b>		-8.9% Oct 2023: 45	from N	24.2% lov 2022: 33
YTD	2023 <b>569</b>	2022 <b>621</b>	+/- -8.4%	YTD	2023 <b>477</b>	2022 <b>557</b>	+/- -14.4%	YTD	2023 <b>461</b>	2022 <b>552</b>	+/- -16.5%
5-year	Nov averag	ge: <b>47</b>		5-year	Nov avera	ge: <b>46</b>		5-year	Nov avera	ge: <b>52</b>	

Medi Sold	an Price	\$415,000			
fron	<b>7.8%</b> n Oct 2023: 385,000	12 from No <b>\$367</b> ,	v 2022:		
YTD	2023 <b>\$380,000</b>	2022 <b>\$350,750</b>	+/- 8.3%		
5-year Nov average: <b>\$339,640</b>					

#### 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

Tri-County Suburban REALTORS

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Medi Sold	an Price	\$275,000			
fron	-18.9% n Oct 2023: 338,890	14.3% from Nov 2022: \$240,500			
YTD	2023 <b>\$265,000</b>	2022 +/- <b>\$235,000</b> 12.8%			
5-year Nov average: <b>\$212,600</b>					

#### 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: Idavis@tcsr.realtor



Close	d Sales		53		
	<b>-8.6%</b> Oct 2023: <b>58</b>	+-1.9% from Nov 2022: 54			
YTD	2023 <b>658</b>	2022 <b>914</b>	+/- -28.0%		
5-year Nov average: <b>75</b>					









Oct 2023	Nov 2022	YTD
20	15	19



## November 2023

Downingtown Area (Chester, PA) - Detached

Tri-County Suburban REALTORS

Email: Idavis@tcsr.realtor

New L	istings		32	New F	Pendings		32	Close	d Sales		29
	14.3% Oct 2023: 28	from N	<b>0.3%</b> ov 2022: <b>29</b>		- <b>17.9%</b> Oct 2023: <b>39</b>	from N	• <b>5.9%</b> Iov 2022: <b>34</b>		-3.3% Oct 2023: 30	from N	17.1% lov 2022: 35
YTD	2023 <b>482</b>	2022 662	+/- -27.2%	YTD	2023 <b>408</b>	2022 <b>564</b>	+/- -27.7%	YTD	2023 <b>408</b>	2022 <b>563</b>	+/- -27.5%
5-year	Nov avera	ge: <b>43</b>		5-year	Nov avera	ge: <b>42</b>		5-year	Nov avera	ge: <b>49</b>	

Medi Sold	an Price	\$600,000				
from	-3.6% Oct 2023: 522,500	-5.5% from Nov 202 \$635,000				
YTD	2023 <b>\$650,000</b>	2022 +/- <b>\$610,000</b> 6.69	6			
5-yea	5-year Nov average: <b>\$537,490</b>					

#### 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** Email: Idavis@tcsr.realtor

New L	istings		23	New F	Pendings		19	Close	d Sales		24
	- <b>43.9%</b> Oct 2023: <b>41</b>		<b>4.3%</b> ov 2022: <b>4</b>		-24.0% Oct 2023: 25	from N	6.7% ov 2022: 5	-	- <b>14.3%</b> Oct 2023: <b>28</b>	from N	2 <b>6.3%</b> lov 2022: <b>19</b>
YTD	2023 <b>339</b>	2022 <b>341</b>	+/- -0.6%	YTD	2023 <b>289</b>	2022 <b>297</b>	+/- -2.7%	YTD	2023 <b>250</b>	2022 <b>351</b>	+/- -28.8%
5-year	Nov averag	je: <b>30</b>		5-year	Nov avera	ge: <b>29</b>		5-year	Nov averag	ge: <b>26</b>	

Medi Sold	an Price	\$499,250				
fron	• 9.1% • Oct 2023: • 57,500	from No <b>\$380</b> ,	v 2022:			
YTD	2023 <b>\$432,500</b>	2022 <b>\$430,000</b>	+/- 0.6%			
5-yea	5-year Nov average: <b>\$390,348</b>					

#### 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.





Email: Idavis@tcsr.realtor

#### November 2023

Great Valley (Chester, PA)

#### **New Listings** 21 **-48.8%** ►-32.3% from Oct 2023: from Nov 2022: 41 31 2022 YTD 2023 +/-431 561 -23.2% 5-year Nov average: 37













Oct 2023	Nov 2022	YTD	
12	19	22	



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Data Source: Bright MLS. Statistics calculated December 06, 2023.

## November 2023

Great Valley (Chester, PA) - Detached

Tri-County Suburban REALTORS

Email: Idavis@tcsr.realtor



Medi Sold	an Price	\$775,000					
fron	-6.1% n Oct 2023: 325,000	+29.2% from Nov 2022: \$600,000					
YTD	2023 <b>\$730,000</b>	2022 +/- <b>\$680,000</b> 7.4%					
5-yea	5-year Nov average: <b>\$659,605</b>						

#### 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

Email:	ldavis@tcsr.realtor	

New L	istings.		4	New F	Pendings		7	Close	d Sales		3
	- <b>71.4%</b> Oct 2023: <b>14</b>	from N	<b>12.9%</b> ov 2022: <b>7</b>		-12.5% Oct 2023: 8	from N	6.7% lov 2022: 6		-81.3% Oct 2023: 16	from N	70.0% lov 2022: I0
YTD	2023 <b>161</b>	2022 <b>213</b>	+/- -24.4%	YTD	2023 <b>130</b>	2022 <b>175</b>	+/- -25.7%	YTD	2023 <b>132</b>	2022 <b>187</b>	+/- -29.4%
5-year	Nov averag	e: <b>18</b>		5-year	Nov averag	ge: <b>16</b>		5-year	Nov averag	ge: <b>16</b>	

Medi Sold	an Price	\$467,000					
fron	14.3% n Oct 2023: 408,750	<b>-8.4%</b> from Nov 2022: <b>\$510,000</b>					
YTD	2023 <b>\$562,500</b>	2022 <b>\$520,000</b>	+/- 8.2%				
5-yea	5-year Nov average: <b>\$485,734</b>						

#### 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.

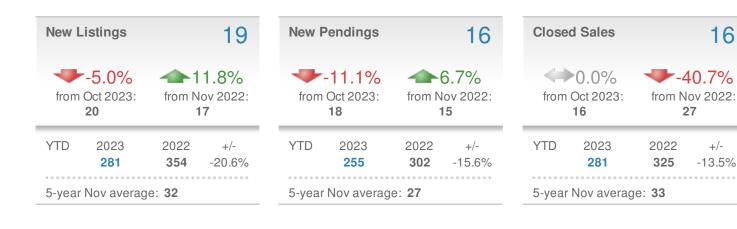




## November 2023

Kennett Consolidated (Chester, PA)

Email: Idavis@tcsr.realtor











Nov 2022

31

YTD

27

Oct 2023

41



## November 2023

Kennett Consolidated (Chester, PA) - Detached

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

14	d Sales		10		endings		13		istings.	
+0.0% from Nov 2022 14	40.0% Oct 2023: 10		ov 2022:	from No.	-28.6% Oct 2023: 14		ov 2022:	from No	-13.3% Oct 2023: 15	
2022 +/- <b>172</b> -5.8%	2023 <b>162</b>	YTD	+/- -7.1%	2022 <b>169</b>	2023 <b>157</b>	YTD	+/- -7.7%	2022 <b>196</b>	2023 <b>181</b>	YTD

Medi Sold	an Price	\$677,500				
fron	11.5% n Oct 2023: 507,500	<b>24.9%</b> from Nov 2022: <b>\$542,500</b>				
YTD	2023 <b>\$600,000</b>	2022 <b>\$581,000</b>	+/- 3.3%			
5-year Nov average: <b>\$529,500</b>						

#### 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: Idavis@tcsr.realtor



Medi Sold	an Price	\$437,	500				
fron	<b>-16.3%</b> n Oct 2023: 523,000	from No \$499,	v 2022:				
YTD	2023 <b>\$485,000</b>	2022 <b>\$460,672</b>	+/- 5.3%				
5-yea	5-year Nov average: <b>\$416,042</b>						

#### 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)

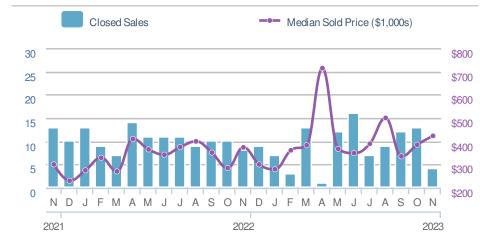
#### Email: Idavis@tcsr.realtor

New L	istings.		7			
	-53.3% Oct 2023: 15	from N	<b>1.7%</b> ov 2022: <b>2</b>			
YTD	2023 <b>118</b>	2022 <b>125</b>	+/- -5.6%			
5-year	5-year Nov average: <b>11</b>					





Medi Sold	an Price	\$423,	925
+10.1%		+13.2%	
from Oct 2023:		from Nov 2022:	
\$385,000		\$374,500	
YTD	2023	2022	+/-
	<b>\$375,000</b>	<b>\$330,000</b>	13.6%
5-yea	r Nov avera	ge: <b>\$319,48</b>	5







4

53

22



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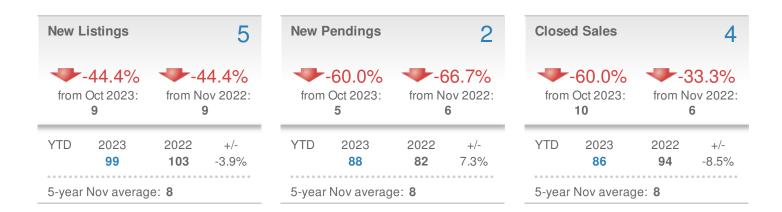


## November 2023

Octorara Area (Chester, PA) - Detached

Tri-County Suburban REALTORS

Email: Idavis@tcsr.realtor



Medi Sold	an Price	\$423,	925		
fron	9.3% n Oct 2023: 388,000	1.2% from Nov 2022: \$419,000			
YTD	2023 <b>\$383,500</b>	2022 <b>\$372,500</b>	+/- 3.0%		
5-yea	5-year Nov average: <b>\$328,835</b>				

#### 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.

Active	Listings	15	Avg DOM		4	Avg Sold OLP Ratio	to <b>1</b>	04.0%
5 Min 15	20 5-year Nov average	Max 30	4	13 -year Nov avera	Max 30 age	Min 98.4% 5-	▲ 101 ∙year Nov aver	104.( .9% Max 104.0% rage
Oct 20 14	23 Nov 2022 17		Oct 2023 64	Nov 2022 5	YTD 24	Oct 2023 <b>103.2%</b>	Nov 2022 103.2%	YTD 103.6%



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

## November 2023

Octorara Area (Chester, PA) - Attached

New Listings			2		
	-60.0% Oct 2023: 5	from N	33.3% ov 2022: 3		
YTD	2023 <b>18</b>	2022 <b>22</b>	+/- -18.2%		
5-year	5-year Nov average: <b>3</b>				





Medi Sold	an Price		\$0		
fron	-100.0% n Oct 2023: 150,000	+-10 from No \$137,	v 2022:		
YTD	2023 <b>\$227,500</b>	2022 <b>\$212,000</b>	+/- 7.3%		
5-yea	5-year Nov average: <b>\$214,689</b>				

#### 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: Idavis@tcsr.realtor

New Listings			23	
	<b>4.5%</b> Oct 2023: <b>22</b>	from N	9.5% lov 2022: 21	
YTD	2023 <b>351</b>	2022 <b>416</b>	+/- -15.6%	
5-year Nov average: <b>28</b>				

New P	endings		24
	• <b>20.0%</b> Oct 2023: <b>30</b>	from N	9.1% ov 2022: 22
YTD	2023 <b>304</b>	2022 <b>347</b>	+/- -12.4%
5-year	Nov average	e: <b>32</b>	











Nov 2022

24

YTD

23

Oct 2023

22





## November 2023

Owen J Roberts (Chester, PA) - Detached

Tri-County Suburban REALTORS

Email: Idavis@tcsr.realtor

New L	istings		18	New F	Pendings		16	Close	d Sales		23
	50.0% Oct 2023: 12	from N	0.0% ov 2022: 8		-33.3% Oct 2023: 24	from N	<b>11.1%</b> Iov 2022: <b>18</b>		•0.0% Oct 2023: 23	from N	23.3% Iov 2022: 30
YTD	2023 <b>293</b>	2022 <b>351</b>	+/- -16.5%	YTD	2023 <b>245</b>	2022 <b>290</b>	+/- -15.5%	YTD	2023 <b>245</b>	2022 <b>309</b>	+/- -20.7%
5-year	Nov averag	ge: <b>22</b>		5-year	Nov avera	ge: <b>24</b>		5-year	Nov avera	ge: <b>30</b>	

Median Sold Price		\$400,000			
fron	-20.3% n Oct 2023: 502,000	+-27.5% from Nov 2022: \$552,000			
YTD 2023 <b>\$509,362</b>		2022 +/- <b>\$540,500</b> -5.8%			
5-yea	5-year Nov average: <b>\$435,000</b>				

#### 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

Email: Idavis@tcsr.realtor



Medi Sold	an Price	\$463,964			
4.4%		4 36.5%			
from Oct 2023:		from Nov 2022:			
\$345,103		\$340,000			
YTD 2023		2022 +/-			
<b>\$390,000</b>		<b>\$345,500</b> 12.9%			
5-yea	5-year Nov average: <b>\$320,693</b>				

#### 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)

#### **New Listings** 7 ➡-46.2% ►-36.4% from Oct 2023: from Nov 2022: 13 11 2023 2022 YTD +/-252 268 -6.0% 5-year Nov average: 21





Median Sold Price		\$359,	995		
fron	-11.1% n Oct 2023: <b>105,000</b>	-7.1% from Nov 2022: \$387,450			
YTD	2023 <b>\$415,000</b>	2022 <b>\$397,469</b>	+/- 4.4%		
5-year Nov average: <b>\$353,739</b>					







16

Oct 2023

22



Avg Sold to

**OLP** Ratio

Email: Idavis@tcsr.realtor



104.2%

104.2%

Max

104.2%

YTD

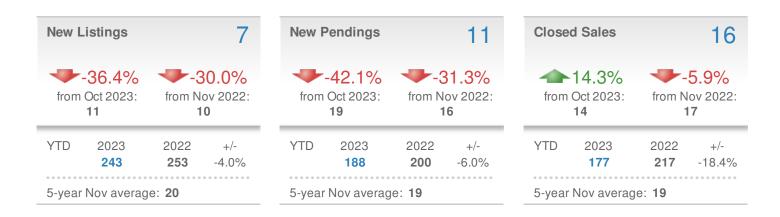
102.4%

## November 2023

Oxford Area (Chester, PA) - Detached

## Tri-County Suburban REALTORS

Email: Idavis@tcsr.realtor



Medi Sold	an Price	\$364,9	947		
fron	-12.4% n Oct 2023: 416,500	-14.1% from Nov 2022: \$424,900			
YTD	2023 <b>\$425,000</b>	2022 <b>\$405,272</b>	+/- 4.9%		
5-yea	r Nov avera	ge: <b>\$364,469</b>	)		

#### 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.





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

## November 2023

Oxford Area (Chester, PA) - Attached







Medi Sold	an Price	\$190,000	
from	-34.5% n Oct 2023: 290,000	-32.1% from Nov 2022: \$280,000	
YTD	2023 <b>\$230,000</b>	2022 +/- <b>\$250,000</b> -8.0%	
5-yea	r Nov avera	ge: <b>\$150,400</b>	

#### 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 he market is moving in the buyer's favor.



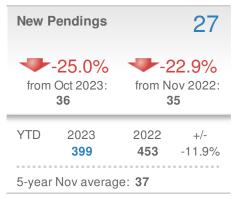


## November 2023

Phoenixville Area (Chester, PA)

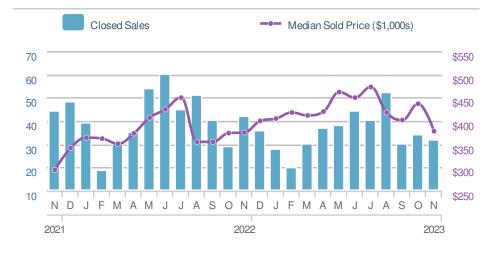
Email: Idavis@tcsr.realtor

New L	istings.	32		
-	- <b>11.1%</b> Oct 2023: <b>36</b>	from N	0.0% lov 2022: <b>32</b>	
YTD	2023 <b>432</b>	2022 <b>538</b>	+/- -19.7%	
5-year	Nov average	e: <b>38</b>		





Medi Sold	an Price	\$378,500			
fron	<b>-13.5%</b> n Oct 2023: <b>137,500</b>	400 from No \$375,	v 2022:		
YTD	2023 <b>\$430,000</b>	2022 <b>\$385,000</b>	+/- 11.7%		
5-yea	r Nov avera	ge: <b>\$329,20</b>	00		











## November 2023

Phoenixville Area (Chester, PA) - Detached

Tri-County Suburban REALTORS

Email: Idavis@tcsr.realtor

New L	istings.		21	New F	Pendings		15	Close	d Sales		13
	10.5% Oct 2023: 19	from N	8 <b>1.3%</b> lov 2022: <b>16</b>		-28.6% Oct 2023: 21	from N	<b>1.8%</b> ov 2022: <b>7</b>		- <b>35.0%</b> Oct 2023: <b>20</b>	from N	<b>13.3%</b> lov 2022: <b>15</b>
YTD	2023 <b>226</b>	2022 <b>254</b>	+/- -11.0%	YTD	2023 <b>208</b>	2022 <b>224</b>	+/- -7.1%	YTD	2023 <b>206</b>	2022 <b>231</b>	+/- -10.8%
5-year	Nov averag	je: <b>20</b>		5-year	Nov avera	ge: <b>20</b>		5-year	Nov averag	ge: <b>17</b>	

Medi Sold	an Price	\$452,00	00
-5.2% from Oct 2023: \$477,000		from Nov 20 \$495,000	022:
YTD	2023 <b>\$505,000</b>	2022	⊦/- 0%
5-yea	r Nov avera	ge: <b>\$430,300</b>	

#### 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.

Active	Listings	23	Avg DOM		11	Avg Sold OLP Ratio	to 1	03.7%
23 Min	▲ 34	Max	11 Min	A 23	Max	Min	▲ 98.6%	103.7 Max
23	5-year Nov average	59	11 5-	year Nov avera	37 age	96.2% 5	-year Nov ave	103.7% rage
Oct 20 <b>20</b>	23 Nov 2022 <b>24</b>		Oct 2023 <b>12</b>	Nov 2022 <b>25</b>	YTD 17	Oct 2023 <b>102.4%</b>	Nov 2022 <b>96.2%</b>	YTD 102.0%



## November 2023

Phoenixville Area (Chester, PA) - Attached

Tri-County Suburban REALTORS

Email: Idavis@tcsr.realtor

New L	istings		11	New F	Pendings		12	Close	d Sales		19
	-35.3% Oct 2023: 17		8 <b>1.3%</b> ov 2022: 1 <b>6</b>		-20.0% Oct 2023: 15	from N	<b>33.3%</b> lov 2022: <b>18</b>		<b>35.7%</b> Oct 2023: <b>14</b>	from N	<b>29.6%</b> lov 2022: <b>27</b>
YTD	2023 <b>206</b>	2022 <b>283</b>	+/- -27.2%	YTD	2023 <b>191</b>	2022 <b>228</b>	+/- -16.2%	YTD	2023 <b>197</b>	2022 <b>225</b>	+/- -12.4%
5-year	Nov averag	ge: <b>19</b>		5-year	Nov avera	ge: <b>18</b>		5-year	Nov avera	ge: <b>24</b>	

Medi Sold	an Price	\$357,921				
-9.3% from Oct 2023: \$394,750		<b>2.6%</b> from Nov 2022: <b>\$348,990</b>				
YTD	2023 <b>\$382,500</b>	2022 +/- <b>\$330,000</b> 15.9%				
5-yea	5-year Nov average: <b>\$292,882</b>					

#### 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.

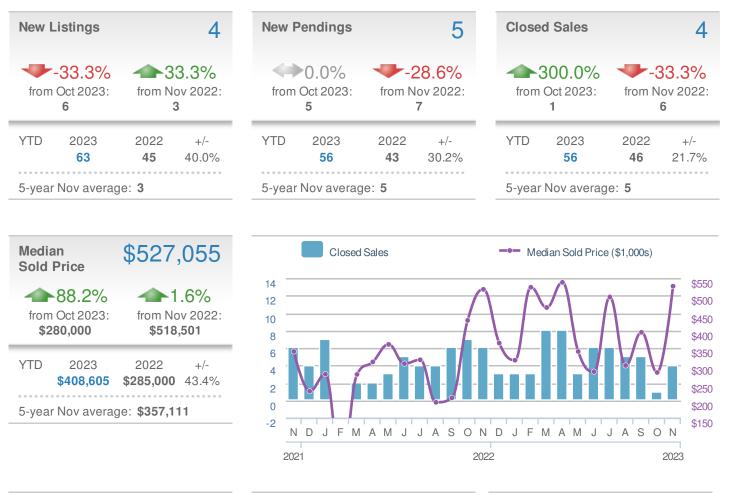
Active Listings	9	Avg DOM		11	Avg Sold OLP Ratio		00.7%
Min 17	Мах	11 Min	4	Max	Min		100.
9 5-year Nov avera	26	11 1	21 -year Nov avera	40	93.7%	g year Nov ave	100.7%
Oct 2023 Nov 2022 13 12		Oct 2023 <b>17</b>	Nov 2022 <b>15</b>	YTD 14	Oct 2023 <b>102.6%</b>	Nov 2022 <b>100.2%</b>	YTD 103.0%



## November 2023

Spring-Ford Area (Chester, PA)

Email: Idavis@tcsr.realtor







Nov 2022

27

YTD

17

Oct 2023

45





## November 2023

Spring-Ford Area (Chester, PA) - Detached

Tri-County Suburban REALTORS

Email: Idavis@tcsr.realtor

New L	istings.		2
	100.0% Oct 2023: 1	from N	).0% ov 2022: <b>2</b>
YTD	2023 <b>25</b>	2022 <b>13</b>	+/- 92.3%
5-year	Nov average	e: <b>2</b>	





Medi Sold	an Price	\$744,562
	•0.0% n Oct 2023: <b>\$0</b>	163.4% from Nov 2022: \$282,700
YTD	2023 <b>\$480,000</b>	2022 +/- <b>\$278,850</b> 72.1%
5-yea	r Nov avera	ge: <b>\$387,732</b>

#### 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: Idavis@tcsr.realtor







Medi Sold	an Price	\$302,400				
<b>8.0%</b> from Oct 2023: <b>\$280,000</b>		+-41.8% from Nov 2022: \$520,003				
YTD	2023 <b>\$332,000</b>	2022 +/- <b>\$293,000</b> 13.3%				
5-year Nov average: <b>\$290,861</b>						

#### 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: Idavis@tcsr.realtor











17

15

16



Avg Sold to OLP Ratio 102.7%

## November 2023

Tredyffrin-Easttown (Chester, PA) - Detached

Tri-County Suburban REALTORS

Email: Idavis@tcsr.realtor

New L	.istings		15	New F	Pendings		12	Close	d Sales		21
	- <b>46.4%</b> Oct 2023: <b>28</b>	from N	<b>31.8%</b> ov 2022: <b>22</b>		- <b>52.0%</b> Oct 2023: <b>25</b>	from N	25.0% lov 2022: 16		<b>5.0%</b> Oct 2023: <b>20</b>	from N	<b>4.5%</b> lov 2022: <b>22</b>
YTD	2023 <b>314</b>	2022 <b>394</b>	+/- -20.3%	YTD	2023 <b>260</b>	2022 <b>326</b>	+/- -20.2%	YTD	2023 <b>266</b>	2022 <b>324</b>	+/- -17.9%
5-year	Nov averag	ge: <b>22</b>		5-year	Nov avera	ge: <b>24</b>		5-year	Nov averag	ge: <b>27</b>	

Medi Sold	an Price	\$1,065,000					
13.3%		<b>26.9%</b>					
from Oct 2023:		from Nov 2022:					
\$940,000		<b>\$839,500</b>					
YTD	2023	2022	+/-				
	<b>\$920,000</b>	<b>\$825,000</b>	11.5%				
5-yea	5-year Nov average: <b>\$806,600</b>						

#### 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

Email: Idavis@tcsr.realtor

New L	istings		14	New F	Pendings		12	Close	d Sales		15
	7.7% Oct 2023: 13	from N	).0% ov 2022: 4	-	- <b>7.7%</b> Oct 2023: <b>13</b>		8 <b>3.3%</b> Iov 2022: 9		-6.3% Oct 2023: 16	from N	5.4% lov 2022: I3
YTD	2023 <b>207</b>	2022 <b>232</b>	+/- -10.8%	YTD	2023 <b>184</b>	2022 <b>216</b>	+/- -14.8%	YTD	2023 <b>186</b>	2022 <b>218</b>	+/- -14.7%
5-year	Nov averag	je: <b>16</b>		5-year	Nov avera	ge: <b>13</b>		5-year	Nov averag	ge: <b>19</b>	

Medi Sold	an Price	\$385,000					
fron	-13.5% n Oct 2023: <b>145,000</b>	11.6% from Nov 2022: \$345,000					
YTD	2023 <b>\$413,750</b>	2022 +/- <b>\$360,000</b> 14.9%					
5-yea	5-year Nov average: <b>\$369,900</b>						

#### **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

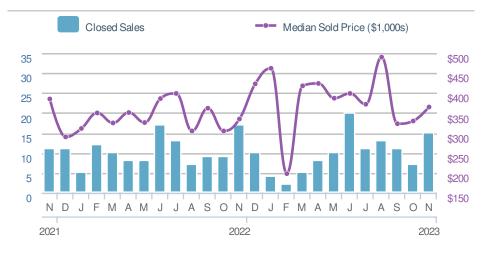
Twin Valley (Chester, PA)

#### **New Listings** 7 🕊-56.3% ►-41.7% from Oct 2023: from Nov 2022: 16 12 2023 2022 YTD +/-166 141 17.7% 5-year Nov average: 13





Medi Sold	an Price	\$365,000				
fron	10.6% n Oct 2023: 330,000	9.0% from Nov 2022: \$335,000				
YTD	2023 <b>\$386,250</b>	2022 +/- <b>\$330,000</b> 17.0%				
5-year Nov average: <b>\$313,146</b>						







Nov 2022

34

YTD

18

Oct 2023

20

Avg Sold to 99.3% **OLP** Ratio 99.3% Max Min 99.7% 94.4% 106.8% 5-year Nov average Oct 2023 Nov 2022 YTD 94.4% 104.2% 102.9%

# Email: Idavis@tcsr.realtor

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Data Source: Bright MLS. Statistics calculated December 06, 2023.

## November 2023

Twin Valley (Chester, PA) - Detached

Email: Idavis@tcsr.realtor



Medi Sold	an Price	\$380,000					
▲ 16.9% from Oct 2023: \$325,000		22.6% from Nov 2022: \$310,000					
YTD	2023 <b>\$402,810</b>	2022 +/- <b>\$354,750</b> 13.5%					
5-yea	5-year Nov average: <b>\$337,800</b>						

#### 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

#### Tri-County Suburban REALTORS

Email: Idavis@tcsr.realtor



Medi Sold	an Price	\$327,450					
+-13.8% from Oct 2023: \$380,000		-3.1% from Nov 2022: \$338,000					
YTD	2023 <b>\$362,500</b>	2022 +/- <b>\$310,500</b> 16.7%					
5-yea	5-year Nov average: <b>\$298,852</b>						

#### 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: Idavis@tcsr.realtor



Medi Sold	an Price	\$675,100					
fron	-21.7% n Oct 2023: 362,500	from No \$867,	v 2022:				
YTD	2023 <b>\$750,000</b>	2022 <b>\$725,000</b>	+/- 3.4%				
5-yea	5-year Nov average: <b>\$685,220</b>						







Oct 2023	Nov 2022	YTD	
22	<b>20</b>	<b>27</b>	



## November 2023

Unionville-Chadds Ford (Chester, PA) - Detached

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

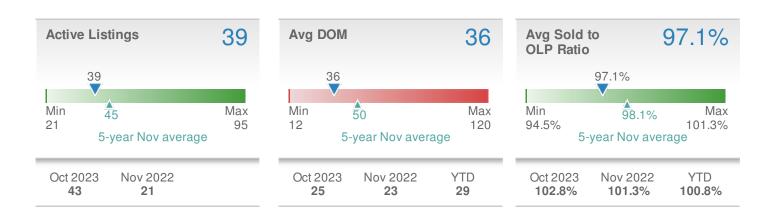
	istings.		/		Pendings	4.5	10		d Sales		10
	-53.3% Oct 2023: 15		1.7% ov 2022: 2		-16.7% Oct 2023: 12	from N	).0% ov 2022: <b>0</b>		-33.3% Oct 2023: 15	from N	00.0% ov 2022: 5
YTD	2023 <b>226</b>	2022 <b>216</b>	+/- 4.6%	YTD	2023 <b>174</b>	2022 <b>189</b>	+/- -7.9%	YTD	2023 <b>174</b>	2022 <b>187</b>	+/- -7.0%
5-year Nov average: <b>13</b>			5-year	5-year Nov average: <b>15</b>			5-year Nov average: <b>12</b>				

Medi Sold	an Price	\$679,	250			
+-33.7%		+-23.2%				
from Oct 2023:		from Nov 2022:				
\$1,025,000		\$885,000				
YTD	2023	2022	+/-			
	<b>\$825,000</b>	<b>\$775,000</b>	6.5%			
5-year Nov average: <b>\$748,100</b>						

#### 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.

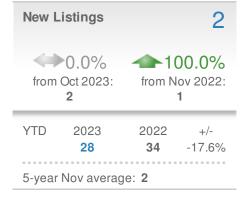




## November 2023

Unionville-Chadds Ford (Chester, PA) - Attached

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







Median Sold Price		\$610,000		
<b>3.4%</b>		+23.2%		
from Oct 2023:		from Nov 2022:		
<b>\$590,000</b>		\$495,000		
YTD	2023	2022	+/-	
	<b>\$545,000</b>	<b>\$525,000</b>	3.8%	
5-year Nov average: <b>\$477,436</b>				

#### 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: Idavis@tcsr.realtor











5-	year nov avera	aye	_
Oct 2023	Nov 2022	YTD	(
8	<b>19</b>	16	



## November 2023

West Chester Area (Chester, PA) - Detached

**Tri-County Suburban REALTORS** Email: Idavis@tcsr.realtor

New L	istings		46	New F	Pendings		56	Close	d Sales		47
	•4.5% Oct 2023: 44	from N	<b>2.2%</b> ov 2022: 1		40.0% Oct 2023: 40	from N	0.0% ov 2022: IO		14.6% Oct 2023: 41	from N	<b>4.6%</b> lov 2022: <b>11</b>
YTD	2023 <b>566</b>	2022 <b>576</b>	+/- -1.7%	YTD	2023 <b>510</b>	2022 <b>517</b>	+/- -1.4%	YTD	2023 <b>448</b>	2022 <b>549</b>	+/- -18.4%
5-year	Nov averag	ge: <b>53</b>		5-year	Nov avera	ge: <b>52</b>		5-year	Nov avera	ge: <b>52</b>	

Median Sold Price		\$680,000		
0.0% from Oct 2023: \$680,000		23.0% from Nov 2022: \$553,000		
YTD	2023 <b>\$695,000</b>	2022 +/- <b>\$675,000</b> 3.0%		
5-year Nov average: <b>\$575,580</b>				

#### 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

**Tri-County Suburban REALTORS** Email: Idavis@tcsr.realtor



Median Sold Price		\$411,007		
+-12.1%		-4.4%		
from Oct 2023:		from Nov 2022:		
\$467,500		\$430,000		
YTD	2023	2022	+/-	
	<b>\$455,000</b>	<b>\$420,000</b>	8.3%	
5-year Nov average: <b>\$389,651</b>				

#### 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.



