

November 2023

All Home Types
Detached
Attached

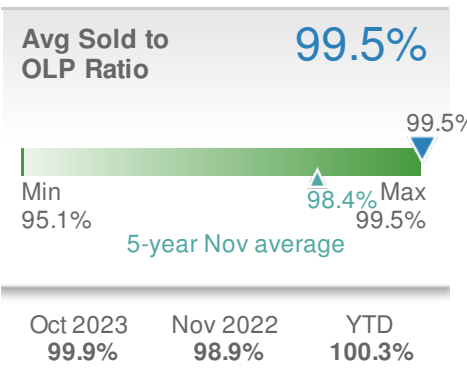
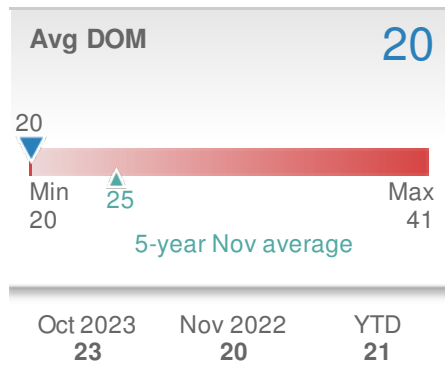
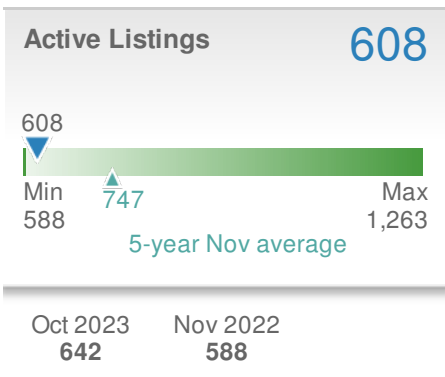
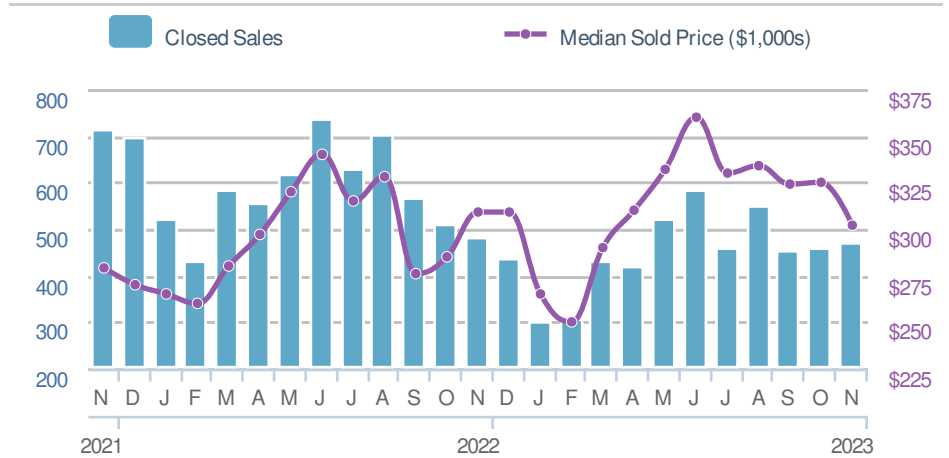
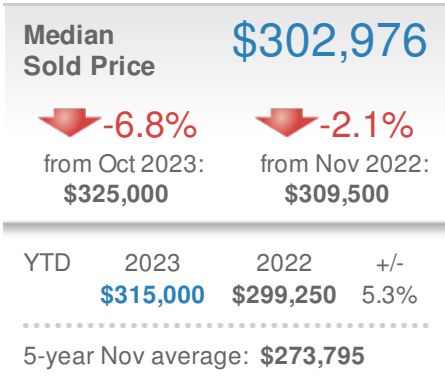
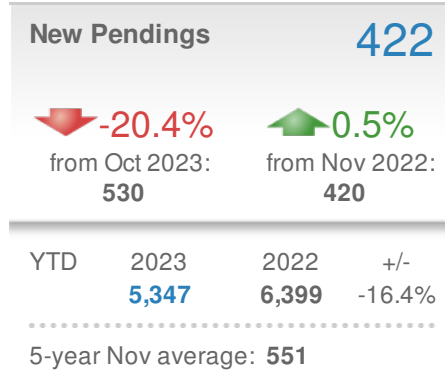
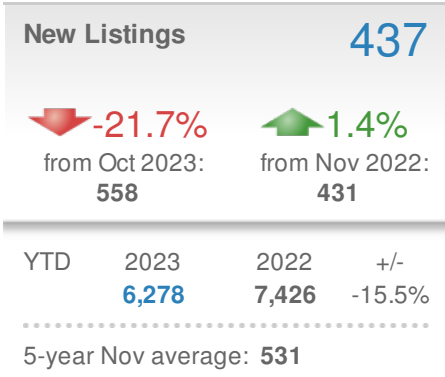
Local Market Insight

Delaware County, PA

November 2023

Delaware County, PA

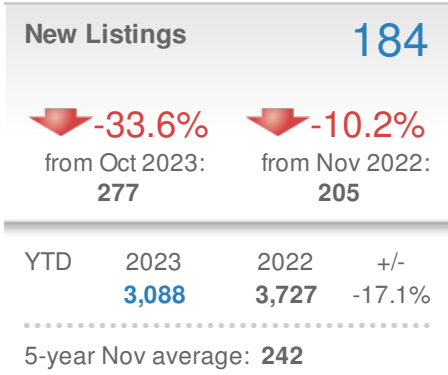
Email: ldavis@tcsr.realtor



November 2023

Delaware County, PA - Detached

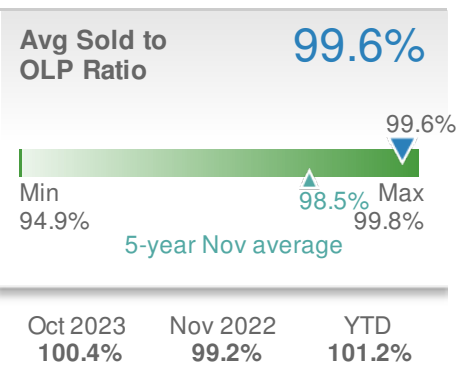
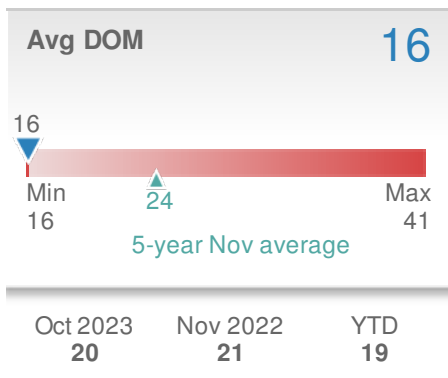
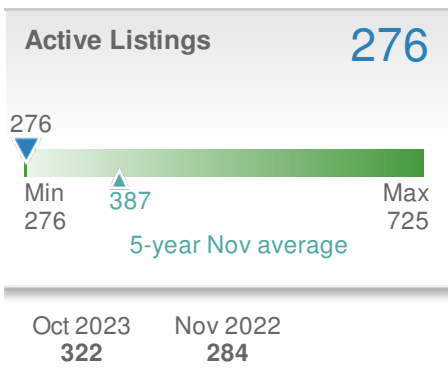
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Delaware County, PA, the median sold price for Detached properties for November was \$430,000, representing no change compared to last month and an increase of 4.9% from Nov 2022. The average days on market for units sold in November was 16 days, 34% below the 5-year November average of 24 days. There was a 21.8% month over month decrease in new contract activity with 201 New Pendings; an 8% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 335; and a 14.3% decrease in supply to 276 active units.

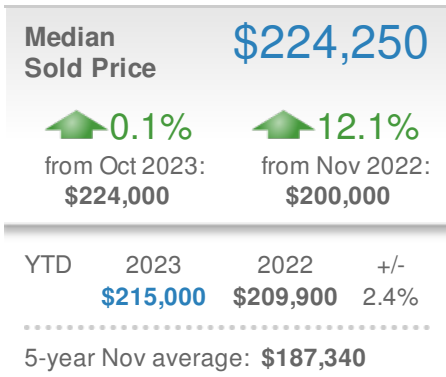
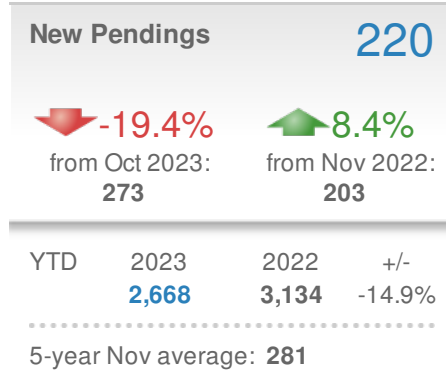
This activity resulted in a Contract Ratio of 1.21 pendings per active listing, up from 1.13 in October and no change from November 2022. The Contract Ratio is 10% lower than the 5-year November average of 1.35. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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

Delaware County, PA - Attached

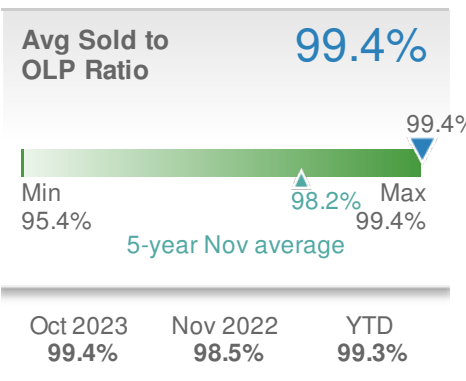
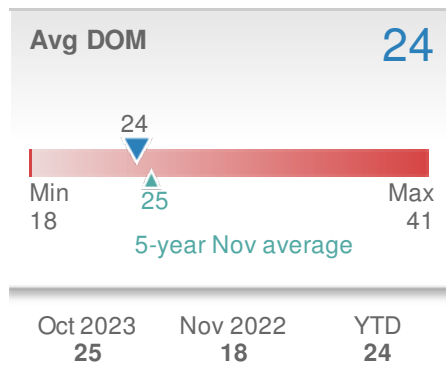
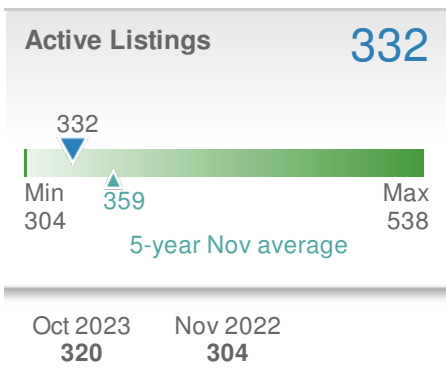
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Email: ldavis@tcsr.realtor



Summary

In Delaware County, PA, the median sold price for Attached properties for November was \$224,250, representing an increase of 0.1% compared to last month and an increase of 12.1% from Nov 2022. The average days on market for units sold in November was 24 days, 5% below the 5-year November average of 25 days. There was a 19.4% month over month decrease in new contract activity with 220 New Pendings; a 12% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 359; and a 3.8% increase in supply to 332 active units.

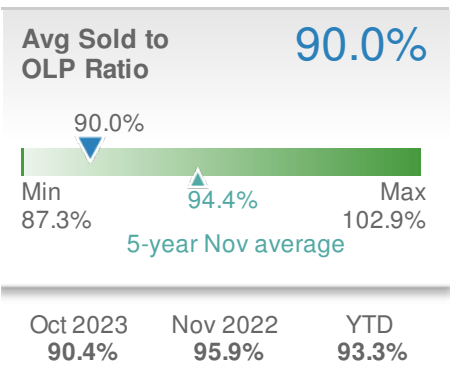
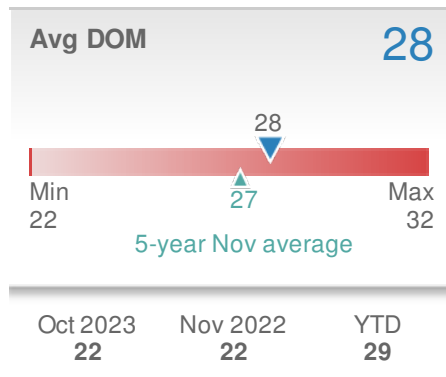
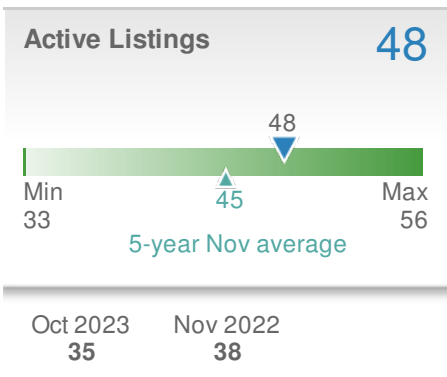
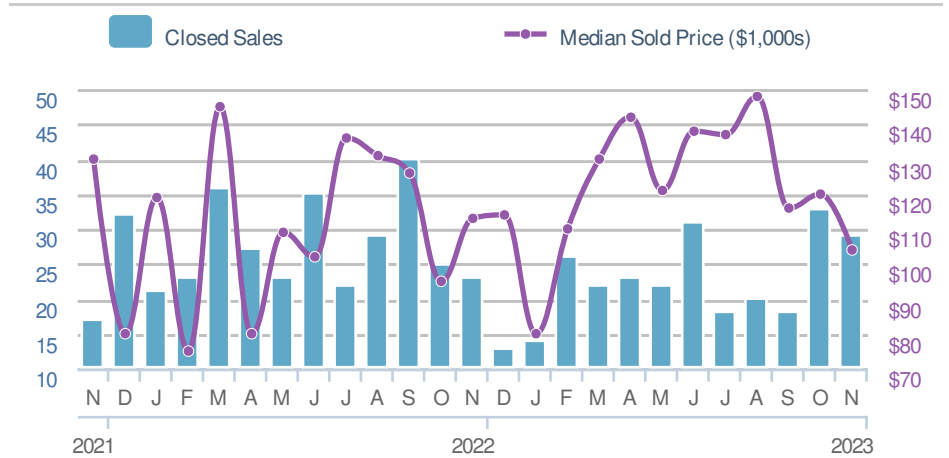
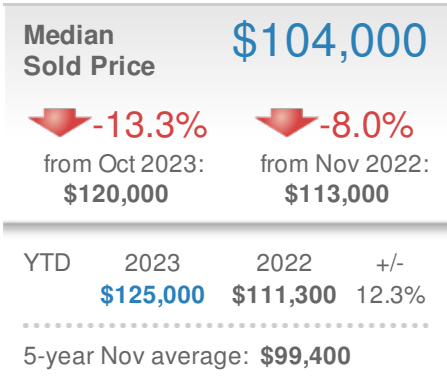
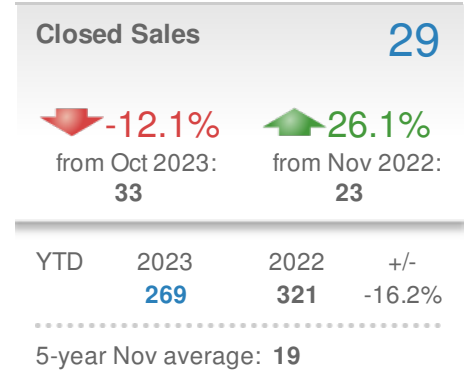
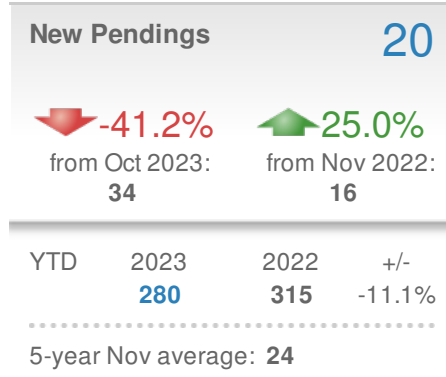
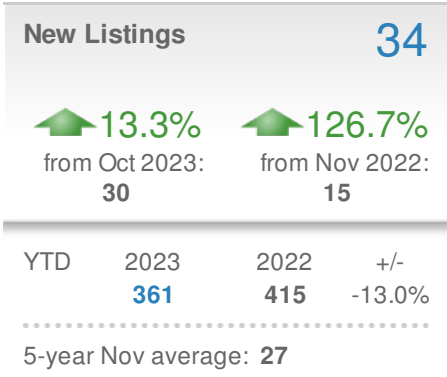
This activity resulted in a Contract Ratio of 1.08 pendings per active listing, down from 1.28 in October and a decrease from 1.11 in November 2022. The Contract Ratio is 25% lower than the 5-year November average of 1.44. A higher Contract Ratio signifies a relative increase in contract activity compared 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-Upland (Delaware, PA)

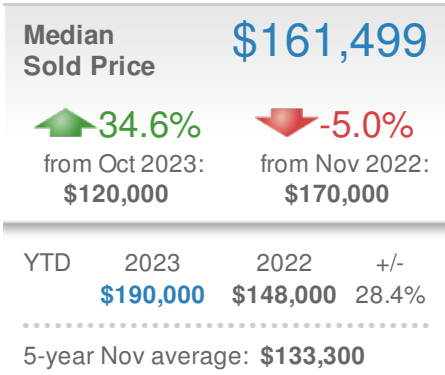
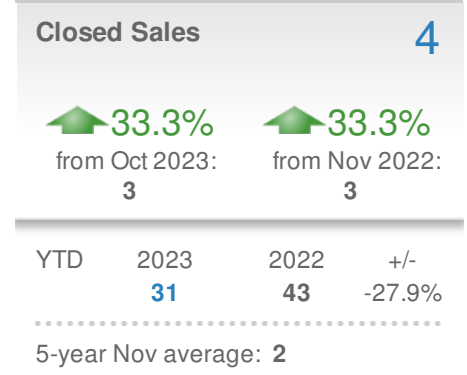
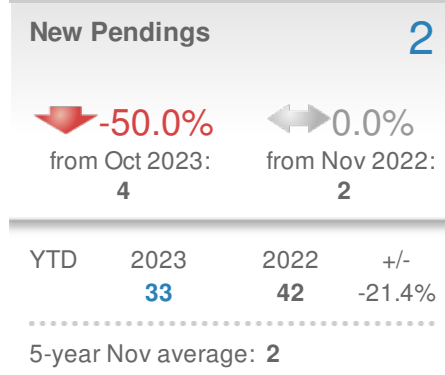
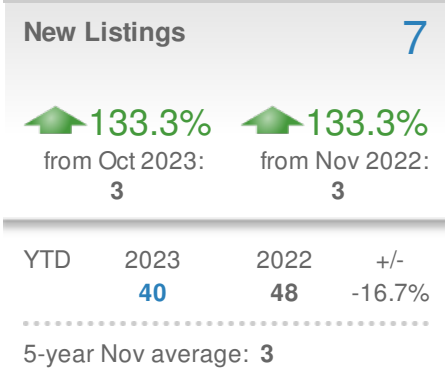
Email: ldavis@tcsr.realtor



November 2023

Chester-Upland (Delaware, PA) - Detached

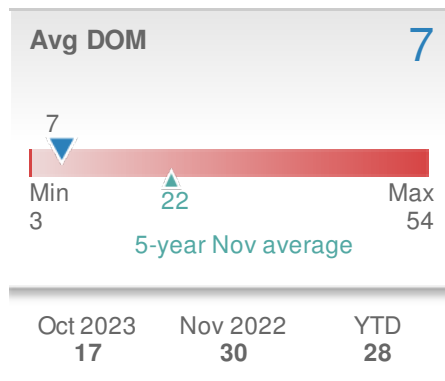
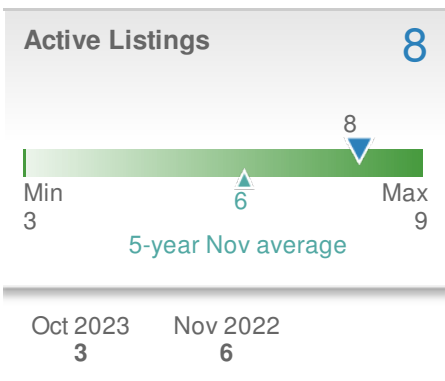
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Chester-Upland (Delaware, PA), the median sold price for Detached properties for November was \$161,499, representing an increase of 34.6% compared to last month and a decrease of 5% from Nov 2022. The average days on market for units sold in November was 7 days, 68% below the 5-year November average of 22 days. There was a 50% month over month decrease in new contract activity with 2 New Pendings; a 50% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 2; and a 166.7% increase in supply to 8 active units.

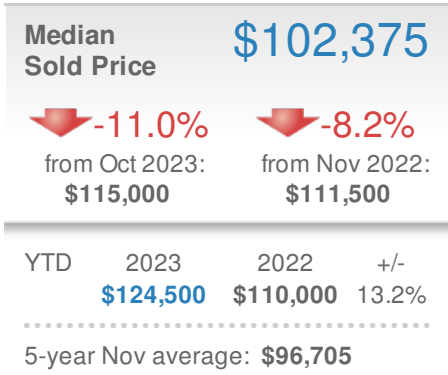
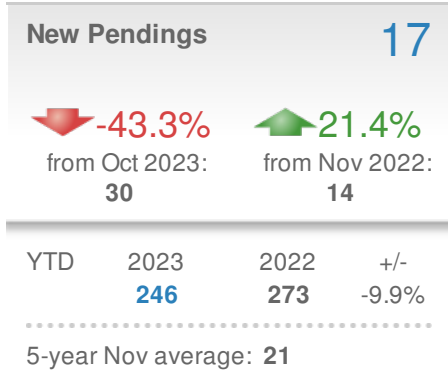
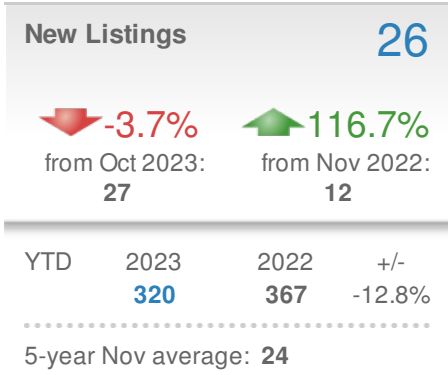
This activity resulted in a Contract Ratio of 0.25 pendings per active listing, down from 1.33 in October and a decrease from 0.33 in November 2022. The Contract Ratio is 69% lower than the 5-year November average of 0.80. A higher Contract Ratio signifies a relative increase in contract activity compared 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

Chester-Upland (Delaware, PA) - Attached

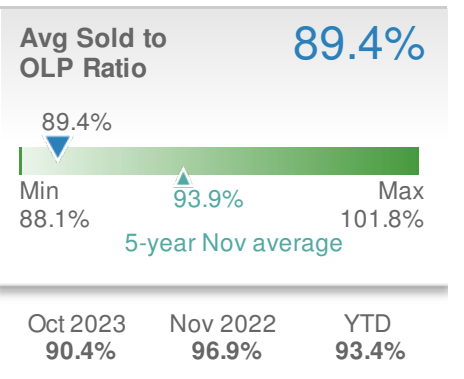
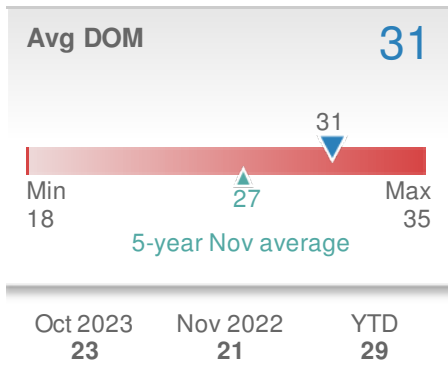
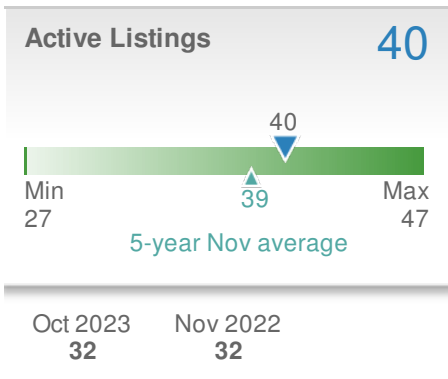
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Summary

In Chester-Upland (Delaware, PA), the median sold price for Attached properties for November was \$102,375, representing a decrease of 11% compared to last month and a decrease of 8.2% from Nov 2022. The average days on market for units sold in November was 31 days, 13% above the 5-year November average of 27 days. There was a 43.3% month over month decrease in new contract activity with 17 New Pendings; a 27.5% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 29; and a 25% increase in supply to 40 active units.

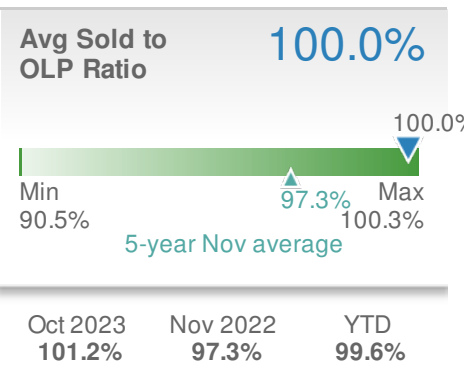
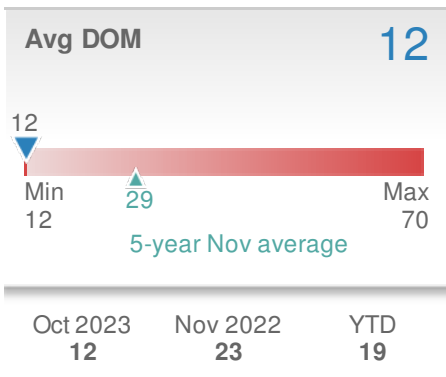
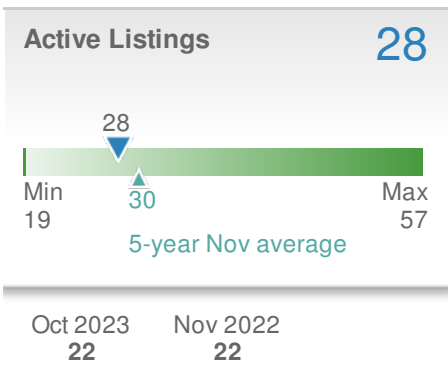
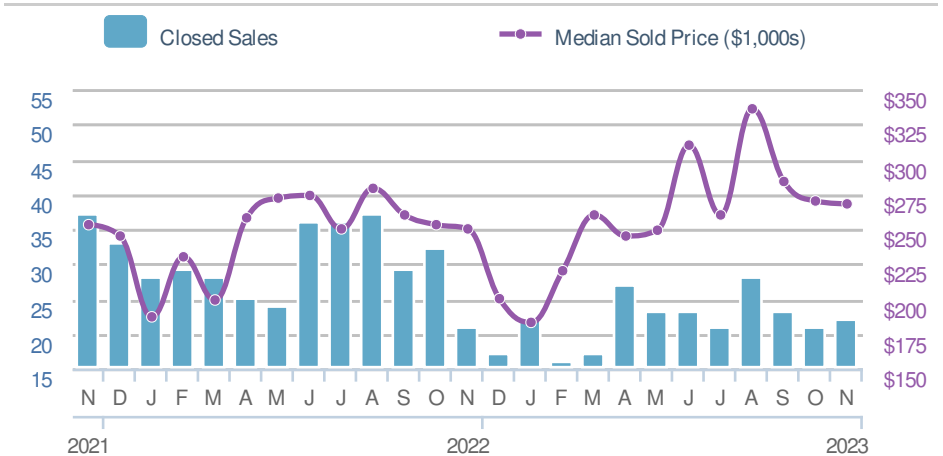
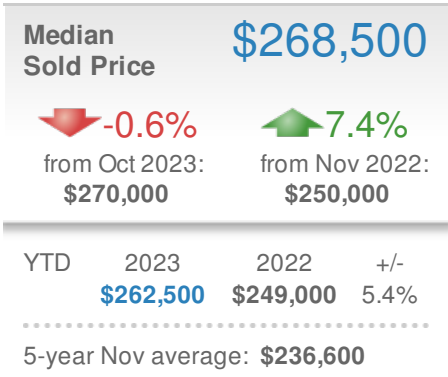
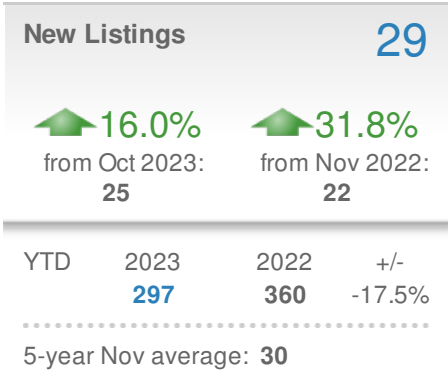
This activity resulted in a Contract Ratio of 0.73 pendings per active listing, down from 1.25 in October and a decrease from 0.78 in November 2022. The Contract Ratio is 28% lower than the 5-year November average of 1.01. A higher Contract Ratio signifies a relative increase in contract activity compared 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

Chichester (Delaware, PA)

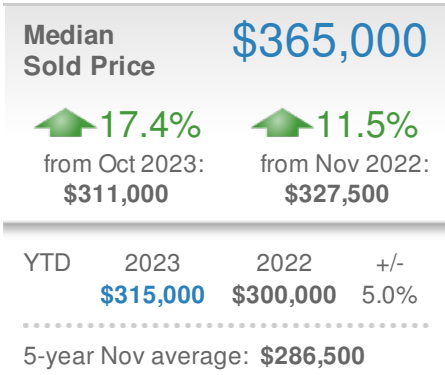
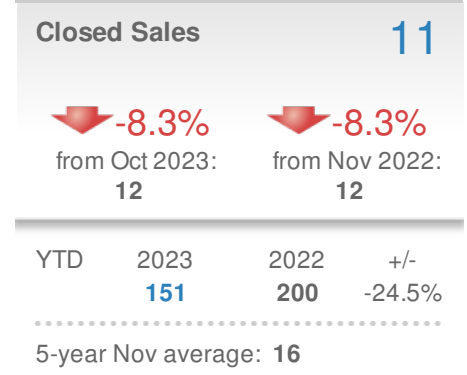
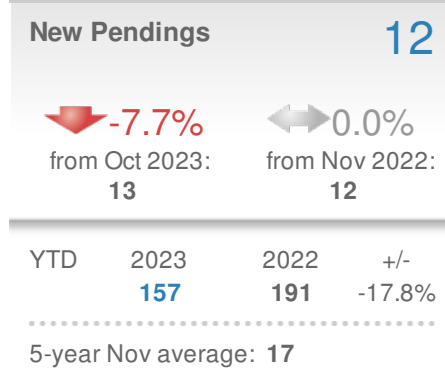
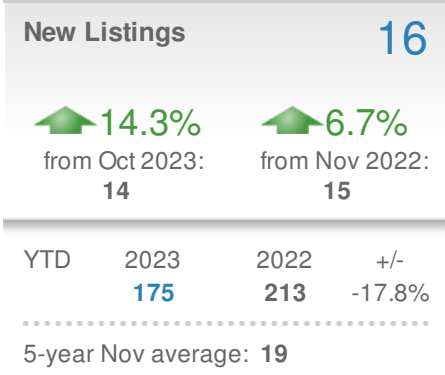
Email: ldavis@tcsr.realtor



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Chichester (Delaware, PA) - Detached

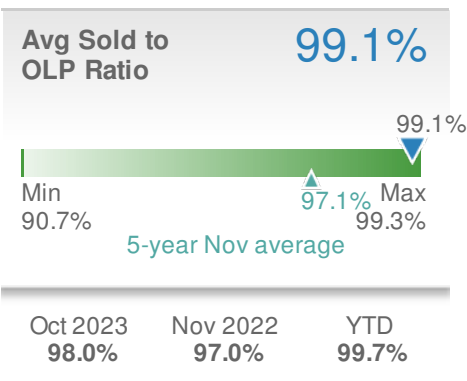
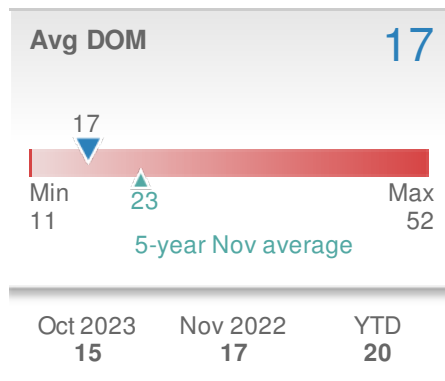
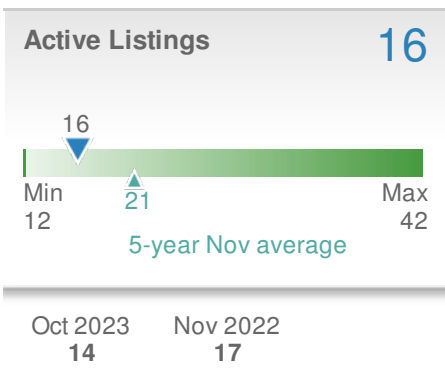
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Email: ldavis@tcsr.realtor



Summary

In Chichester (Delaware, PA), the median sold price for Detached properties for November was \$365,000, representing an increase of 17.4% compared to last month and an increase of 11.5% from Nov 2022. The average days on market for units sold in November was 17 days, 25% below the 5-year November average of 23 days. There was a 7.7% month over month decrease in new contract activity with 12 New Pendings; a 5.9% MoM increase in All Pendings (new contracts + contracts carried over from October) to 18; and a 14.3% increase in supply to 16 active units.

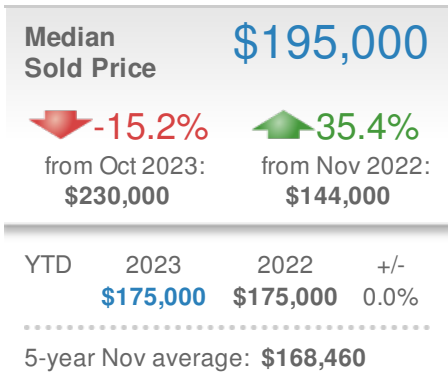
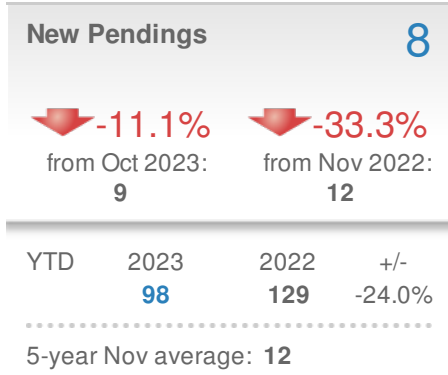
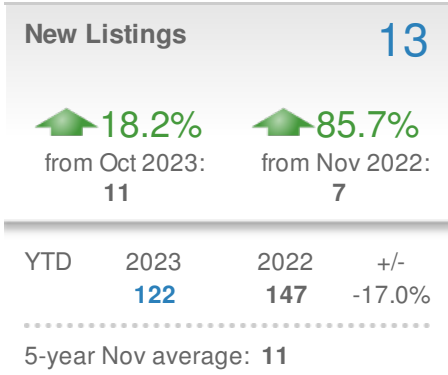
This activity resulted in a Contract Ratio of 1.13 pendings per active listing, down from 1.21 in October and an increase from 0.88 in November 2022. The Contract Ratio is 26% lower than the 5-year November average of 1.52. A higher Contract Ratio signifies a relative increase in contract activity compared 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

Chichester (Delaware, PA) - Attached

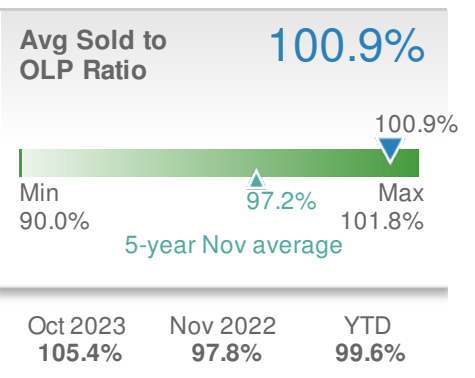
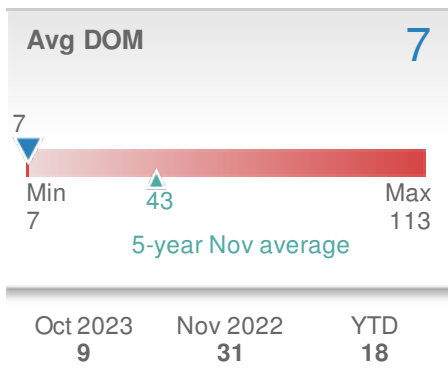
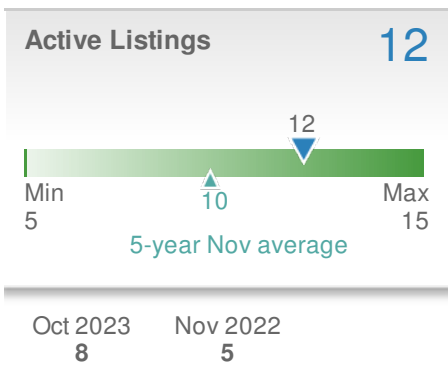
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Summary

In Chichester (Delaware, PA), the median sold price for Attached properties for November was \$195,000, representing a decrease of 15.2% compared to last month and an increase of 35.4% from Nov 2022. The average days on market for units sold in November was 7 days, 84% below the 5-year November average of 43 days. There was an 11.1% month over month decrease in new contract activity with 8 New Pendings; a 25% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 9; and a 50% increase in supply to 12 active units.

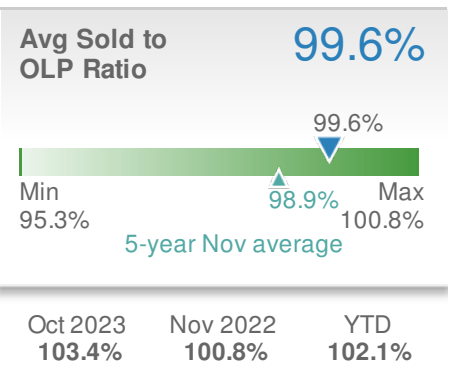
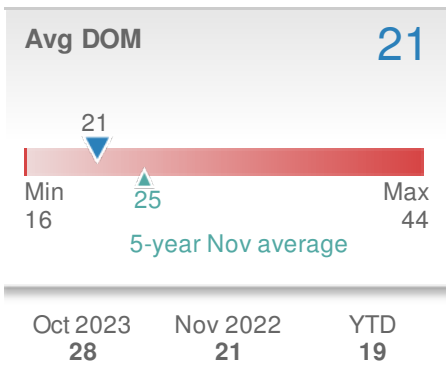
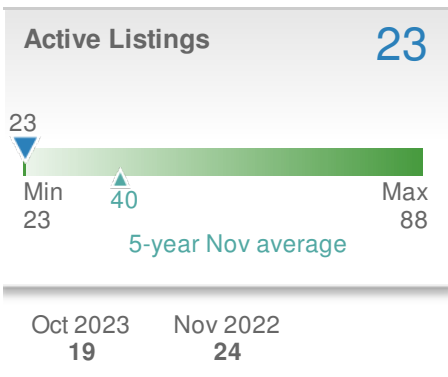
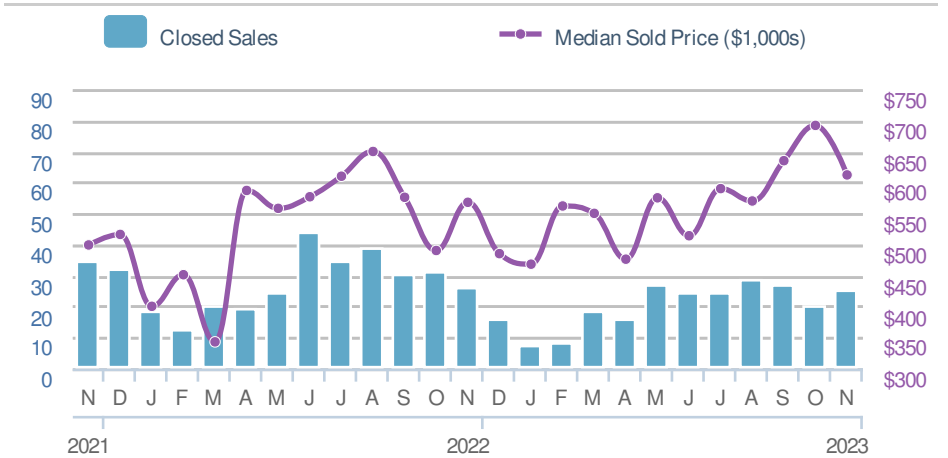
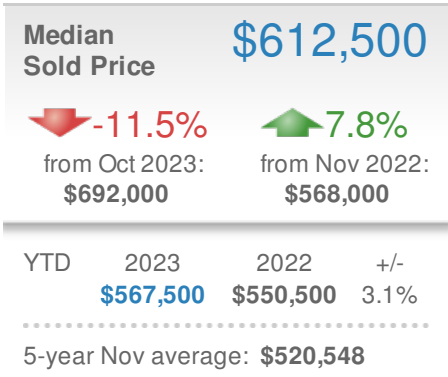
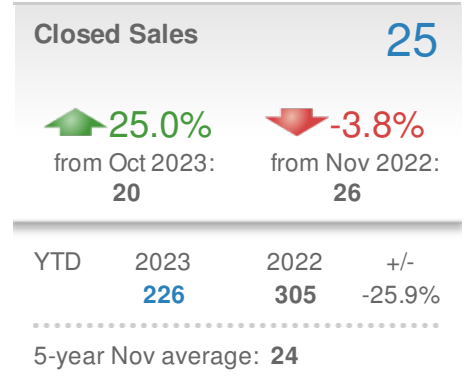
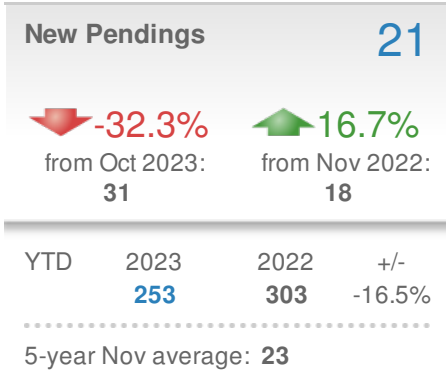
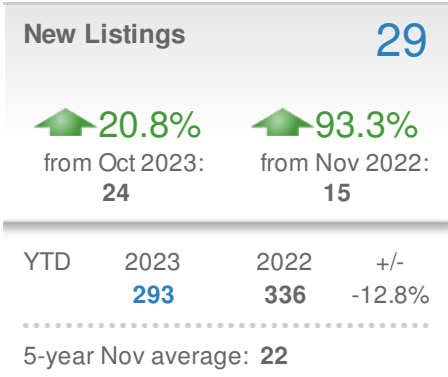
This activity resulted in a Contract Ratio of 0.75 pendings per active listing, down from 1.50 in October and a decrease from 3.20 in November 2022. The Contract Ratio is 66% lower than the 5-year November average of 2.18. A higher Contract Ratio signifies a relative increase in contract activity compared 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

Garnet Valley (Delaware, PA)

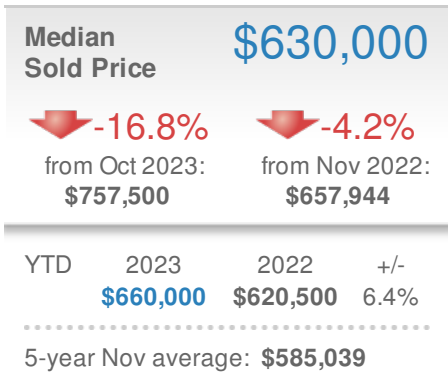
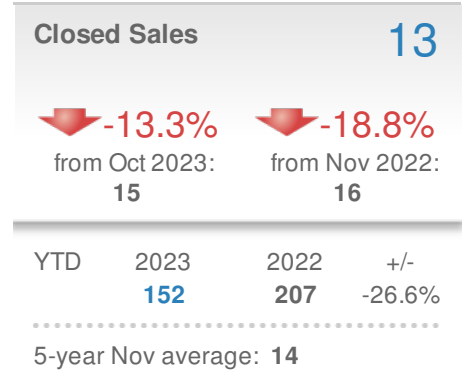
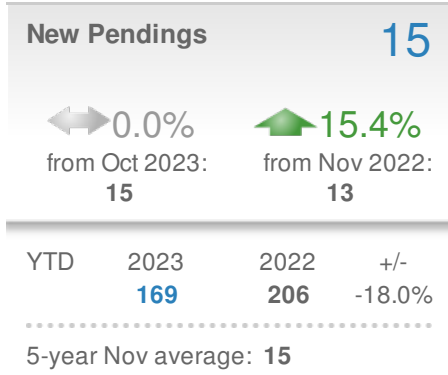
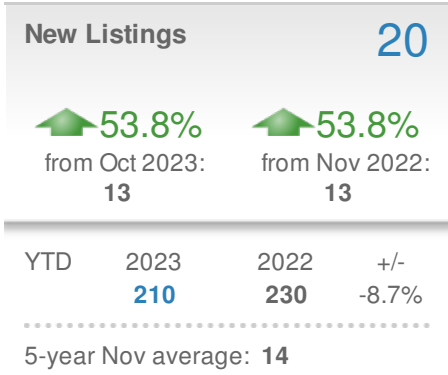
Email: ldavis@tcsr.realtor



November 2023

Garnet Valley (Delaware, PA) - Detached

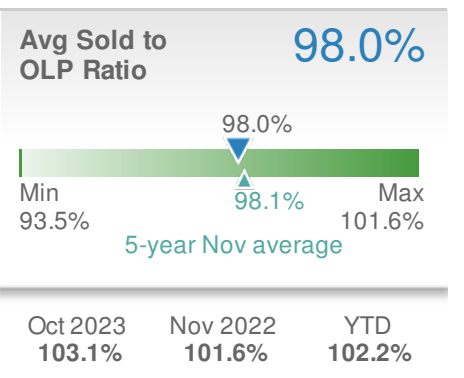
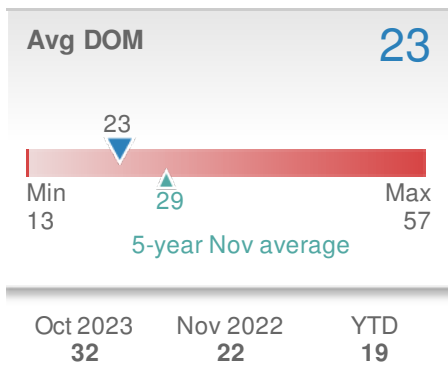
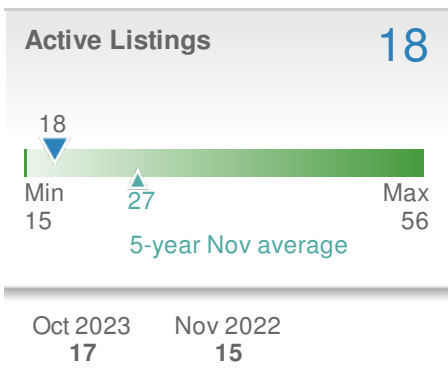
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Garnet Valley (Delaware, PA), the median sold price for Detached properties for November was \$630,000, representing a decrease of 16.8% compared to last month and a decrease of 4.2% from Nov 2022. The average days on market for units sold in November was 23 days, 21% below the 5-year November average of 29 days. There was no month over month change in new contract activity with 15 New Pendings; a 13.8% MoM increase in All Pendings (new contracts + contracts carried over from October) to 33; and a 5.9% increase in supply to 18 active units.

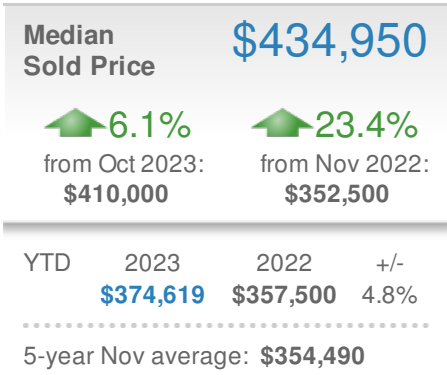
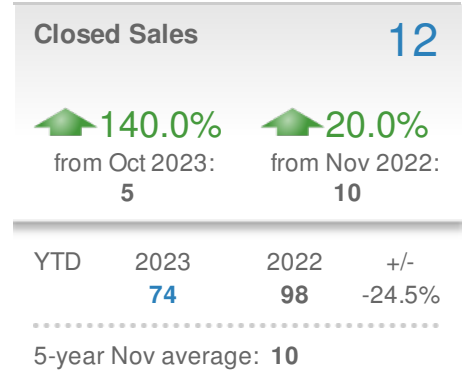
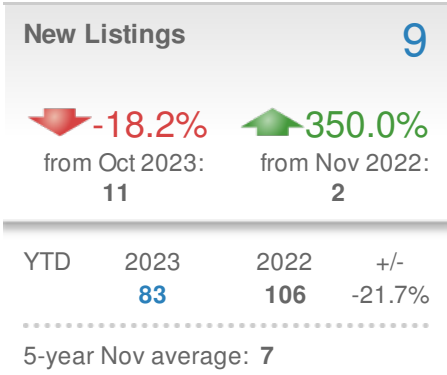
This activity resulted in a Contract Ratio of 1.83 pendings per active listing, up from 1.71 in October and an increase from 1.33 in November 2022. The Contract Ratio is 41% higher than the 5-year November average of 1.29. A higher Contract Ratio signifies a relative increase in contract activity compared 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

Garnet Valley (Delaware, PA) - Attached

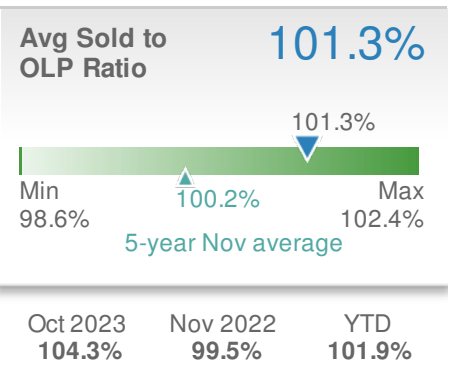
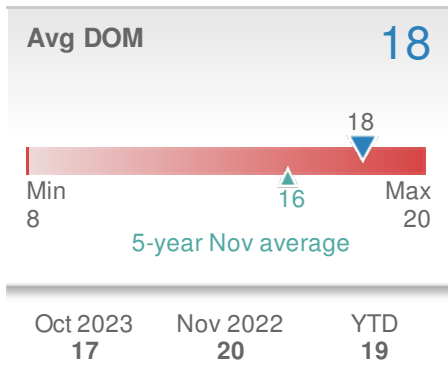
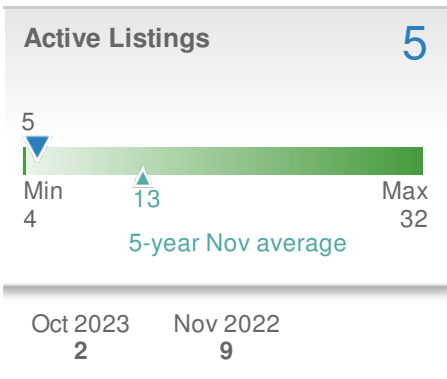
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Garnet Valley (Delaware, PA), the median sold price for Attached properties for November was \$434,950, representing an increase of 6.1% compared to last month and an increase of 23.4% from Nov 2022. The average days on market for units sold in November was 18 days, 13% above the 5-year November average of 16 days. There was a 62.5% month over month decrease in new contract activity with 6 New Pendings; a 35.3% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 11; and a 150% increase in supply to 5 active units.

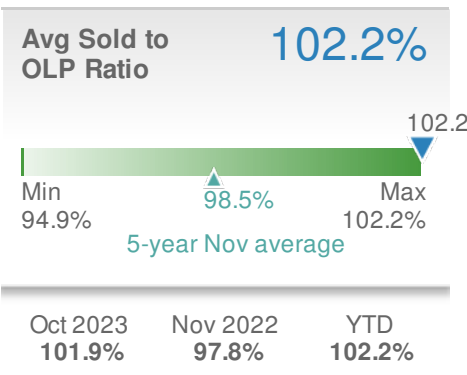
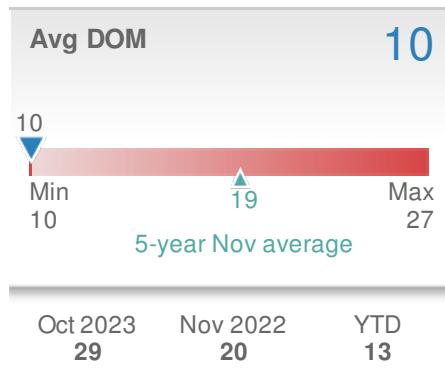
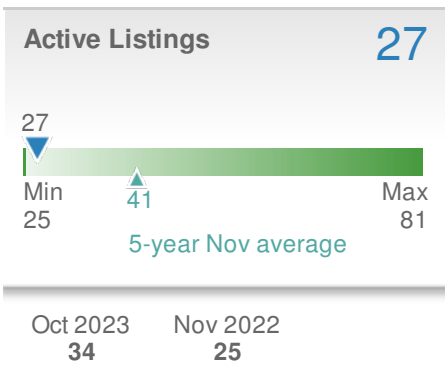
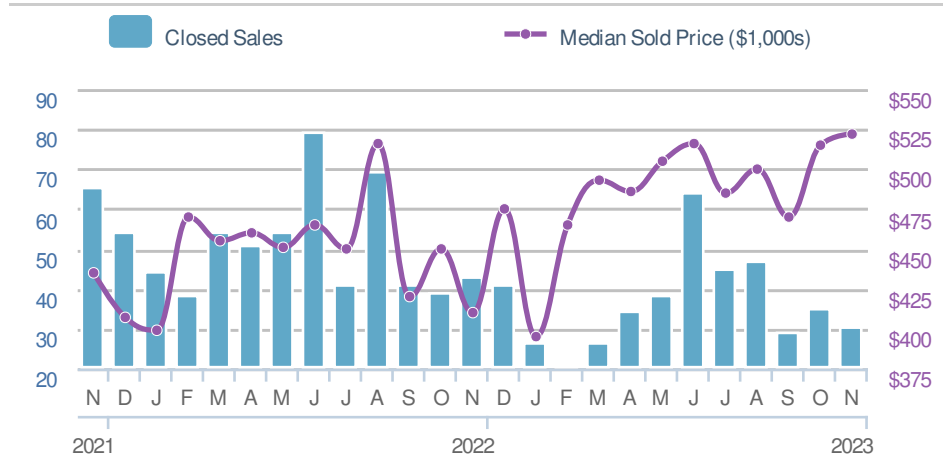
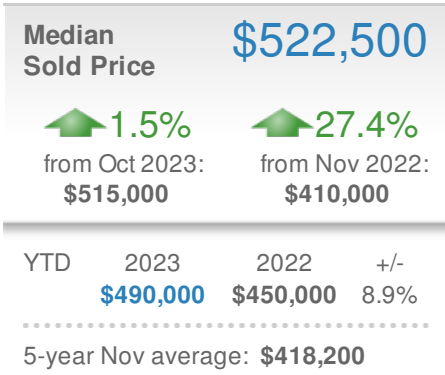
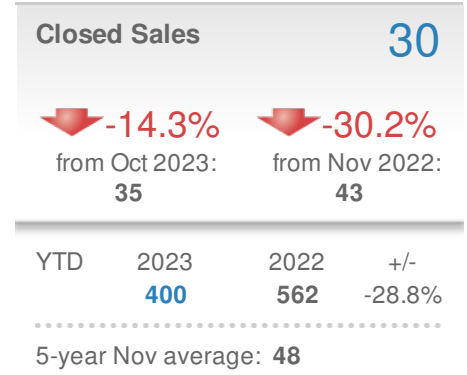
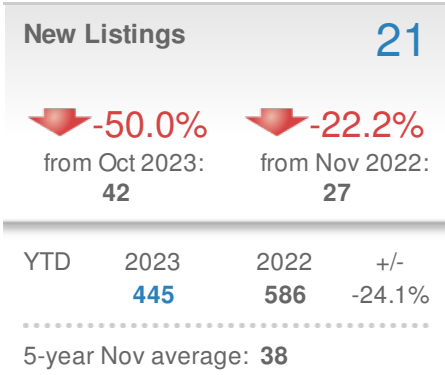
This activity resulted in a Contract Ratio of 2.20 pendings per active listing, down from 8.50 in October and an increase from 0.67 in November 2022. The Contract Ratio is 12% higher than the 5-year November average of 1.97. A higher Contract Ratio signifies a relative increase in contract activity compared 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

Haverford Township (Delaware, PA)

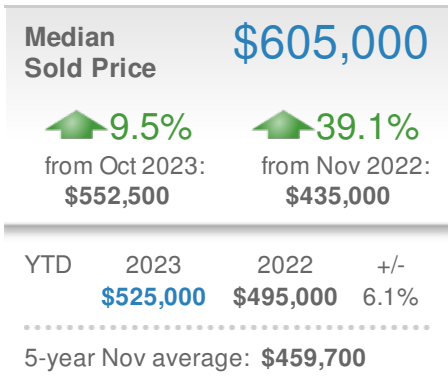
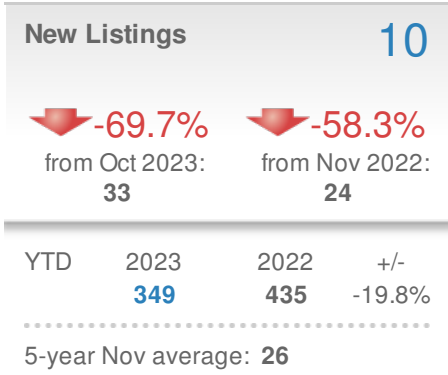
Email: ldavis@tcsr.realtor



November 2023

Haverford Township (Delaware, PA) - Detached

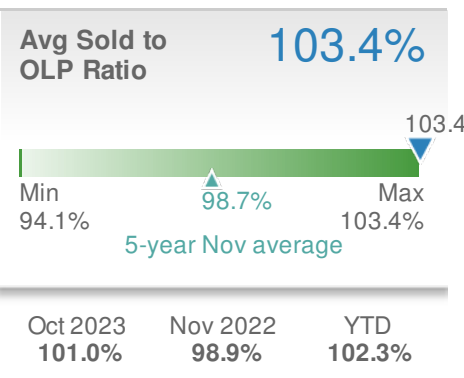
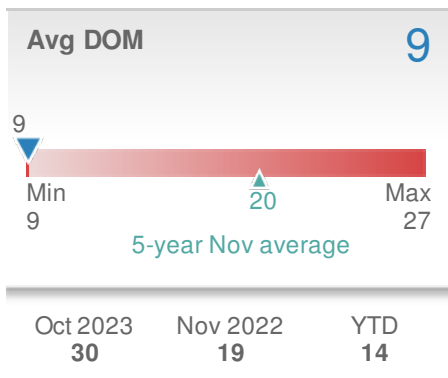
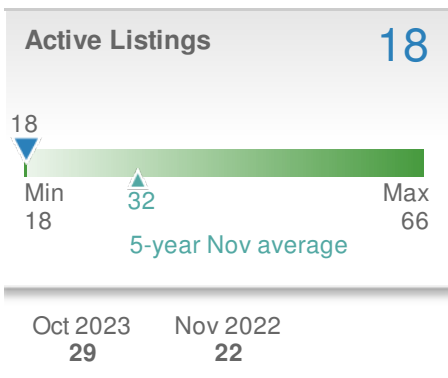
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Haverford Township (Delaware, PA), the median sold price for Detached properties for November was \$605,000, representing an increase of 9.5% compared to last month and an increase of 39.1% from Nov 2022. The average days on market for units sold in November was 9 days, 54% below the 5-year November average of 20 days. There was a 40.7% month over month decrease in new contract activity with 16 New Pendings; a 16.7% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 30; and a 37.9% decrease in supply to 18 active units.

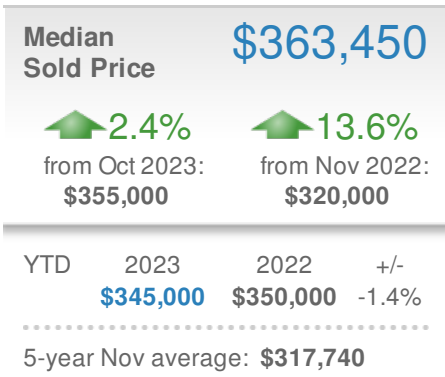
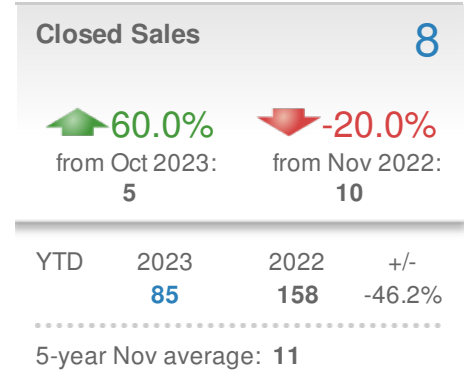
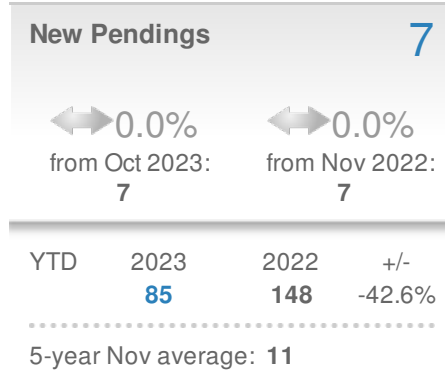
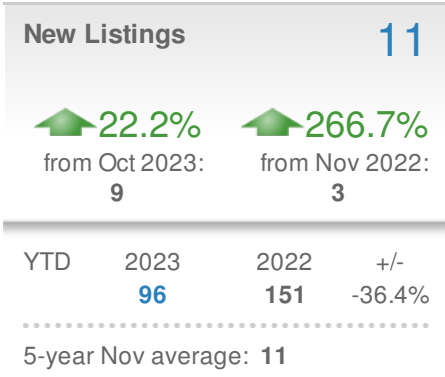
This activity resulted in a Contract Ratio of 1.67 pendings per active listing, up from 1.24 in October and a decrease from 1.73 in November 2022. The Contract Ratio is 10% lower than the 5-year November average of 1.85. A higher Contract Ratio signifies a relative increase in contract activity compared 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

Haverford Township (Delaware, PA) - Attached

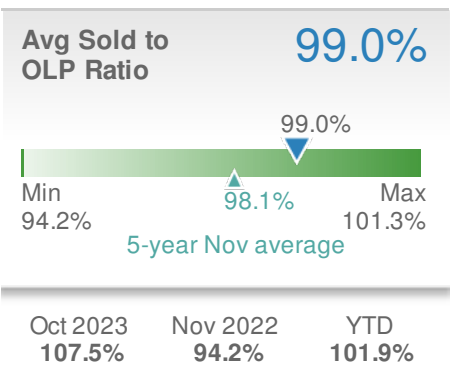
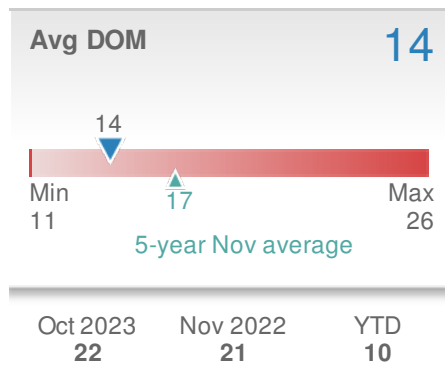
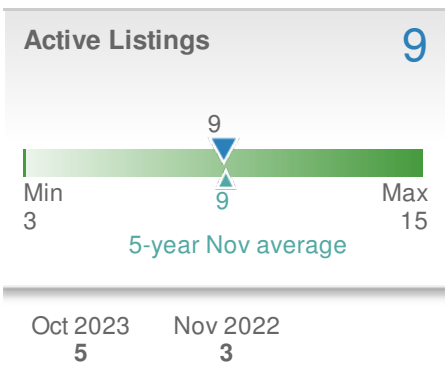
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Haverford Township (Delaware, PA), the median sold price for Attached properties for November was \$363,450, representing an increase of 2.4% compared to last month and an increase of 13.6% from Nov 2022. The average days on market for units sold in November was 14 days, 16% below the 5-year November average of 17 days. There was no month over month change in new contract activity with 7 New Pendings; a 12.5% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 7; and an 80% increase in supply to 9 active units.

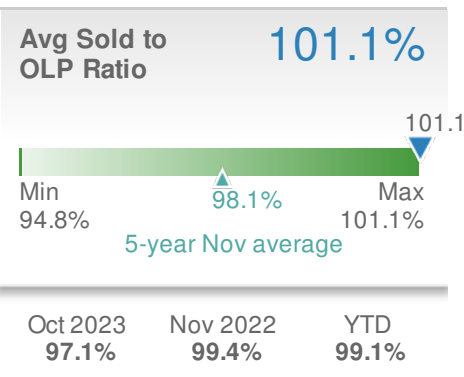
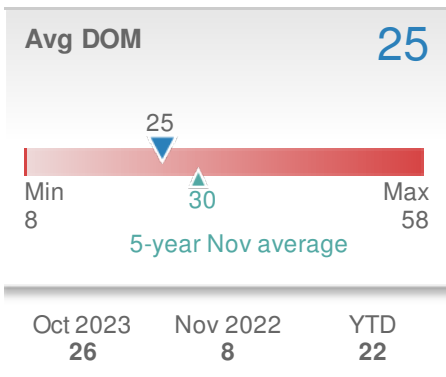
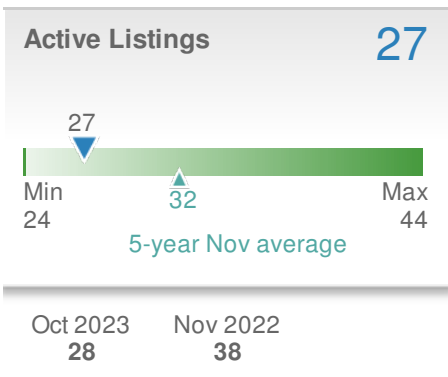
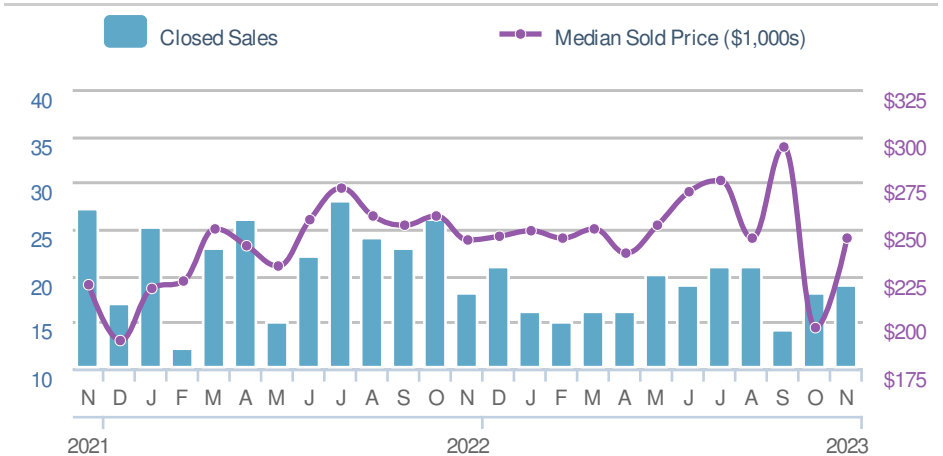
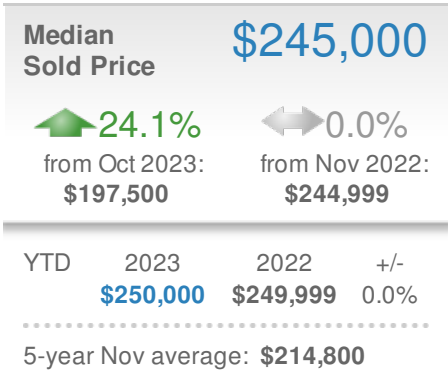
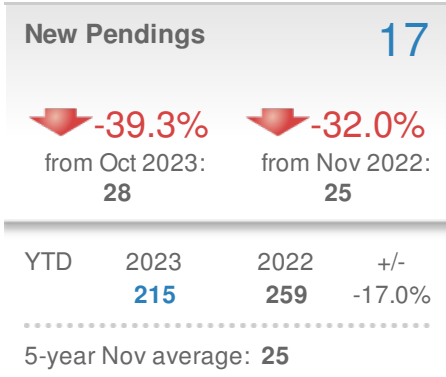
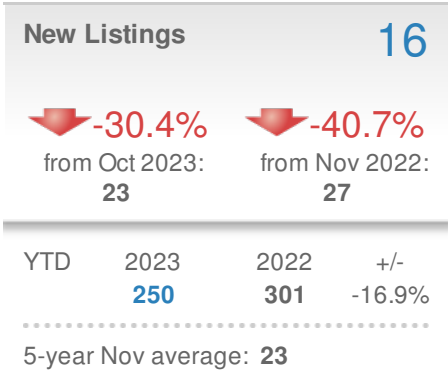
This activity resulted in a Contract Ratio of 0.78 pendings per active listing, down from 1.60 in October and a decrease from 2.67 in November 2022. The Contract Ratio is 60% lower than the 5-year November average of 1.93. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



November 2023

Interboro (Delaware, PA)

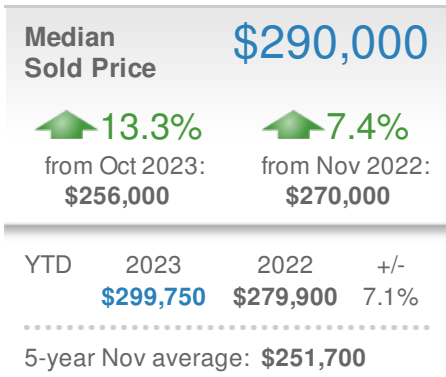
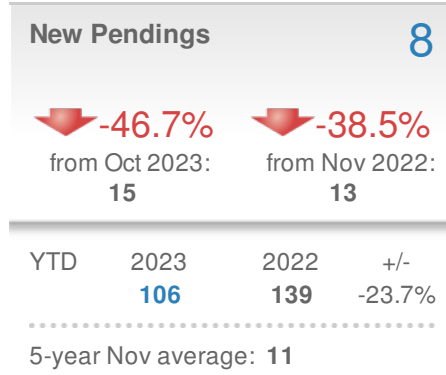
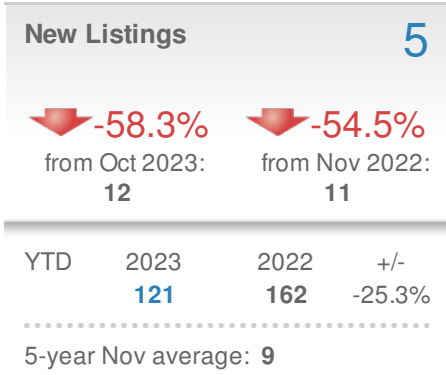
Email: ldavis@tcsr.realtor



November 2023

Interboro (Delaware, PA) - Detached

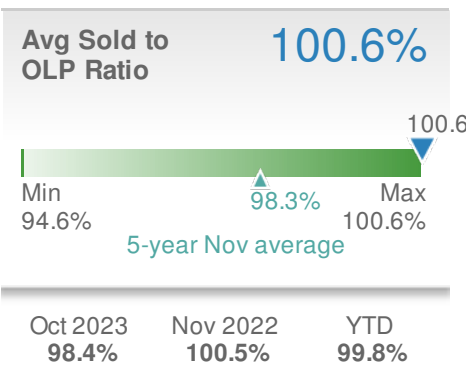
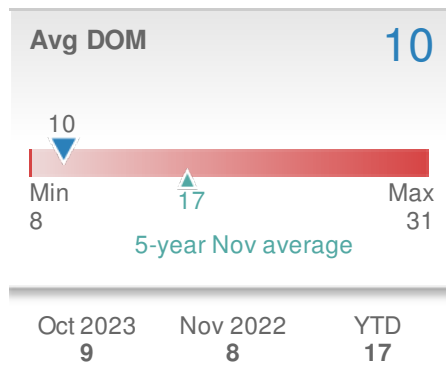
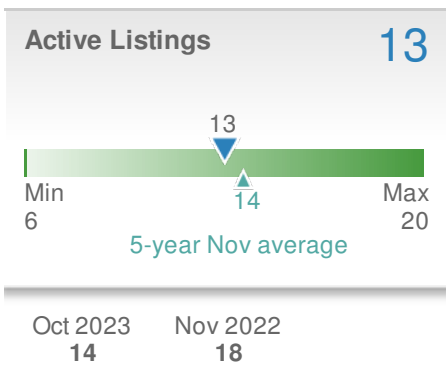
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Interboro (Delaware, PA), the median sold price for Detached properties for November was \$290,000, representing an increase of 13.3% compared to last month and an increase of 7.4% from Nov 2022. The average days on market for units sold in November was 10 days, 43% below the 5-year November average of 17 days. There was a 46.7% month over month decrease in new contract activity with 8 New Pendings; a 42.1% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 11; and a 7.1% decrease in supply to 13 active units.

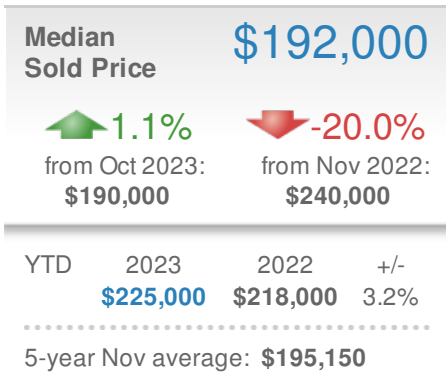
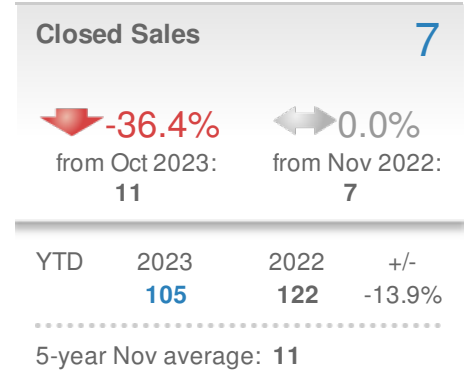
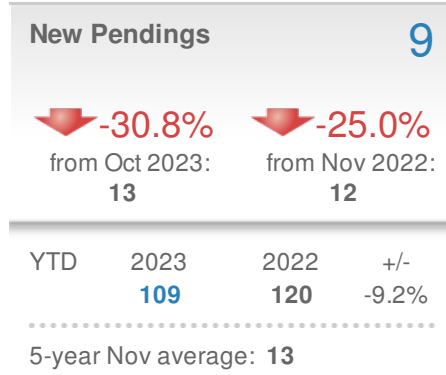
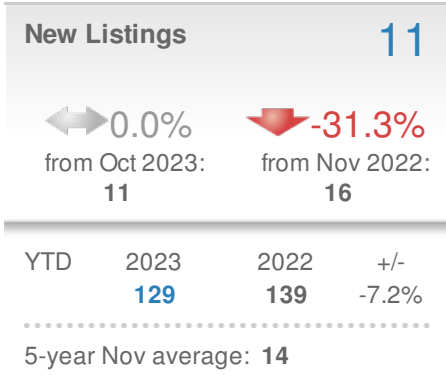
This activity resulted in a Contract Ratio of 0.85 pendings per active listing, down from 1.36 in October and a decrease from 1.00 in November 2022. The Contract Ratio is 50% lower than the 5-year November average of 1.71. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



November 2023

Interboro (Delaware, PA) - Attached

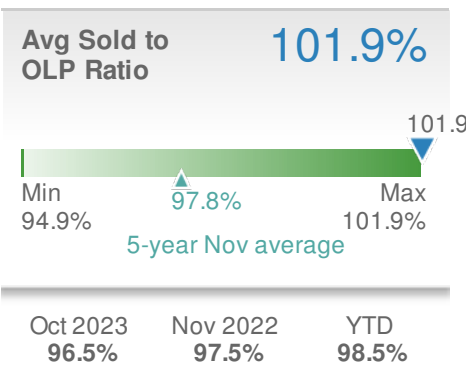
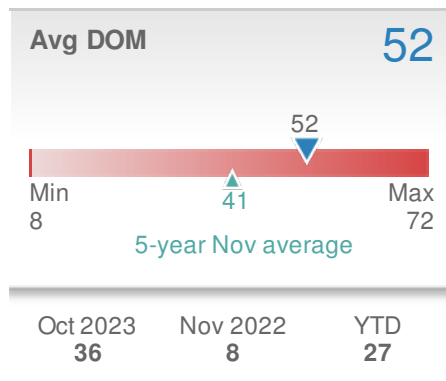
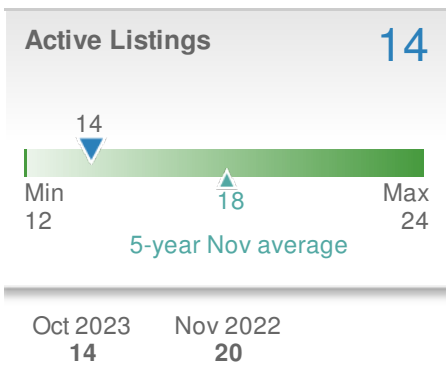
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Interboro (Delaware, PA), the median sold price for Attached properties for November was \$192,000, representing an increase of 1.1% compared to last month and a decrease of 20% from Nov 2022. The average days on market for units sold in November was 52 days, 26% above the 5-year November average of 41 days. There was a 30.8% month over month decrease in new contract activity with 9 New Pendings; a 6.7% MoM increase in All Pendings (new contracts + contracts carried over from October) to 16; and no change in supply with 14 active units.

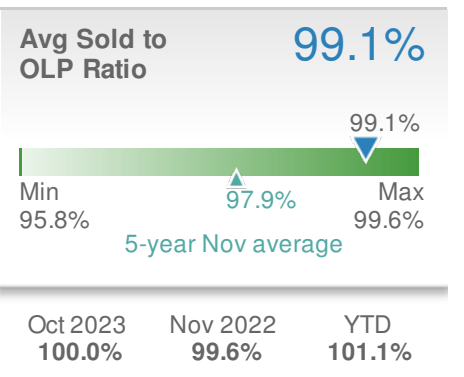
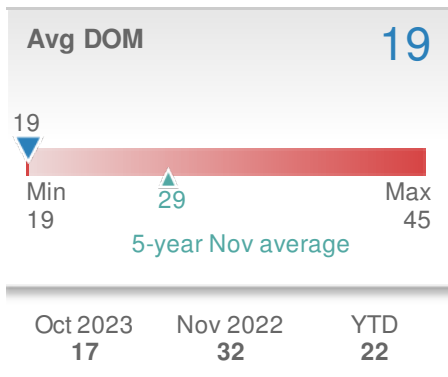
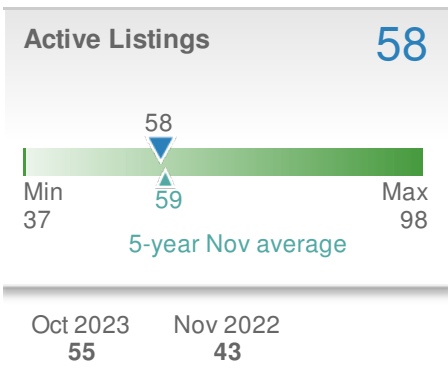
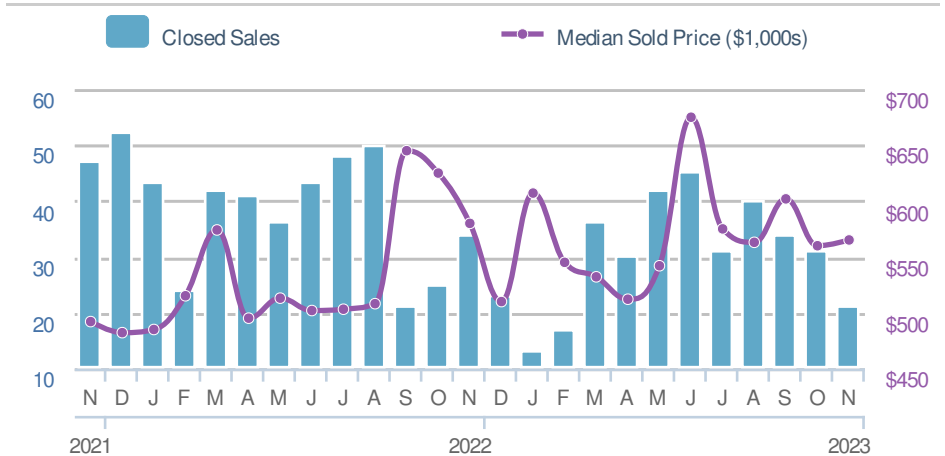
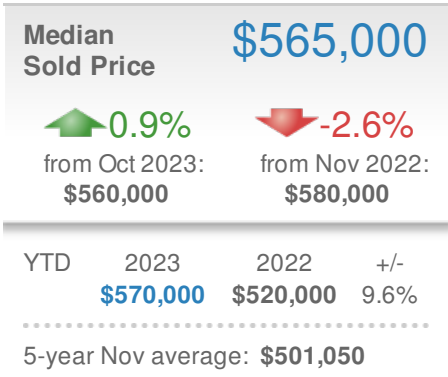
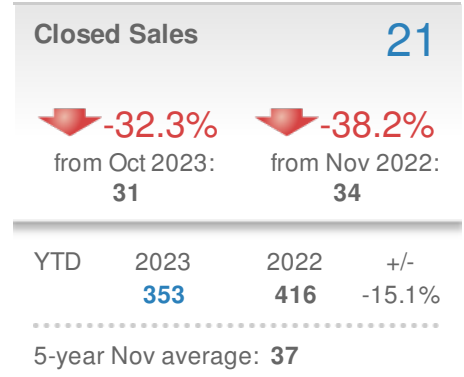
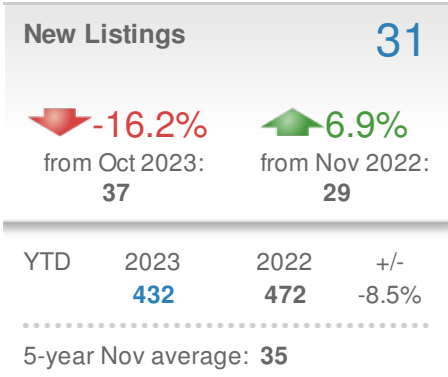
This activity resulted in a Contract Ratio of 1.14 pendings per active listing, up from 1.07 in October and an increase from 0.80 in November 2022. The Contract Ratio is 6% lower than the 5-year November average of 1.21. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



November 2023

Marple Newtown (Delaware, PA)

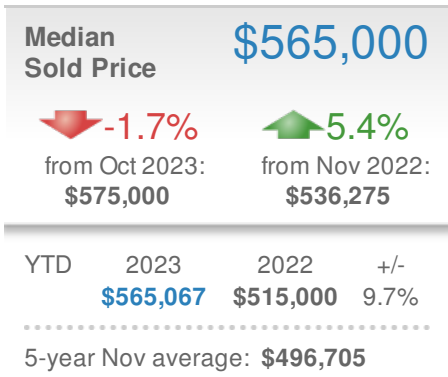
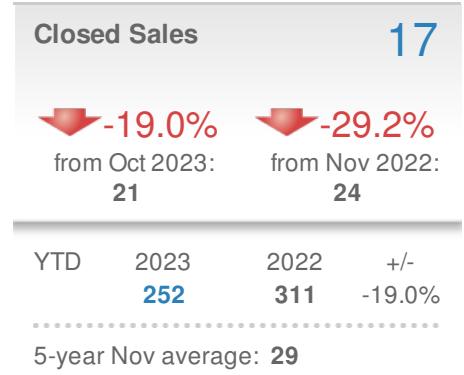
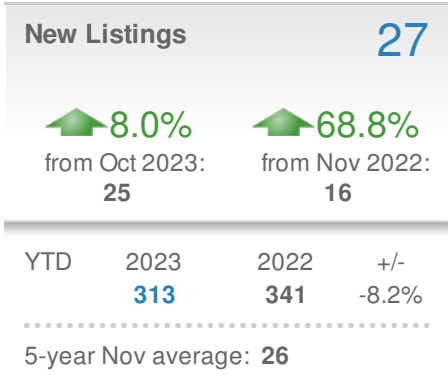
Email: ldavis@tcsr.realtor



November 2023

Marple Newtown (Delaware, PA) - Detached

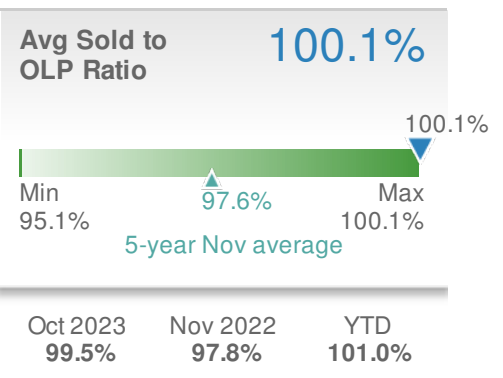
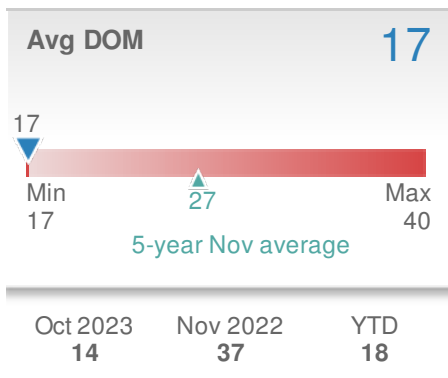
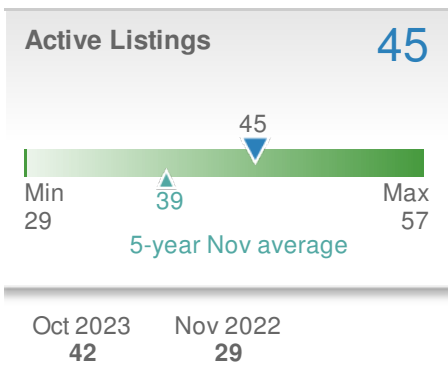
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Marple Newtown (Delaware, PA), the median sold price for Detached properties for November was \$565,000, representing a decrease of 1.7% compared to last month and an increase of 5.4% from Nov 2022. The average days on market for units sold in November was 17 days, 38% below the 5-year November average of 27 days. There was a 16.7% month over month increase in new contract activity with 21 New Pendings; a 16.7% MoM increase in All Pendings (new contracts + contracts carried over from October) to 35; and a 7.1% increase in supply to 45 active units.

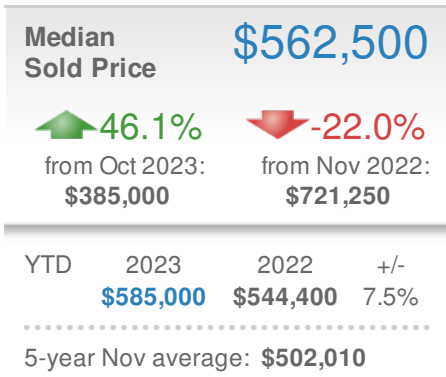
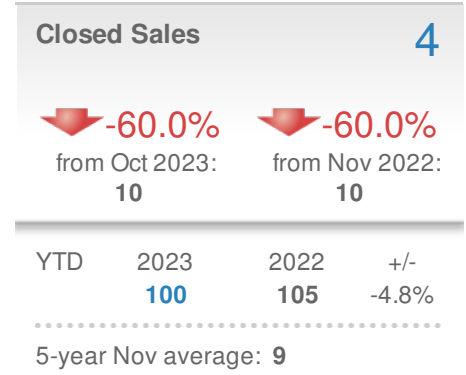
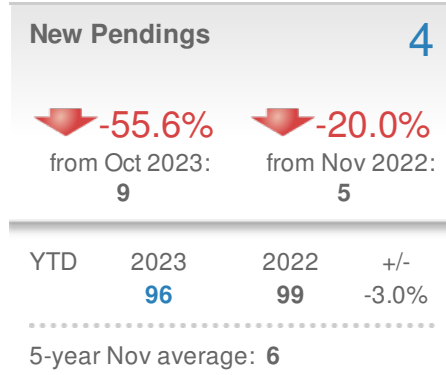
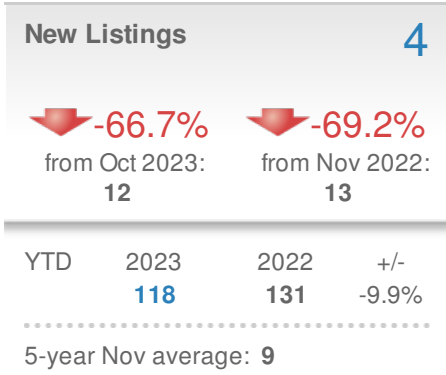
This activity resulted in a Contract Ratio of 0.78 pendings per active listing, up from 0.71 in October and a decrease from 1.34 in November 2022. The Contract Ratio is 42% lower than the 5-year November average of 1.34. A higher Contract Ratio signifies a relative increase in contract activity compared 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

Marple Newtown (Delaware, PA) - Attached

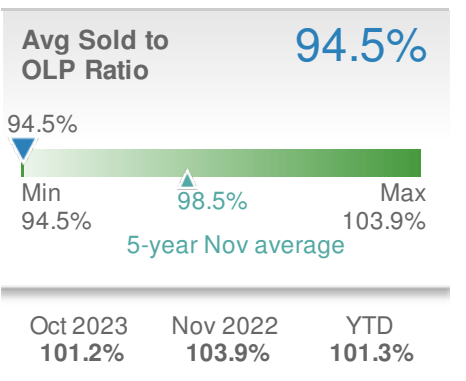
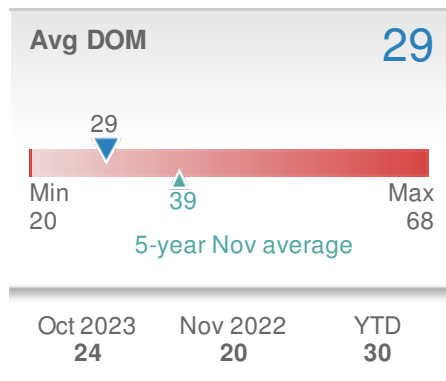
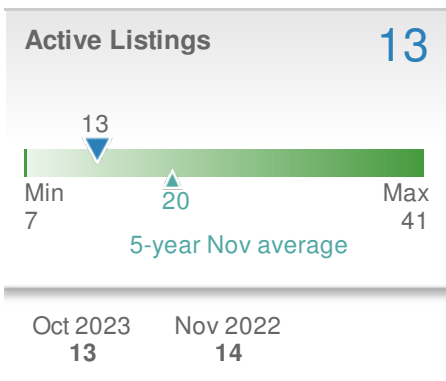
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Marple Newtown (Delaware, PA), the median sold price for Attached properties for November was \$562,500, representing an increase of 46.1% compared to last month and a decrease of 22% from Nov 2022. The average days on market for units sold in November was 29 days, 25% below the 5-year November average of 39 days. There was a 55.6% month over month decrease in new contract activity with 4 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from October) with 11; and no change in supply with 13 active units.

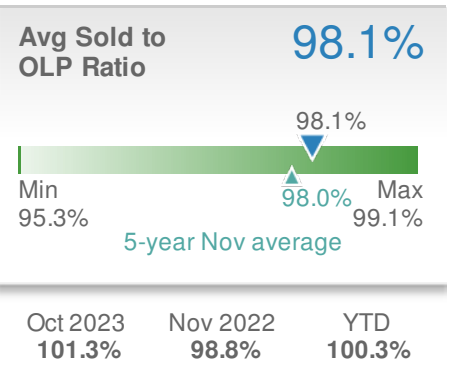
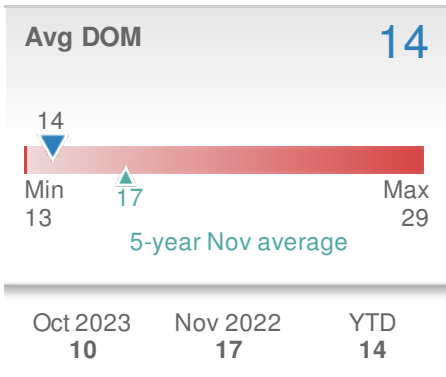
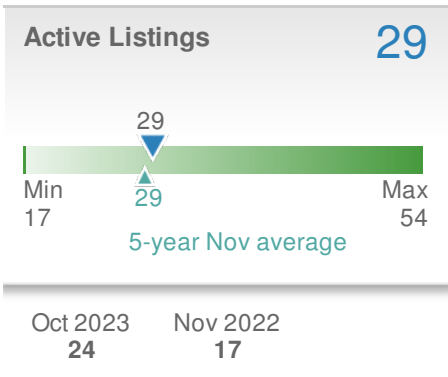
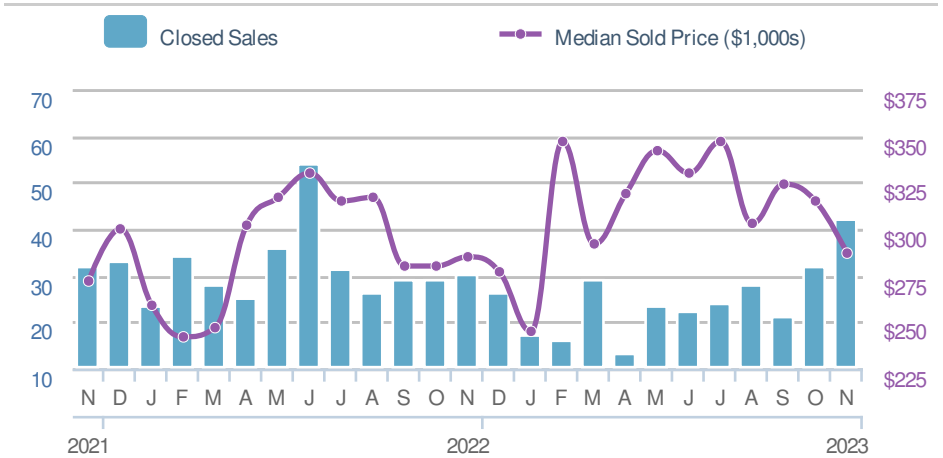
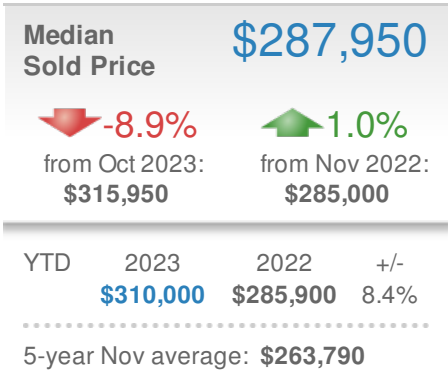
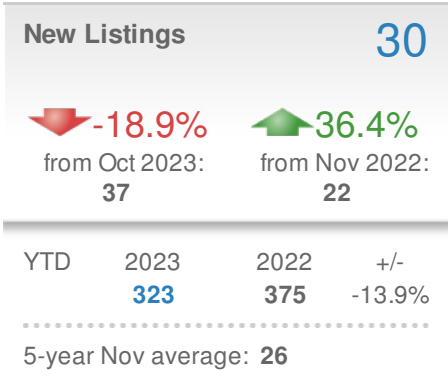
This activity resulted in a Contract Ratio of 0.85 pendings per active listing, no change from October and a decrease from 1.21 in November 2022. The Contract Ratio is 50% lower than the 5-year November average of 1.69. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



November 2023

Penn-Delco (Delaware, PA)

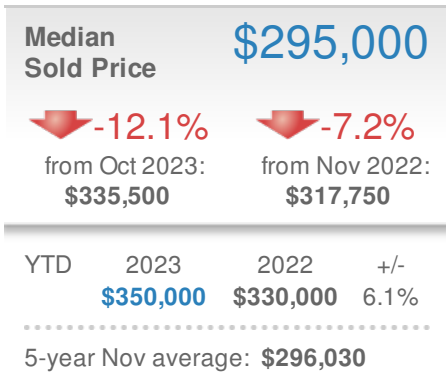
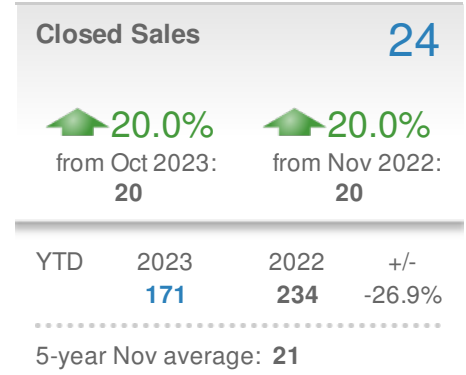
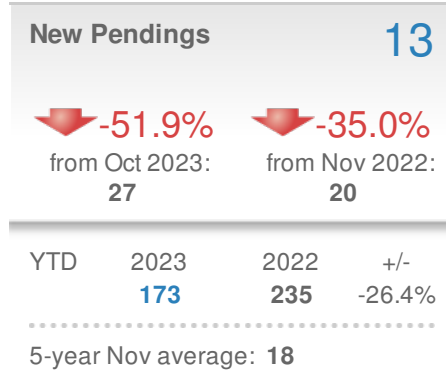
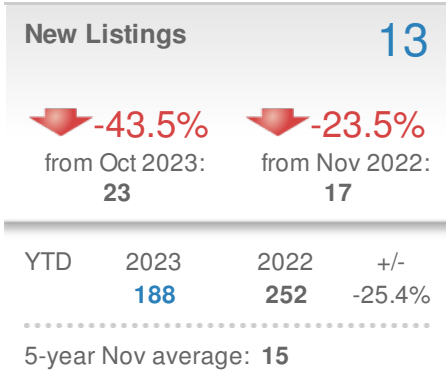
Email: ldavis@tcsr.realtor



November 2023

Penn-Delco (Delaware, PA) - Detached

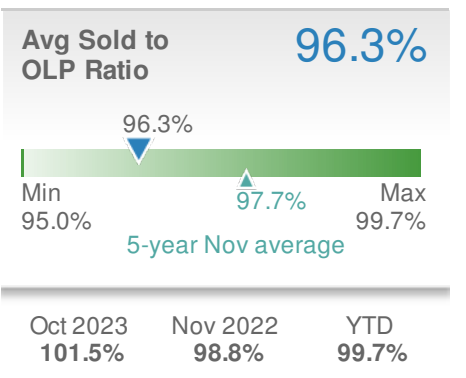
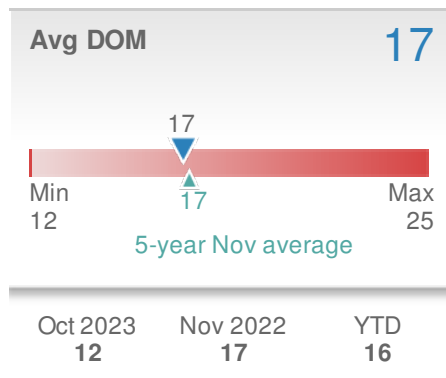
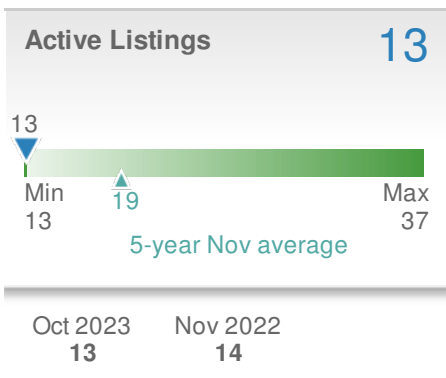
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Penn-Delco (Delaware, PA), the median sold price for Detached properties for November was \$295,000, representing a decrease of 12.1% compared to last month and a decrease of 7.2% from Nov 2022. The average days on market for units sold in November was 17 days, 2% below the 5-year November average of 17 days. There was a 51.9% month over month decrease in new contract activity with 13 New Pendings; a 39.3% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 17; and no change in supply with 13 active units.

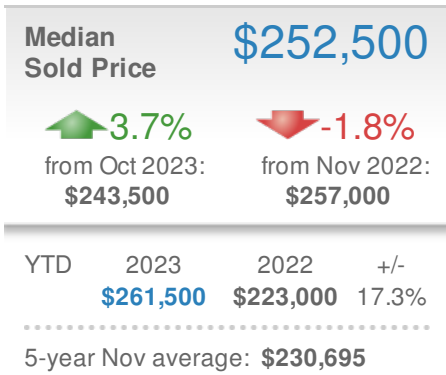
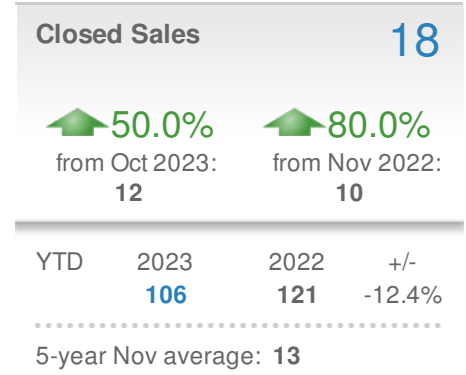
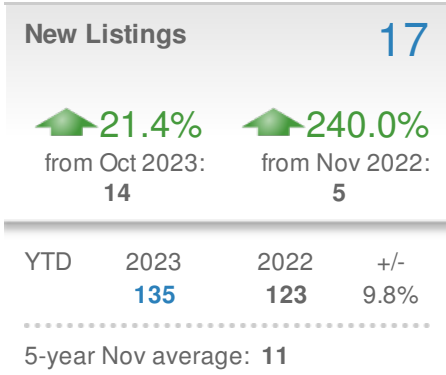
This activity resulted in a Contract Ratio of 1.31 pendings per active listing, down from 2.15 in October and a decrease from 1.64 in November 2022. The Contract Ratio is 17% lower than the 5-year November average of 1.58. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



November 2023

Penn-Delco (Delaware, PA) - Attached

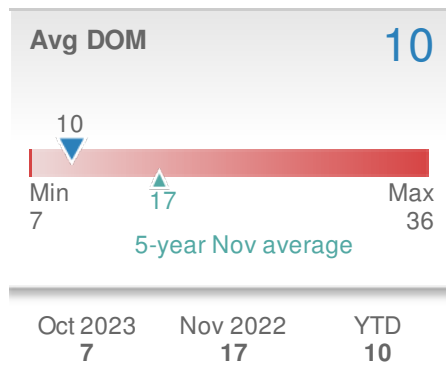
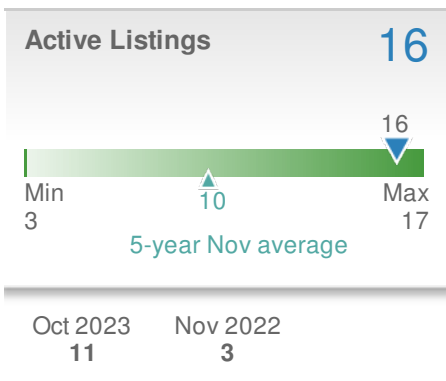
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Penn-Delco (Delaware, PA), the median sold price for Attached properties for November was \$252,500, representing an increase of 3.7% compared to last month and a decrease of 1.8% from Nov 2022. The average days on market for units sold in November was 10 days, 41% below the 5-year November average of 17 days. There was a 25% month over month decrease in new contract activity with 12 New Pendings; a 23.1% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 20; and a 45.5% increase in supply to 16 active units.

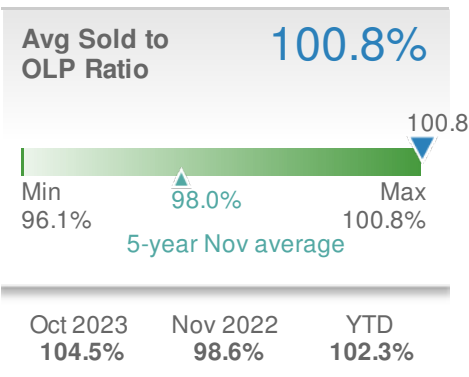
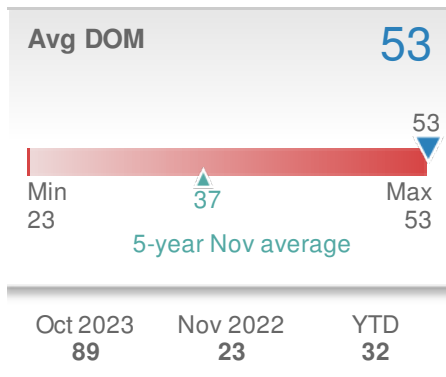
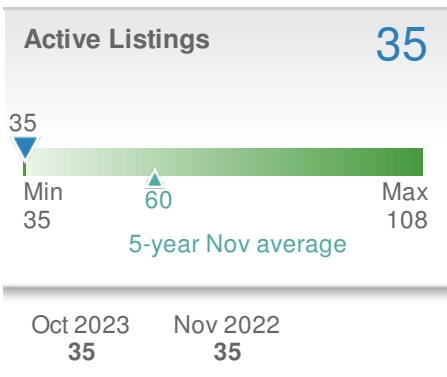
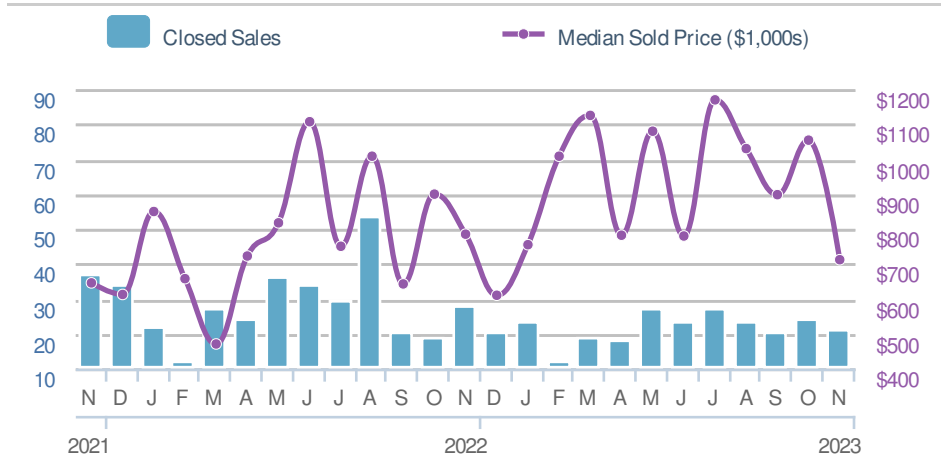
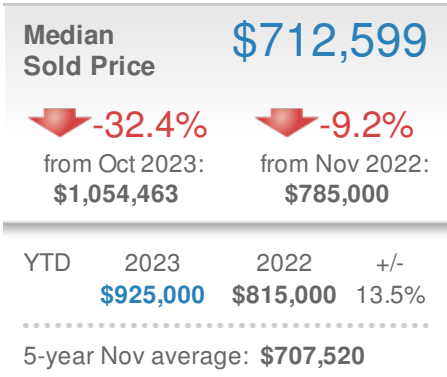
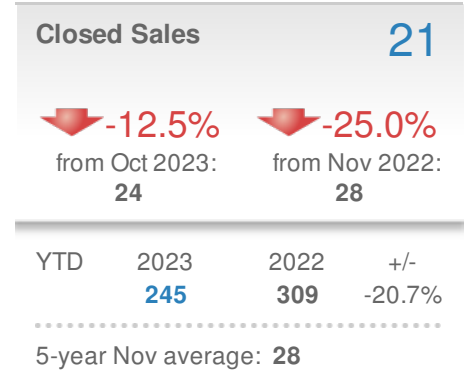
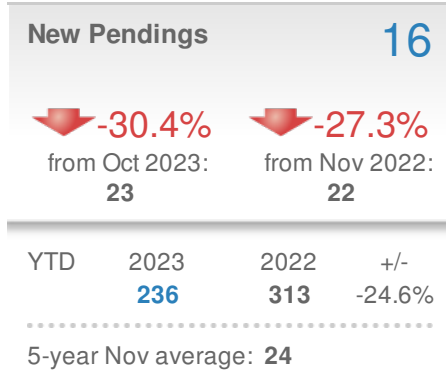
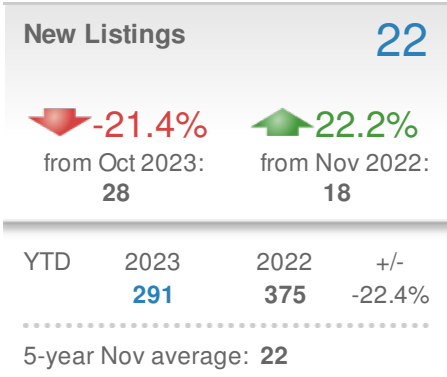
This activity resulted in a Contract Ratio of 1.25 pendings per active listing, down from 2.36 in October and a decrease from 2.67 in November 2022. The Contract Ratio is 54% lower than the 5-year November average of 2.74. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



November 2023

Radnor Township (Delaware, PA)

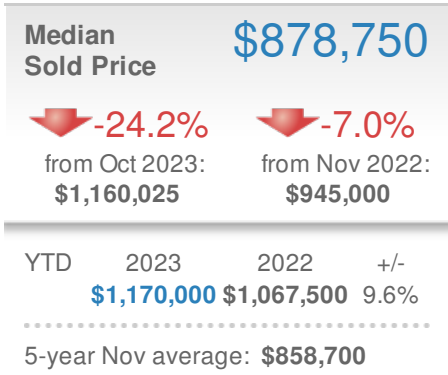
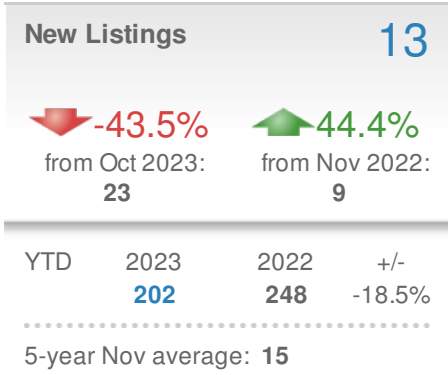
Email: ldavis@tcsr.realtor



November 2023

Radnor Township (Delaware, PA) - Detached

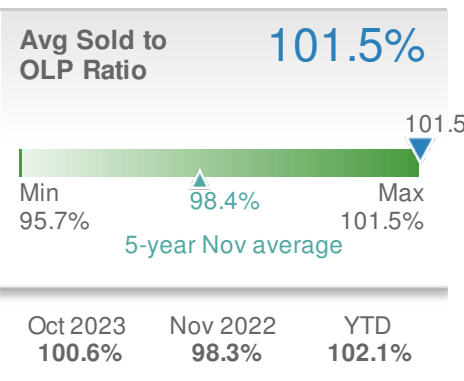
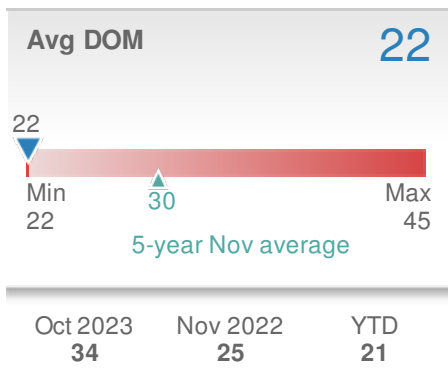
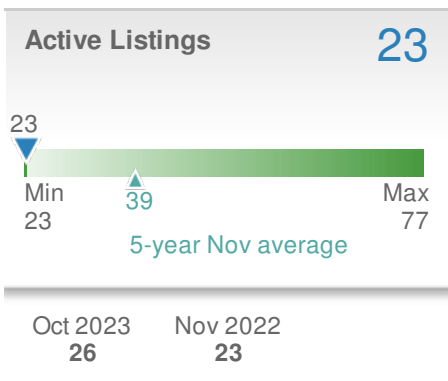
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Radnor Township (Delaware, PA), the median sold price for Detached properties for November was \$878,750, representing a decrease of 24.2% compared to last month and a decrease of 7% from Nov 2022. The average days on market for units sold in November was 22 days, 26% below the 5-year November average of 30 days. There was a 35.3% month over month decrease in new contract activity with 11 New Pendings; a 9.7% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 28; and an 11.5% decrease in supply to 23 active units.

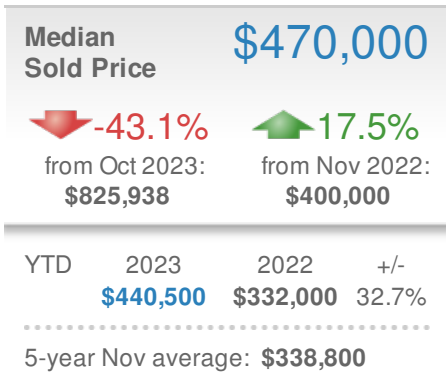
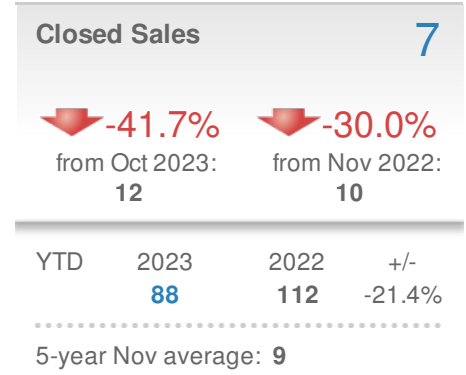
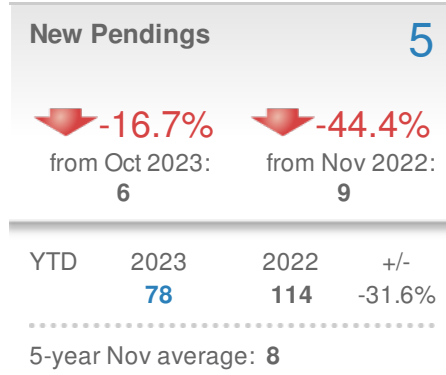
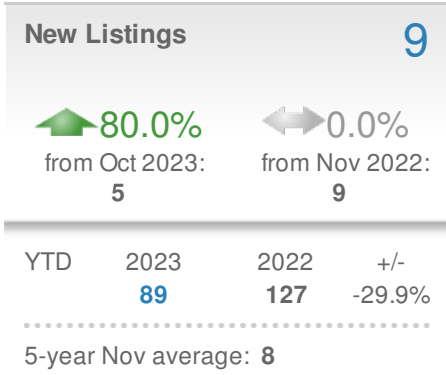
This activity resulted in a Contract Ratio of 1.22 pendings per active listing, up from 1.19 in October and no change from November 2022. The Contract Ratio is 18% higher than the 5-year November average of 1.03. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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

Radnor Township (Delaware, PA) - Attached

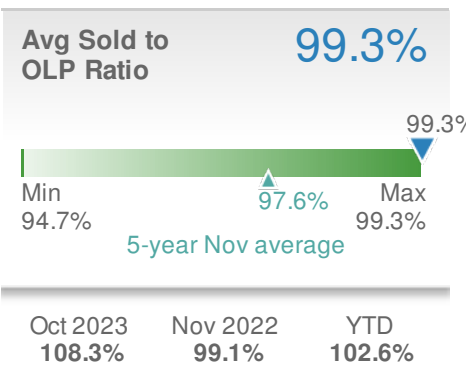
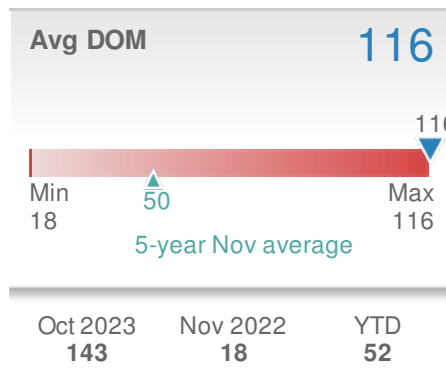
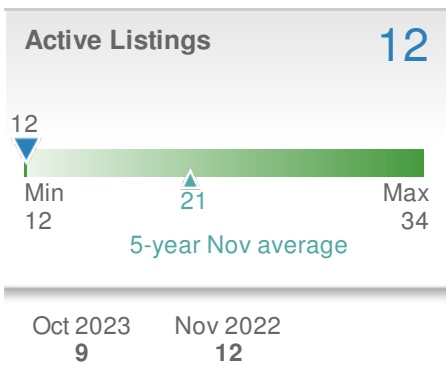
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Radnor Township (Delaware, PA), the median sold price for Attached properties for November was \$470,000, representing a decrease of 43.1% compared to last month and an increase of 17.5% from Nov 2022. The average days on market for units sold in November was 116 days, 133% above the 5-year November average of 50 days. There was a 16.7% month over month decrease in new contract activity with 5 New Pendings; a 22.2% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 7; and a 33.3% increase in supply to 12 active units.

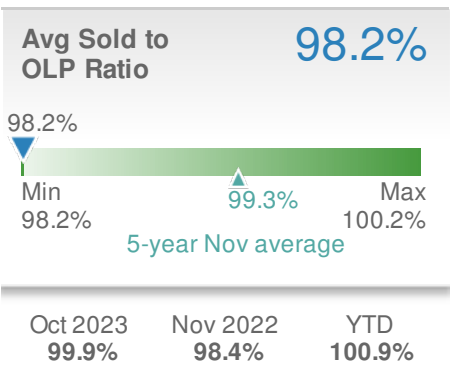
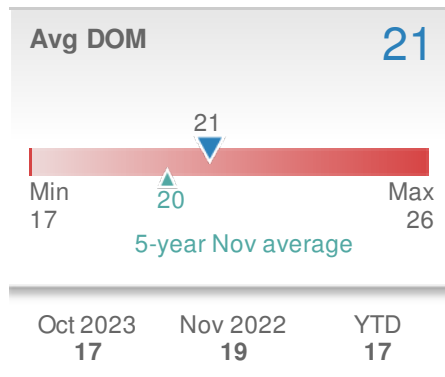
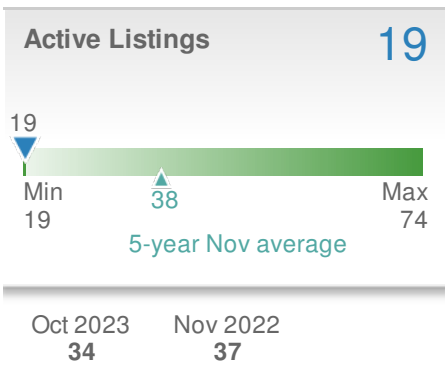
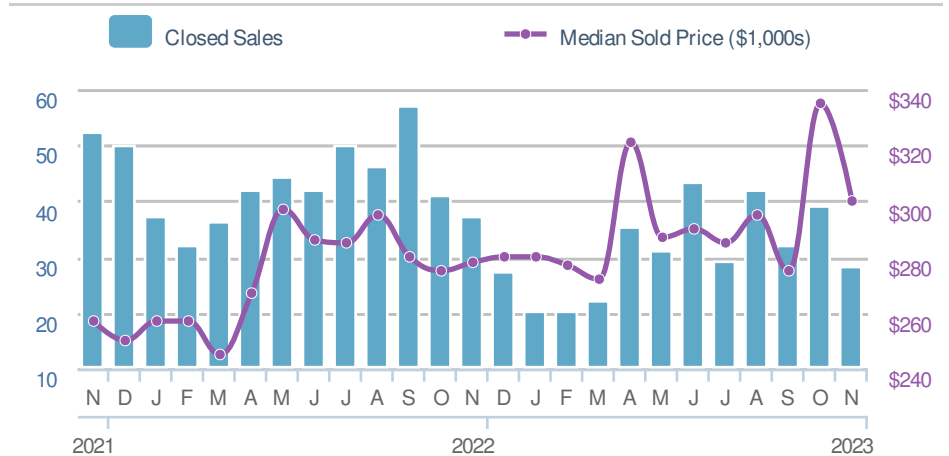
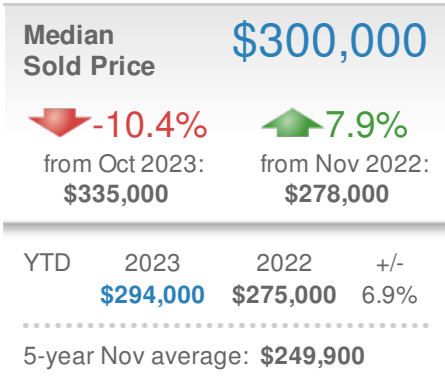
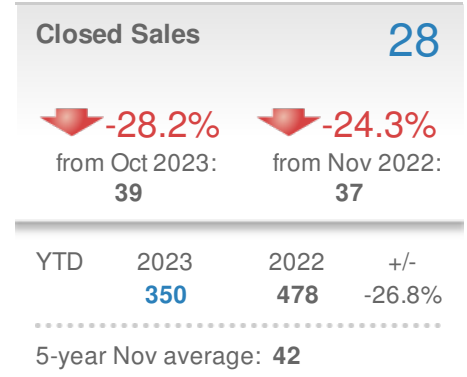
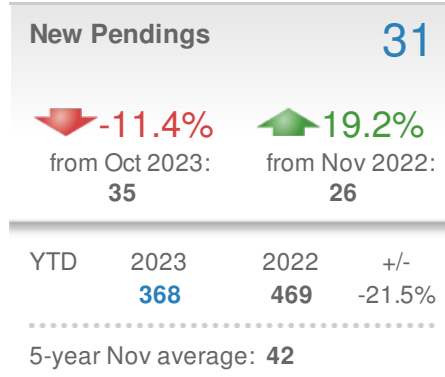
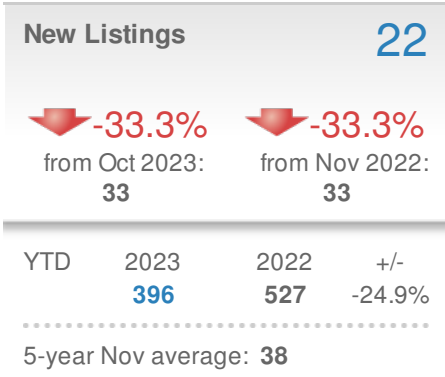
This activity resulted in a Contract Ratio of 0.58 pendings per active listing, down from 1.00 in October and a decrease from 1.58 in November 2022. The Contract Ratio is 44% lower than the 5-year November average of 1.04. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



November 2023

Ridley (Delaware, PA)

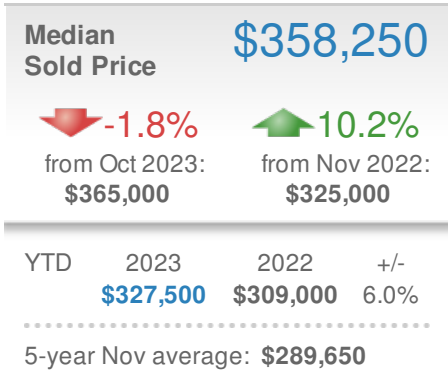
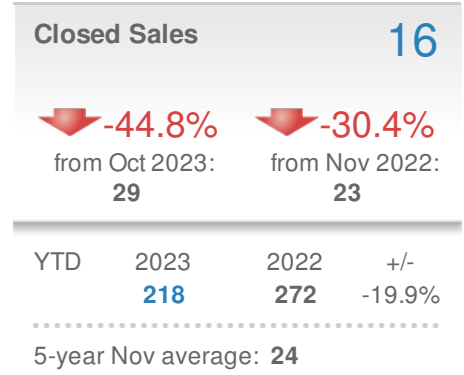
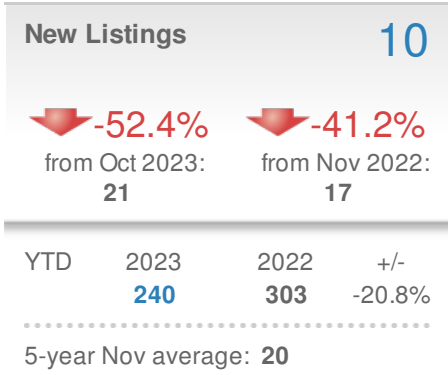
Email: ldavis@tcsr.realtor



November 2023

Ridley (Delaware, PA) - Detached

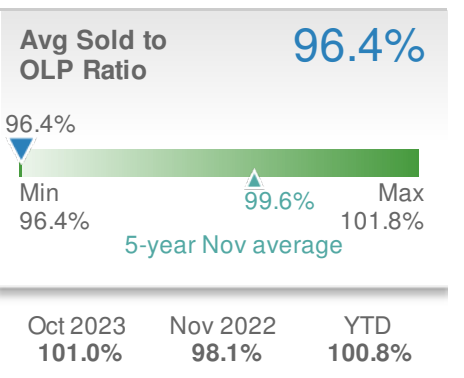
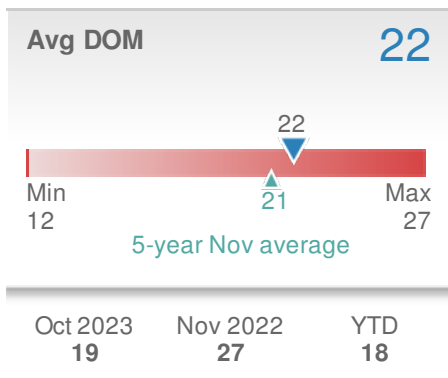
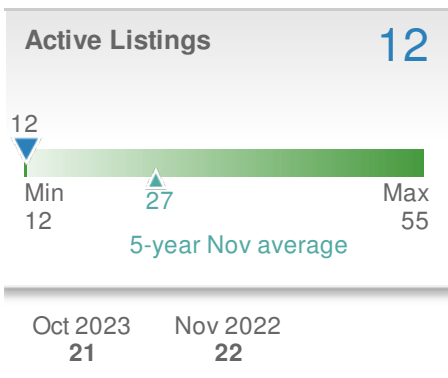
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Ridley (Delaware, PA), the median sold price for Detached properties for November was \$358,250, representing a decrease of 1.8% compared to last month and an increase of 10.2% from Nov 2022. The average days on market for units sold in November was 22 days, 3% above the 5-year November average of 21 days. There was a 40% month over month decrease in new contract activity with 15 New Pendings; a 6.7% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 28; and a 42.9% decrease in supply to 12 active units.

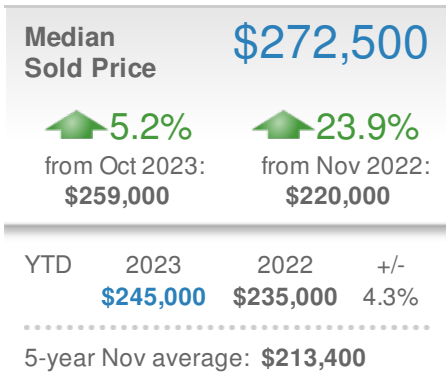
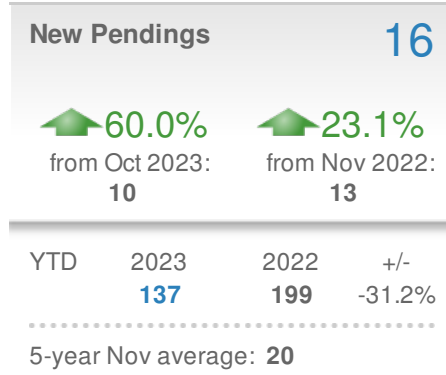
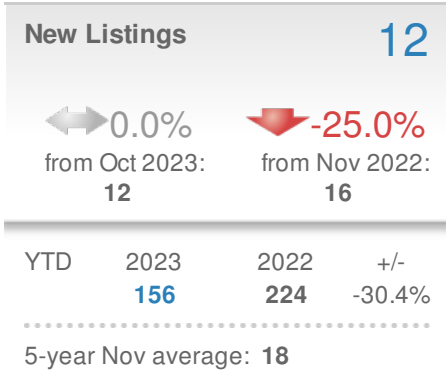
This activity resulted in a Contract Ratio of 2.33 pendings per active listing, up from 1.43 in October and an increase from 1.09 in November 2022. The Contract Ratio is 39% higher than the 5-year November average of 1.68. A higher Contract Ratio signifies a relative increase in contract activity compared 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

Ridley (Delaware, PA) - Attached

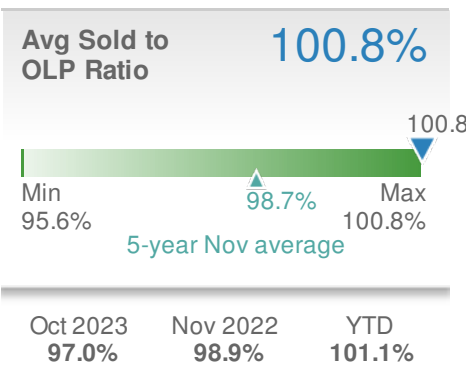
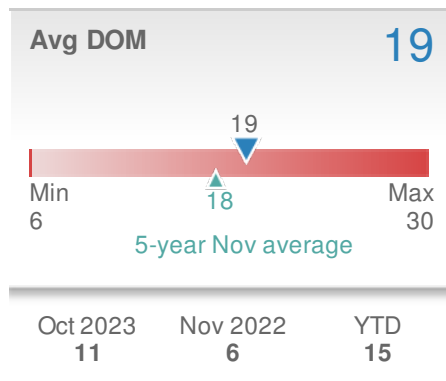
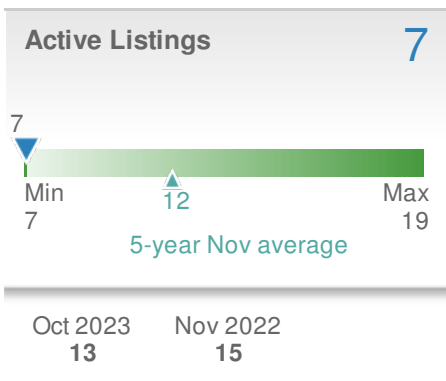
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Ridley (Delaware, PA), the median sold price for Attached properties for November was \$272,500, representing an increase of 5.2% compared to last month and an increase of 23.9% from Nov 2022. The average days on market for units sold in November was 19 days, 8% above the 5-year November average of 18 days. There was a 60% month over month increase in new contract activity with 16 New Pendings; a 27.3% MoM increase in All Pendings (new contracts + contracts carried over from October) to 14; and a 46.2% decrease in supply to 7 active units.

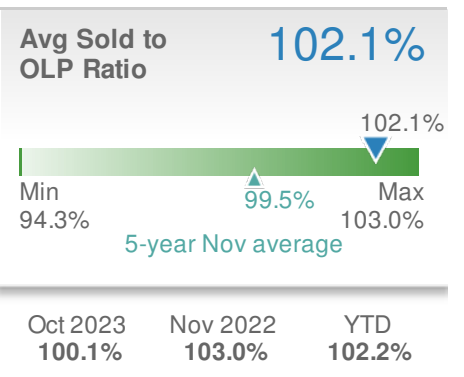
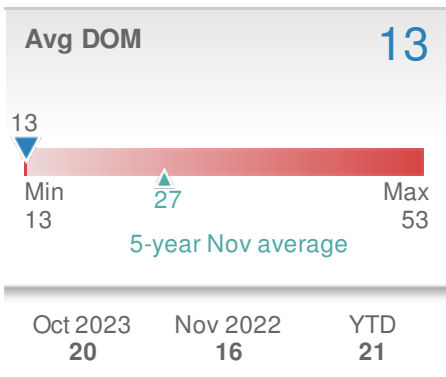
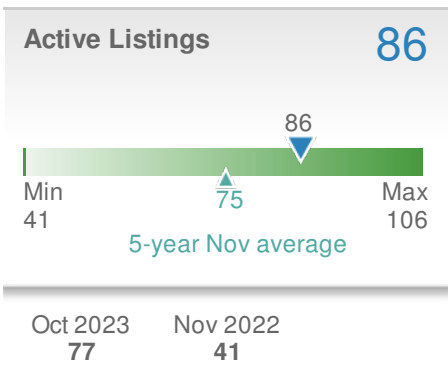
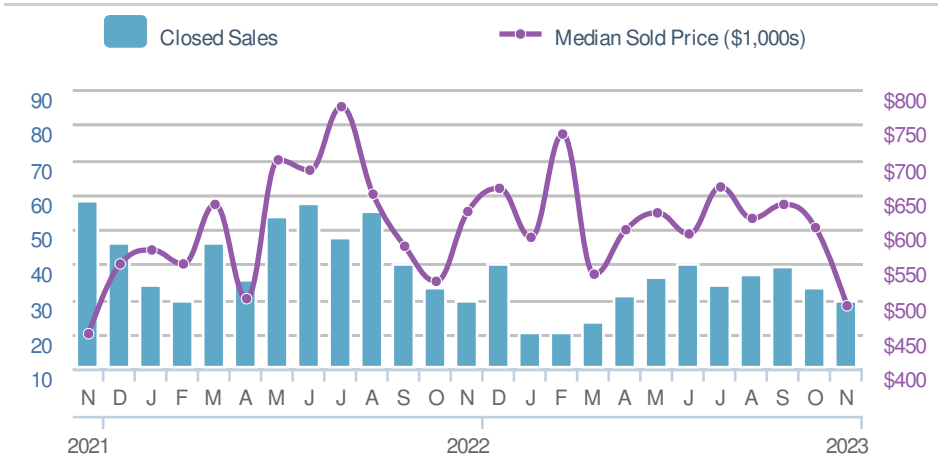
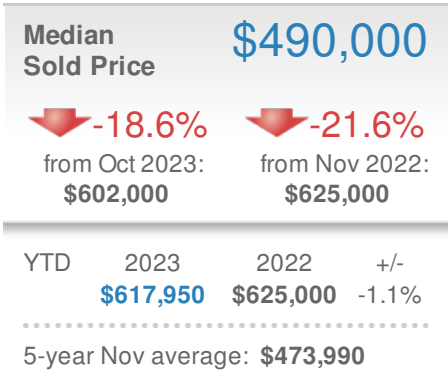
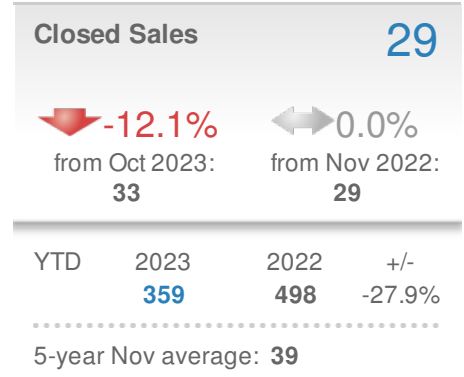
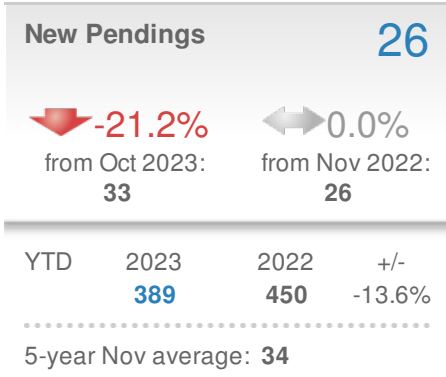
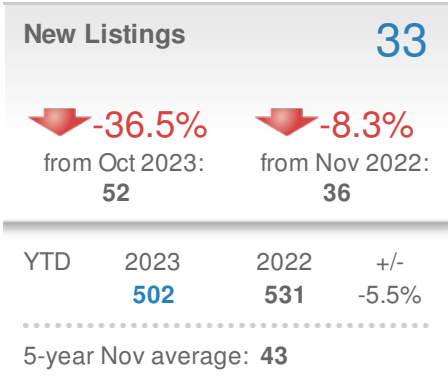
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, up from 0.85 in October and an increase from 1.13 in November 2022. The Contract Ratio is 31% lower than the 5-year November average of 2.89. A higher Contract Ratio signifies a relative increase in contract activity compared 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

Rose Tree Media (Delaware, PA)

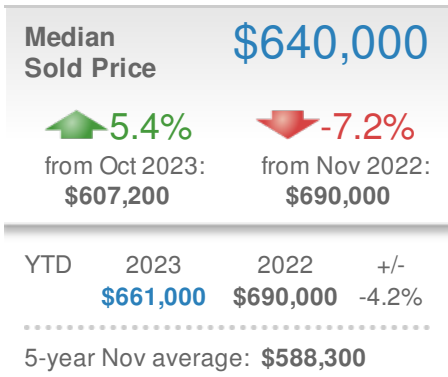
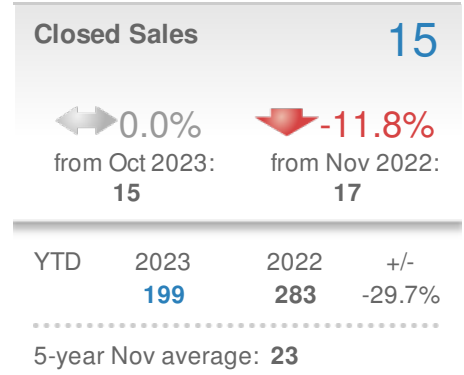
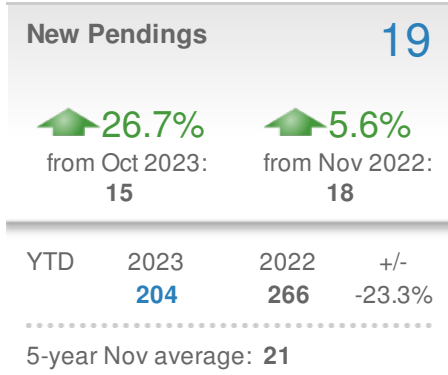
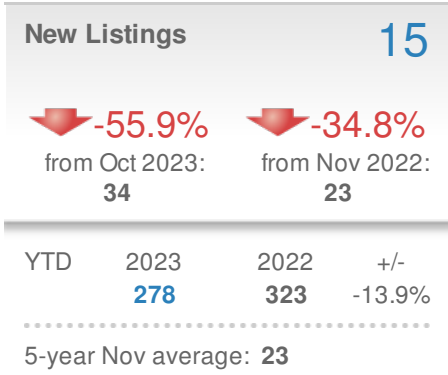
Email: ldavis@tcsr.realtor



November 2023

Rose Tree Media (Delaware, PA) - Detached

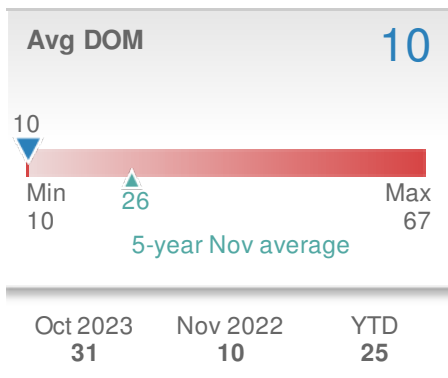
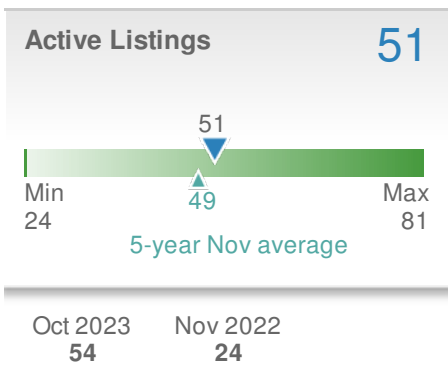
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Rose Tree Media (Delaware, PA), the median sold price for Detached properties for November was \$640,000, representing an increase of 5.4% compared to last month and a decrease of 7.2% from Nov 2022. The average days on market for units sold in November was 10 days, 61% below the 5-year November average of 26 days. There was a 26.7% month over month increase in new contract activity with 19 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from October) with 31; and a 5.6% decrease in supply to 51 active units.

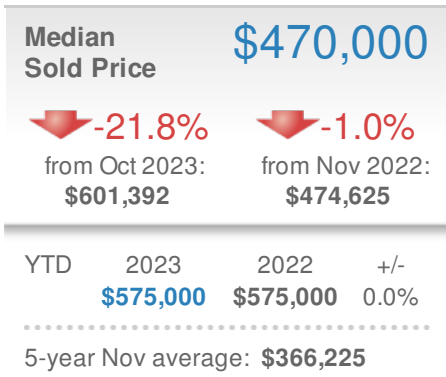
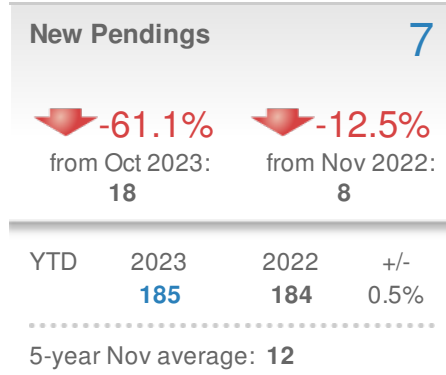
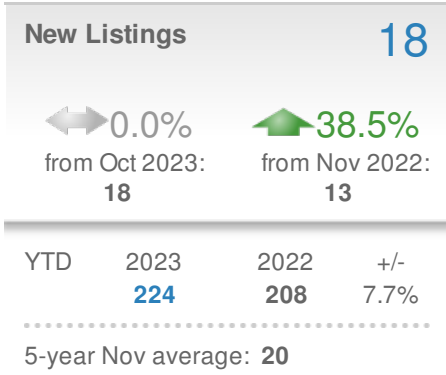
This activity resulted in a Contract Ratio of 0.61 pendings per active listing, up from 0.57 in October and a decrease from 1.33 in November 2022. The Contract Ratio is 38% lower than the 5-year November average of 0.99. A higher Contract Ratio signifies a relative increase in contract activity compared 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

Rose Tree Media (Delaware, PA) - Attached

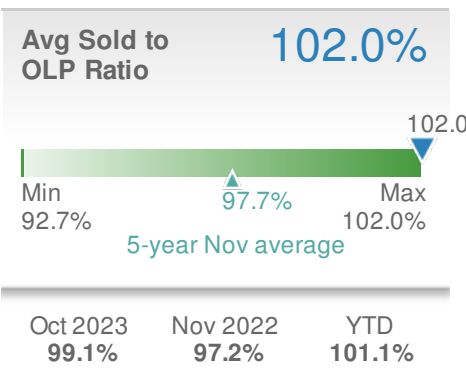
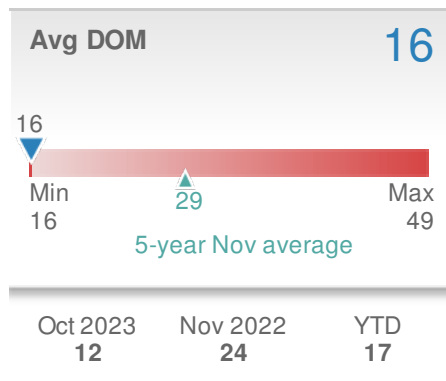
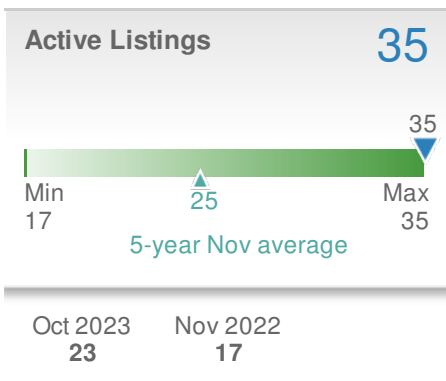
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Rose Tree Media (Delaware, PA), the median sold price for Attached properties for November was \$470,000, representing a decrease of 21.8% compared to last month and a decrease of 1% from Nov 2022. The average days on market for units sold in November was 16 days, 45% below the 5-year November average of 29 days. There was a 61.1% month over month decrease in new contract activity with 7 New Pendings; a 13.2% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 59; and a 52.2% increase in supply to 35 active units.

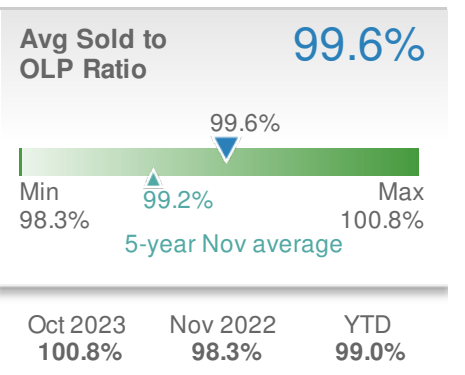
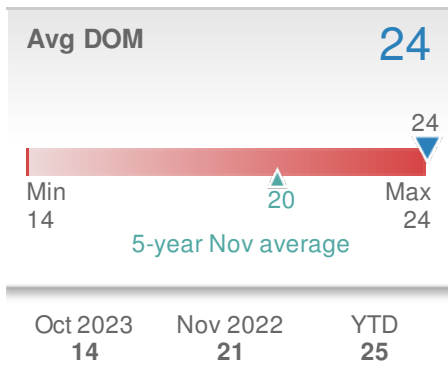
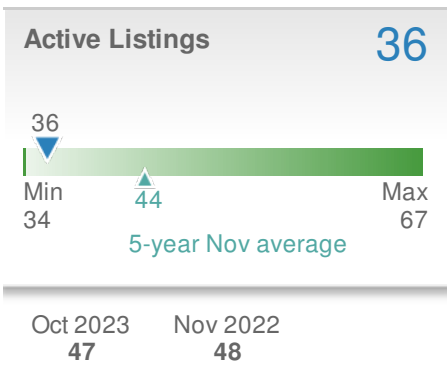
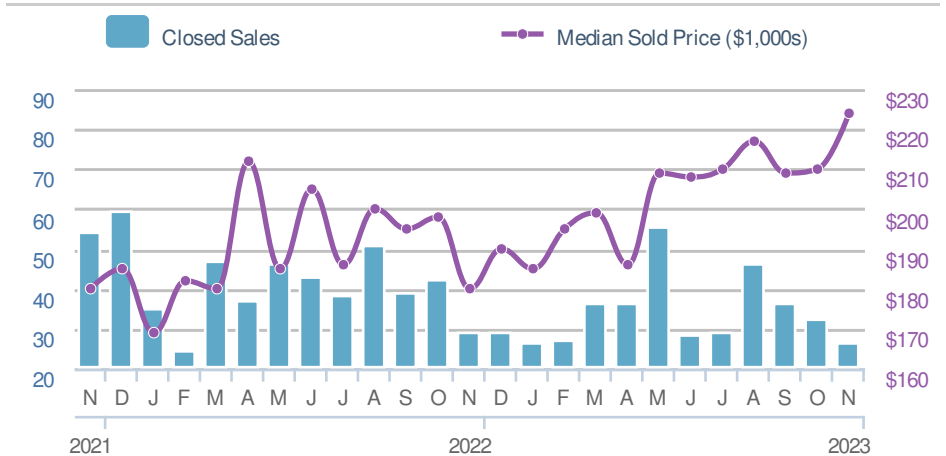
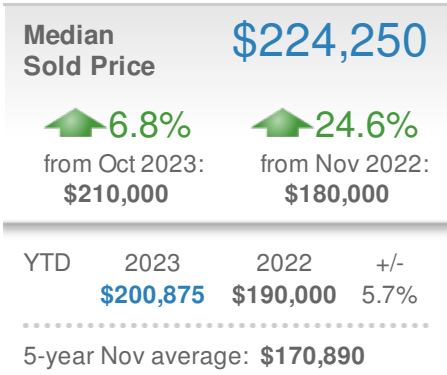
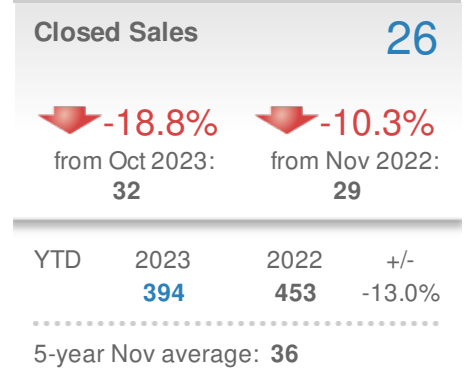
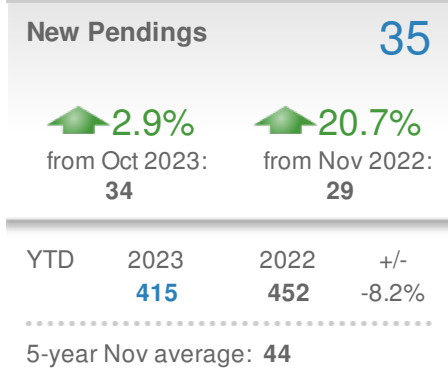
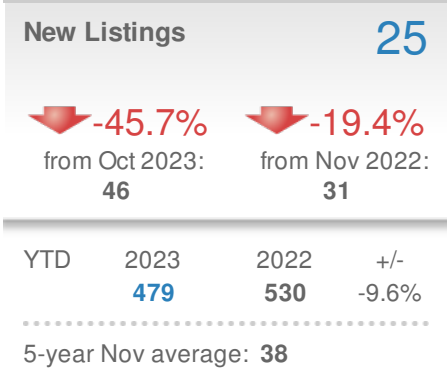
This activity resulted in a Contract Ratio of 1.69 pendings per active listing, down from 2.96 in October and a decrease from 2.00 in November 2022. The Contract Ratio is 8% lower than the 5-year November average of 1.83. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



November 2023

Southeast Delco (Delaware, PA)

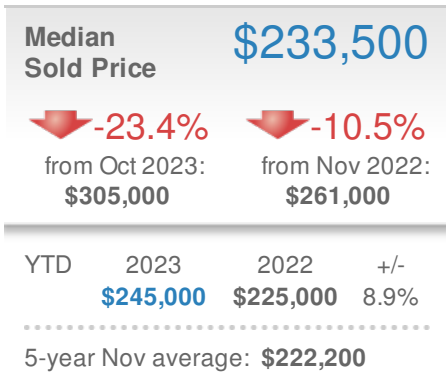
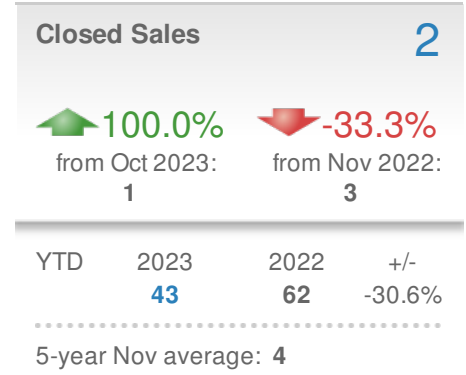
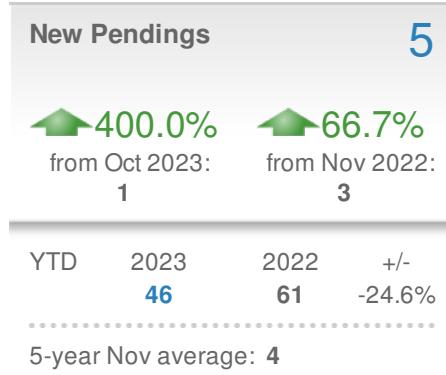
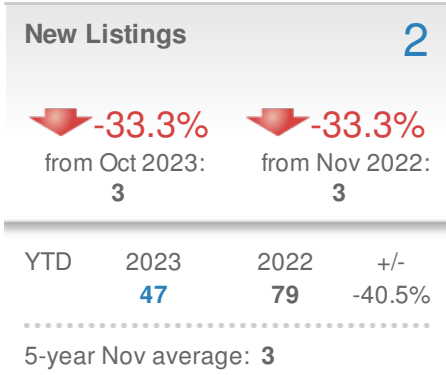
Email: ldavis@tcsr.realtor



November 2023

Southeast Delco (Delaware, PA) - Detached

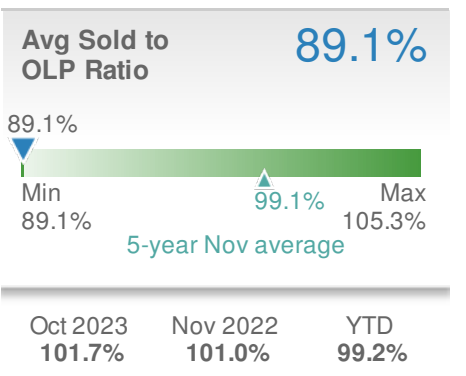
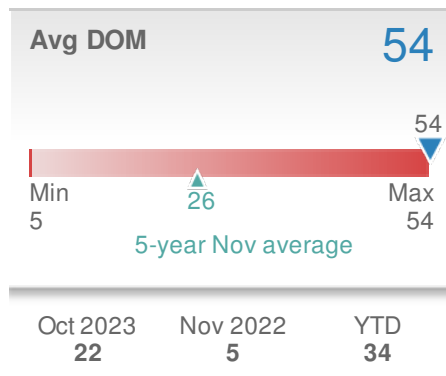
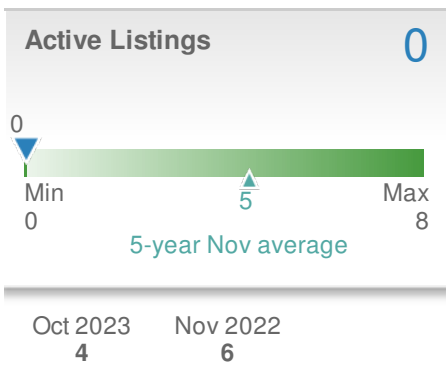
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Southeast Delco (Delaware, PA), the median sold price for Detached properties for November was \$233,500, representing a decrease of 23.4% compared to last month and a decrease of 10.5% from Nov 2022. The average days on market for units sold in November was 54 days, 106% above the 5-year November average of 26 days. There was a 400% month over month increase in new contract activity with 5 New Pendings; a 100% MoM increase in All Pendings (new contracts + contracts carried over from October) to 6; and a 100% decrease in supply to 0 active units.

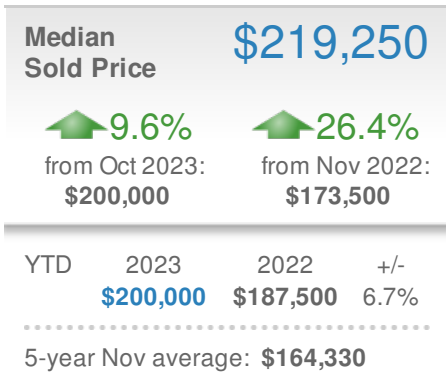
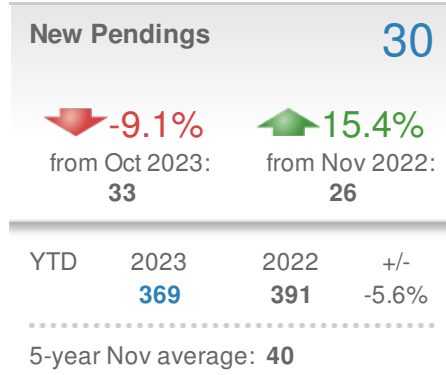
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, down from 0.75 in October and a decrease from 1.17 in November 2022. The Contract Ratio is 100% lower than the 5-year November average of 1.25. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



November 2023

Southeast Delco (Delaware, PA) - Attached

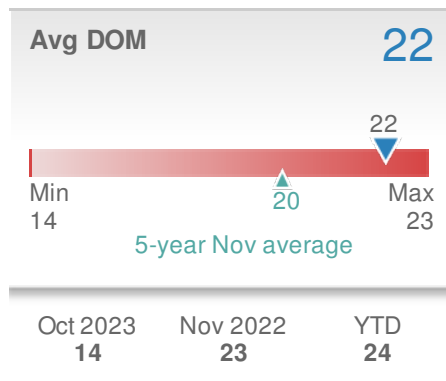
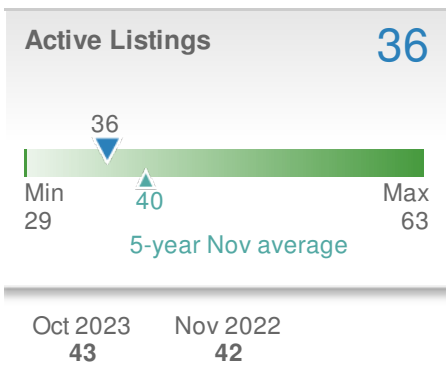
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Southeast Delco (Delaware, PA), the median sold price for Attached properties for November was \$219,250, representing an increase of 9.6% compared to last month and an increase of 26.4% from Nov 2022. The average days on market for units sold in November was 22 days, 11% above the 5-year November average of 20 days. There was a 9.1% month over month decrease in new contract activity with 30 New Pendings; a 2.2% MoM increase in All Pendings (new contracts + contracts carried over from October) to 46; and a 16.3% decrease in supply to 36 active units.

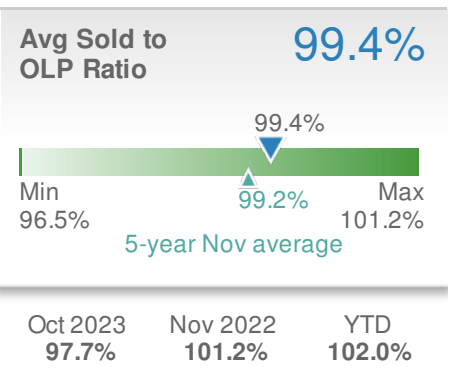
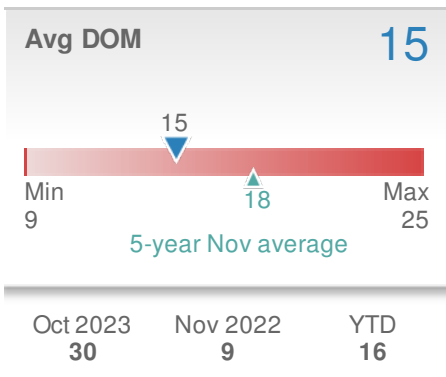
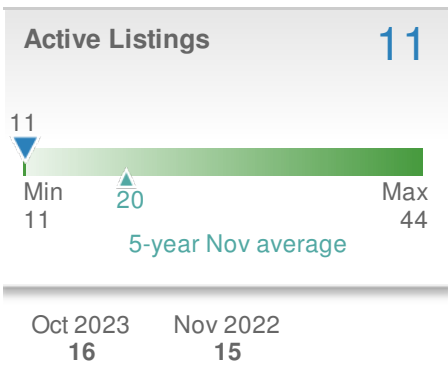
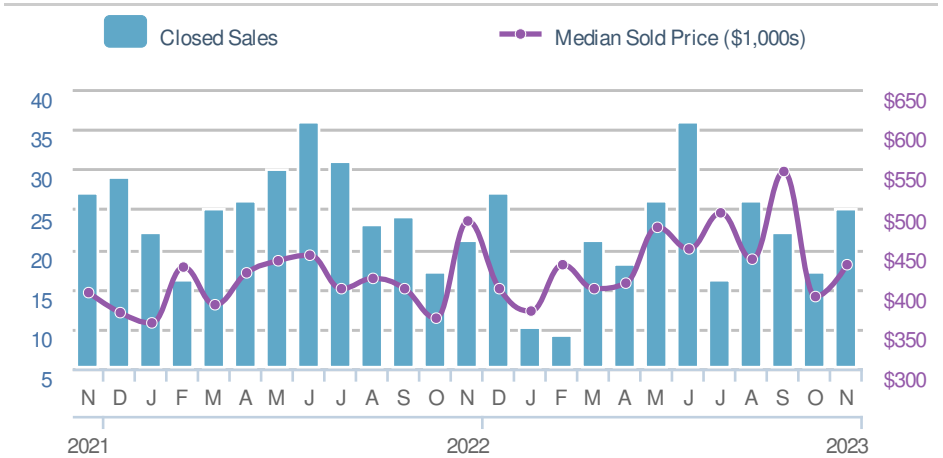
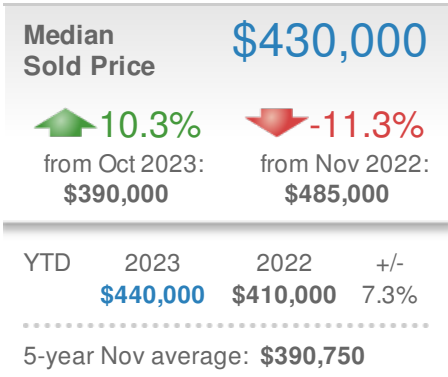
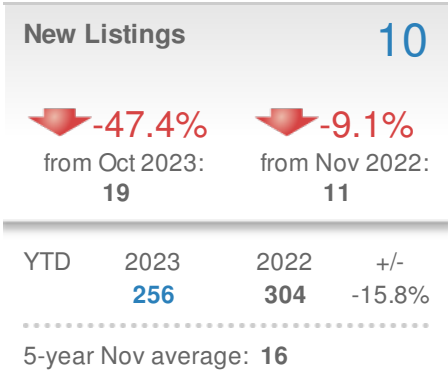
This activity resulted in a Contract Ratio of 1.28 pendencies per active listing, up from 1.05 in October and an increase from 0.88 in November 2022. The Contract Ratio is 25% lower than the 5-year November average of 1.72. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



November 2023

Springfield (Delaware, PA)

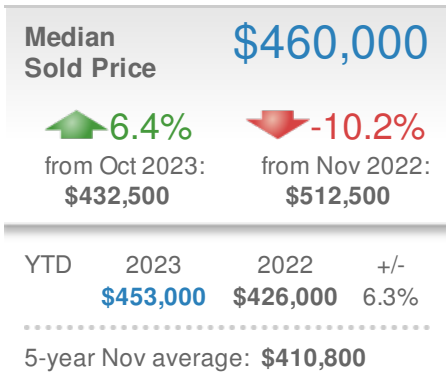
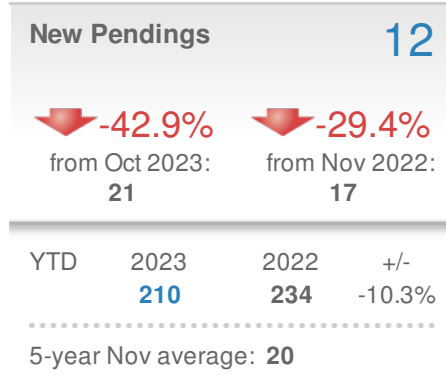
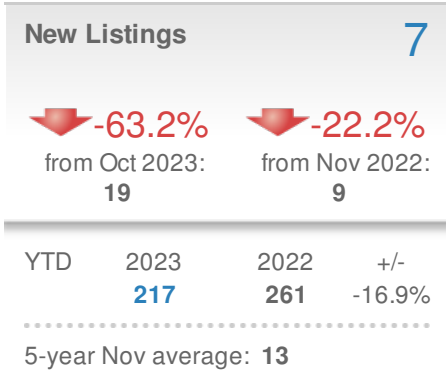
Email: ldavis@tcsr.realtor



November 2023

Springfield (Delaware, PA) - Detached

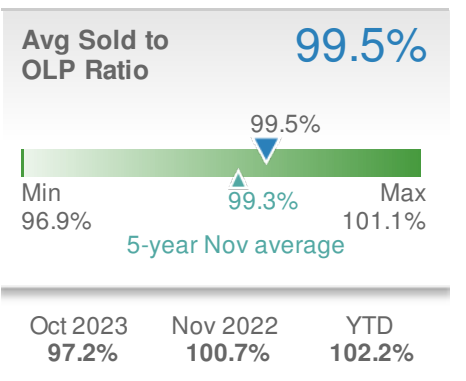
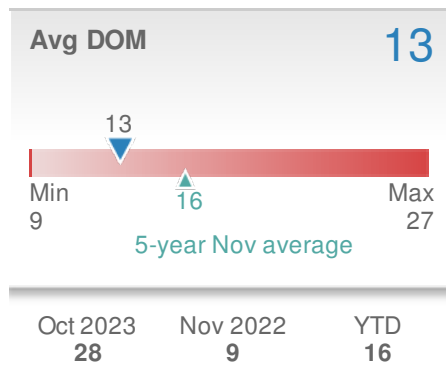
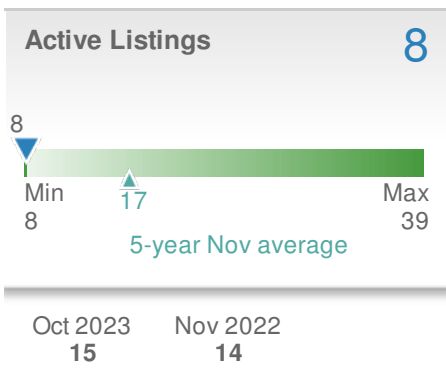
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Springfield (Delaware, PA), the median sold price for Detached properties for November was \$460,000, representing an increase of 6.4% compared to last month and a decrease of 10.2% from Nov 2022. The average days on market for units sold in November was 13 days, 20% below the 5-year November average of 16 days. There was a 42.9% 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 20; and a 46.7% decrease in supply to 8 active units.

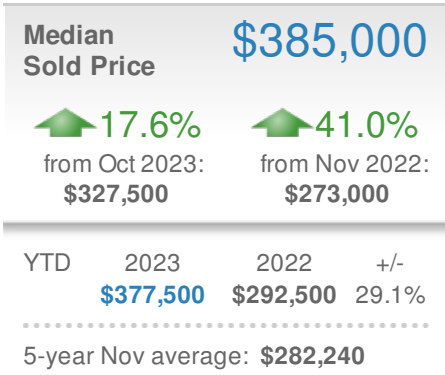
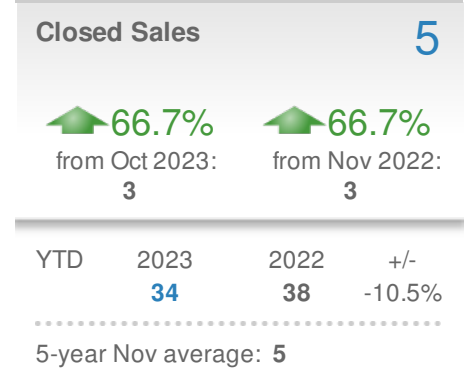
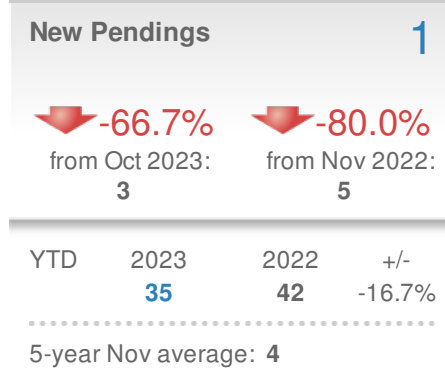
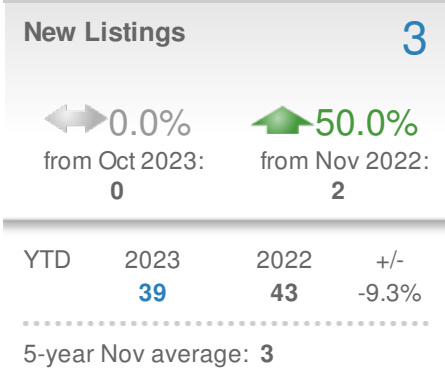
This activity resulted in a Contract Ratio of 2.50 pendings per active listing, up from 2.00 in October and an increase from 1.71 in November 2022. The Contract Ratio is 5% higher than the 5-year November average of 2.39. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



November 2023

Springfield (Delaware, PA) - Attached

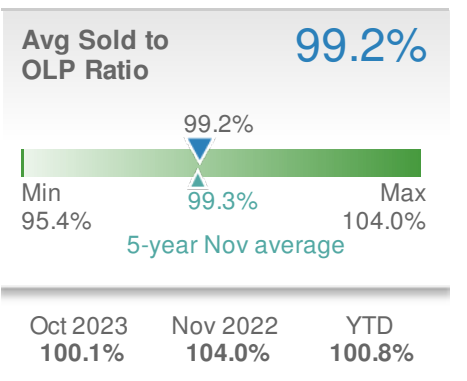
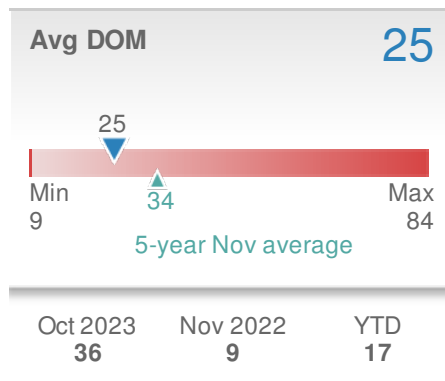
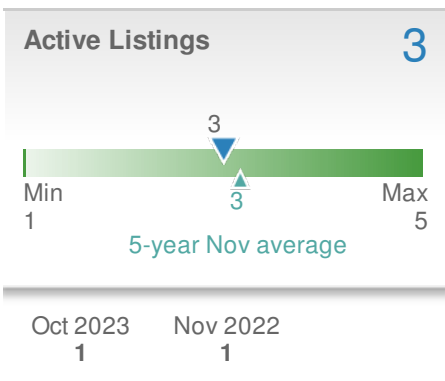
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Springfield (Delaware, PA), the median sold price for Attached properties for November was \$385,000, representing an increase of 17.6% compared to last month and an increase of 41% from Nov 2022. The average days on market for units sold in November was 25 days, 26% below the 5-year November average of 34 days. There was a 66.7% month over month decrease in new contract activity with 1 New Pendings; an 80% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 1; and a 200% increase in supply to 3 active units.

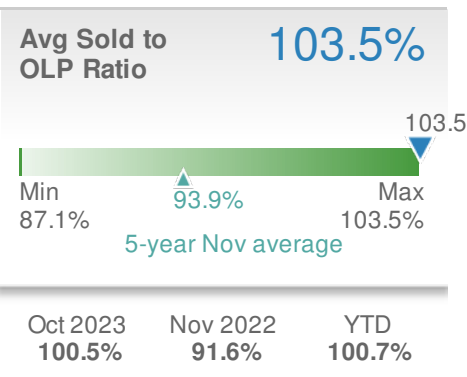
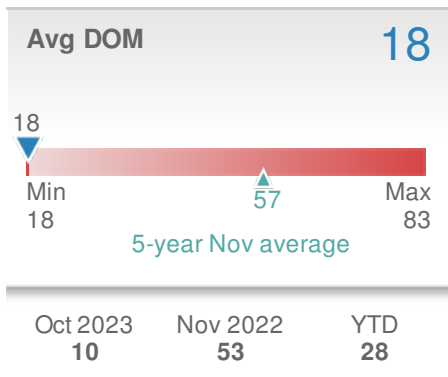
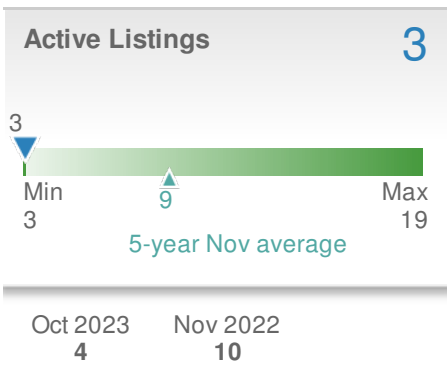
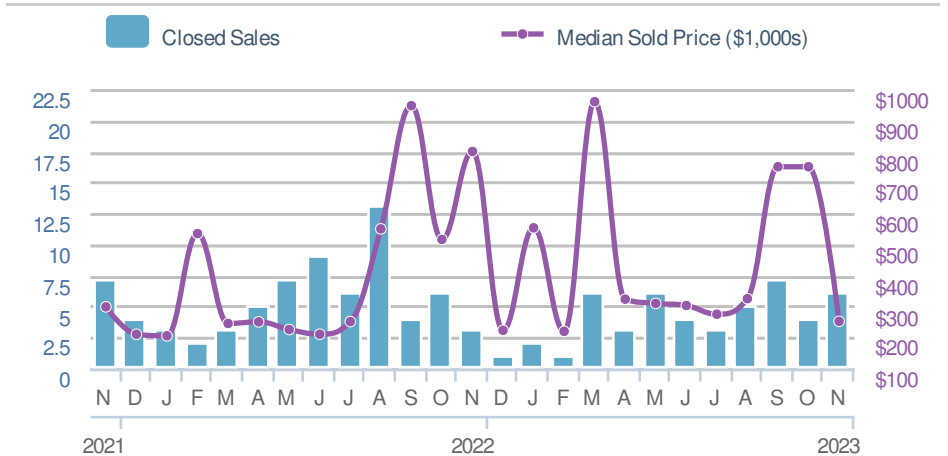
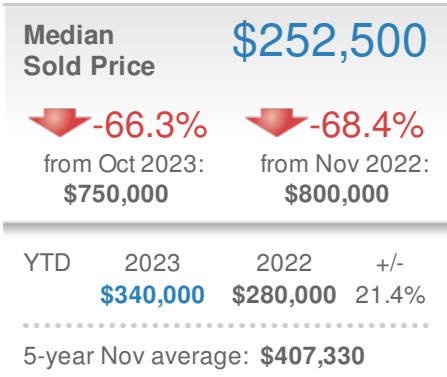
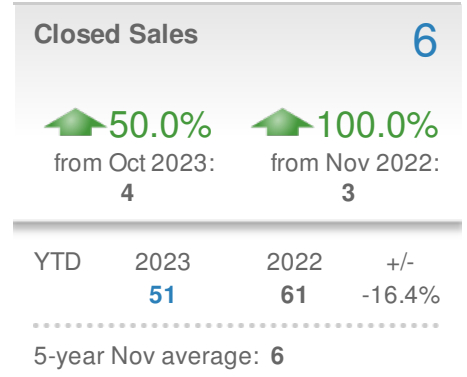
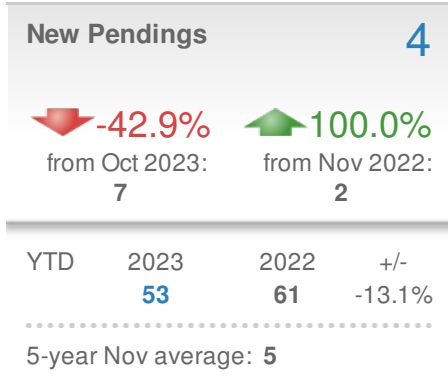
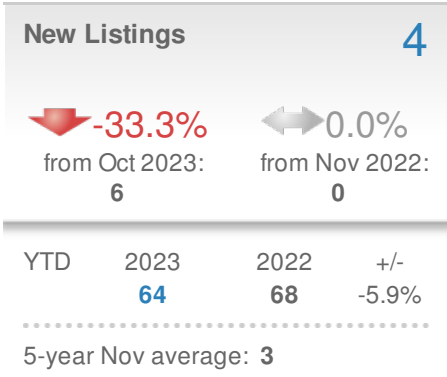
This activity resulted in a Contract Ratio of 0.33 pendings per active listing, down from 5.00 in October and a decrease from 6.00 in November 2022. The Contract Ratio is 85% lower than the 5-year November average of 2.23. A higher Contract Ratio signifies a relative increase in contract activity compared 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

Unionville-Chadds Ford (Delaware, PA)

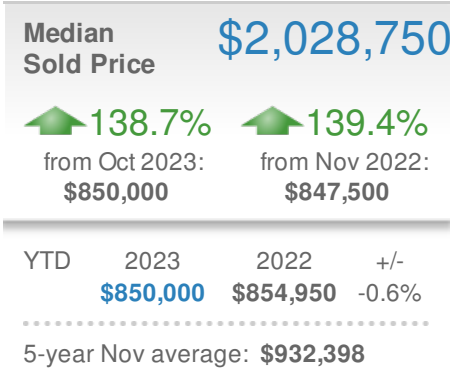
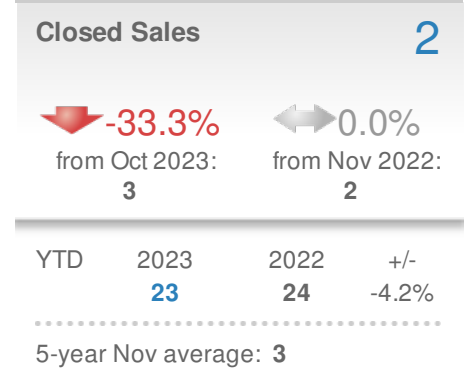
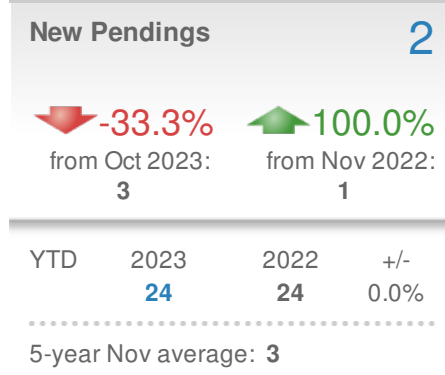
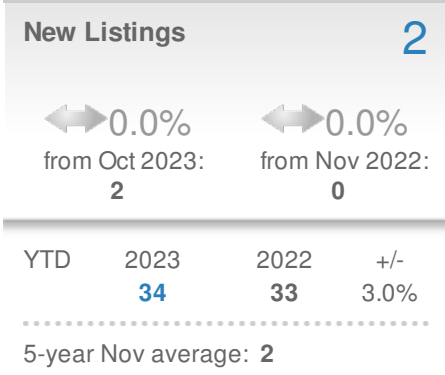
Email: ldavis@tcsr.realtor



November 2023

Unionville-Chadds Ford (Delaware, PA) - Detached

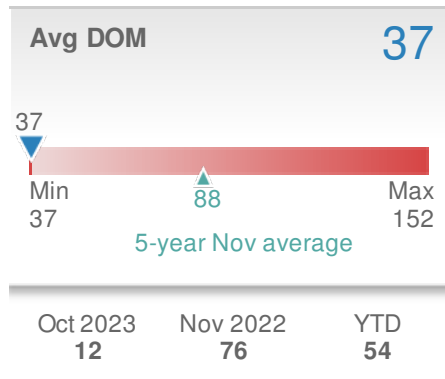
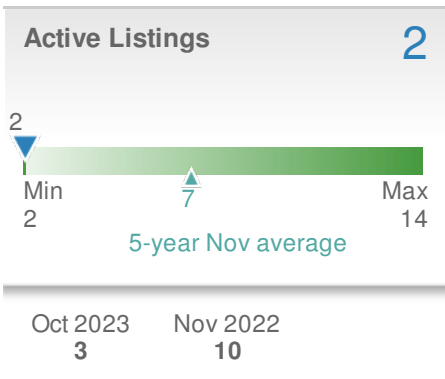
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Unionville-Chadds Ford (Delaware, PA), the median sold price for Detached properties for November was \$2,028,750, representing an increase of 138.7% compared to last month and an increase of 139.4% from Nov 2022. The average days on market for units sold in November was 37 days, 58% below the 5-year November average of 88 days. There was a 33.3% month over month decrease in new contract activity with 2 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from October) with 3; and a 33.3% decrease in supply to 2 active units.

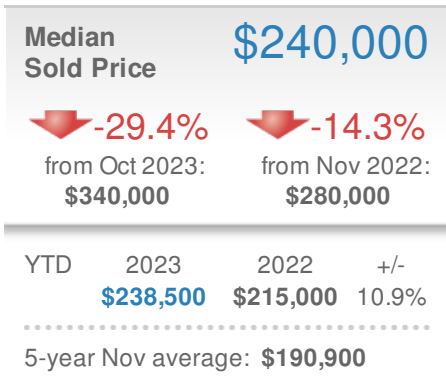
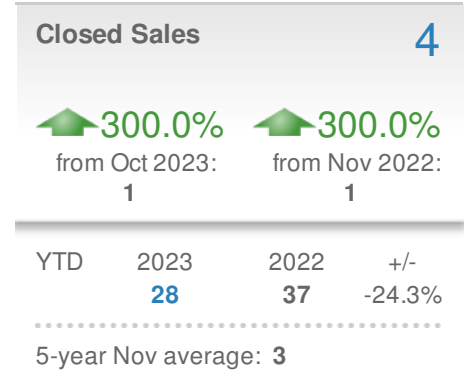
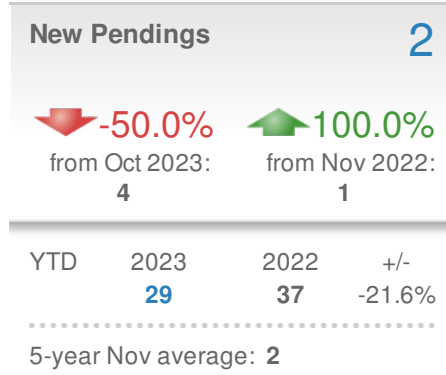
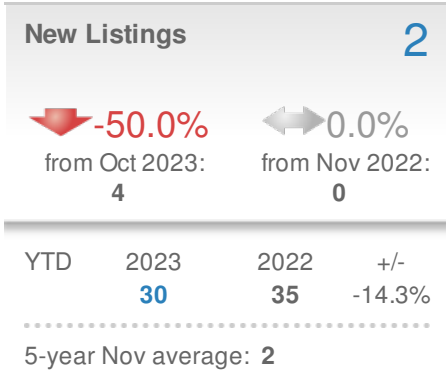
This activity resulted in a Contract Ratio of 1.50 pendings per active listing, up from 1.00 in October and an increase from 0.20 in November 2022. The Contract Ratio is 38% higher than the 5-year November average of 1.08. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



November 2023

Unionville-Chadds Ford (Delaware, PA) - Attached

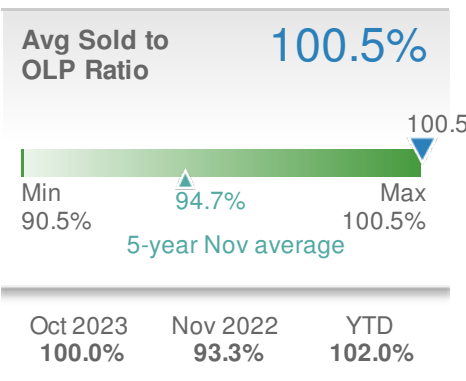
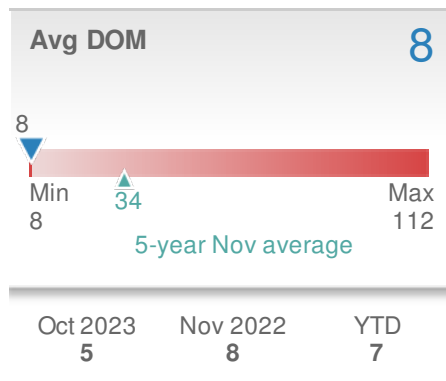
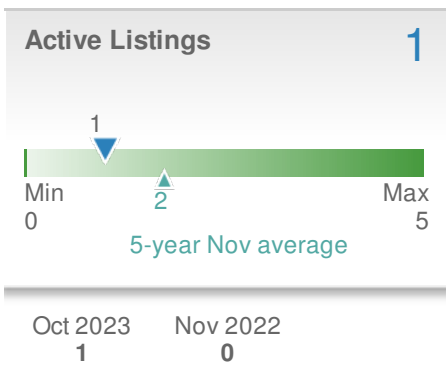
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Unionville-Chadds Ford (Delaware, PA), the median sold price for Attached properties for November was \$240,000, representing a decrease of 29.4% compared to last month and a decrease of 14.3% from Nov 2022. The average days on market for units sold in November was 8 days, 77% below the 5-year November average of 34 days. There was a 50% month over month decrease in new contract activity with 2 New Pendings; a 50% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 2; and no change in supply with 1 active units.

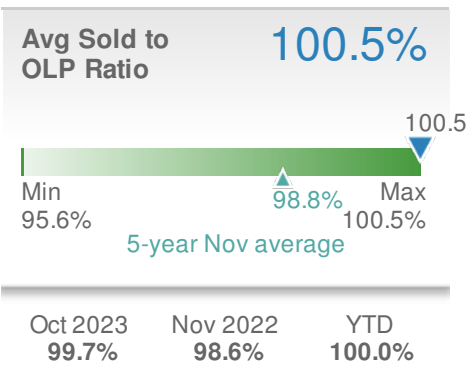
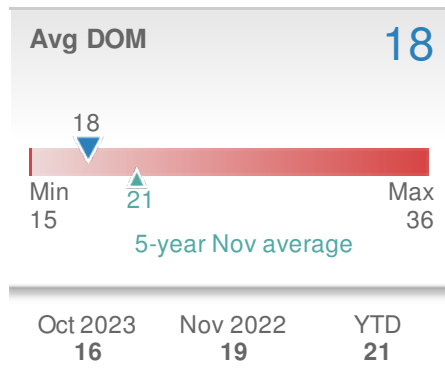
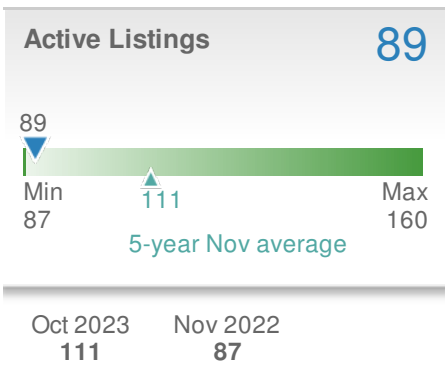
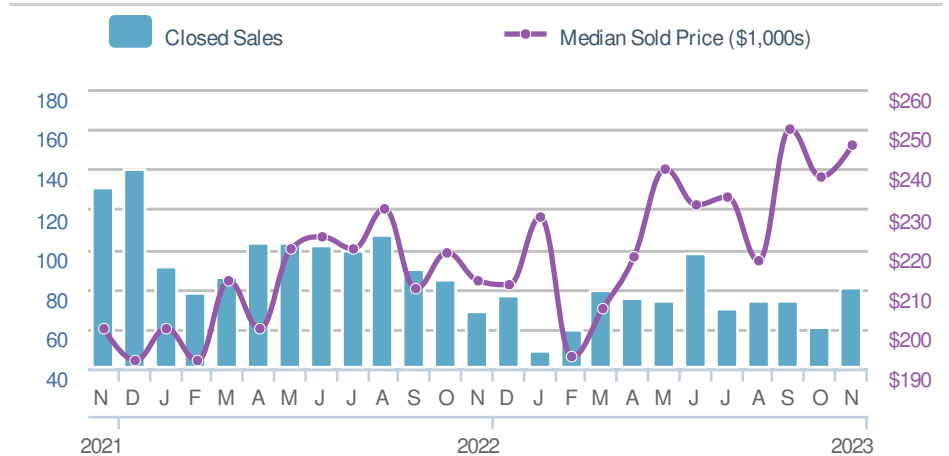
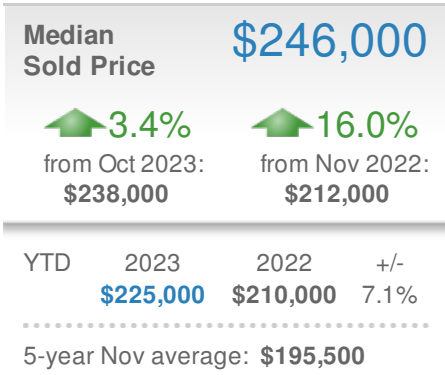
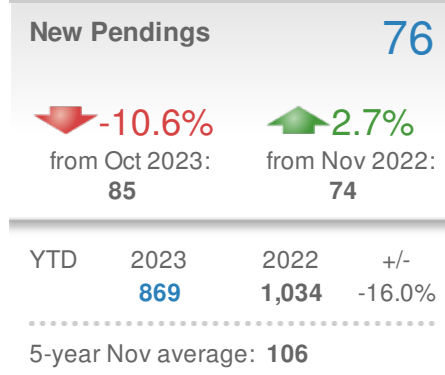
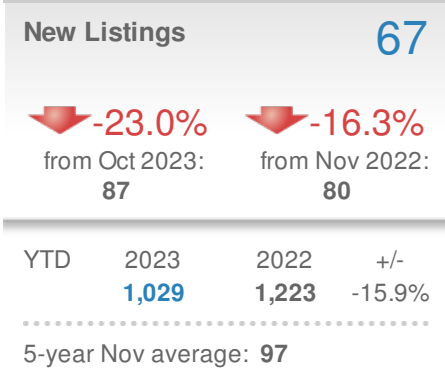
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, down from 4.00 in October and an increase from 0.00 in November 2022. The Contract Ratio is 61% higher than the 5-year November average of 1.24. A higher Contract Ratio signifies a relative increase in contract activity compared 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

Upper Darby (Delaware, PA)

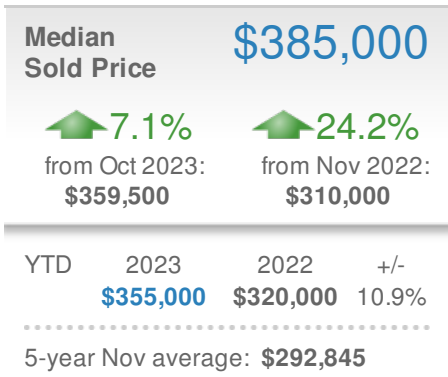
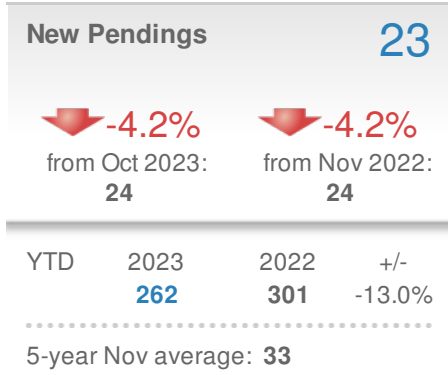
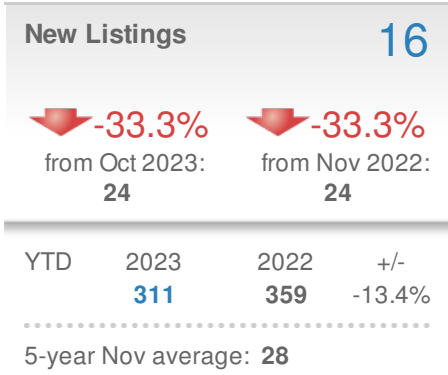
Email: ldavis@tcsr.realtor



November 2023

Upper Darby (Delaware, PA) - Detached

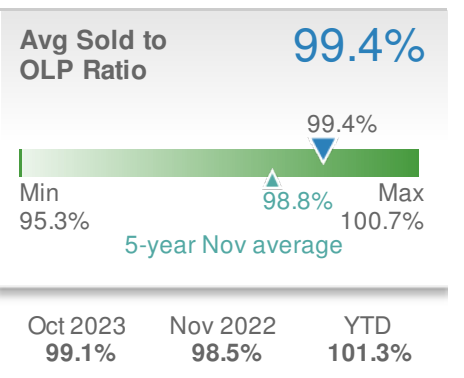
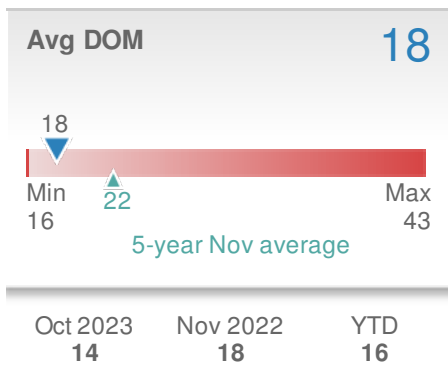
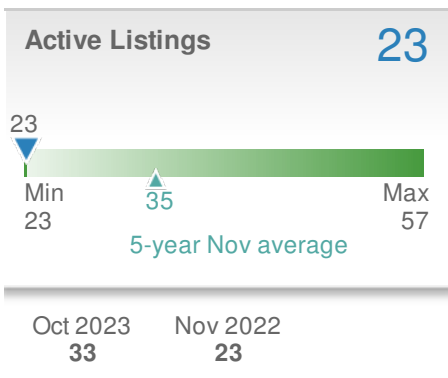
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Upper Darby (Delaware, PA), the median sold price for Detached properties for November was \$385,000, representing an increase of 7.1% compared to last month and an increase of 24.2% from Nov 2022. The average days on market for units sold in November was 18 days, 19% below the 5-year November average of 22 days. There was a 4.2% month over month decrease in new contract activity with 23 New Pendings; a 6.5% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 29; and a 30.3% decrease in supply to 23 active units.

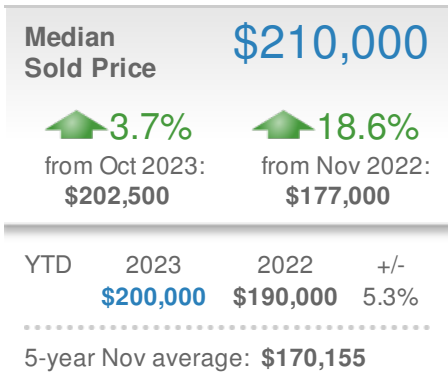
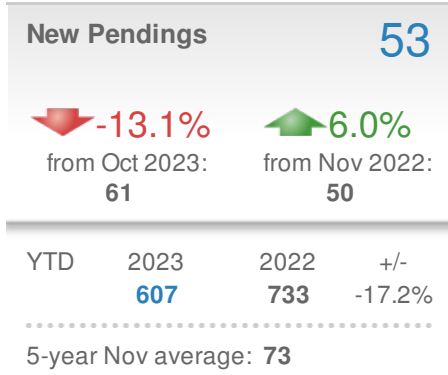
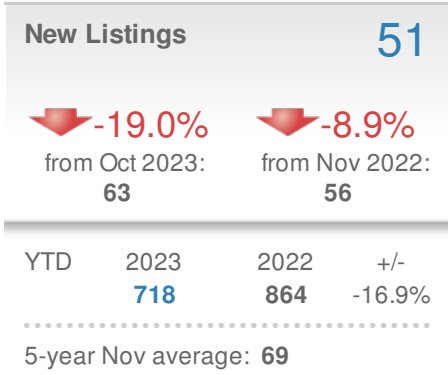
This activity resulted in a Contract Ratio of 1.26 pendings per active listing, up from 0.94 in October and a decrease from 1.52 in November 2022. The Contract Ratio is 20% lower than the 5-year November average of 1.58. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



November 2023

Upper Darby (Delaware, PA) - Attached

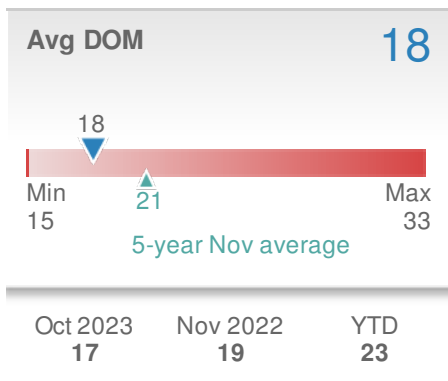
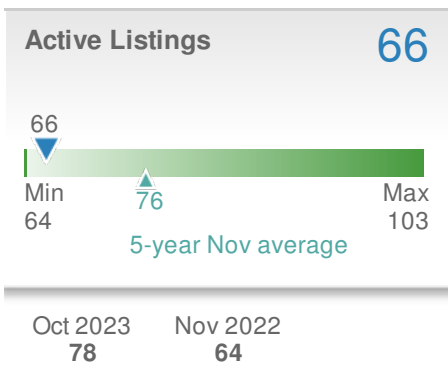
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Upper Darby (Delaware, PA), the median sold price for Attached properties for November was \$210,000, representing an increase of 3.7% compared to last month and an increase of 18.6% from Nov 2022. The average days on market for units sold in November was 18 days, 13% below the 5-year November average of 21 days. There was a 13.1% month over month decrease in new contract activity with 53 New Pendings; an 8.6% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 74; and a 15.4% decrease in supply to 66 active units.

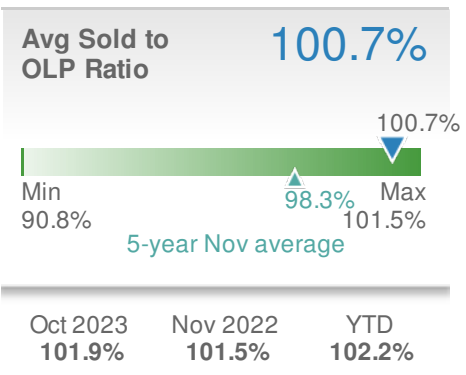
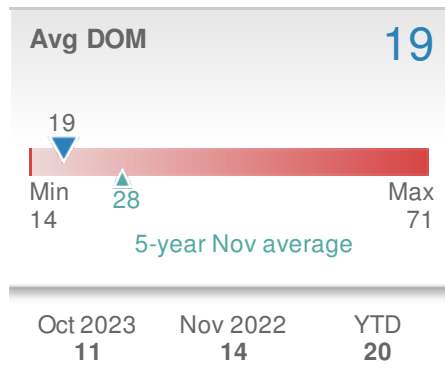
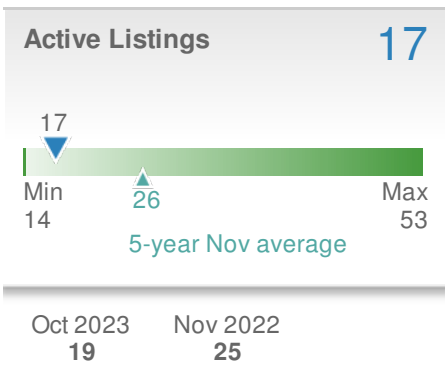
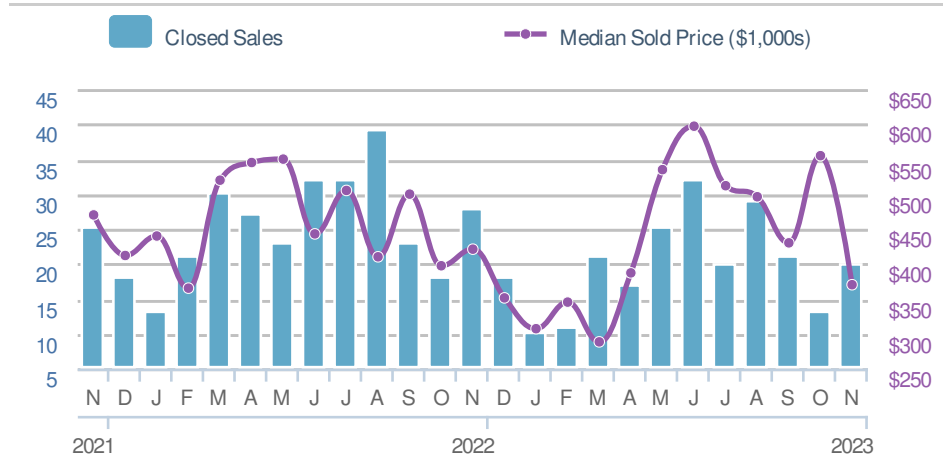
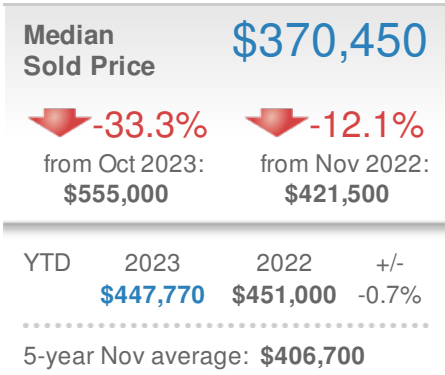
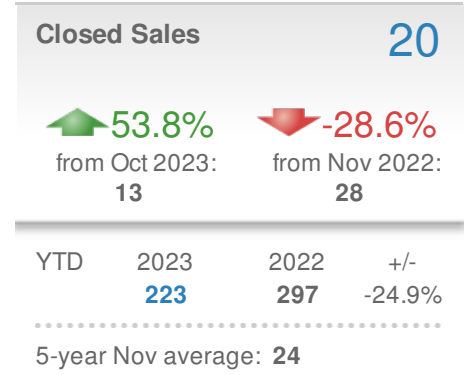
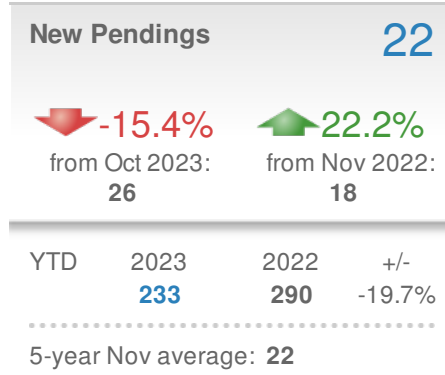
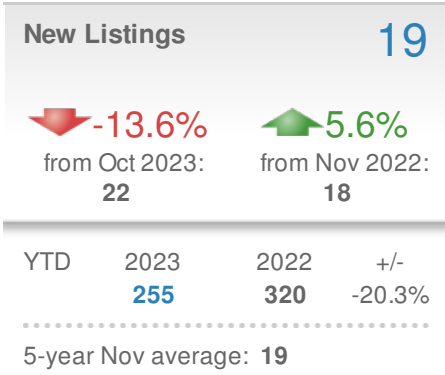
This activity resulted in a Contract Ratio of 1.12 pendings per active listing, up from 1.04 in October and a decrease from 1.23 in November 2022. The Contract Ratio is 28% lower than the 5-year November average of 1.54. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



November 2023

Wallingford-Swarthmore (Delaware, PA)

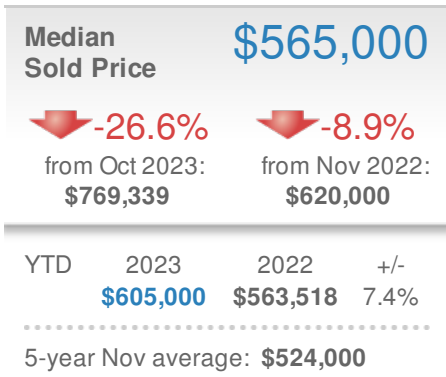
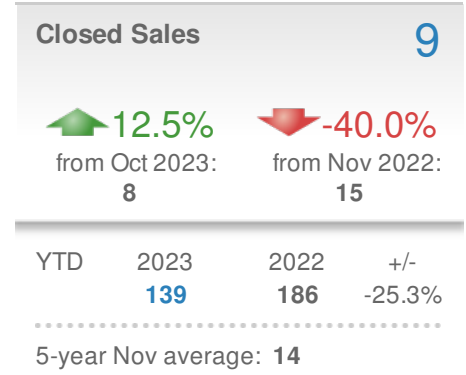
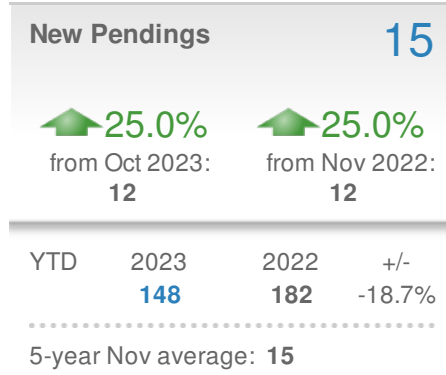
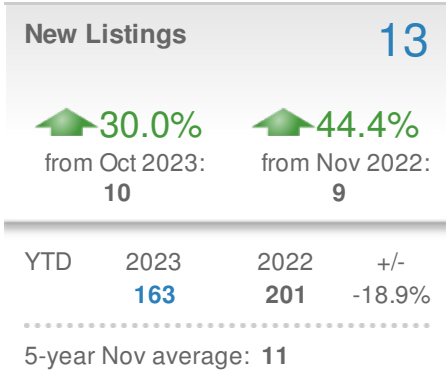
Email: ldavis@tcsr.realtor



November 2023

Wallingford-Swarthmore (Delaware, PA) - Detached

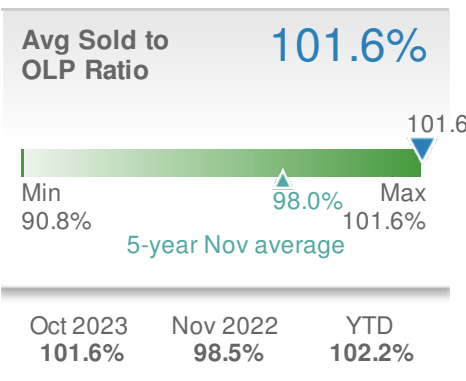
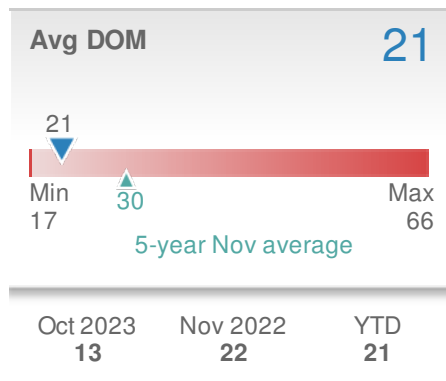
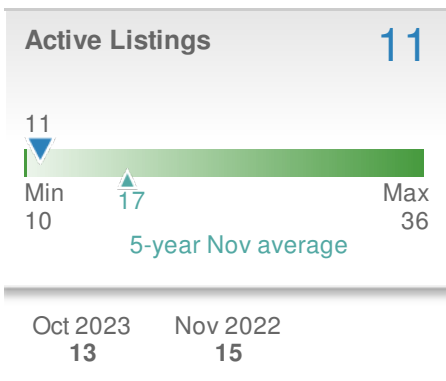
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Wallingford-Swarthmore (Delaware, PA), the median sold price for Detached properties for November was \$565,000, representing a decrease of 26.6% compared to last month and a decrease of 8.9% from Nov 2022. The average days on market for units sold in November was 21 days, 29% below the 5-year November average of 30 days. There was a 25% month over month increase in new contract activity with 15 New Pendings; a 46.2% MoM increase in All Pendings (new contracts + contracts carried over from October) to 19; and a 15.4% decrease in supply to 11 active units.

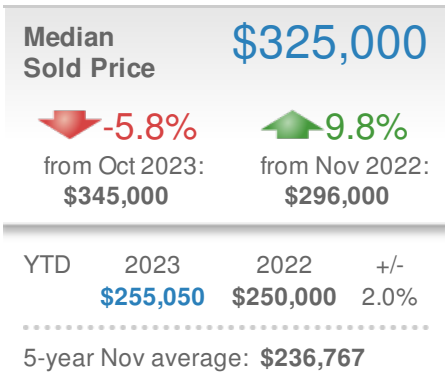
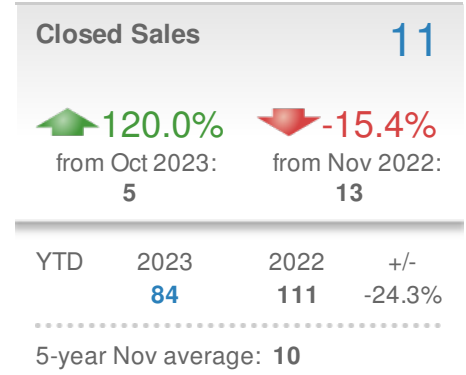
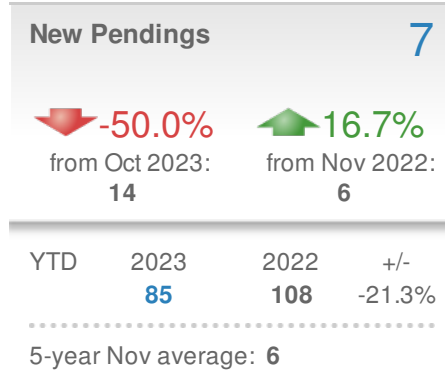
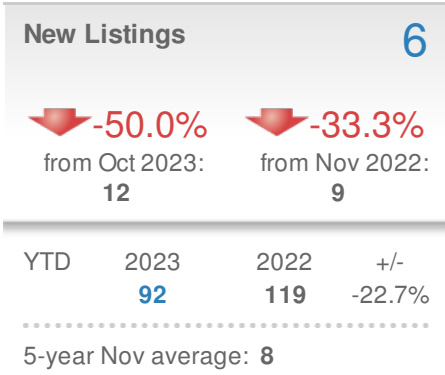
This activity resulted in a Contract Ratio of 1.73 pendings per active listing, up from 1.00 in October and an increase from 1.13 in November 2022. The Contract Ratio is 2% lower than the 5-year November average of 1.76. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



November 2023

Wallingford-Swarthmore (Delaware, PA) - Attached

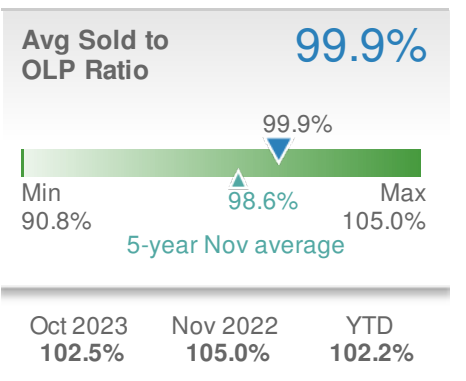
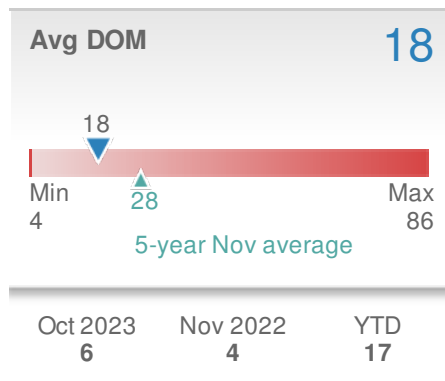
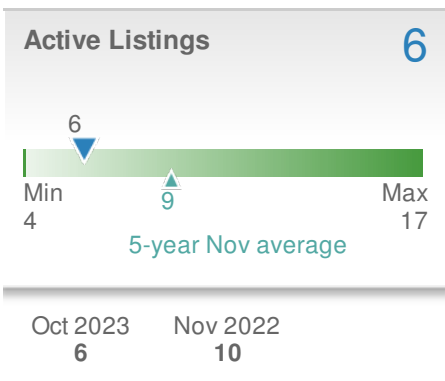
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Wallingford-Swarthmore (Delaware, PA), the median sold price for Attached properties for November was \$325,000, representing a decrease of 5.8% compared to last month and an increase of 9.8% from Nov 2022. The average days on market for units sold in November was 18 days, 35% below the 5-year November average of 28 days. There was a 50% month over month decrease in new contract activity with 7 New Pendings; a 26.7% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 11; and no change in supply with 6 active units.

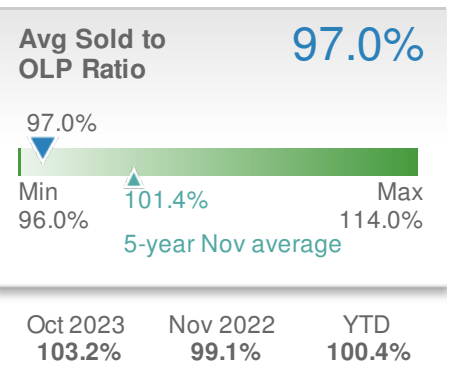
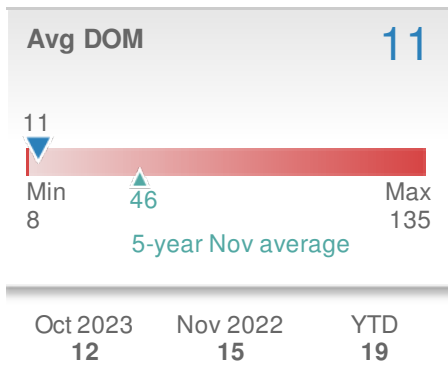
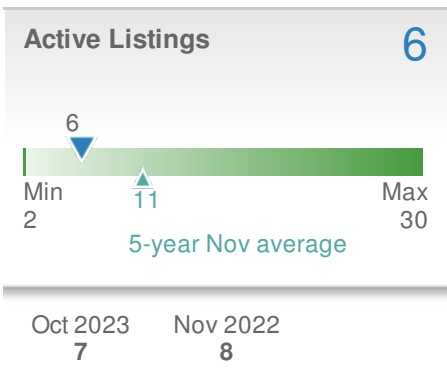
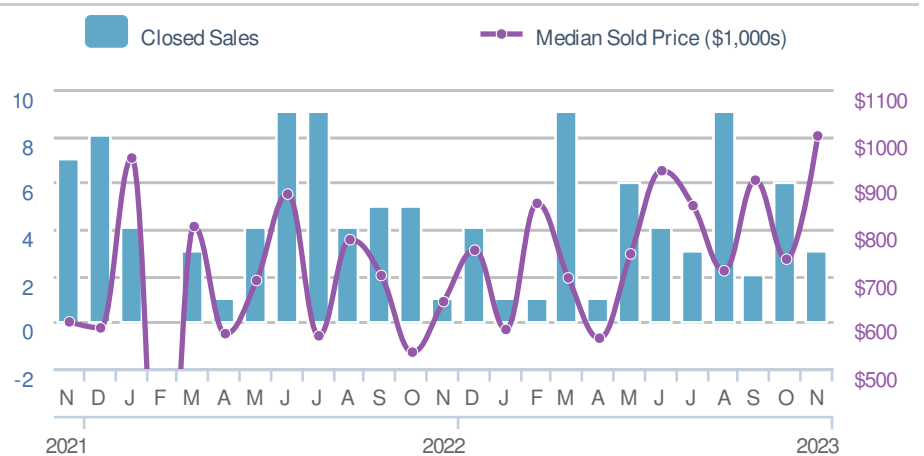
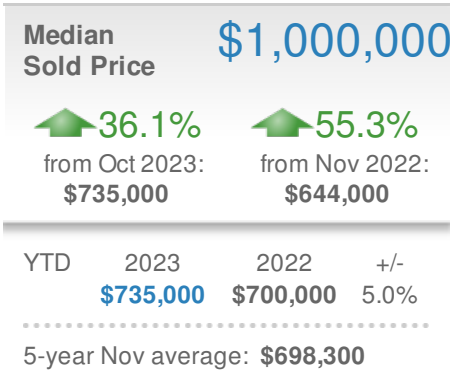
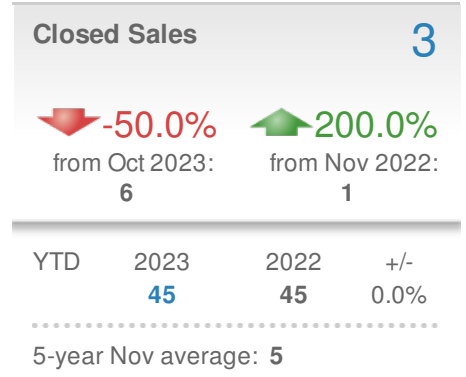
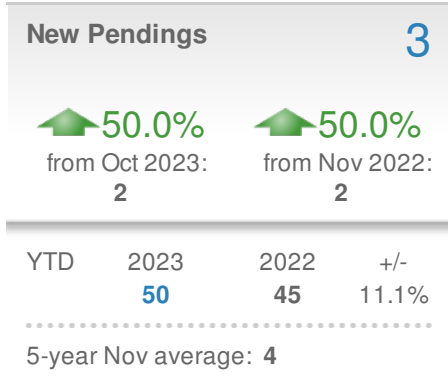
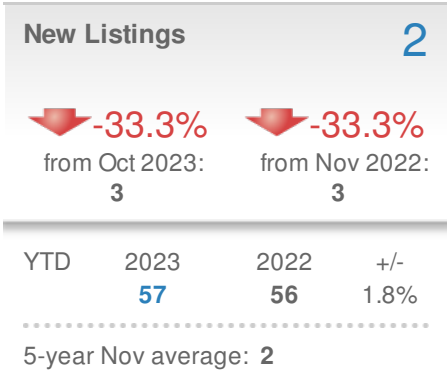
This activity resulted in a Contract Ratio of 1.83 pendings per active listing, down from 2.50 in October and an increase from 1.50 in November 2022. The Contract Ratio is 10% lower than the 5-year November average of 2.03. A higher Contract Ratio signifies a relative increase in contract activity compared 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

West Chester Area (Delaware, PA)

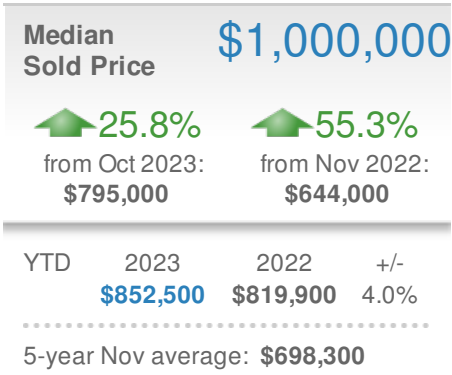
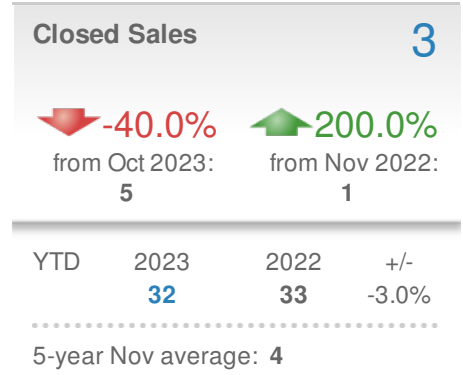
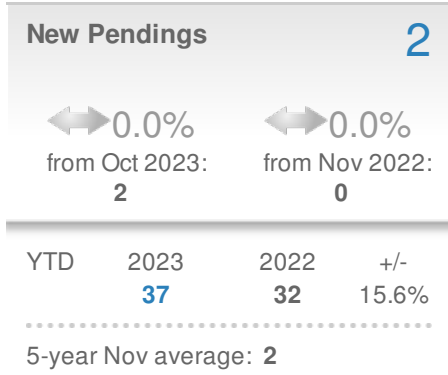
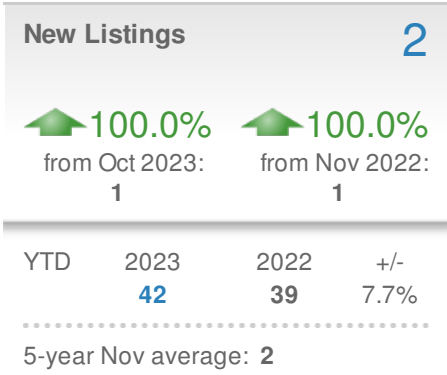
Email: ldavis@tcsr.realtor



November 2023

West Chester Area (Delaware, PA) - Detached

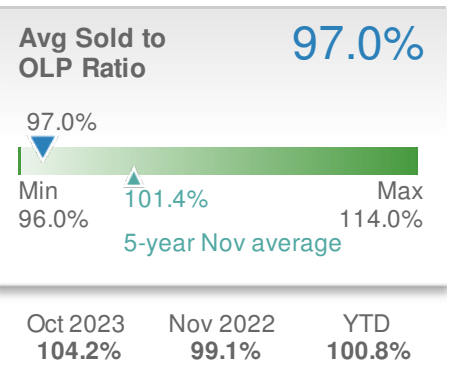
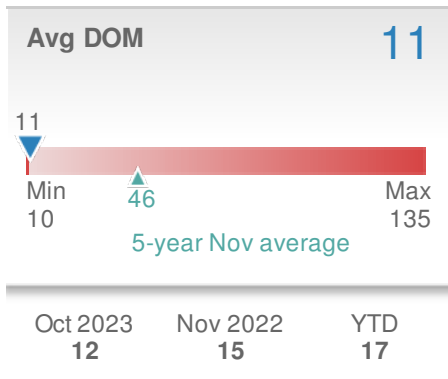
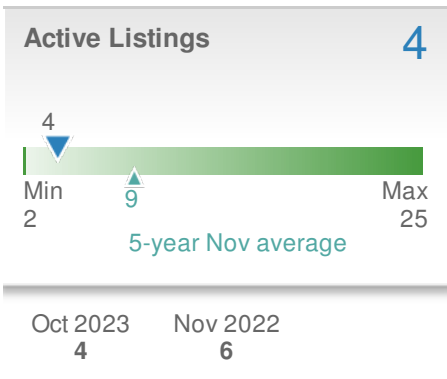
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In West Chester Area (Delaware, PA), the median sold price for Detached properties for November was \$1,000,000, representing an increase of 25.8% compared to last month and an increase of 55.3% from Nov 2022. The average days on market for units sold in November was 11 days, 76% below the 5-year November average of 46 days. There was no month over month change in new contract activity with 2 New Pendings; a 16.7% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 5; and no change in supply with 4 active units.

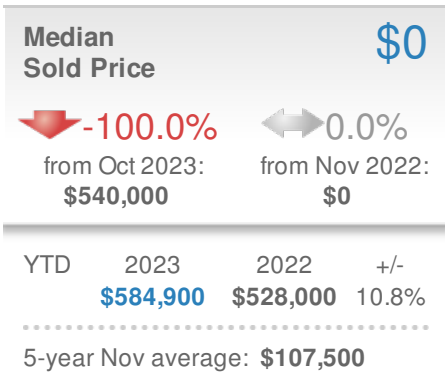
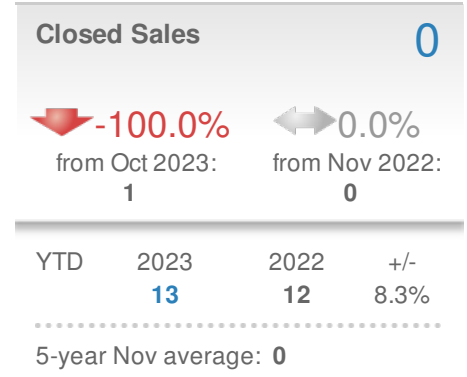
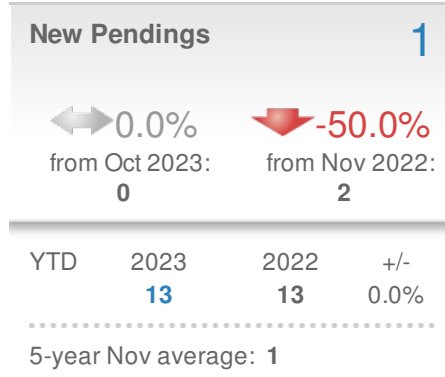
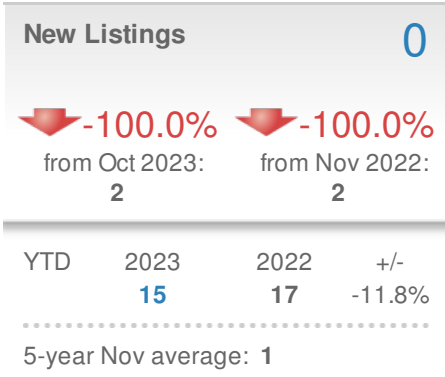
This activity resulted in a Contract Ratio of 1.25 pendings per active listing, down from 1.50 in October and an increase from 0.33 in November 2022. The Contract Ratio is 18% lower than the 5-year November average of 1.53. A higher Contract Ratio signifies a relative increase in contract activity compared 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 (Delaware, PA) - Attached

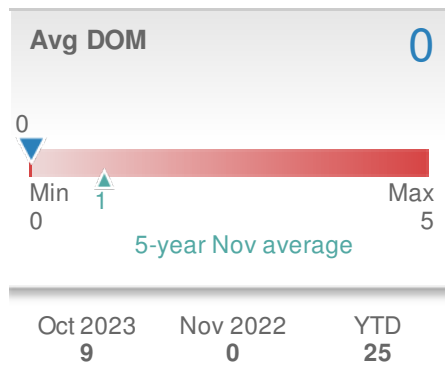
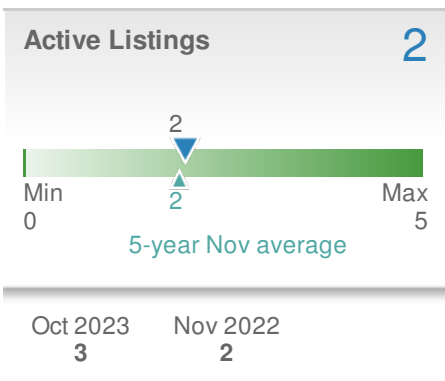
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In West Chester Area (Delaware, PA), the median sold price for Attached properties for November was \$0, representing a decrease of 100% compared to last month and no change from Nov 2022. The average days on market for units sold in November was 0 days, 100% below the 5-year November average of 1 days. There was a 0% month over month increase in new contract activity with 1 New Pendings; a 0% MoM increase in All Pendings (new contracts + contracts carried over from October) to 1; and a 33.3% decrease in supply to 2 active units.

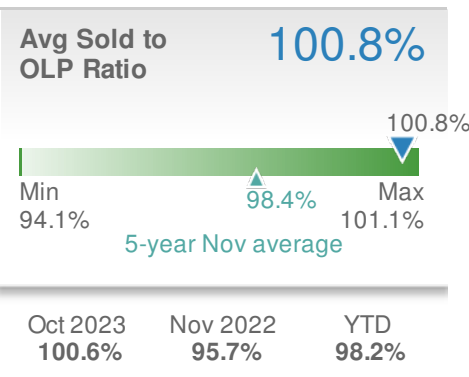
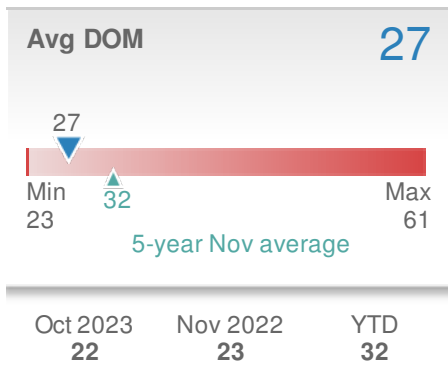
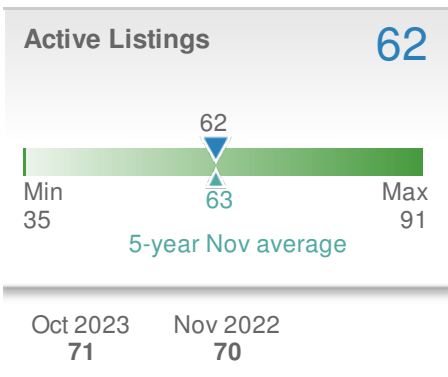
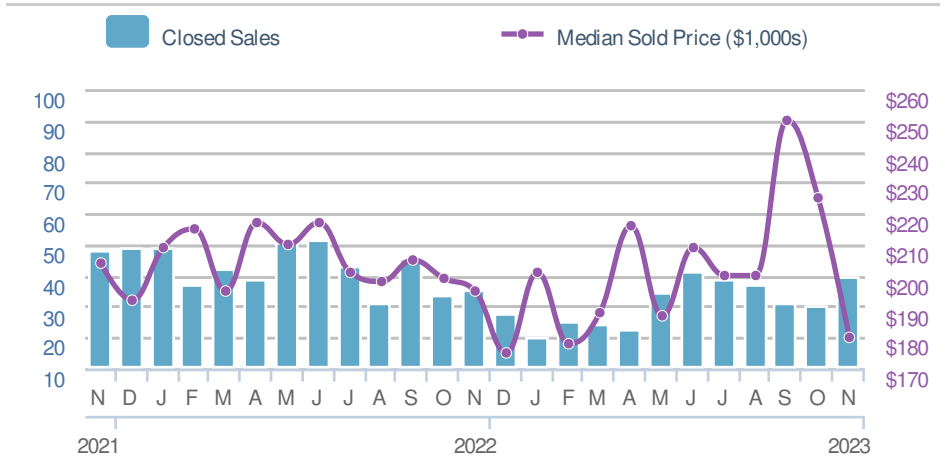
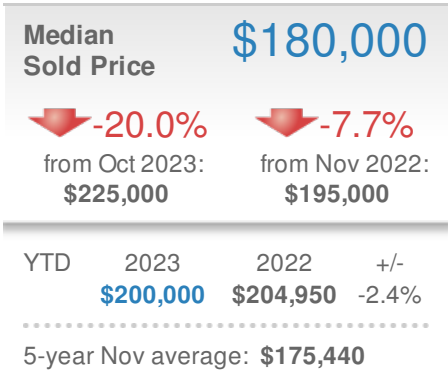
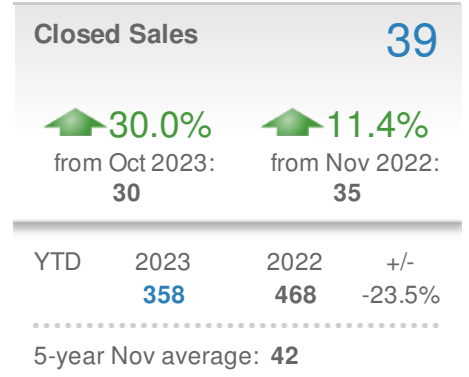
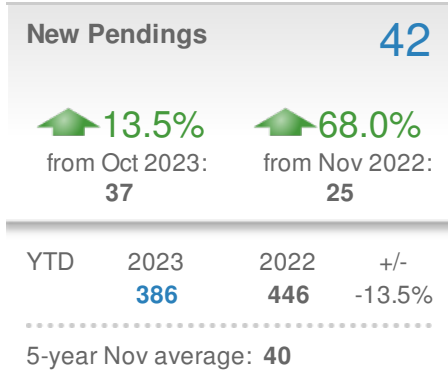
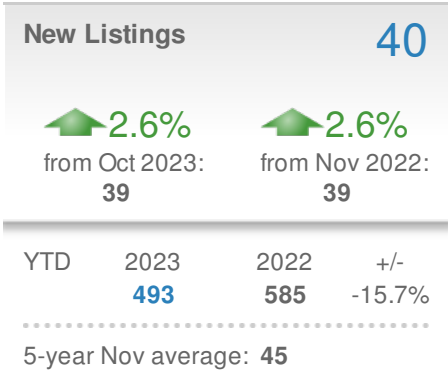
This activity resulted in a Contract Ratio of 0.50 pendings per active listing, up from 0.00 in October and a decrease from 1.00 in November 2022. The Contract Ratio is 36% lower than the 5-year November average of 0.78. A higher Contract Ratio signifies a relative increase in contract activity compared 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

William Penn (Delaware, PA)

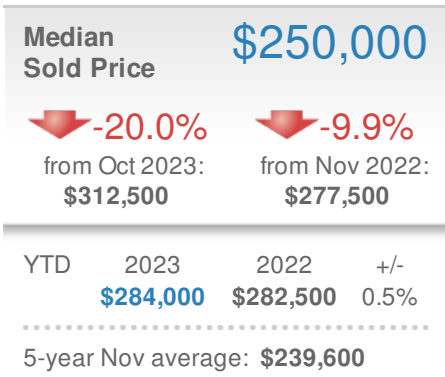
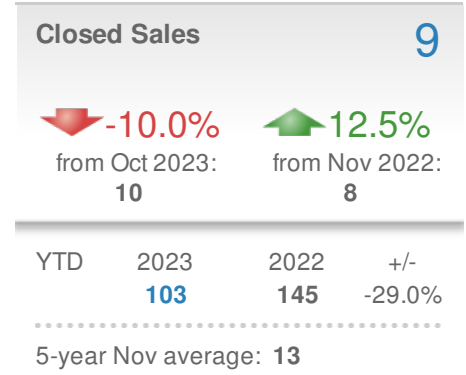
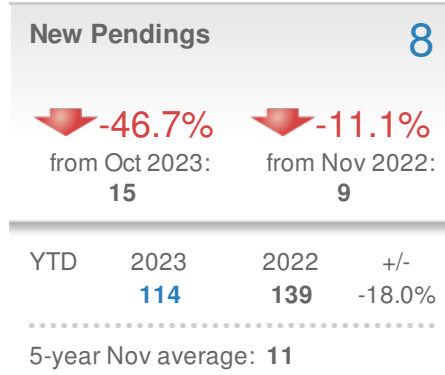
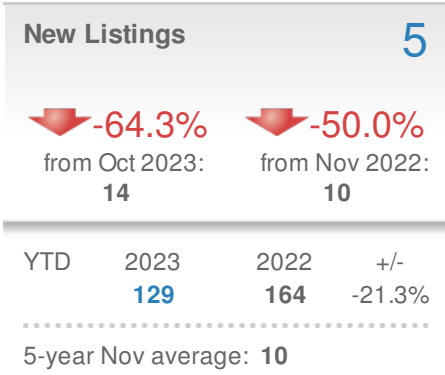
Email: ldavis@tcsr.realtor



November 2023

William Penn (Delaware, PA) - Detached

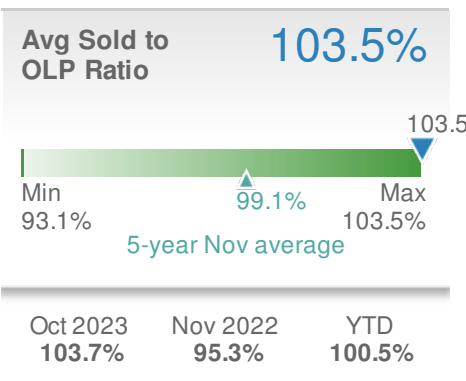
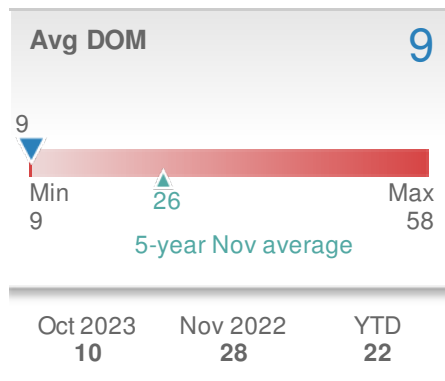
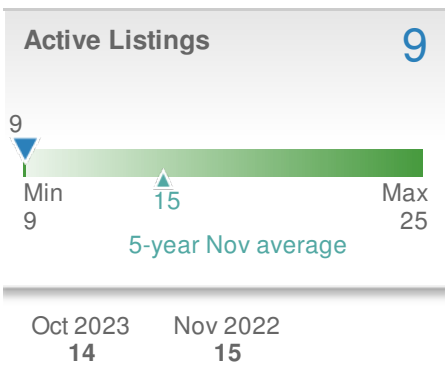
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In William Penn (Delaware, PA), the median sold price for Detached properties for November was \$250,000, representing a decrease of 20% compared to last month and a decrease of 9.9% from Nov 2022. The average days on market for units sold in November was 9 days, 65% below the 5-year November average of 26 days. There was a 46.7% month over month decrease in new contract activity with 8 New Pendings; a 5.6% MoM decrease in All Pendings (new contracts + contracts carried over from October) to 17; and a 35.7% decrease in supply to 9 active units.

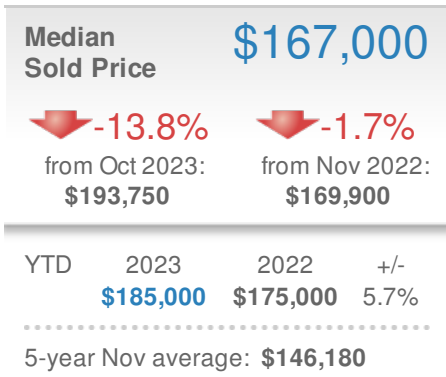
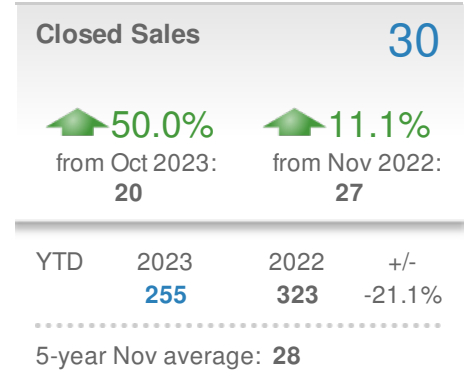
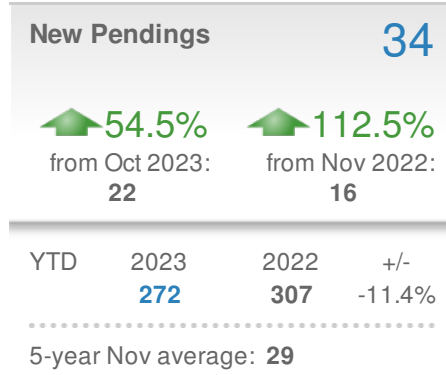
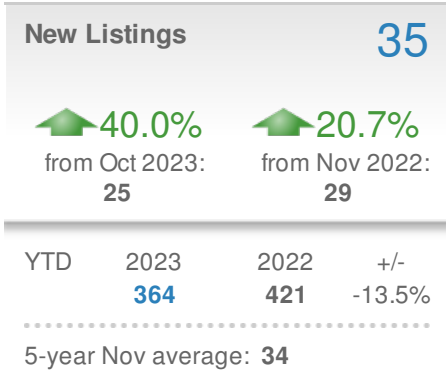
This activity resulted in a Contract Ratio of 1.89 pendings per active listing, up from 1.29 in October and an increase from 0.80 in November 2022. The Contract Ratio is 16% higher than the 5-year November average of 1.63. A higher Contract Ratio signifies a relative increase in contract activity compared 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

William Penn (Delaware, PA) - Attached

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



Summary

In William Penn (Delaware, PA), the median sold price for Attached properties for November was \$167,000, representing a decrease of 13.8% compared to last month and a decrease of 1.7% from Nov 2022. The average days on market for units sold in November was 32 days, 7% below the 5-year November average of 34 days. There was a 54.5% month over month increase in new contract activity with 34 New Pendings; a 2.6% MoM increase in All Pendings (new contracts + contracts carried over from October) to 39; and a 7% decrease in supply to 53 active units.

This activity resulted in a Contract Ratio of 0.74 pendings per active listing, up from 0.67 in October and an increase from 0.51 in November 2022. The Contract Ratio is 38% lower than the 5-year November average of 1.19. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

