December 2023

All Home Types Detached Attached

Local Market Insight

Chester County, PA



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

December 2023

Chester County, PA

Email: Idavis@tcsr.realtor

New L	istings.		188
from	- 50.4% Nov 2023: 379	from D	23.3% ec 2022: 45
YTD	2023 6,214	2022 7,073	+/- -12.1%
5-year	Dec average	e: 320	













Dec 2022

25

YTD

19

Nov 2023

17

Avg Sold OLP Ratio	to 🤇	99.2%
	99.2	
Min 96.3% 5-	98.8% year Dec aver	Max 100.8% age
Nov 2023 100.4%	Dec 2022 98.6%	YTD 101.8%



December 2023

Chester County, PA - Detached

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

New Pendings Closed Sales New Listings 109 160 228 **&**-53.6% -25.9% **&**-35.2% **▶**-6.4% **-21.9%** ►-12.6% from Nov 2023: from Dec 2022: from Nov 2023: from Dec 2022: from Nov 2023: from Dec 2022: 235 147 247 171 292 261 YTD 2023 2022 +/-YTD 2023 2022 +/-YTD 2023 2022 +/-4,058 4,573 -11.3% 3,462 3,918 -11.6% 3,399 4,145 -18.0% 5-year Dec average: 198 5-year Dec average: 231 5-year Dec average: 342

Medi Sold	an Price	\$523,	872		
from	-5.8% Nov 2023: 556,000	from Dec \$500,	c 2022:		
YTD	2023 \$555,000	2022 \$531,000	+/- 4.5%		
5-yea	5-year Dec average: \$467,914				

Summary

In Chester County, PA, the median sold price for Detached properties for December was \$523,872, representing a decrease of 5.8% compared to last month and an increase of 4.8% from Dec 2022. The average days on market for units sold in December was 26 days, 10% below the 5-year December average of 29 days. There was a 35.2% month over month decrease in new contract activity with 160 New Pendings; a 17.9% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 386; and a 24% decrease in supply to 352 active units.

This activity resulted in a Contract Ratio of 1.10 pendings per active listing, up from 1.02 in November and an increase from 0.99 in December 2022. The Contract Ratio is 12% lower than the 5-year December 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.





December 2023

Chester County, PA - Attached

Tri-County Suburban REALTORS

Email: Idavis@tcsr.realtor

New L	istings		79	New F	Pendings		106	Close	d Sales		116
from	- 45.1% Nov 2023: 144	from D	9.4% ec 2022: 8	from	- 26.9% Nov 2023: 145	from D	9.3% lec 2022: 97		- 23.2% Nov 2023: 151		1.5% ec 2022: 31
YTD	2023 2,154	2022 2,494	+/- -13.6%	YTD	2023 1,911	2022 2,190	+/- -12.7%	YTD	2023 1,842	2022 2,324	+/- -20.7%
5-year	Dec averag	je: 122		5-year	Dec avera	ge: 137		5-year	Dec averag	e: 191	

Medi Sold	an Price	\$439,	000		
from	14.0% Nov 2023: 385,000	from Dec \$367,0	2022:		
YTD	2023 \$405,000	2022 \$375,000	+/- 8.0%		
5-yea	5-year Dec average: \$346,180				

Summary

In Chester County, PA, the median sold price for Attached properties for December was \$439,000, representing an increase of 14% compared to last month and an increase of 19.6% from Dec 2022. The average days on market for units sold in December was 21 days, 22% below the 5-year December average of 27 days. There was a 26.9% month over month decrease in new contract activity with 106 New Pendings; a 6.2% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 274; and a 19.5% decrease in supply to 124 active units.

This activity resulted in a Contract Ratio of 2.21 pendings per active listing, up from 1.90 in November and an increase from 1.83 in December 2022. The Contract Ratio is 1% higher than the 5-year December 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.

Active Listings	124	Avg DOM		21	Avg Sold t OLP Ratio	o 1	00.4%
124 Min 175 123 5-year Dec aver	Max 343 age	21 Min 20 5-	27 27 year Dec avera	Max 38 age	Min 97.3% 5-	¥99.5 year Dec aver	100.9%
Nov 2023 Dec 2022 154 123		Nov 2023 14	Dec 2022 20	YTD 16	Nov 2023 100.1%	Dec 2022 99.3%	YTD 102.0%



December 2023

Avon Grove (Chester, PA)

New Listings 7 � -68.2% **16.7%** from Dec 2022: from Nov 2023: 22 6 2022 YTD 2023 +/-356 415 -14.2% 5-year Dec average: 16













30

17

16



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December 2023

Avon Grove (Chester, PA) - Detached

Tri-County Suburban REALTORS

Email: Idavis@tcsr.realtor

New L	istings.		7	New F	Pendings		7	Close	d Sales		9
	- 63.2% Nov 2023: 19	from D	0.0% ec 2022: 5		-63.2% Nov 2023: 19		22.2%)ec 2022: 9		- 75.0% Nov 2023: 36	from D	47.1% lec 2022: 1 7
YTD	2023 311	2022 335	+/- -7.2%	YTD	2023 259	2022 291	+/- -11.0%	YTD	2023 239	2022 334	+/- -28.4%
5-year	Dec averag	e: 14		5-year	Dec avera	ge: 18		5-year	Dec averaç	ge: 24	

Medi Sold	an Price	\$550,	000	
4 3.1% from Nov 2023: \$533,500		from De \$505,	c 2022:	
YTD	2023 \$520,500	2022 \$499,500	+/- 4.2%	
5-year Dec average: \$469,320				

Summary

In Avon Grove (Chester, PA), the median sold price for Detached properties for December was \$550,000, representing an increase of 3.1% compared to last month and an increase of 8.9% from Dec 2022. The average days on market for units sold in December was 12 days, 51% below the 5-year December average of 25 days. There was a 63.2% month over month decrease in new contract activity with 7 New Pendings; a 2.4% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 40; and a 28.1% decrease in supply to 23 active units.

This activity resulted in a Contract Ratio of 1.74 pendings per active listing, up from 1.28 in November and an increase from 0.95 in December 2022. The Contract Ratio is 16% higher than the 5-year December average of 1.50. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings	23	Avg DOM		12	Avg Sold to OLP Ratio	to 1	05.9%
23		12					105.9
Min 36 22 5-year Dec aver	Max 71 age	Min 12 5-	25 year Dec avera	Max 36 age	Min 96.1% 5-	99.8% year Dec aver	Max 105.9% age
Nov 2023 Dec 2022 32 22		Nov 2023 18	Dec 2022 24	YTD 17	Nov 2023 99.1%	Dec 2022 97.1%	YTD 101.4%



December 2023

Avon Grove (Chester, PA) - Attached

New L	istings.		0
-	100.0% Nov 2023: 3		00.0% ec 2022: 1
YTD	2023 45	2022 80	+/- -43.8%
5-year	Dec average	e: 2	

New P	endings		3		
+200.0% from Nov 2023: 1			0.0% ec 2022: 0		
YTD	2023 40	2022 65	+/- -38.5%		
5-year Dec average: 3					

Tri-County Suburban REALTORS

Email: Idavis@tcsr.realtor



Medi Sold	an Price	\$325,000		
+-19.7% from Nov 2023: \$404,750		+-15.6% from Dec 2022: \$384,995		
YTD	2023 \$380,000	2022 +/- \$387,495 -1.9%		
5-yea	5-year Dec average: \$339,066			

Summary

In Avon Grove (Chester, PA), the median sold price for Attached properties for December was \$325,000, representing a decrease of 19.7% compared to last month and a decrease of 15.6% from Dec 2022. The average days on market for units sold in December was 4 days, 91% below the 5-year December average of 43 days. There was a 200% month over month increase in new contract activity with 3 New Pendings; a 200% MoM increase in All Pendings (new contracts + contracts carried over from November) to 3; and a 37.5% decrease in supply to 5 active units.

This activity resulted in a Contract Ratio of 0.60 pendings per active listing, up from 0.13 in November and a decrease from 4.00 in December 2022. The Contract Ratio is 79% lower than the 5-year December 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.





December 2023

Coatesville Area (Chester, PA)

Email: Idavis@tcsr.realtor

5-vear	Dec averag	e: 48		5-vear	Dec avera	ne: 53		5-vear	Dec averag	ne: 77		
YTD	2023 872	2022 974	+/- -10.5%	YTD	2023 748	2022 877	+/- -14.7%	YTD	2023 729	2022 879	+/- -17.1%	
from I	• 49.0% Nov 2023: 49	from D	14.4% ec 2022: 15		- 37.3% Nov 2023: 51	from D	22.0% lec 2022: 1			from D	+-17.5% from Dec 2022: 57	
New Listings 25		25	New Pendings 32			Closed Sales						









Dec 2022

20

Nov 2023

17

YTD

16





December 2023

Coatesville Area (Chester, PA) - Detached

Tri-County Suburban REALTORS

Email: Idavis@tcsr.realtor

New Listings 16		16	New F	New Pendings 21			Close	d Sales		37	
 		-32.3% from Nov 2023: 31		+-22.2% from Dec 2022: 27		-9.8% from Nov 2023: 41					
YTD	2023 586	2022 653	+/- -10.3%	YTD	2023 497	2022 581	+/- -14.5%	YTD	2023 500	2022 591	+/- -15.4%
5-year	Dec averag	je: 36		5-year	Dec avera	ge: 36		5-year	Dec averag	je: 56	

Medi Sold	an Price	\$390,000				
from	-6.0% Nov 2023: 415,000	49 from De \$357 ,	c 2022:			
YTD	2023 \$380,000	2022 \$351,000	+/- 8.3%			
5-yea	ır Dec avera	ge: \$329,80	0			

Summary

In Coatesville Area (Chester, PA), the median sold price for Detached properties for December was \$390,000, representing a decrease of 6% compared to last month and an increase of 9.1% from Dec 2022. The average days on market for units sold in December was 23 days, 7% above the 5-year December average of 22 days. There was a 32.3% month over month decrease in new contract activity with 21 New Pendings; a 32.8% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 39; and a 24.1% decrease in supply to 44 active units.

This activity resulted in a Contract Ratio of 0.89 pendings per active listing, down from 1.00 in November and a decrease from 1.07 in December 2022. The Contract Ratio is 24% lower than the 5-year December average of 1.18. 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.





December 2023

Coatesville Area (Chester, PA) - Attached

Tri-County Suburban REALTORS

Email: Idavis@tcsr.realtor

New Listings 9		New F	New Pendings 11			Close	10				
		-45.0% from Nov 2023: 20		+-21.4% from Dec 2022: 14		+-60.0% from Nov 2023: 25		-44.4% from Dec 2022: 18			
YTD	2023 286	2022 320	+/- -10.6%	YTD	2023 251	2022 295	+/- -14.9%	YTD	2023 229	2022 287	+/- -20.2%
5-year	Dec averag	je: 12		5-year	Dec avera	ge: 17		5-year	Dec avera	ge: 21	

Medi Sold	an Price	\$128,500
from	-53.3% Nov 2023: 275,000	-36.5% from Dec 2022: \$202,500
YTD	2023 \$265,000	2022 +/- \$232,500 14.0%
5-yea	r Dec avera	ge: \$158,900

Summary

In Coatesville Area (Chester, PA), the median sold price for Attached properties for December was \$128,500, representing a decrease of 53.3% compared to last month and a decrease of 36.5% from Dec 2022. The average days on market for units sold in December was 9 days, 55% below the 5-year December average of 20 days. There was a 45% month over month decrease in new contract activity with 11 New Pendings; a 4% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 48; and no change in supply with 7 active units.

This activity resulted in a Contract Ratio of 6.86 pendings per active listing, down from 7.14 in November and an increase from 3.10 in December 2022. The Contract Ratio is 100% higher than the 5-year December average of 3.43. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.





December 2023

Downingtown Area (Chester, PA)

Email: Idavis@tcsr.realtor







Medi Sold	an Price	\$520,000				
from	► 1.0% Nov 2023: 5 15,000	16.2% from Dec 2022: \$447,500				
YTD	2023 \$538,823	2022 \$500,000	+/- 7.8%			
5-yea	r Dec avera	ge: \$454,71	1			







Nov 2023	Dec 2022	YTD
17	16	20



December 2023

Downingtown Area (Chester, PA) - Detached

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

New L	New Listings 10		10	New F	Pendings		18	Close	d Sales		36		
→-68.8% from Nov 2023: 32 32 32		ec 2022:	-43.8% from Nov 2023: 32		+-25.0% from Dec 2022: 24		24.1% from Nov 2023: 29		from D	16.1% from Dec 2022: 31			
YTD	2023 492	2022 687	+/- -28.4%	YTD	2023 423	2022 586	+/- -27.8%	YTD	2023 444	2022 596	+/- -25.5%		
5-year	Dec averag	je: 28		5-year	Dec avera	ge: 31		5-year	Dec averag	je: 49			

Medi Sold	an Price	\$565,000				
from	-5.8% Nov 2023: 500,000	4.6% from Dec 2022: \$540,000				
YTD	2023 \$634,000	2022	+/- .8%			
5-yea	ır Dec avera	ge: \$529,650				

Summary

In Downingtown Area (Chester, PA), the median sold price for Detached properties for December was \$565,000, representing a decrease of 5.8% compared to last month and an increase of 4.6% from Dec 2022. The average days on market for units sold in December was 26 days, 11% above the 5-year December average of 23 days. There was a 43.8% month over month decrease in new contract activity with 18 New Pendings; a 38.9% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 33; and a 16.7% decrease in supply to 45 active units.

This activity resulted in a Contract Ratio of 0.73 pendings per active listing, down from 1.00 in November and a decrease from 1.18 in December 2022. The Contract Ratio is 54% lower than the 5-year December average of 1.60. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.





December 2023

Downingtown Area (Chester, PA) - Attached

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

New Listings 8		8	New F	New Pendings 17			Closed Sales 19					
-	-65.2% Nov 2023: 23	from D	38.5% ec 2022: 3		-10.5% Nov 2023: 19	from D	94.5% Dec 2022:		-20.8% from Nov 2023: 24		+-17.4% from Dec 2022: 23	
YTD	2023 347	2022 354	+/- -2.0%	YTD	2023 307	2022 309	+/- -0.6%	YTD	2023 270	2022 375	+/- -28.0%	
5-year	5-year Dec average: 19			5-year	5-year Dec average: 22				5-year Dec average: 28			

Medi Sold	an Price	\$510,000				
from	►2.2% Nov 2023: 199,250	32.5% from Dec 2022: \$385,000				
YTD	2023 \$442,500	2022 \$420,000	+/- 5.4%			
5-yea	r Dec avera	ge: \$398,65	0			

Summary

In Downingtown Area (Chester, PA), the median sold price for Attached properties for December was \$510,000, representing an increase of 2.2% compared to last month and an increase of 32.5% from Dec 2022. The average days on market for units sold in December was 37 days, 45% above the 5-year December average of 26 days. There was a 10.5% month over month decrease in new contract activity with 17 New Pendings; a 2.6% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 75; and a 22.7% decrease in supply to 34 active units.

This activity resulted in a Contract Ratio of 2.21 pendings per active listing, up from 1.75 in November and an increase from 1.65 in December 2022. The Contract Ratio is 26% lower than the 5-year December average of 2.98. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings	34	Avg DOM		37	Avg Sold OLP Ratio	to 1	05.5%
	34			37			105.5
Min 29	37	Min 16	26	Max 37	Min 97.5%	100.5%	Max 105.5%
5-year Dec ave	erage	5-	year Dec avera	age	5-	year Dec ave	rage
Nov 2023 Dec 2022 44 26		Nov 2023 13	Dec 2022 16	YTD 21	Nov 2023 100.8%	Dec 2022 99.5%	YTD 102.7%



Email: Idavis@tcsr.realtor

December 2023

Great Valley (Chester, PA)

New L	istings		6		
		+-66.7% from Dec 2022: 18			
YTD	2023 439	2022 579	+/- -24.2%		
5-year Dec average: 21					





Medi Sold	an Price	\$590,000		
from	-22.4% Nov 2023: 760,000	+-1.7% from Dec 2022: \$600,000		
YTD	2023 \$625,000	2022 \$585,000	+/- 6.8%	
5-year Dec average: \$537,658				





Avg D	MO	20
20 Min 19	31 5-year Dec average	Max 64

Dec 2022

25

Nov 2023

22

YTD

21





December 2023

Great Valley (Chester, PA) - Detached

Tri-County Suburban REALTORS

Email:	Idavis@tcsr.realtor	

YTD	2023 272	2022 353	+/- -22.9%	YTD	2023 210	2022 261	+/- -19.5%	YTD	2023 208	2022 279	+/- -25.4%	
	• 88.2% Nov 2023: 17	from D	60.0% lec 2022: 5	-	-61.1% Nov 2023: 18		0.0% ec 2022: 7		-28.0% Nov 2023: 25	from D	18.2% Dec 2022: 22	
New L	istings		2	New F	Pendings		7	Close	Closed Sales		les 18	

Medi Sold	an Price	\$627,500				
from	-19.0% Nov 2023: 775,000	-20.3% from Dec 2022: \$787,500				
YTD	2023 \$727,500	2022 +/- \$690,000 5.4%				
5-yea	5-year Dec average: \$629,050					

Summary

In Great Valley (Chester, PA), the median sold price for Detached properties for December was \$627,500, representing a decrease of 19% compared to last month and a decrease of 20.3% from Dec 2022. The average days on market for units sold in December was 23 days, 22% below the 5-year December average of 30 days. There was a 61.1% month over month decrease in new contract activity with 7 New Pendings; a 33.3% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 24; and a 35% decrease in supply to 26 active units.

This activity resulted in a Contract Ratio of 0.92 pendings per active listing, up from 0.90 in November and an increase from 0.59 in December 2022. The Contract Ratio is 9% lower than the 5-year December 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.



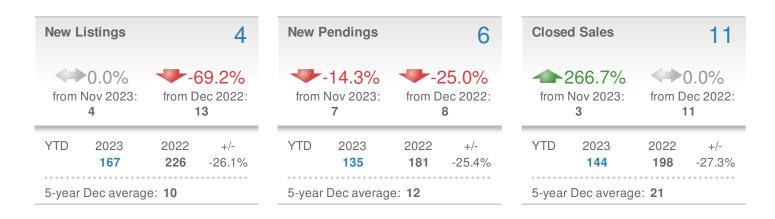


December 2023

Great Valley (Chester, PA) - Attached

Tri-County Suburban REALTORS

Email: Idavis@tcsr.realtor



Medi Sold	an Price	\$585,000			
from	25.3% Nov 2023: 467,000	7.1% from Dec 2022: \$546,300			
YTD	2023 \$562,500	2022 \$521,000	+/- 8.0%		
5-year Dec average: \$501,354					

Summary

In Great Valley (Chester, PA), the median sold price for Attached properties for December was \$585,000, representing an increase of 25.3% compared to last month and an increase of 7.1% from Dec 2022. The average days on market for units sold in December was 16 days, 51% below the 5-year December average of 33 days. There was a 14.3% month over month decrease in new contract activity with 6 New Pendings; a 46.7% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 8; and a 33.3% decrease in supply to 8 active units.

This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 1.25 in November and no change from December 2022. The Contract Ratio is 55% lower than the 5-year December 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 he market is moving in the buyer's favor.





December 2023

Kennett Consolidated (Chester, PA)

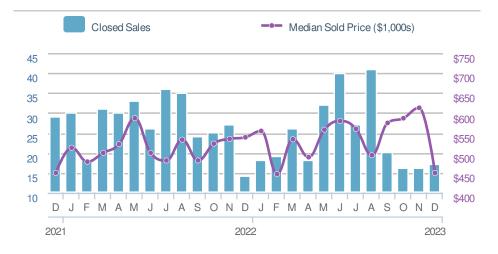
Email: Idavis@tcsr.realtor







Medi Sold	an Price	\$450,000			
from	-26.6% Nov 2023: 513,000	+-16.6% from Dec 2022: \$539,500			
YTD	2023 \$537,000	2022 \$516,665	+/- 3.9%		
5-year Dec average: \$446,900					













December 2023

Kennett Consolidated (Chester, PA) - Detached

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

New Pendings New Listings 5 **-61.5**% **∽**-28.6% **-10.0%** ►-18.2% from Nov 2023: from Dec 2022: from Nov 2023: from Dec 2022: 13 7 10 11 YTD 2023 2022 +/-YTD 2023 2022 203 180 186 -8.4% 165 5-year Dec average: 8 5-year Dec average: 13

9 **Closed Sales** 11 **-21.4**% �₽0.0% from Nov 2023: from Dec 2022: 14 11 +/-YTD 2023 2022 +/--8.3% 183 -5.5% 173 5-year Dec average: 14

Medi Sold	an Price	\$450,000				
from	-33.6% Nov 2023: 577,500	+-18.8% from Dec 2022: \$554,000				
YTD	2023 \$589,500		-/- 6%			
5-yea	5-year Dec average: \$473,612					

Summary

In Kennett Consolidated (Chester, PA), the median sold price for Detached properties for December was \$450,000, representing a decrease of 33.6% compared to last month and a decrease of 18.8% from Dec 2022. The average days on market for units sold in December was 10 days, 74% below the 5-year December average of 39 days. There was a 10% month over month decrease in new contract activity with 9 New Pendings; a 21.4% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 11; and a 23.8% decrease in supply to 16 active units.

This activity resulted in a Contract Ratio of 0.69 pendings per active listing, up from 0.67 in November and a decrease from 1.38 in December 2022. The Contract Ratio is 47% lower than the 5-year December average of 1.30. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.





December 2023

Kennett Consolidated (Chester, PA) - Attached

Tri-County Suburban REALTORS

Email: Idavis@tcsr.realtor

New Listings			5	New F	New Pendings		4	Close	Closed Sales		6
	- 16.7% Nov 2023: 6	from D	6.7% ec 2022: 6		-33.3% Nov 2023: 6	from D	50.0% Dec 2022: 8	← 200.0% from Nov 2023: 2 3			
YTD	2023 106	2022 164	+/- -35.4%	YTD	2023 102	2022 141	+/- -27.7%	YTD	2023 125	2022 157	+/- -20.4%
5-year Dec average: 12			5-year	5-year Dec average: 11			5-year Dec average: 11				

Medi Sold	an Price	\$453,350				
3.6%		+-7.2%				
from Nov 2023:		from Dec 2022:				
\$437,500		\$488,705				
YTD	2023	2022	+/-			
	\$482,000	\$461,000	4.6%			
5-yea	5-year Dec average: \$419,633					

Summary

In Kennett Consolidated (Chester, PA), the median sold price for Attached properties for December was \$453,350, representing an increase of 3.6% compared to last month and a decrease of 7.2% from Dec 2022. The average days on market for units sold in December was 6 days, 83% below the 5-year December average of 34 days. There was a 33.3% month over month decrease in new contract activity with 4 New Pendings; a 14.3% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 12; and a 20% increase in supply to 6 active units.

This activity resulted in a Contract Ratio of 2.00 pendings per active listing, down from 2.80 in November and a decrease from 3.27 in December 2022. The Contract Ratio is 16% lower than the 5-year December average of 2.37. 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 seller's favor.

Active Listings	6	Avg DOM		6	Avg Sold to OLP Ratio	to	99.1%
6 Min 21 6 5-year Dec averag	Max 47 ge	6 Min 34 6 5-	year Dec aver	Max 109 age	99.1% Min 99.1% 5-	103.7% year Dec aver	Max 109.7% rage
Nov 2023 Dec 2022 5 11		Nov 2023 5	Dec 2022 109	YTD 31	Nov 2023 100.5%	Dec 2022 106.0%	YTD 104.8%



December 2023

Octorara Area (Chester, PA)

Email: Idavis@tcsr.realtor

New L	istings.		6	
+-14.3%		50.0%		
from Nov 2023:		from Dec 2022:		
7		4		
YTD	2023	2022	+/-	
	124	129	-3.9%	
5-year Dec average: 10				













Dec 2022

31

YTD

22

Nov 2023

4

Avg Sold to OLP Ratio	o (95.4%
95.4%	0% year Dec aver	Max 104.8% age
Nov 2023 104.0%	Dec 2022 97.2%	YTD 103.1%



December 2023

Octorara Area (Chester, PA) - Detached

Tri-County Suburban REALTORS

Email: Idavis@tcsr.realtor

New L	.istings		4	New F	Pendings		4	Close	d Sales		2
	-20.0% Nov 2023: 5	from D).0% ec 2022: 4		100.0% Nov 2023: 2	from D	0.0% ec 2022: 4		-50.0% Nov 2023: 4		71.4% Dec 2022: 7
YTD	2023 103	2022 107	+/- -3.7%	YTD	2023 92	2022 86	+/- 7.0%	YTD	2023 89	2022 101	+/- -11.9%
5-year	Dec averag	e: 7		5-year	Dec avera	ge: 5		5-year	Dec avera	ge: 7	

Median Sold Price		\$441,165		
4.1% from Nov 2023: \$423,925		from De \$300,	c 2022:	
YTD 2023 2022 +/- \$384,250 \$370,000 3.9%				
5-year Dec average: \$321,183				

Summary

In Octorara Area (Chester, PA), the median sold price for Detached properties for December was \$441,165, representing an increase of 4.1% compared to last month and an increase of 47.1% from Dec 2022. The average days on market for units sold in December was 4 days, 89% below the 5-year December average of 35 days. There was a 100% month over month increase in new contract activity with 4 New Pendings; an 11.1% MoM increase in All Pendings (new contracts + contracts carried over from November) to 10; and a 6.7% decrease in supply to 14 active units.

This activity resulted in a Contract Ratio of 0.71 pendings per active listing, up from 0.60 in November and an increase from 0.43 in December 2022. The Contract Ratio is 8% higher than the 5-year December average of 0.66. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

Active Listings	14	Avg DOM		4	Avg Sold OLP Ratio	to 1	09.2%
14 Min 20 14 5-year Dec average	Max 29	4 Min 4 5-	A 35 year Dec avera	Max 64 age	95.0%) 99.7% year Dec aver	109.2% Max 109.2% rage
Nov 2023 Dec 2022 15 14		Nov 2023 4	Dec 2022 37	YTD 24	Nov 2023 104.0%	Dec 2022 96.7%	YTD 103.9%



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

December 2023

Octorara Area (Chester, PA) - Attached

New L	istings		2		
•••0.0%		0.0%			
from Nov 2023:		from Dec 2022:			
2		0			
YTD	2023	2022	+/-		
	20	22	-9.1%		
5-year Dec average: 3					



Closed Sales 3 0.0% from Nov 2023: 0 YTD 2023 2022 +/- 14 YTD 2023 2022 +/-23 -39.1% 5-year Dec average: 4

Median Sold Price		\$134,500			
•••0.0%		-32.9%			
from Nov 2023:		from Dec 2022:			
\$0		\$200,500			
YTD	2023	2022	+/-		
	\$217,250	\$209,000	3.9%		
5-yea	5-year Dec average: \$189,750				

Summary

In Octorara Area (Chester, PA), the median sold price for Attached properties for December was \$134,500, representing an increase of 0% compared to last month and a decrease of 32.9% from Dec 2022. The average days on market for units sold in December was 24 days, 24% above the 5-year December average of 19 days. There was a 75% month over month decrease in new contract activity with 1 New Pendings; a 40% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 3; and a 50% increase in supply to 3 active units.

This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 2.50 in November and an increase from 0.00 in December 2022. The Contract Ratio is 9% higher than the 5-year December average of 0.92. 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 solution the buyer's favor.





December 2023

Owen J Roberts (Chester, PA)

Email: Idavis@tcsr.realtor

New L	istings.		10	
+-56.5% from Nov 2023: 23		from D	50.0% lec 2022: 20	
YTD	2023 363	2022 436	+/- -16.7%	
5-year Dec average: 19				





Median Sold Price		\$490,000		
+22.5%		12.6%		
from Nov 2023:		from Dec 2022:		
\$400,000		\$435,000		
YTD	2023	2022	+/-	
	\$490,000	\$499,000	-1.8%	
5-year Dec average: \$398,900				







Dec 2022

21

YTD

24

Nov 2023

28

Avg Sold OLP Ratio	to 🤇	95.6%		
	95.6%			
Min 90.4%	96.3%	Max 101.3%		
5-	year Dec aver	age		
Nov 2023 98.1%	Dec 2022 97.6%	YTD 99.8%		

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Data Source: Bright MLS. Statistics calculated January 05, 2024.



December 2023

Owen J Roberts (Chester, PA) - Detached

Tri-County Suburban REALTORS

Email: Idavis@tcsr.realtor

New L	istings		7	New F	Pendings		9	Close	d Sales		16
	-61.1% Nov 2023: 18	from D	56.3% ec 2022: 6		- 43.8% Nov 2023: 16	from D	55.0% Dec 2022: 20		-30.4% Nov 2023: 23	from D	23.1% Dec 2022: 13
YTD	2023 301	2022 367	+/- -18.0%	YTD	2023 252	2022 308	+/- -18.2%	YTD	2023 262	2022 323	+/- -18.9%
5-year	Dec averaç	ge: 14		5-year	Dec avera	ge: 20		5-year	Dec averaç	ge: 28	

Medi Sold	an Price	\$490,000		
from	22.5% Nov 2023: 400,000	1.0% from Dec 2022: \$485,000		
YTD	2023 \$503,500	2022 +/- \$529,900 -5.0%		
5-year Dec average: \$429,500				

Summary

In Owen J Roberts (Chester, PA), the median sold price for Detached properties for December was \$490,000, representing an increase of 22.5% compared to last month and an increase of 1% from Dec 2022. The average days on market for units sold in December was 37 days, 12% below the 5-year December average of 42 days. There was a 43.8% month over month decrease in new contract activity with 9 New Pendings; a 40% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 15; and an 18.2% decrease in supply to 27 active units.

This activity resulted in a Contract Ratio of 0.56 pendings per active listing, down from 0.76 in November and a decrease from 1.27 in December 2022. The Contract Ratio is 47% lower than the 5-year December average of 1.06. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.





December 2023

Owen J Roberts (Chester, PA) - Attached

Tri-County Suburban REALTORS

Email: Idavis@tcsr.realtor



Median Sold Price		\$430,000		
-7.3%		432.9%		
from Nov 2023:		from Dec 2022:		
\$463,964		\$323,500		
YTD 2023		2022 +/-		
\$390,000		\$345,500 12.9%		
5-year Dec average: \$319,607				

Summary

In Owen J Roberts (Chester, PA), the median sold price for Attached properties for December was \$430,000, representing a decrease of 7.3% compared to last month and an increase of 32.9% from Dec 2022. The average days on market for units sold in December was 32 days, 35% below the 5-year December average of 49 days. There was a 50% month over month decrease in new contract activity with 4 New Pendings; a 25% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 6; and a 50% increase in supply to 3 active units.

This activity resulted in a Contract Ratio of 2.00 pendings per active listing, down from 4.00 in November and an increase from 0.80 in December 2022. The Contract Ratio is 21% higher than the 5-year December average of 1.65. 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.





December 2023

Oxford Area (Chester, PA)

Email: Idavis@tcsr.realtor

New L	istings.		14
	100.0% Nov 2023: 7		5.0% ec 2022: 8
YTD	2023 267	2022 276	+/- -3.3%
5-year	Dec average	e: 14	





Medi Sold	an Price	\$440,000		
22.2%		18.1%		
from Nov 2023:		from Dec 2022:		
\$359,995		\$372,500		
YTD	2023	2022	+/-	
	\$420,000	\$395,000	6.3%	
5-year Dec average: \$356,200				







Nov 2023	Dec 2022	YTD
27	33	23





December 2023

Oxford Area (Chester, PA) - Detached

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

New L	istings		14	New F	Pendings		18	Close	d Sales		11
	100.0% Nov 2023: 7	from D	5.0% ec 2022: 8		63.6% Nov 2023: 11	from D)0.0% ec 2022: 9		- 31.3% Nov 2023: 16	from D	47.6% ec 2022: 2 1
YTD	2023 258	2022 261	+/- -1.1%	YTD	2023 204	2022 206	+/- -1.0%	YTD	2023 189	2022 239	+/- -20.9%
5-year	Dec averag	je: 13		5-year	Dec avera	ge: 15		5-year	Dec averag	ge: 20	

Median Sold Price		\$440,000	
20.6% from Nov 2023: \$364,947		from Dec \$386,	c 2022:
YTD 2023 \$425,000		2022 \$405,272	+/- 4.9%
5-yea	r Dec avera	ge: \$362,97	7

Summary

In Oxford Area (Chester, PA), the median sold price for Detached properties for December was \$440,000, representing an increase of 20.6% compared to last month and an increase of 14% from Dec 2022. The average days on market for units sold in December was 34 days, 31% above the 5-year December average of 26 days. There was a 63.6% month over month increase in new contract activity with 18 New Pendings; a 14.3% MoM increase in All Pendings (new contracts + contracts carried over from November) to 32; and a 3.9% decrease in supply to 49 active units.

This activity resulted in a Contract Ratio of 0.65 pendings per active listing, up from 0.55 in November and an increase from 0.41 in December 2022. The Contract Ratio is 20% lower than the 5-year December average of 0.81. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.





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

December 2023

Oxford Area (Chester, PA) - Attached

New L	istings.		0		
	►0.0% Nov 2023: 0		0.0% ec 2022: 0		
YTD	2023 9	2022 15	+/- -40.0%		
5-year Dec average: 0					

New Pendings 1					
•••0.0% from Nov 2023: 1			0.0% ec 2022: 0		
YTD	2023 7	2022 11	+/- -36.4%		
5-year	Dec average	e: 1			



Medi Sold	an Price	\$0
from	- 100.0% Nov 2023: 190,000	+-100.0% from Dec 2022: \$250,000
YTD	2023 \$230,000	2022 +/- \$250,000 -8.0%
5-yea	ır Dec averaç	ge: \$140,000

Summary

In Oxford Area (Chester, PA), the median sold price for Attached properties for December was \$0, representing a decrease of 100% compared to last month and a decrease of 100% from Dec 2022. The average days on market for units sold in December was 0 days, 100% below the 5-year December average of 20 days. There was no month over month change in new contract activity with 1 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from November) with 1; and no change in supply with 0 active units.

This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from November and no change from December 2022. The Contract Ratio is 100% lower than the 5-year December average of 0.20. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market he market is moving in the buyer's favor.





December 2023

Phoenixville Area (Chester, PA)

Email: Idavis@tcsr.realtor

New L	istings		13	
	- 59.4% Nov 2023: 32	from D	50.0% lec 2022: 26	
YTD	2023 446	2022 564	+/- -20.9%	
5-year Dec average: 23				













Dec 2022

47

YTD

16

Nov 2023

11

	Avg Sold to OLP Ratio		
97.5%	▲	Dec aver	Max
Min	98.8%		102.1%
97.5%	5-year I		age
Nov 202		2022	YTD
101.9 9		8.2%	102.2%

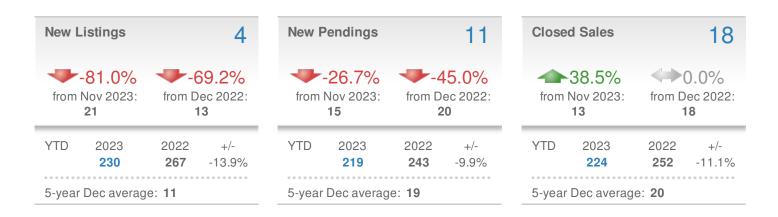


December 2023

Phoenixville Area (Chester, PA) - Detached

Tri-County Suburban REALTORS

Email: Idavis@tcsr.realtor



Median Sold Price		\$444,	750		
-1.6% from Nov 2023: \$452,000		420,	c 2022:		
YTD 2023 \$500,000		2022 \$500,000	+/- 0.0%		
5-yea	5-year Dec average: \$406,050				

Summary

In Phoenixville Area (Chester, PA), the median sold price for Detached properties for December was \$444,750, representing a decrease of 1.6% compared to last month and an increase of 5.9% from Dec 2022. The average days on market for units sold in December was 20 days, 39% below the 5-year December average of 33 days. There was a 26.7% month over month decrease in new contract activity with 11 New Pendings; a 31.8% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 15; and a 39.1% decrease in supply to 14 active units.

This activity resulted in a Contract Ratio of 1.07 pendings per active listing, up from 0.96 in November and a decrease from 1.60 in December 2022. The Contract Ratio is 15% lower than the 5-year December 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.

Active Listings	14	Avg DOM	20	Avg Sold to OLP Ratio		97.7%
14 Min 23 14 5-year Dec average	Max 42	20 Min 33 19 5-year E	Max 74 Dec average	97.7% Min 97.7% 5-	2% year Dec ave	Max 103.7% rage
Nov 2023 Dec 2022 23 15			2022 YTD 74 18	Nov 2023 103.7%	Dec 2022 98.6%	YTD 101.6%



December 2023

Phoenixville Area (Chester, PA) - Attached

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

New L	.istings		9	New F	Pendings		10	Close	d Sales		11
	- 18.2% Nov 2023: 11	from D	30.8% ec 2022: 1 3		- 16.7% Nov 2023: 12	from D	28.6% Dec 2022: 14		- 42.1% Nov 2023: 19	from D	38.9% Dec 2022: 18
YTD	2023 216	2022 296	+/- -27.0%	YTD	2023 201	2022 242	+/- -16.9%	YTD	2023 208	2022 244	+/- -14.8%
5-year	Dec averaç	ge: 12		5-year	Dec avera	ge: 13		5-year	Dec avera	ge: 21	

Median Sold Price		\$365,000		
from	► 2.0% Nov 2023: 357,921	4 5.8% from Dec 2022: \$345,000		
YTD	2023 \$378,750	2022 +/- \$330,000 14.8%		
5-year Dec average: \$306,290				

Summary

In Phoenixville Area (Chester, PA), the median sold price for Attached properties for December was \$365,000, representing an increase of 2% compared to last month and an increase of 5.8% from Dec 2022. The average days on market for units sold in December was 26 days, 15% above the 5-year December average of 23 days. There was a 16.7% month over month decrease in new contract activity with 10 New Pendings; an 8.3% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 11; and no change in supply with 9 active units.

This activity resulted in a Contract Ratio of 1.22 pendings per active listing, down from 1.33 in November and a decrease from 1.55 in December 2022. The Contract Ratio is 9% lower than the 5-year December 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.

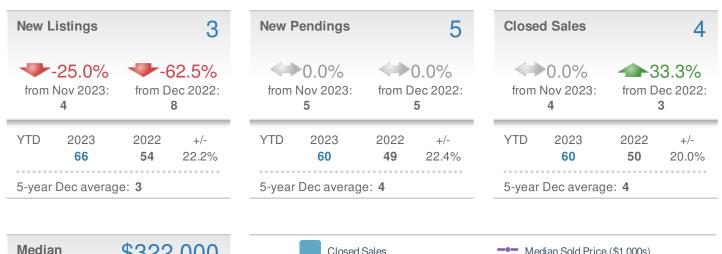
Active Listings	9	Avg DOM		26	Avg Sold OLP Ratio	to	97.1%
9				26	97.1%		
Min 14 9	Max 22	Min 17	<u>^</u> 23	Max 28	Min 97.1%	▲ 98.4%	Max 100.7%
5-year Dec average		5-	year Dec avera	age	5-	year Dec avei	rage
Nov 2023 Dec 2022 9 11		Nov 2023 11	Dec 2022 19	YTD 15	Nov 2023 100.7%	Dec 2022 97.9%	YTD 102.7%



December 2023

Spring-Ford Area (Chester, PA)

Email: Idavis@tcsr.realtor











59

16



18

December 2023

Spring-Ford Area (Chester, PA) - Detached

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

New L	.istings		1	New F	Pendings		0	Close	d Sales		2
	-50.0% Nov 2023: 2		50.0% ec 2022: 2		100.0% Nov 2023: 2		00.0% Dec 2022: 1		0.0% Nov 2023: 2		0.0% Dec 2022: 0
YTD	2023 26	2022 16	+/- 62.5%	YTD	2023 24	2022 13	+/- 84.6%	YTD	2023 25	2022 17	+/- 47.1%
5-year	Dec averaç	ge: 1		5-year	Dec avera	ge: 1		5-year	Dec avera	ge: 1	

Medi Sold	an Price	\$372,000		
from	-50.0% Nov 2023: 744,562	0.0% from Dec 2022: \$0		
YTD	2023 \$455,000	2022 +/- \$282,700 60.9%		
5-year Dec average: \$234,890				

Summary

In Spring-Ford Area (Chester, PA), the median sold price for Detached properties for December was \$372,000, representing a decrease of 50% compared to last month and an increase of 0% from Dec 2022. The average days on market for units sold in December was 4 days, 84% below the 5-year December average of 25 days. There was a 100% month over month decrease in new contract activity with 0 New Pendings; a 100% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 0; and a 100% increase in supply to 2 active units.

This activity resulted in a Contract Ratio of 0.00 pendings per active listing, down from 2.00 in November and a decrease from 0.33 in December 2022. The Contract Ratio is 100% lower than the 5-year December average of 0.20. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.





December 2023

Spring-Ford Area (Chester, PA) - Attached

Tri-County Suburban REALTORS

Email: Idavis@tcsr.realtor



Medi Sold	an Price	\$288,250		
+-4.7%		+-20.8%		
from Nov 2023:		from Dec 2022:		
\$302,400		\$364,112		
YTD	2023	2022	+/-	
	\$320,000	\$299,900	6.7%	
5-year Dec average: \$251,172				

Summary

In Spring-Ford Area (Chester, PA), the median sold price for Attached properties for December was \$288,250, representing a decrease of 4.7% compared to last month and a decrease of 20.8% from Dec 2022. The average days on market for units sold in December was 4 days, 91% below the 5-year December average of 42 days. There was a 66.7% month over month increase in new contract activity with 5 New Pendings; a 50% MoM increase in All Pendings (new contracts + contracts carried over from November) to 6; and a 33.3% decrease in supply to 4 active units.

This activity resulted in a Contract Ratio of 1.50 pendings per active listing, up from 0.67 in November and a decrease from 2.50 in December 2022. The Contract Ratio is 7% higher than the 5-year December average of 1.40. 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.

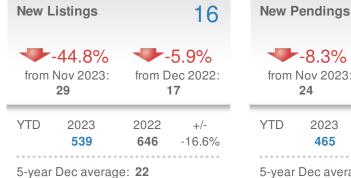




December 2023

Tredyffrin-Easttown (Chester, PA)

Email: Idavis@tcsr.realtor















Nov 2023	Dec 2022	YTD	
11	20	15	



December 2023

Tredyffrin-Easttown (Chester, PA) - Detached

Tri-County Suburban REALTORS

Email: Idavis@tcsr.realtor



Median Sold Price		\$867,500			
+-18.5% from Nov 2023: \$1,065,000		1.5% from Dec 2022: \$855,000			
YTD	2023 \$915,000	2022 +/- \$830,000 10.2%			
5-yea	5-year Dec average: \$804,500				

Summary

In Tredyffrin-Easttown (Chester, PA), the median sold price for Detached properties for December was \$867,500, representing a decrease of 18.5% compared to last month and an increase of 1.5% from Dec 2022. The average days on market for units sold in December was 32 days, 14% below the 5-year December average of 37 days. There was a 16.7% month over month increase in new contract activity with 14 New Pendings; an 8.3% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 22; and a 43.2% decrease in supply to 21 active units.

This activity resulted in a Contract Ratio of 1.05 pendings per active listing, up from 0.65 in November and a decrease from 1.19 in December 2022. The Contract Ratio is 9% lower than the 5-year December average of 1.16. 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.





December 2023

Tredyffrin-Easttown (Chester, PA) - Attached

Tri-County Suburban REALTORS

Email: Idavis@tcsr.realtor



Median Sold Price		\$470,000			
from	22.1% Nov 2023: 385,000	*************************************			
YTD	2023 \$422,500	2022 +/- \$370,000 14.2%			
5-yea	5-year Dec average: \$387,300				

Summary

In Tredyffrin-Easttown (Chester, PA), the median sold price for Attached properties for December was \$470,000, representing an increase of 22.1% compared to last month and an increase of 8% from Dec 2022. The average days on market for units sold in December was 5 days, 68% below the 5-year December average of 16 days. There was a 33.3% month over month decrease in new contract activity with 8 New Pendings; an 8.3% MoM increase in All Pendings (new contracts + contracts carried over from November) to 13; and a 15.4% decrease in supply to 11 active units.

This activity resulted in a Contract Ratio of 1.18 pendings per active listing, up from 0.92 in November and a decrease from 1.27 in December 2022. The Contract Ratio is 44% lower than the 5-year December average of 2.09. 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.





December 2023

Twin Valley (Chester, PA)

Email: Idavis@tcsr.realtor

New L	istings.		5
-	- 28.6% Nov 2023: 7		2 5.0% ec 2022: 4
YTD	2023 171	2022 145	+/- 17.9%
5-year	Dec averag	e: 8	













5-	year Dec avera	age	
Nov 2023	Dec 2022	YTD	
18	13	18	



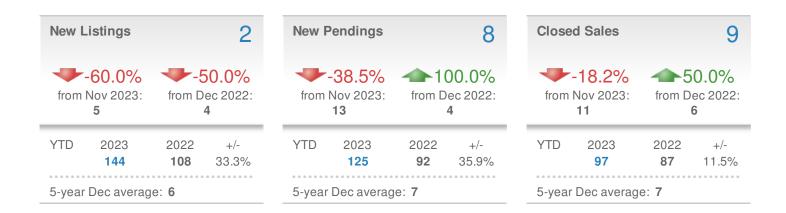


December 2023

Twin Valley (Chester, PA) - Detached

Tri-County Suburban REALTORS

Email: Idavis@tcsr.realtor



Medi Sold	an Price	\$336,000
from	-11.6% Nov 2023: 380,000	-32.8% from Dec 2022: \$499,950
YTD	2023 \$403,905	2022 +/- \$362,500 11.4%
5-yea	ır Dec avera	ge: \$372,190

Summary

In Twin Valley (Chester, PA), the median sold price for Detached properties for December was \$336,000, representing a decrease of 11.6% compared to last month and a decrease of 32.8% from Dec 2022. The average days on market for units sold in December was 25 days, 15% above the 5-year December average of 22 days. There was a 38.5% month over month decrease in new contract activity with 8 New Pendings; a 2.7% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 36; and a 50% decrease in supply to 8 active units.

This activity resulted in a Contract Ratio of 4.50 pendings per active listing, up from 2.31 in November and an increase from 2.75 in December 2022. The Contract Ratio is 125% higher than the 5-year December average of 2.00. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.





December 2023

Twin Valley (Chester, PA) - Attached

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New Listings 3		New F	New Pendings			Closed Sales 3					
	50.0% Nov 2023: 2).0% ec 2022: 0		-50.0% Nov 2023: 2		0.0% Dec 2022: 1		-25.0% Nov 2023: 4		25.0% Dec 2022: 4
YTD	2023 27	2022 37	+/- -27.0%	YTD	2023 23	2022 37	+/- -37.8%	YTD	2023 22	2022 40	+/- -45.0%
5-year Dec average: 2				5-year	Dec avera	ge: 3		5-year	Dec avera	ge: 5	

Medi Sold	an Price	\$410,000
from	25.2% Nov 2023: 327,450	13.9% from Dec 2022: \$360,000
YTD	2023 \$363,750	2022 +/- \$323,000 12.6%
5-yea	r Dec avera	ge: \$319,308

Summary

In Twin Valley (Chester, PA), the median sold price for Attached properties for December was \$410,000, representing an increase of 25.2% compared to last month and an increase of 13.9% from Dec 2022. The average days on market for units sold in December was 28 days, 30% above the 5-year December average of 22 days. There was a 50% month over month decrease in new contract activity with 1 New Pendings; a 33.3% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 2; and a 50% increase in supply to 3 active units.

This activity resulted in a Contract Ratio of 0.67 pendings per active listing, down from 1.50 in November and an increase from 0.00 in December 2022. The Contract Ratio is 60% lower than the 5-year December 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.

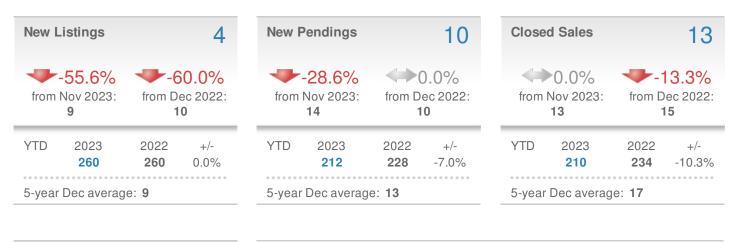




December 2023

Unionville-Chadds Ford (Chester, PA)

Email: Idavis@tcsr.realtor



Medi Sold	an Price	\$680,000				
from	0.7% Nov 2023: 575,100	from De \$750 ,	0 = 0 = = :			
YTD	2023 \$740,000	2022 \$735,000	+/- 0.7%			
5-year Dec average: \$625,400						







Nov 2023	Dec 2022	YTD	
30	25	28	





December 2023

Unionville-Chadds Ford (Chester, PA) - Detached

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

9

+/-

-8.5%

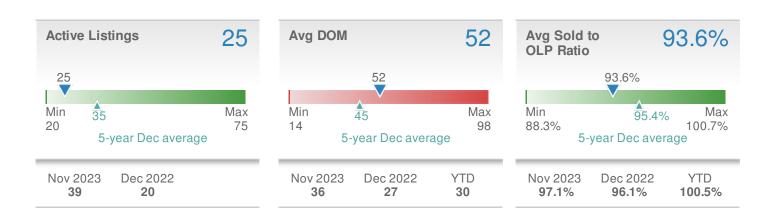
3 **New Pendings** 9 **Closed Sales** New Listings **-57.1%** -62.5% **-10.0%** <₽0.0% **-10.0% -**30.8% from Dec 2022: from Nov 2023: from Dec 2022: from Nov 2023: from Nov 2023: from Dec 2022: 7 8 10 9 10 13 YTD 2023 2022 +/-YTD 2023 2022 +/-YTD 2023 2022 229 224 195 -5.6% 200 2.2% 184 183 5-year Dec average: 8 5-year Dec average: 12 5-year Dec average: 13

Medi Sold	an Price	\$770,	000
from	13.4% Nov 2023: 579,250	from De \$814 ,	
YTD	2023 \$822,500	2022 \$775,000	+/- 6.1%
5-yea	r Dec avera	ge: \$691,26	0

Summary

In Unionville-Chadds Ford (Chester, PA), the median sold price for Detached properties for December was \$770,000, representing an increase of 13.4% compared to last month and a decrease of 5.4% from Dec 2022. The average days on market for units sold in December was 52 days, 16% above the 5-year December average of 45 days. There was a 10% month over month decrease in new contract activity with 9 New Pendings; a 6.3% MoM increase in All Pendings (new contracts + contracts carried over from November) to 17; and a 35.9% decrease in supply to 25 active units.

This activity resulted in a Contract Ratio of 0.68 pendings per active listing, up from 0.41 in November and a decrease from 0.85 in December 2022. The Contract Ratio is 19% lower than the 5-year December average of 0.84. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.





December 2023

Unionville-Chadds Ford (Chester, PA) - Attached

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Closed Sales 4 ▲ 33.3%
from Nov 2023: ▲ 100.0%
from Dec 2022: 3 2 YTD 2023
27 2022
34 +/-
-20.6% 5-year Dec average: 3

Medi Sold	an Price	\$431,5	500
from	-29.3% Nov 2023: 610,000	from Dec \$635,5	2022:
YTD	2023 \$530,000	2022 \$525,000	+/- 1.0%
5-yea	ır Dec avera	ge: \$467,890)

Summary

In Unionville-Chadds Ford (Chester, PA), the median sold price for Attached properties for December was \$431,500, representing a decrease of 29.3% compared to last month and a decrease of 32.1% from Dec 2022. The average days on market for units sold in December was 12 days, 73% below the 5-year December average of 45 days. There was a 75% month over month decrease in new contract activity with 1 New Pendings; a 66.7% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 1; and no change in supply with 0 active units.

This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from November and no change from December 2022. The Contract Ratio is 100% lower than the 5-year December average of 0.46. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market he market is moving in the buyer's favor.





December 2023

West Chester Area (Chester, PA)

Email: Idavis@tcsr.realtor

New L	istings		51	New F	Pendings		59	Close	I Sales		70	
	- 46.3% Nov 2023: 95	from De	ec 2022:	from	- 42.2% Nov 2023: 1 02	from Do	ec 2022:		- 23.9% Nov 2023: 92		1.1% ec 2022: 3	
YTD	2023 1,176	2022 1,183	+/- -0.6%	YTD	2023 1,044	2022 1,065	+/- -2.0%	YTD	2023 946	2022 1,152	+/- -17.9%	
5-vear	Dec averag	e: 59		5-year	Dec averag	ge: 63		5-vear	Dec averag	ie: 97		

Medi Sold	an Price	\$525,500						
from	-9.4% Nov 2023: 580,000	400 from De \$525,	c 2022:					
YTD	2023 \$560,000	2022 \$540,000	+/- 3.7%					
5-year Dec average: \$473,900								







Dec 2022

17

Nov 2023

17

YTD

16





December 2023

West Chester Area (Chester, PA) - Detached

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New L	.istings		25	New F	Pendings		25	Close	d Sales		34
	- 45.7% Nov 2023: 46	from D	2 7.3% ec 2022: 1		- 55.4% Nov 2023: 56	from D	2.3% ec 2022: 3		- 27.7% Nov 2023: 47	from D	15.0% ec 2022: 10
YTD	2023 592	2022 587	+/- 0.9%	YTD	2023 531	2022 530	+/- 0.2%	YTD	2023 481	2022 589	+/- -18.3%
5-year Dec average: 30				5-year	5-year Dec average: 30			5-year Dec average: 50			

Medi Sold	an Price	\$660,000						
from	-2.9% Nov 2023: 680,000	from De \$604 ,	c 2022:					
YTD	2023 \$689,000	2022 \$675,000	+/- 2.1%					
5-yea	5-year Dec average: \$580,950							

Summary

In West Chester Area (Chester, PA), the median sold price for Detached properties for December was \$660,000, representing a decrease of 2.9% compared to last month and an increase of 9.1% from Dec 2022. The average days on market for units sold in December was 26 days, 4% above the 5-year December average of 25 days. There was a 55.4% month over month decrease in new contract activity with 25 New Pendings; an 11.5% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 92; and an 11.6% decrease in supply to 38 active units.

This activity resulted in a Contract Ratio of 2.42 pendings per active listing, no change from November and an increase from 1.21 in December 2022. The Contract Ratio is 8% higher than the 5-year December 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.





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New L	istings.	26		New F	Pendings		34	Close	Closed Sales			
	- 46.9% Nov 2023: 49		2.9% ec 2022: 7		-26.1% Nov 2023: 46	from D	7.8% ec 2022: 23		-20.0% Nov 2023: 45	from D	06.5% Dec 2022: 23	
YTD	2023 584	2022 595	+/- -1.8%	YTD	2023 513	2022 534	+/- -3.9%	YTD	2023 465	2022 562	+/- -17.3%	
5-year Dec average: 29				5-year	Dec avera	ge: 33		5-year	Dec averaç	ge: 46		

Median Sold Price		\$466,000	
+13.4% from Nov 2023: \$411,007		17.7% from Dec 2022: \$396,000	
YTD	2023 \$455,000	2022 +/- \$419,500 8.5%	6
5-year Dec average: \$372,610			

Summary

In West Chester Area (Chester, PA), the median sold price for Attached properties for December was \$466,000, representing an increase of 13.4% compared to last month and an increase of 17.7% from Dec 2022. The average days on market for units sold in December was 22 days, 27% below the 5-year December average of 30 days. There was a 26.1% month over month decrease in new contract activity with 34 New Pendings; a 2.3% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 85; and a 29.5% decrease in supply to 31 active units.

This activity resulted in a Contract Ratio of 2.74 pendings per active listing, up from 1.98 in November and an increase from 1.58 in December 2022. The Contract Ratio is 29% higher than the 5-year December average of 2.13. 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.



