

# December 2023

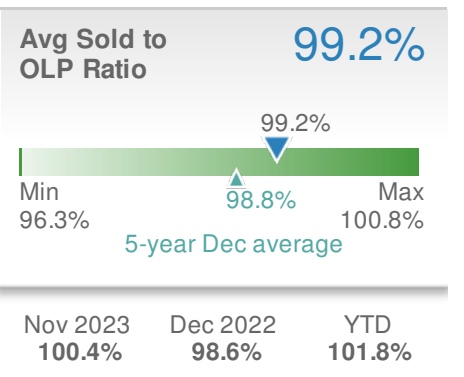
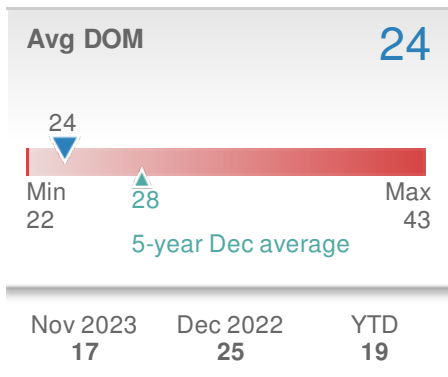
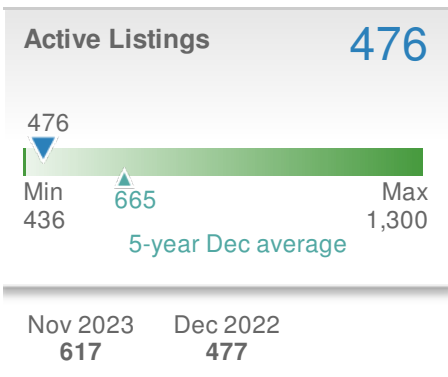
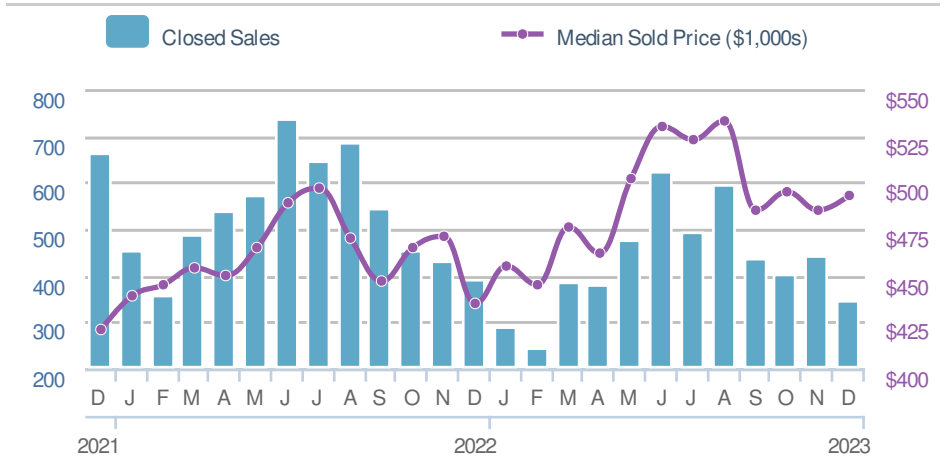
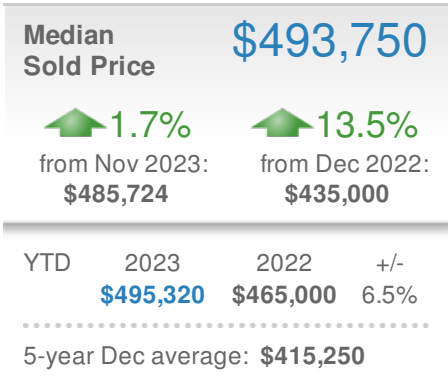
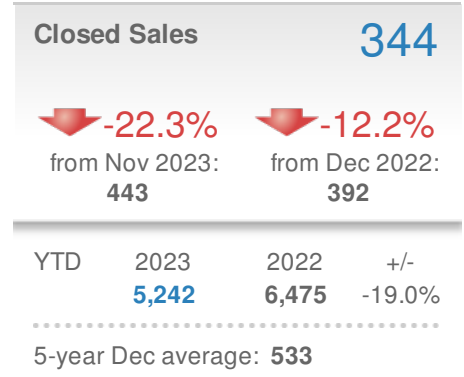
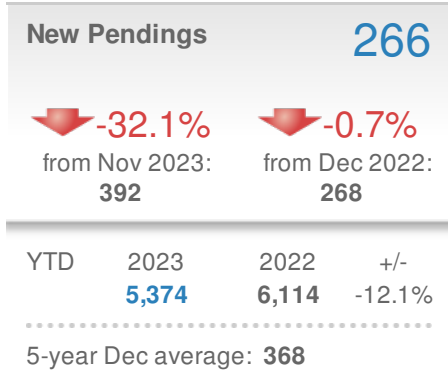
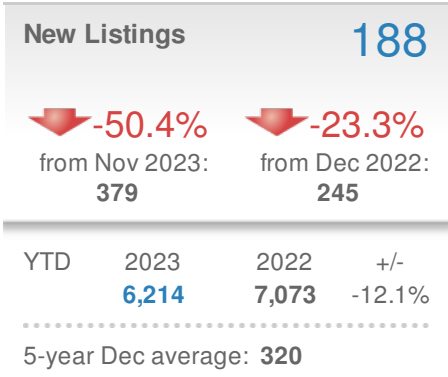
All Home Types  
Detached  
Attached

## Local Market Insight

### Chester County, PA

**December 2023**  
Chester County, PA

Email: ldavis@tcsr.realtor



**December 2023**

Chester County, PA - Detached

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

**New Listings** **109**

▼ -53.6% ▼ -25.9%  
 from Nov 2023: **235** from Dec 2022: **147**

YTD	2023	2022	+/-
	<b>4,058</b>	<b>4,573</b>	-11.3%

5-year Dec average: **198**

**New Pendings** **160**

▼ -35.2% ▼ -6.4%  
 from Nov 2023: **247** from Dec 2022: **171**

YTD	2023	2022	+/-
	<b>3,462</b>	<b>3,918</b>	-11.6%

5-year Dec average: **231**

**Closed Sales** **228**

▼ -21.9% ▼ -12.6%  
 from Nov 2023: **292** from Dec 2022: **261**

YTD	2023	2022	+/-
	<b>3,399</b>	<b>4,145</b>	-18.0%

5-year Dec average: **342**

**Median Sold Price** **\$523,872**

▼ -5.8% ▲ 4.8%  
 from Nov 2023: **\$556,000** from Dec 2022: **\$500,000**

YTD	2023	2022	+/-
	<b>\$555,000</b>	<b>\$531,000</b>	4.5%

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.

**Active Listings** **352**

Nov 2023	Dec 2022
<b>463</b>	<b>354</b>

**Avg DOM** **26**

Nov 2023	Dec 2022	YTD
<b>19</b>	<b>27</b>	<b>20</b>

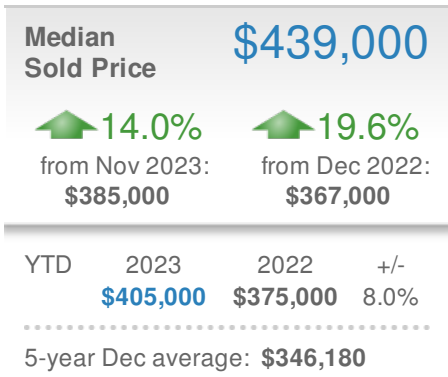
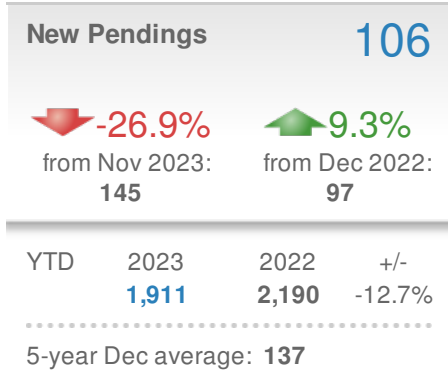
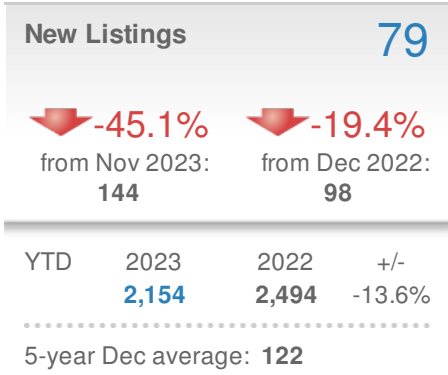
**Avg Sold to OLP Ratio** **98.6%**

Nov 2023	Dec 2022	YTD
<b>100.5%</b>	<b>98.2%</b>	<b>101.6%</b>

**December 2023**

Chester County, PA - Attached

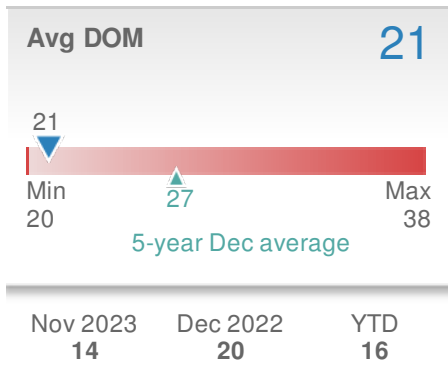
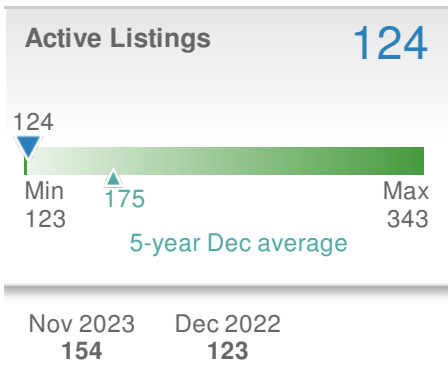
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**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.

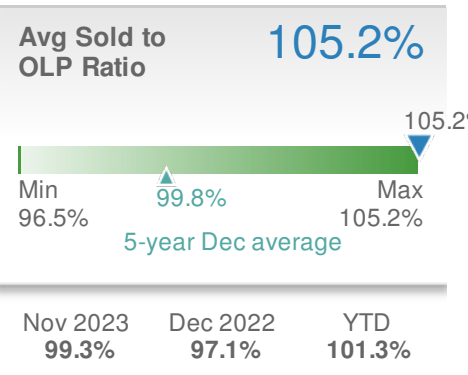
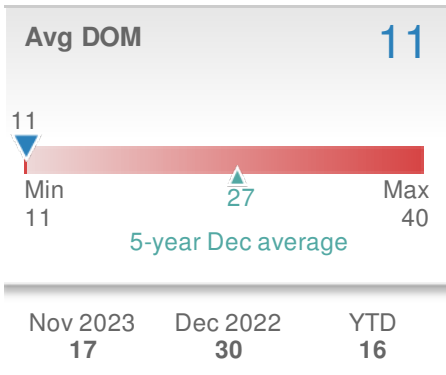
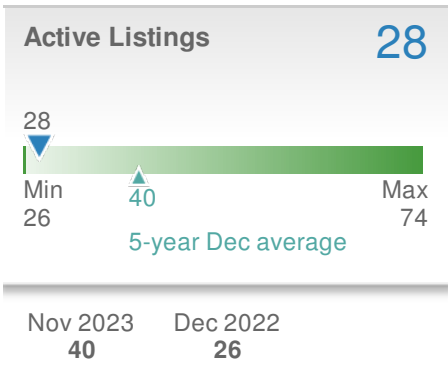
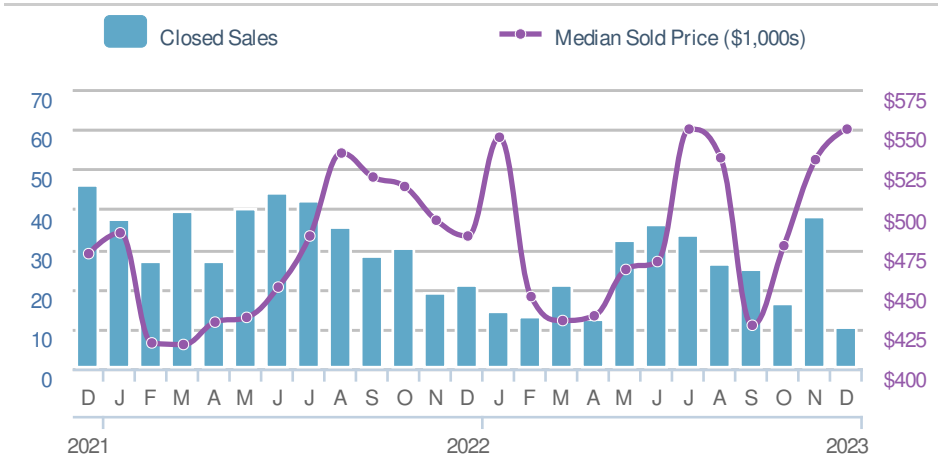
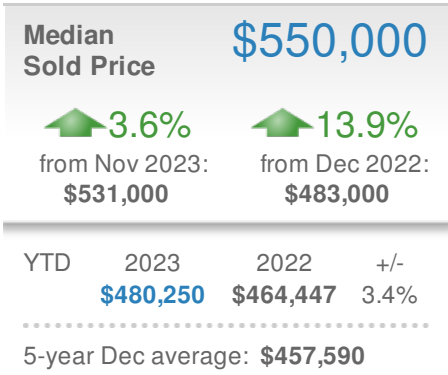
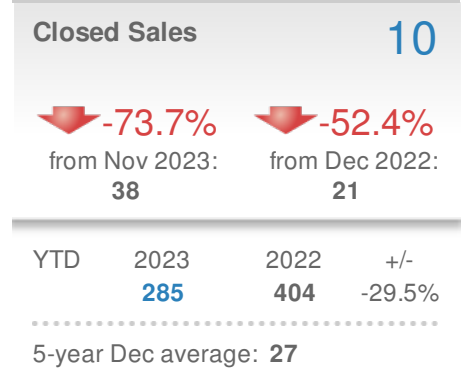
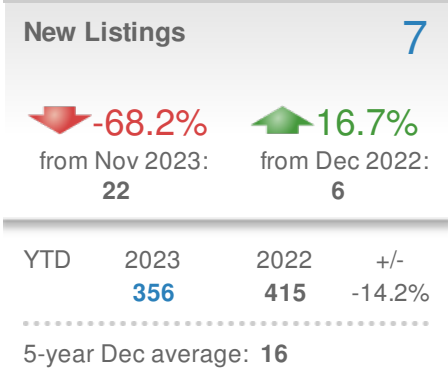
This activity resulted in a Contract Ratio of 2.21 pendings per active listing, up from 1.90 in November and an increase from 1.83 in December 2022. The Contract Ratio is 1% higher than the 5-year December average of 2.18. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



**December 2023**

Avon Grove (Chester, PA)

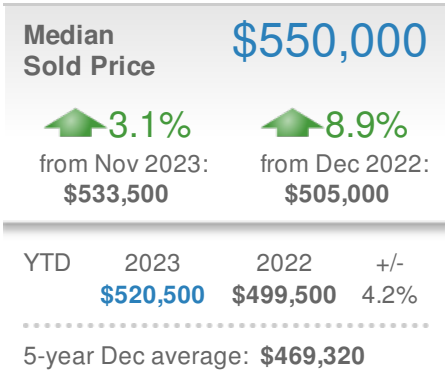
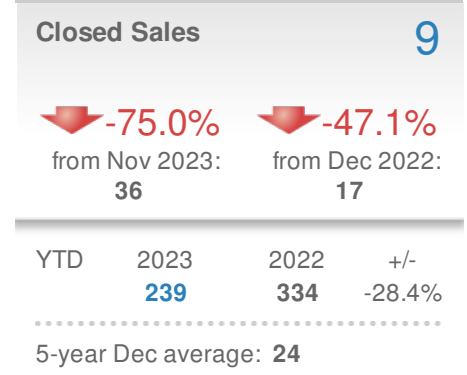
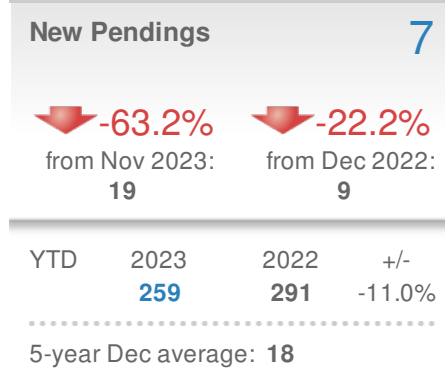
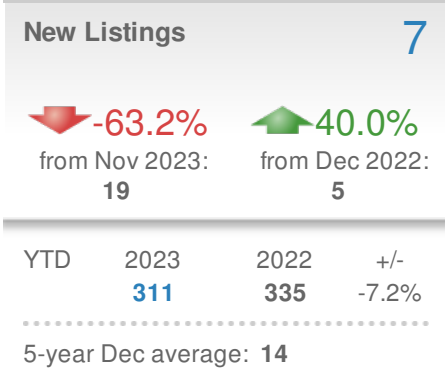
Email: ldavis@tcsr.realtor



**December 2023**

Avon Grove (Chester, PA) - Detached

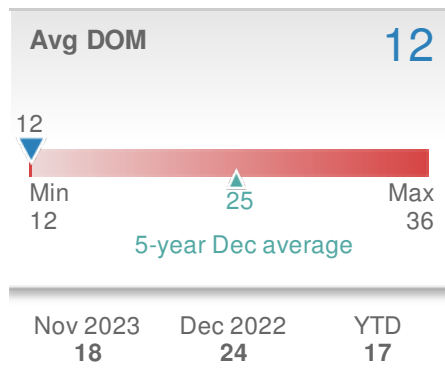
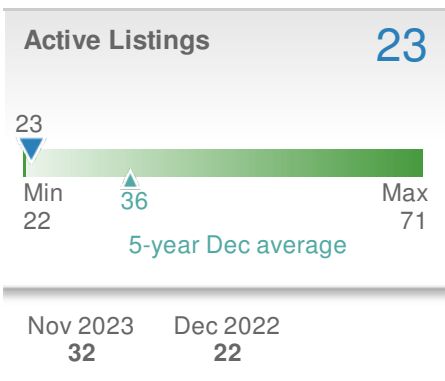
Tri-County Suburban REALTORS  
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**Summary**

In Avon Grove (Chester, PA), the median sold price for Detached properties for 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.

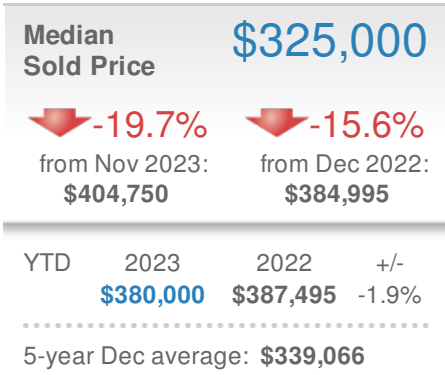
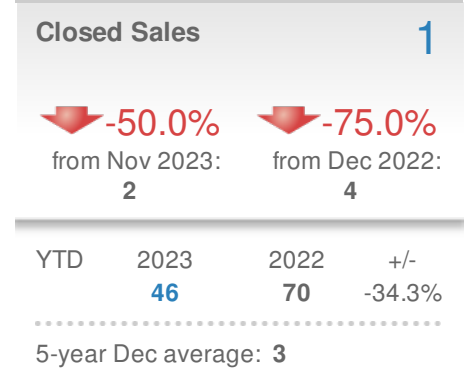
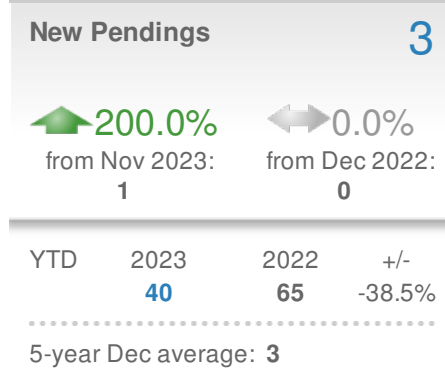
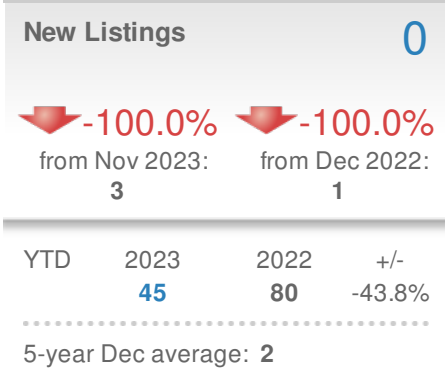
This activity resulted in a Contract Ratio of 1.74 pendings per active listing, up from 1.28 in November and an increase from 0.95 in December 2022. The Contract Ratio is 16% higher than the 5-year December average of 1.50. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



**December 2023**

Avon Grove (Chester, PA) - Attached

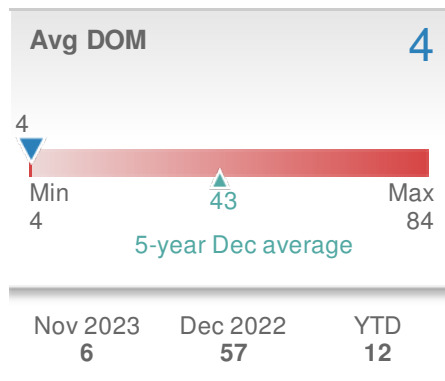
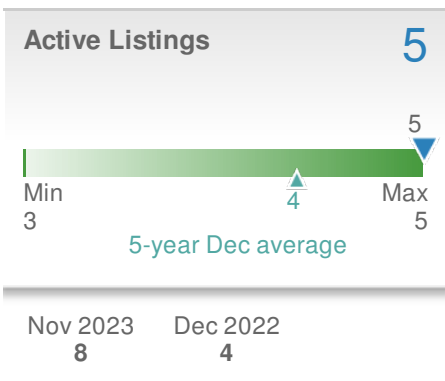
Tri-County Suburban REALTORS  
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**Summary**

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.

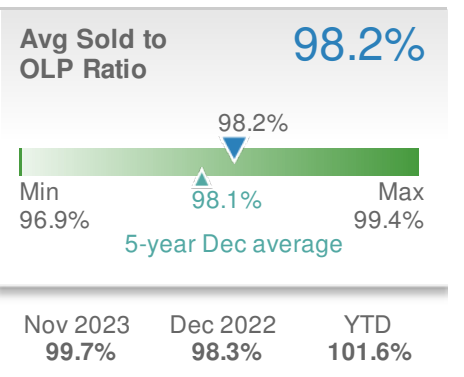
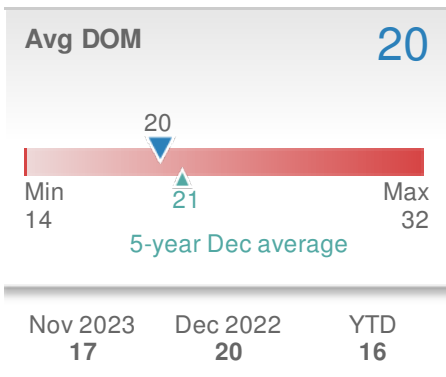
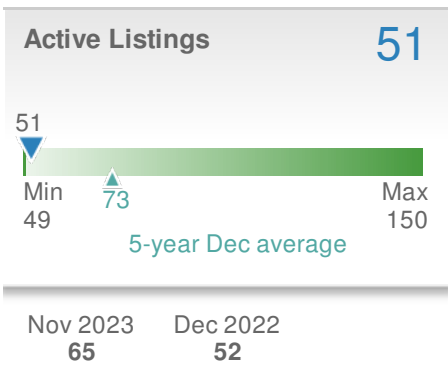
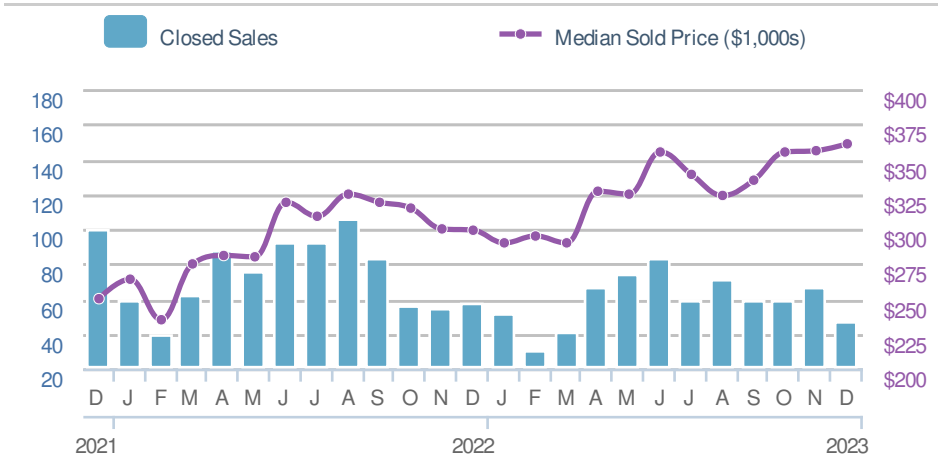
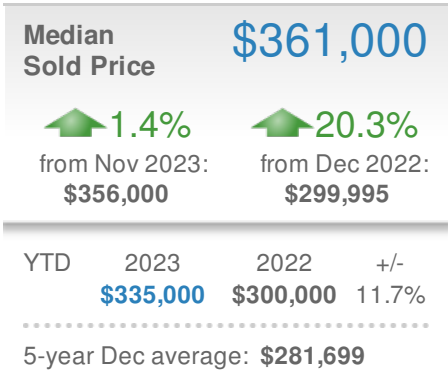
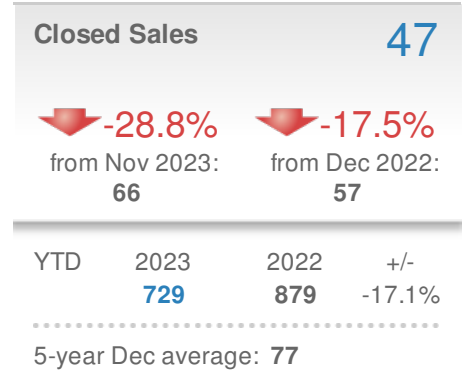
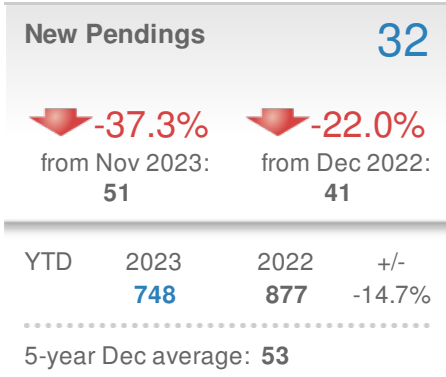
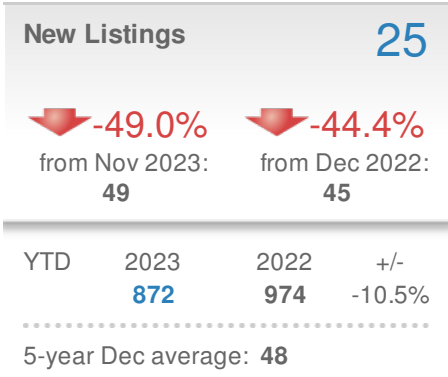
This activity resulted in a Contract Ratio of 0.60 pendings per active listing, up from 0.13 in November and a decrease from 4.00 in December 2022. The Contract Ratio is 79% lower than the 5-year December average of 2.89. A higher Contract Ratio signifies a relative increase in contract activity compared 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: ldavis@tcsr.realtor

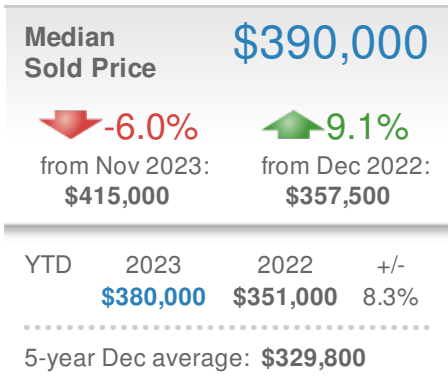
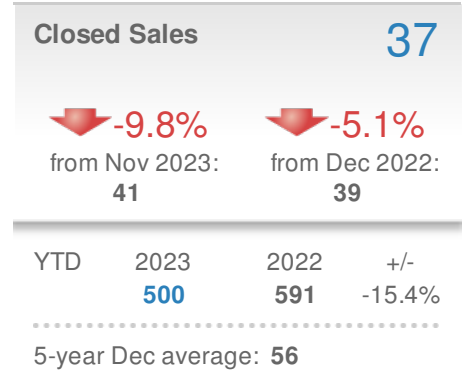
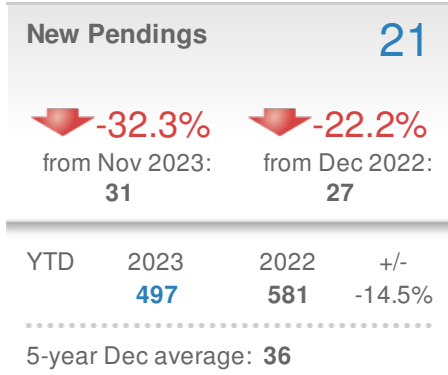
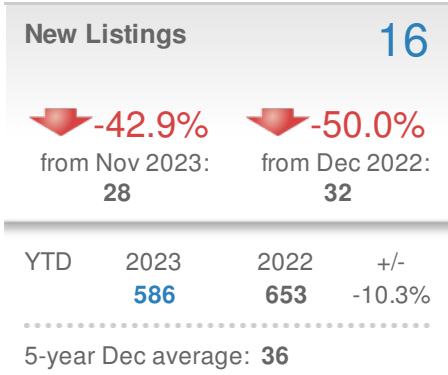




**December 2023**

Coatesville Area (Chester, PA) - Detached

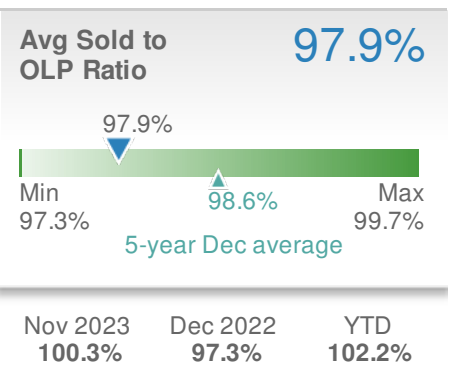
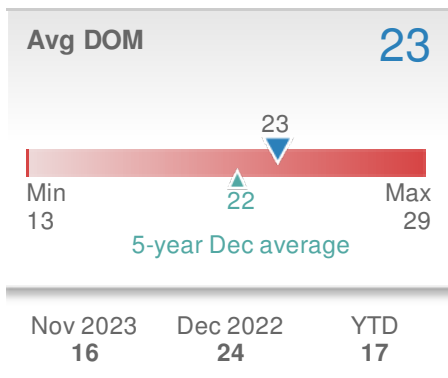
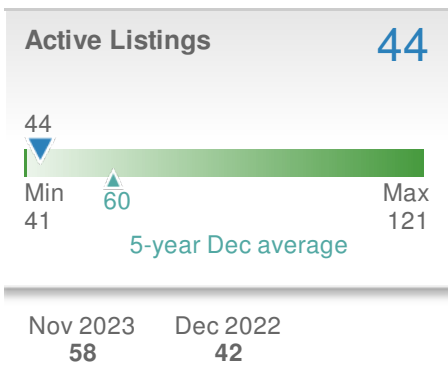
Tri-County Suburban REALTORS  
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**Summary**

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.

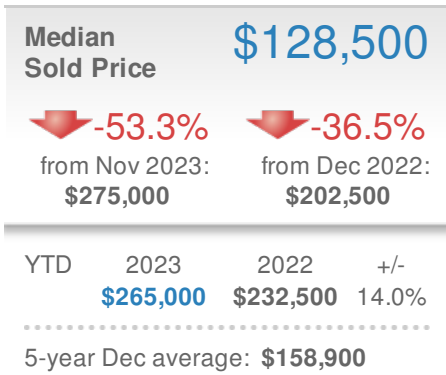
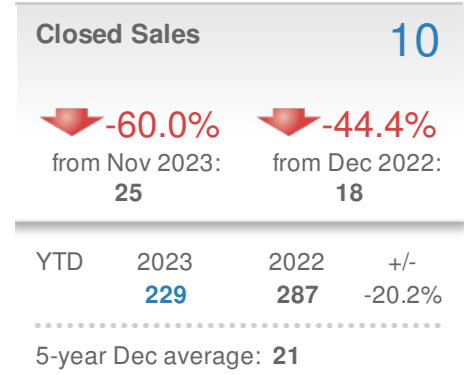
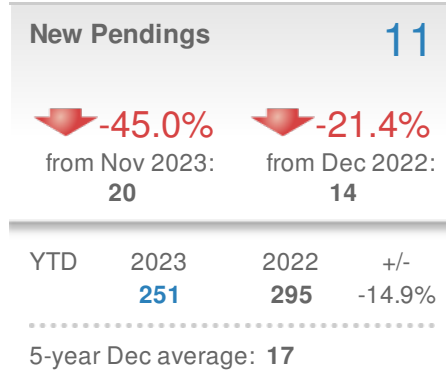
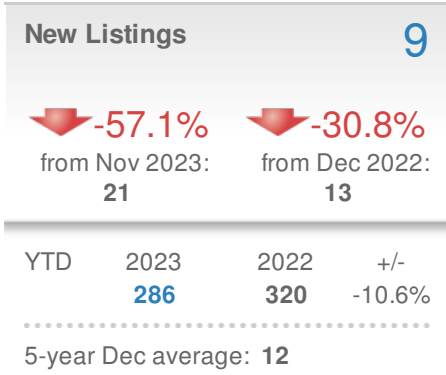
This activity resulted in a Contract Ratio of 0.89 pendings per active listing, down from 1.00 in November and a decrease from 1.07 in December 2022. The Contract Ratio is 24% lower than the 5-year December average of 1.18. A higher Contract Ratio signifies a relative increase in contract activity compared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

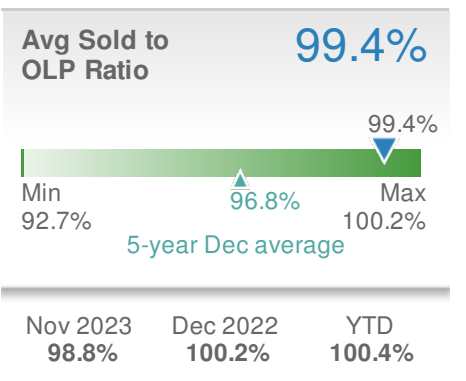
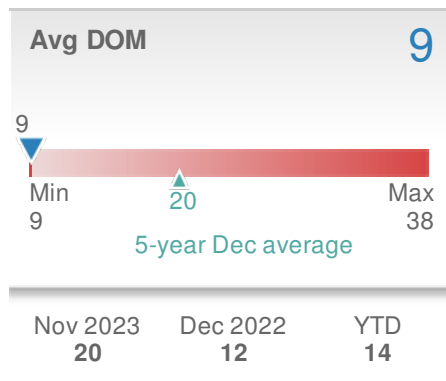
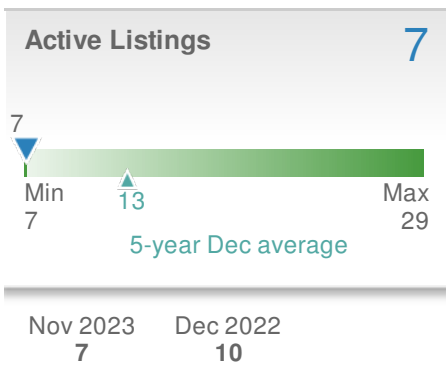
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**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.

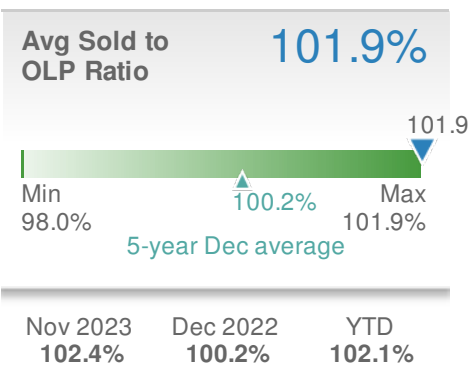
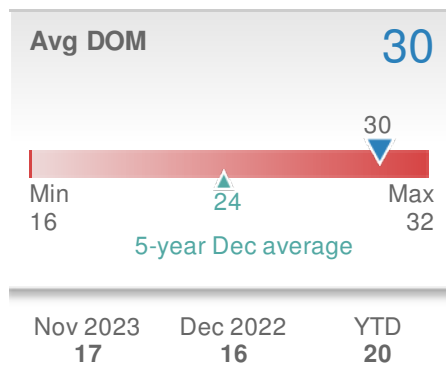
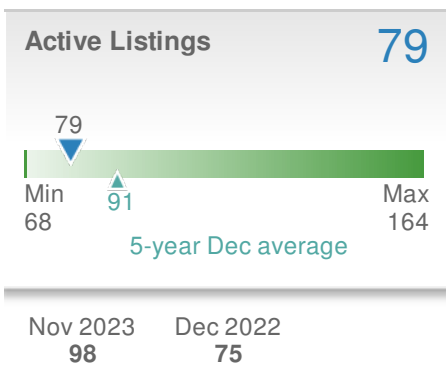
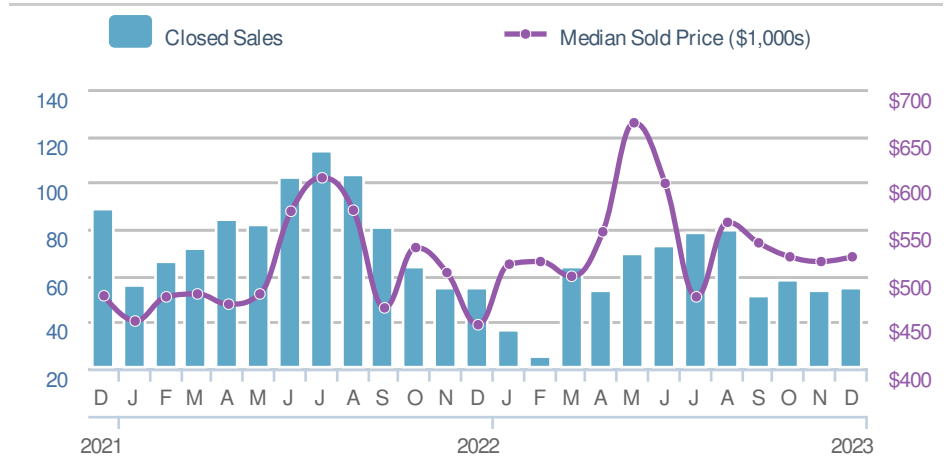
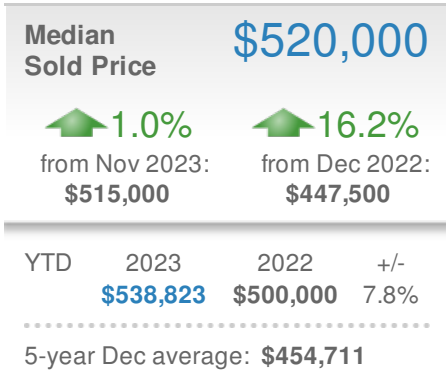
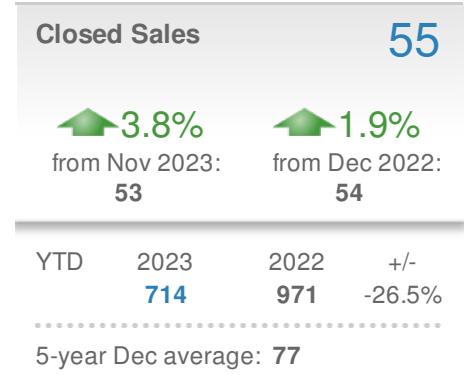
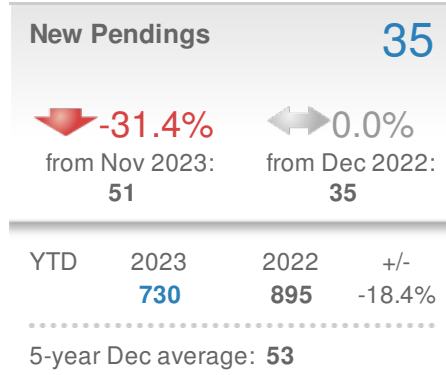
This activity resulted in a Contract Ratio of 6.86 pendings per active listing, down from 7.14 in November and an increase from 3.10 in December 2022. The Contract Ratio is 100% higher than the 5-year December average of 3.43. A higher Contract Ratio signifies a relative increase in contract activity 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)

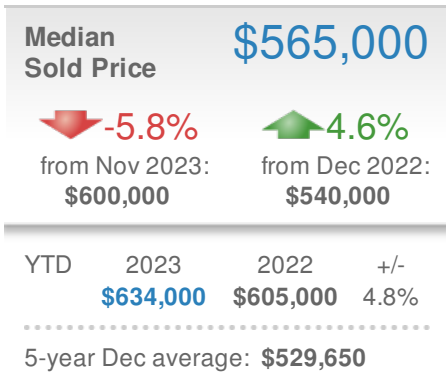
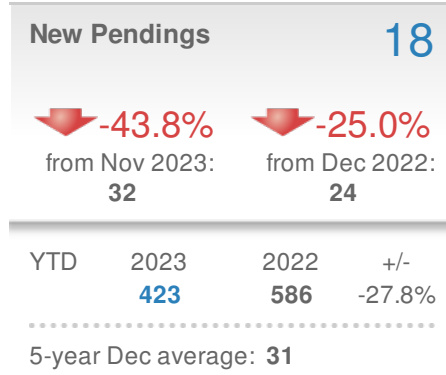
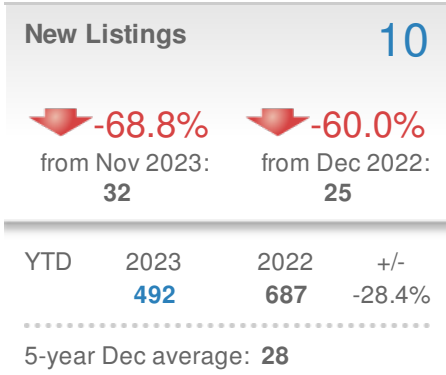
Email: ldavis@tcsr.realtor



**December 2023**

Downingtown Area (Chester, PA) - Detached

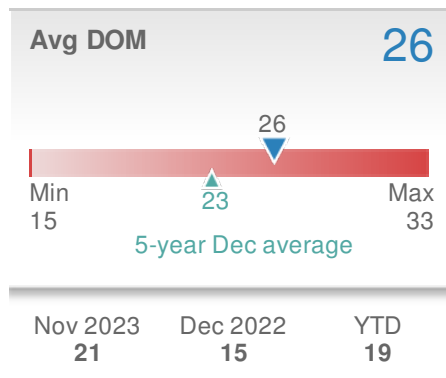
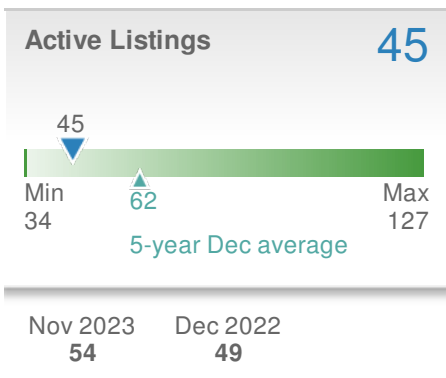
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**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.

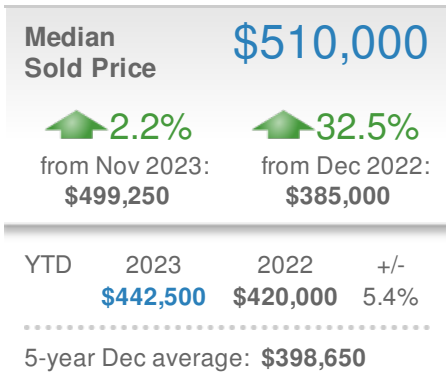
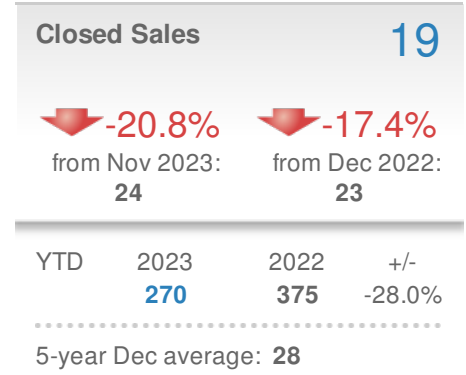
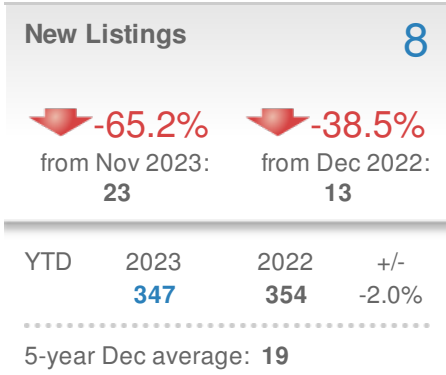
This activity resulted in a Contract Ratio of 0.73 pendings per active listing, down from 1.00 in November and a decrease from 1.18 in December 2022. The Contract Ratio is 54% lower than the 5-year December average of 1.60. A higher Contract Ratio signifies a relative increase in contract activity compared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

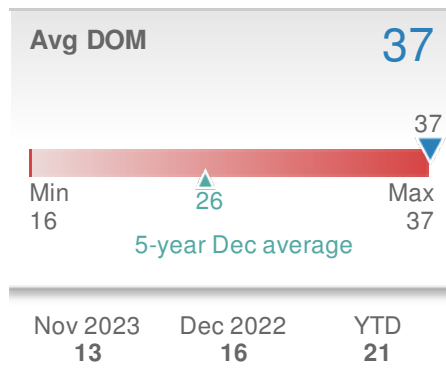
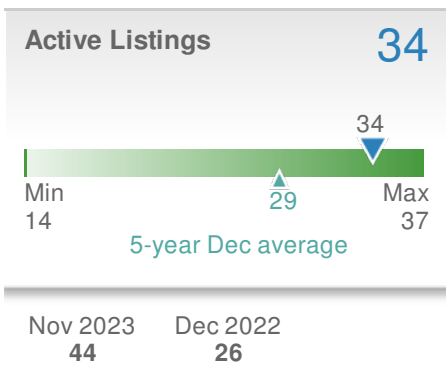
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**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.

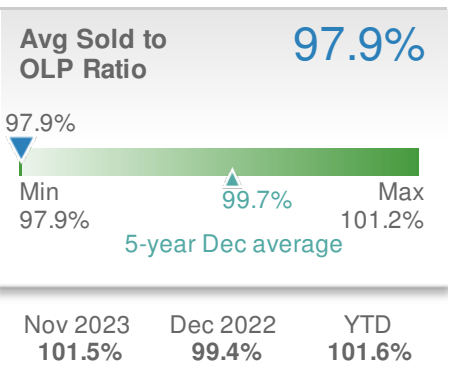
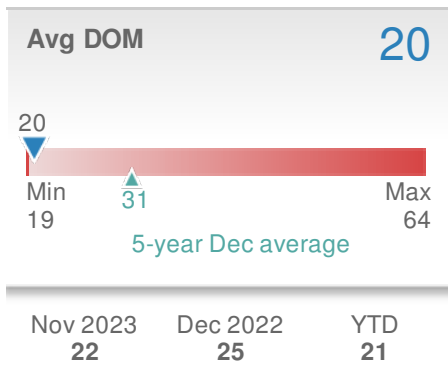
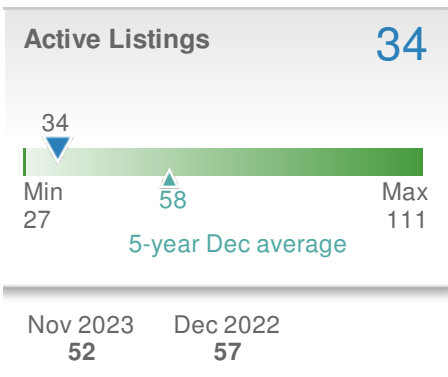
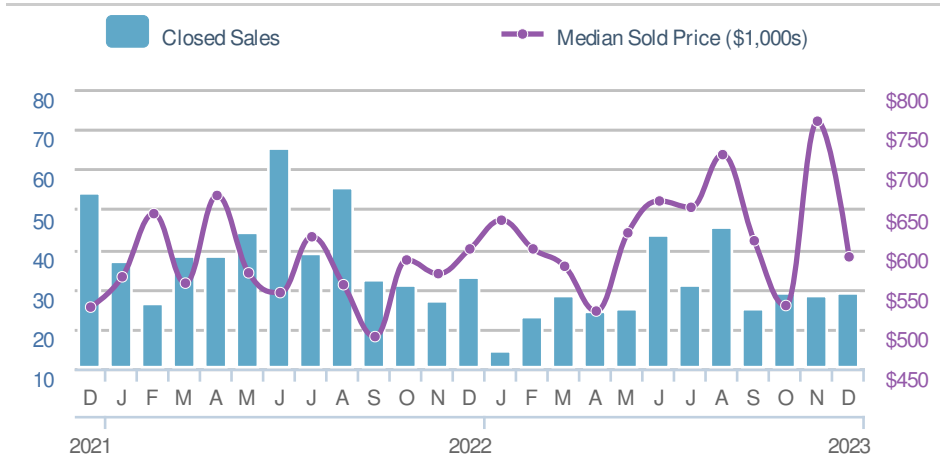
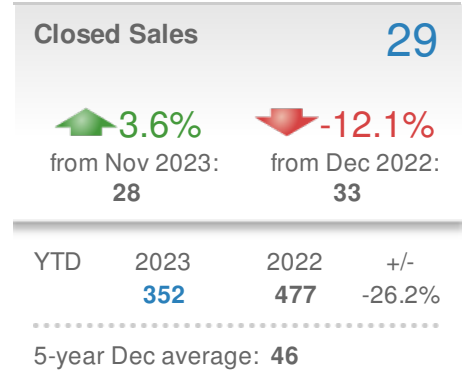
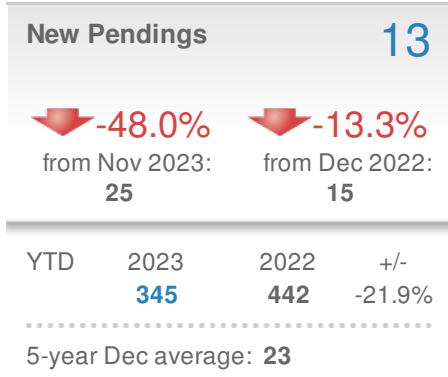
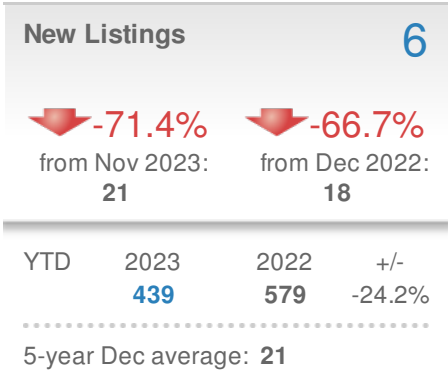
This activity resulted in a Contract Ratio of 2.21 pendings per active listing, up from 1.75 in November and an increase from 1.65 in December 2022. The Contract Ratio is 26% lower than the 5-year December average of 2.98. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



**December 2023**

Great Valley (Chester, PA)

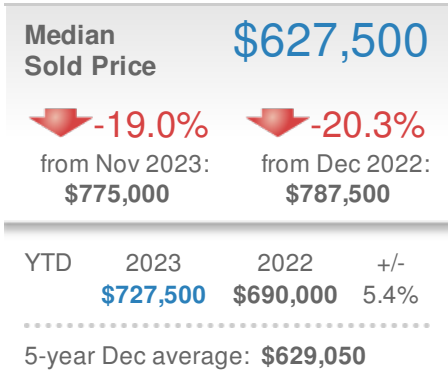
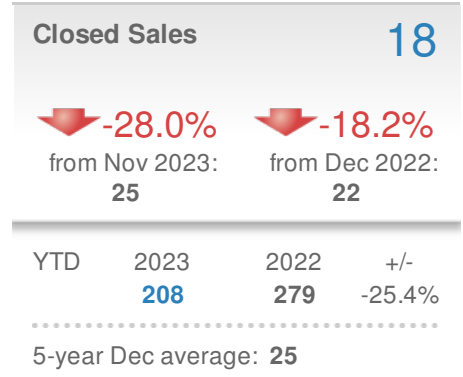
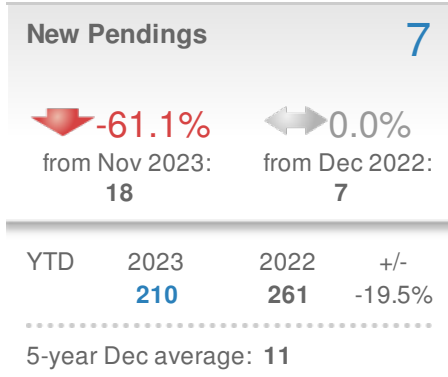
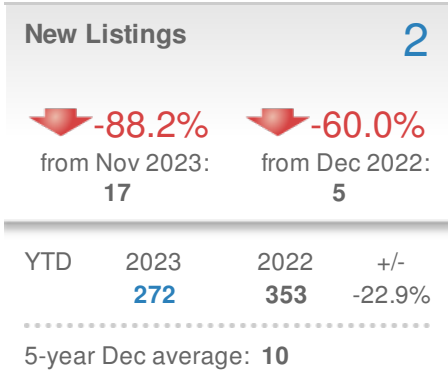
Email: ldavis@tcsr.realtor



**December 2023**

Great Valley (Chester, PA) - Detached

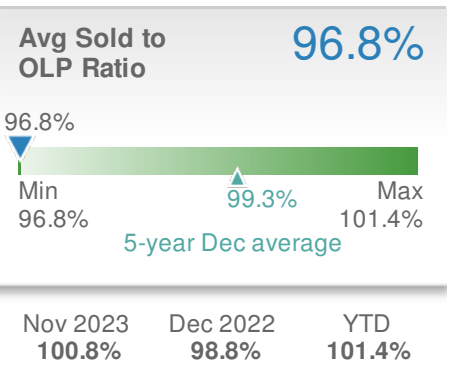
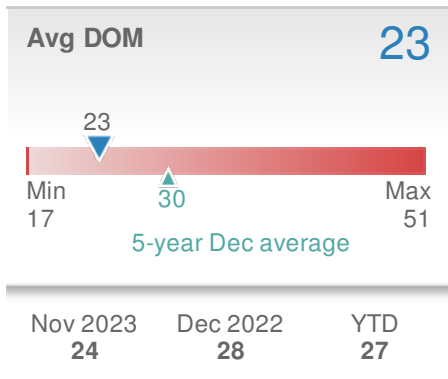
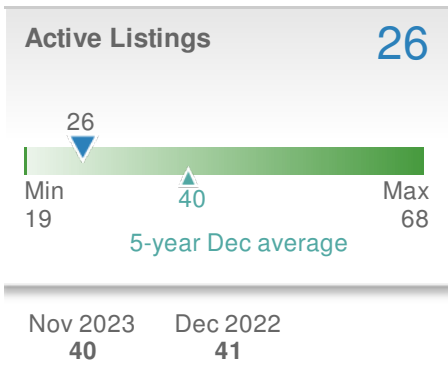
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Great Valley (Chester, PA), the median sold price for Detached properties for 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.

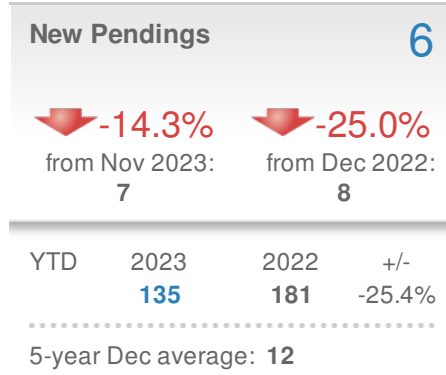
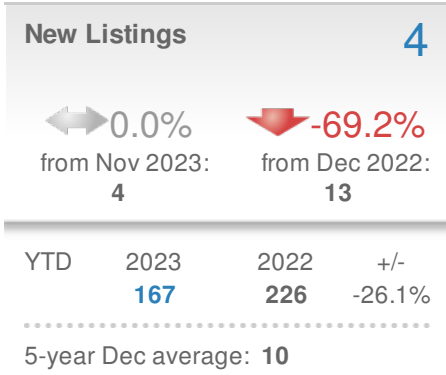
This activity resulted in a Contract Ratio of 0.92 pendings per active listing, up from 0.90 in November and an increase from 0.59 in December 2022. The Contract Ratio is 9% lower than the 5-year December average of 1.01. A higher Contract Ratio signifies a relative increase in contract activity compared 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

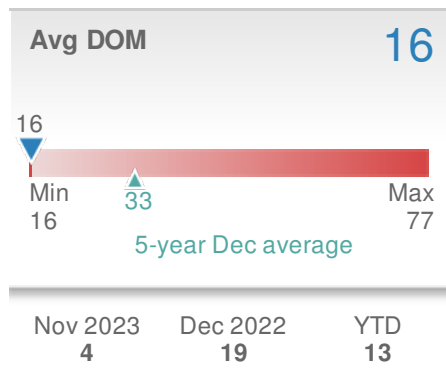
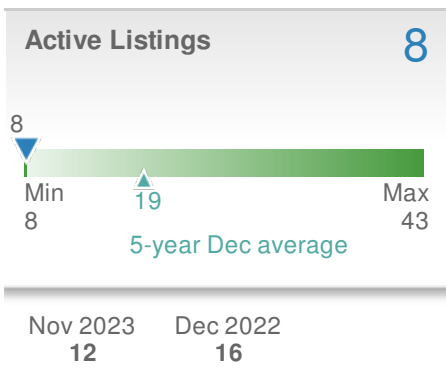
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**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 is moving in the buyer's favor.

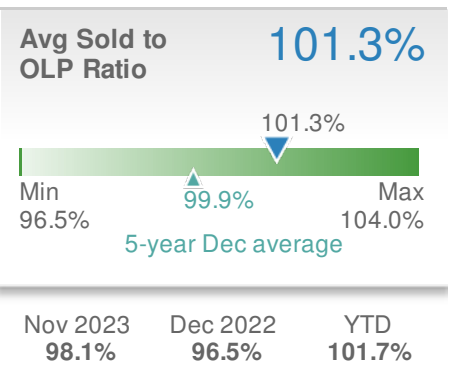
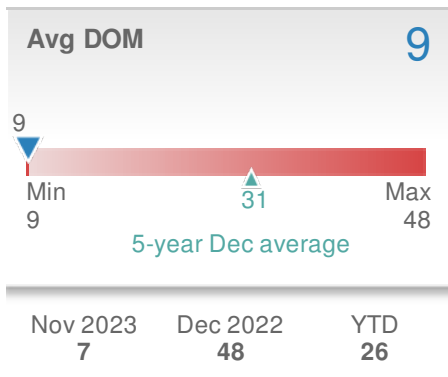
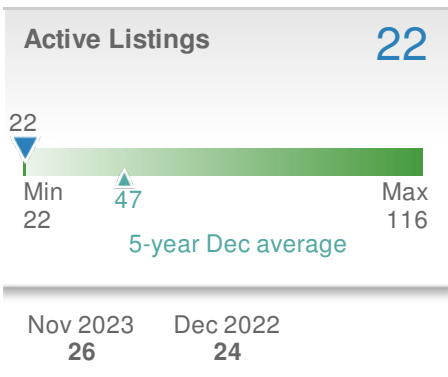
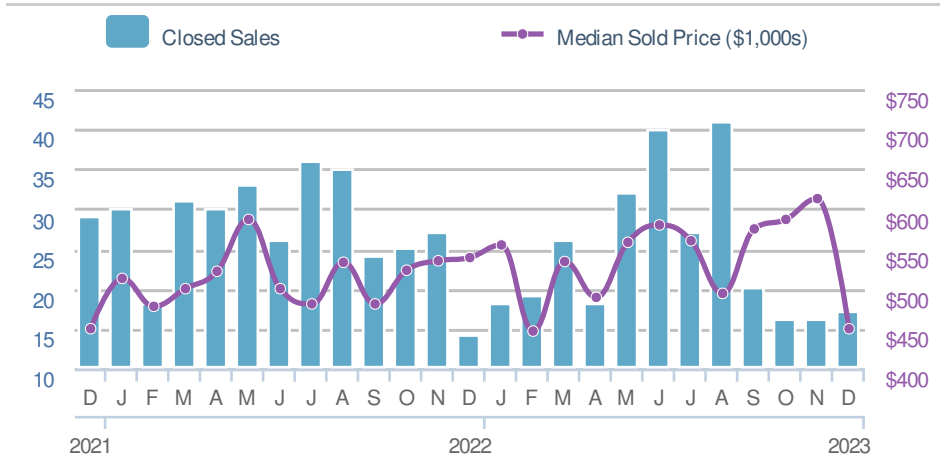
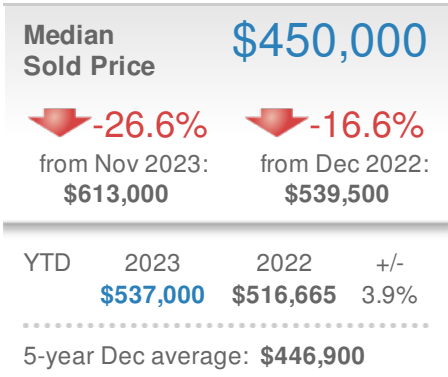
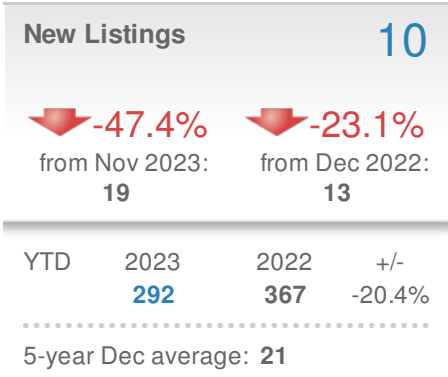




**December 2023**

Kennett Consolidated (Chester, PA)

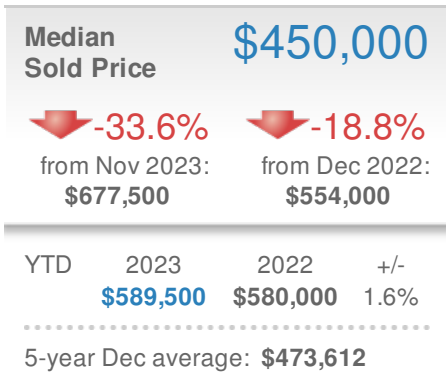
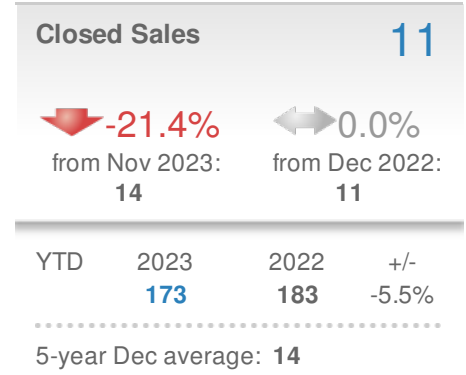
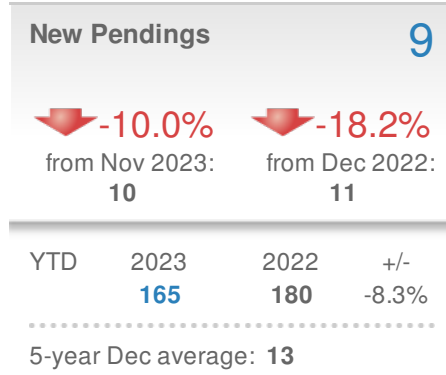
Email: ldavis@tcsr.realtor



**December 2023**

Kennett Consolidated (Chester, PA) - Detached

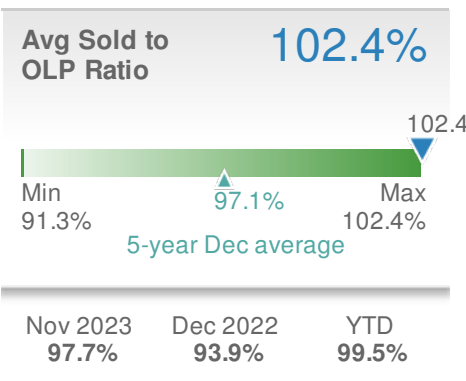
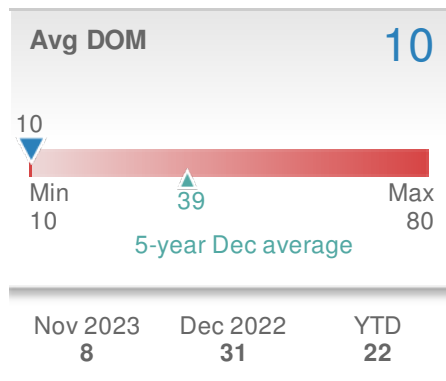
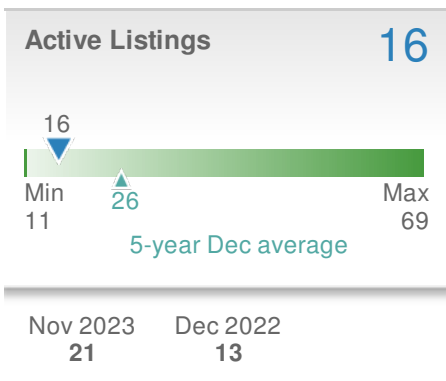
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Kennett Consolidated (Chester, PA), the median sold price for Detached properties for 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.

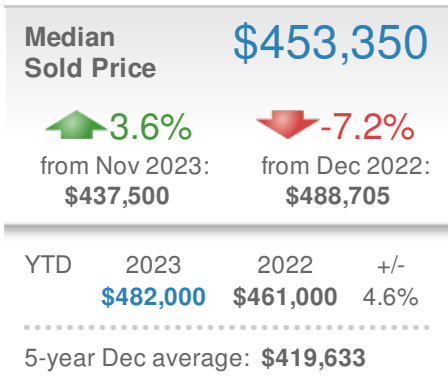
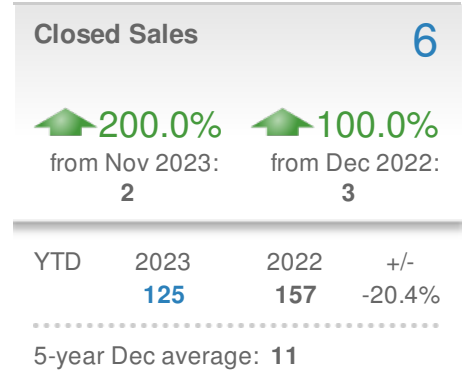
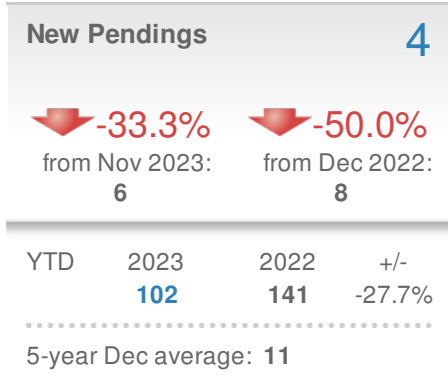
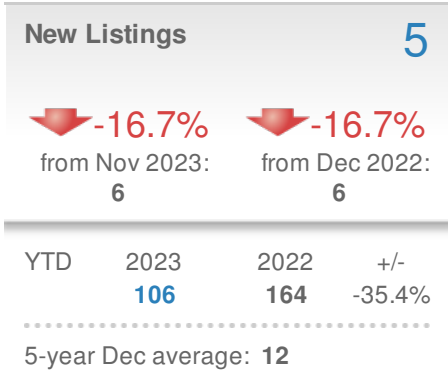
This activity resulted in a Contract Ratio of 0.69 pendings per active listing, up from 0.67 in November and a decrease from 1.38 in December 2022. The Contract Ratio is 47% lower than the 5-year December average of 1.30. A higher Contract Ratio signifies a relative increase in contract activity compared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

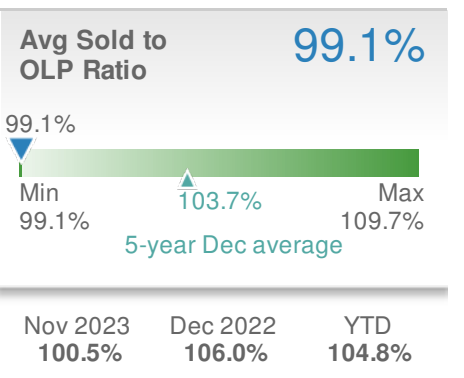
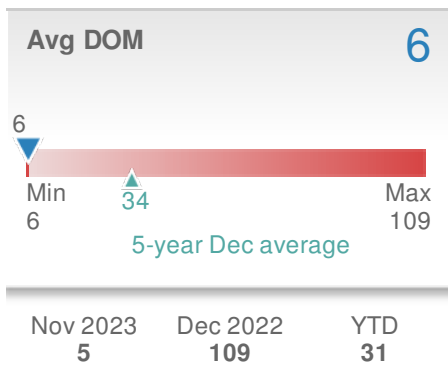
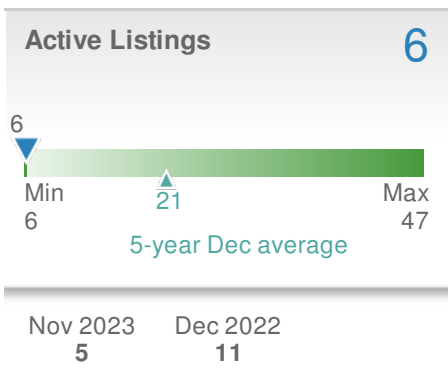
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**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.

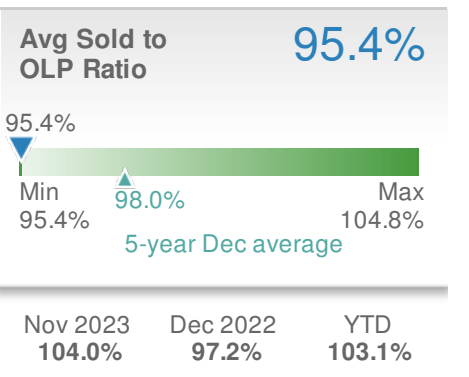
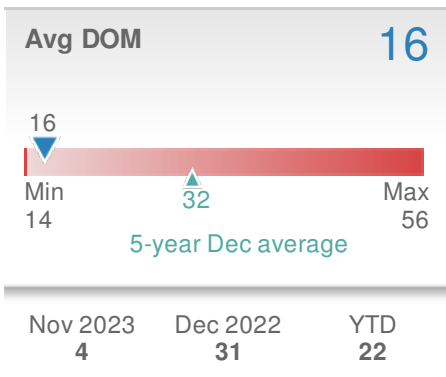
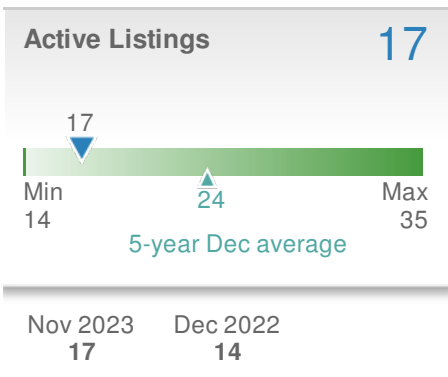
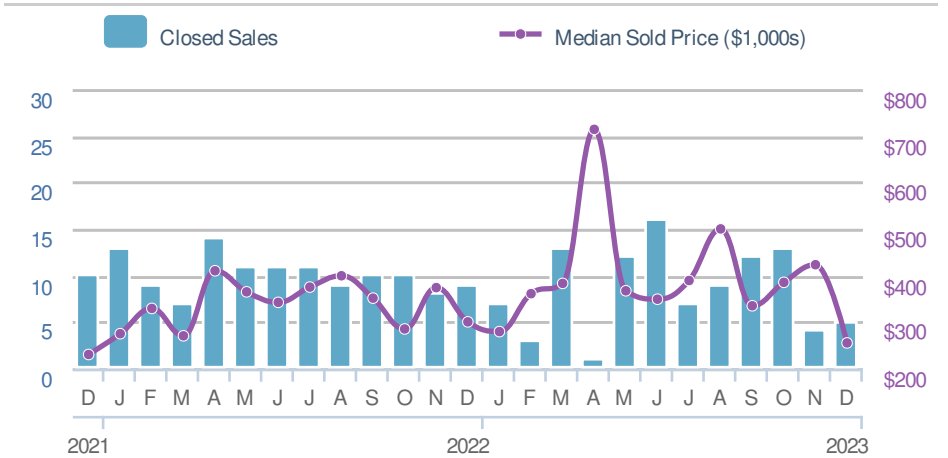
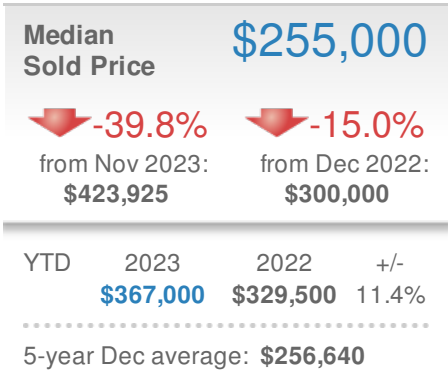
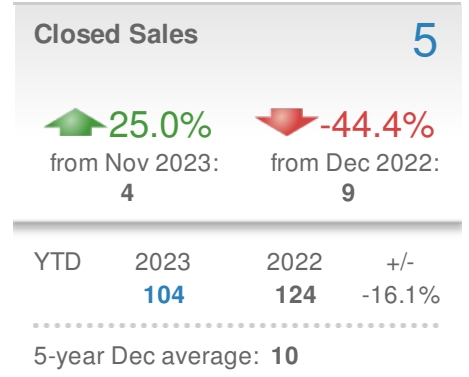
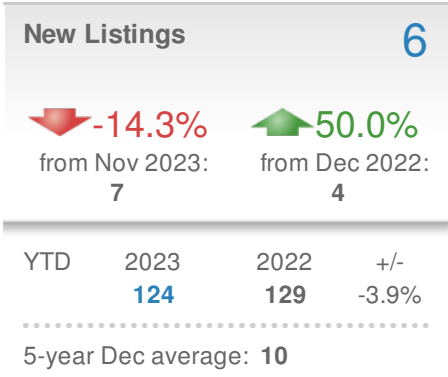
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, down from 2.80 in November and a decrease from 3.27 in December 2022. The Contract Ratio is 16% lower than the 5-year December average of 2.37. A higher Contract Ratio signifies a relative increase in contract activity compared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



**December 2023**

Octorara Area (Chester, PA)

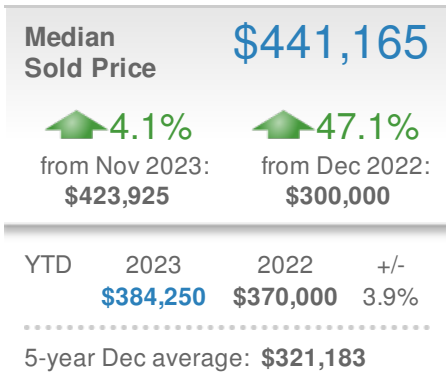
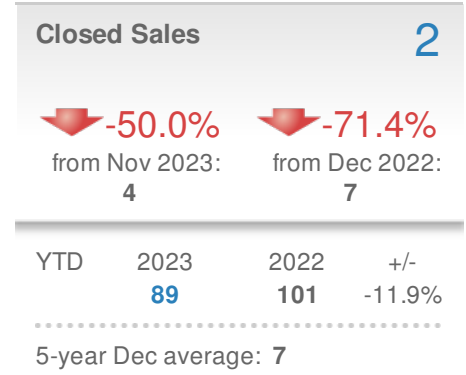
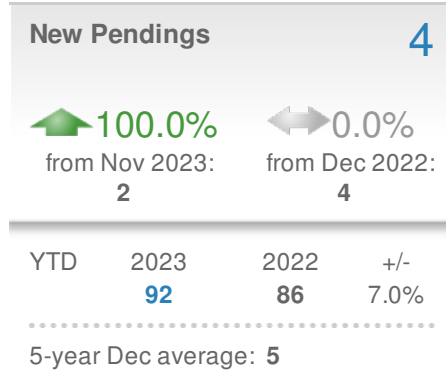
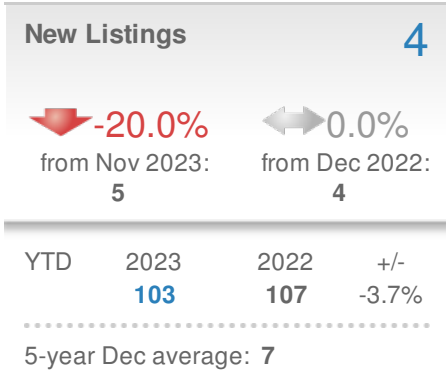
Email: ldavis@tcsr.realtor



**December 2023**

Octorara Area (Chester, PA) - Detached

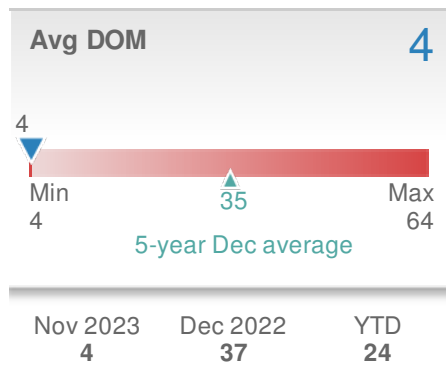
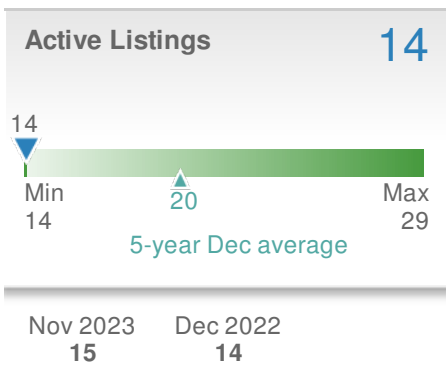
Tri-County Suburban REALTORS  
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**Summary**

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.

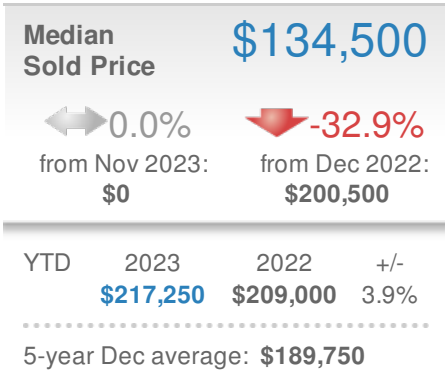
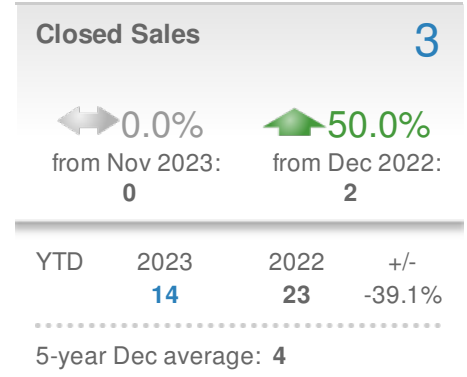
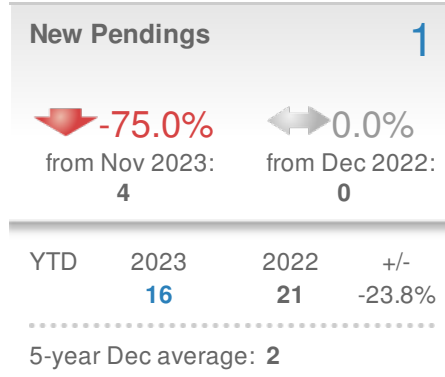
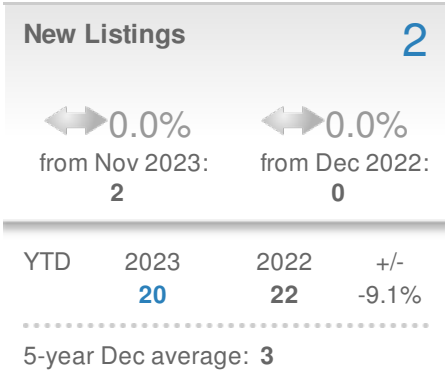
This activity resulted in a Contract Ratio of 0.71 pendings per active listing, up from 0.60 in November and an increase from 0.43 in December 2022. The Contract Ratio is 8% higher than the 5-year December average of 0.66. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



**December 2023**

Octorara Area (Chester, PA) - Attached

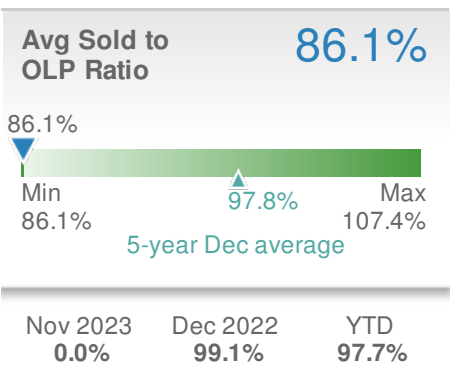
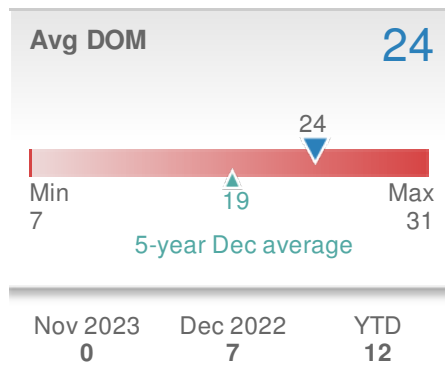
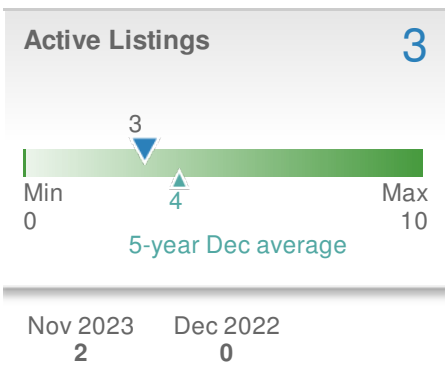
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Octorara Area (Chester, PA), the median sold price for Attached properties for 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.

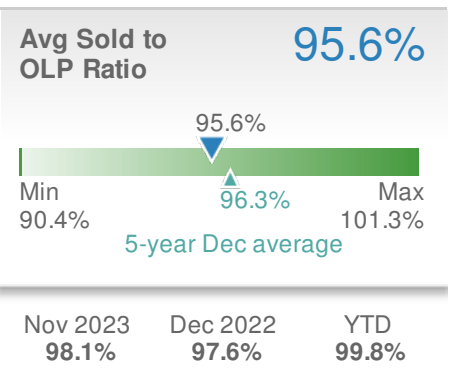
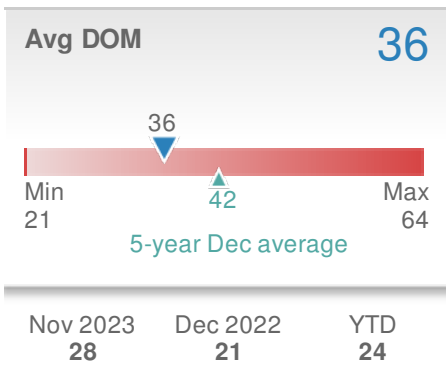
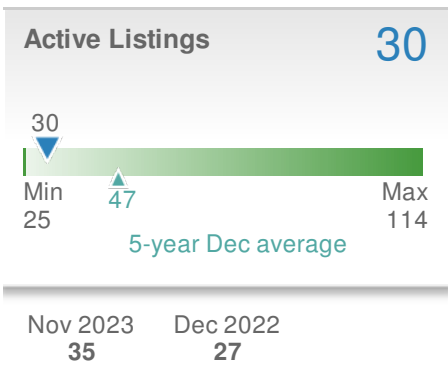
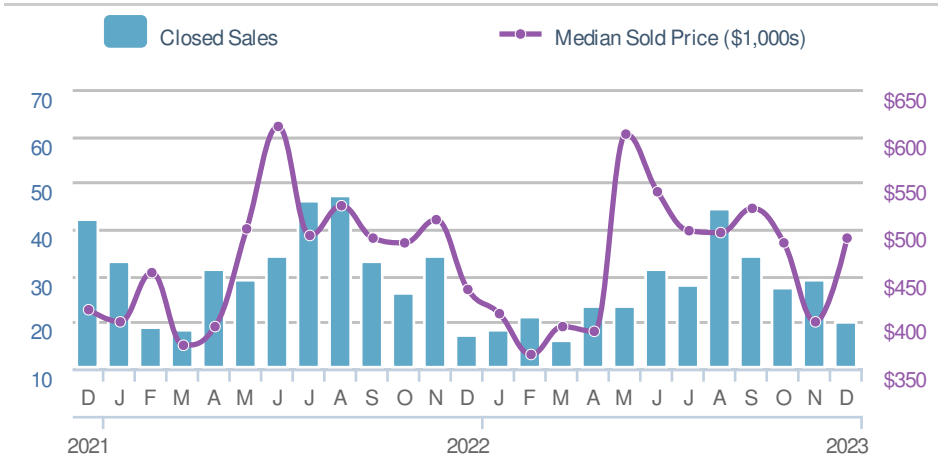
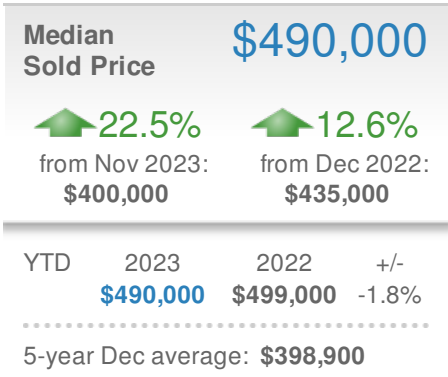
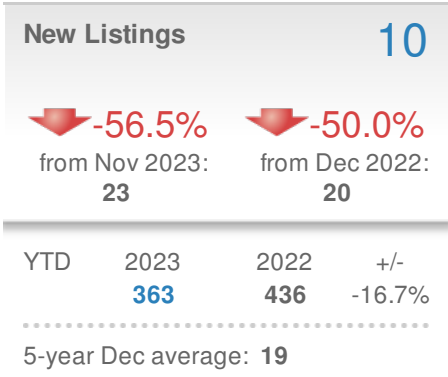
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 2.50 in November and an increase from 0.00 in December 2022. The Contract Ratio is 9% higher than the 5-year December average of 0.92. A higher Contract Ratio signifies a relative increase in contract activity compared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



**December 2023**

Owen J Roberts (Chester, PA)

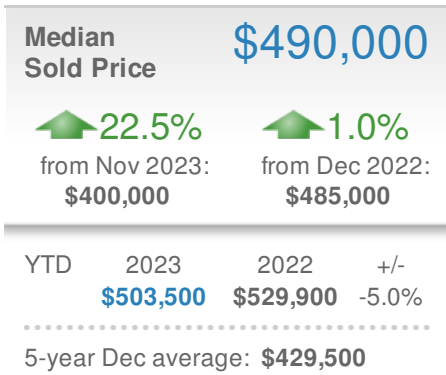
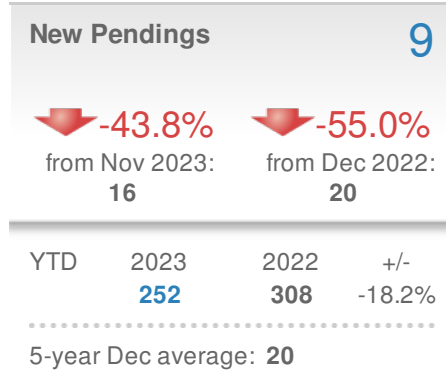
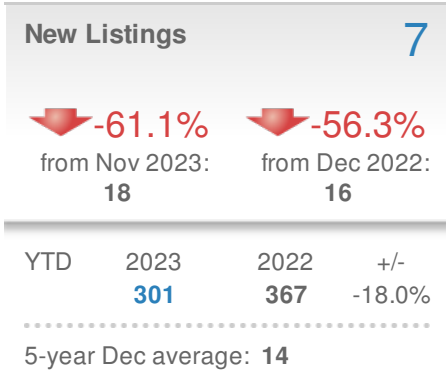
Email: ldavis@tcsr.realtor



**December 2023**

Owen J Roberts (Chester, PA) - Detached

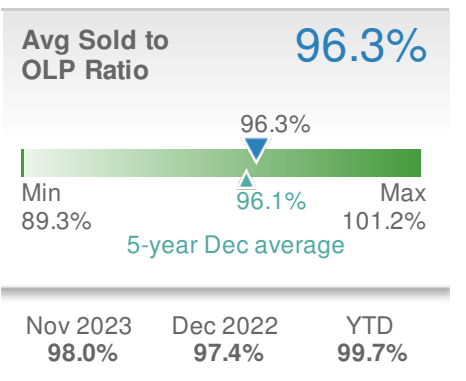
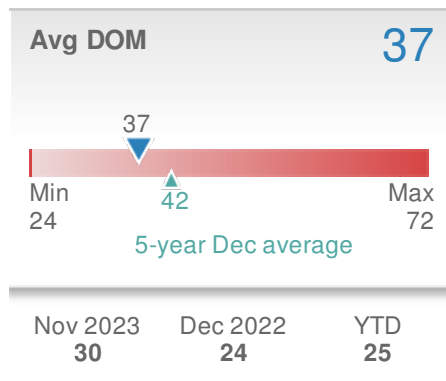
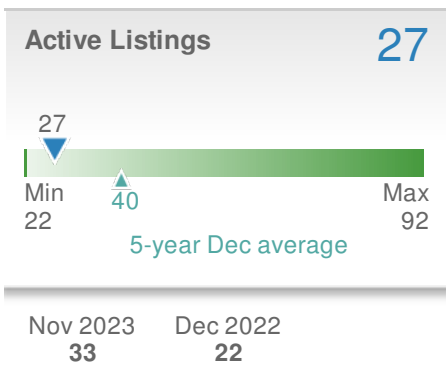
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Owen J Roberts (Chester, PA), the median sold price for Detached properties for 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.

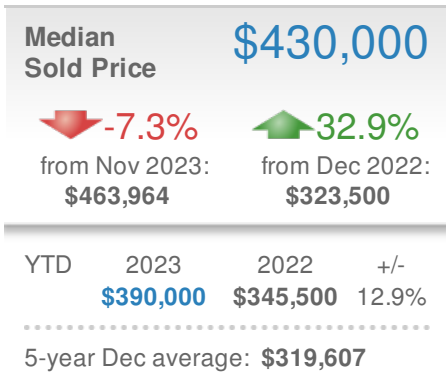
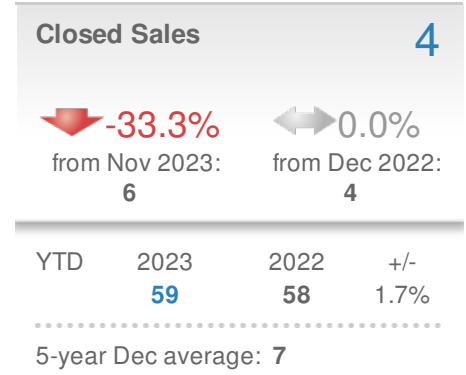
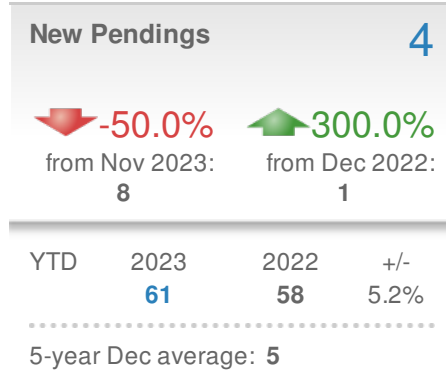
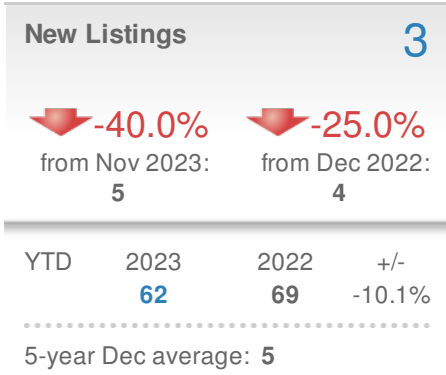




**December 2023**

Owen J Roberts (Chester, PA) - Attached

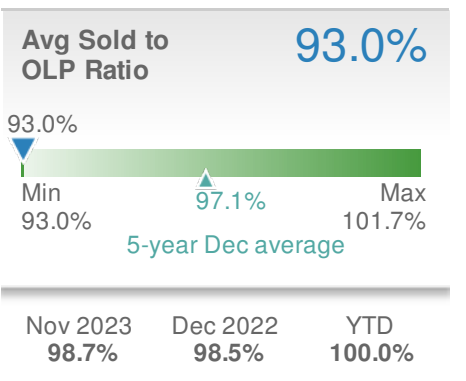
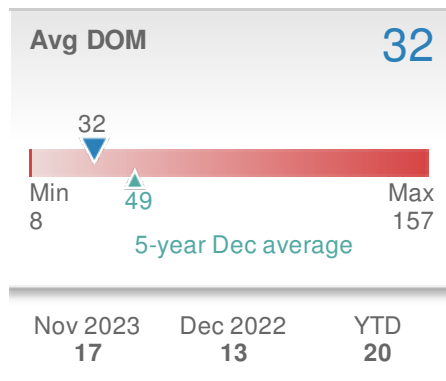
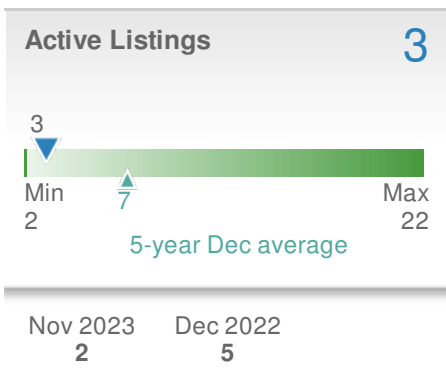
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**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.

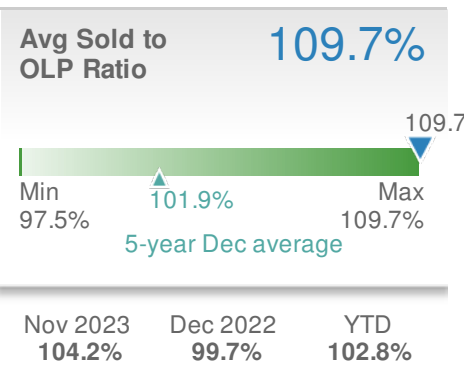
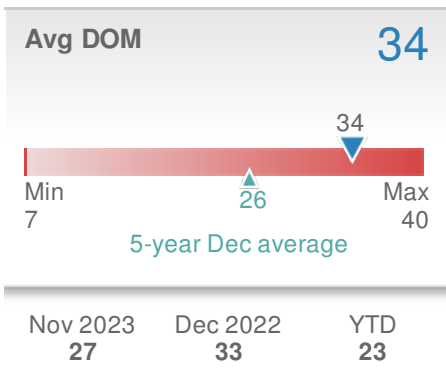
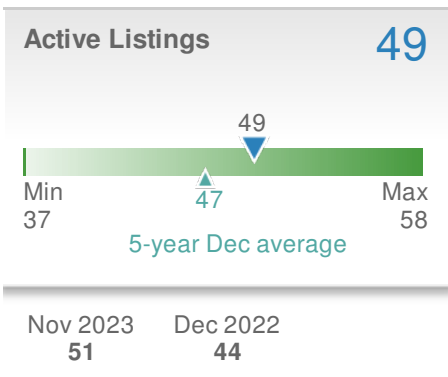
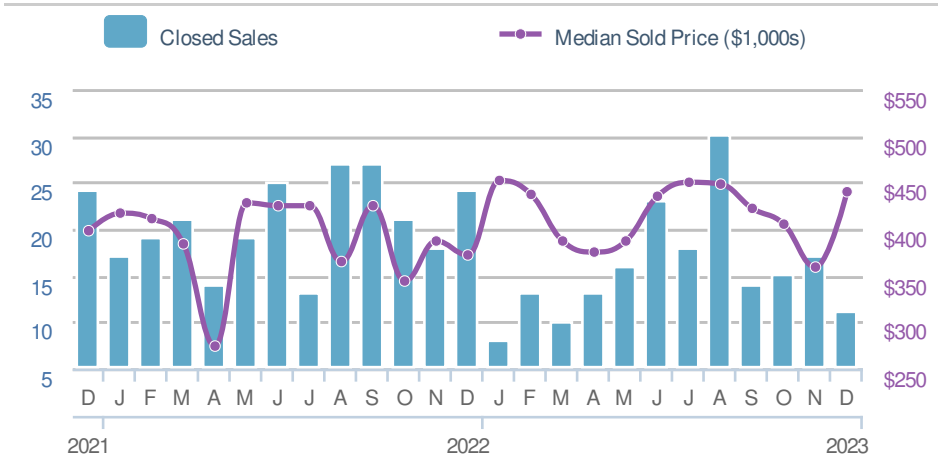
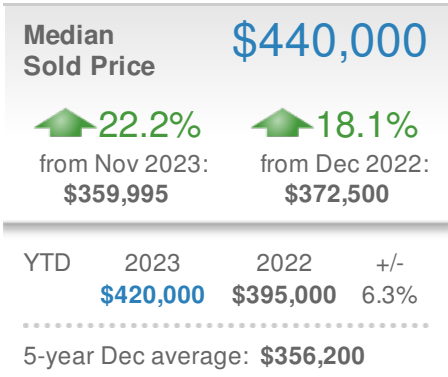
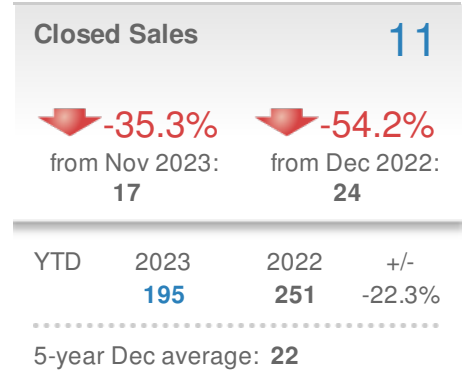
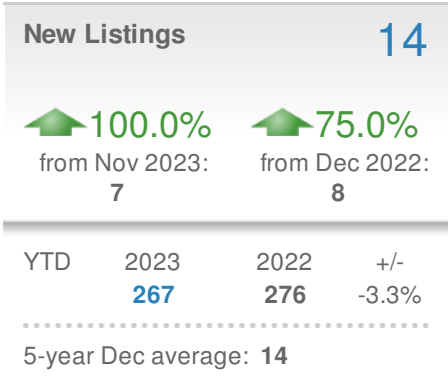
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, down from 4.00 in November and an increase from 0.80 in December 2022. The Contract Ratio is 21% higher than the 5-year December average of 1.65. A higher Contract Ratio signifies a relative increase in contract activity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

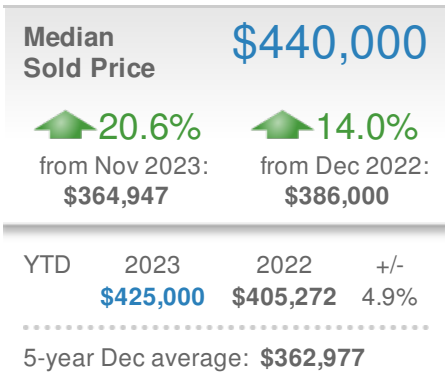
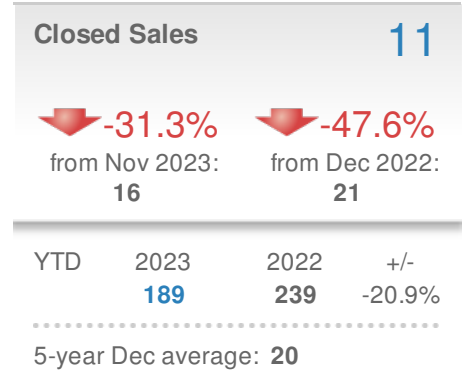
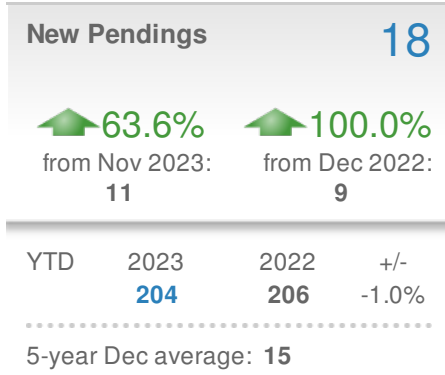
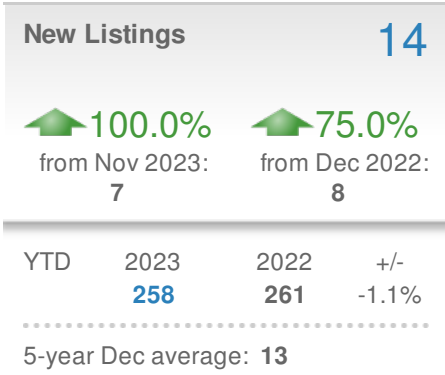
Email: ldavis@tcsr.realtor



**December 2023**

Oxford Area (Chester, PA) - Detached

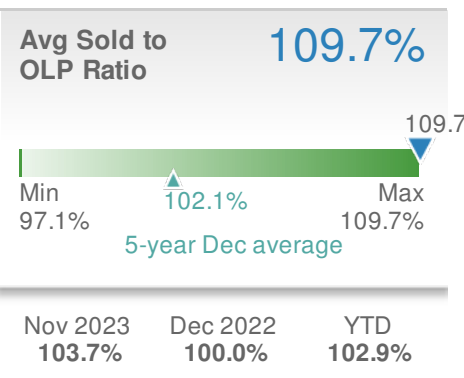
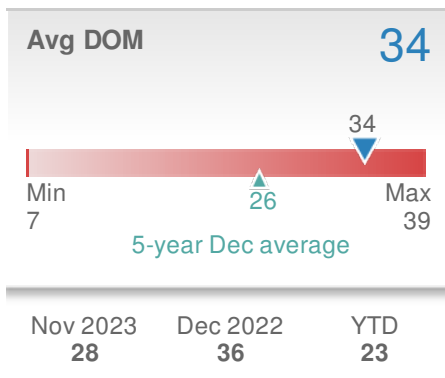
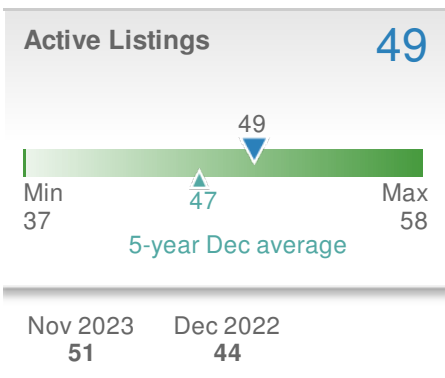
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**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.

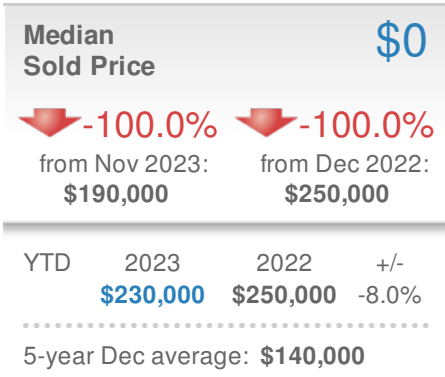
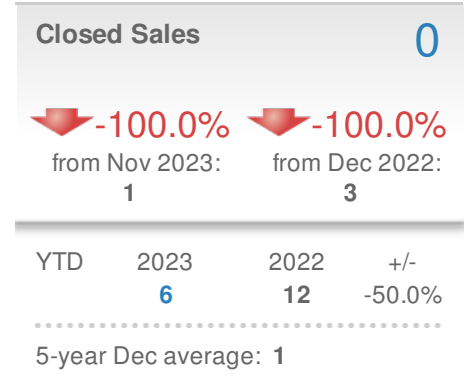
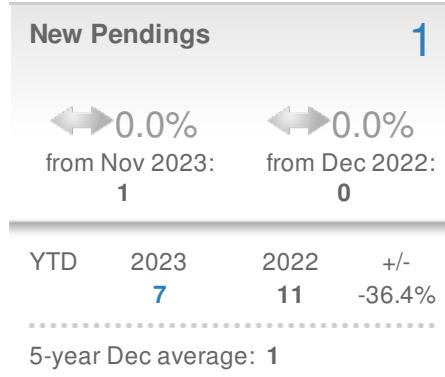
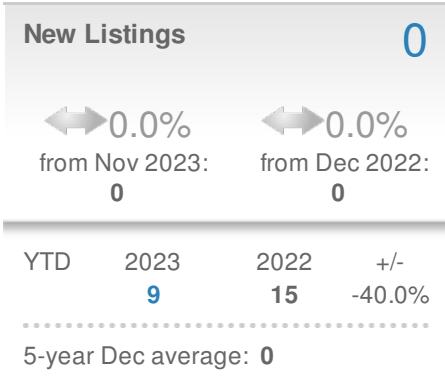
This activity resulted in a Contract Ratio of 0.65 pendings per active listing, up from 0.55 in November and an increase from 0.41 in December 2022. The Contract Ratio is 20% lower than the 5-year December average of 0.81. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



**December 2023**

Oxford Area (Chester, PA) - Attached

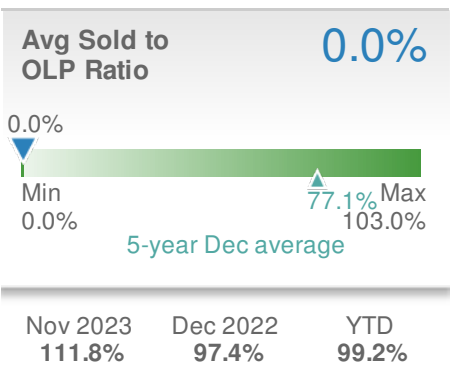
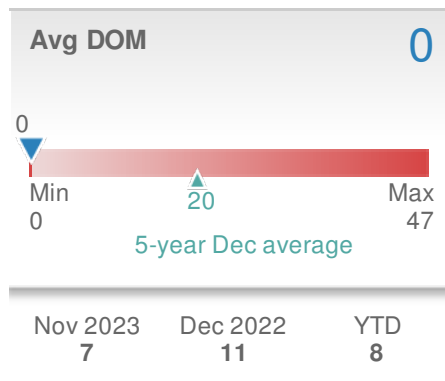
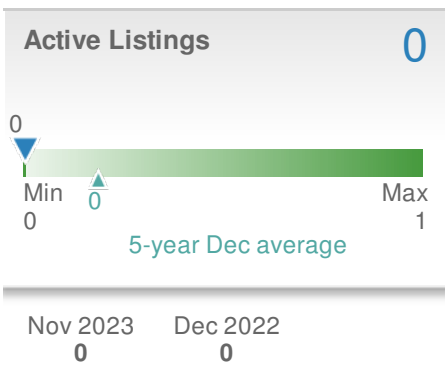
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Oxford Area (Chester, PA), the median sold price for Attached properties for 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.

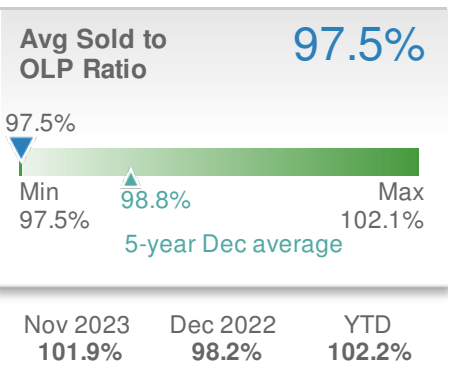
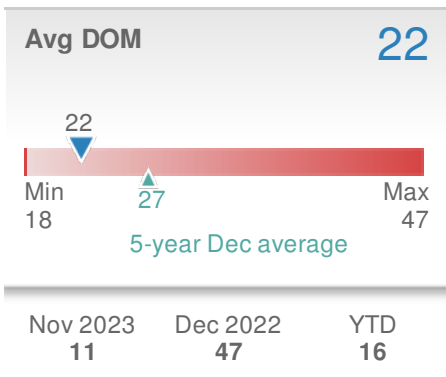
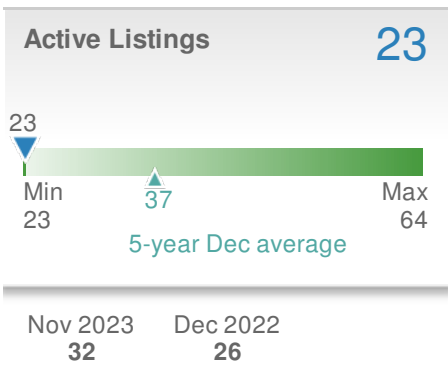
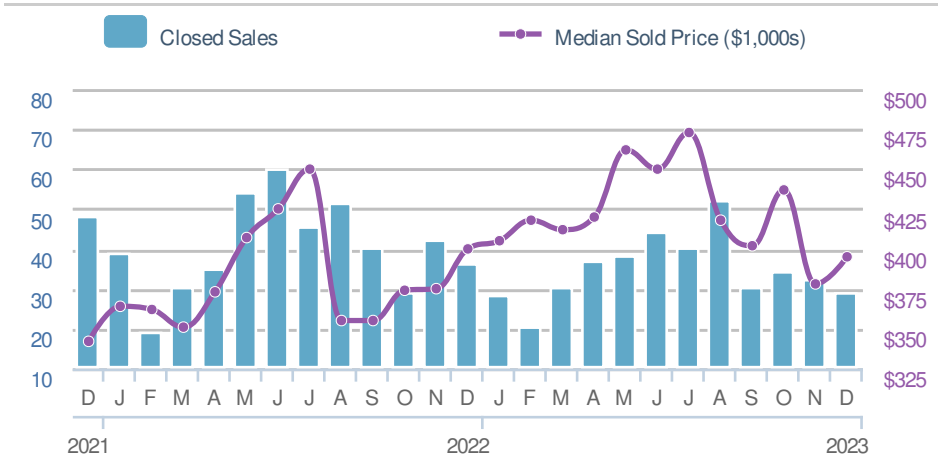
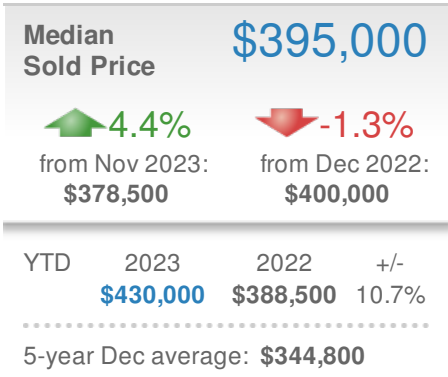
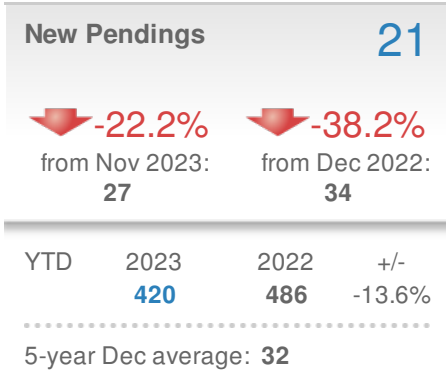
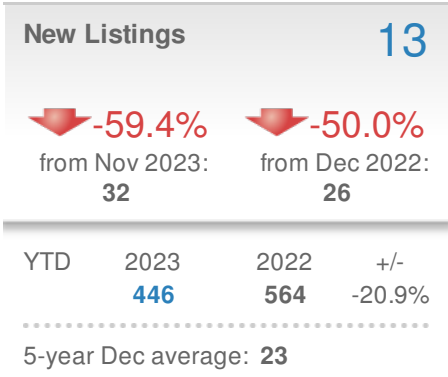
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from November and no change from December 2022. The Contract Ratio is 100% lower than the 5-year December average of 0.20. A higher Contract Ratio signifies a relative increase in contract activity compared to supply,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



**December 2023**

Phoenixville Area (Chester, PA)

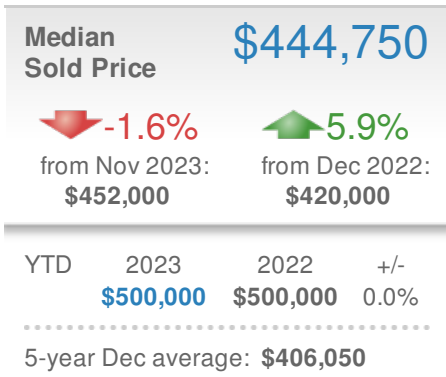
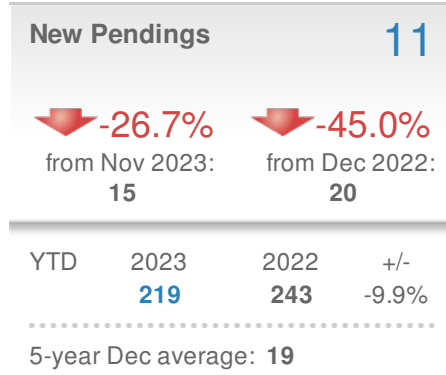
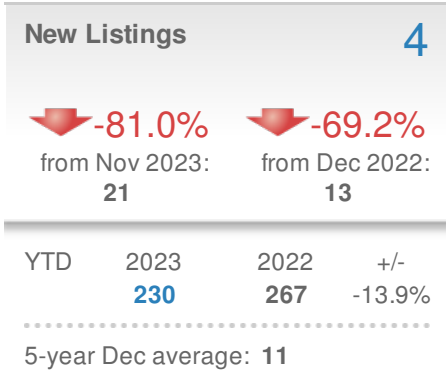
Email: ldavis@tcsr.realtor



**December 2023**

Phoenixville Area (Chester, PA) - Detached

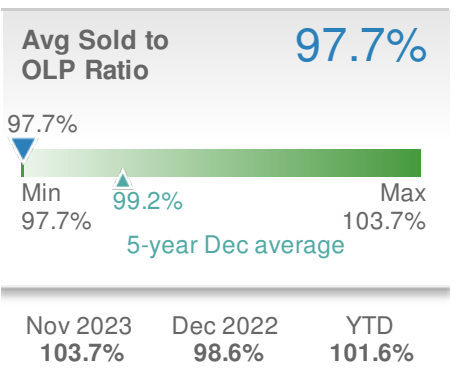
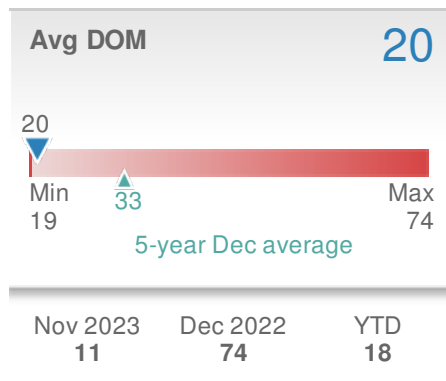
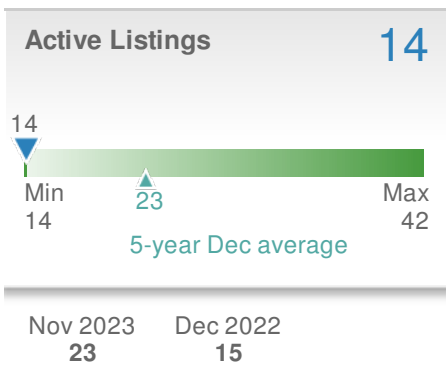
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**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.

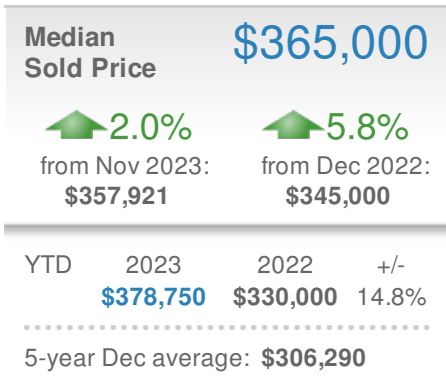
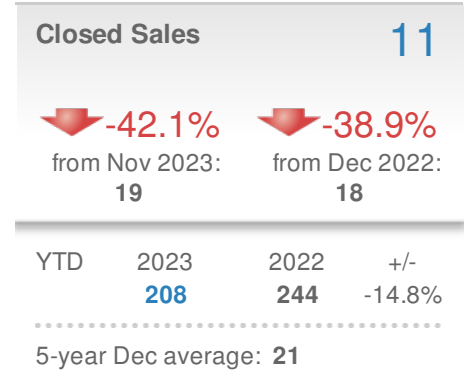
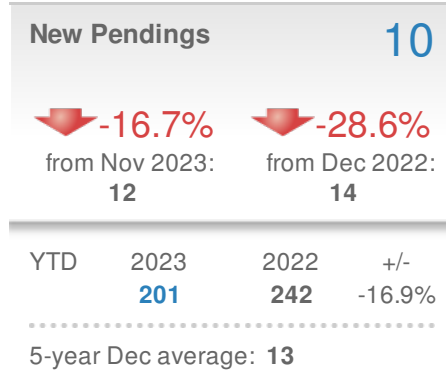
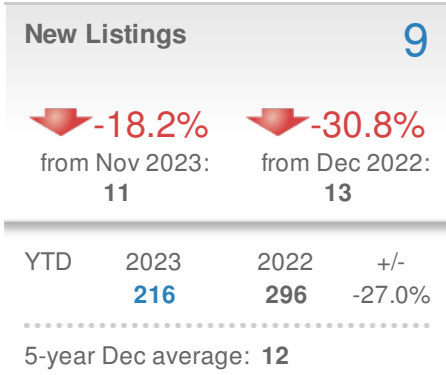
This activity resulted in a Contract Ratio of 1.07 pendings per active listing, up from 0.96 in November and a decrease from 1.60 in December 2022. The Contract Ratio is 15% lower than the 5-year December average of 1.25. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



**December 2023**

Phoenixville Area (Chester, PA) - Attached

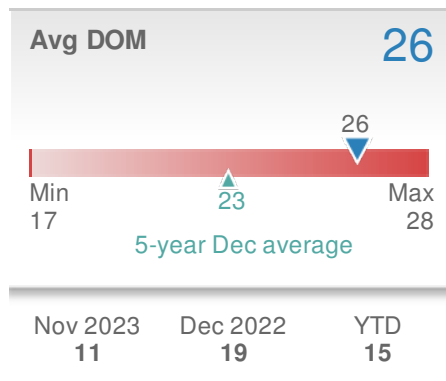
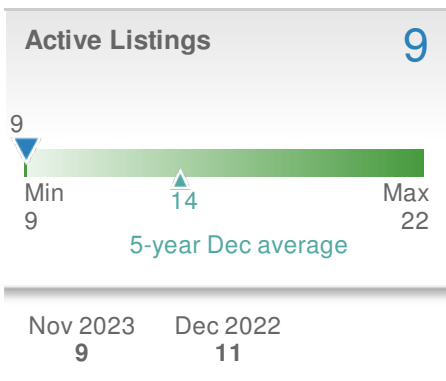
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Phoenixville Area (Chester, PA), the median sold price for Attached properties for 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.

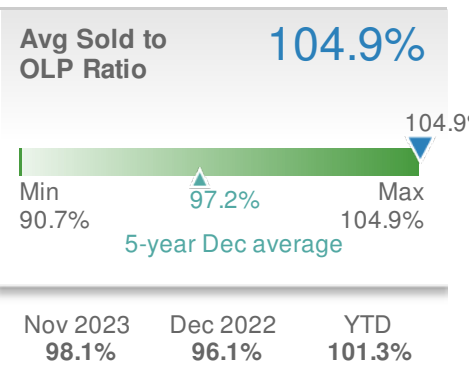
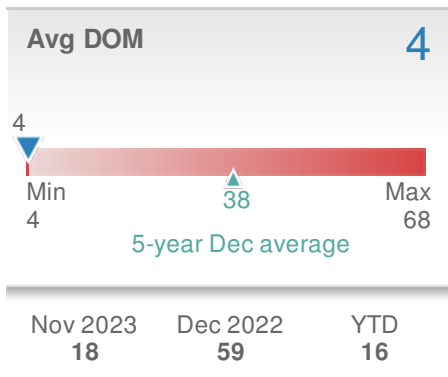
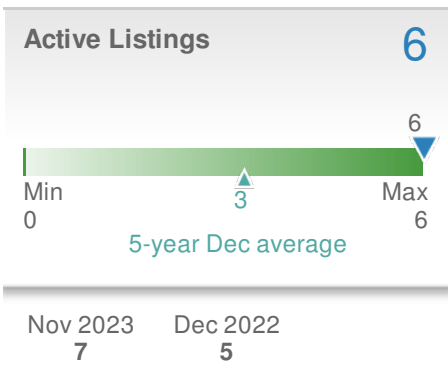
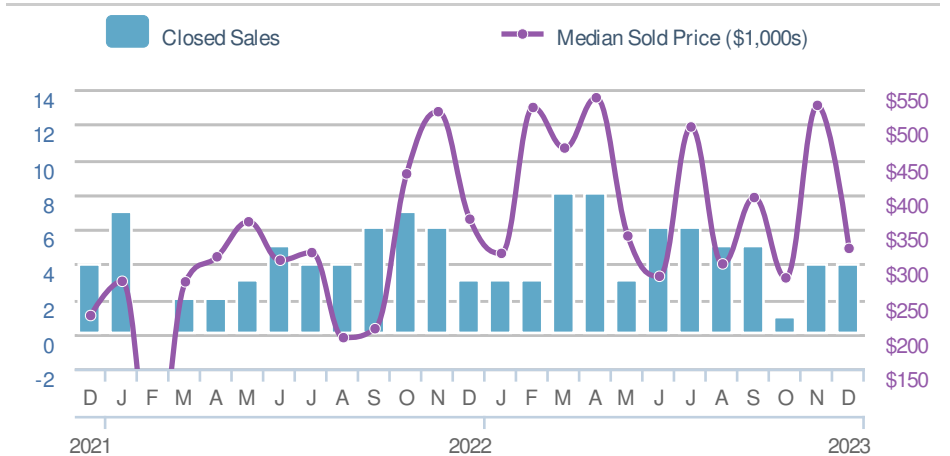
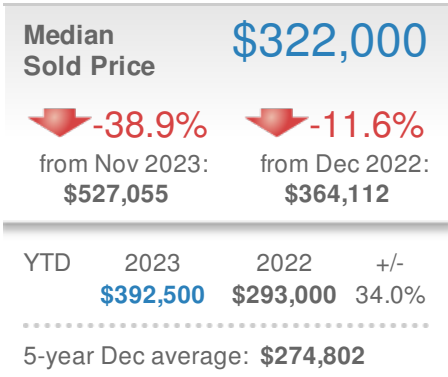
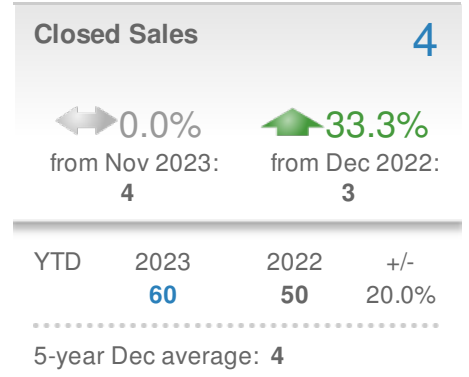
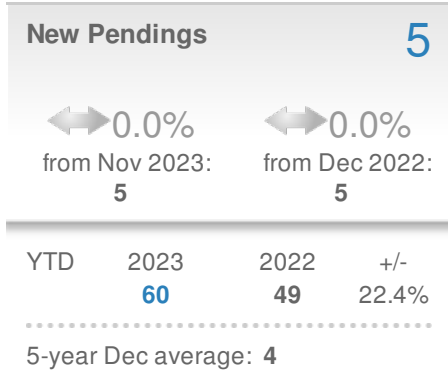
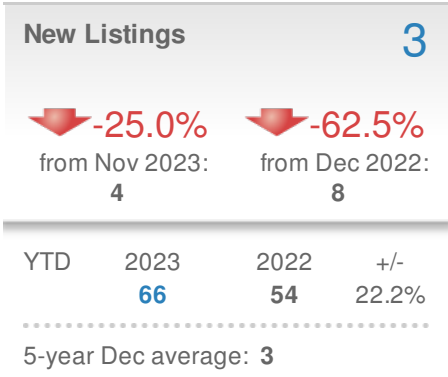
This activity resulted in a Contract Ratio of 1.22 pendings per active listing, down from 1.33 in November and a decrease from 1.55 in December 2022. The Contract Ratio is 9% lower than the 5-year December average of 1.34. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



**December 2023**

Spring-Ford Area (Chester, PA)

Email: ldavis@tcsr.realtor

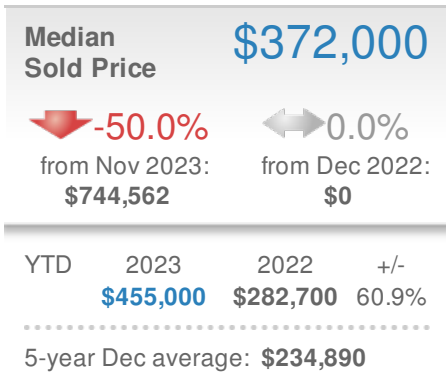
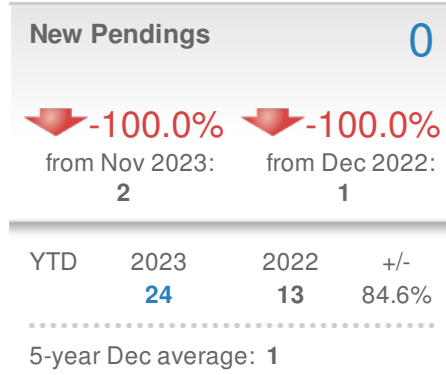
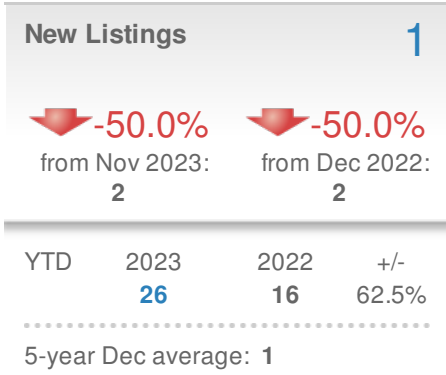




**December 2023**

Spring-Ford Area (Chester, PA) - Detached

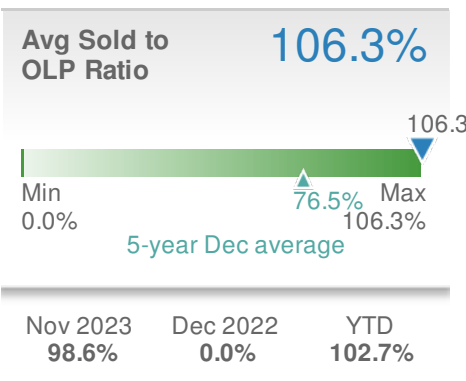
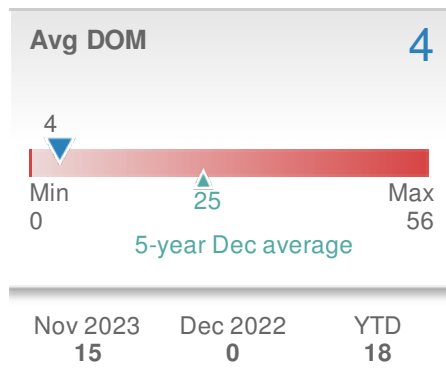
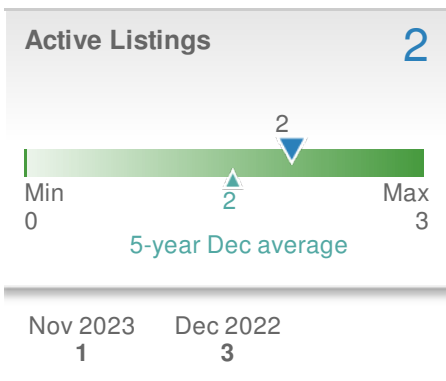
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Spring-Ford Area (Chester, PA), the median sold price for Detached properties for 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.

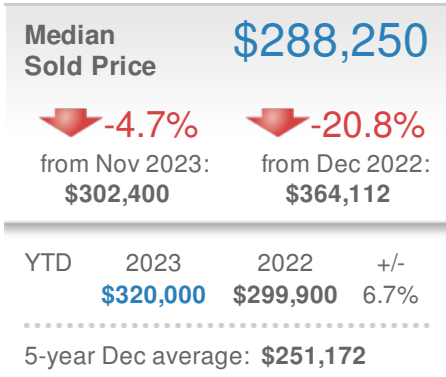
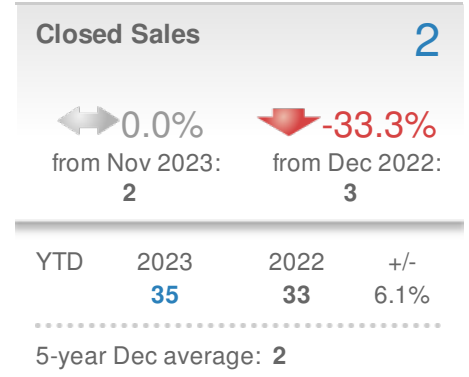
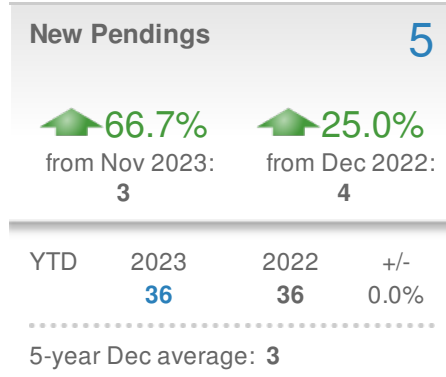
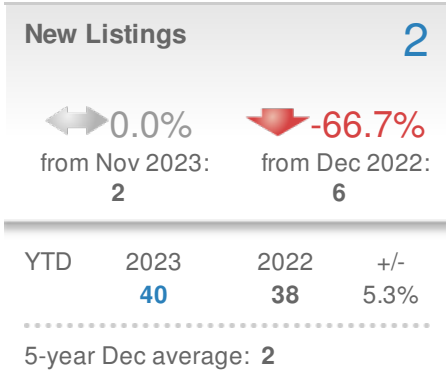
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, down from 2.00 in November and a decrease from 0.33 in December 2022. The Contract Ratio is 100% lower than the 5-year December average of 0.20. A higher Contract Ratio signifies a relative increase in contract activity compared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

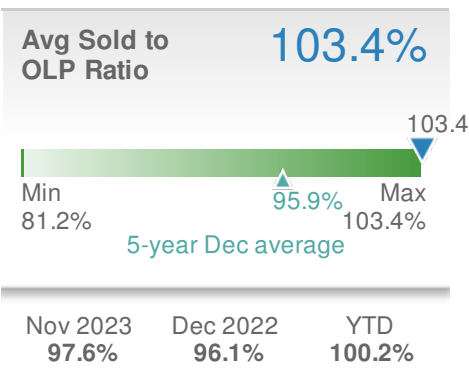
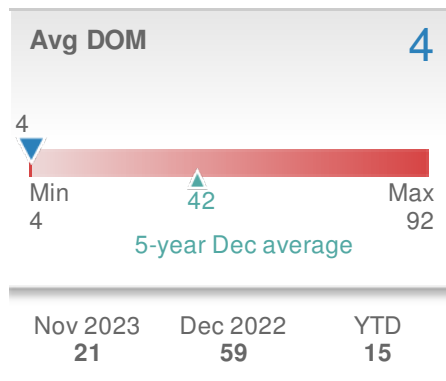
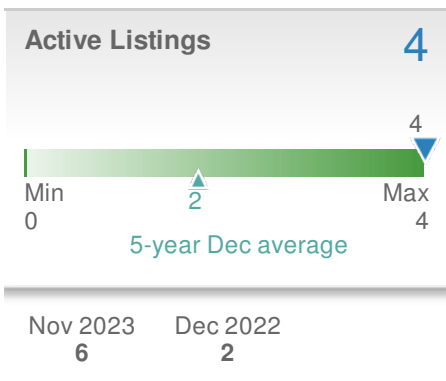
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**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.

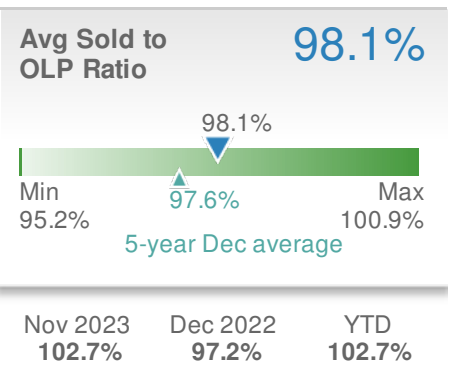
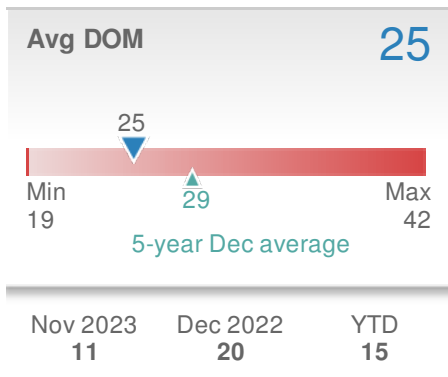
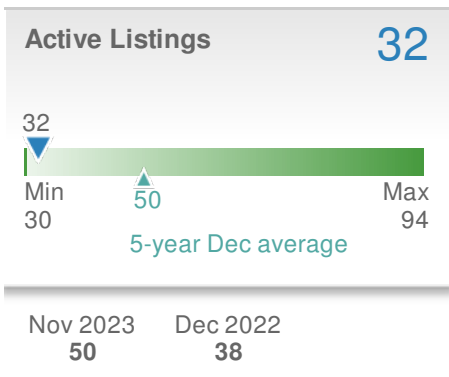
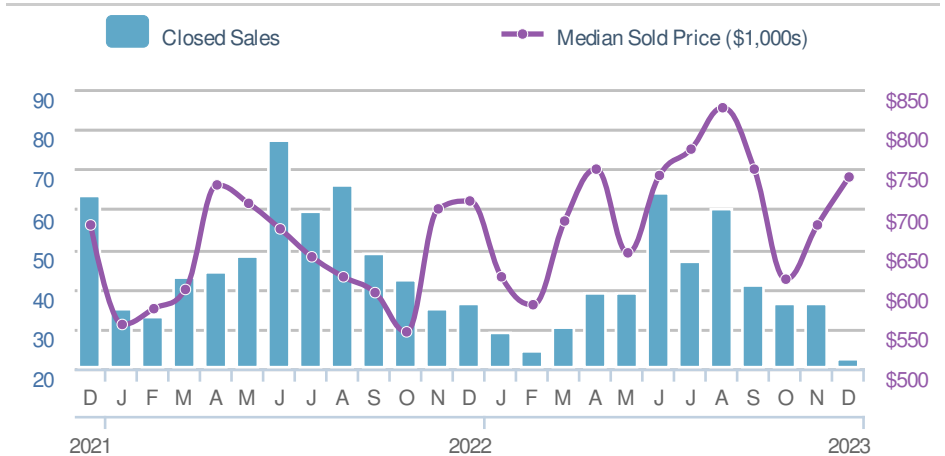
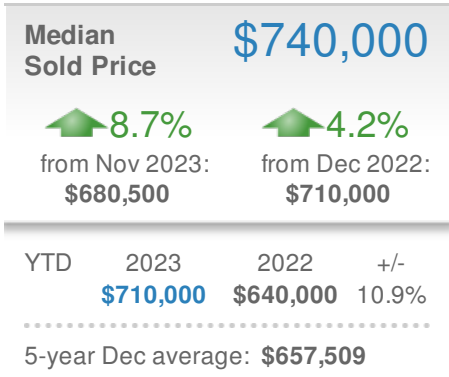
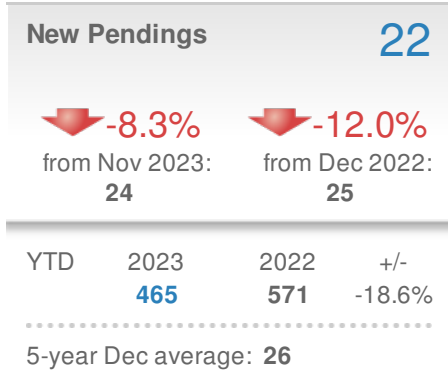
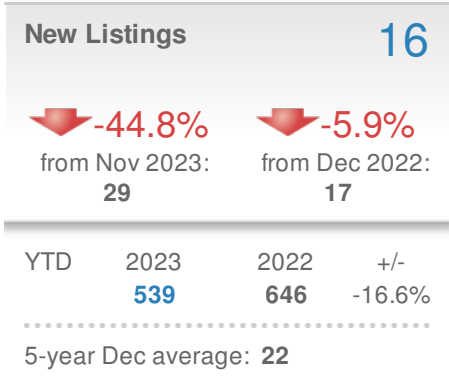
This activity resulted in a Contract Ratio of 1.50 pendings per active listing, up from 0.67 in November and a decrease from 2.50 in December 2022. The Contract Ratio is 7% higher than the 5-year December average of 1.40. A higher Contract Ratio signifies a relative increase in contract activity compared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

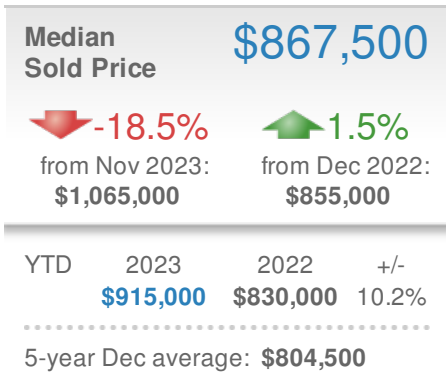
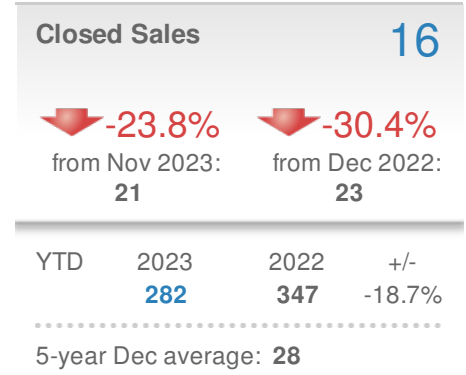
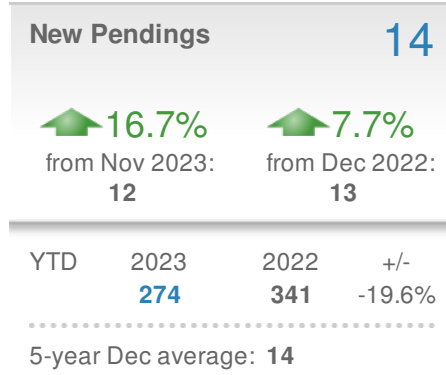
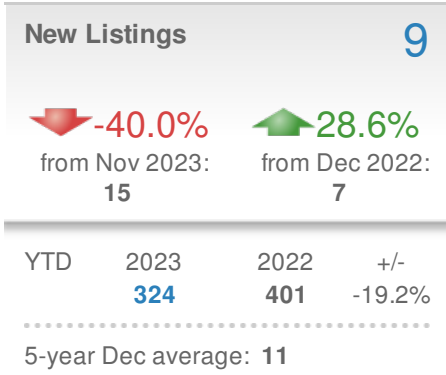
Email: ldavis@tcsr.realtor



**December 2023**

Tredyffrin-Easttown (Chester, PA) - Detached

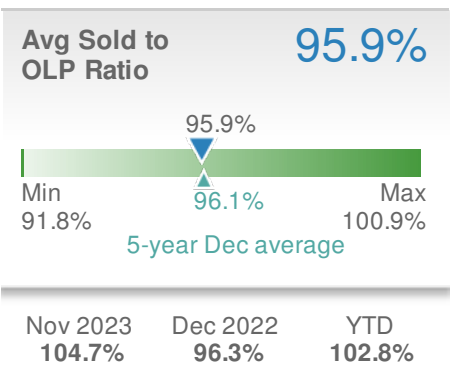
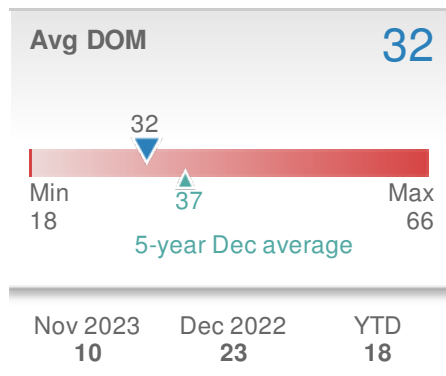
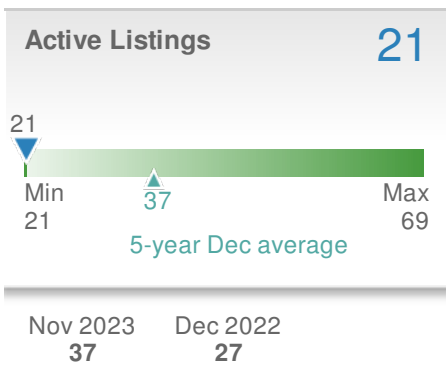
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Tredyffrin-Easttown (Chester, PA), the median sold price for Detached properties for 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.

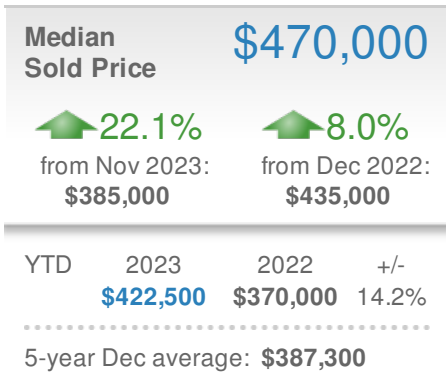
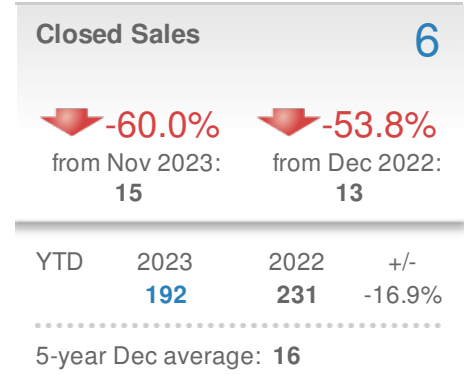
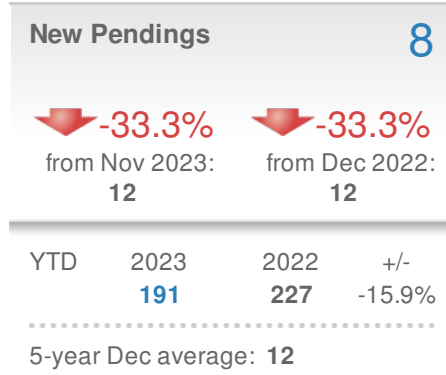
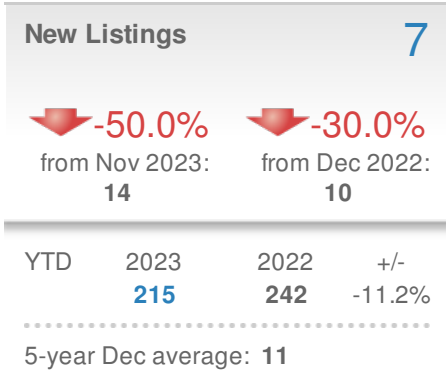
This activity resulted in a Contract Ratio of 1.05 pendings per active listing, up from 0.65 in November and a decrease from 1.19 in December 2022. The Contract Ratio is 9% lower than the 5-year December average of 1.16. A higher Contract Ratio signifies a relative increase in contract activity compared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

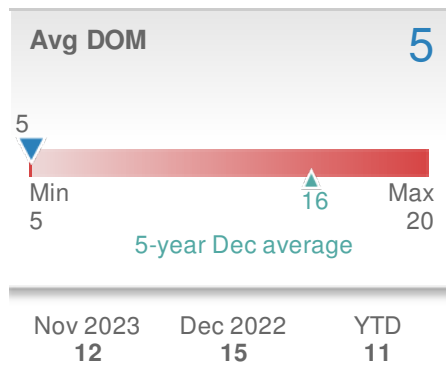
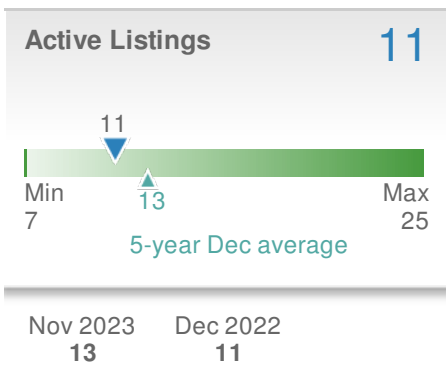
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**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.

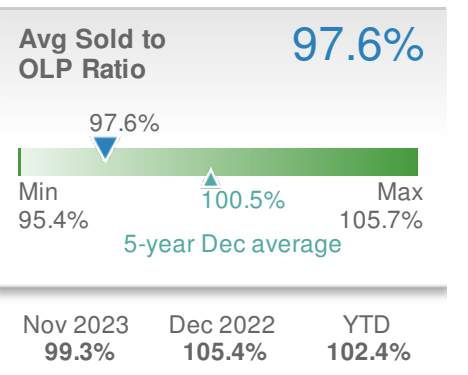
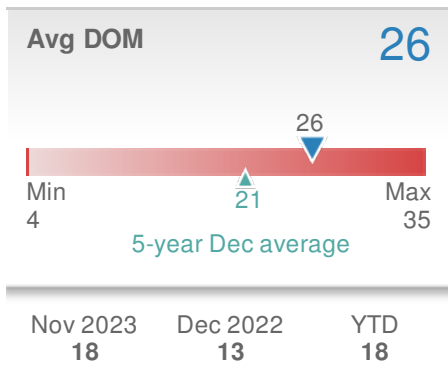
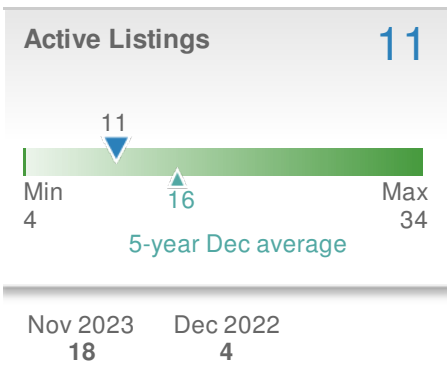
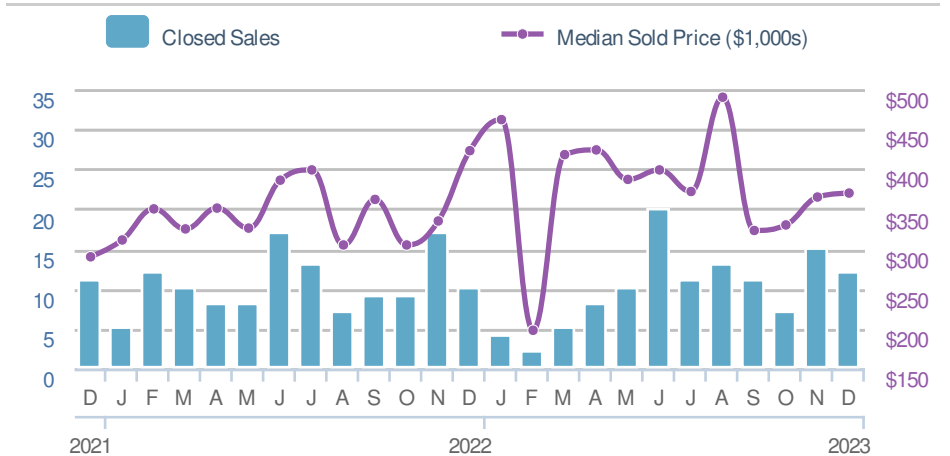
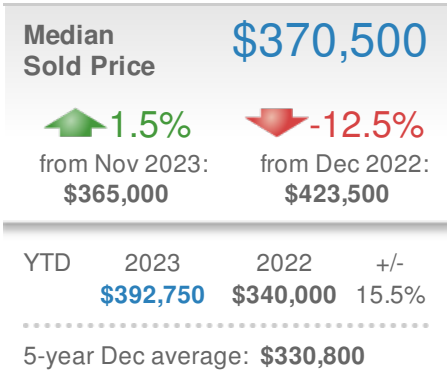
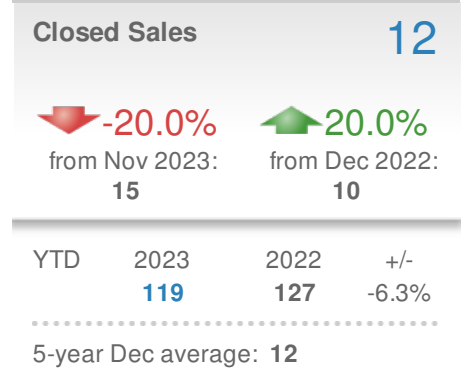
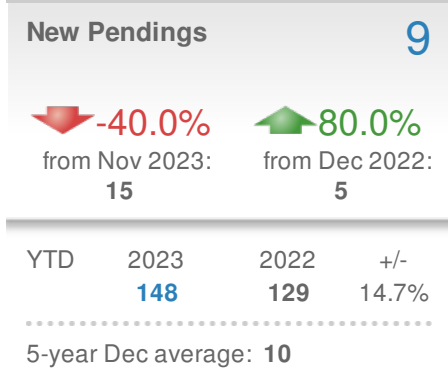
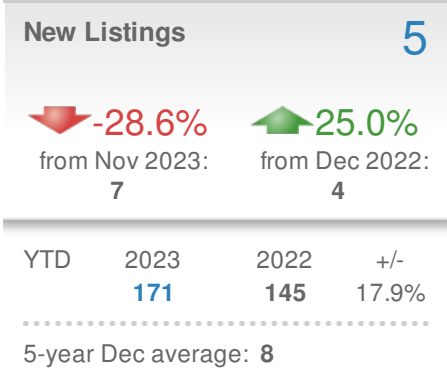
This activity resulted in a Contract Ratio of 1.18 pendings per active listing, up from 0.92 in November and a decrease from 1.27 in December 2022. The Contract Ratio is 44% lower than the 5-year December average of 2.09. A higher Contract Ratio signifies a relative increase in contract activity compared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

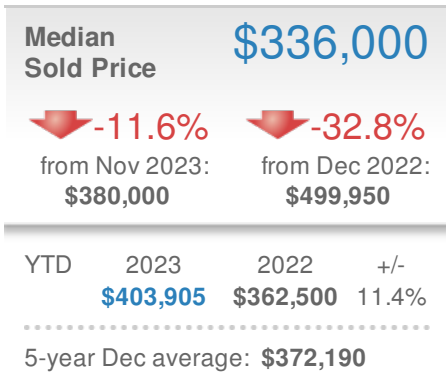
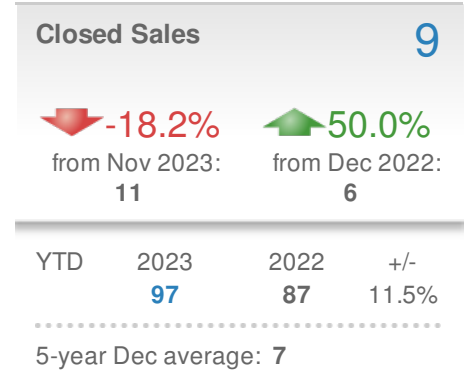
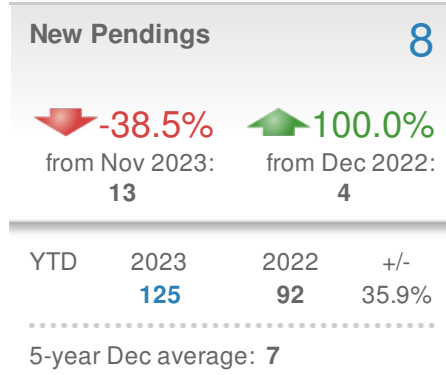
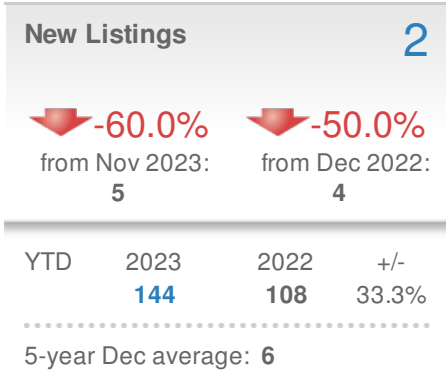
Email: ldavis@tcsr.realtor



**December 2023**

Twin Valley (Chester, PA) - Detached

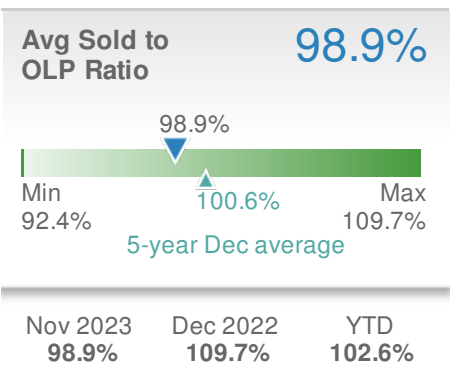
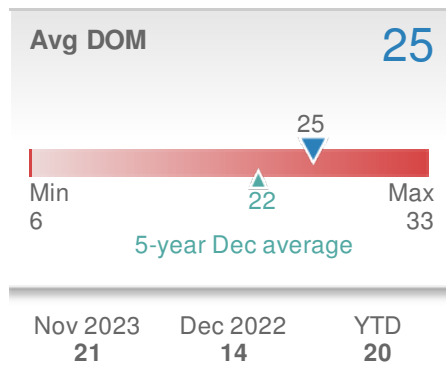
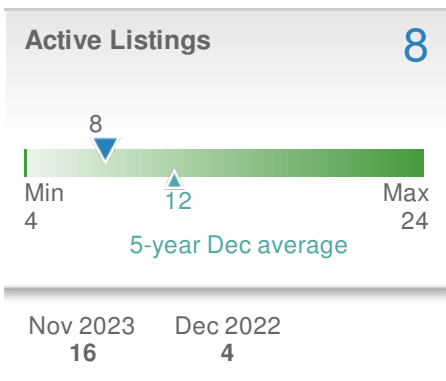
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Twin Valley (Chester, PA), the median sold price for Detached properties for 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.

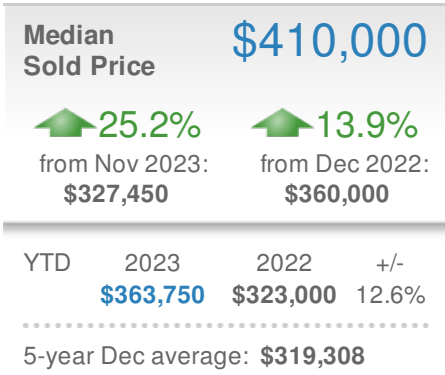
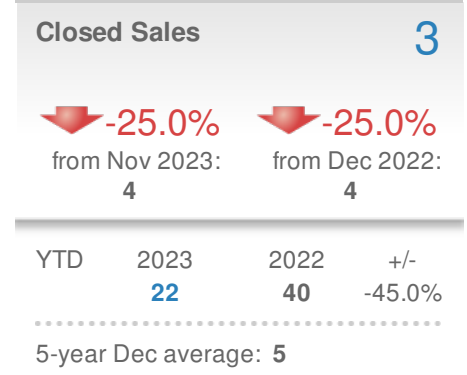
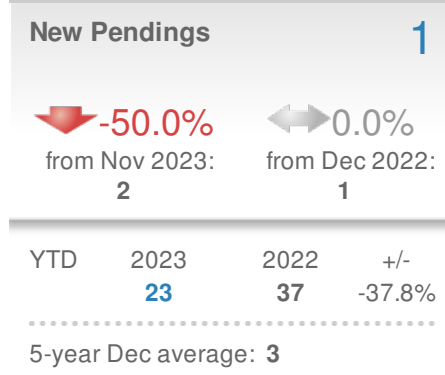
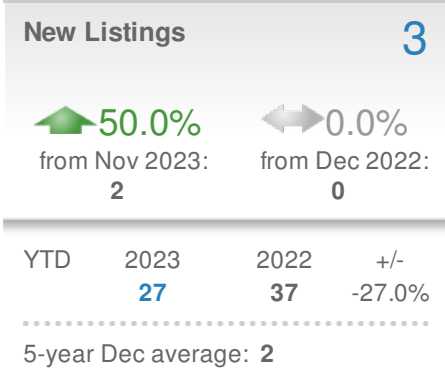
This activity resulted in a Contract Ratio of 4.50 pendings per active listing, up from 2.31 in November and an increase from 2.75 in December 2022. The Contract Ratio is 125% higher than the 5-year December average of 2.00. A higher Contract Ratio signifies a relative increase in contract activity compared 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

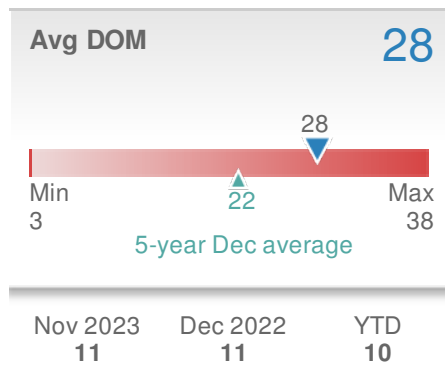
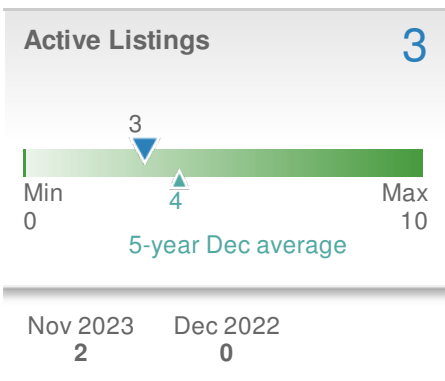
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**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.

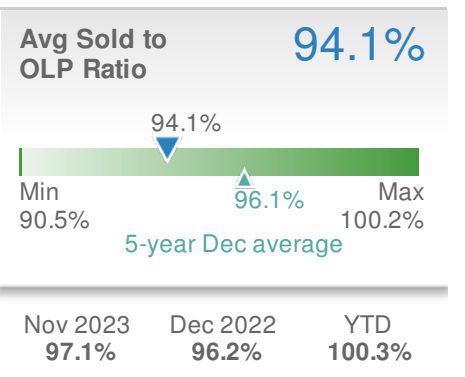
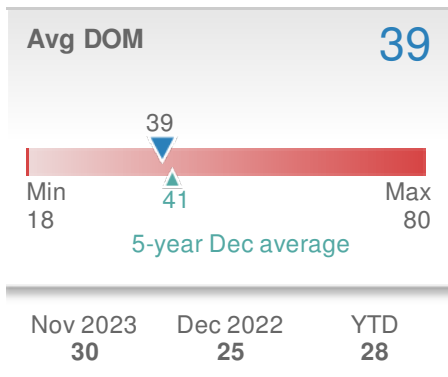
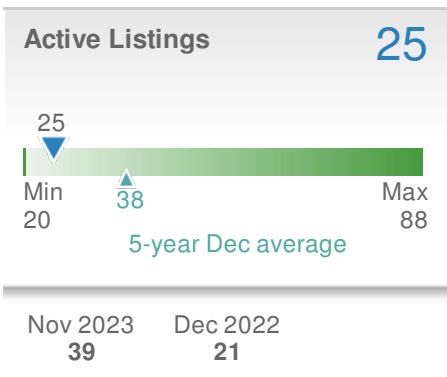
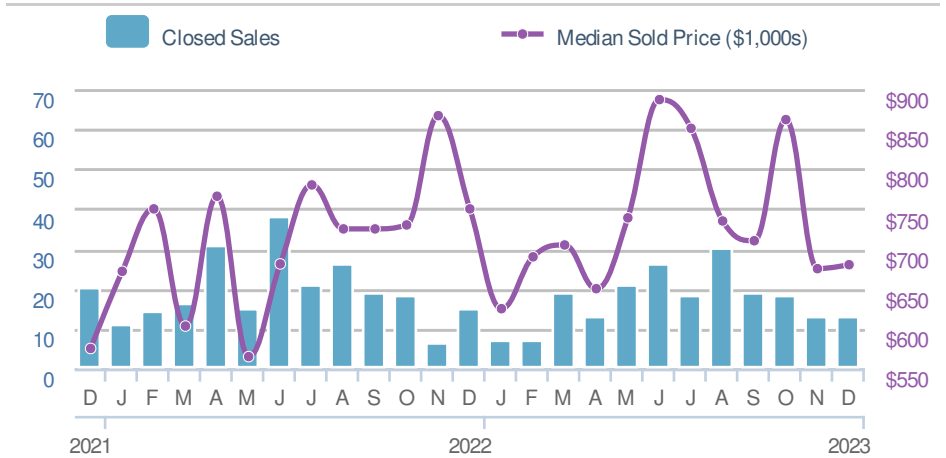
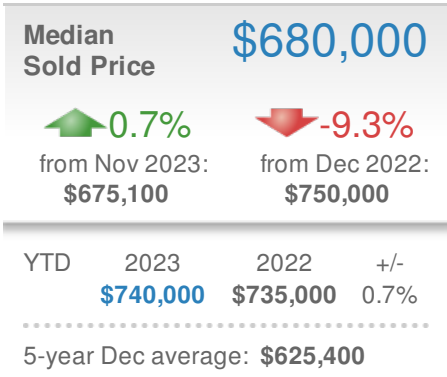
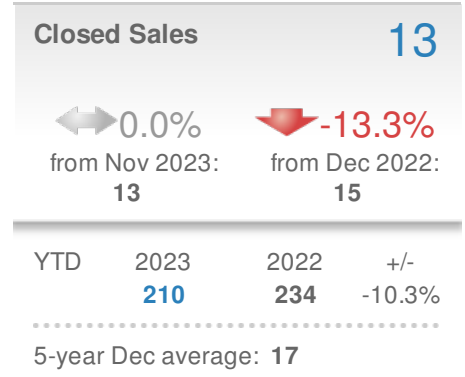
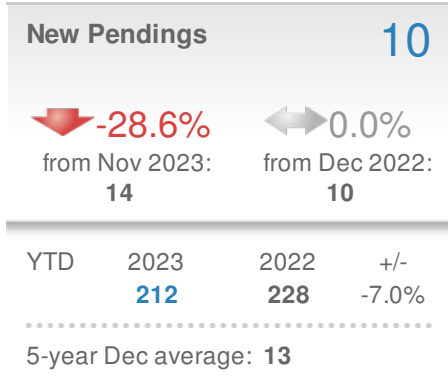
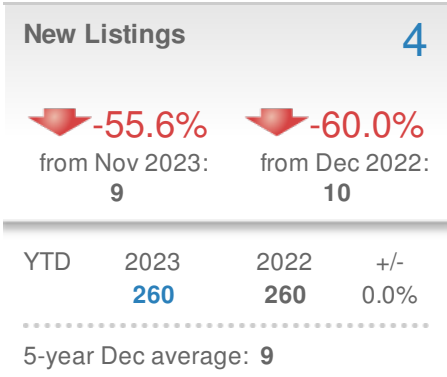




**December 2023**

Unionville-Chadds Ford (Chester, PA)

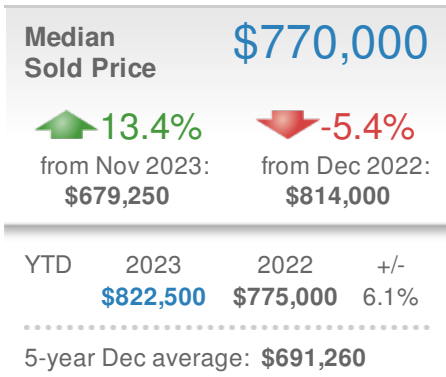
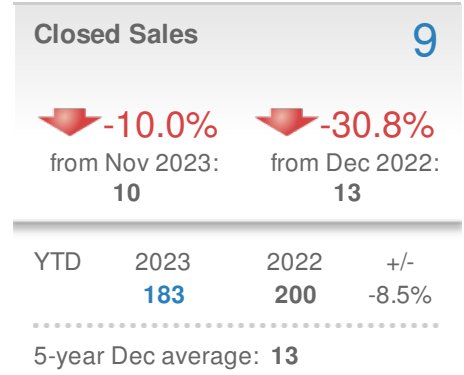
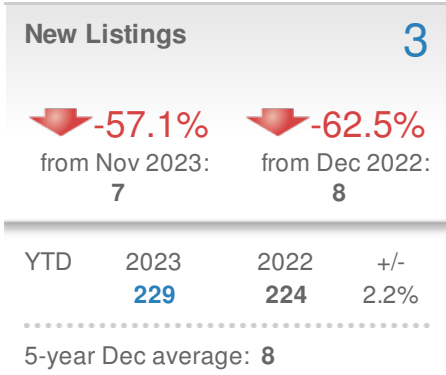
Email: ldavis@tcsr.realtor



**December 2023**

Unionville-Chadds Ford (Chester, PA) - Detached

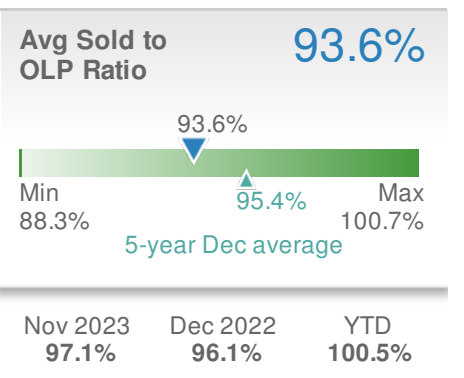
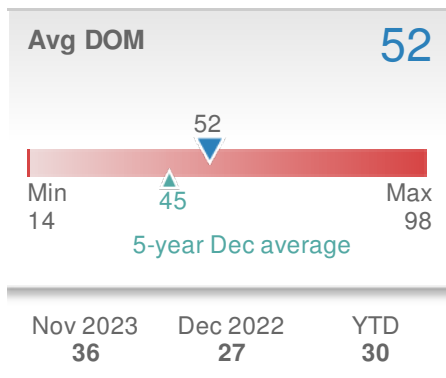
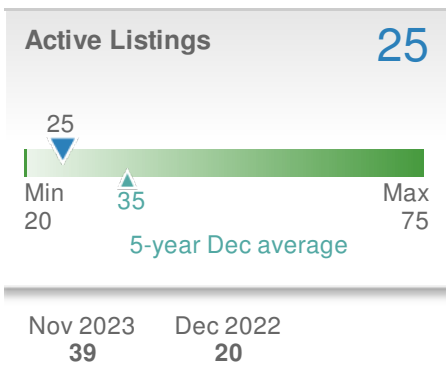
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**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.

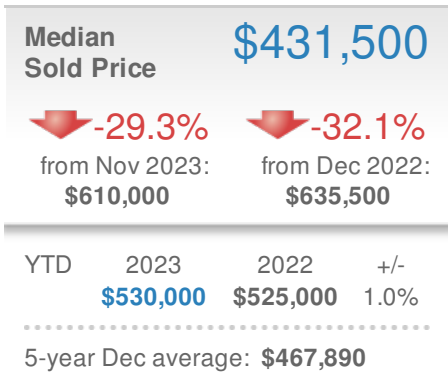
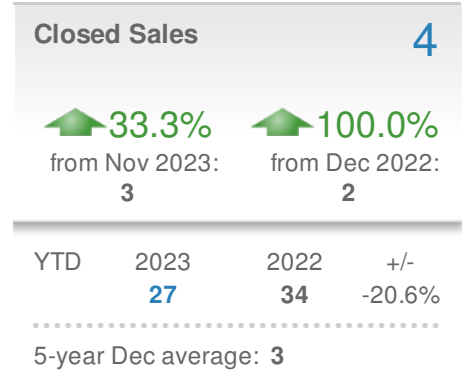
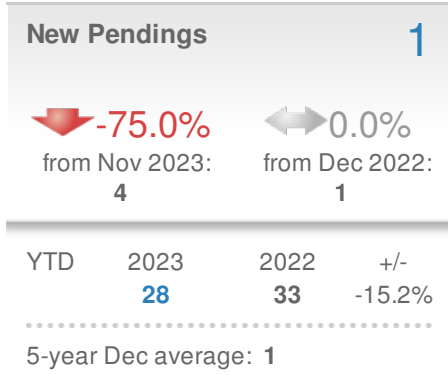
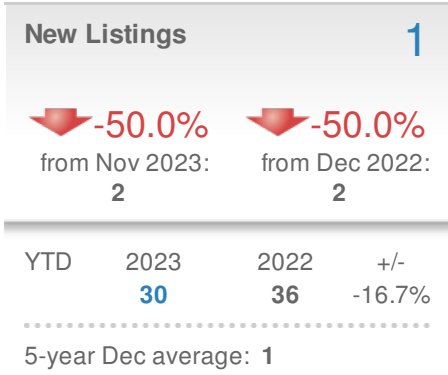
This activity resulted in a Contract Ratio of 0.68 pendings per active listing, up from 0.41 in November and a decrease from 0.85 in December 2022. The Contract Ratio is 19% lower than the 5-year December average of 0.84. A higher Contract Ratio signifies a relative increase in contract activity compared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

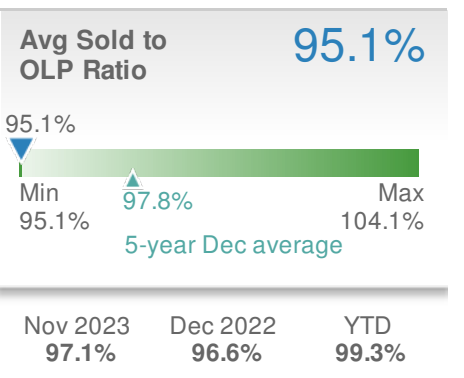
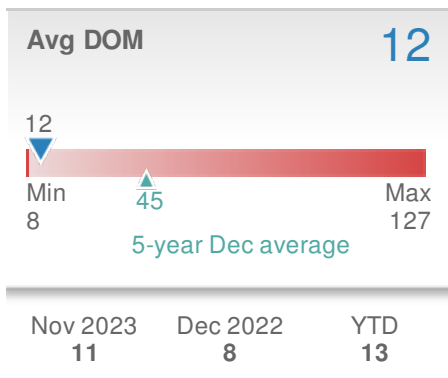
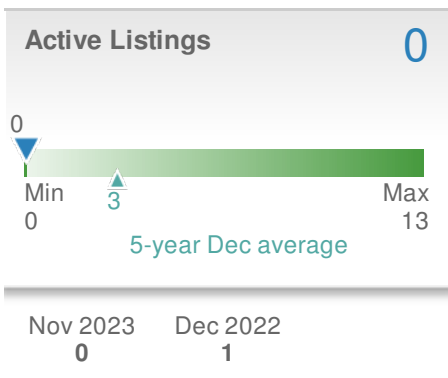
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**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.

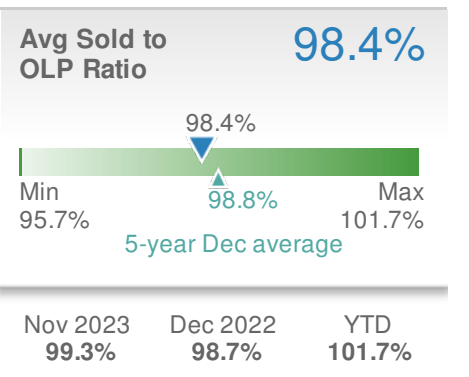
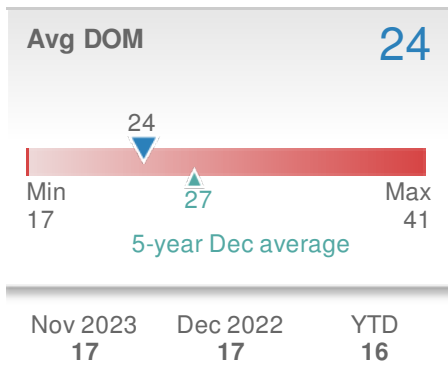
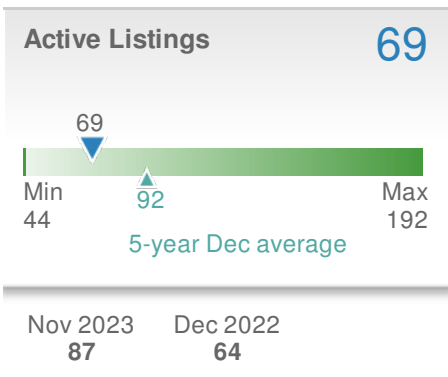
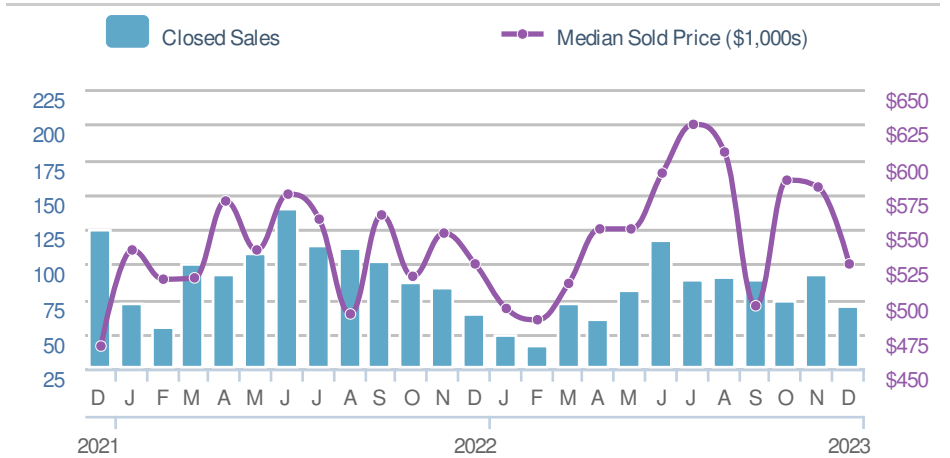
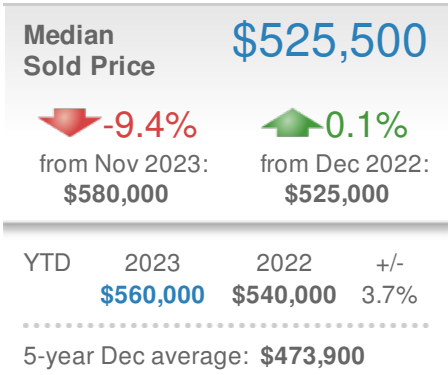
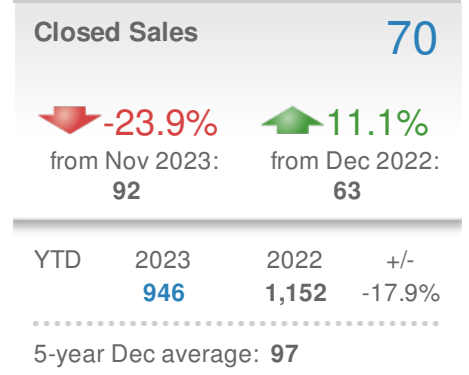
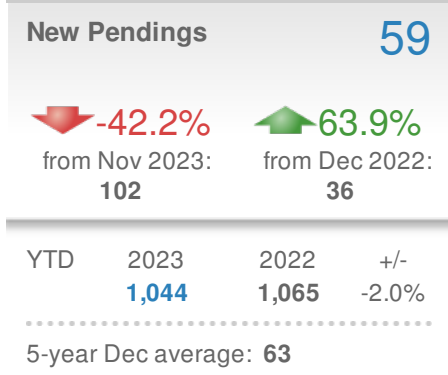
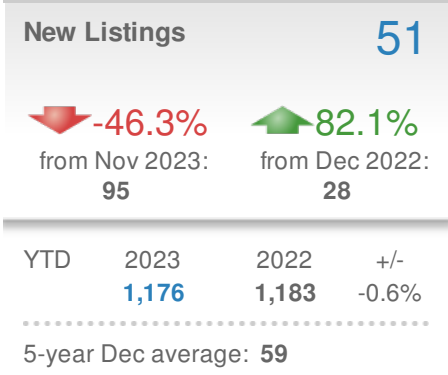
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from November and no change from December 2022. The Contract Ratio is 100% lower than the 5-year December average of 0.46. A higher Contract Ratio signifies a relative increase in contract activity compared to supply,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



**December 2023**

West Chester Area (Chester, PA)

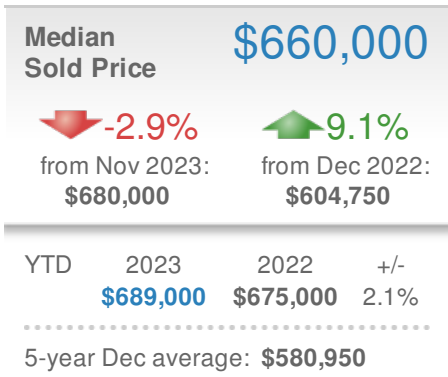
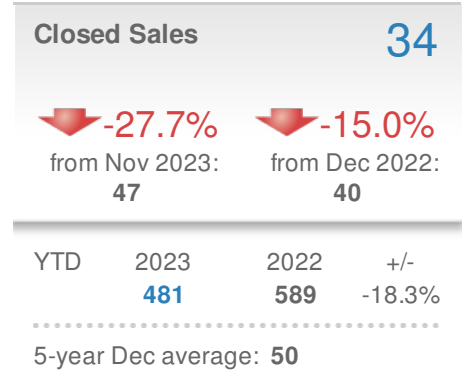
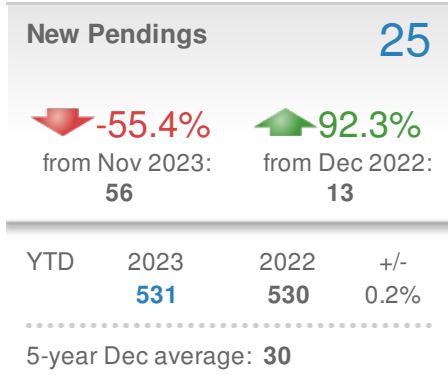
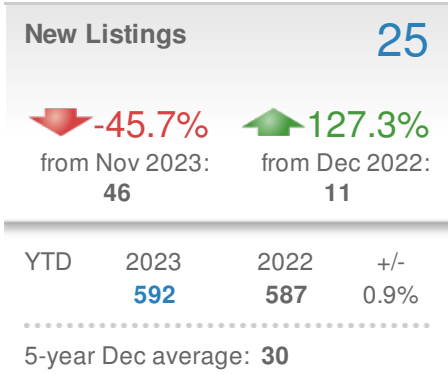
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**December 2023**

West Chester Area (Chester, PA) - Detached

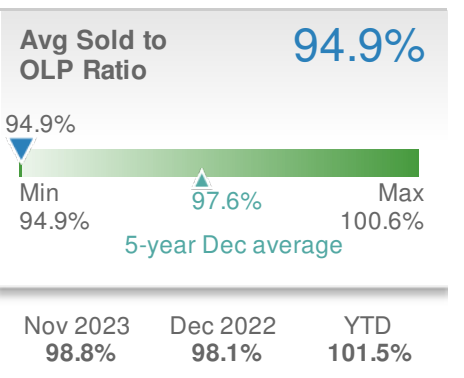
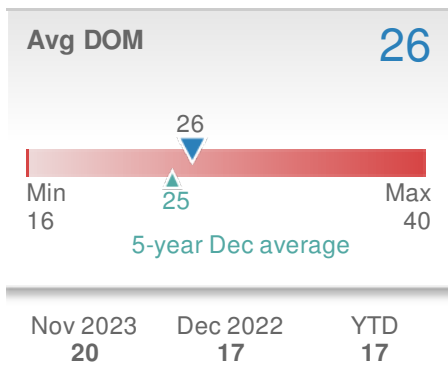
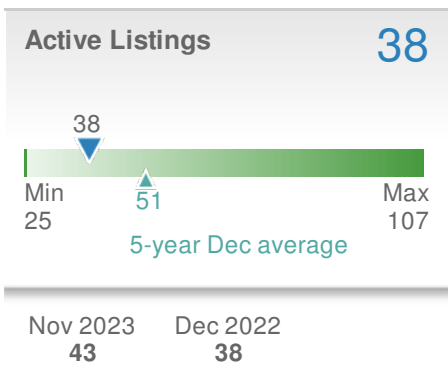
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**Summary**

In West Chester Area (Chester, PA), the median sold price for Detached properties for 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.

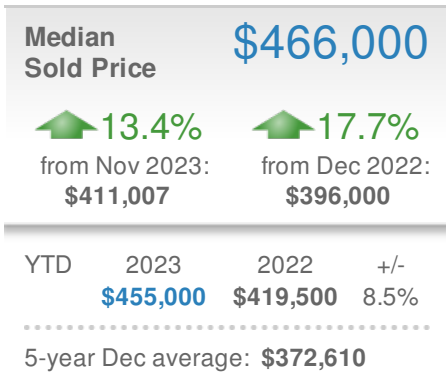
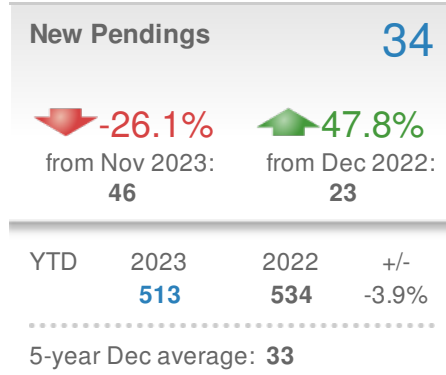
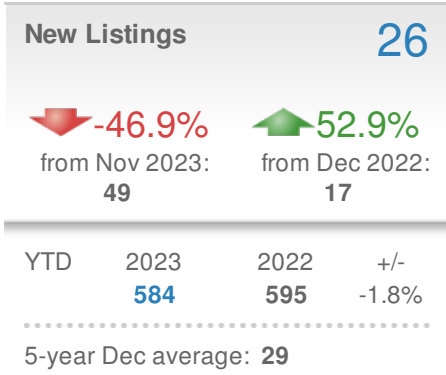
This activity resulted in a Contract Ratio of 2.42 pendings per active listing, no change from November and an increase from 1.21 in December 2022. The Contract Ratio is 8% higher than the 5-year December average of 2.23. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



**December 2023**

West Chester Area (Chester, PA) - Attached

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**Summary**

In West Chester Area (Chester, PA), the median sold price for Attached properties for 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.

