

# December 2023

All Home Types  
Detached  
Attached

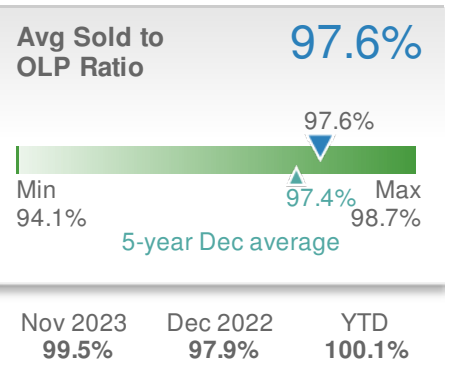
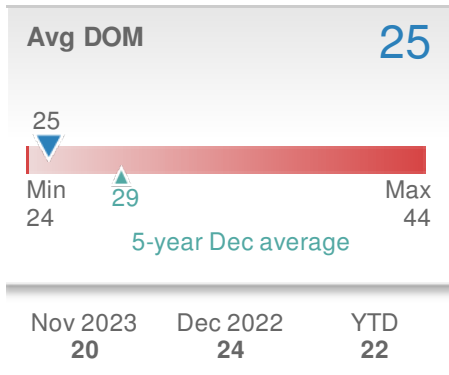
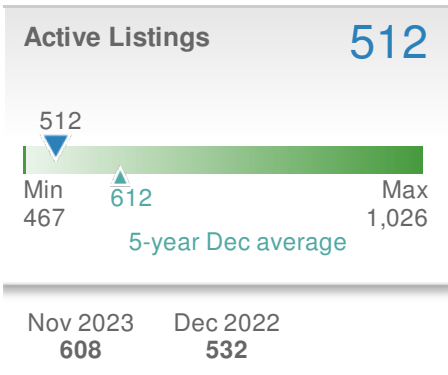
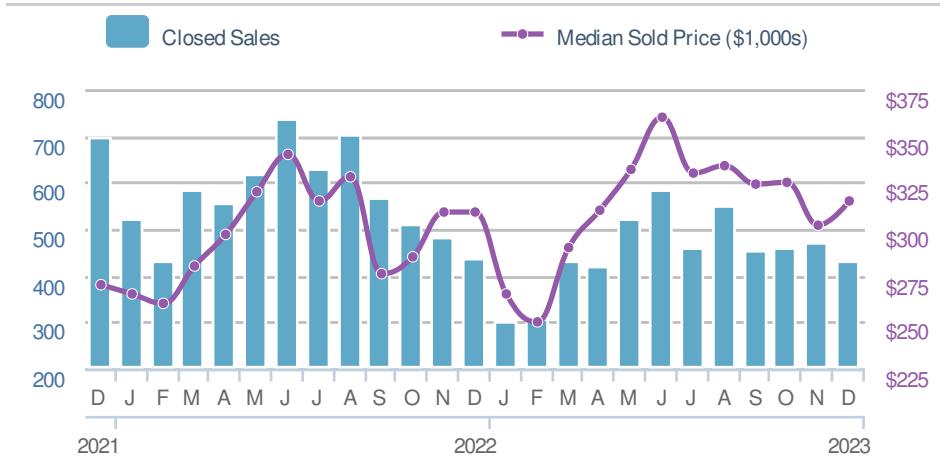
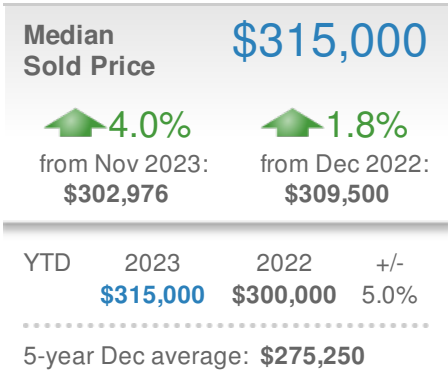
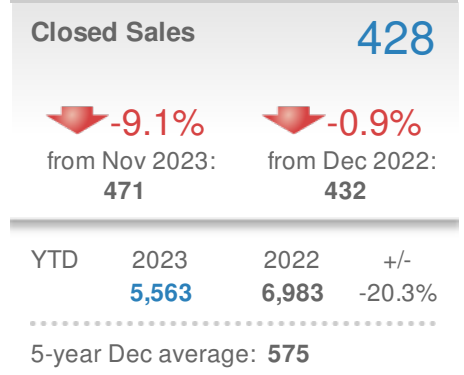
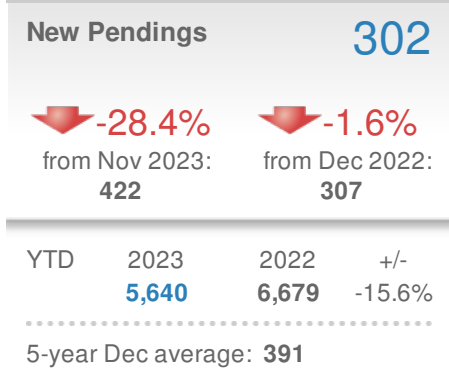
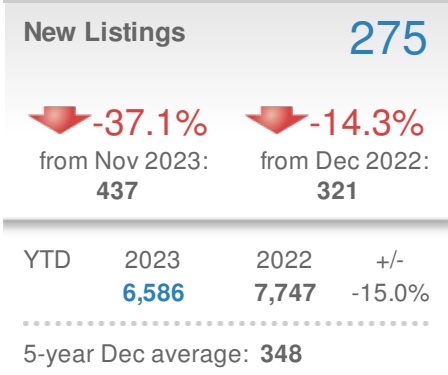
## Local Market Insight

### Delaware County, PA

**December 2023**

Delaware County, PA

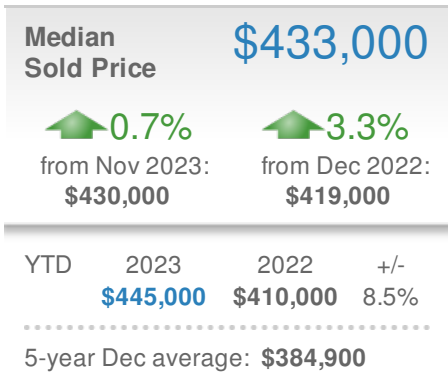
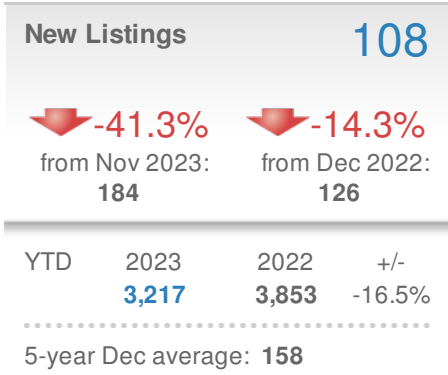
Email: ldavis@tcsr.realtor



**December 2023**

Delaware County, PA - Detached

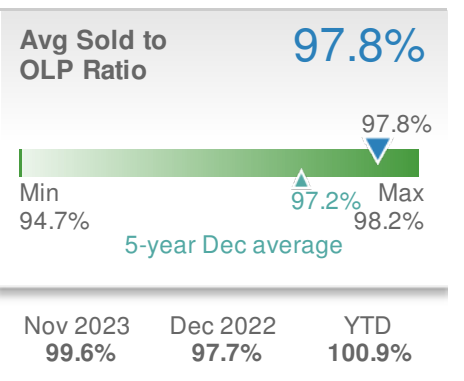
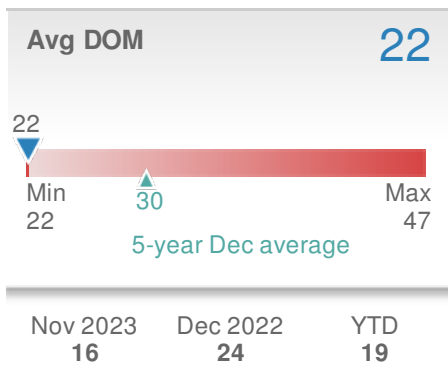
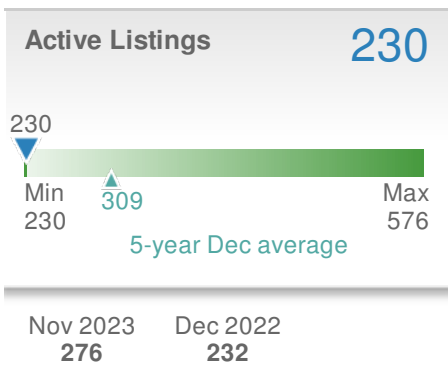
Tri-County Suburban REALTORS  
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**Summary**

In Delaware County, PA, the median sold price for Detached properties for December was \$433,000, representing an increase of 0.7% compared to last month and an increase of 3.3% from Dec 2022. The average days on market for units sold in December was 22 days, 26% below the 5-year December average of 30 days. There was a 34.3% month over month decrease in new contract activity with 132 New Pendings; a 28.7% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 239; and a 16.7% decrease in supply to 230 active units.

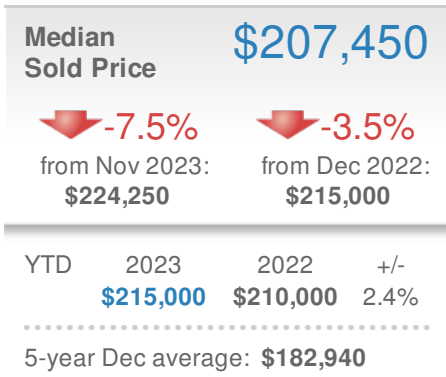
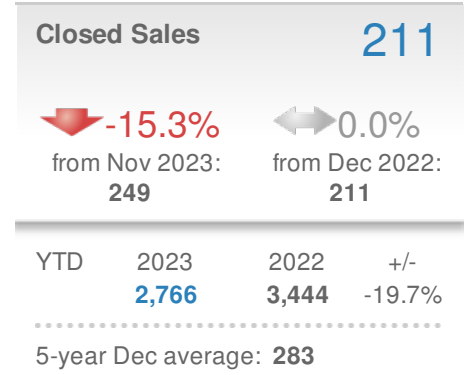
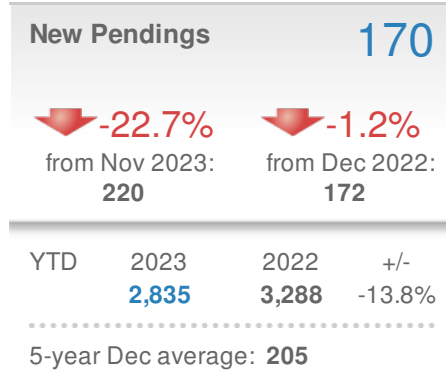
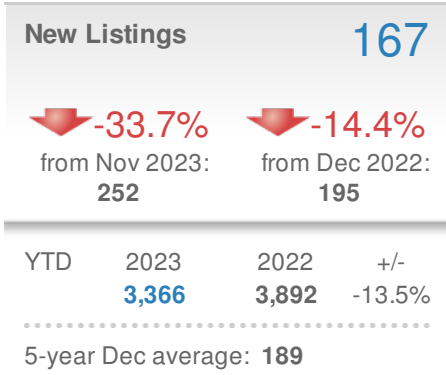
This activity resulted in a Contract Ratio of 1.04 pendings per active listing, down from 1.21 in November and no change from December 2022. The Contract Ratio is 16% lower than the 5-year December average of 1.24. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



**December 2023**

Delaware County, PA - Attached

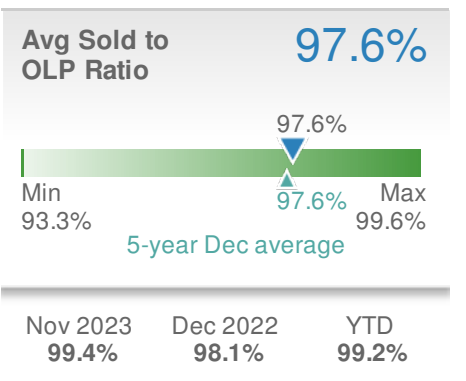
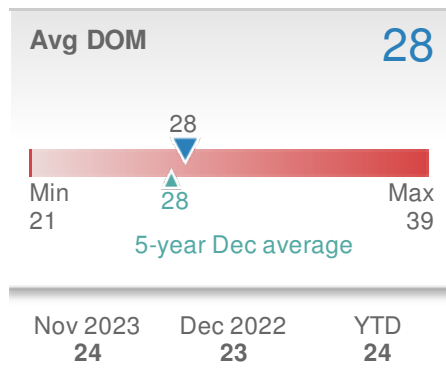
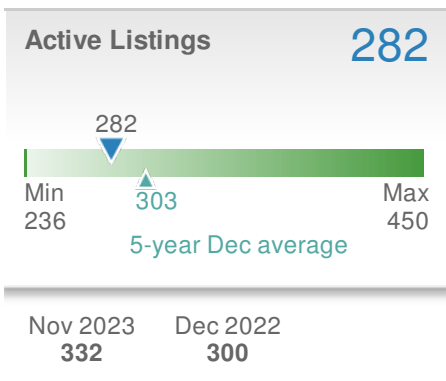
Tri-County Suburban REALTORS  
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**Summary**

In Delaware County, PA, the median sold price for Attached properties for December was \$207,450, representing a decrease of 7.5% compared to last month and a decrease of 3.5% from Dec 2022. The average days on market for units sold in December was 28 days, 1% above the 5-year December average of 28 days. There was a 22.7% month over month decrease in new contract activity with 170 New Pendings; a 15.3% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 304; and a 15.1% decrease in supply to 282 active units.

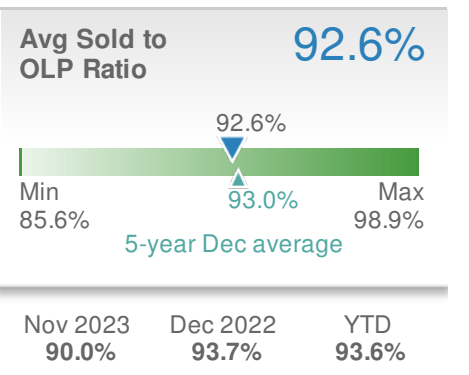
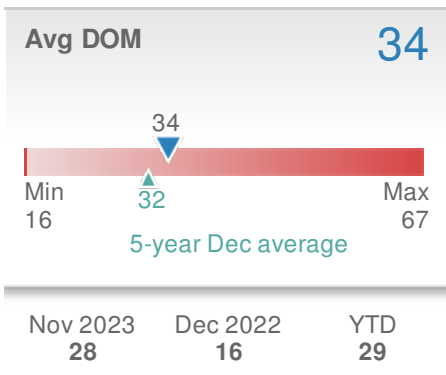
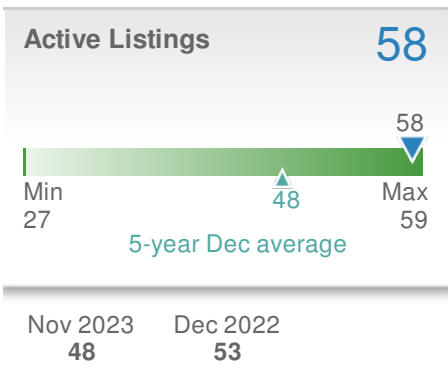
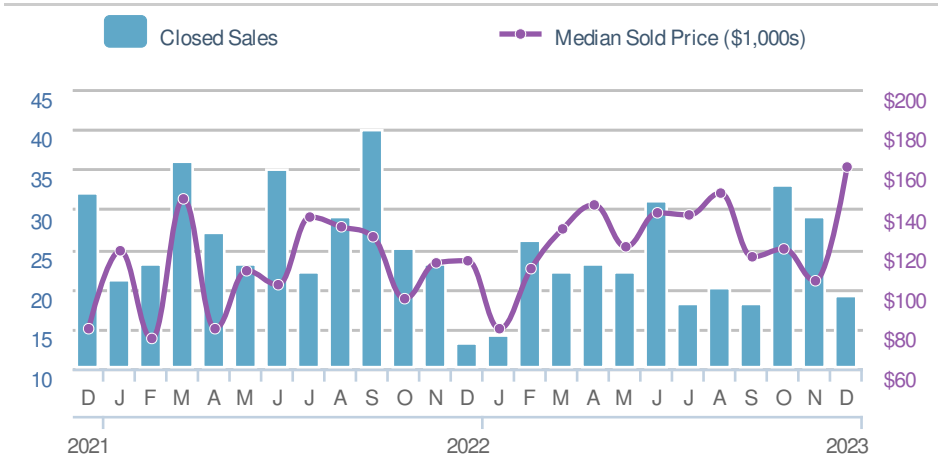
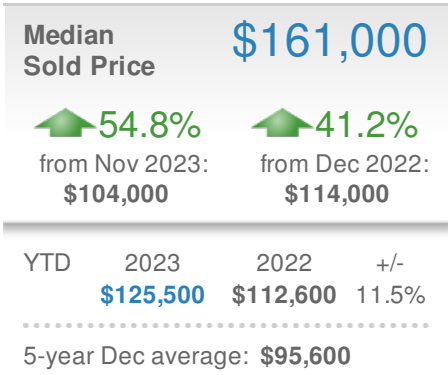
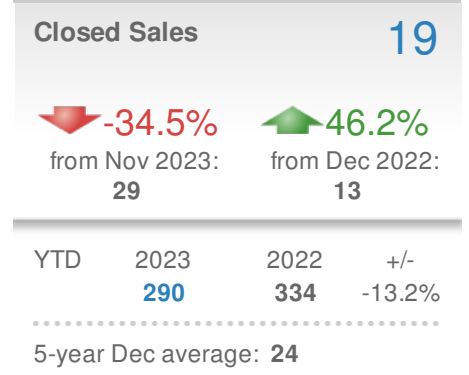
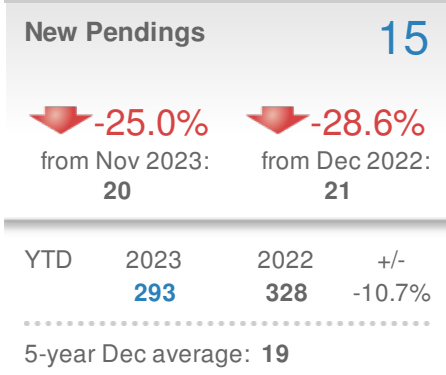
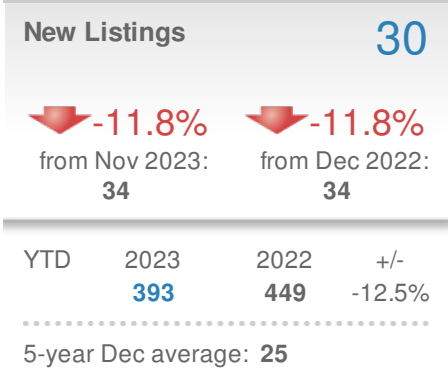
This activity resulted in a Contract Ratio of 1.08 pendings per active listing, no change from November and an increase from 0.90 in December 2022. The Contract Ratio is 21% lower than the 5-year December average of 1.37. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Chester-Upland (Delaware, PA)

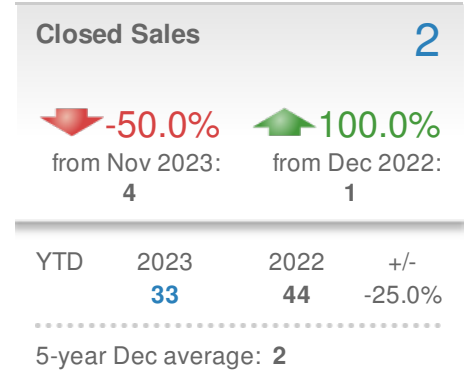
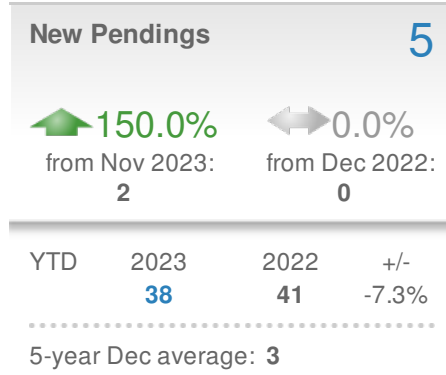
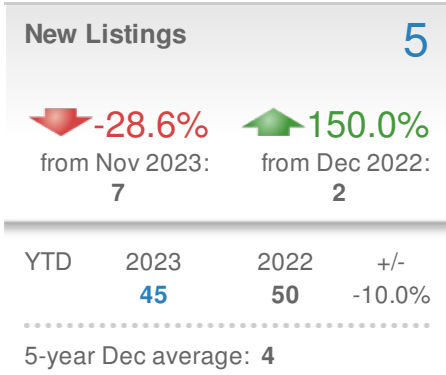
Email: ldavis@tcsr.realtor



**December 2023**

Chester-Upland (Delaware, PA) - Detached

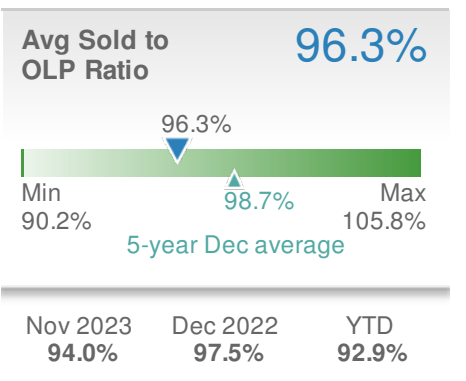
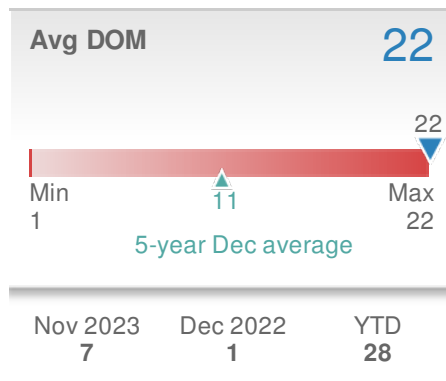
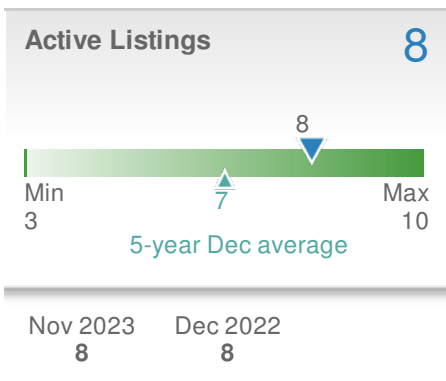
Tri-County Suburban REALTORS  
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**Summary**

In Chester-Upland (Delaware, PA), the median sold price for Detached properties for December was \$336,500, representing an increase of 108.4% compared to last month and an increase of 762.8% from Dec 2022. The average days on market for units sold in December was 22 days, 93% above the 5-year December average of 11 days. There was a 150% month over month increase in new contract activity with 5 New Pendings; a 150% MoM increase in All Pendings (new contracts + contracts carried over from November) to 5; and no change in supply with 8 active units.

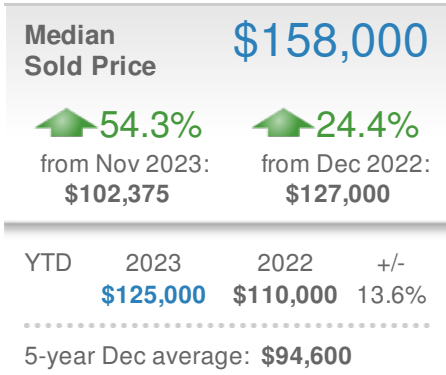
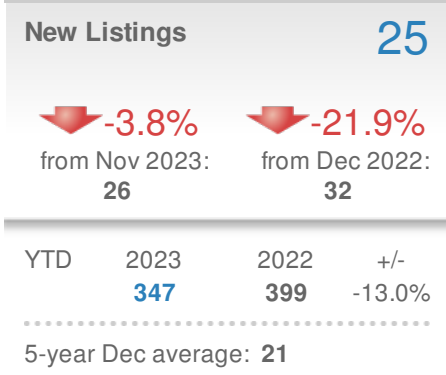
This activity resulted in a Contract Ratio of 0.63 pendings per active listing, up from 0.25 in November and an increase from 0.00 in December 2022. The Contract Ratio is 22% lower than the 5-year December average of 0.81. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Chester-Upland (Delaware, PA) - Attached

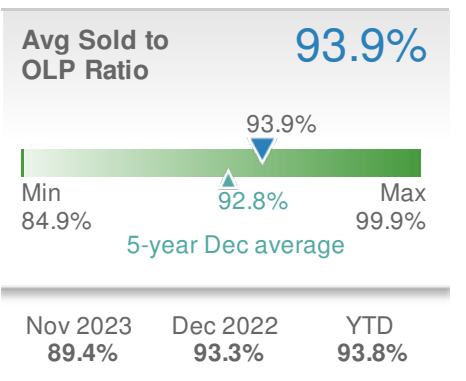
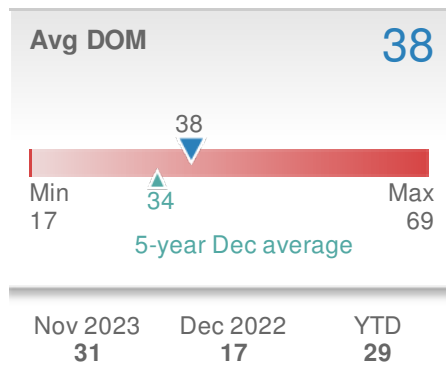
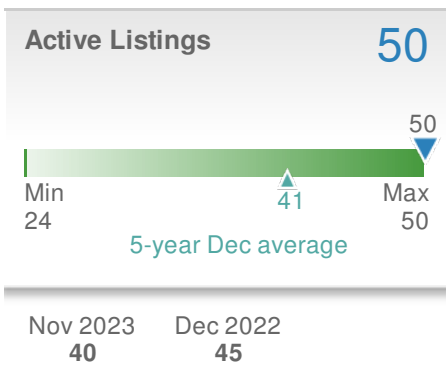
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**Summary**

In Chester-Upland (Delaware, PA), the median sold price for Attached properties for December was \$158,000, representing an increase of 54.3% compared to last month and an increase of 24.4% from Dec 2022. The average days on market for units sold in December was 38 days, 11% above the 5-year December average of 34 days. There was a 41.2% month over month decrease in new contract activity with 10 New Pendings; a 34.5% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 19; and a 25% increase in supply to 50 active units.

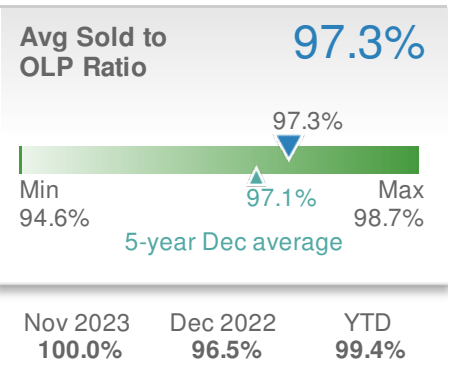
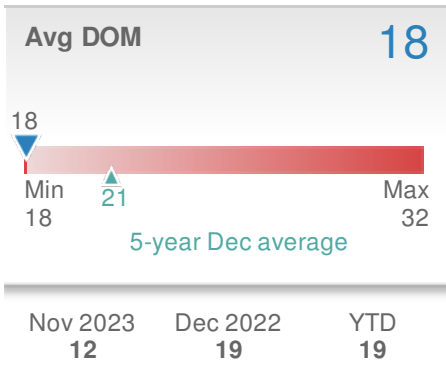
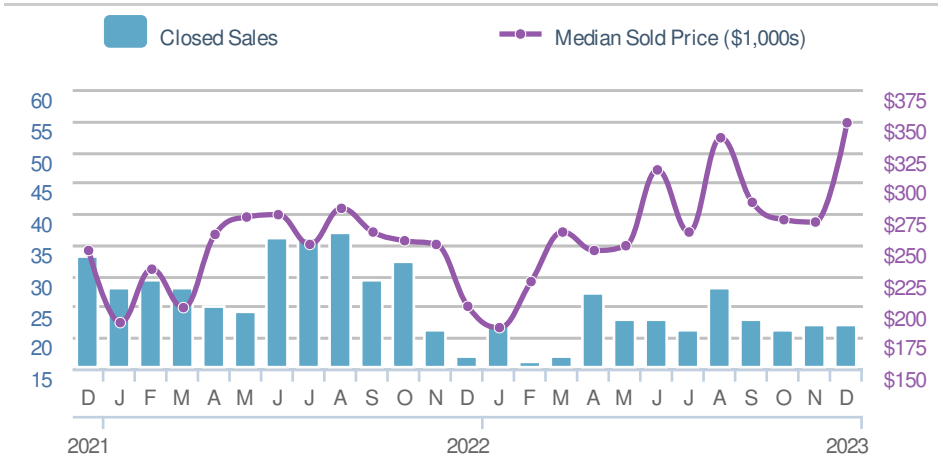
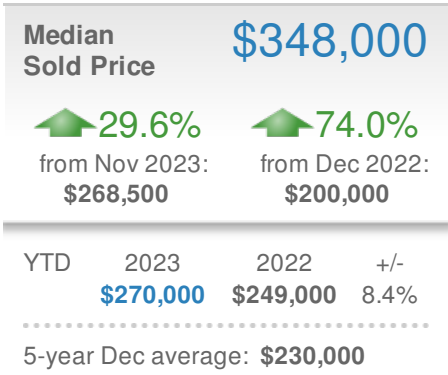
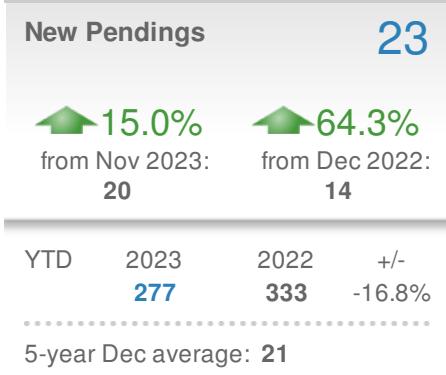
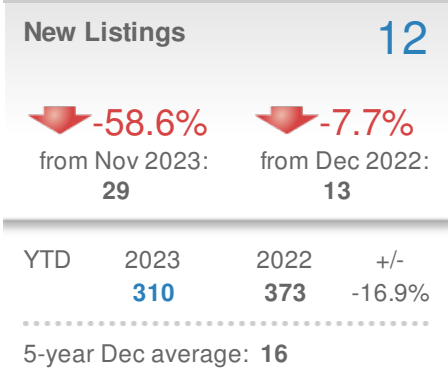
This activity resulted in a Contract Ratio of 0.38 pendings per active listing, down from 0.73 in November and a decrease from 0.60 in December 2022. The Contract Ratio is 47% lower than the 5-year December average of 0.71. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



**December 2023**

Chichester (Delaware, PA)

Email: ldavis@tcsr.realtor

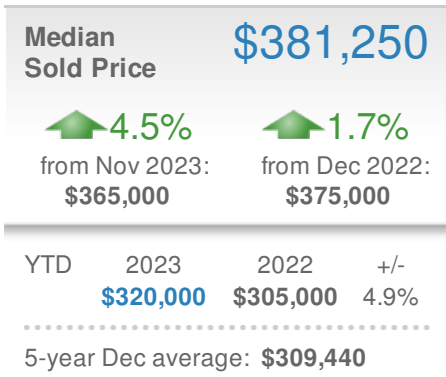
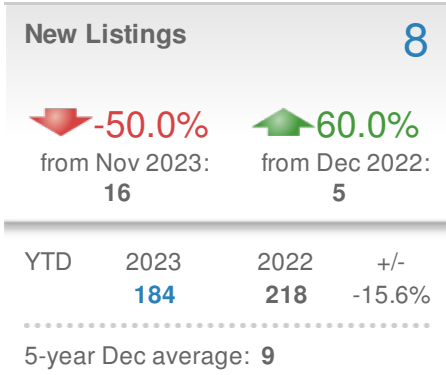




**December 2023**

Chichester (Delaware, PA) - Detached

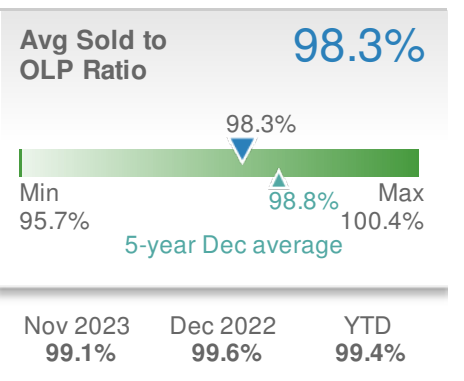
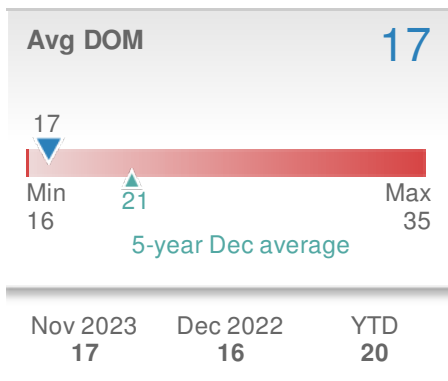
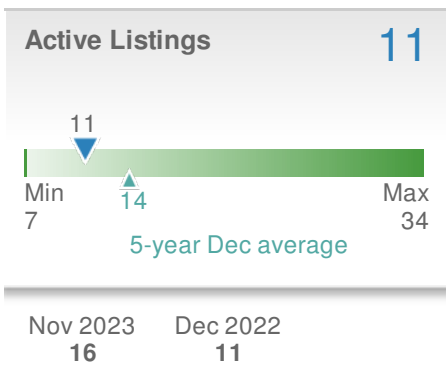
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**Summary**

In Chichester (Delaware, PA), the median sold price for Detached properties for December was \$381,250, representing an increase of 4.5% compared to last month and an increase of 1.7% from Dec 2022. The average days on market for units sold in December was 17 days, 20% below the 5-year December average of 21 days. There was an 8.3% month over month increase in new contract activity with 13 New Pendings; a 22.2% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 14; and a 31.3% decrease in supply to 11 active units.

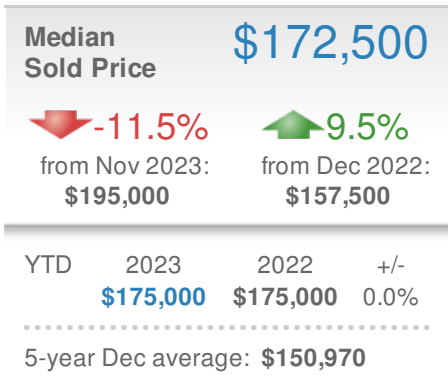
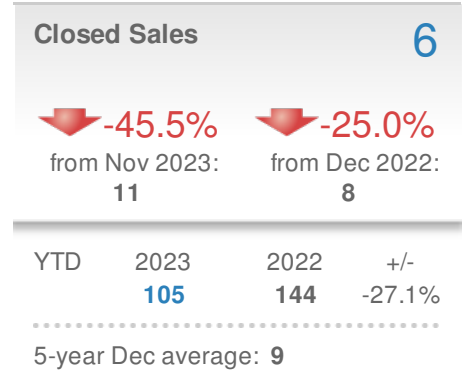
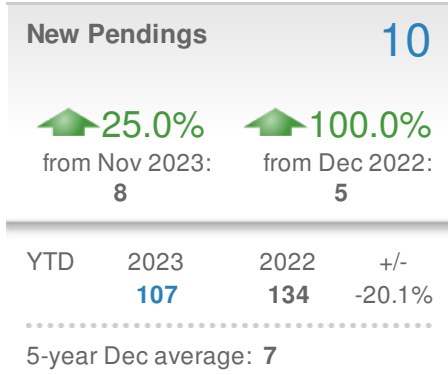
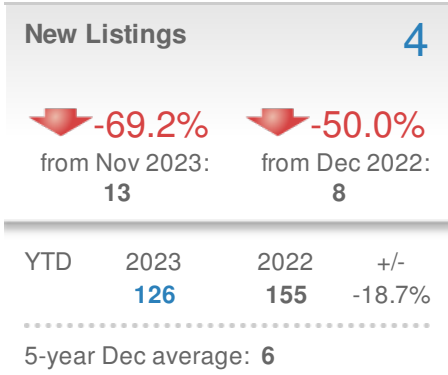
This activity resulted in a Contract Ratio of 1.27 pendencies per active listing, up from 1.13 in November and no change from December 2022. The Contract Ratio is 37% lower than the 5-year December average of 2.00. A higher Contract Ratio signifies a relative increase in contract activity compared to 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**

Chichester (Delaware, PA) - Attached

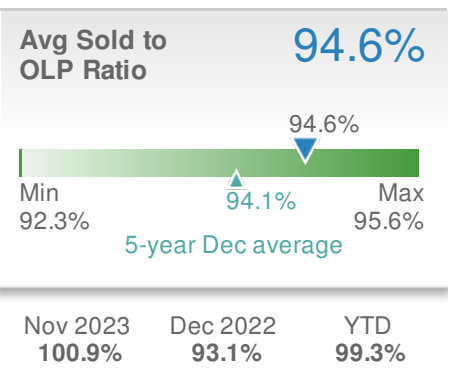
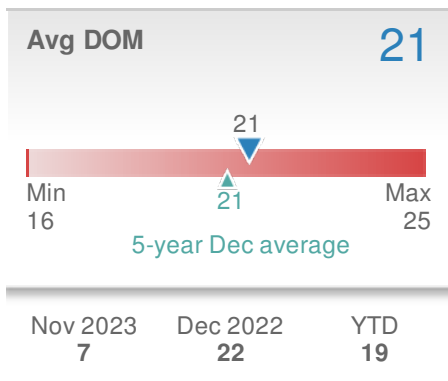
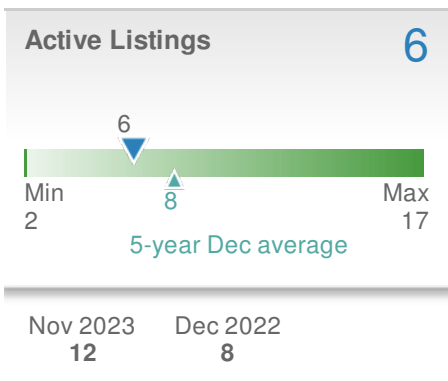
Tri-County Suburban REALTORS  
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**Summary**

In Chichester (Delaware, PA), the median sold price for Attached properties for December was \$172,500, representing a decrease of 11.5% compared to last month and an increase of 9.5% from Dec 2022. The average days on market for units sold in December was 21 days, 2% above the 5-year December average of 21 days. There was a 25% month over month increase in new contract activity with 10 New Pendings; a 33.3% MoM increase in All Pendings (new contracts + contracts carried over from November) to 12; and a 50% decrease in supply to 6 active units.

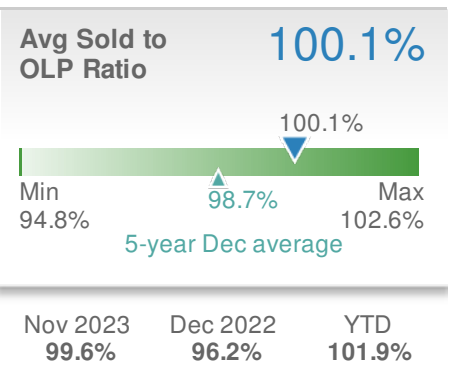
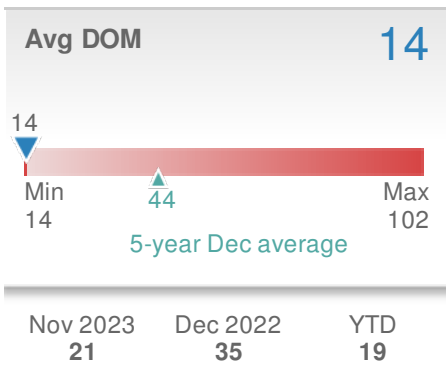
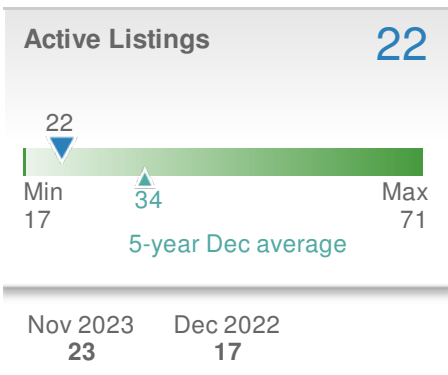
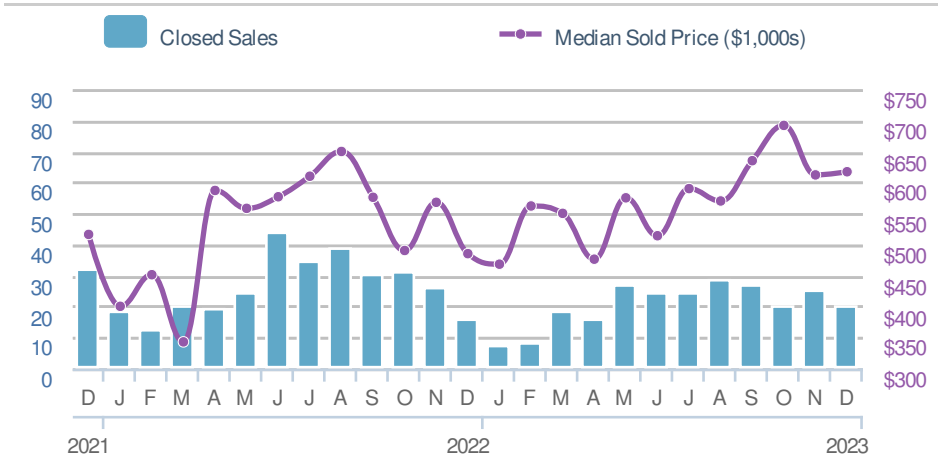
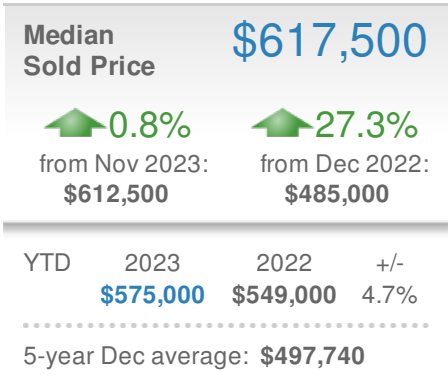
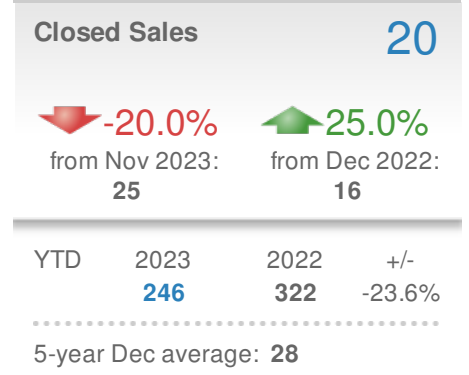
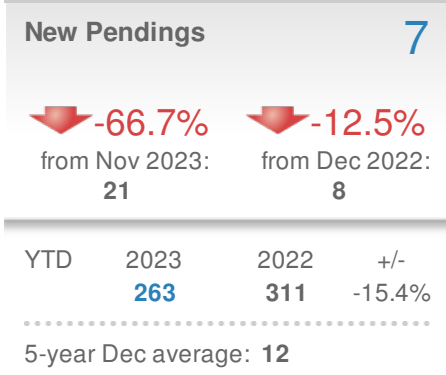
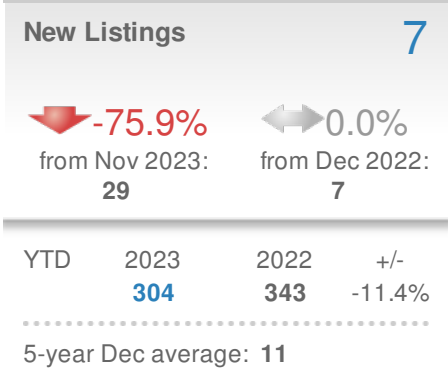
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, up from 0.75 in November and an increase from 1.38 in December 2022. The Contract Ratio is 47% lower than the 5-year December average of 3.79. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



**December 2023**

Garnet Valley (Delaware, PA)

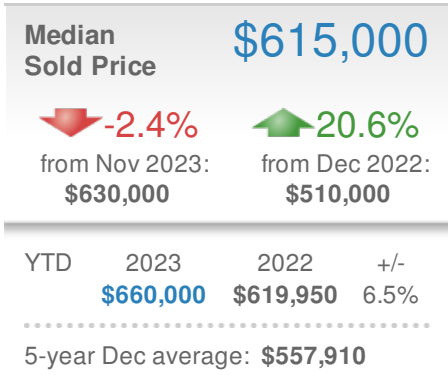
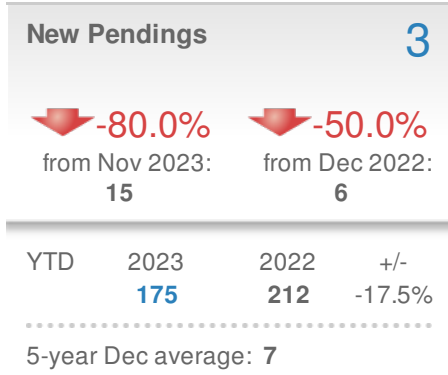
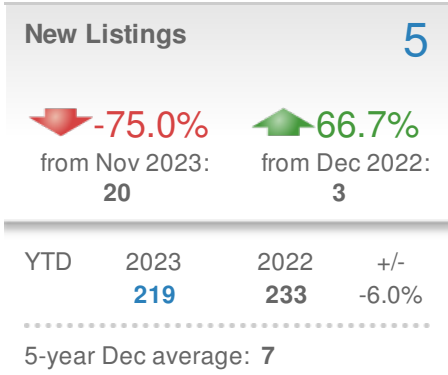
Email: ldavis@tcsr.realtor



**December 2023**

Garnet Valley (Delaware, PA) - Detached

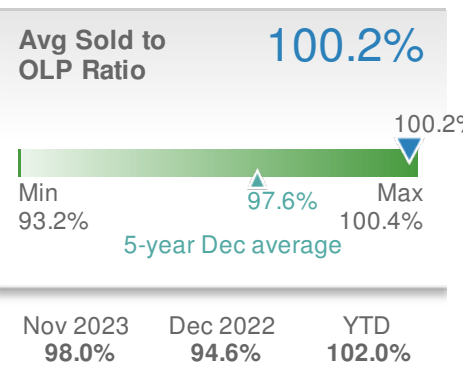
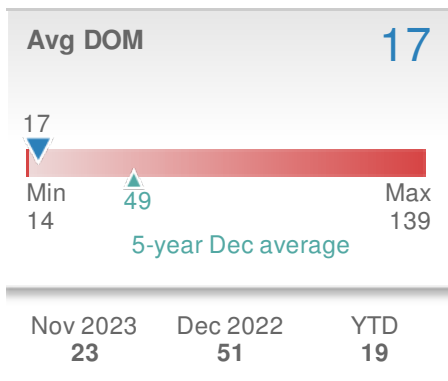
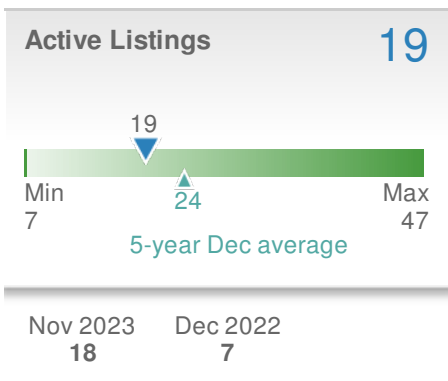
Tri-County Suburban REALTORS  
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**Summary**

In Garnet Valley (Delaware, PA), the median sold price for Detached properties for December was \$615,000, representing a decrease of 2.4% compared to last month and an increase of 20.6% from Dec 2022. The average days on market for units sold in December was 17 days, 65% below the 5-year December average of 49 days. There was an 80% month over month decrease in new contract activity with 3 New Pendings; a 21.2% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 26; and a 5.6% increase in supply to 19 active units.

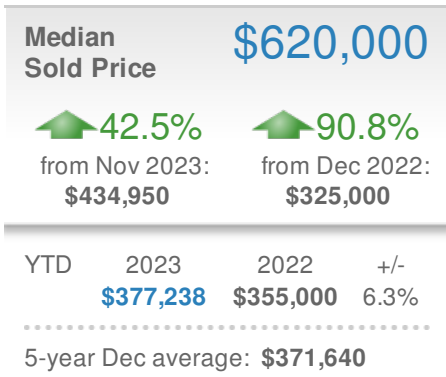
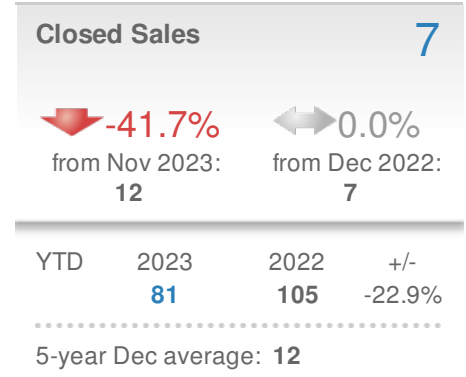
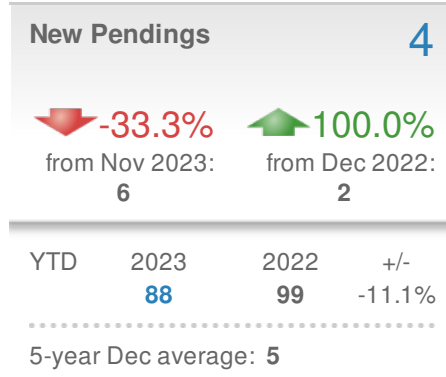
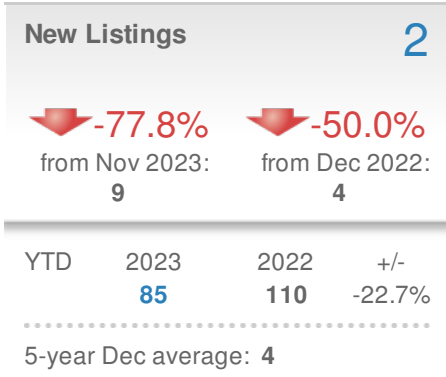
This activity resulted in a Contract Ratio of 1.37 pendings per active listing, down from 1.83 in November and a decrease from 2.29 in December 2022. The Contract Ratio is 12% higher than the 5-year December average of 1.22. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Garnet Valley (Delaware, PA) - Attached

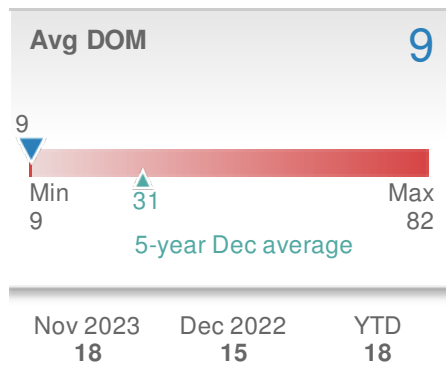
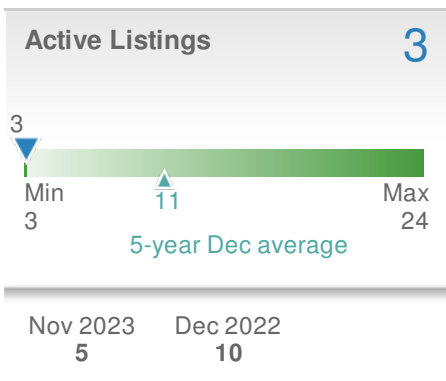
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Garnet Valley (Delaware, PA), the median sold price for Attached properties for December was \$620,000, representing an increase of 42.5% compared to last month and an increase of 90.8% from Dec 2022. The average days on market for units sold in December was 9 days, 71% below the 5-year December average of 31 days. There was a 33.3% month over month decrease in new contract activity with 4 New Pendings; a 27.3% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 8; and a 40% decrease in supply to 3 active units.

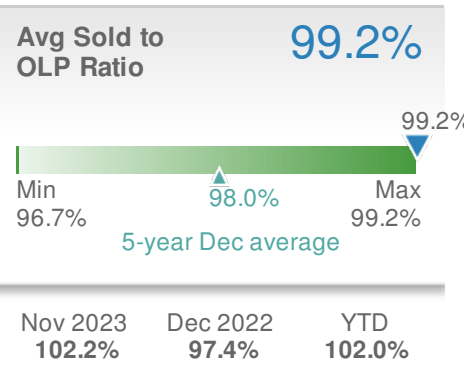
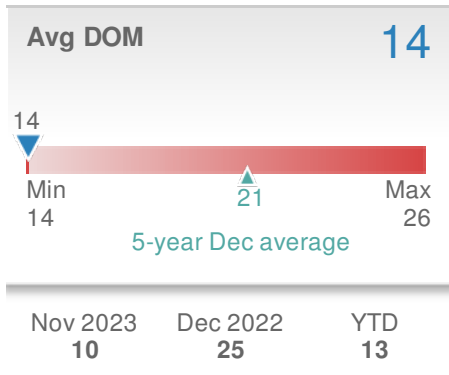
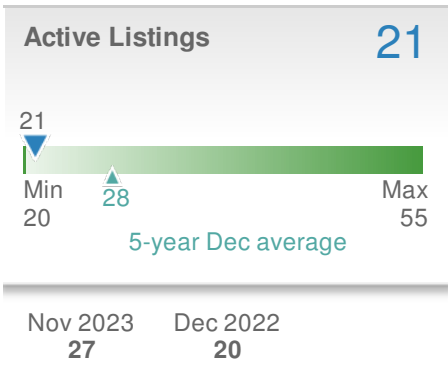
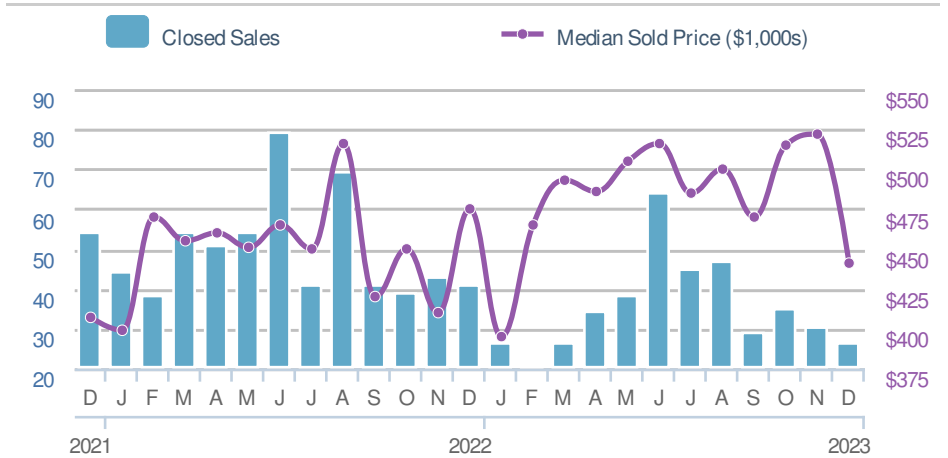
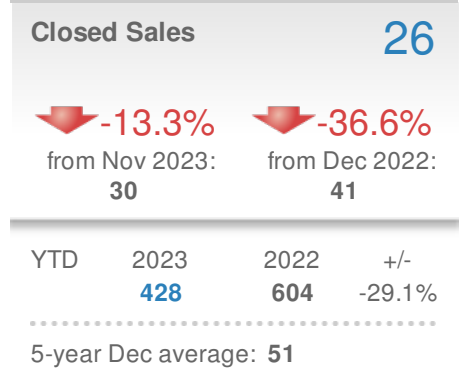
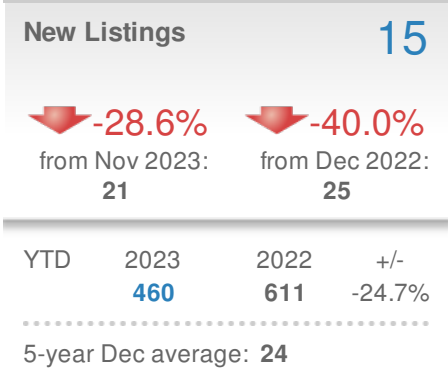
This activity resulted in a Contract Ratio of 2.67 pendings per active listing, up from 2.20 in November and an increase from 0.10 in December 2022. The Contract Ratio is 90% higher than the 5-year December average of 1.40. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Haverford Township (Delaware, PA)

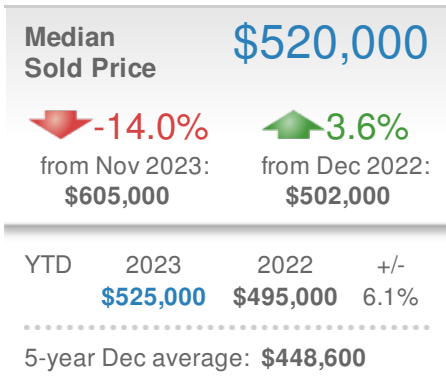
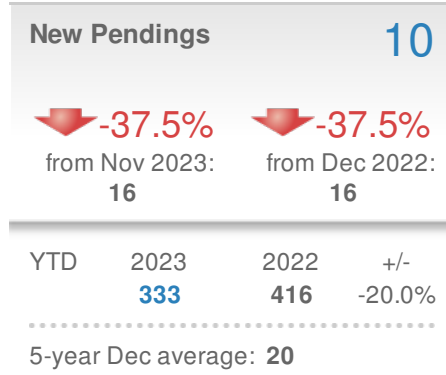
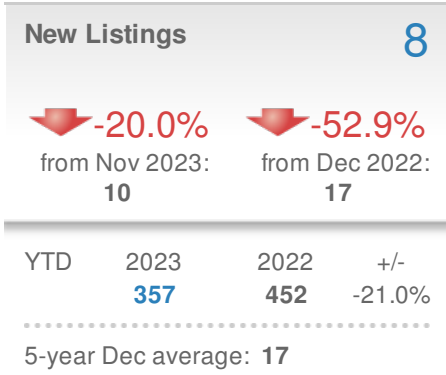
Email: ldavis@tcsr.realtor



**December 2023**

Haverford Township (Delaware, PA) - Detached

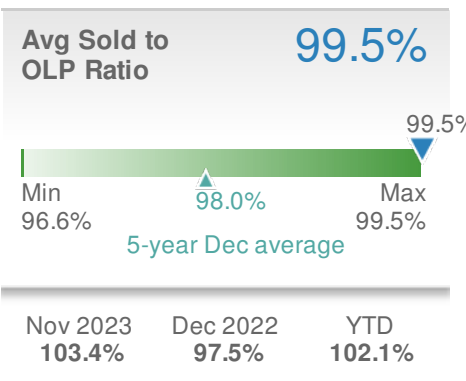
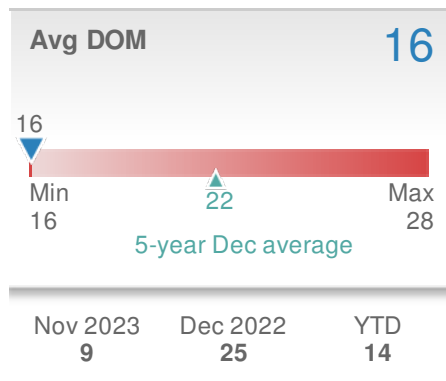
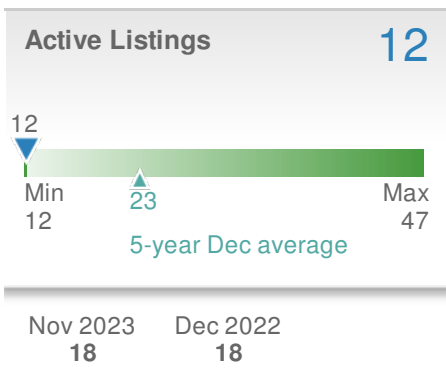
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Haverford Township (Delaware, PA), the median sold price for Detached properties for December was \$520,000, representing a decrease of 14% compared to last month and an increase of 3.6% from Dec 2022. The average days on market for units sold in December was 16 days, 27% below the 5-year December average of 22 days. There was a 37.5% month over month decrease in new contract activity with 10 New Pendings; a 33.3% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 20; and a 33.3% decrease in supply to 12 active units.

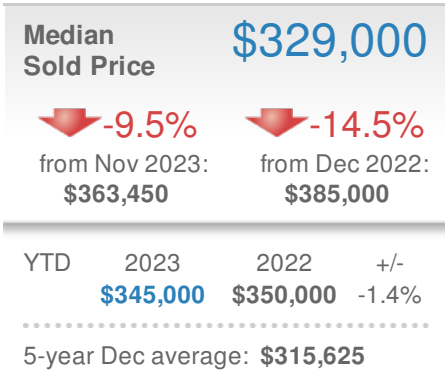
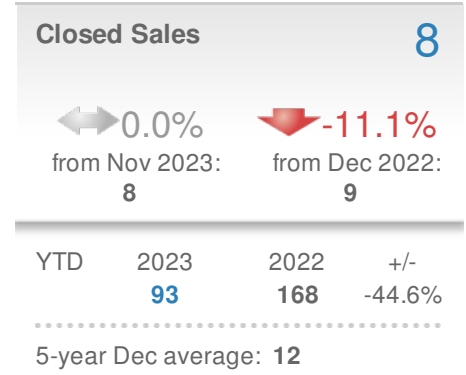
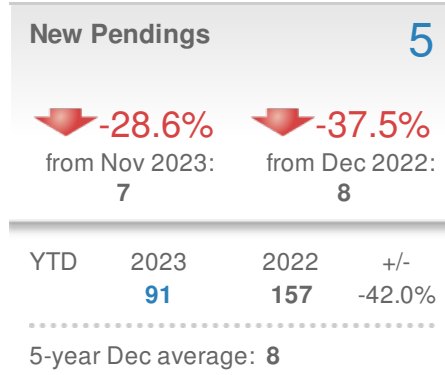
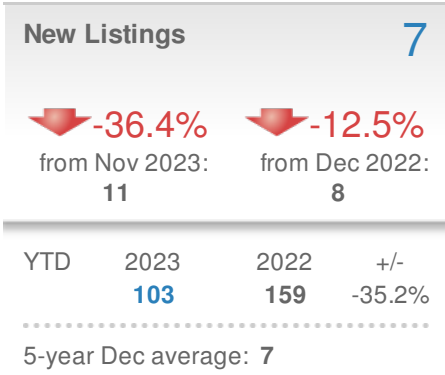
This activity resulted in a Contract Ratio of 1.67 pendings per active listing, no change from November and an increase from 1.22 in December 2022. The Contract Ratio is the same as the 5-year December average of 1.67. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Haverford Township (Delaware, PA) - Attached

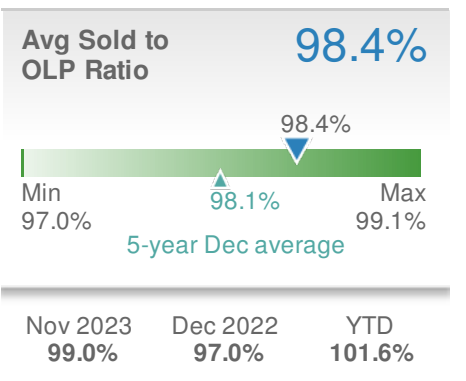
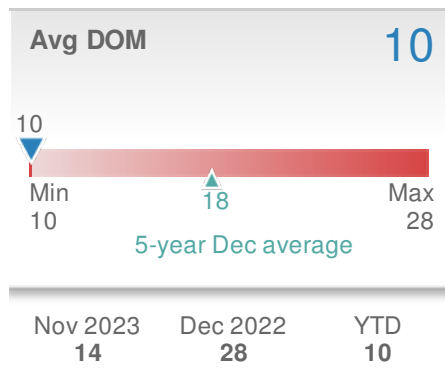
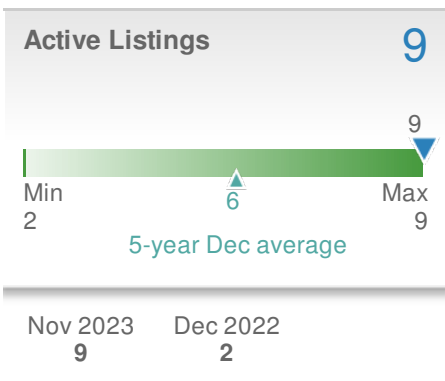
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Haverford Township (Delaware, PA), the median sold price for Attached properties for December was \$329,000, representing a decrease of 9.5% compared to last month and a decrease of 14.5% from Dec 2022. The average days on market for units sold in December was 10 days, 46% below the 5-year December average of 18 days. There was a 28.6% month over month decrease in new contract activity with 5 New Pendings; a 28.6% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 5; and no change in supply with 9 active units.

This activity resulted in a Contract Ratio of 0.56 pendings per active listing, down from 0.78 in November and a decrease from 3.50 in December 2022. The Contract Ratio is 77% lower than the 5-year December average of 2.45. 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.

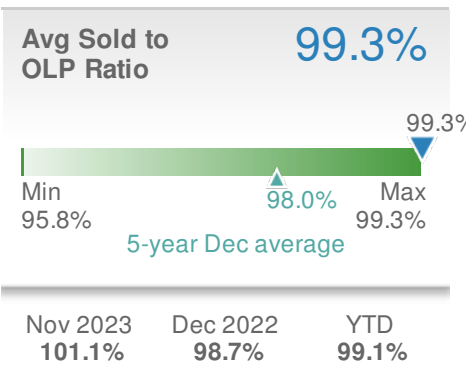
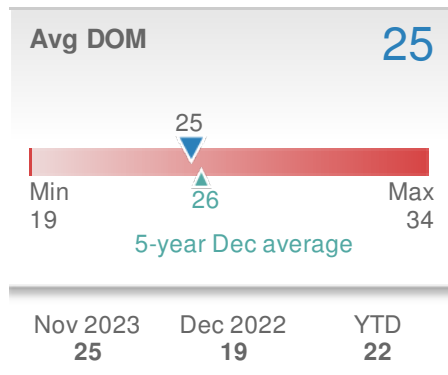
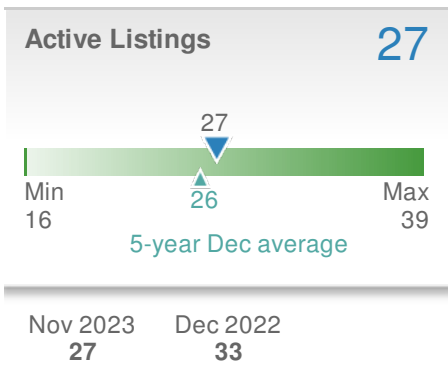
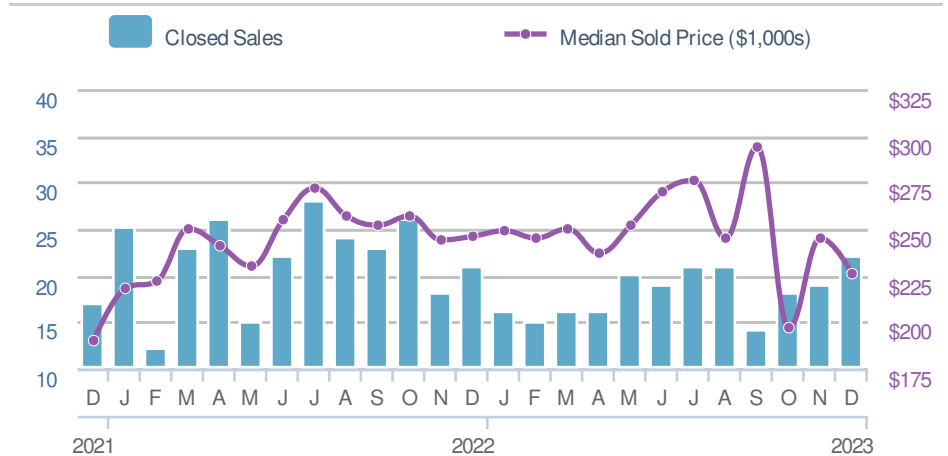
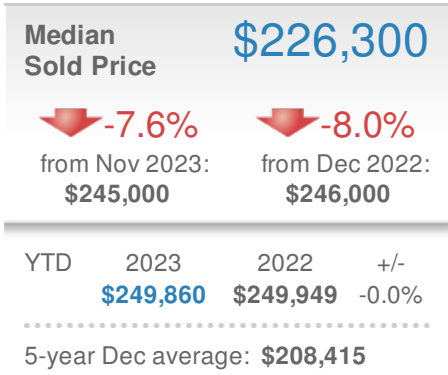
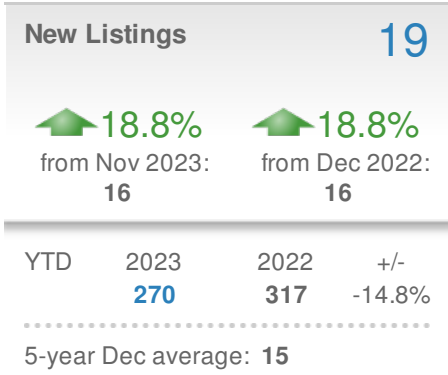




## December 2023

Interboro (Delaware, PA)

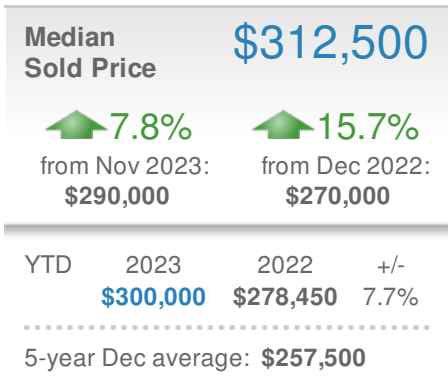
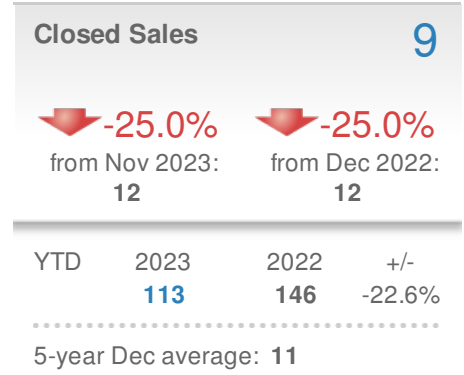
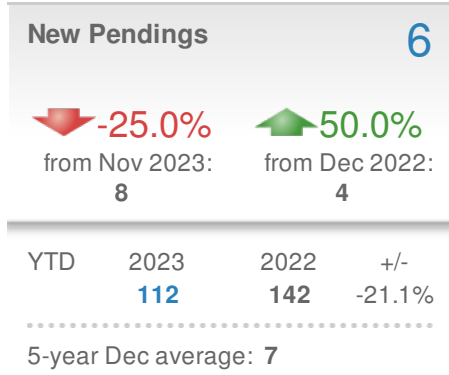
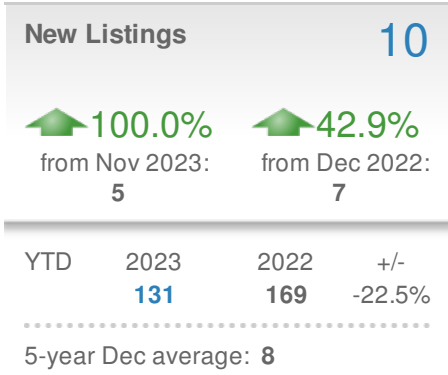
Email: ldavis@tcsr.realtor



**December 2023**

Interboro (Delaware, PA) - Detached

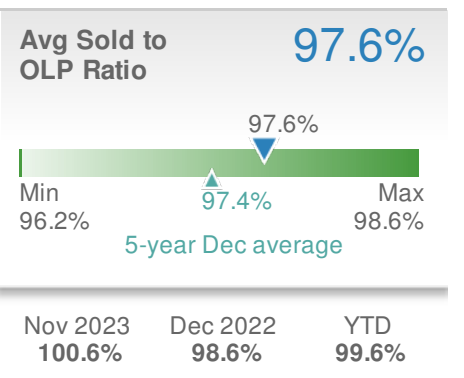
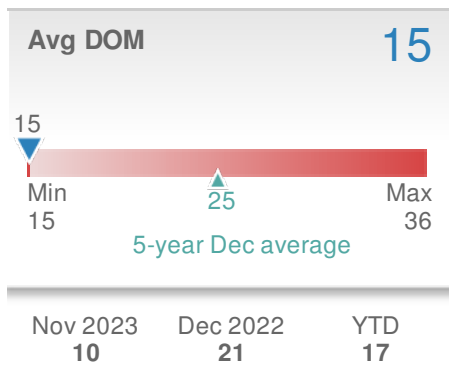
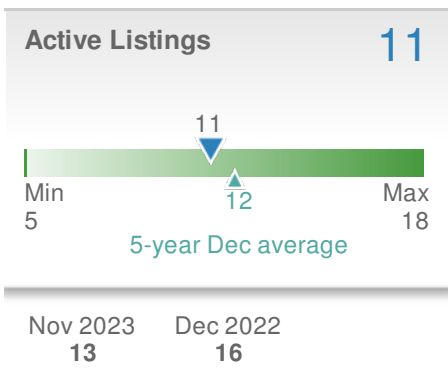
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Interboro (Delaware, PA), the median sold price for Detached properties for December was \$312,500, representing an increase of 7.8% compared to last month and an increase of 15.7% from Dec 2022. The average days on market for units sold in December was 15 days, 41% below the 5-year December average of 25 days. There was a 25% month over month decrease in new contract activity with 6 New Pendings; a 27.3% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 8; and a 15.4% decrease in supply to 11 active units.

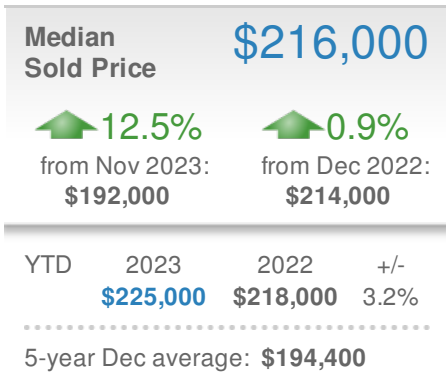
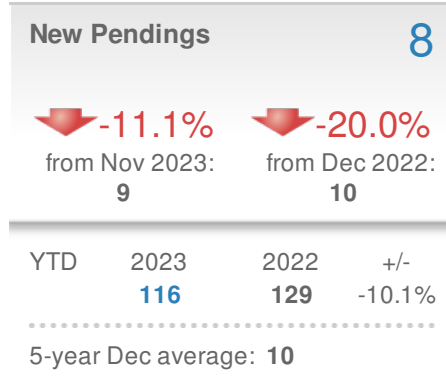
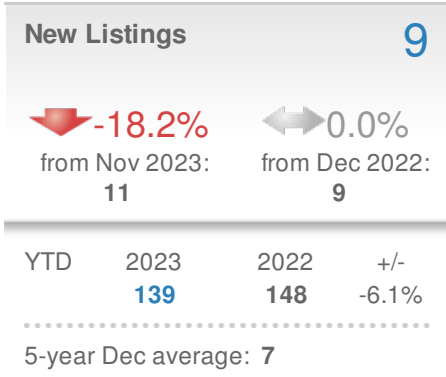
This activity resulted in a Contract Ratio of 0.73 pendings per active listing, down from 0.85 in November and an increase from 0.56 in December 2022. The Contract Ratio is 44% lower than the 5-year December average of 1.29. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



**December 2023**

Interboro (Delaware, PA) - Attached

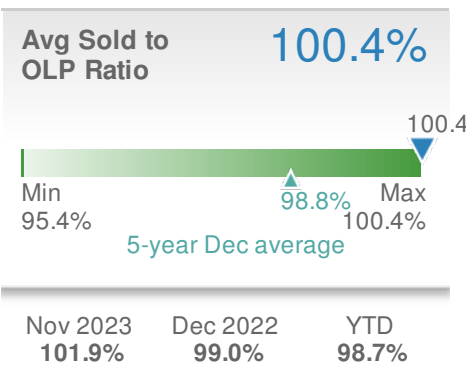
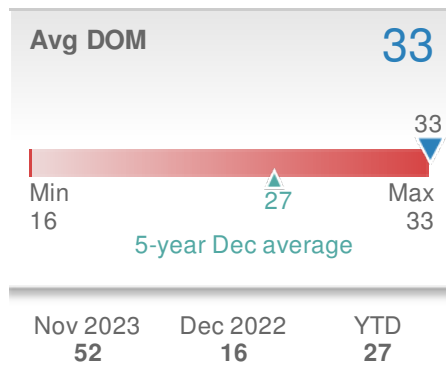
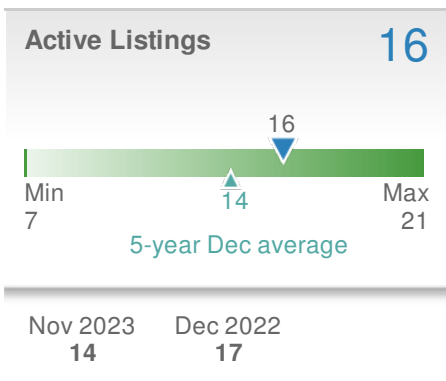
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Interboro (Delaware, PA), the median sold price for Attached properties for December was \$216,000, representing an increase of 12.5% compared to last month and an increase of 0.9% from Dec 2022. The average days on market for units sold in December was 33 days, 24% above the 5-year December average of 27 days. There was an 11.1% month over month decrease in new contract activity with 8 New Pendings; a 37.5% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 10; and a 14.3% increase in supply to 16 active units.

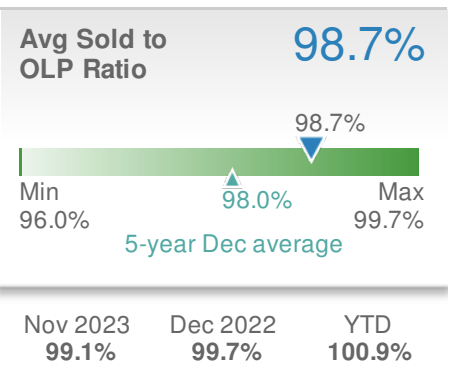
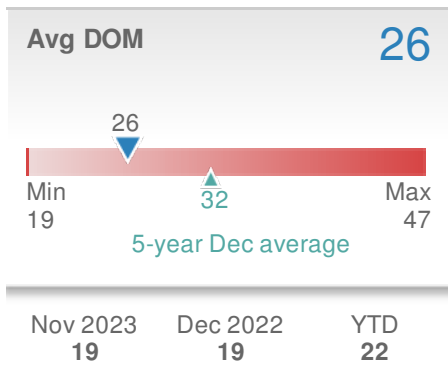
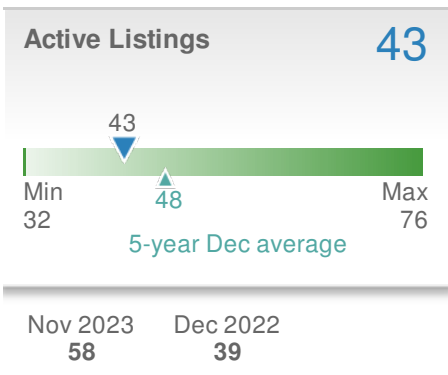
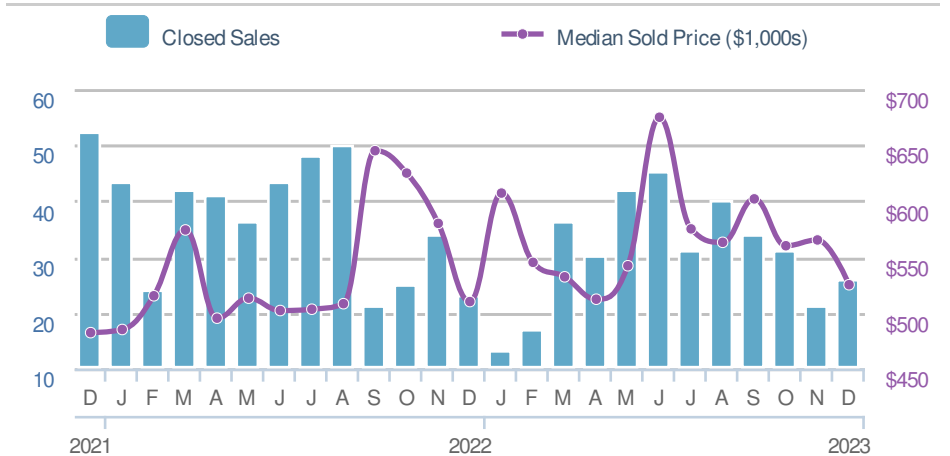
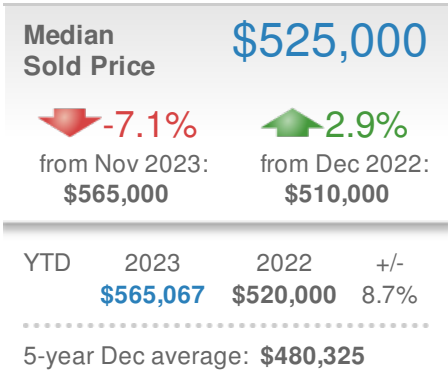
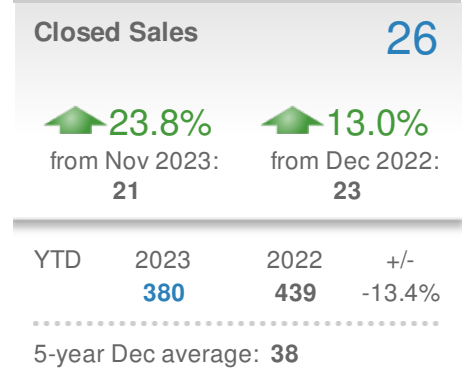
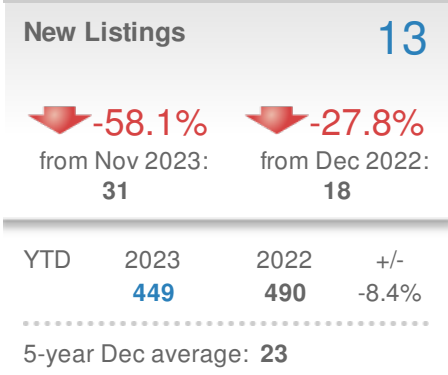
This activity resulted in a Contract Ratio of 0.63 pendings per active listing, down from 1.14 in November and a decrease from 0.88 in December 2022. The Contract Ratio is 60% lower than the 5-year December average of 1.58. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



**December 2023**

Marple Newtown (Delaware, PA)

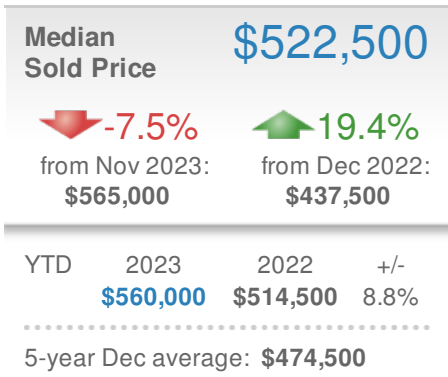
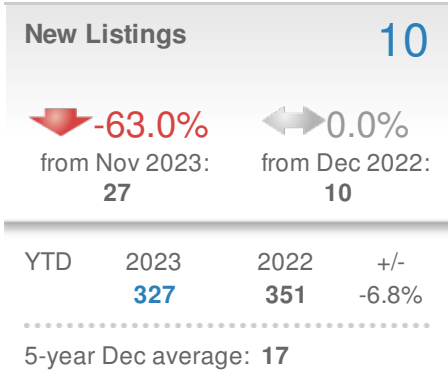
Email: ldavis@tcsr.realtor



**December 2023**

Marple Newtown (Delaware, PA) - Detached

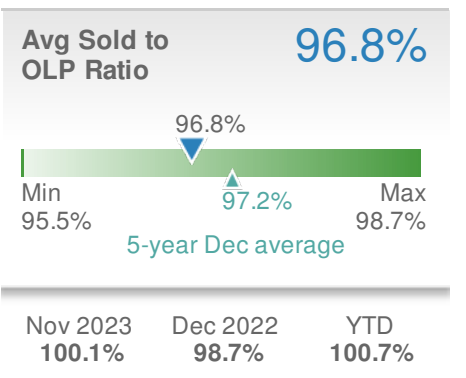
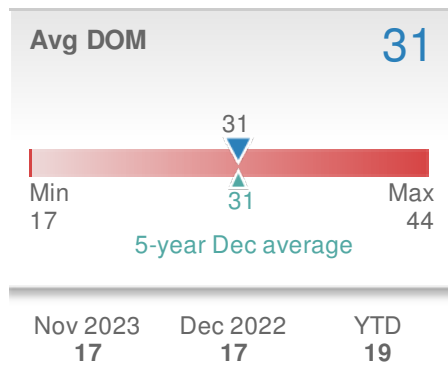
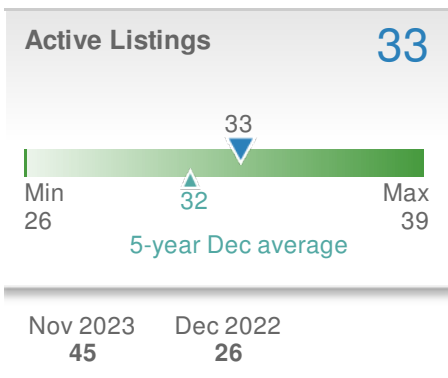
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Marple Newtown (Delaware, PA), the median sold price for Detached properties for December was \$522,500, representing a decrease of 7.5% compared to last month and an increase of 19.4% from Dec 2022. The average days on market for units sold in December was 31 days, 1% below the 5-year December average of 31 days. There was a 28.6% month over month decrease in new contract activity with 15 New Pendings; a 14.3% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 30; and a 26.7% decrease in supply to 33 active units.

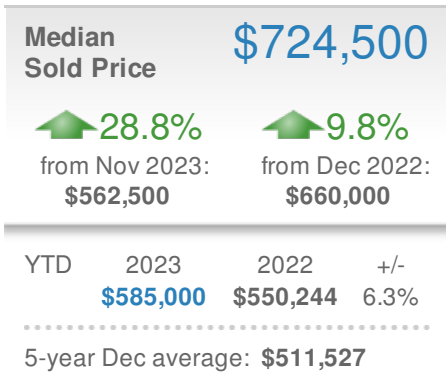
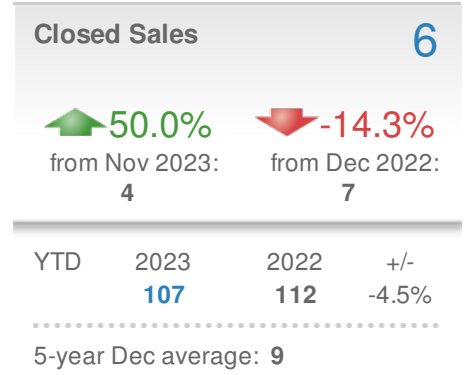
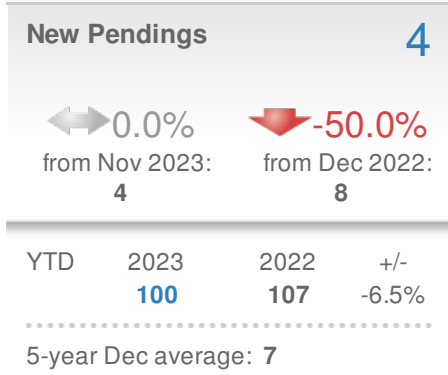
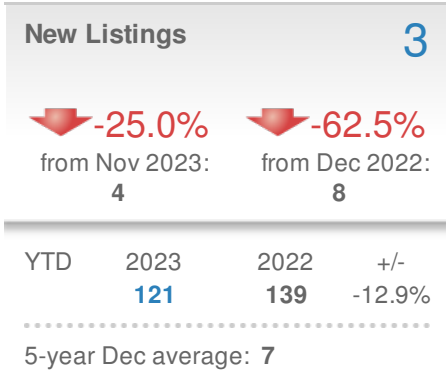
This activity resulted in a Contract Ratio of 0.91 pendings per active listing, up from 0.78 in November and a decrease from 1.15 in December 2022. The Contract Ratio is 21% lower than the 5-year December average of 1.15. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



**December 2023**

Marple Newtown (Delaware, PA) - Attached

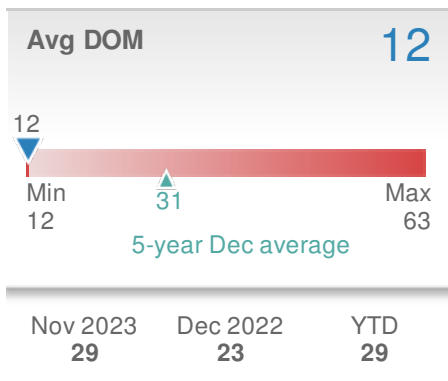
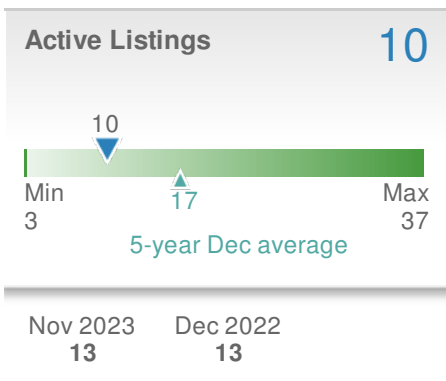
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Marple Newtown (Delaware, PA), the median sold price for Attached properties for December was \$724,500, representing an increase of 28.8% compared to last month and an increase of 9.8% from Dec 2022. The average days on market for units sold in December was 12 days, 61% below the 5-year December average of 31 days. There was no month over month change in new contract activity with 4 New Pendings; a 27.3% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 8; and a 23.1% decrease in supply to 10 active units.

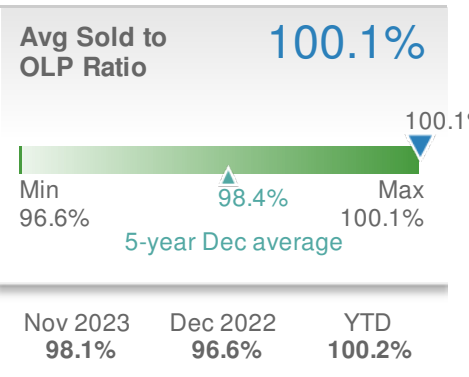
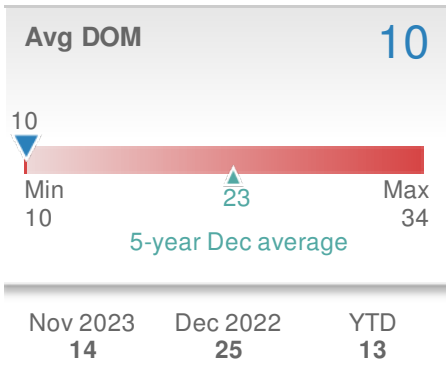
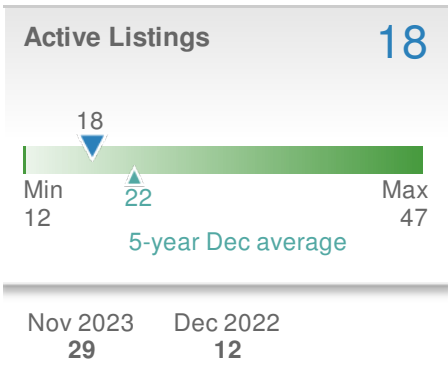
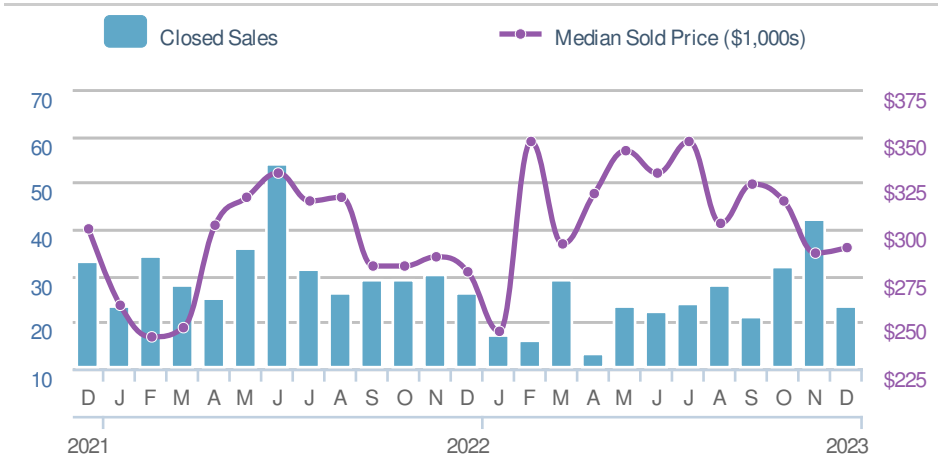
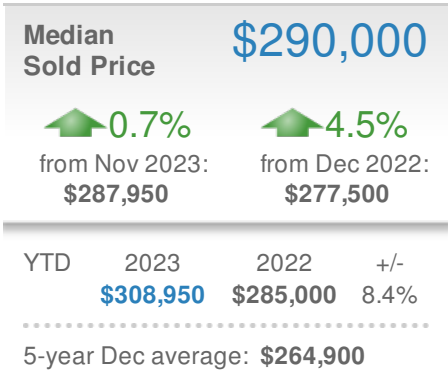
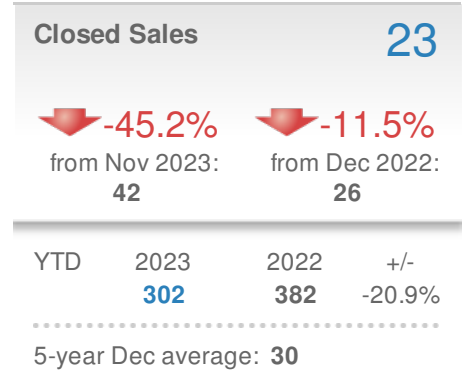
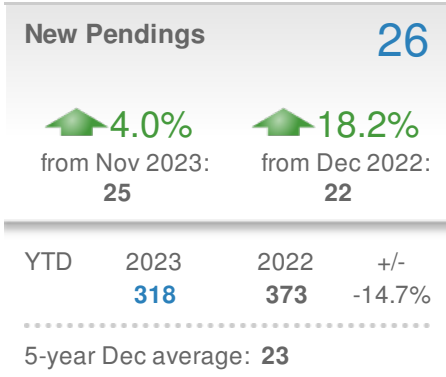
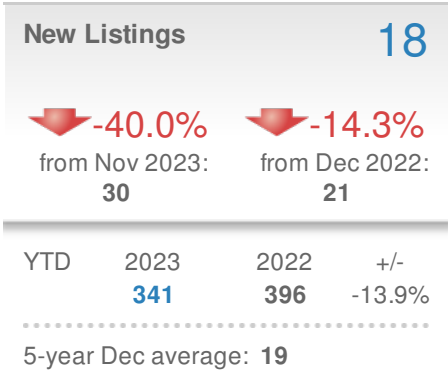
This activity resulted in a Contract Ratio of 0.80 pendings per active listing, down from 0.85 in November and a decrease from 1.38 in December 2022. The Contract Ratio is 72% lower than the 5-year December average of 2.87. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Penn-Delco (Delaware, PA)

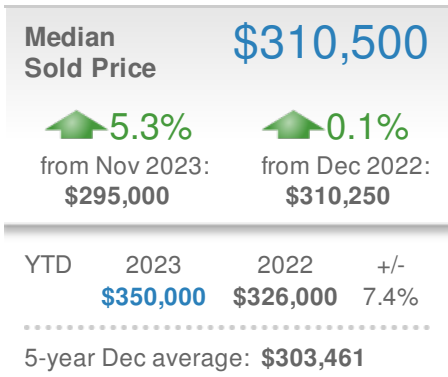
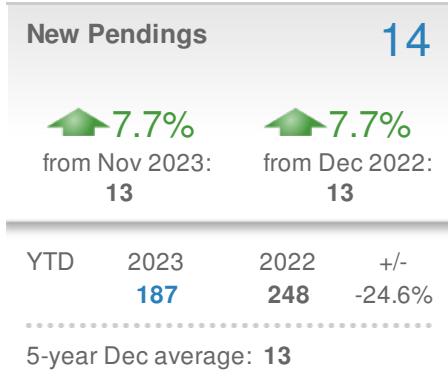
Email: ldavis@tcsr.realtor



**December 2023**

Penn-Delco (Delaware, PA) - Detached

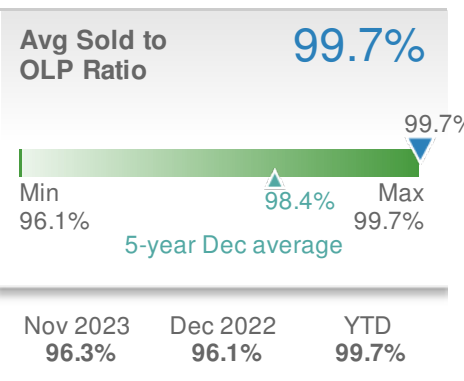
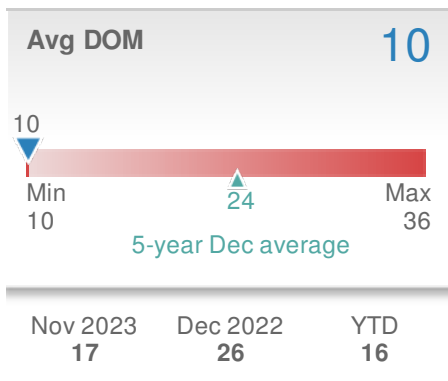
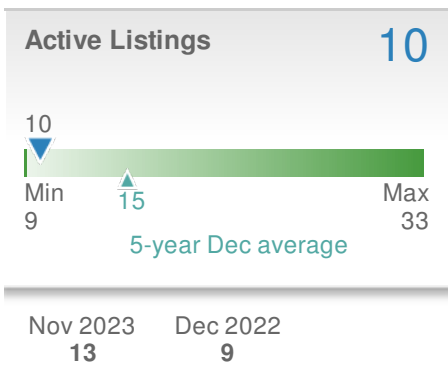
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Penn-Delco (Delaware, PA), the median sold price for Detached properties for December was \$310,500, representing an increase of 5.3% compared to last month and an increase of 0.1% from Dec 2022. The average days on market for units sold in December was 10 days, 58% below the 5-year December average of 24 days. There was a 7.7% month over month increase in new contract activity with 14 New Pendings; a 5.9% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 16; and a 23.1% decrease in supply to 10 active units.

This activity resulted in a Contract Ratio of 1.60 pendings per active listing, up from 1.31 in November and a decrease from 2.11 in December 2022. The Contract Ratio is 8% lower than the 5-year December average of 1.74. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

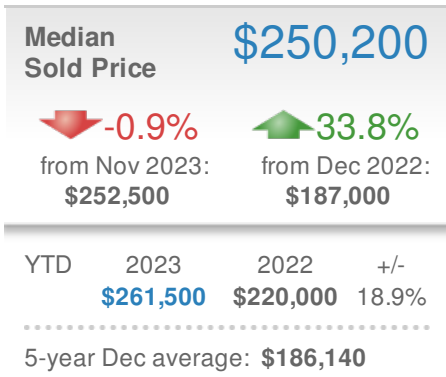
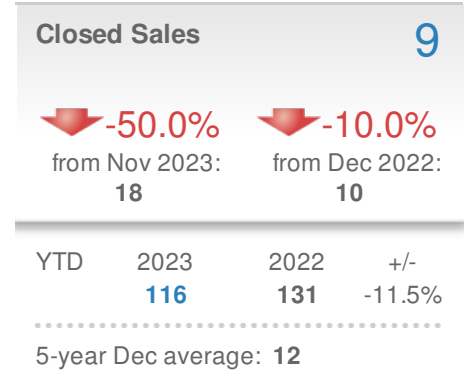
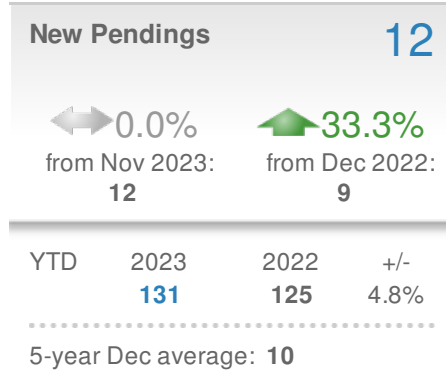
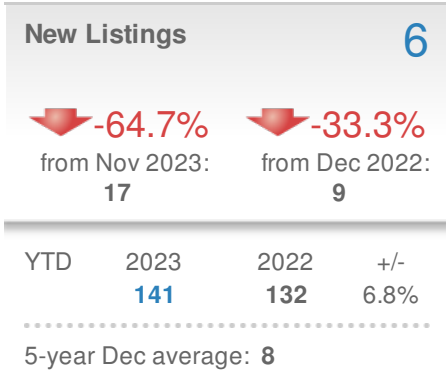




**December 2023**

Penn-Delco (Delaware, PA) - Attached

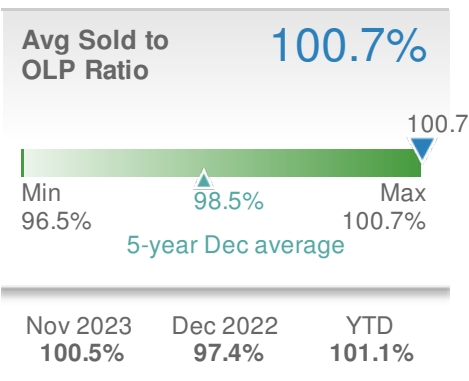
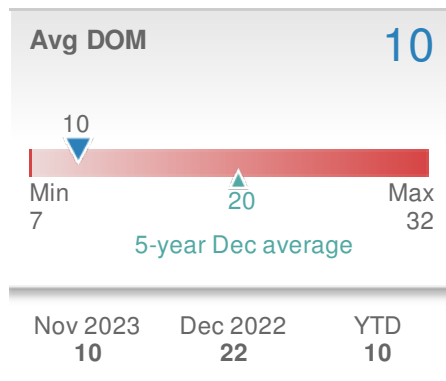
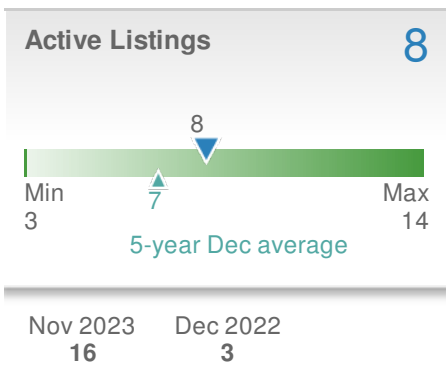
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Penn-Delco (Delaware, PA), the median sold price for Attached properties for December was \$250,200, representing a decrease of 0.9% compared to last month and an increase of 33.8% from Dec 2022. The average days on market for units sold in December was 10 days, 51% below the 5-year December average of 20 days. There was no month over month change in new contract activity with 12 New Pendings; a 10% MoM increase in All Pendings (new contracts + contracts carried over from November) to 22; and a 50% decrease in supply to 8 active units.

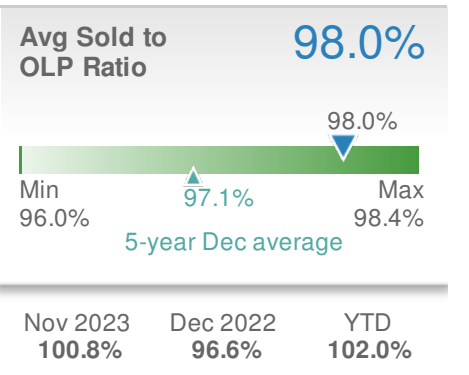
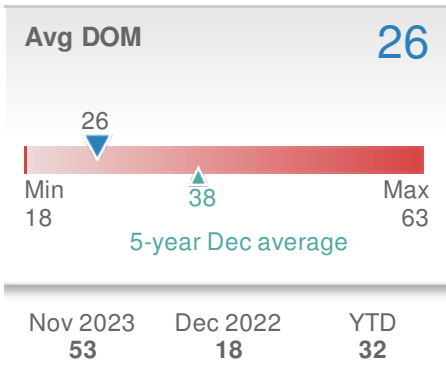
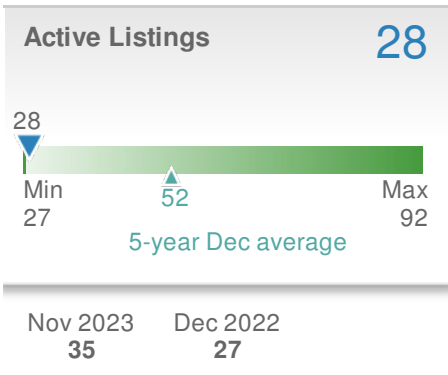
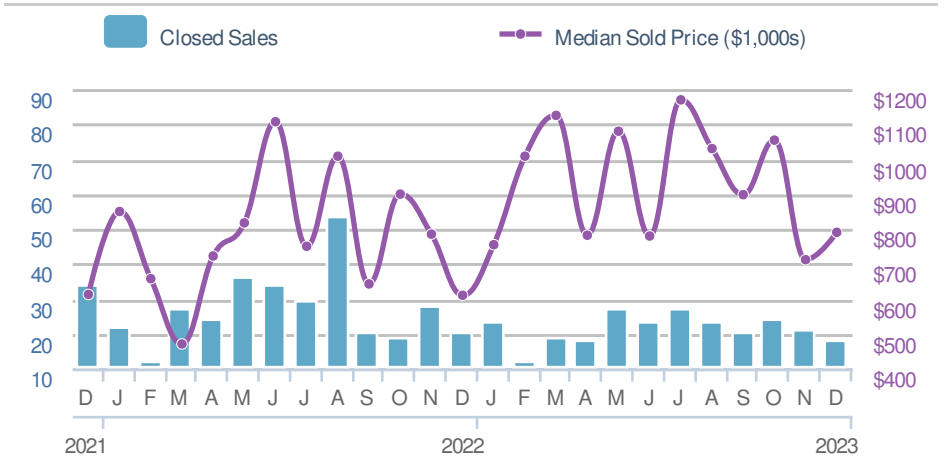
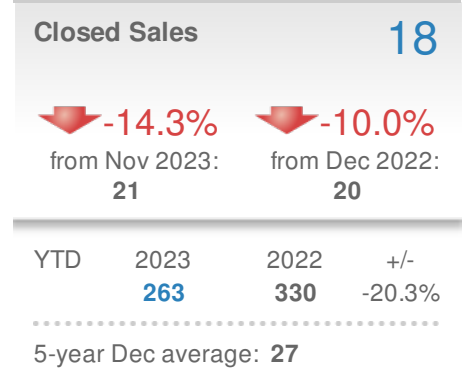
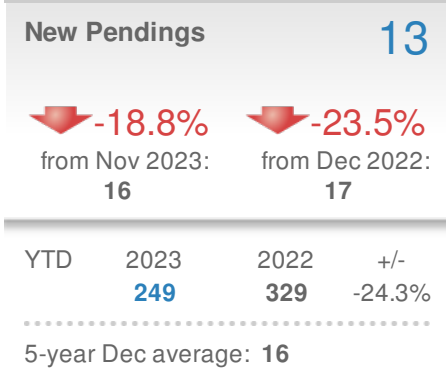
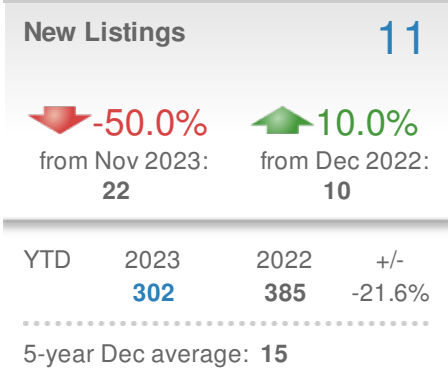
This activity resulted in a Contract Ratio of 2.75 pendings per active listing, up from 1.25 in November and an increase from 2.33 in December 2022. The Contract Ratio is 9% higher than the 5-year December average of 2.53. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



**December 2023**

Radnor Township (Delaware, PA)

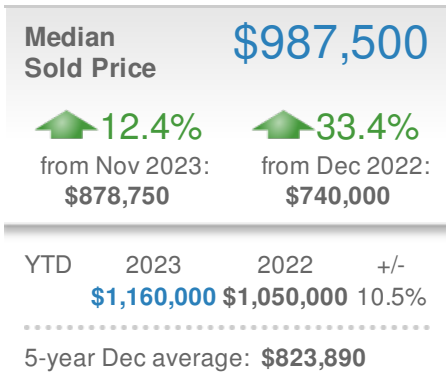
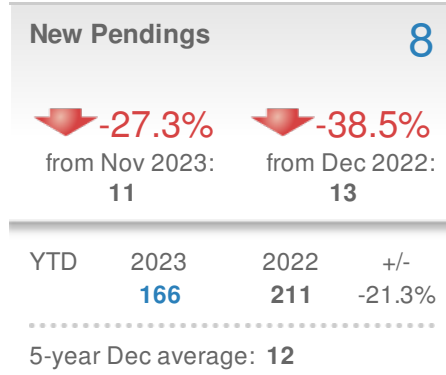
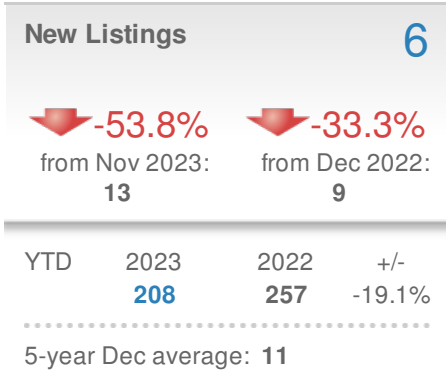
Email: ldavis@tcsr.realtor



**December 2023**

Radnor Township (Delaware, PA) - Detached

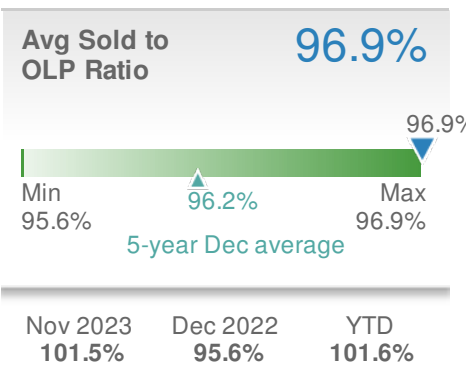
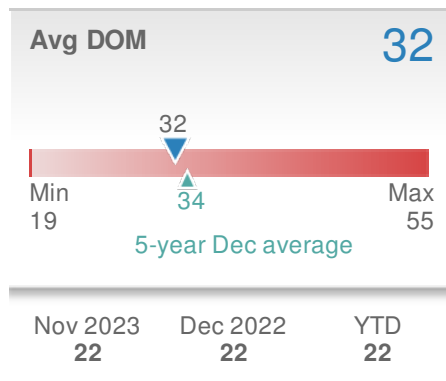
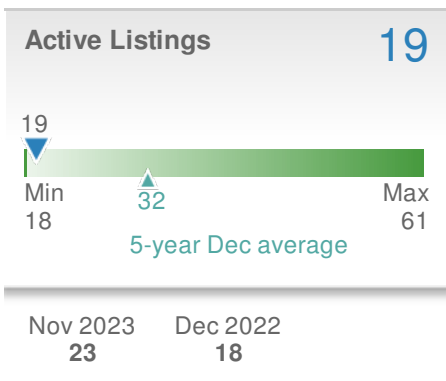
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Radnor Township (Delaware, PA), the median sold price for Detached properties for December was \$987,500, representing an increase of 12.4% compared to last month and an increase of 33.4% from Dec 2022. The average days on market for units sold in December was 32 days, 5% below the 5-year December average of 34 days. There was a 27.3% month over month decrease in new contract activity with 8 New Pendings; a 21.4% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 22; and a 17.4% decrease in supply to 19 active units.

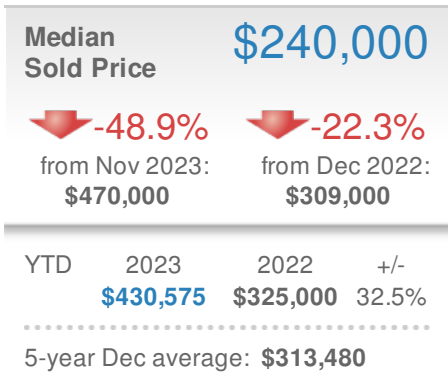
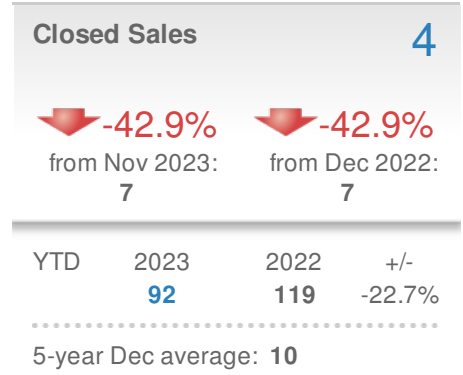
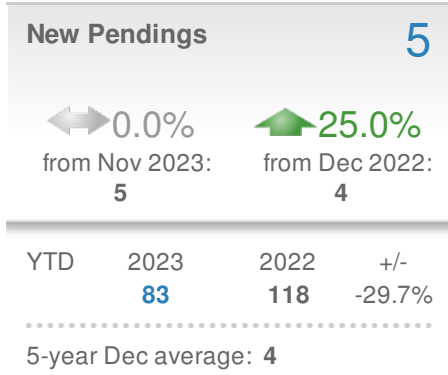
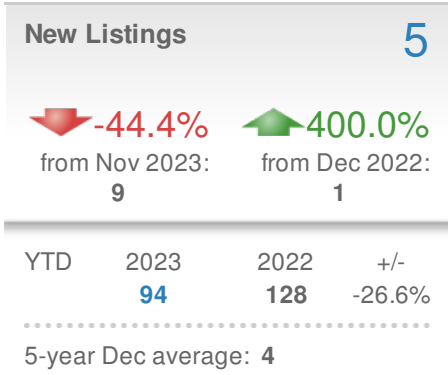
This activity resulted in a Contract Ratio of 1.16 pendings per active listing, down from 1.22 in November and a decrease from 1.44 in December 2022. The Contract Ratio is 8% higher than the 5-year December average of 1.08. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



**December 2023**

Radnor Township (Delaware, PA) - Attached

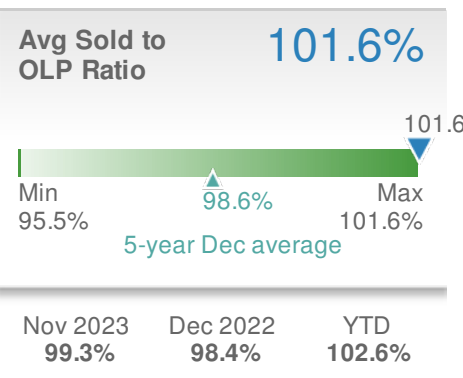
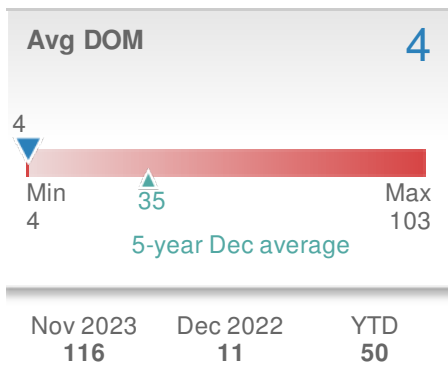
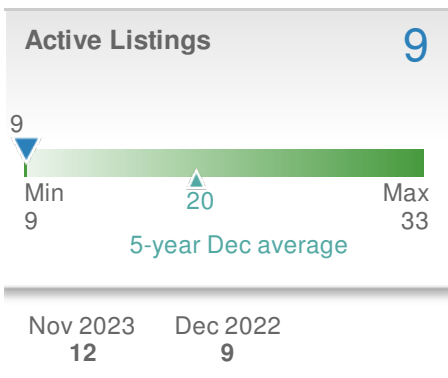
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Radnor Township (Delaware, PA), the median sold price for Attached properties for December was \$240,000, representing a decrease of 48.9% compared to last month and a decrease of 22.3% 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 no month over month change in new contract activity with 5 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from November) with 7; and a 25% decrease in supply to 9 active units.

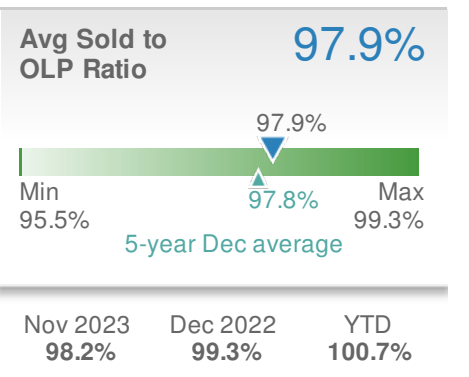
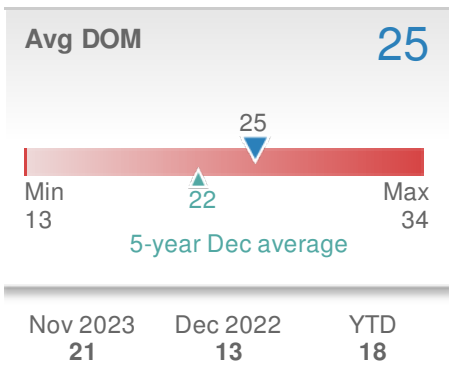
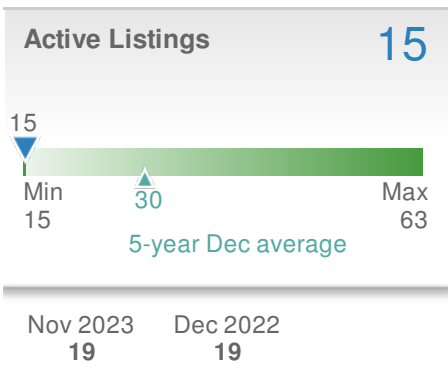
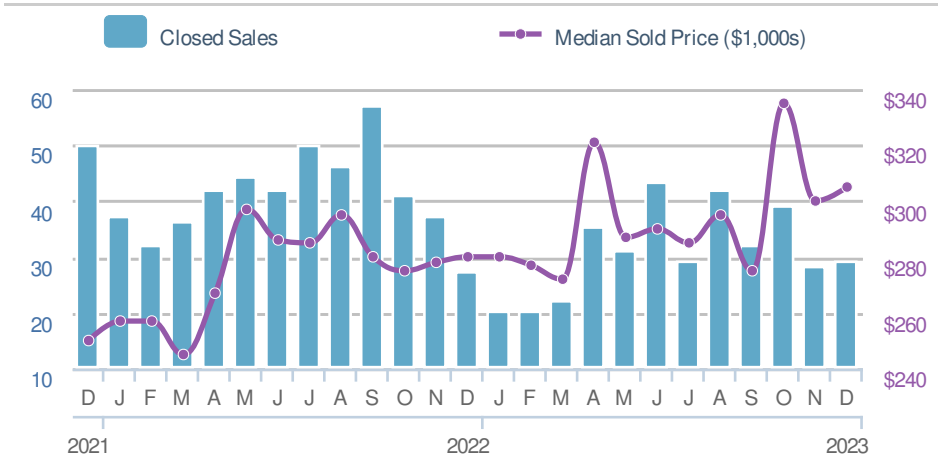
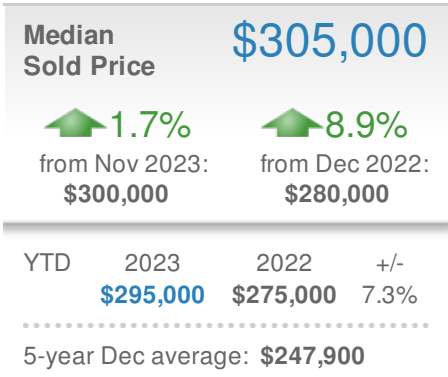
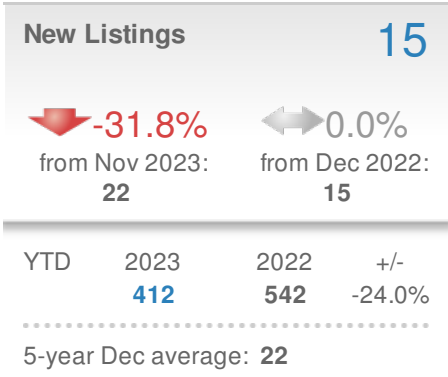
This activity resulted in a Contract Ratio of 0.78 pendings per active listing, up from 0.58 in November and a decrease from 1.78 in December 2022. The Contract Ratio is 12% lower than the 5-year December average of 0.88. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



**December 2023**

Ridley (Delaware, PA)

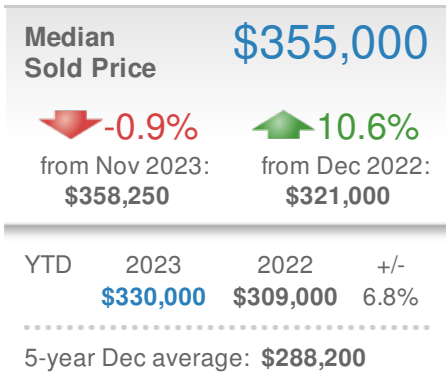
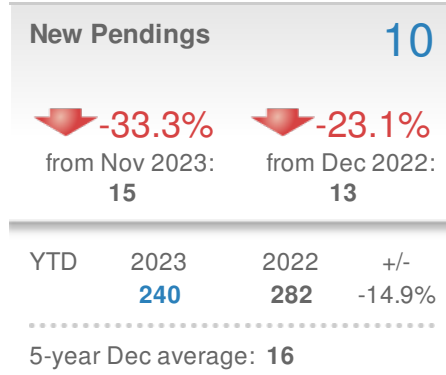
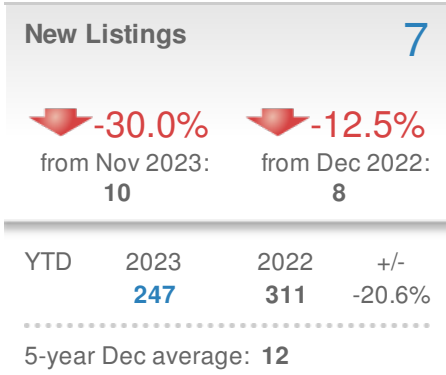
Email: ldavis@tcsr.realtor



**December 2023**

Ridley (Delaware, PA) - Detached

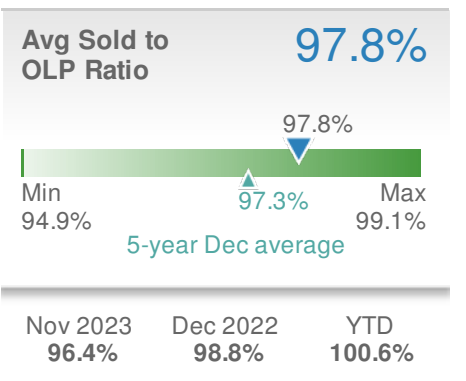
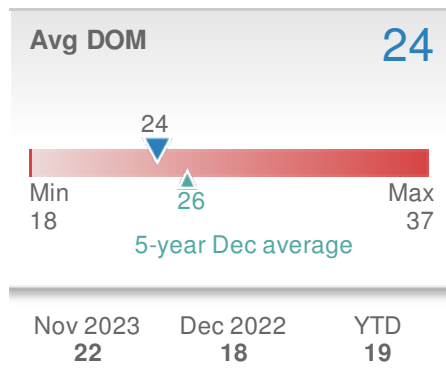
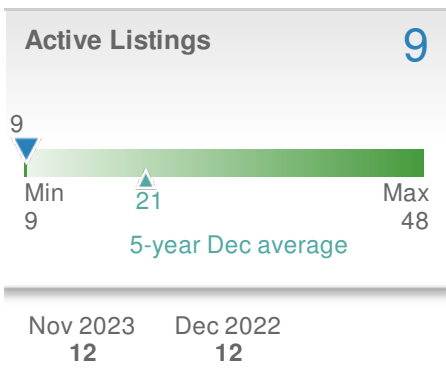
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Ridley (Delaware, PA), the median sold price for Detached properties for December was \$355,000, representing a decrease of 0.9% compared to last month and an increase of 10.6% from Dec 2022. The average days on market for units sold in December was 24 days, 7% below the 5-year December average of 26 days. There was a 33.3% month over month decrease in new contract activity with 10 New Pendings; a 35.7% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 18; and a 25% decrease in supply to 9 active units.

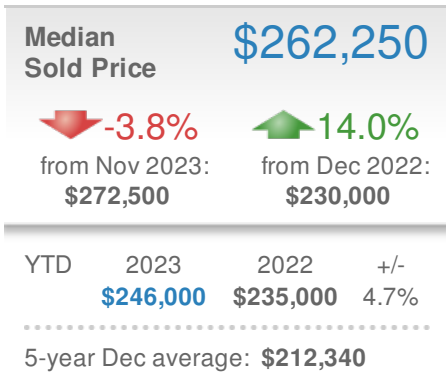
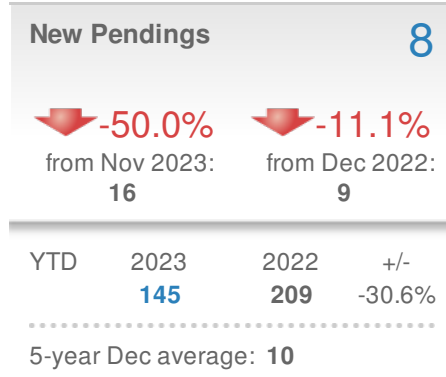
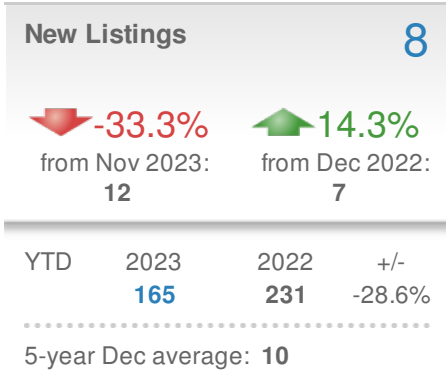
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, down from 2.33 in November and an increase from 1.83 in December 2022. The Contract Ratio is 22% higher than the 5-year December average of 1.63. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



**December 2023**

Ridley (Delaware, PA) - Attached

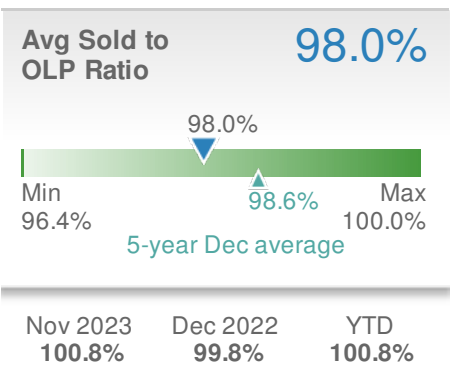
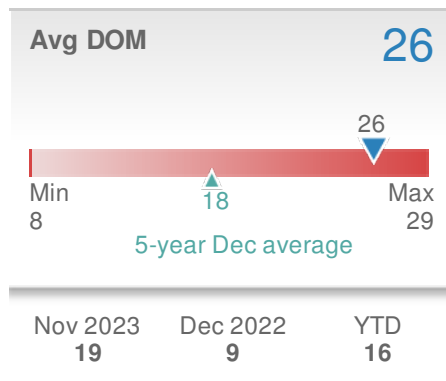
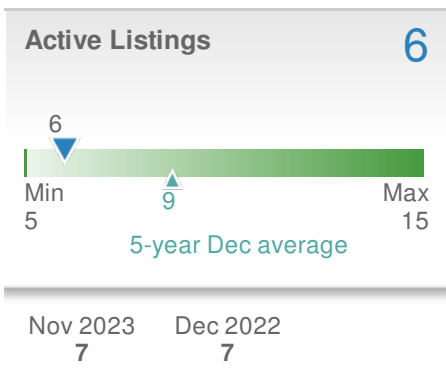
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Ridley (Delaware, PA), the median sold price for Attached properties for December was \$262,250, representing a decrease of 3.8% compared to last month and an increase of 14% from Dec 2022. The average days on market for units sold in December was 26 days, 46% above the 5-year December average of 18 days. There was a 50% month over month decrease in new contract activity with 8 New Pendings; a 28.6% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 10; and a 14.3% decrease in supply to 6 active units.

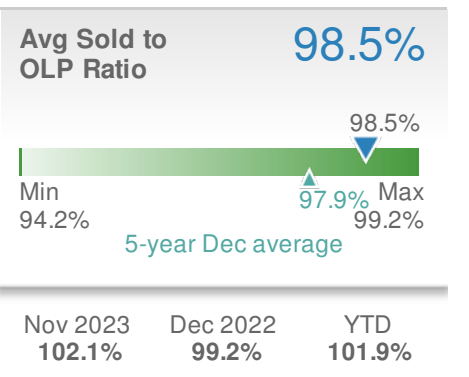
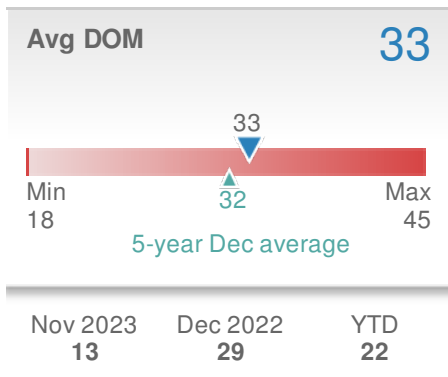
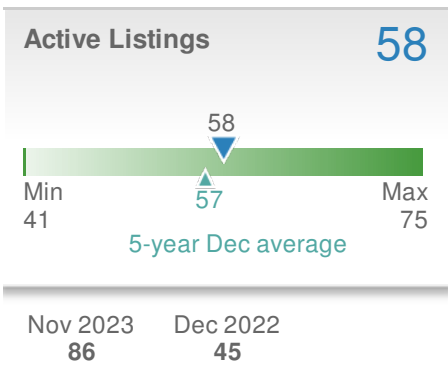
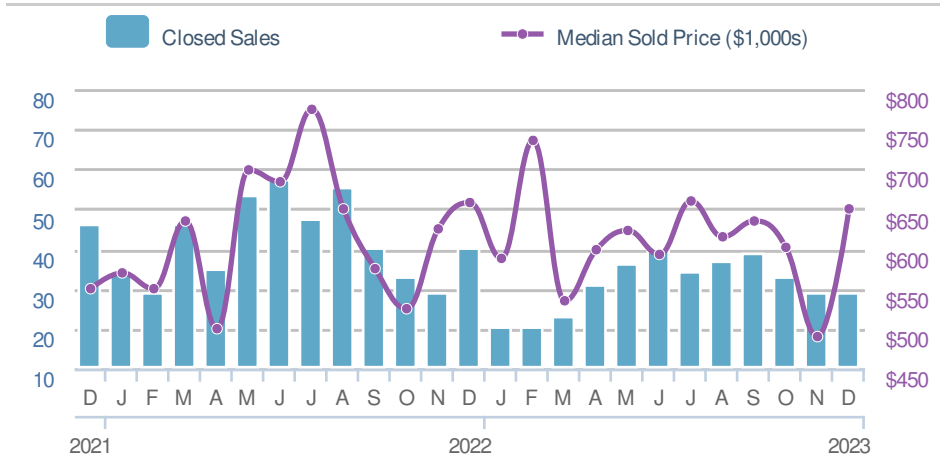
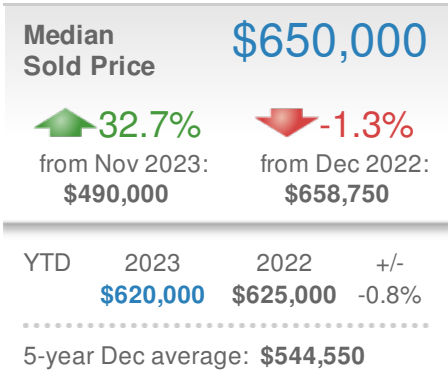
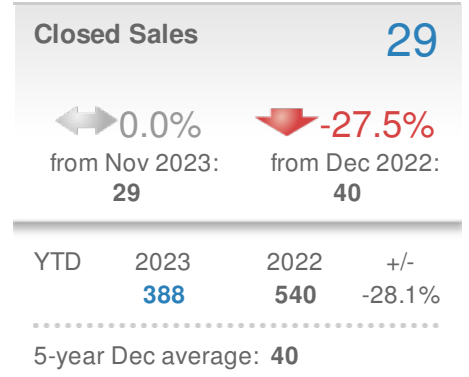
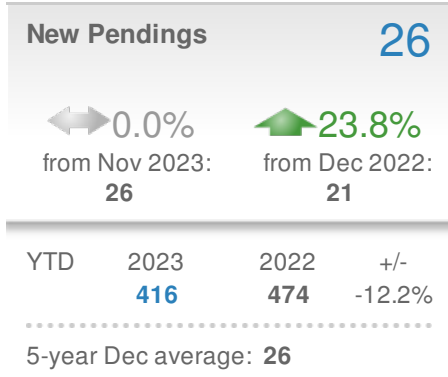
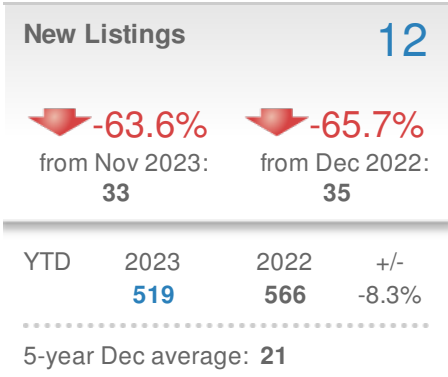
This activity resulted in a Contract Ratio of 1.67 pendings per active listing, down from 2.00 in November and a decrease from 1.86 in December 2022. The Contract Ratio is 34% lower than the 5-year December average of 2.52. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



**December 2023**

Rose Tree Media (Delaware, PA)

Email: ldavis@tcsr.realtor

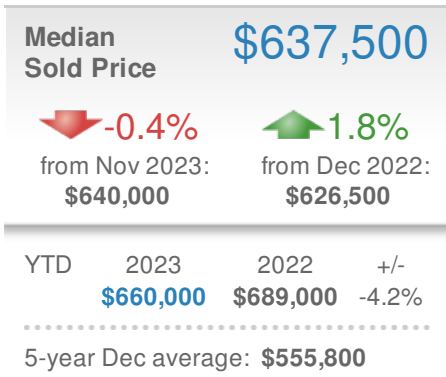
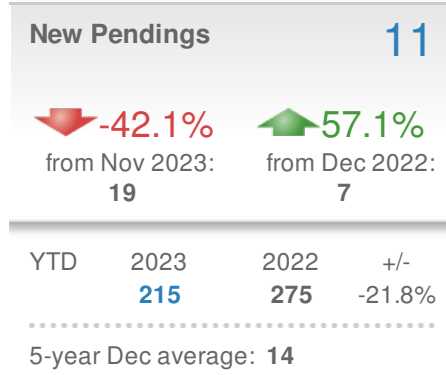
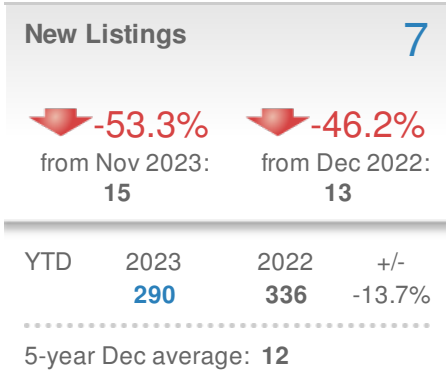




**December 2023**

Rose Tree Media (Delaware, PA) - Detached

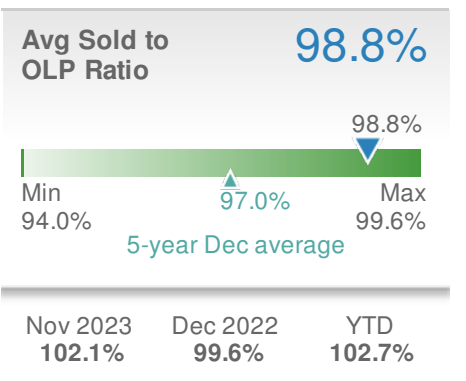
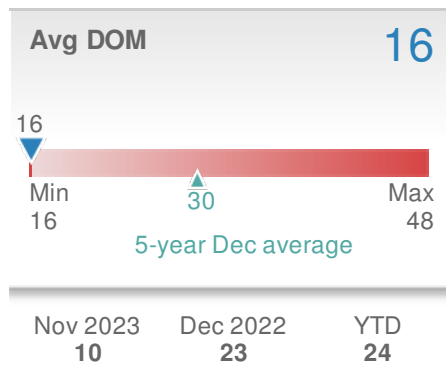
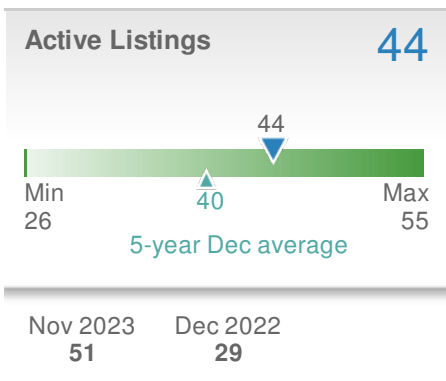
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Rose Tree Media (Delaware, PA), the median sold price for Detached properties for December was \$637,500, representing a decrease of 0.4% compared to last month and an increase of 1.8% from Dec 2022. The average days on market for units sold in December was 16 days, 46% below the 5-year December average of 30 days. There was a 42.1% month over month decrease in new contract activity with 11 New Pendings; a 35.5% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 20; and a 13.7% decrease in supply to 44 active units.

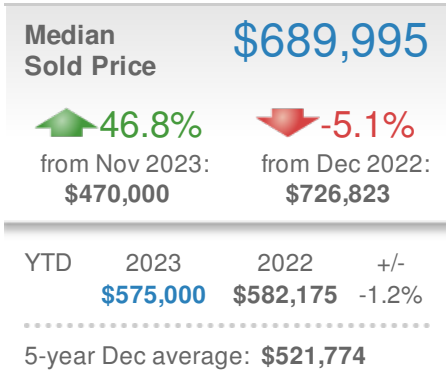
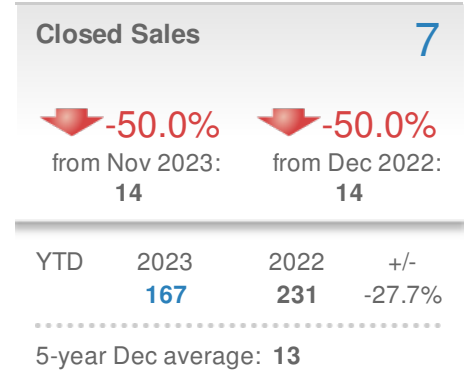
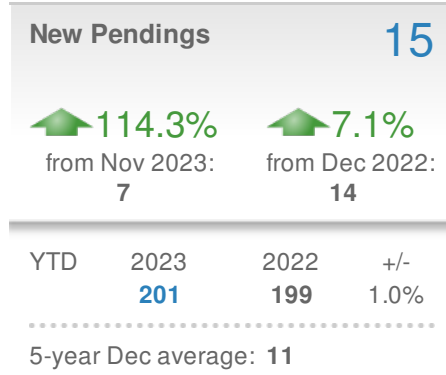
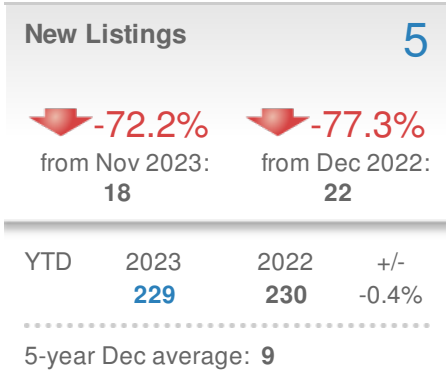
This activity resulted in a Contract Ratio of 0.45 pendings per active listing, down from 0.61 in November and a decrease from 0.52 in December 2022. The Contract Ratio is 43% lower than the 5-year December average of 0.79. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



**December 2023**

Rose Tree Media (Delaware, PA) - Attached

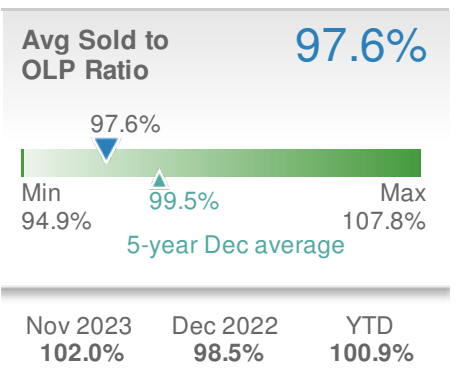
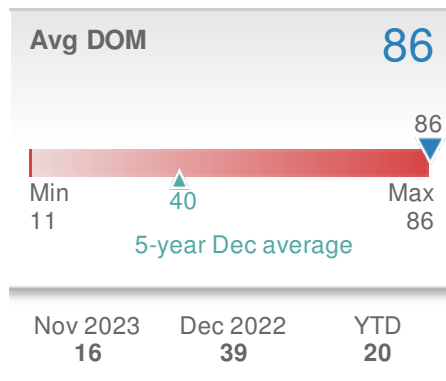
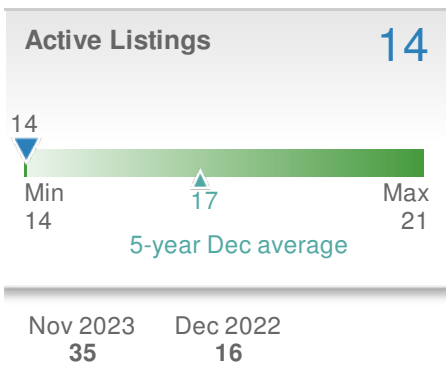
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Rose Tree Media (Delaware, PA), the median sold price for Attached properties for December was \$689,995, representing an increase of 46.8% compared to last month and a decrease of 5.1% from Dec 2022. The average days on market for units sold in December was 86 days, 115% above the 5-year December average of 40 days. There was a 114.3% month over month increase in new contract activity with 15 New Pending; a 15.3% MoM increase in All Pending (new contracts + contracts carried over from November) to 68; and a 60% decrease in supply to 14 active units.

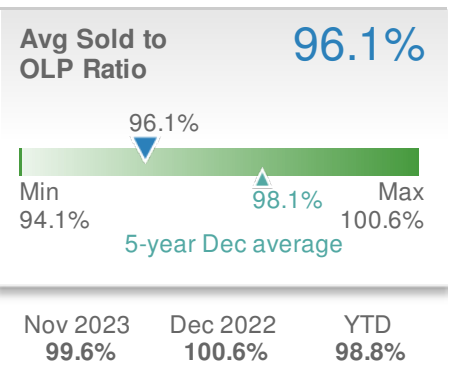
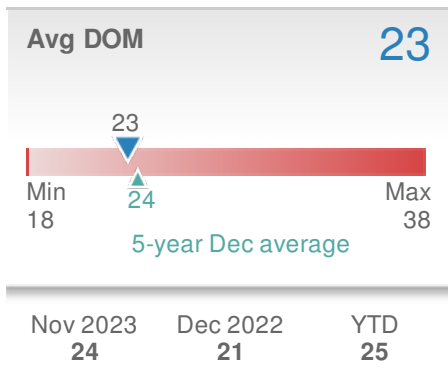
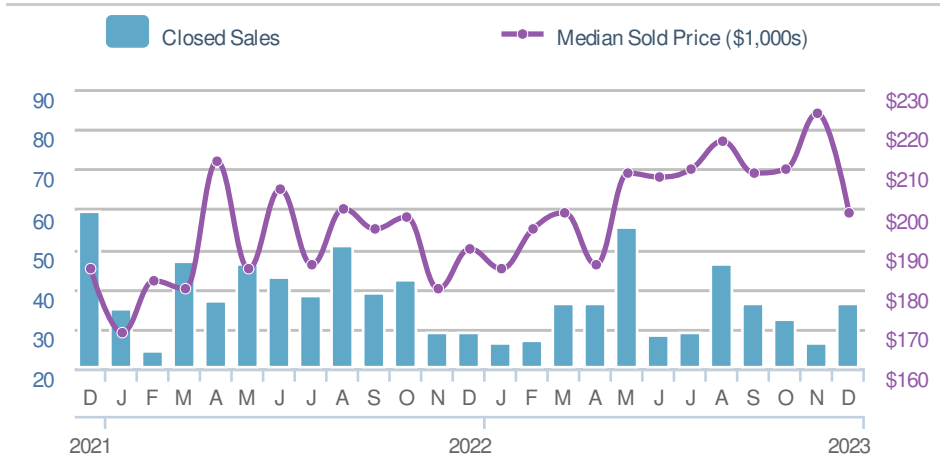
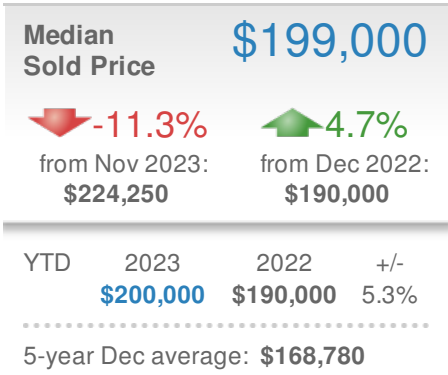
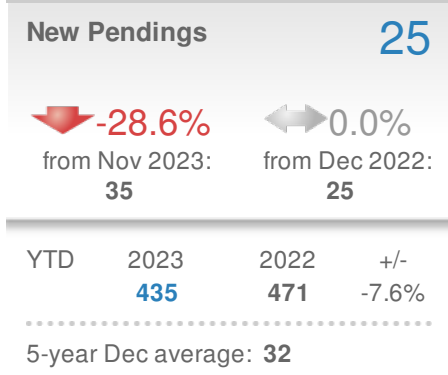
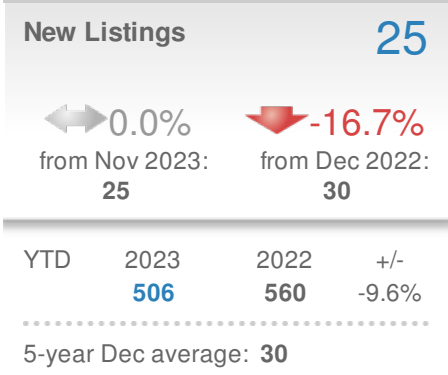
This activity resulted in a Contract Ratio of 4.86 pending per active listing, up from 1.69 in November and an increase from 2.06 in December 2022. The Contract Ratio is 75% higher than the 5-year December average of 2.78. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



**December 2023**

Southeast Delco (Delaware, PA)

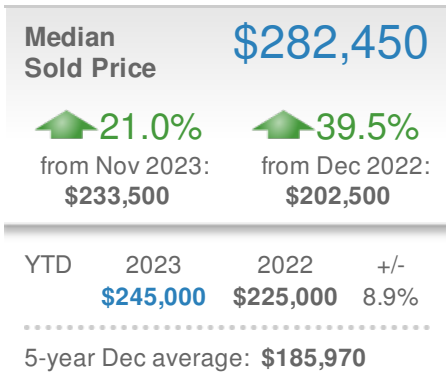
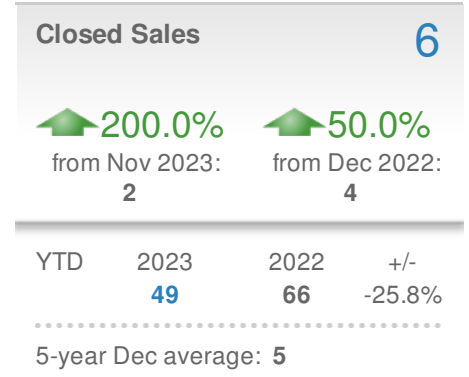
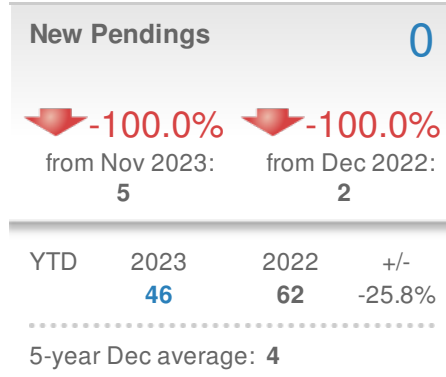
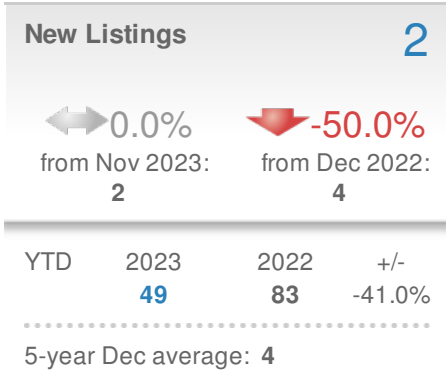
Email: ldavis@tcsr.realtor



**December 2023**

Southeast Delco (Delaware, PA) - Detached

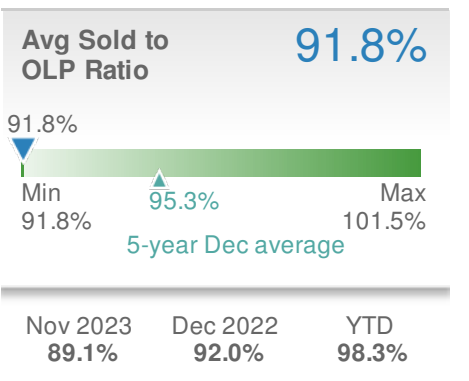
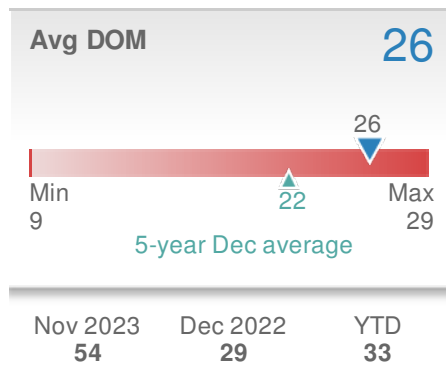
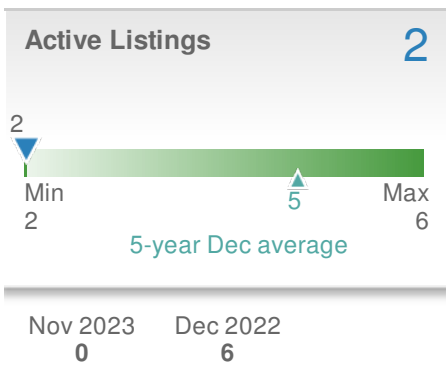
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Southeast Delco (Delaware, PA), the median sold price for Detached properties for December was \$282,450, representing an increase of 21% compared to last month and an increase of 39.5% from Dec 2022. The average days on market for units sold in December was 26 days, 17% above the 5-year December average of 22 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 0% increase in supply to 2 active units.

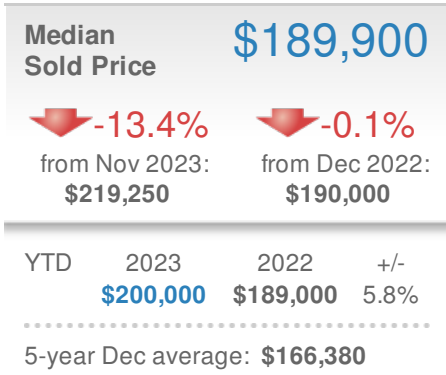
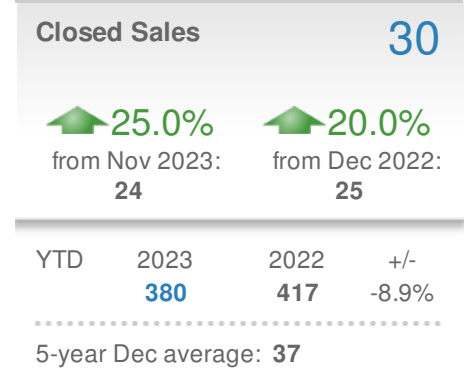
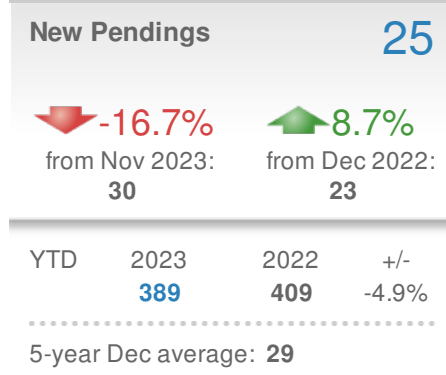
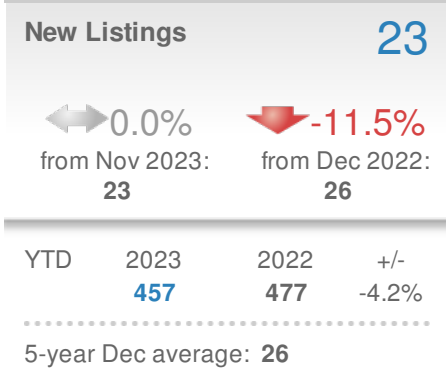
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from November and a decrease from 0.67 in December 2022. The Contract Ratio is 100% lower than the 5-year December average of 1.11. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Southeast Delco (Delaware, PA) - Attached

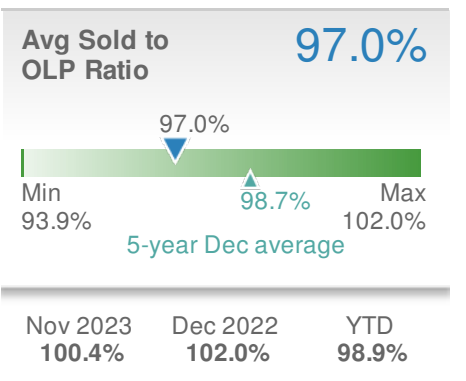
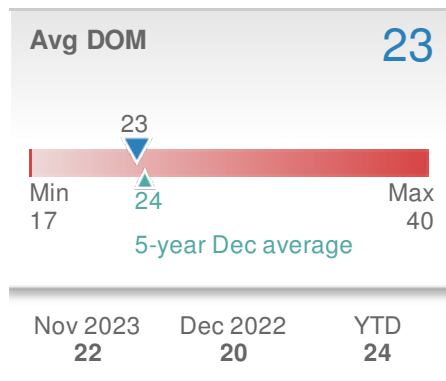
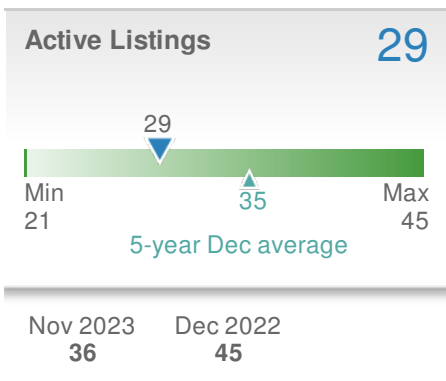
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

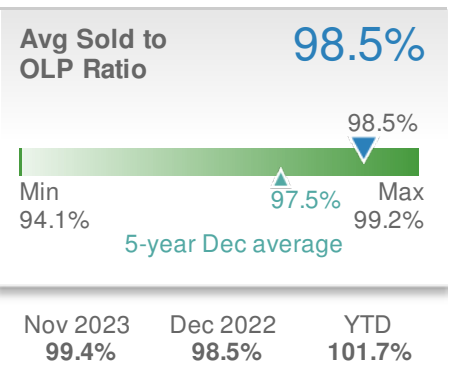
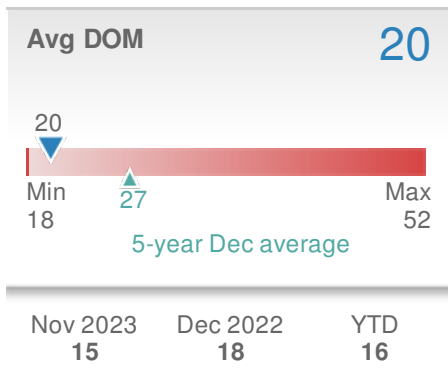
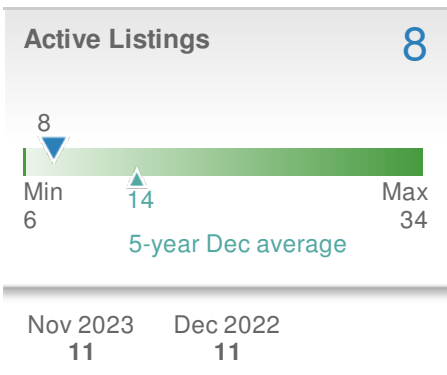
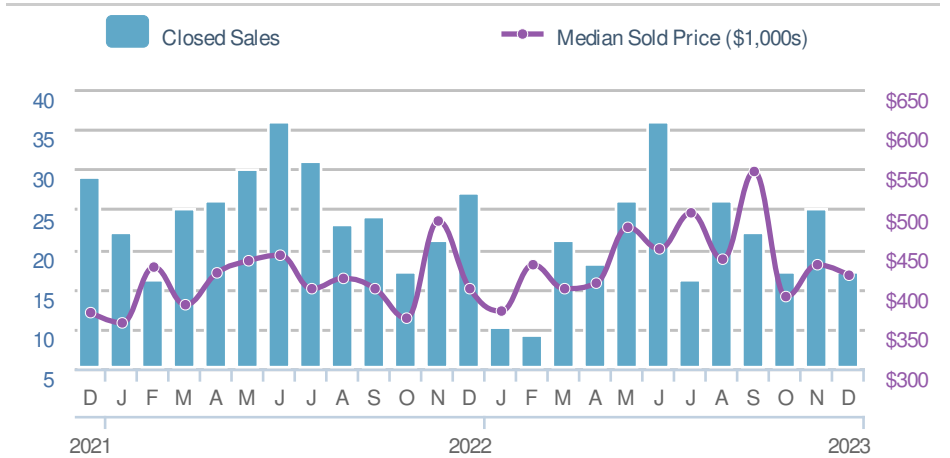
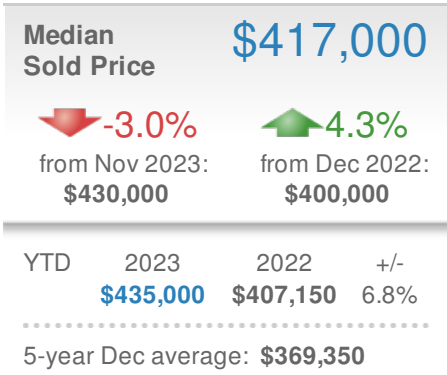
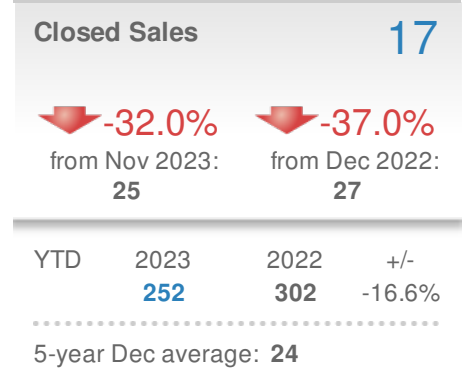
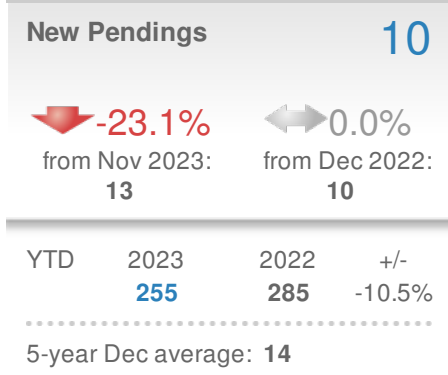
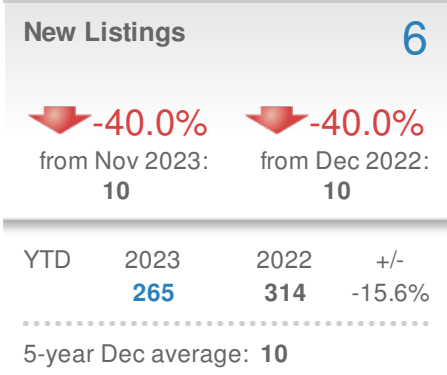
In Southeast Delco (Delaware, PA), the median sold price for Attached properties for December was \$189,900, representing a decrease of 13.4% compared to last month and a decrease of 0.1% from Dec 2022. The average days on market for units sold in December was 23 days, 4% below the 5-year December average of 24 days. There was a 16.7% month over month decrease in new contract activity with 25 New Pendings; a 19.6% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 37; and a 19.4% decrease in supply to 29 active units.

This activity resulted in a Contract Ratio of 1.28 pendings per active listing, no change from November and an increase from 0.64 in December 2022. The Contract Ratio is 17% lower than the 5-year December average of 1.55. 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**  
Springfield (Delaware, PA)

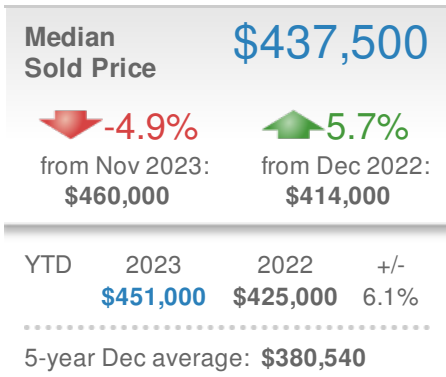
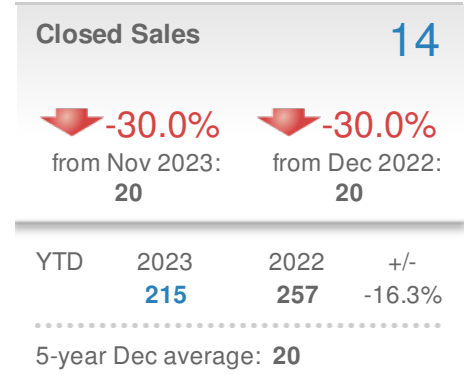
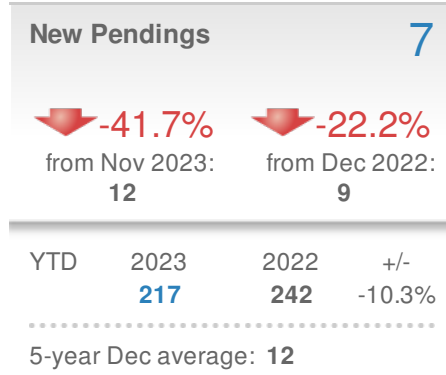
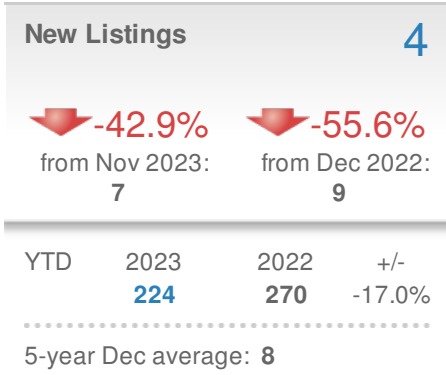
Email: ldavis@tcsr.realtor



**December 2023**

Springfield (Delaware, PA) - Detached

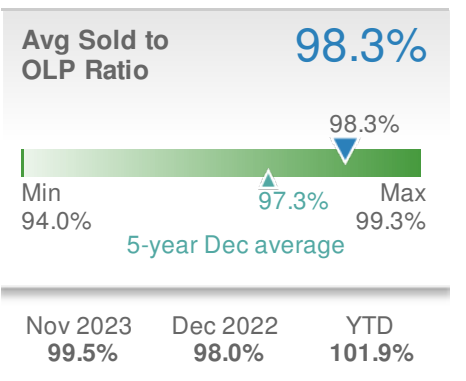
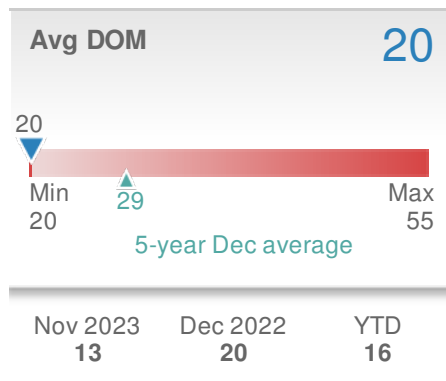
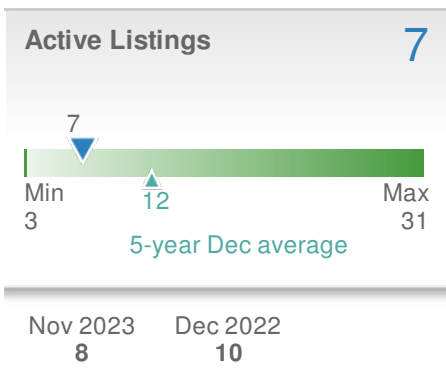
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Springfield (Delaware, PA), the median sold price for Detached properties for December was \$437,500, representing a decrease of 4.9% compared to last month and an increase of 5.7% from Dec 2022. The average days on market for units sold in December was 20 days, 31% below the 5-year December average of 29 days. There was a 41.7% month over month decrease in new contract activity with 7 New Pendings; a 35% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 13; and a 12.5% decrease in supply to 7 active units.

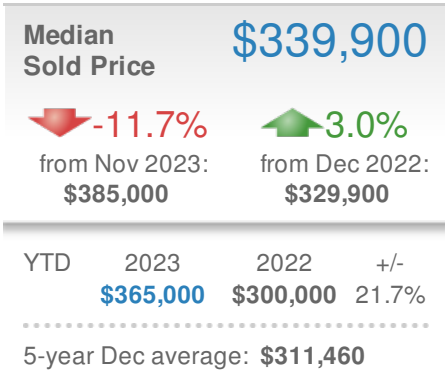
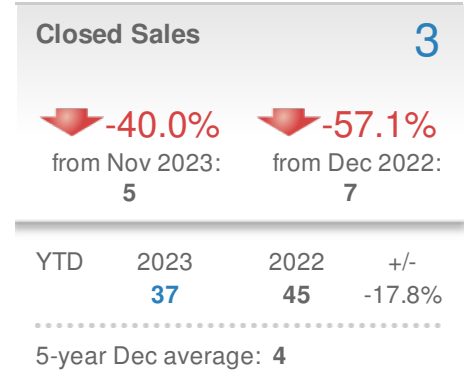
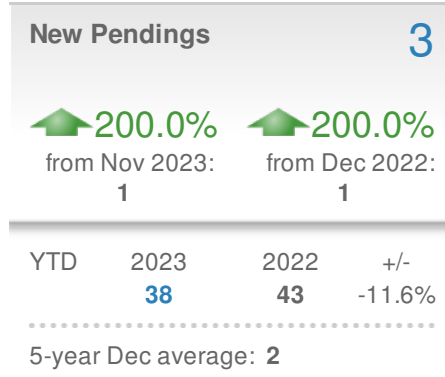
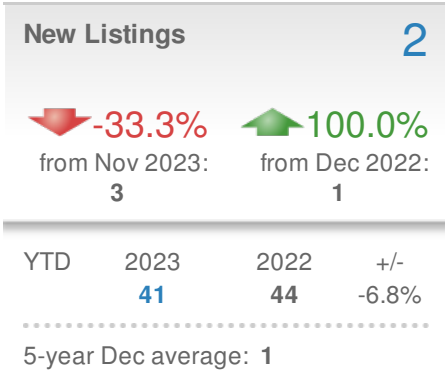
This activity resulted in a Contract Ratio of 1.86 pendings per active listing, down from 2.50 in November and an increase from 1.20 in December 2022. The Contract Ratio is 44% lower than the 5-year December average of 3.29. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



**December 2023**

Springfield (Delaware, PA) - Attached

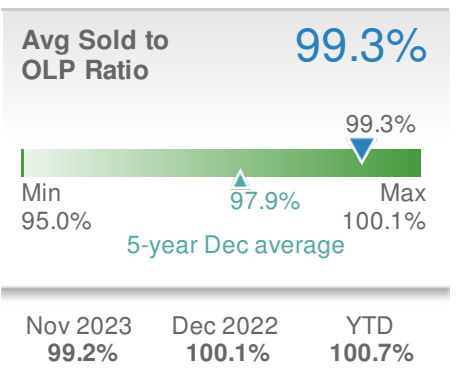
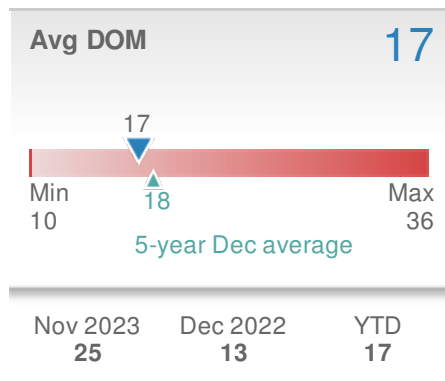
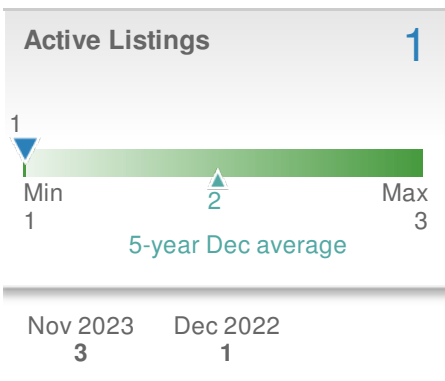
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Springfield (Delaware, PA), the median sold price for Attached properties for December was \$339,900, representing a decrease of 11.7% compared to last month and an increase of 3% from Dec 2022. The average days on market for units sold in December was 17 days, 8% below the 5-year December average of 18 days. There was a 200% month over month increase in new contract activity with 3 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from November) with 1; and a 66.7% decrease in supply to 1 active units.

This activity resulted in a Contract Ratio of 1.00 pendings per active listing, up from 0.33 in November and an increase from 0.00 in December 2022. The Contract Ratio is 9% lower than the 5-year December average of 1.10. 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.

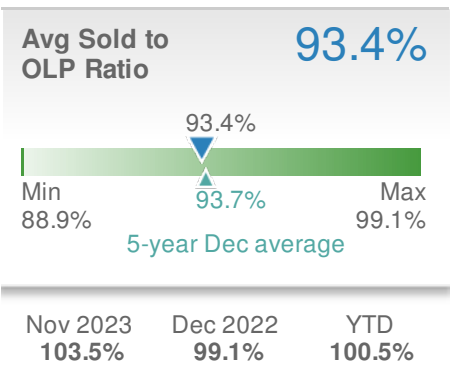
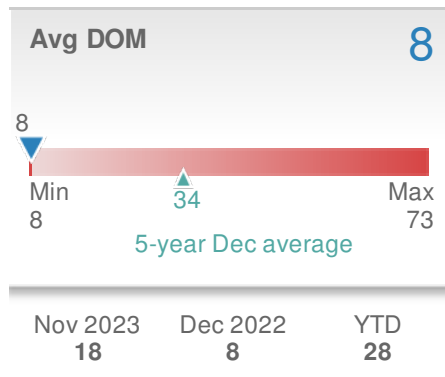
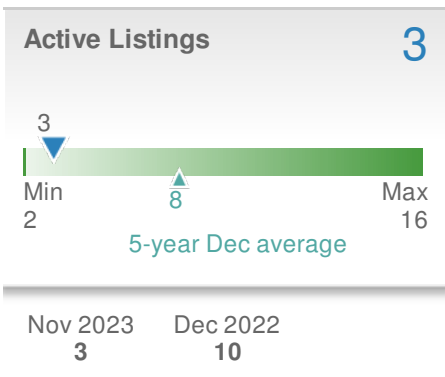
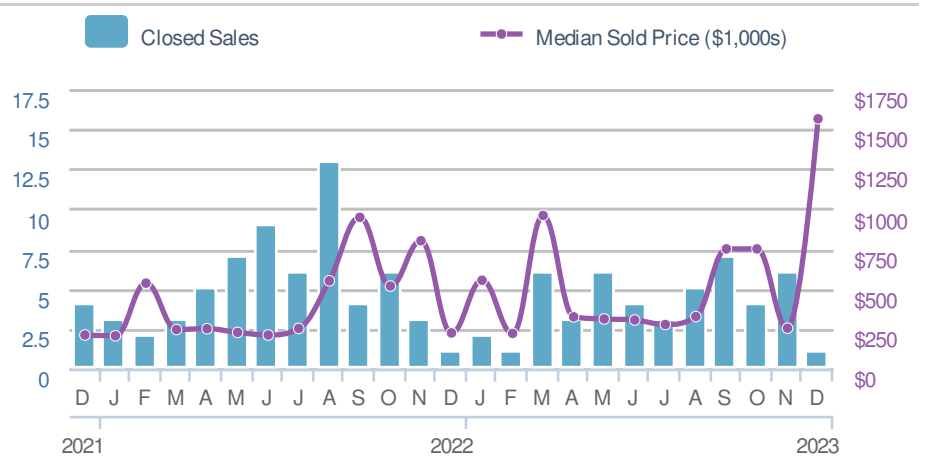
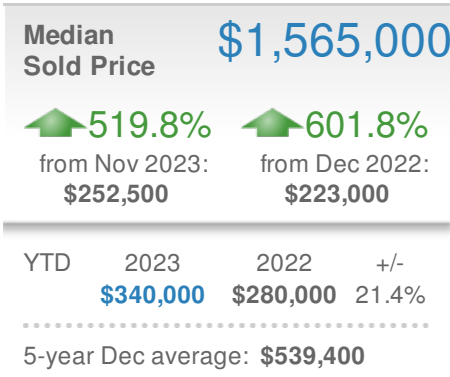
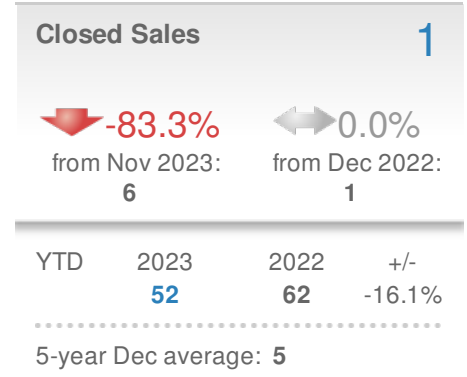
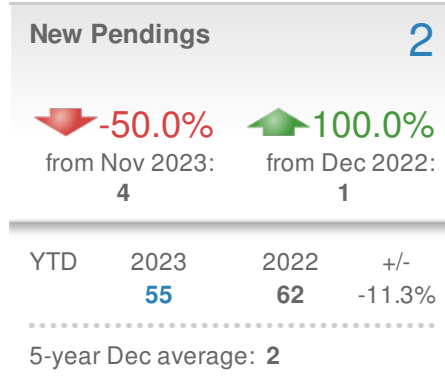
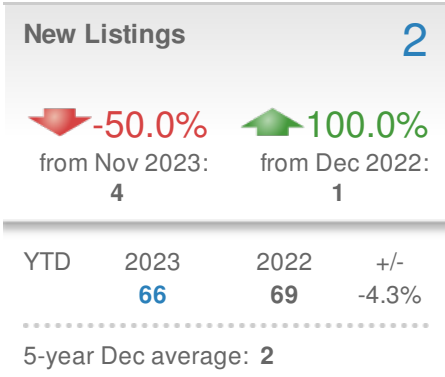




**December 2023**

Unionville-Chadds Ford (Delaware, PA)

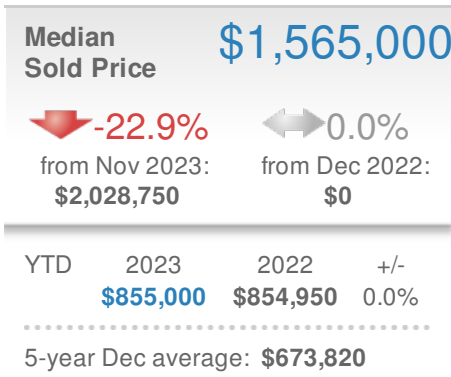
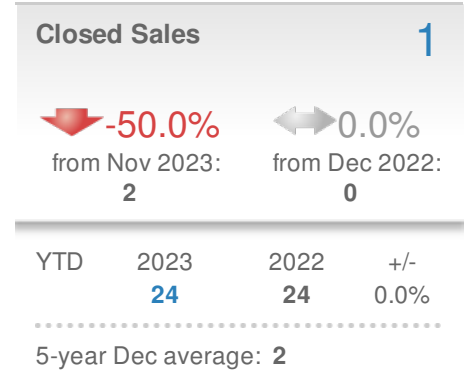
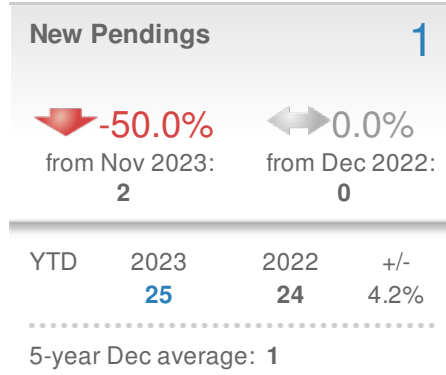
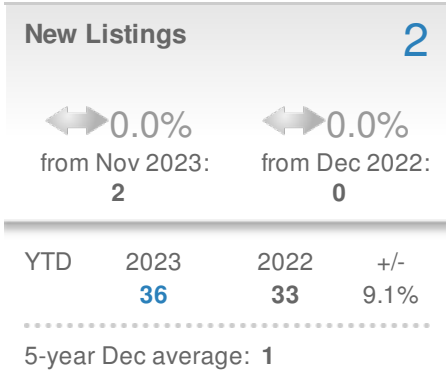
Email: ldavis@tcsr.realtor



**December 2023**

Unionville-Chadds Ford (Delaware, PA) - Detached

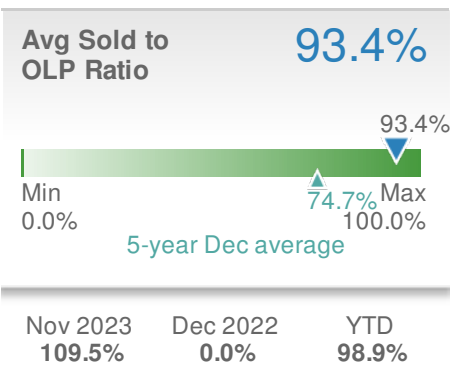
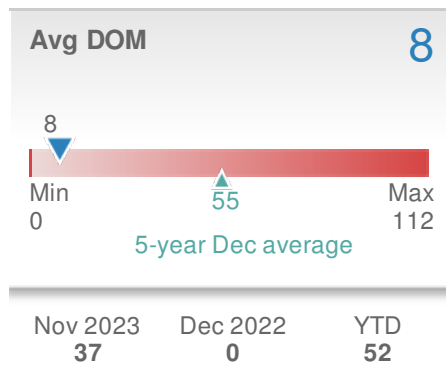
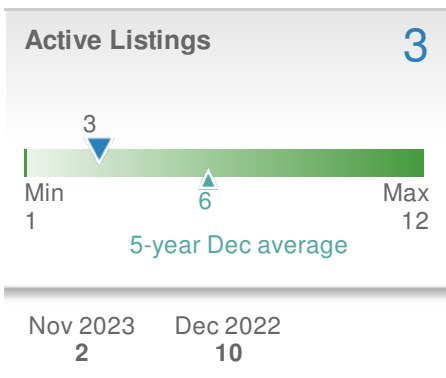
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Unionville-Chadds Ford (Delaware, PA), the median sold price for Detached properties for December was \$1,565,000, representing a decrease of 22.9% compared to last month and an increase of 0% from Dec 2022. The average days on market for units sold in December was 8 days, 86% below the 5-year December average of 55 days. There was a 50% month over month decrease in new contract activity with 1 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from November) with 3; and a 50% increase in supply to 3 active units.

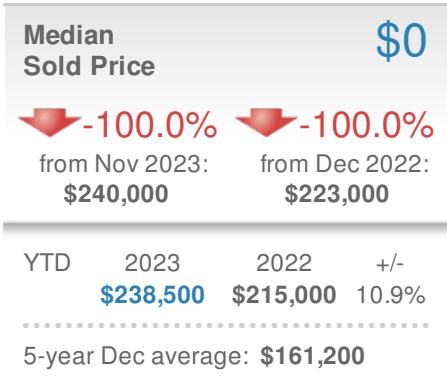
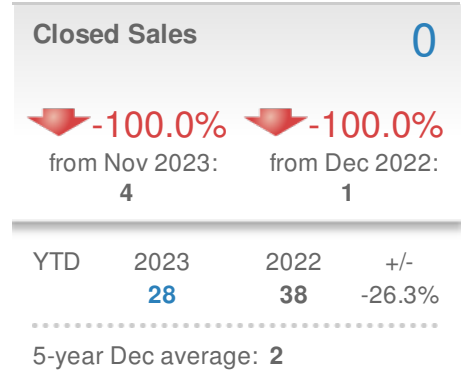
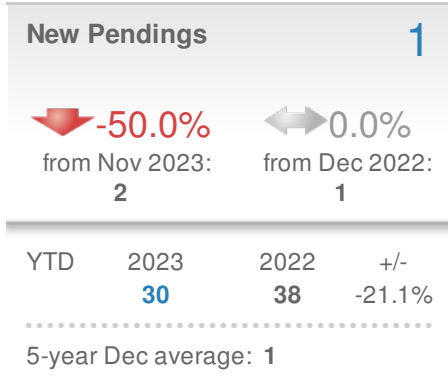
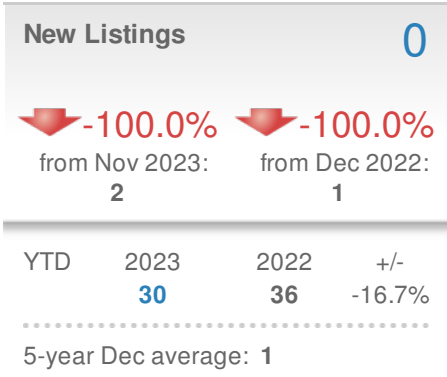
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 1.50 in November and an increase from 0.20 in December 2022. The Contract Ratio is 43% lower than the 5-year December average of 1.76. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



**December 2023**

Unionville-Chadds Ford (Delaware, PA) - Attached

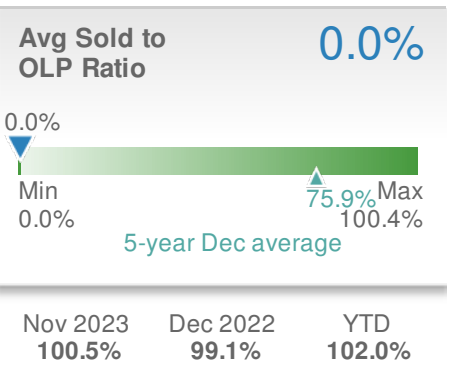
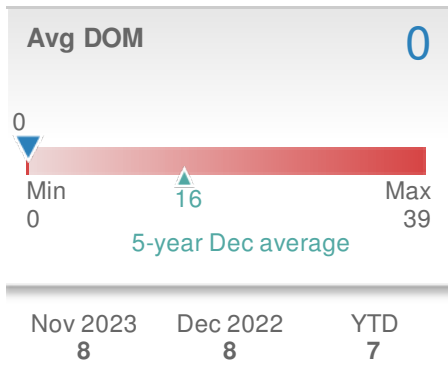
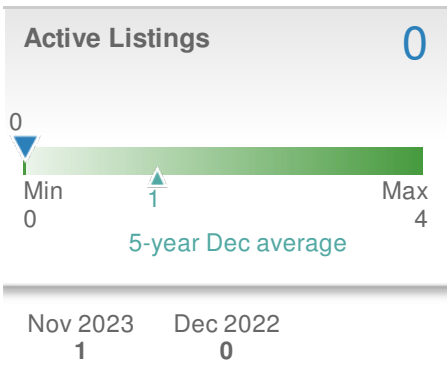
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Unionville-Chadds Ford (Delaware, PA), the median sold price for Attached properties for 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 16 days. There was a 50% month over month decrease in new contract activity with 1 New Pendings; a 50% MoM increase in All Pendings (new contracts + contracts carried over from November) to 3; and a 100% decrease in supply to 0 active units.

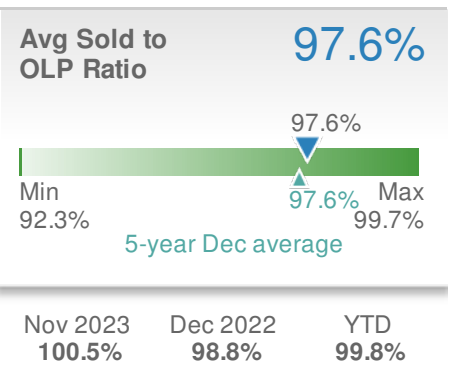
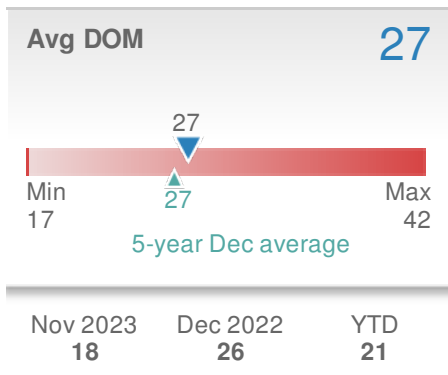
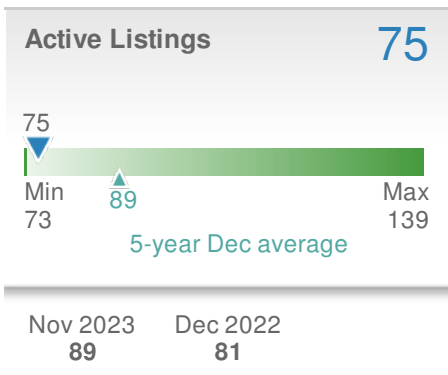
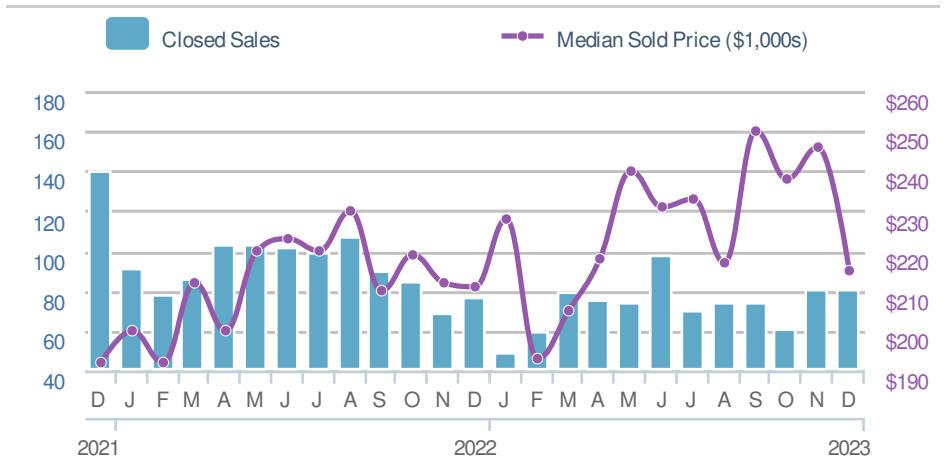
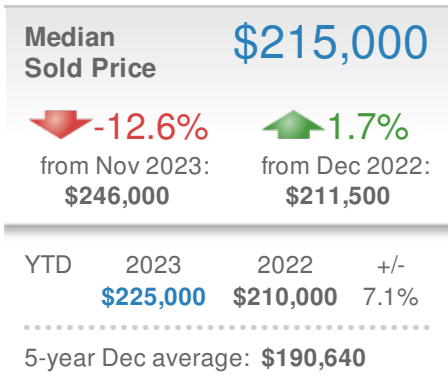
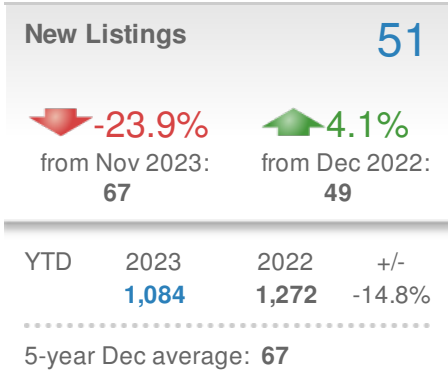
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, down from 2.00 in November and no change from December 2022. The Contract Ratio is 100% lower than the 5-year December average of 0.35. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



## December 2023

Upper Darby (Delaware, PA)

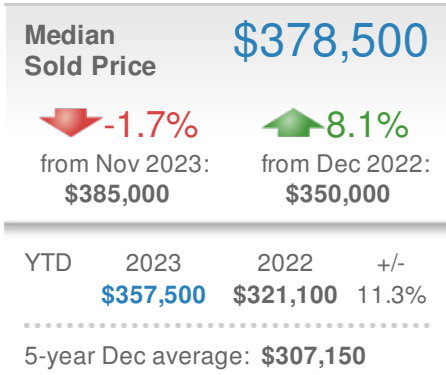
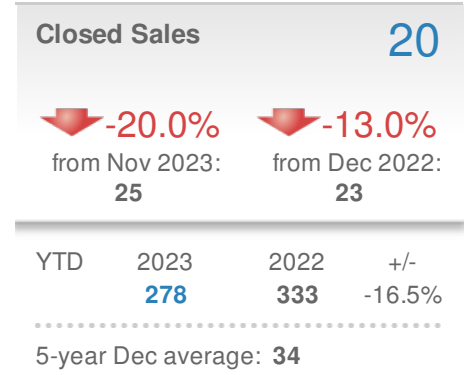
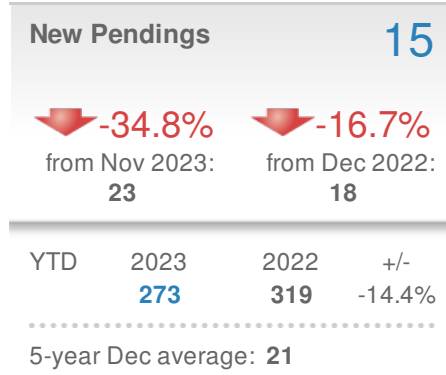
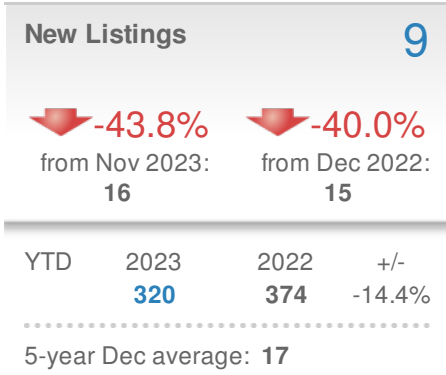
Email: ldavis@tcsr.realtor



## December 2023

### Upper Darby (Delaware, PA) - Detached

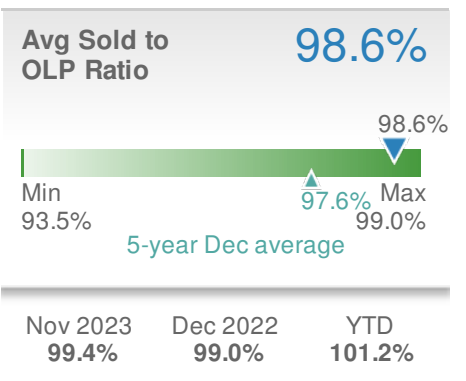
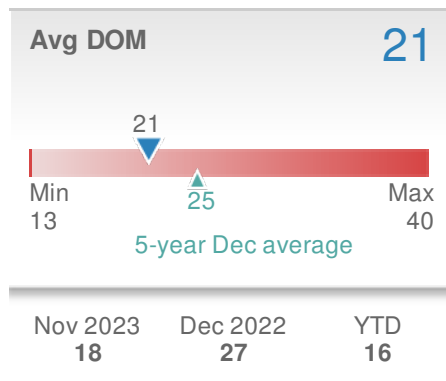
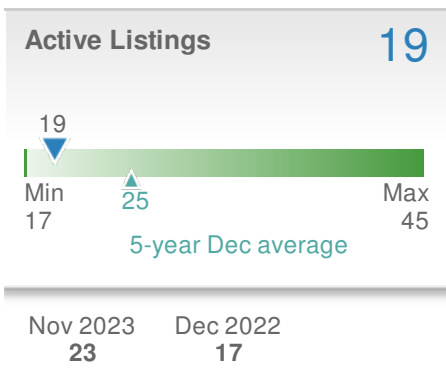
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



### Summary

In Upper Darby (Delaware, PA), the median sold price for Detached properties for December was \$378,500, representing a decrease of 1.7% compared to last month and an increase of 8.1% from Dec 2022. The average days on market for units sold in December was 21 days, 15% below the 5-year December average of 25 days. There was a 34.8% month over month decrease in new contract activity with 15 New Pendings; a 31% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 20; and a 17.4% decrease in supply to 19 active units.

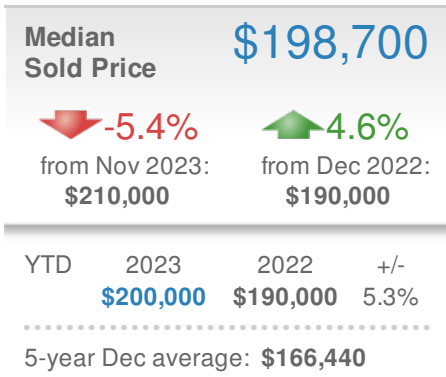
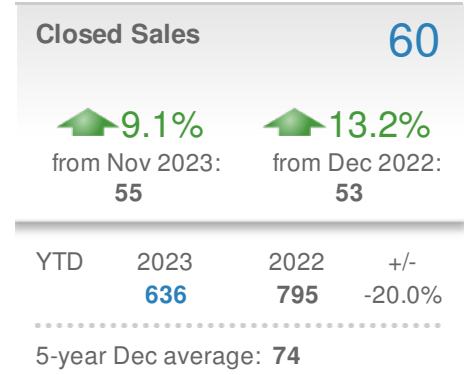
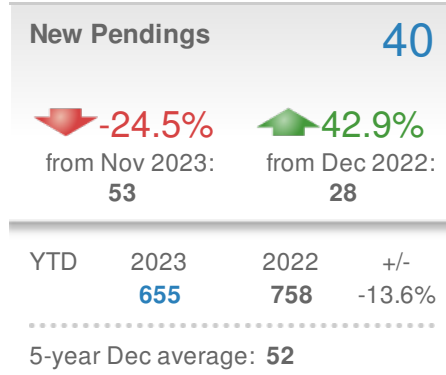
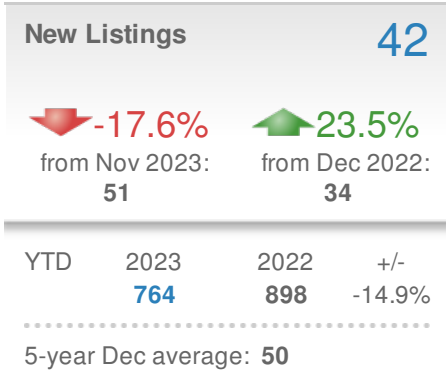
This activity resulted in a Contract Ratio of 1.05 pendings per active listing, down from 1.26 in November and a decrease from 1.59 in December 2022. The Contract Ratio is 38% lower than the 5-year December average of 1.70. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Upper Darby (Delaware, PA) - Attached

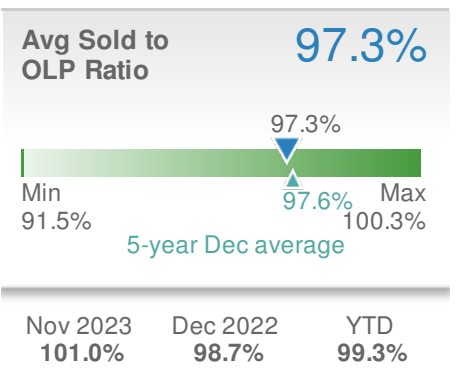
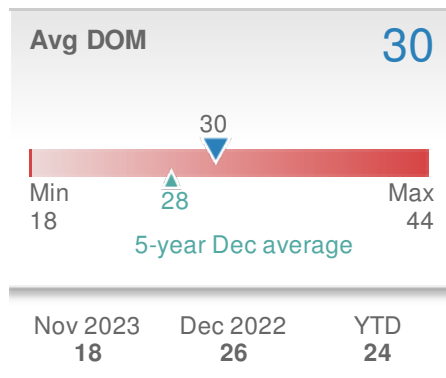
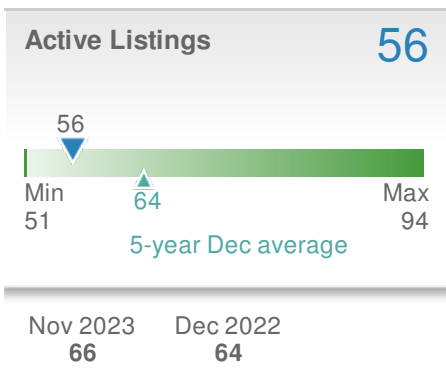
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Upper Darby (Delaware, PA), the median sold price for Attached properties for December was \$198,700, representing a decrease of 5.4% compared to last month and an increase of 4.6% from Dec 2022. The average days on market for units sold in December was 30 days, 9% above the 5-year December average of 28 days. There was a 24.5% month over month decrease in new contract activity with 40 New Pendings; a 23% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 57; and a 15.2% decrease in supply to 56 active units.

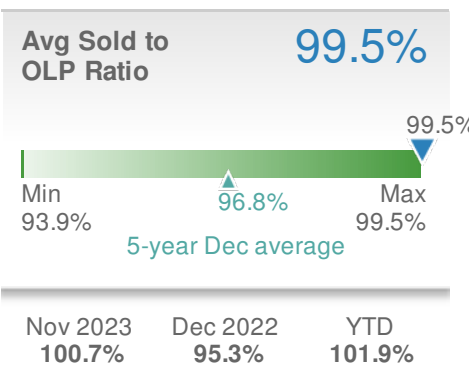
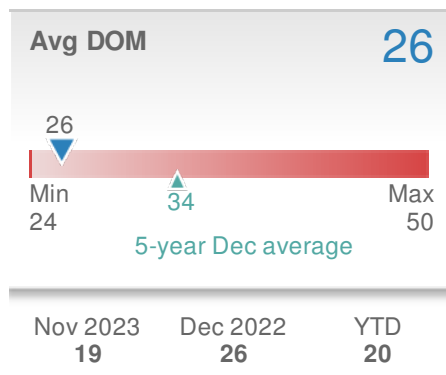
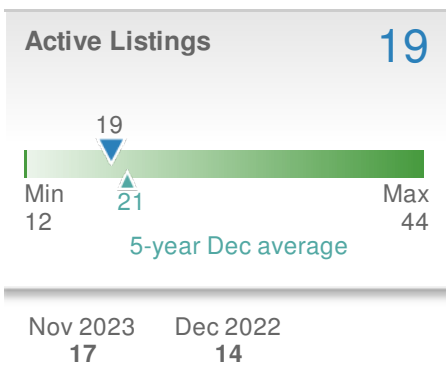
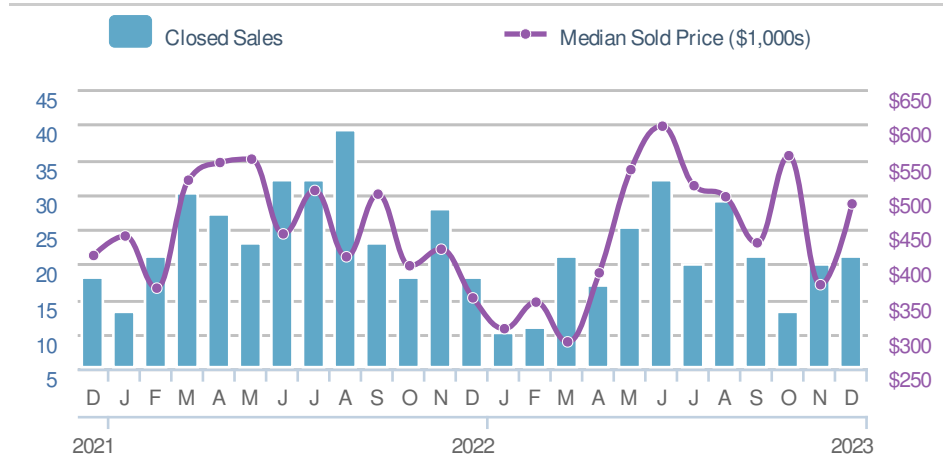
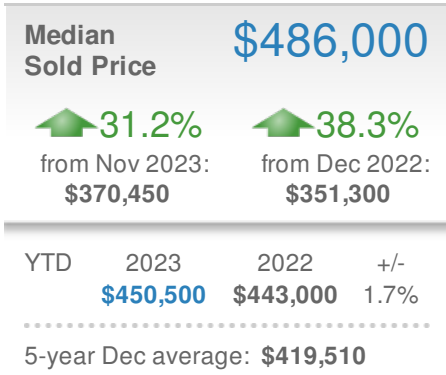
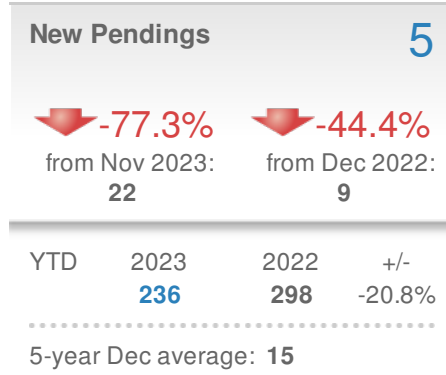
This activity resulted in a Contract Ratio of 1.02 pendings per active listing, down from 1.12 in November and an increase from 0.73 in December 2022. The Contract Ratio is 28% lower than the 5-year December average of 1.42. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Wallingford-Swarthmore (Delaware, PA)

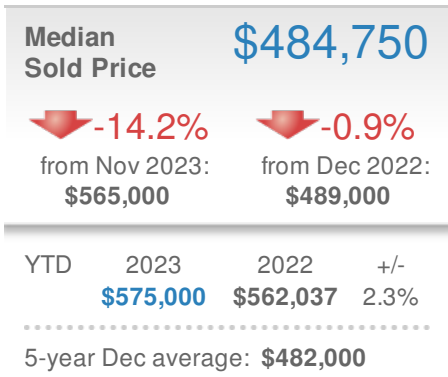
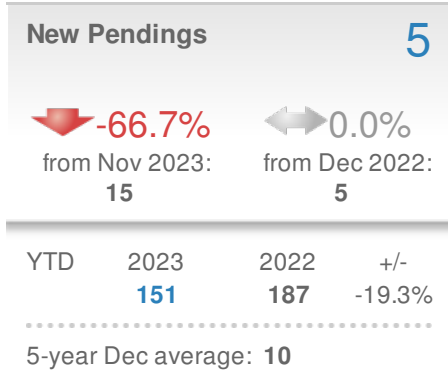
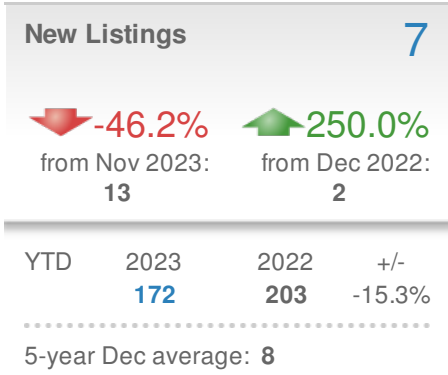
Email: ldavis@tcsr.realtor



**December 2023**

Wallingford-Swarthmore (Delaware, PA) - Detached

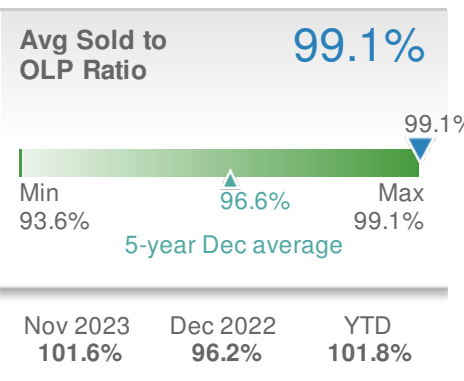
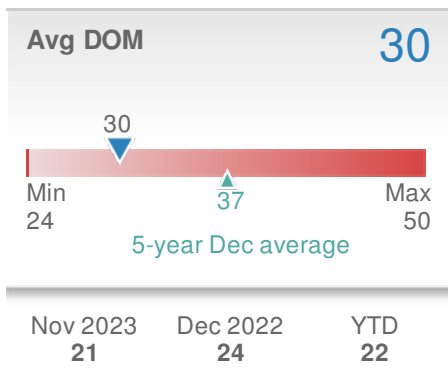
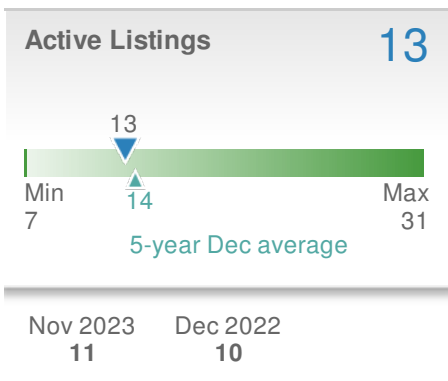
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Wallingford-Swarthmore (Delaware, PA), the median sold price for Detached properties for December was \$484,750, representing a decrease of 14.2% compared to last month and a decrease of 0.9% from Dec 2022. The average days on market for units sold in December was 30 days, 20% below the 5-year December average of 37 days. There was a 66.7% month over month decrease in new contract activity with 5 New Pending; a 68.4% MoM decrease in All Pending (new contracts + contracts carried over from November) to 6; and an 18.2% increase in supply to 13 active units.

This activity resulted in a Contract Ratio of 0.46 pending per active listing, down from 1.73 in November and a decrease from 1.10 in December 2022. The Contract Ratio is 74% lower than the 5-year December average of 1.78. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

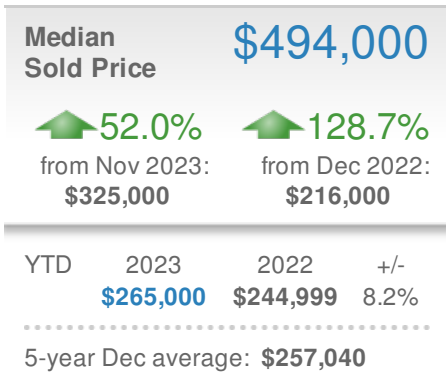
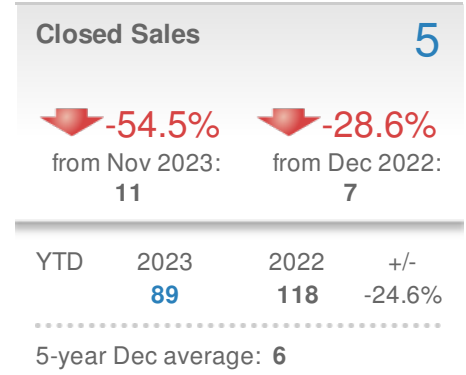
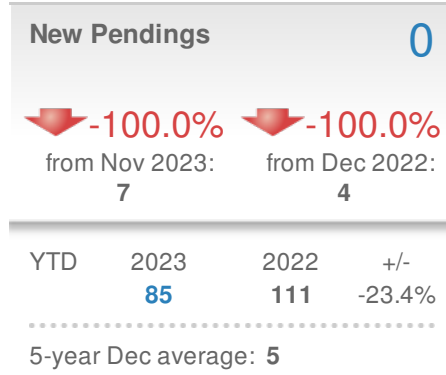
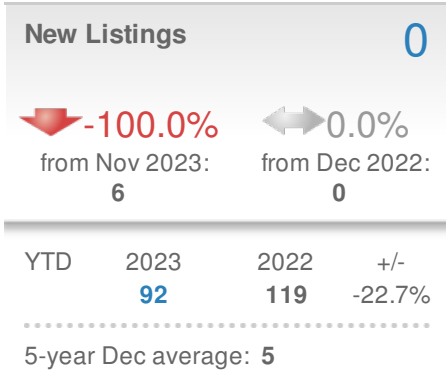




**December 2023**

Wallingford-Swarthmore (Delaware, PA) - Attached

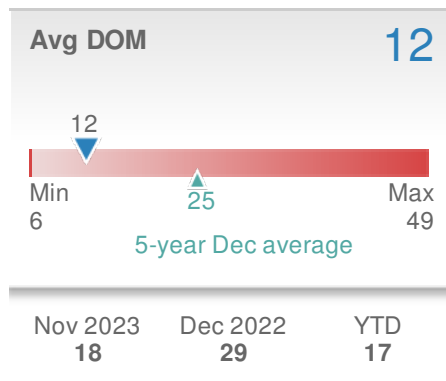
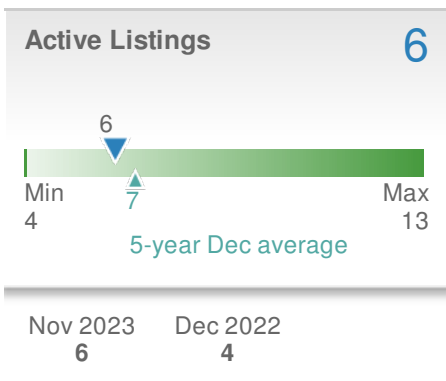
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Wallingford-Swarthmore (Delaware, PA), the median sold price for Attached properties for December was \$494,000, representing an increase of 52% compared to last month and an increase of 128.7% 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 100% month over month decrease in new contract activity with 0 New Pendings; a 45.5% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 6; and no change in supply with 6 active units.

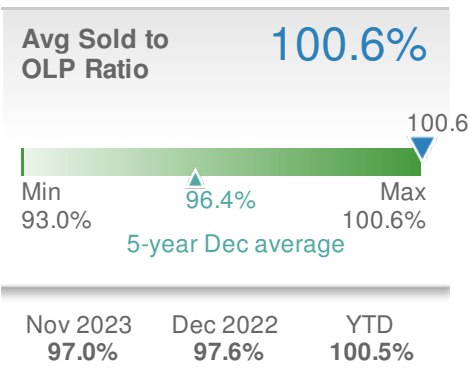
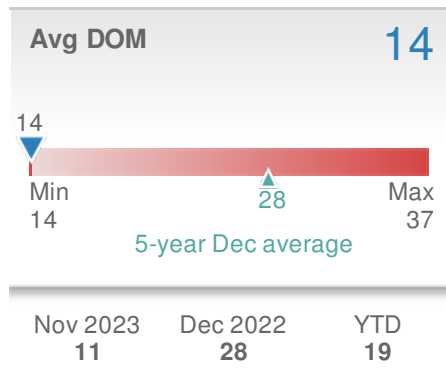
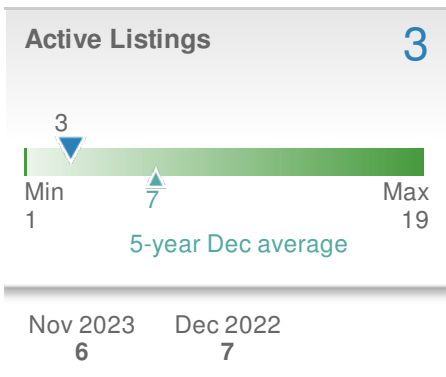
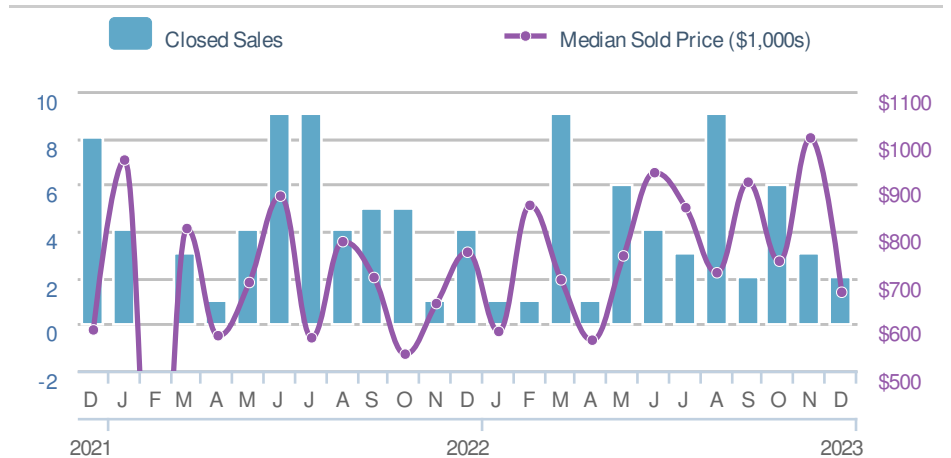
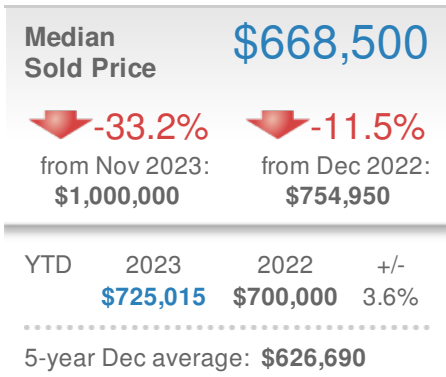
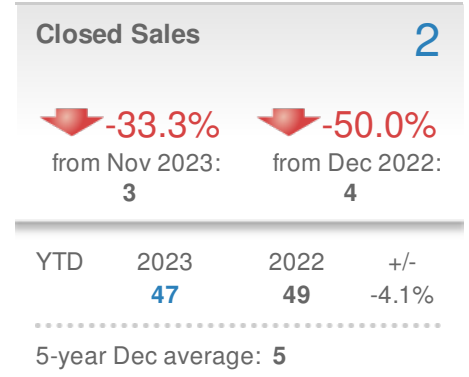
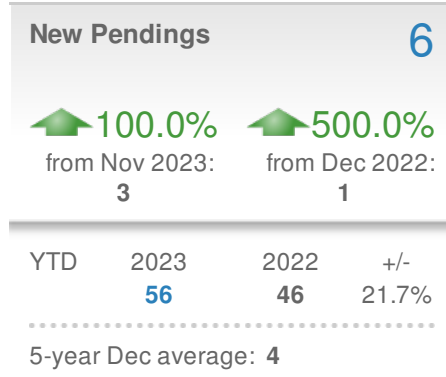
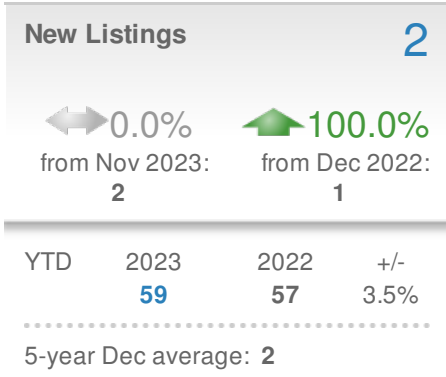
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 1.83 in November and a decrease from 2.75 in December 2022. The Contract Ratio is 53% lower than the 5-year December average of 2.13. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



## December 2023

### West Chester Area (Delaware, PA)

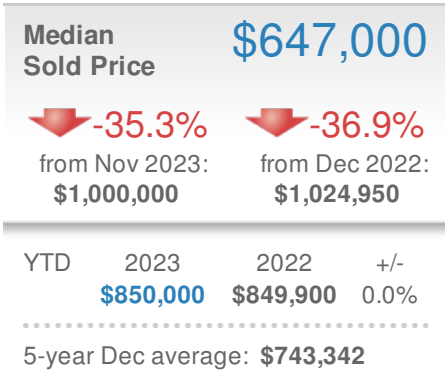
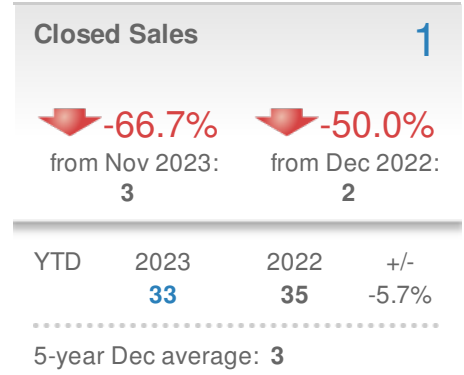
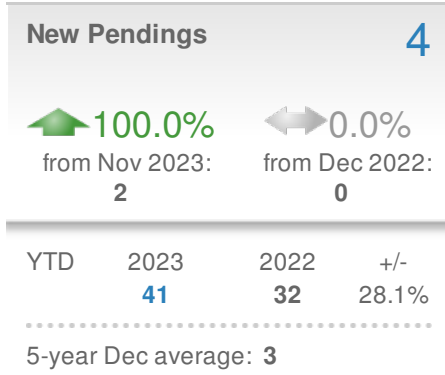
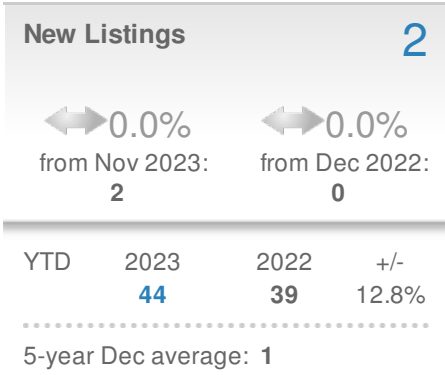
Email: ldavis@tcsr.realtor



**December 2023**

West Chester Area (Delaware, PA) - Detached

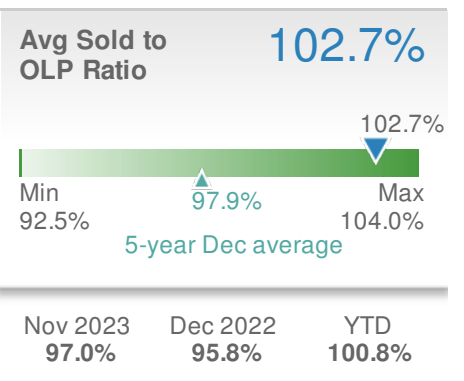
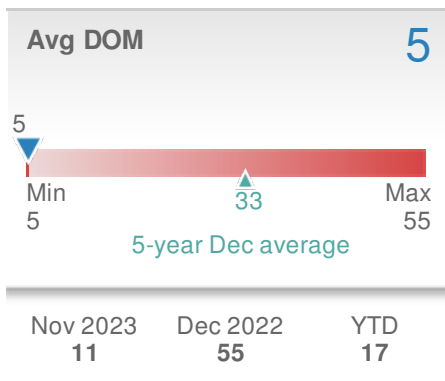
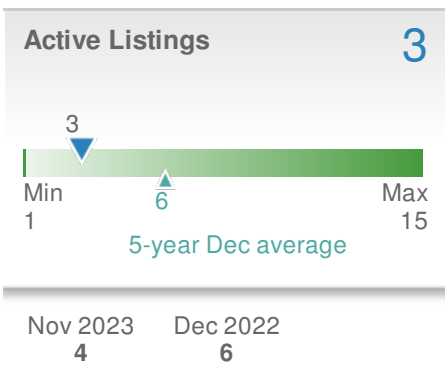
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In West Chester Area (Delaware, PA), the median sold price for Detached properties for December was \$647,000, representing a decrease of 35.3% compared to last month and a decrease of 36.9% from Dec 2022. The average days on market for units sold in December was 5 days, 85% below the 5-year December average of 33 days. There was a 100% month over month increase in new contract activity with 4 New Pendings; a 60% MoM increase in All Pendings (new contracts + contracts carried over from November) to 8; and a 25% decrease in supply to 3 active units.

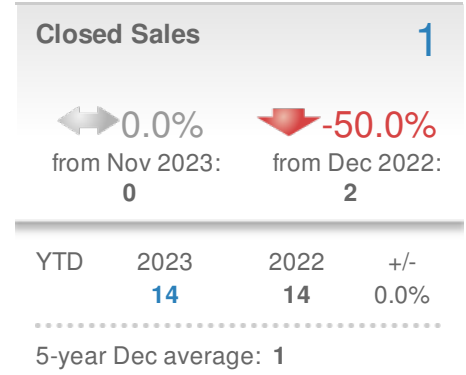
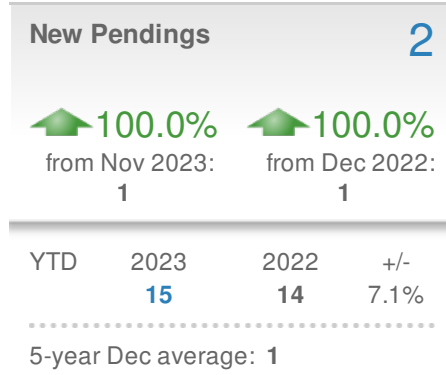
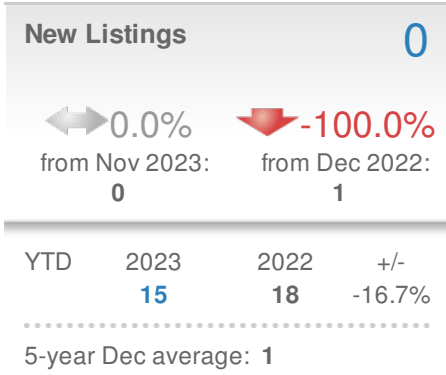
This activity resulted in a Contract Ratio of 2.67 pendings per active listing, up from 1.25 in November and an increase from 0.00 in December 2022. The Contract Ratio is 87% higher than the 5-year December average of 1.43. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

West Chester Area (Delaware, PA) - Attached

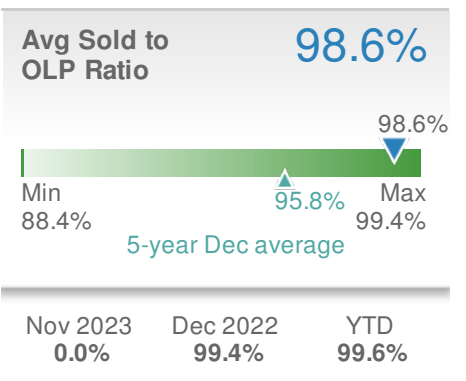
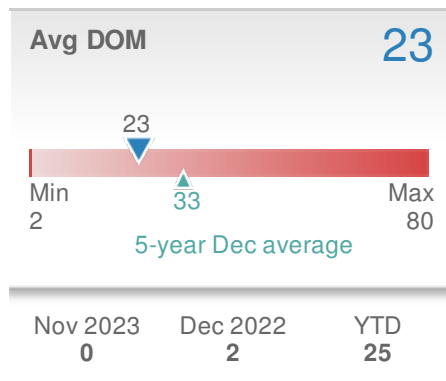
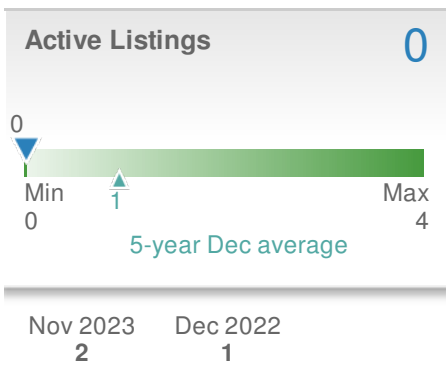
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In West Chester Area (Delaware, PA), the median sold price for Attached properties for December was \$690,000, representing an increase of 0% compared to last month and an increase of 11.6% from Dec 2022. The average days on market for units sold in December was 23 days, 30% below the 5-year December average of 33 days. There was a 100% month over month increase in new contract activity with 2 New Pendings; a 100% MoM increase in All Pendings (new contracts + contracts carried over from November) to 2; and a 100% decrease in supply to 0 active units.

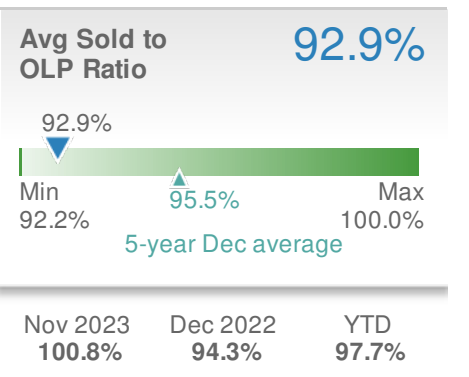
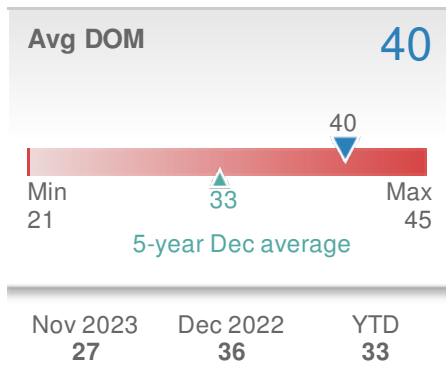
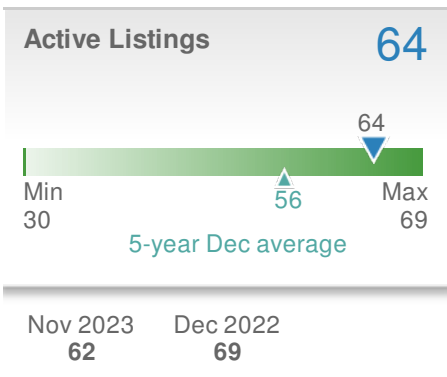
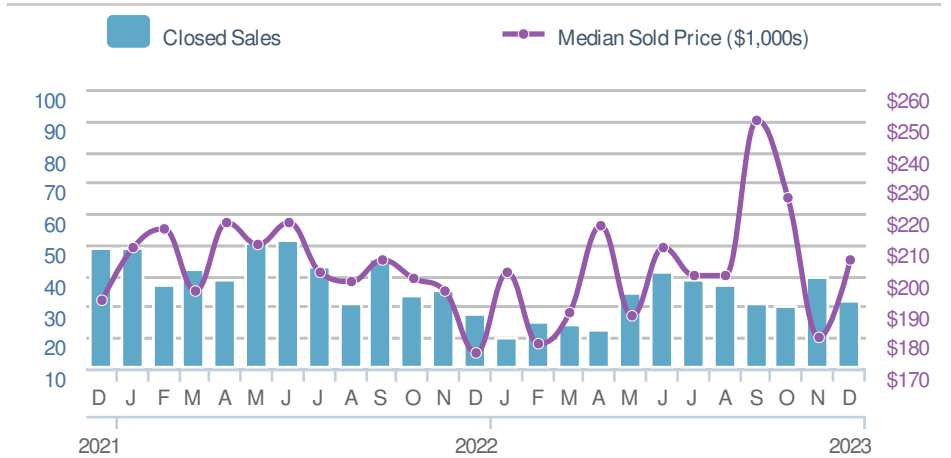
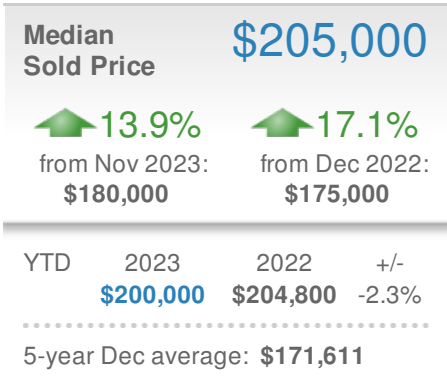
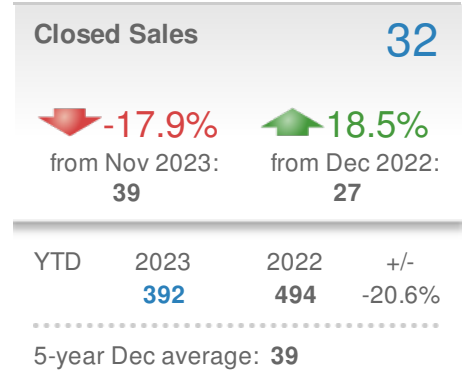
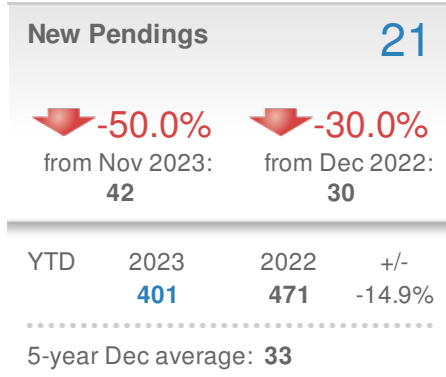
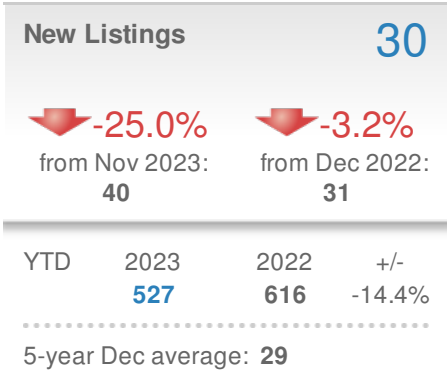
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, down from 0.50 in November and a decrease from 1.00 in December 2022. The Contract Ratio is 100% lower than the 5-year December average of 0.30. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

William Penn (Delaware, PA)

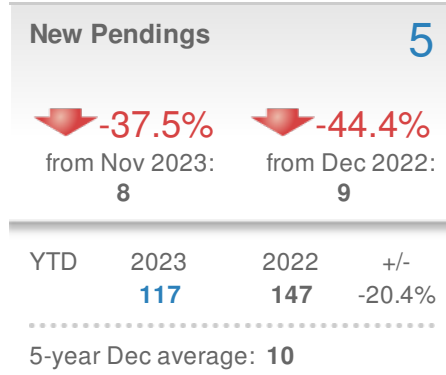
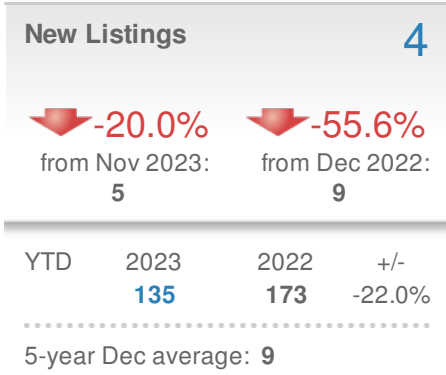
Email: ldavis@tcsr.realtor



**December 2023**

William Penn (Delaware, PA) - Detached

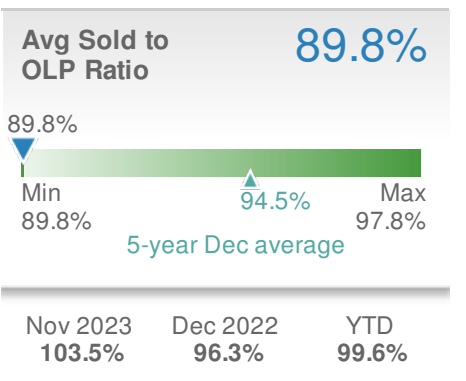
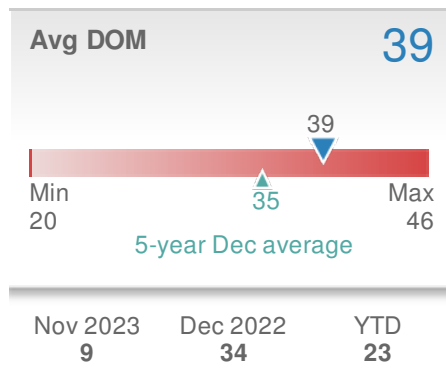
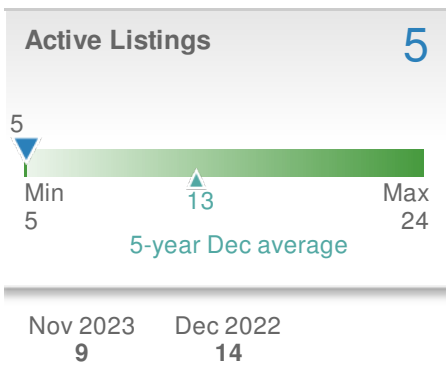
Tri-County Suburban REALTORS  
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**Summary**

In William Penn (Delaware, PA), the median sold price for Detached properties for December was \$314,500, representing an increase of 25.8% compared to last month and an increase of 10% from Dec 2022. The average days on market for units sold in December was 39 days, 10% above the 5-year December average of 35 days. There was a 37.5% month over month decrease in new contract activity with 5 New Pendings; a 41.2% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 10; and a 44.4% decrease in supply to 5 active units.

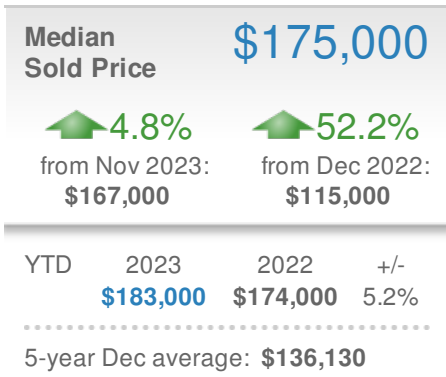
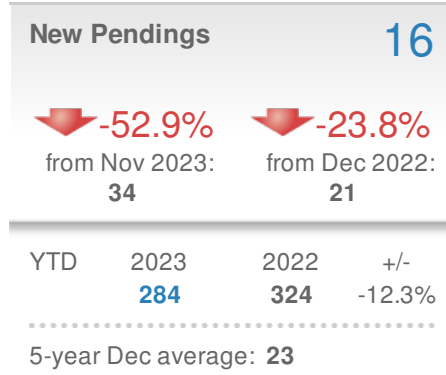
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, up from 1.89 in November and an increase from 0.64 in December 2022. The Contract Ratio is 31% higher than the 5-year December average of 1.52. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



**December 2023**

William Penn (Delaware, PA) - Attached

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**Summary**

In William Penn (Delaware, PA), the median sold price for Attached properties for December was \$175,000, representing an increase of 4.8% compared to last month and an increase of 52.2% from Dec 2022. The average days on market for units sold in December was 41 days, 29% above the 5-year December average of 32 days. There was a 52.9% month over month decrease in new contract activity with 16 New Pendings; a 30.8% MoM decrease in All Pendings (new contracts + contracts carried over from November) to 27; and an 11.3% increase in supply to 59 active units.

This activity resulted in a Contract Ratio of 0.46 pendings per active listing, down from 0.74 in November and a decrease from 0.55 in December 2022. The Contract Ratio is 58% lower than the 5-year December average of 1.09. 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.

