

February 2024

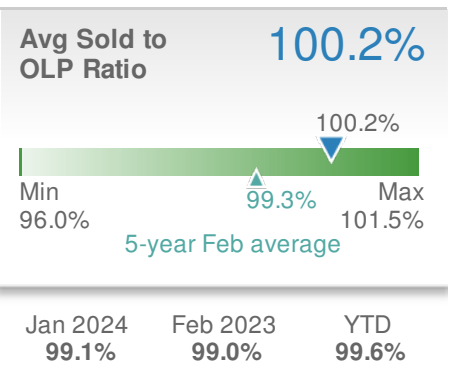
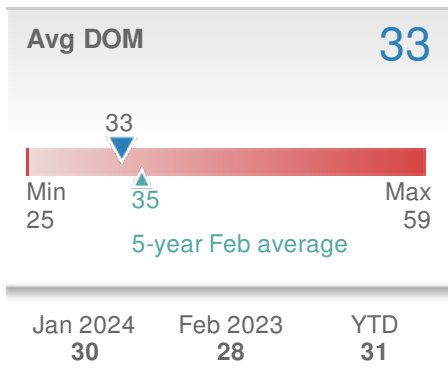
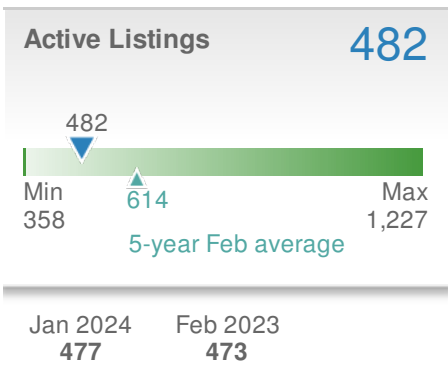
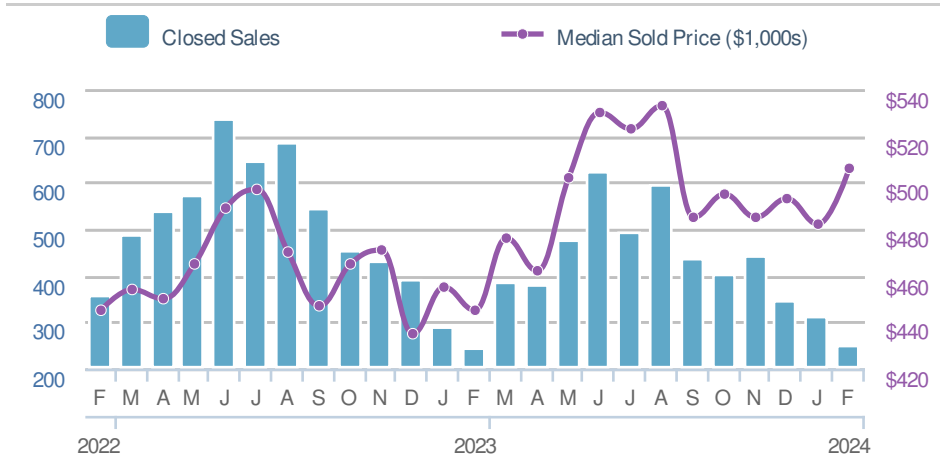
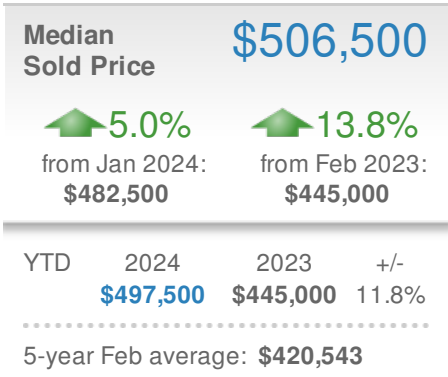
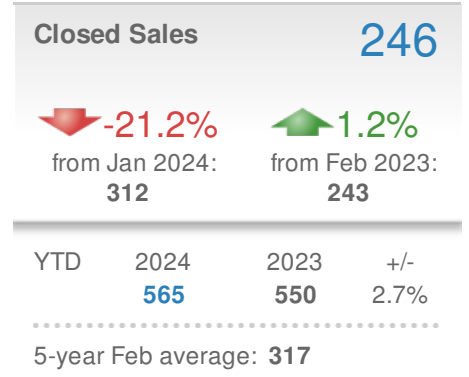
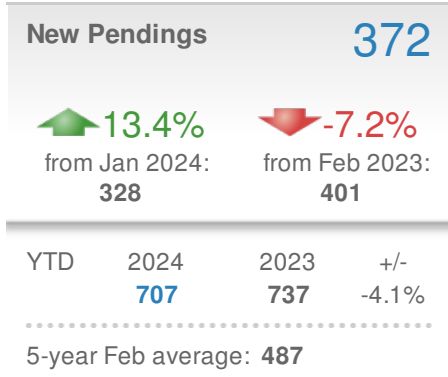
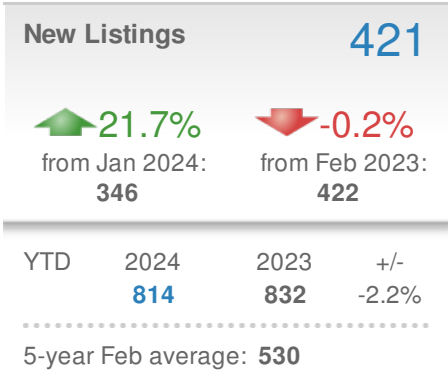
All Home Types
Detached
Attached

Local Market Insight

Chester County, PA

February 2024
Chester County, PA

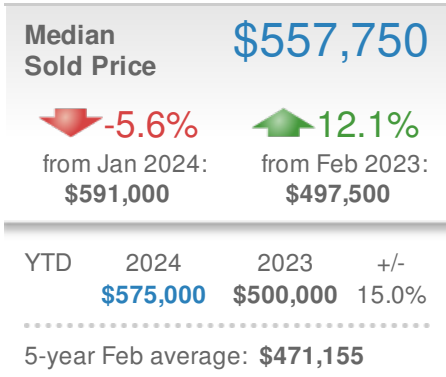
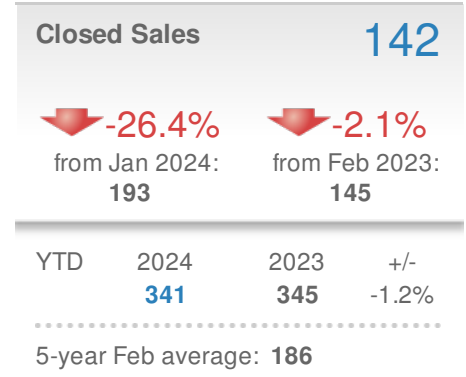
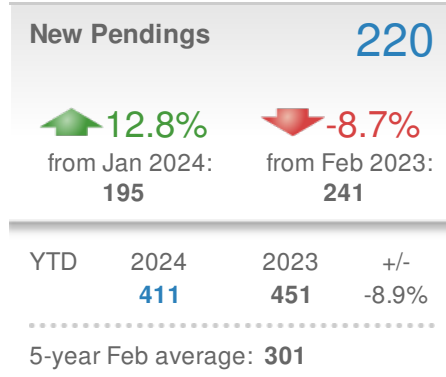
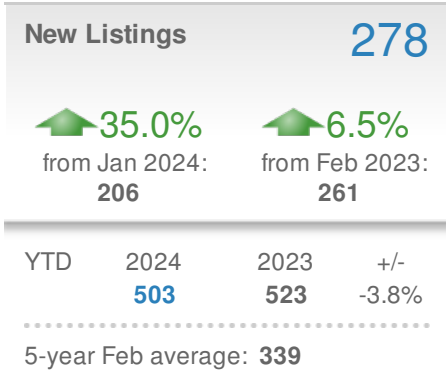
Email: ldavis@tcsr.realtor



February 2024

Chester County, PA - Detached

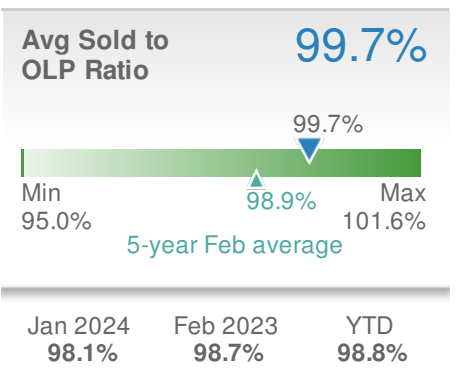
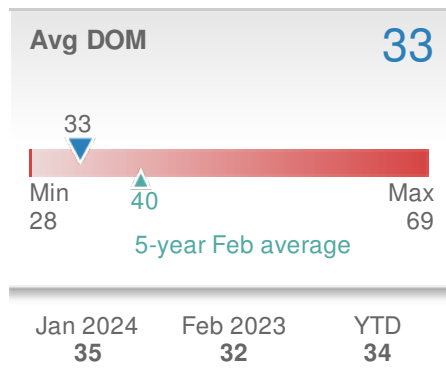
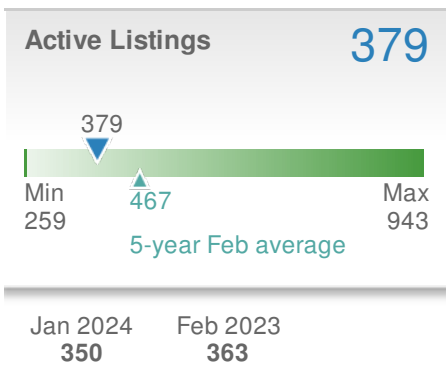
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Chester County, PA, the median sold price for Detached properties for February was \$557,750, representing a decrease of 5.6% compared to last month and an increase of 12.1% from Feb 2023. The average days on market for units sold in February was 33 days, 18% below the 5-year February average of 40 days. There was a 12.8% month over month increase in new contract activity with 220 New Pendings; a 14.7% MoM increase in All Pendings (new contracts + contracts carried over from January) to 438; and an 8.3% increase in supply to 379 active units.

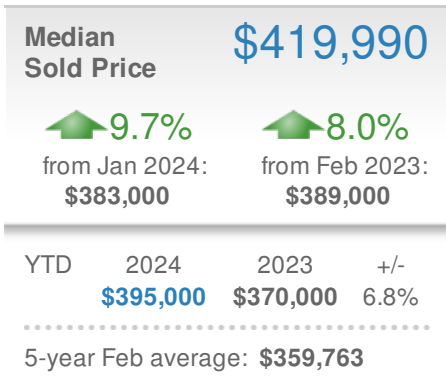
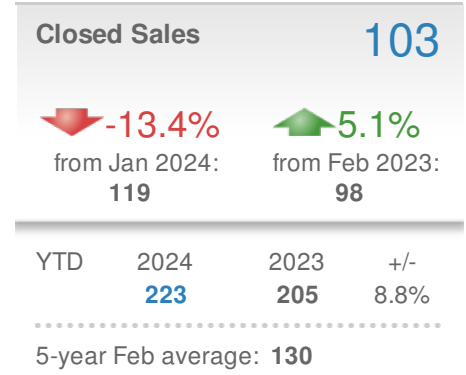
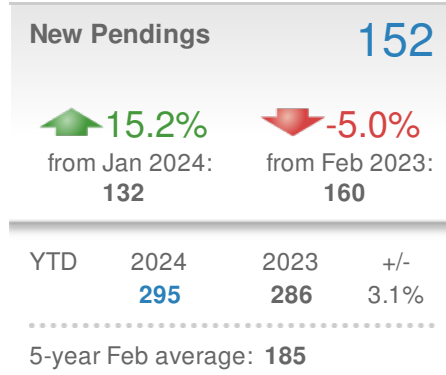
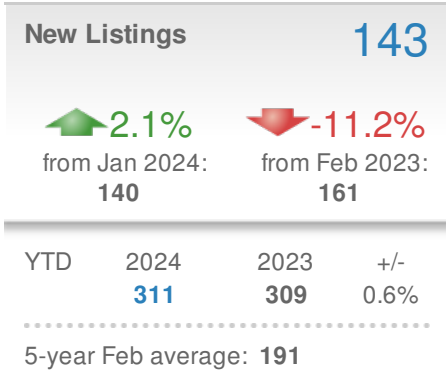
This activity resulted in a Contract Ratio of 1.16 pendings per active listing, up from 1.09 in January and a decrease from 1.18 in February 2023. The Contract Ratio is 25% lower than the 5-year February average of 1.54. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



February 2024

Chester County, PA - Attached

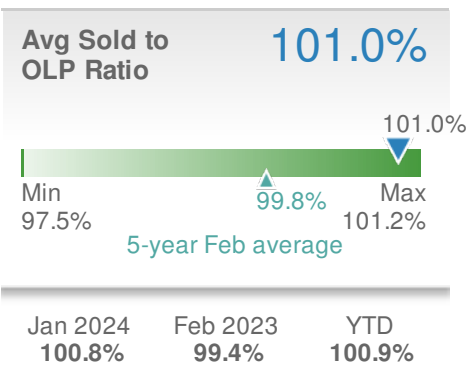
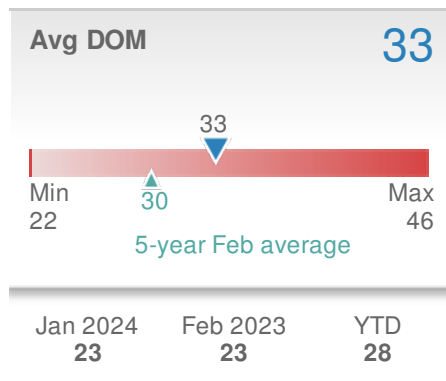
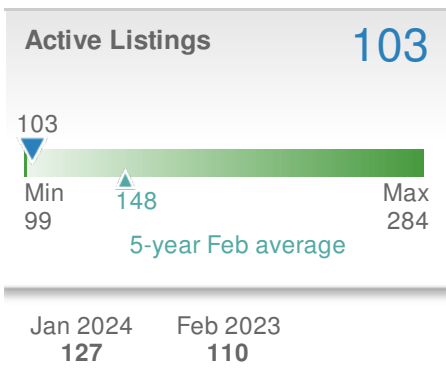
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Email: ldavis@tcsr.realtor



Summary

In Chester County, PA, the median sold price for Attached properties for February was \$419,990, representing an increase of 9.7% compared to last month and an increase of 8% from Feb 2023. The average days on market for units sold in February was 33 days, 12% above the 5-year February average of 30 days. There was a 15.2% month over month increase in new contract activity with 152 New Pendings; a 20.3% MoM increase in All Pendings (new contracts + contracts carried over from January) to 326; and an 18.9% decrease in supply to 103 active units.

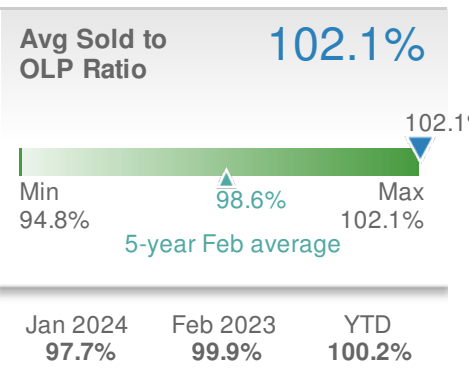
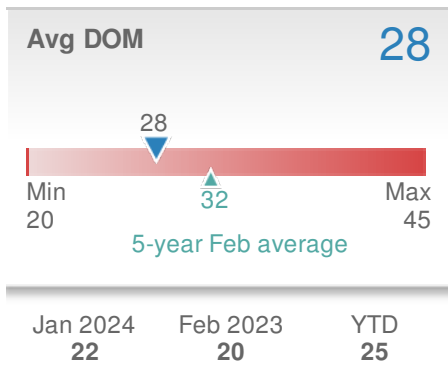
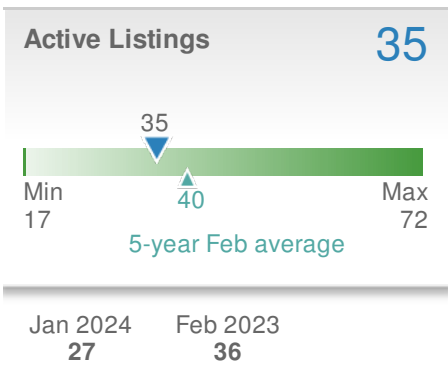
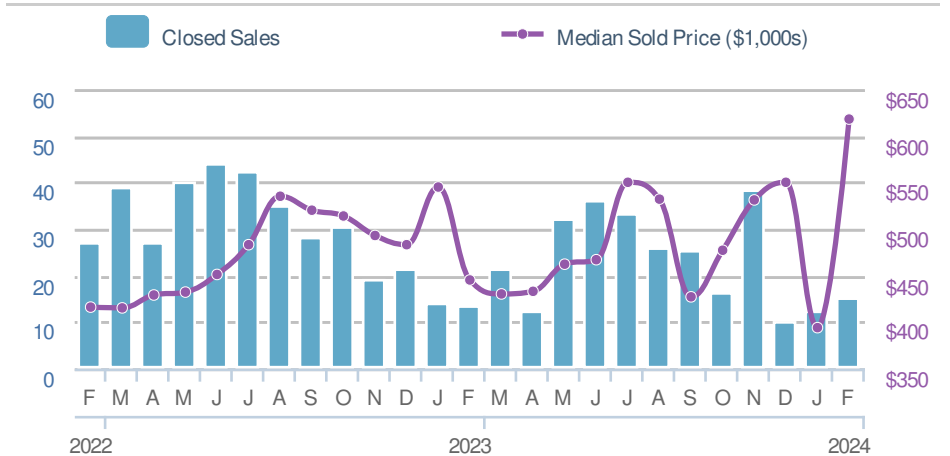
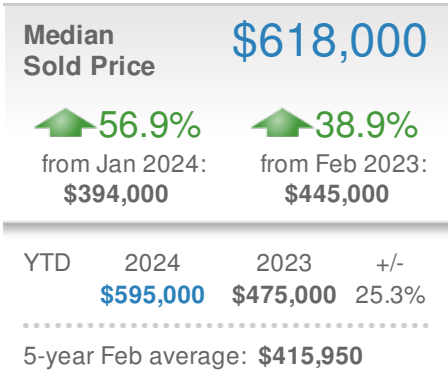
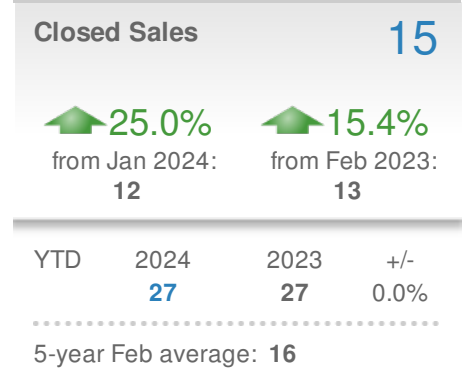
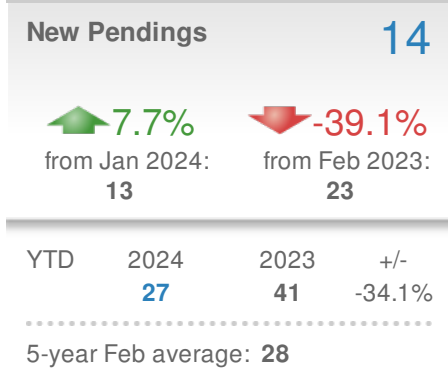
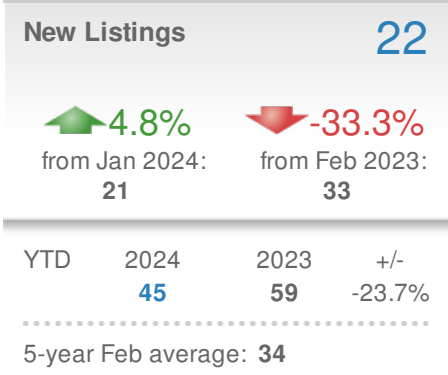
This activity resulted in a Contract Ratio of 3.17 pendings per active listing, up from 2.13 in January and an increase from 2.69 in February 2023. The Contract Ratio is 3% higher than the 5-year February average of 3.08. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



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Avon Grove (Chester, PA)

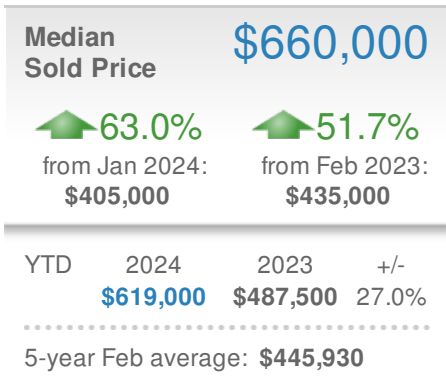
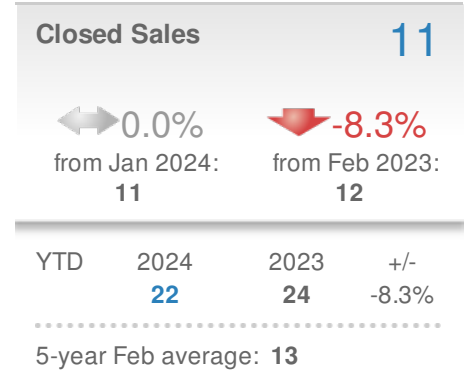
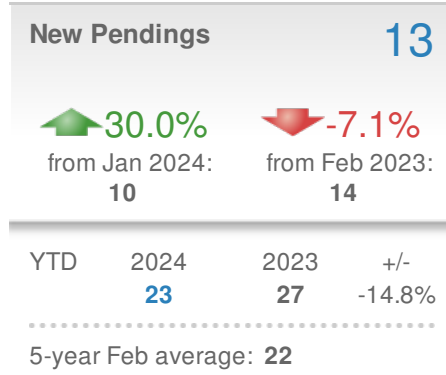
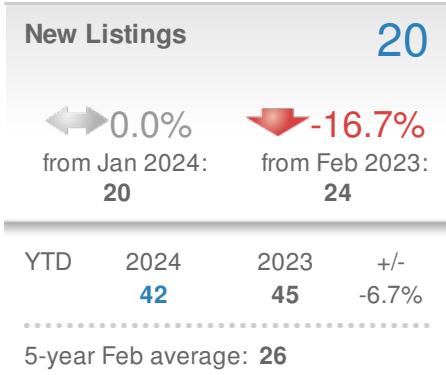
Email: ldavis@tcsr.realtor



February 2024

Avon Grove (Chester, PA) - Detached

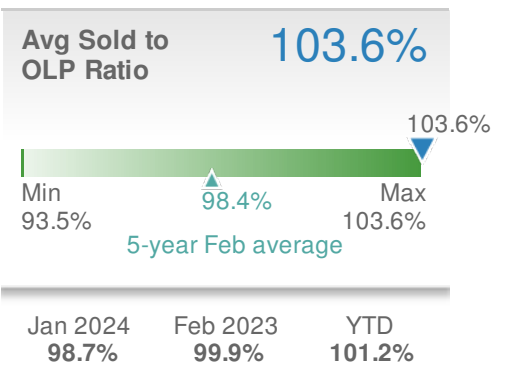
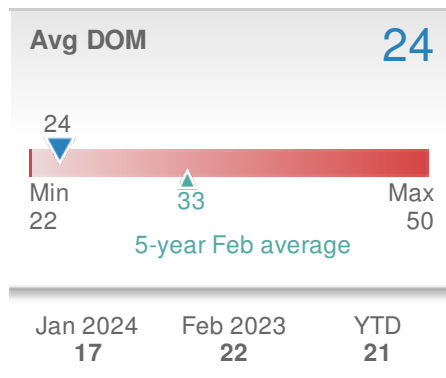
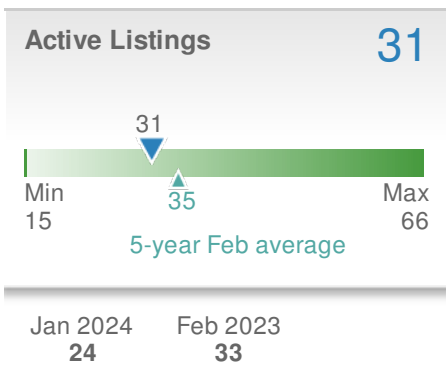
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Email: ldavis@tcsr.realtor



Summary

In Avon Grove (Chester, PA), the median sold price for Detached properties for February was \$660,000, representing an increase of 63% compared to last month and an increase of 51.7% from Feb 2023. The average days on market for units sold in February was 24 days, 28% below the 5-year February average of 33 days. There was a 30% month over month increase in new contract activity with 13 New Pendings; a 2.7% MoM increase in All Pendings (new contracts + contracts carried over from January) to 38; and a 29.2% increase in supply to 31 active units.

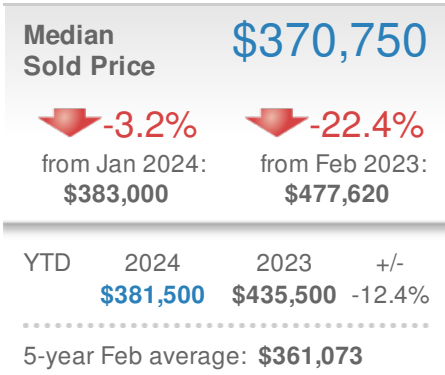
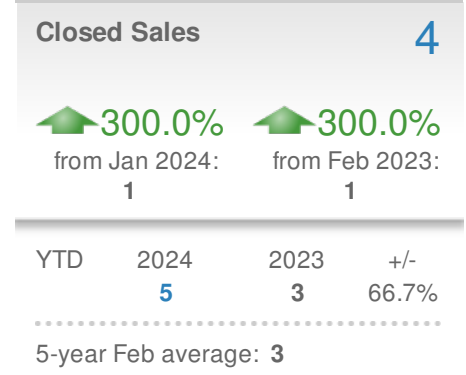
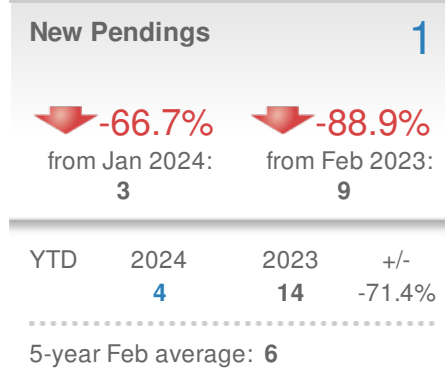
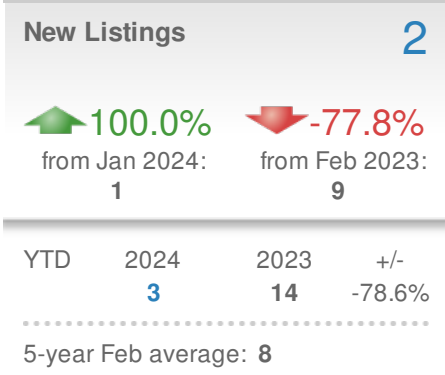
This activity resulted in a Contract Ratio of 1.23 pendings per active listing, down from 1.54 in January and an increase from 0.73 in February 2023. The Contract Ratio is 37% lower than the 5-year February average of 1.94. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2024

Avon Grove (Chester, PA) - Attached

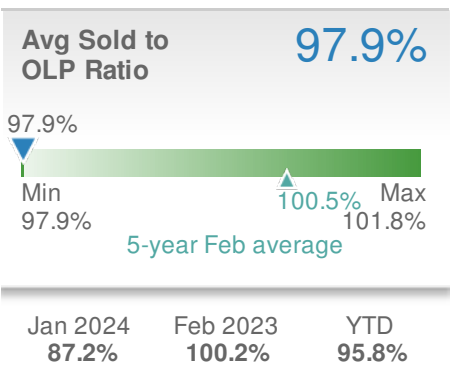
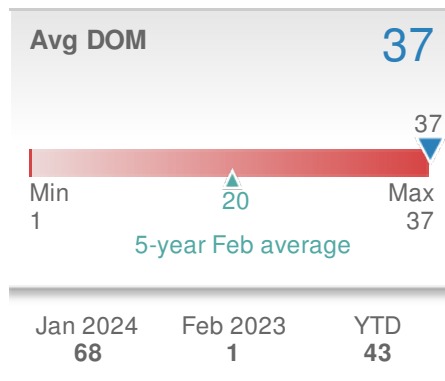
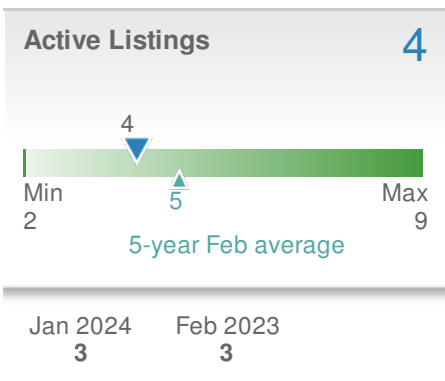
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Summary

In Avon Grove (Chester, PA), the median sold price for Attached properties for February was \$370,750, representing a decrease of 3.2% compared to last month and a decrease of 22.4% from Feb 2023. The average days on market for units sold in February was 37 days, 87% above the 5-year February average of 20 days. There was a 66.7% month over month decrease in new contract activity with 1 New Pendings; a 75% MoM decrease in All Pendings (new contracts + contracts carried over from January) to 1; and a 33.3% increase in supply to 4 active units.

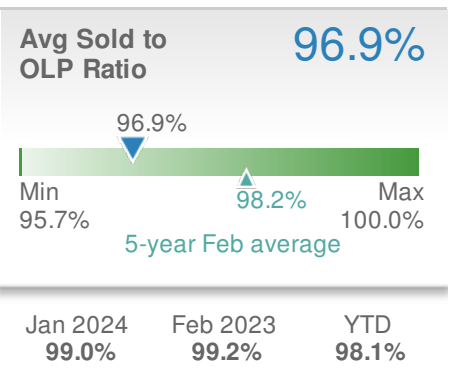
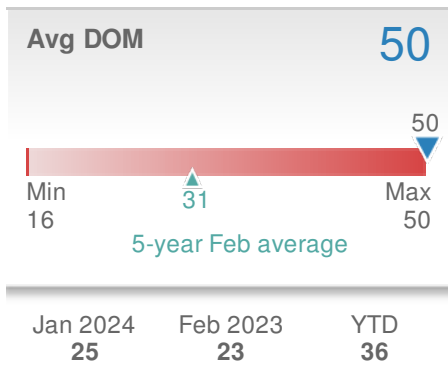
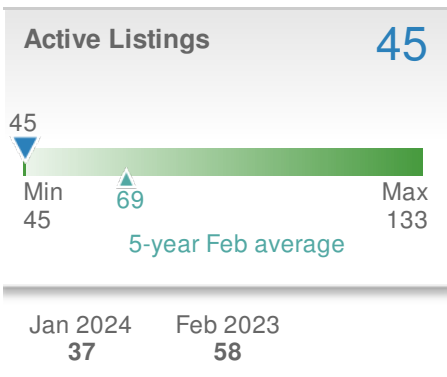
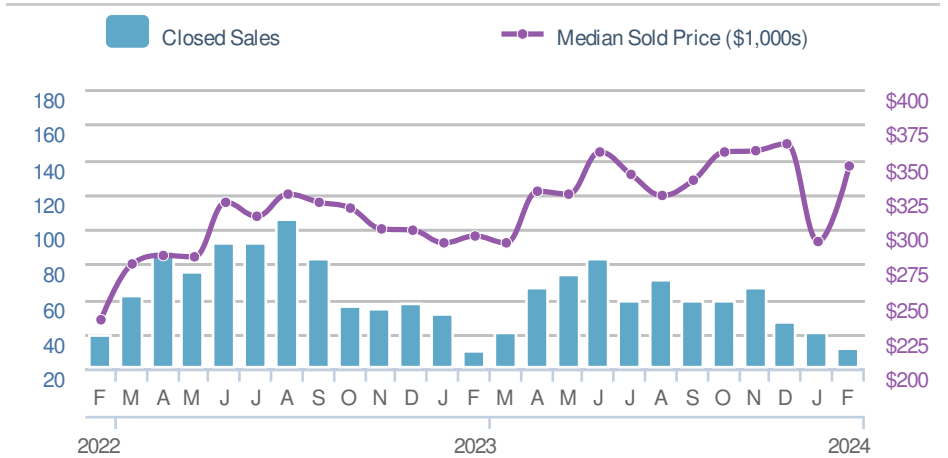
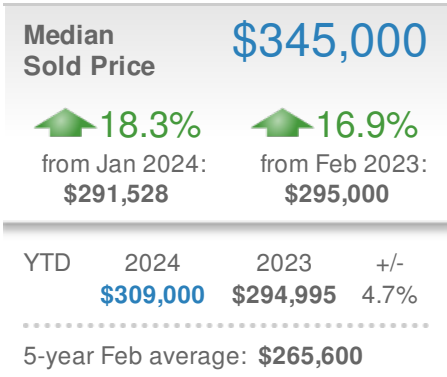
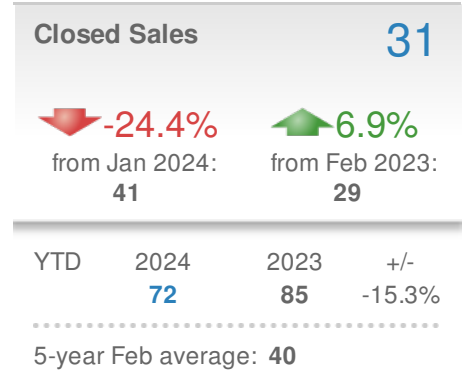
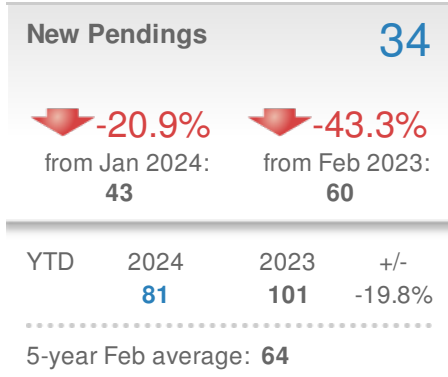
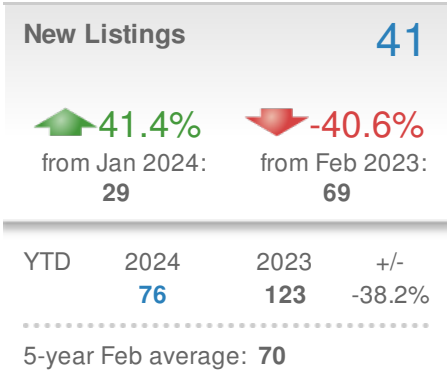
This activity resulted in a Contract Ratio of 0.25 pendings per active listing, down from 1.33 in January and a decrease from 7.67 in February 2023. The Contract Ratio is 95% lower than the 5-year February average of 5.01. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



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Coatesville Area (Chester, PA)

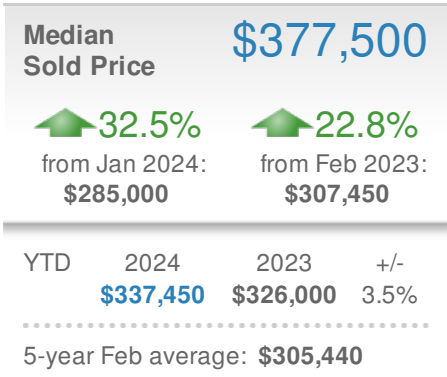
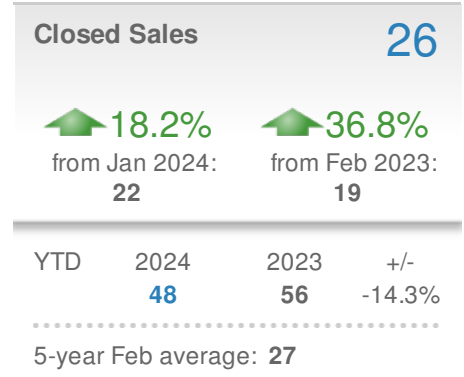
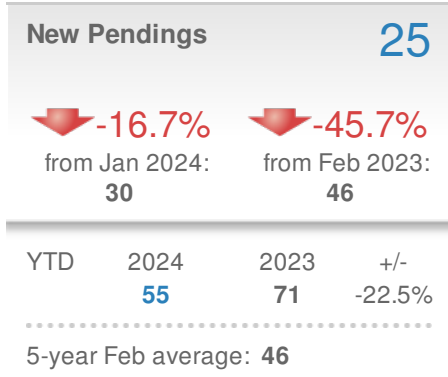
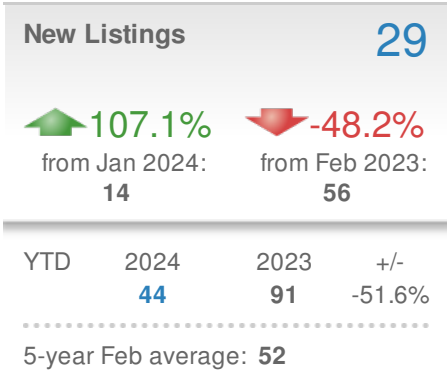
Email: ldavis@tcsr.realtor



February 2024

Coatesville Area (Chester, PA) - Detached

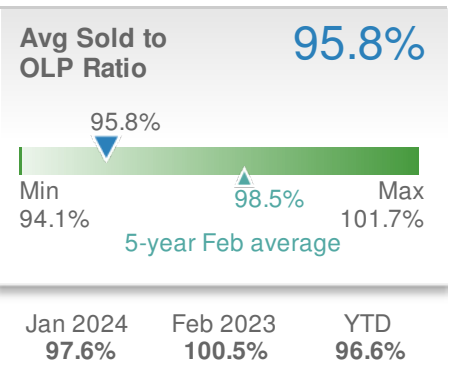
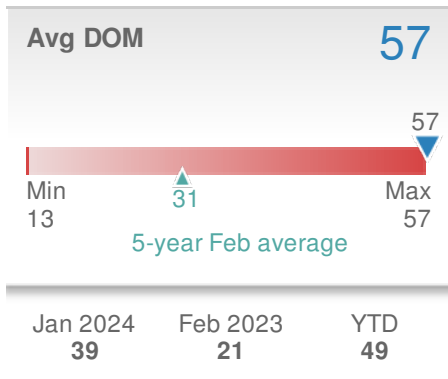
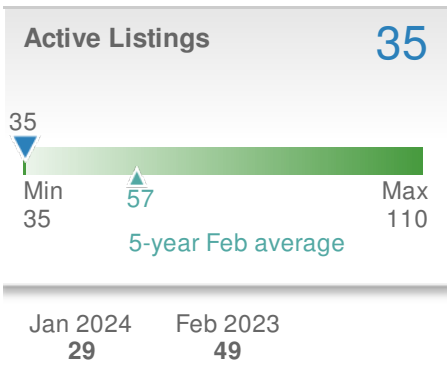
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Summary

In Coatesville Area (Chester, PA), the median sold price for Detached properties for February was \$377,500, representing an increase of 32.5% compared to last month and an increase of 22.8% from Feb 2023. The average days on market for units sold in February was 57 days, 85% above the 5-year February average of 31 days. There was a 16.7% month over month decrease in new contract activity with 25 New Pendings; a 7% MoM decrease in All Pendings (new contracts + contracts carried over from January) to 40; and a 20.7% increase in supply to 35 active units.

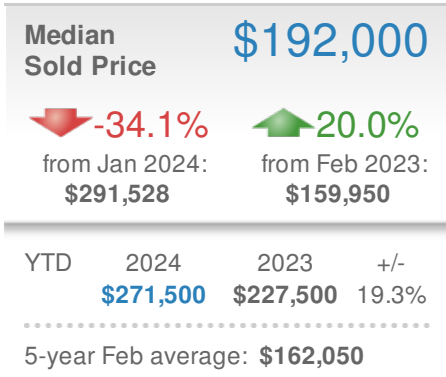
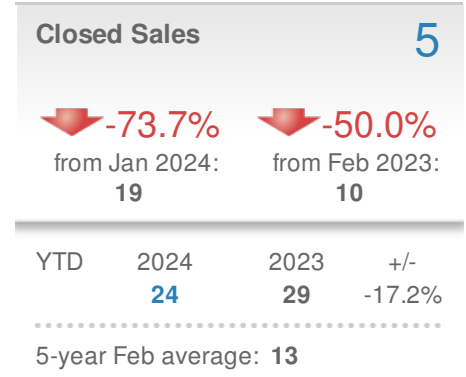
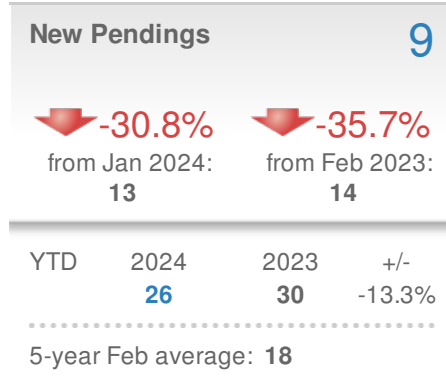
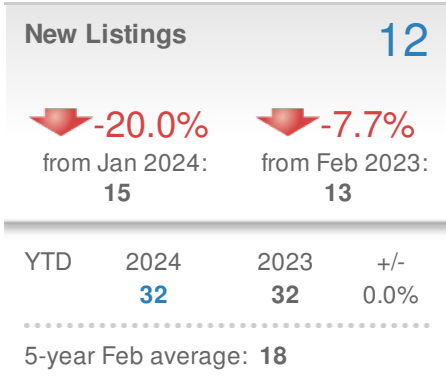
This activity resulted in a Contract Ratio of 1.14 pendings per active listing, down from 1.48 in January and no change from February 2023. The Contract Ratio is 12% lower than the 5-year February average of 1.29. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



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Coatesville Area (Chester, PA) - Attached

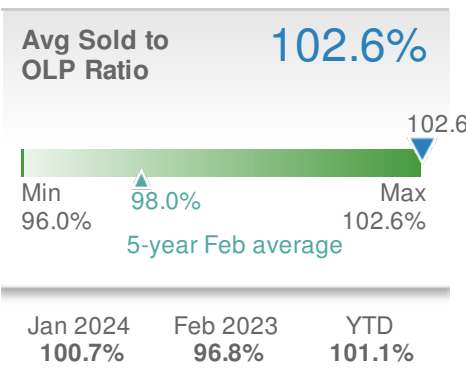
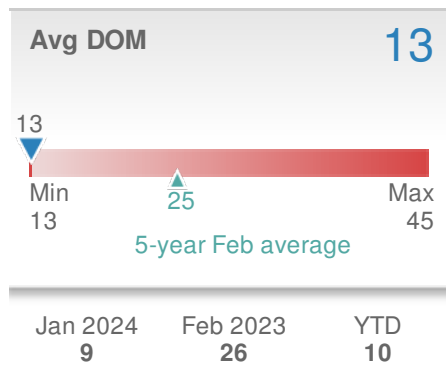
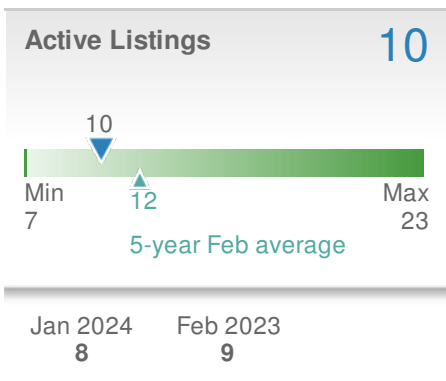
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Summary

In Coatesville Area (Chester, PA), the median sold price for Attached properties for February was \$192,000, representing a decrease of 34.1% compared to last month and an increase of 20% from Feb 2023. The average days on market for units sold in February was 13 days, 48% below the 5-year February average of 25 days. There was a 30.8% month over month decrease in new contract activity with 9 New Pendings; a 17.5% MoM increase in All Pendings (new contracts + contracts carried over from January) to 47; and a 25% increase in supply to 10 active units.

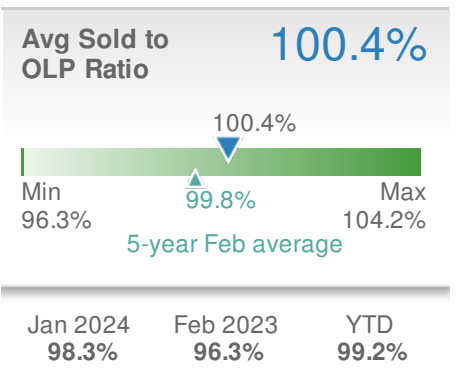
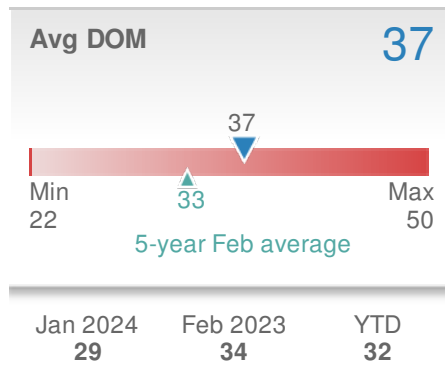
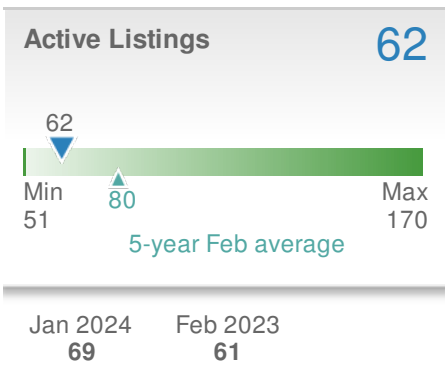
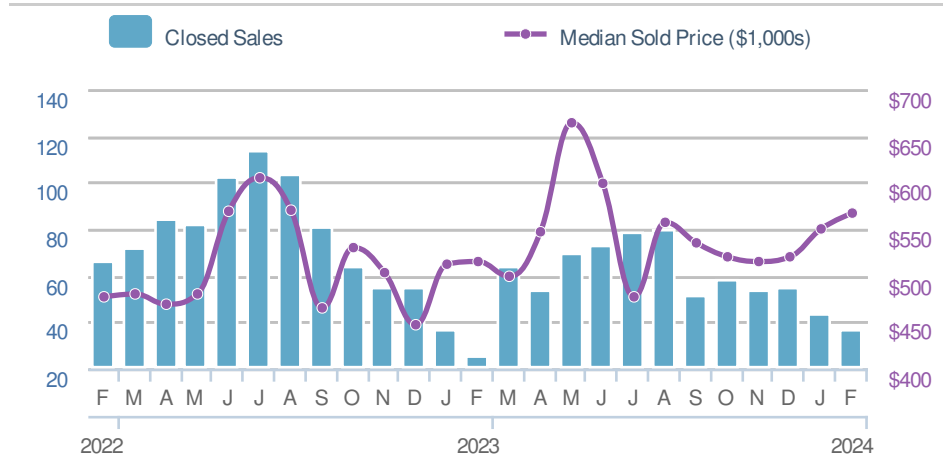
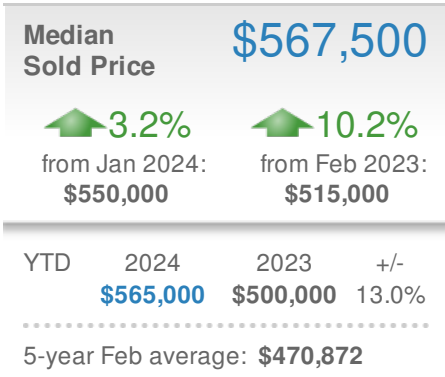
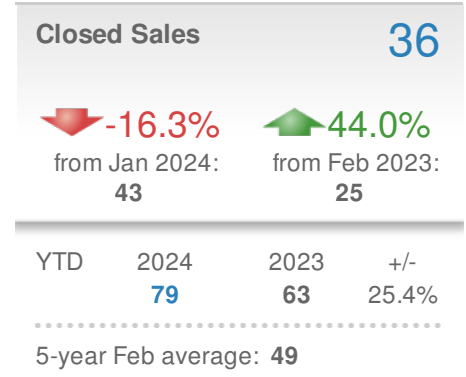
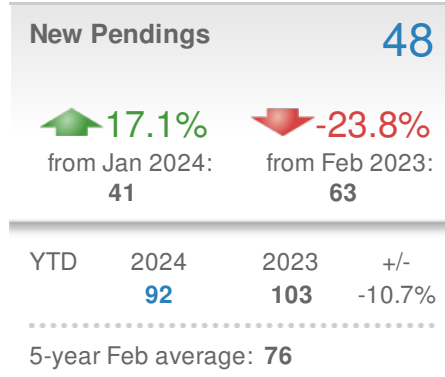
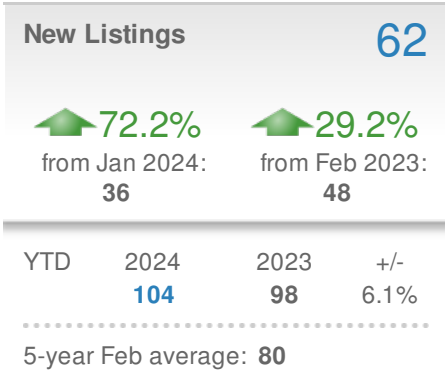
This activity resulted in a Contract Ratio of 4.70 pendings per active listing, down from 5.00 in January and an increase from 3.44 in February 2023. The Contract Ratio is 26% higher than the 5-year February average of 3.72. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



February 2024

Downingtown Area (Chester, PA)

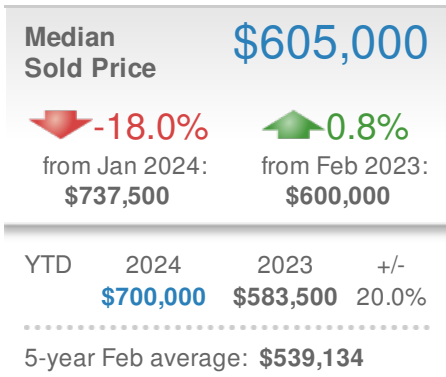
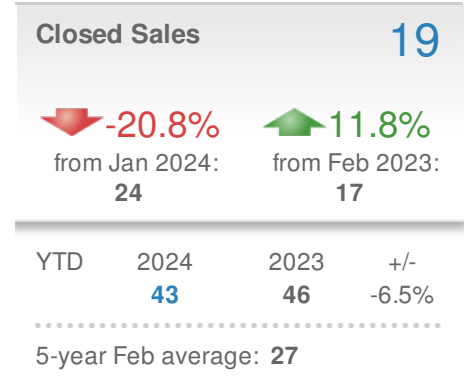
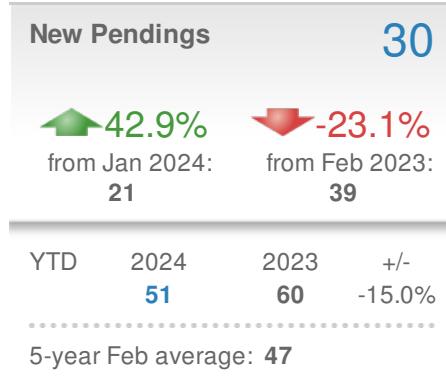
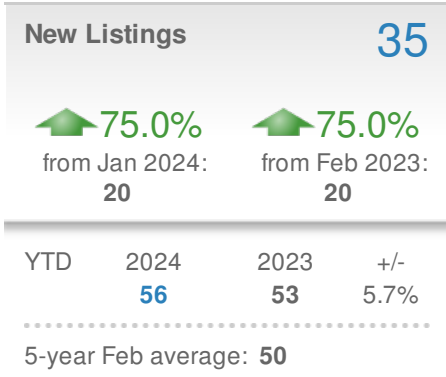
Email: ldavis@tcsr.realtor



February 2024

Downingtown Area (Chester, PA) - Detached

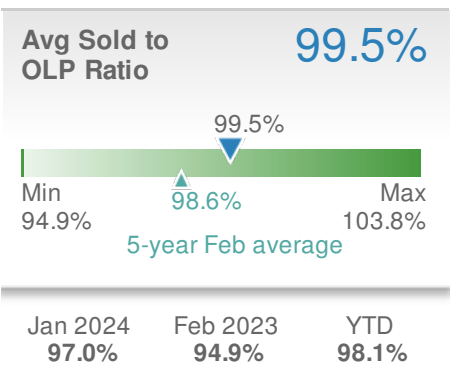
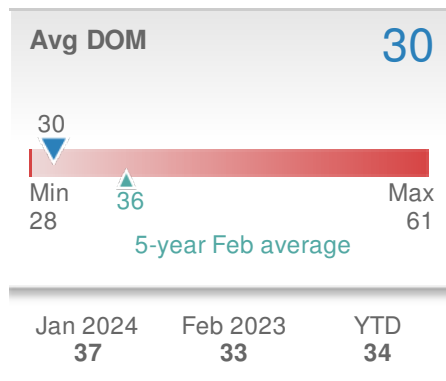
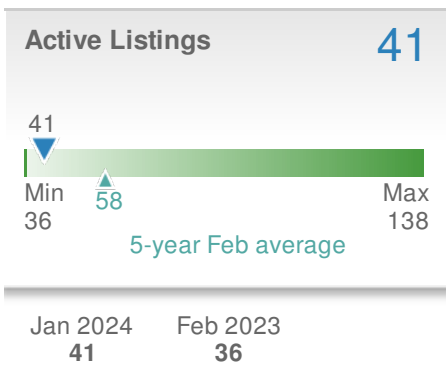
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Downingtown Area (Chester, PA), the median sold price for Detached properties for February was \$605,000, representing a decrease of 18% compared to last month and an increase of 0.8% from Feb 2023. The average days on market for units sold in February was 30 days, 18% below the 5-year February average of 36 days. There was a 42.9% month over month increase in new contract activity with 30 New Pendings; a 42.9% MoM increase in All Pendings (new contracts + contracts carried over from January) to 40; and no change in supply with 41 active units.

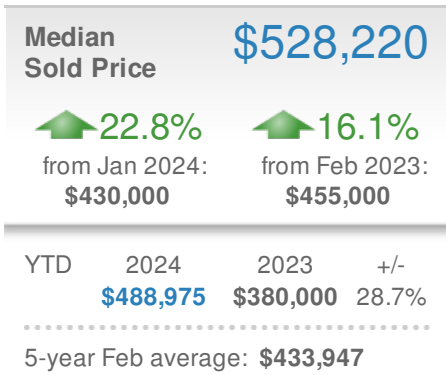
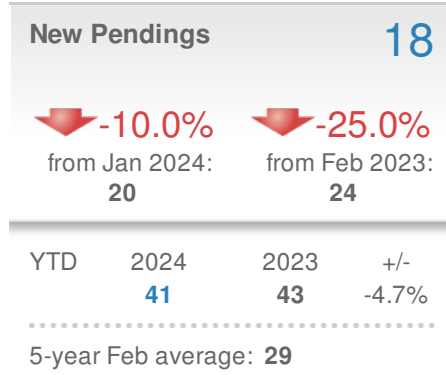
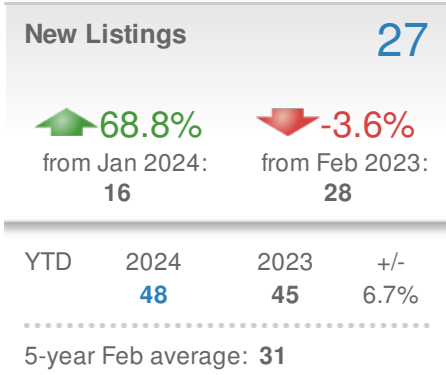
This activity resulted in a Contract Ratio of 0.98 pendings per active listing, up from 0.68 in January and a decrease from 1.89 in February 2023. The Contract Ratio is 56% lower than the 5-year February average of 2.20. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



February 2024

Downingtown Area (Chester, PA) - Attached

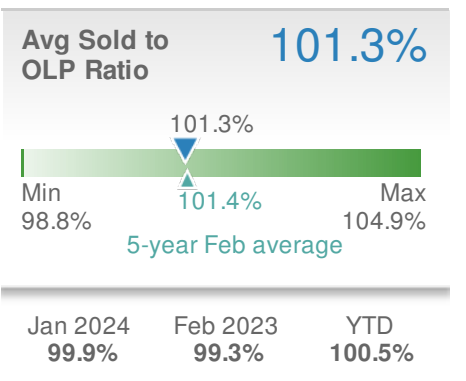
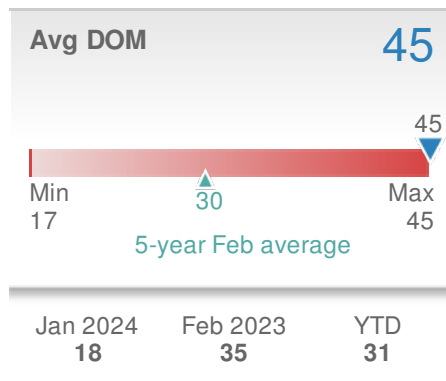
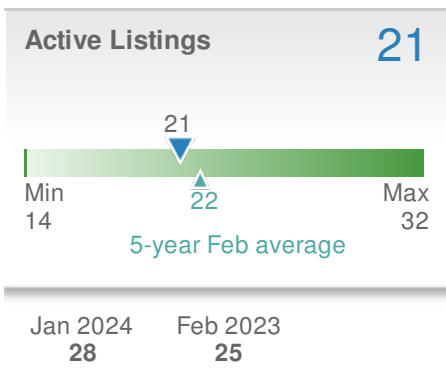
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Downingtown Area (Chester, PA), the median sold price for Attached properties for February was \$528,220, representing an increase of 22.8% compared to last month and an increase of 16.1% from Feb 2023. The average days on market for units sold in February was 45 days, 51% above the 5-year February average of 30 days. There was a 10% month over month decrease in new contract activity with 18 New Pendings; a 4.3% MoM increase in All Pendings (new contracts + contracts carried over from January) to 72; and a 25% decrease in supply to 21 active units.

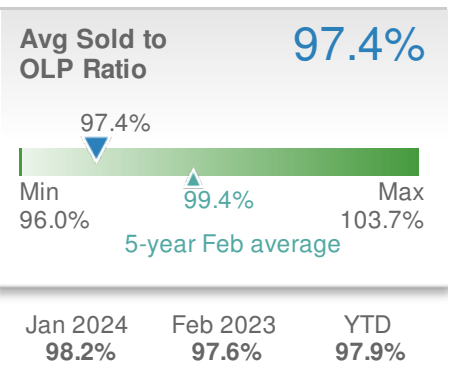
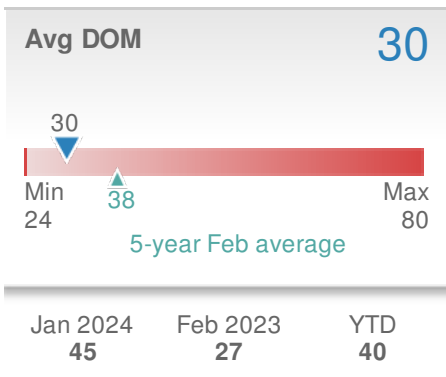
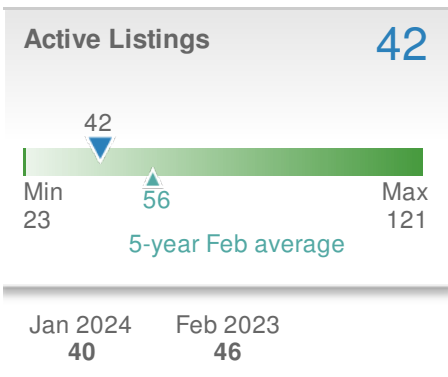
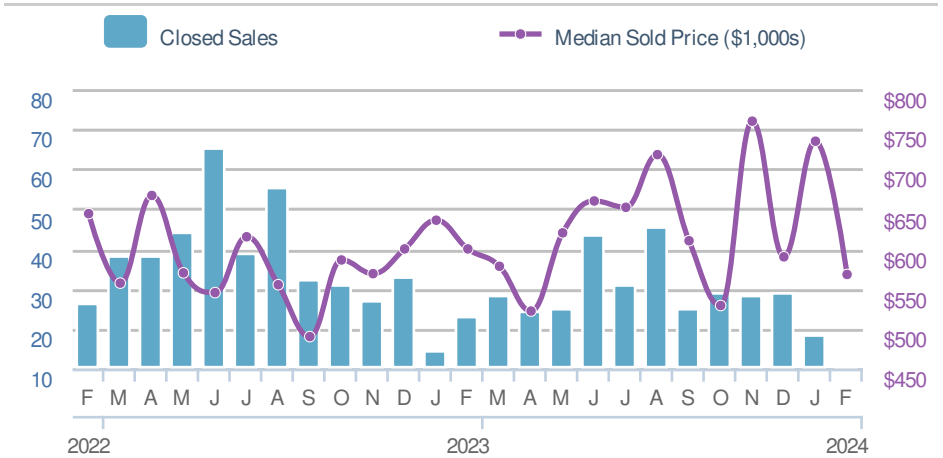
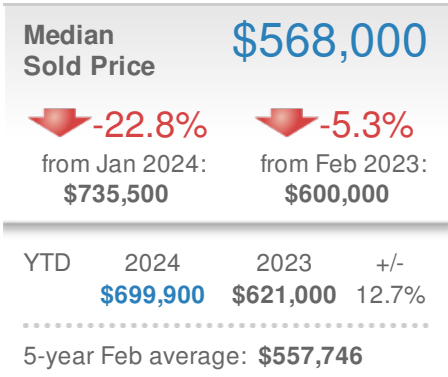
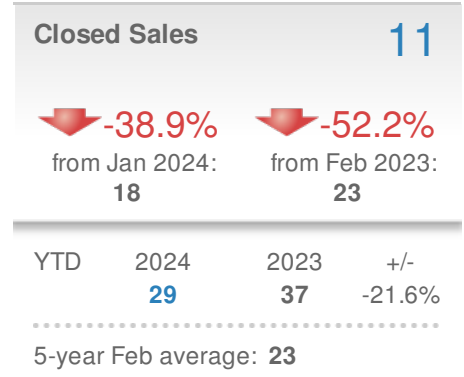
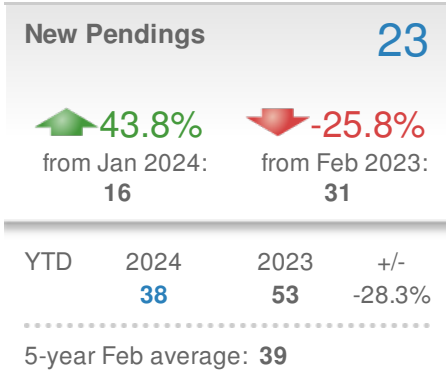
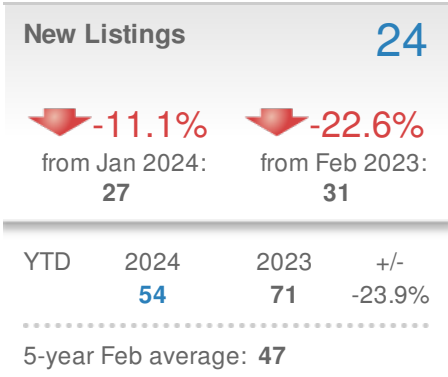
This activity resulted in a Contract Ratio of 3.43 pendings per active listing, up from 2.46 in January and an increase from 2.68 in February 2023. The Contract Ratio is 20% lower than the 5-year February average of 4.31. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



February 2024

Great Valley (Chester, PA)

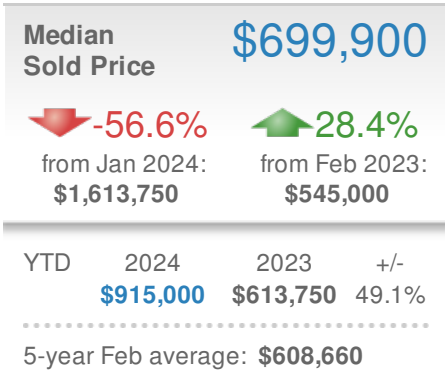
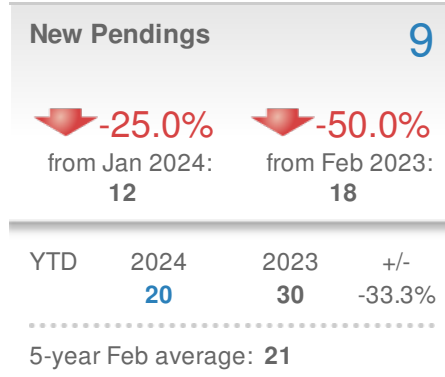
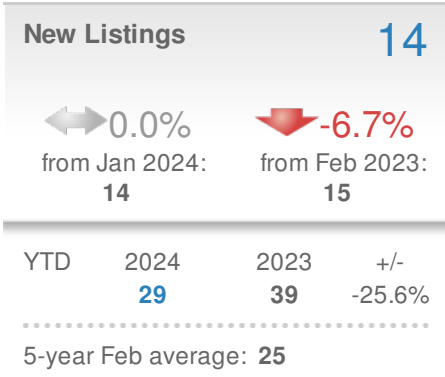
Email: ldavis@tcsr.realtor



February 2024

Great Valley (Chester, PA) - Detached

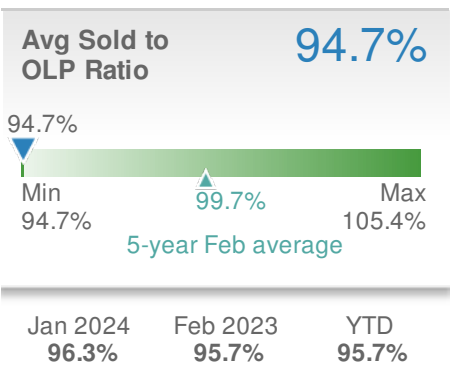
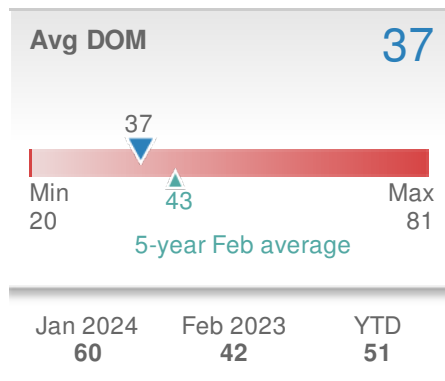
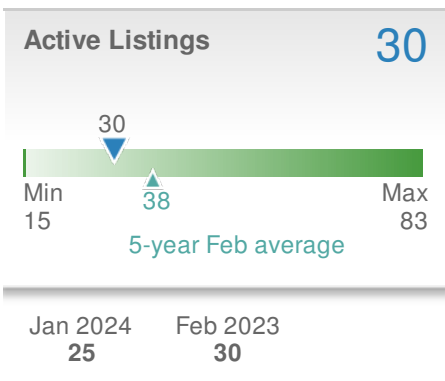
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Great Valley (Chester, PA), the median sold price for Detached properties for February was \$699,900, representing a decrease of 56.6% compared to last month and an increase of 28.4% from Feb 2023. The average days on market for units sold in February was 37 days, 14% below the 5-year February average of 43 days. There was a 25% month over month decrease in new contract activity with 9 New Pendings; a 4.3% MoM increase in All Pendings (new contracts + contracts carried over from January) to 24; and a 20% increase in supply to 30 active units.

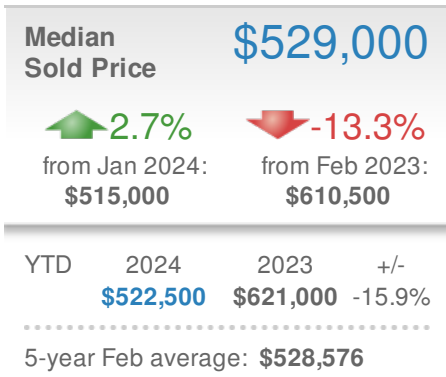
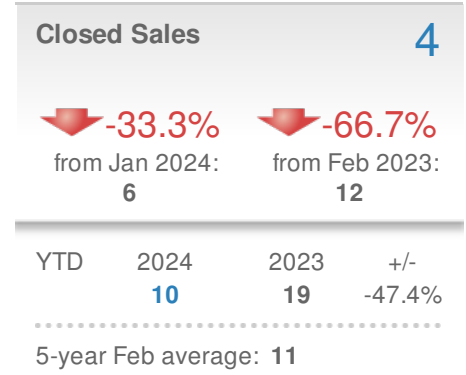
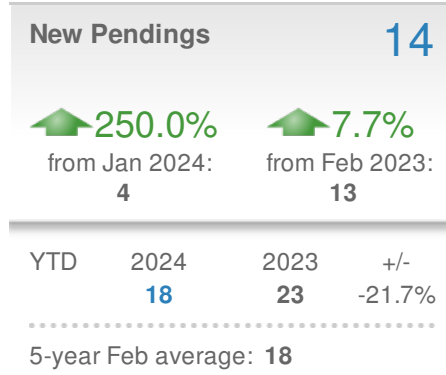
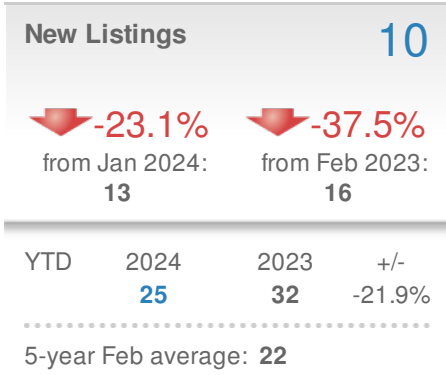
This activity resulted in a Contract Ratio of 0.80 pendings per active listing, down from 0.92 in January and a decrease from 1.13 in February 2023. The Contract Ratio is 48% lower than the 5-year February average of 1.54. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



February 2024

Great Valley (Chester, PA) - Attached

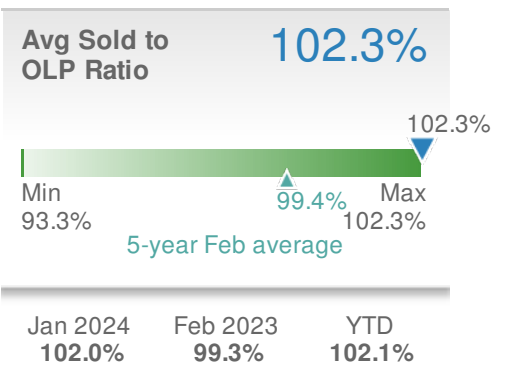
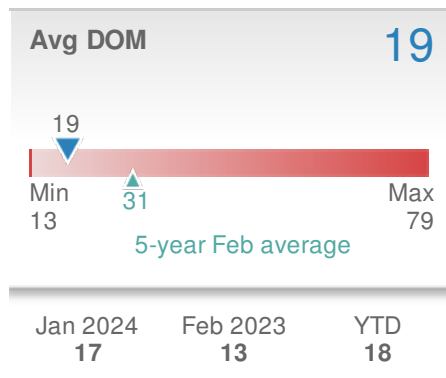
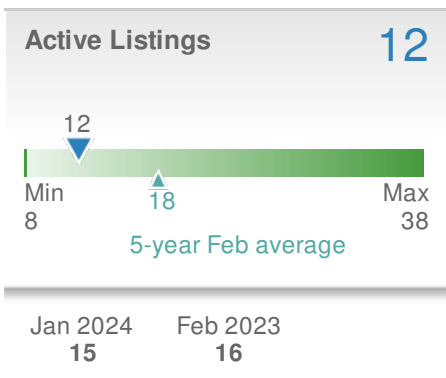
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Summary

In Great Valley (Chester, PA), the median sold price for Attached properties for February was \$529,000, representing an increase of 2.7% compared to last month and a decrease of 13.3% from Feb 2023. The average days on market for units sold in February was 19 days, 38% below the 5-year February average of 31 days. There was a 250% month over month increase in new contract activity with 14 New Pendings; a 142.9% MoM increase in All Pendings (new contracts + contracts carried over from January) to 17; and a 20% decrease in supply to 12 active units.

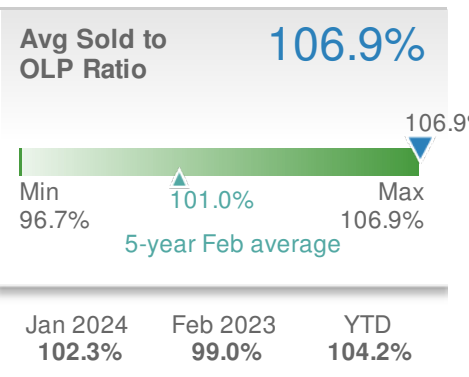
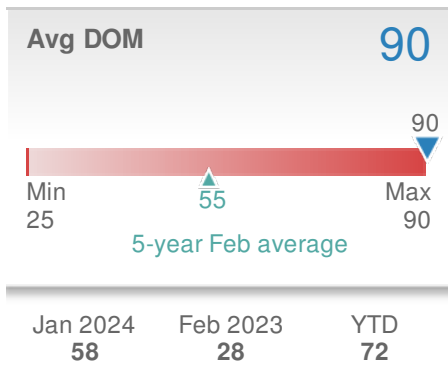
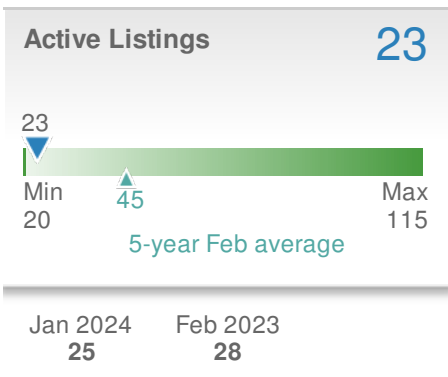
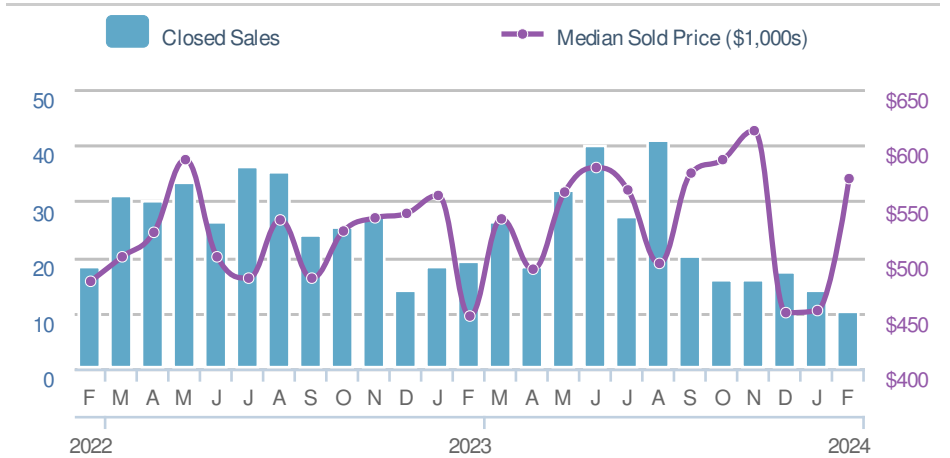
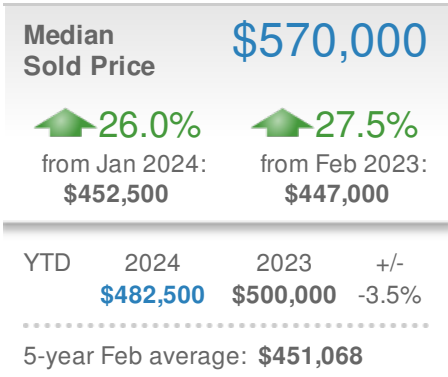
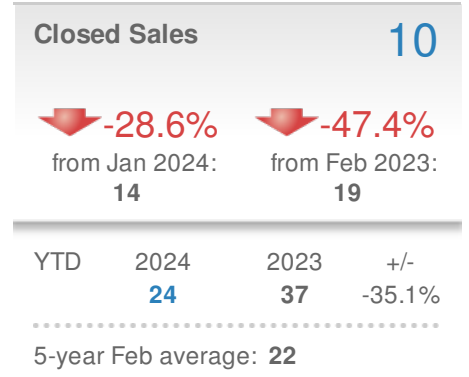
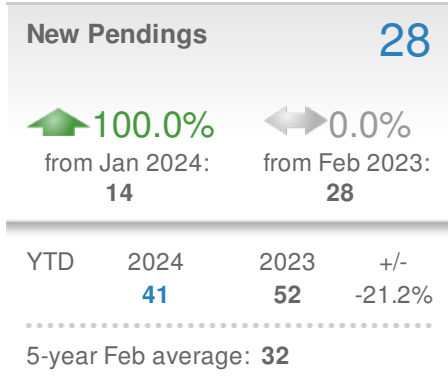
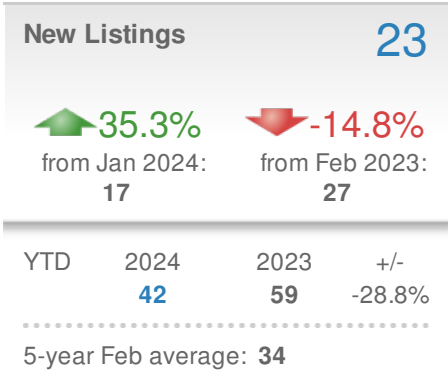
This activity resulted in a Contract Ratio of 1.42 pendings per active listing, up from 0.47 in January and an increase from 1.25 in February 2023. The Contract Ratio is 44% lower than the 5-year February average of 2.53. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2024

Kennett Consolidated (Chester, PA)

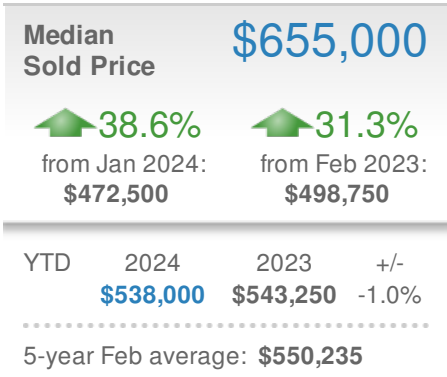
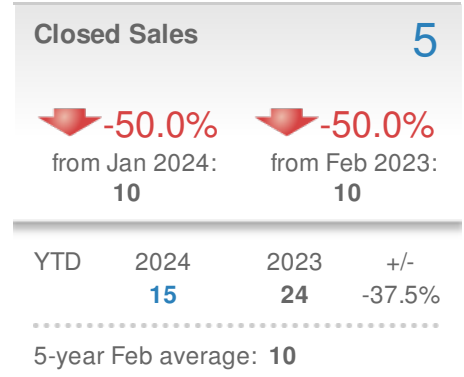
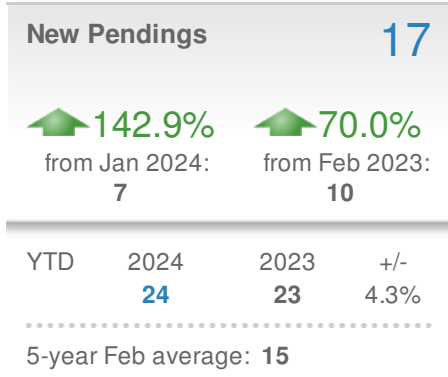
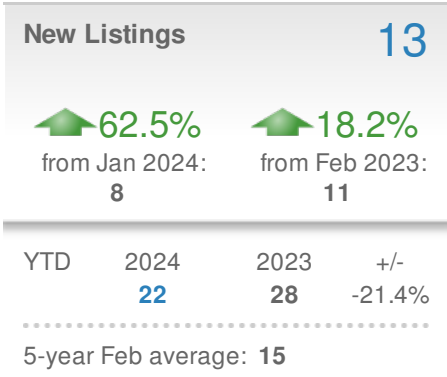
Email: ldavis@tcsr.realtor



February 2024

Kennett Consolidated (Chester, PA) - Detached

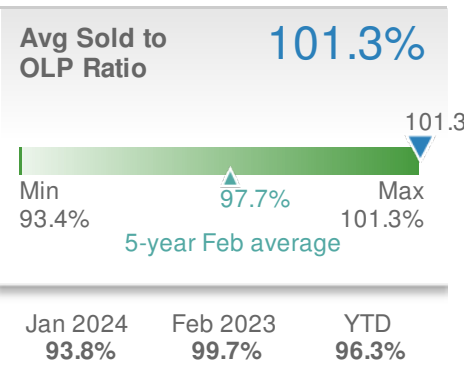
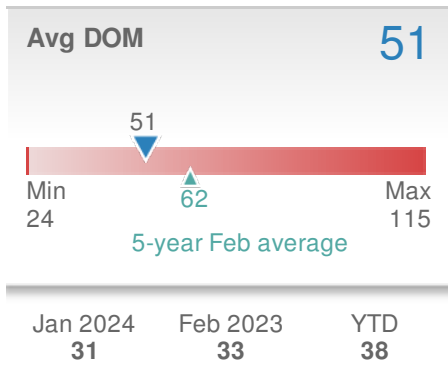
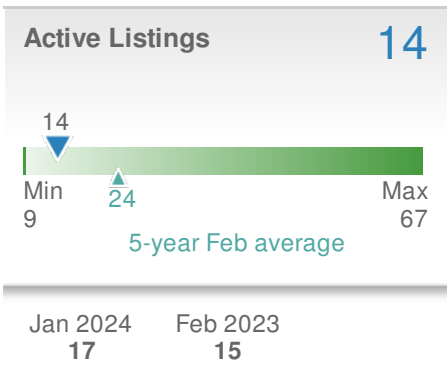
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Email: ldavis@tcsr.realtor



Summary

In Kennett Consolidated (Chester, PA), the median sold price for Detached properties for February was \$655,000, representing an increase of 38.6% compared to last month and an increase of 31.3% from Feb 2023. The average days on market for units sold in February was 51 days, 18% below the 5-year February average of 62 days. There was a 142.9% month over month increase in new contract activity with 17 New Pendings; a 157.1% MoM increase in All Pendings (new contracts + contracts carried over from January) to 18; and a 17.6% decrease in supply to 14 active units.

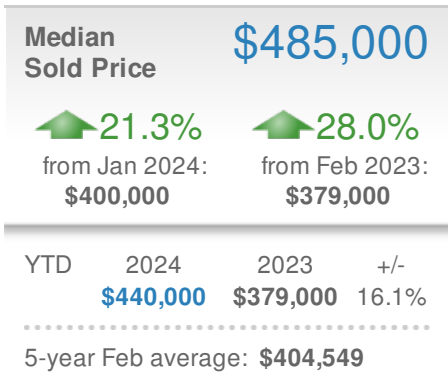
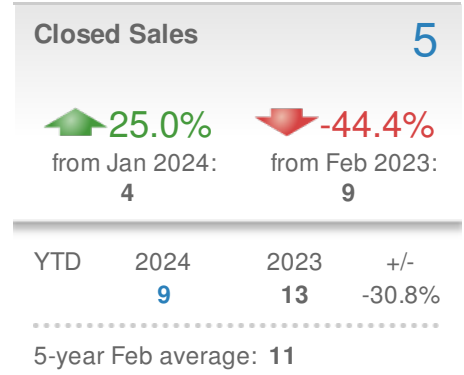
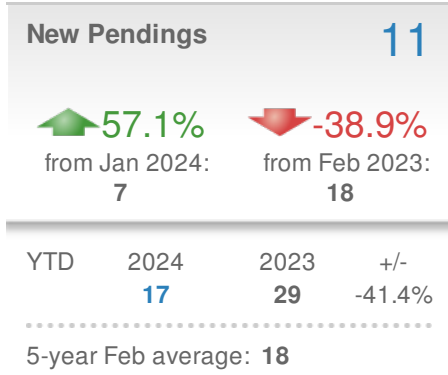
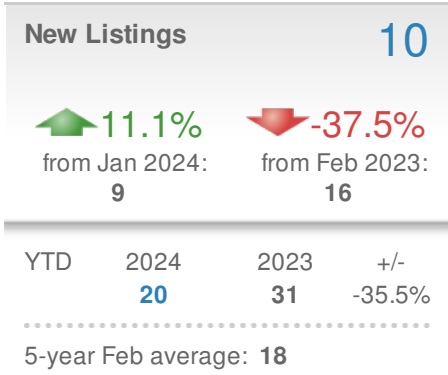
This activity resulted in a Contract Ratio of 1.29 pendings per active listing, up from 0.41 in January and an increase from 1.13 in February 2023. The Contract Ratio is 20% lower than the 5-year February average of 1.62. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



February 2024

Kennett Consolidated (Chester, PA) - Attached

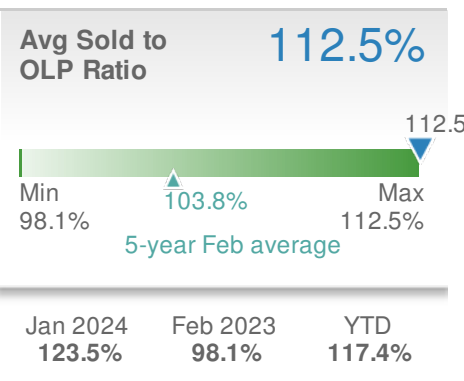
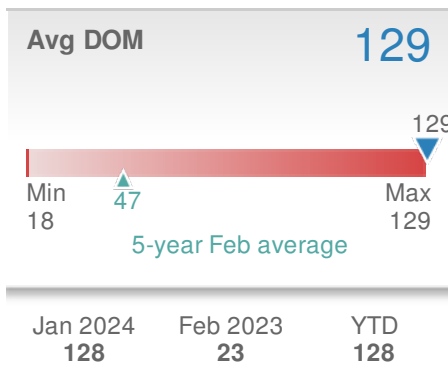
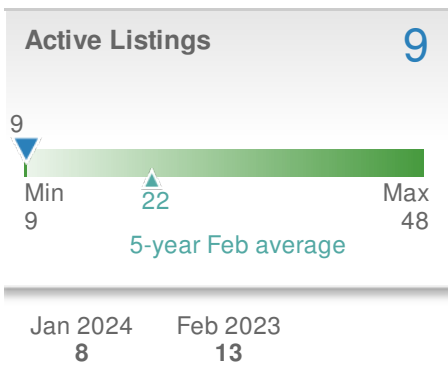
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Kennett Consolidated (Chester, PA), the median sold price for Attached properties for February was \$485,000, representing an increase of 21.3% compared to last month and an increase of 28% from Feb 2023. The average days on market for units sold in February was 129 days, 177% above the 5-year February average of 47 days. There was a 57.1% month over month increase in new contract activity with 11 New Pendings; a 45.5% MoM increase in All Pendings (new contracts + contracts carried over from January) to 16; and a 12.5% increase in supply to 9 active units.

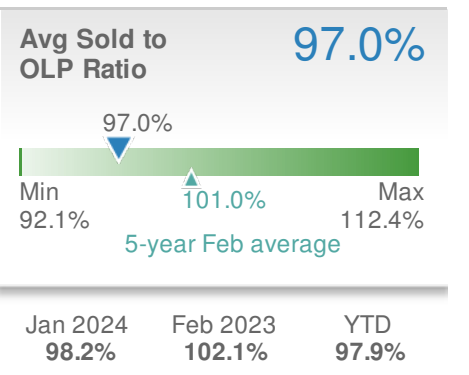
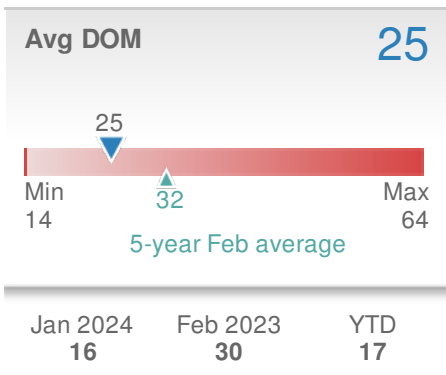
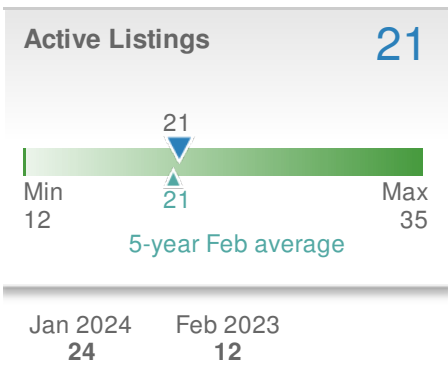
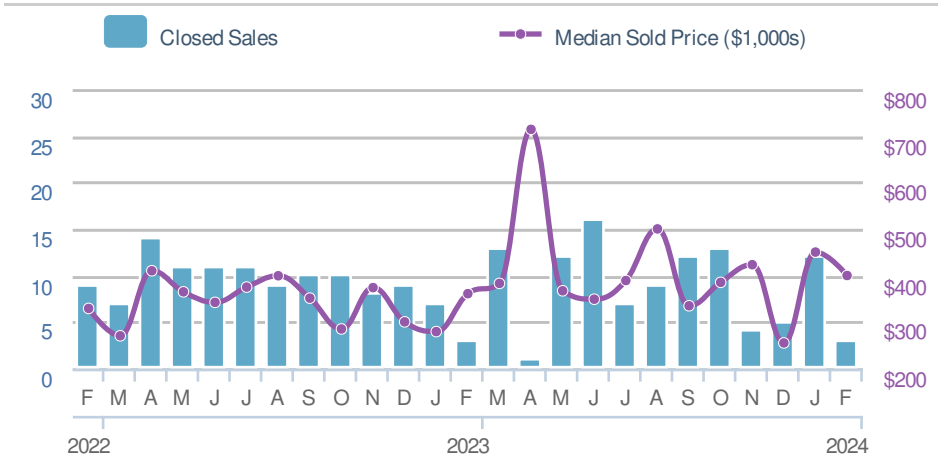
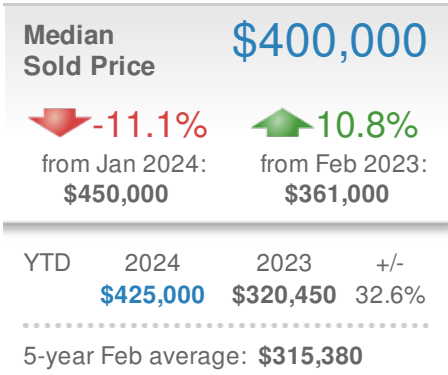
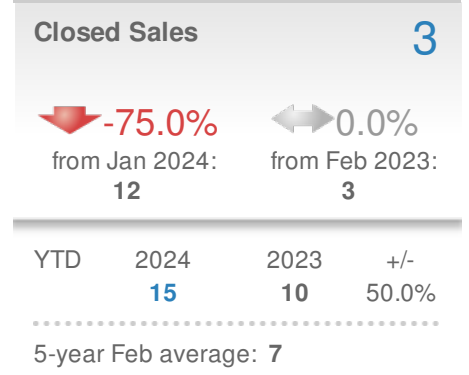
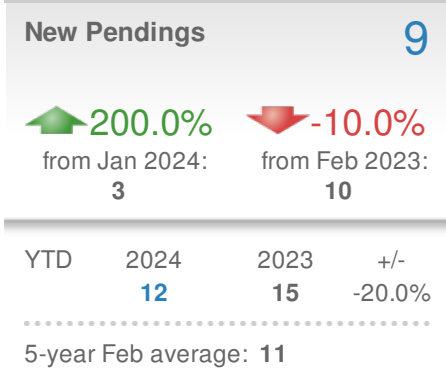
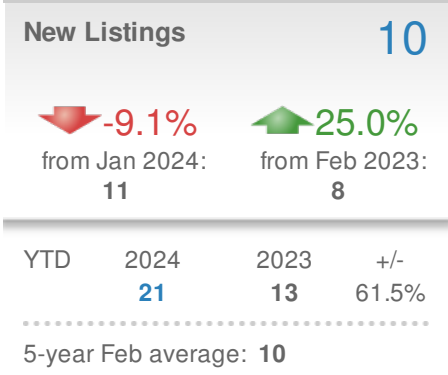
This activity resulted in a Contract Ratio of 1.78 pendings per active listing, up from 1.38 in January and a decrease from 3.92 in February 2023. The Contract Ratio is 40% lower than the 5-year February average of 2.97. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



February 2024

Octorara Area (Chester, PA)

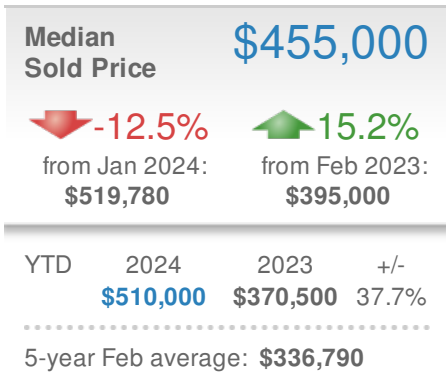
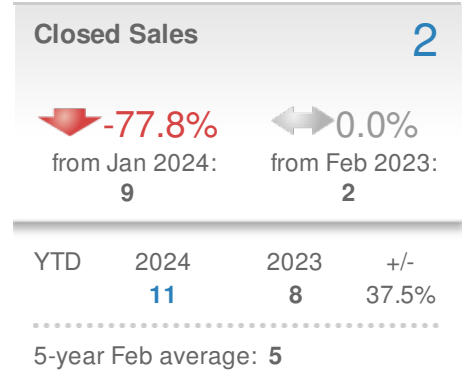
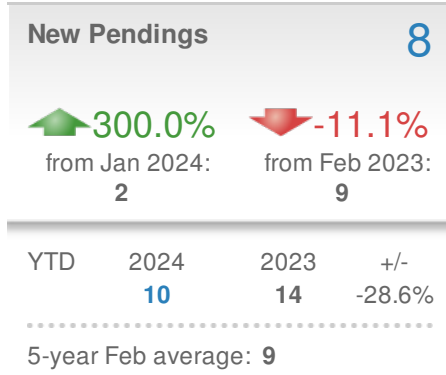
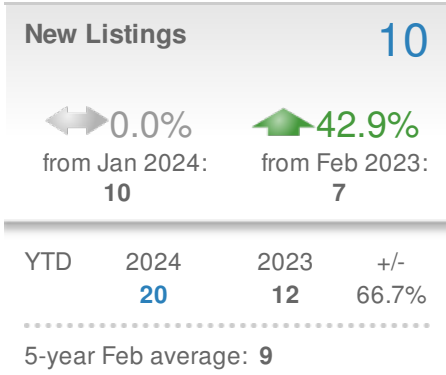
Email: ldavis@tcsr.realtor



February 2024

Octorara Area (Chester, PA) - Detached

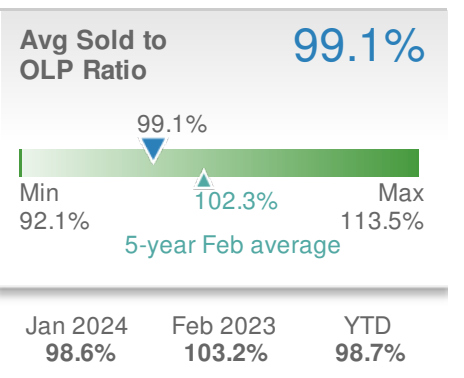
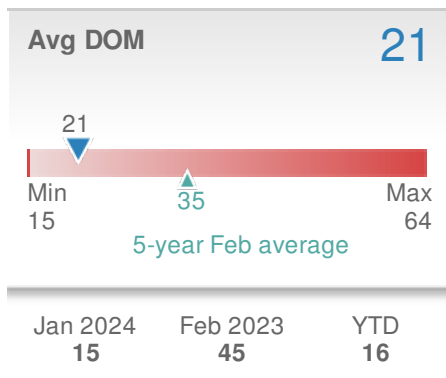
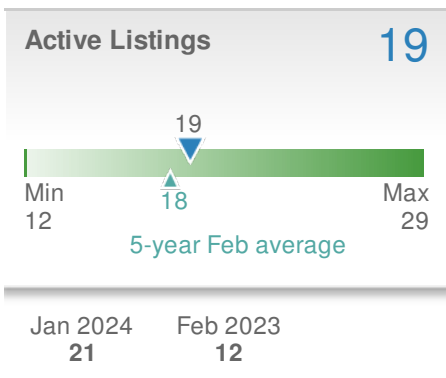
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Octorara Area (Chester, PA), the median sold price for Detached properties for February was \$455,000, representing a decrease of 12.5% compared to last month and an increase of 15.2% from Feb 2023. The average days on market for units sold in February was 21 days, 40% below the 5-year February average of 35 days. There was a 300% month over month increase in new contract activity with 8 New Pendings; a 200% MoM increase in All Pendings (new contracts + contracts carried over from January) to 9; and a 9.5% decrease in supply to 19 active units.

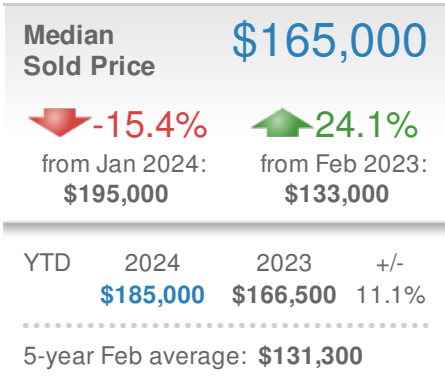
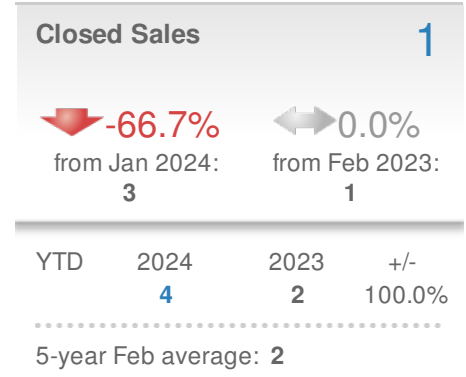
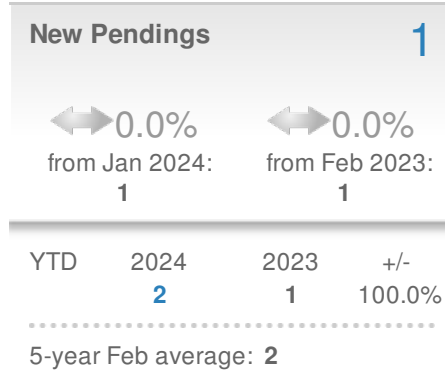
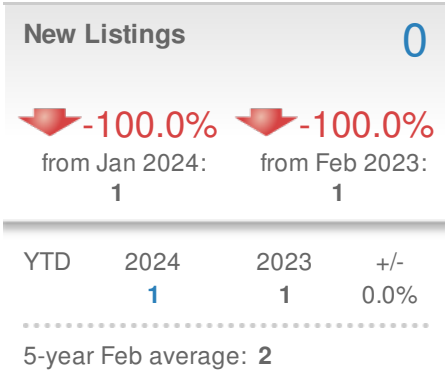
This activity resulted in a Contract Ratio of 0.47 pendings per active listing, up from 0.14 in January and a decrease from 1.08 in February 2023. The Contract Ratio is 52% lower than the 5-year February average of 0.97. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



February 2024

Octorara Area (Chester, PA) - Attached

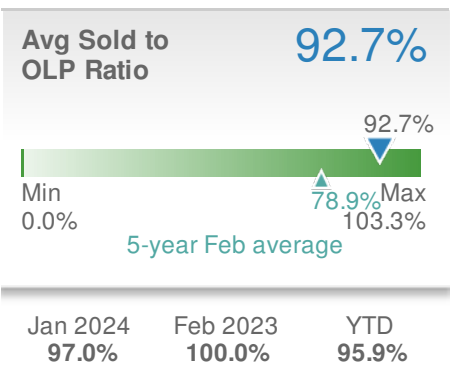
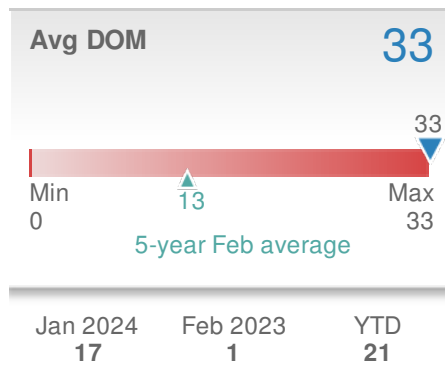
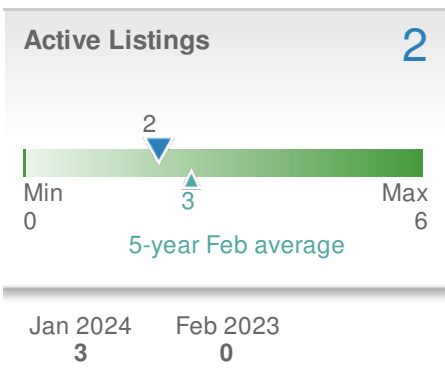
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Octorara Area (Chester, PA), the median sold price for Attached properties for February was \$165,000, representing a decrease of 15.4% compared to last month and an increase of 24.1% from Feb 2023. The average days on market for units sold in February was 33 days, 146% above the 5-year February average of 13 days. There was no month over month change in new contract activity with 1 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from January) with 1; and a 33.3% decrease in supply to 2 active units.

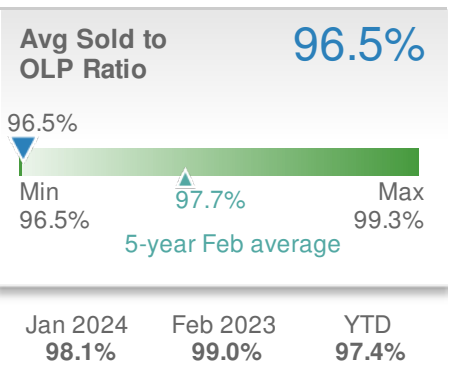
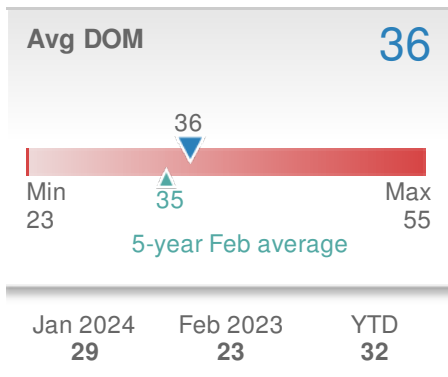
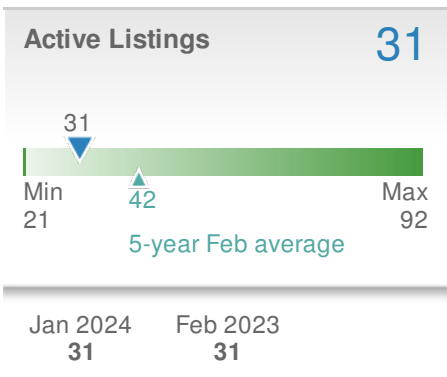
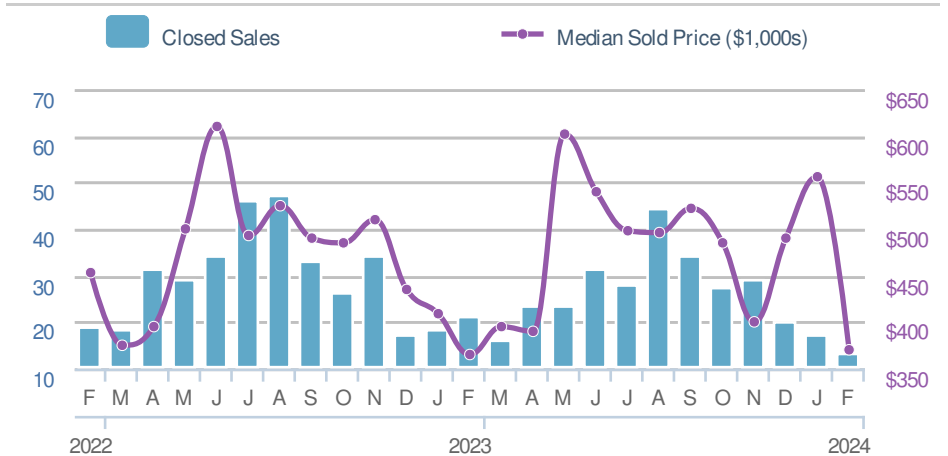
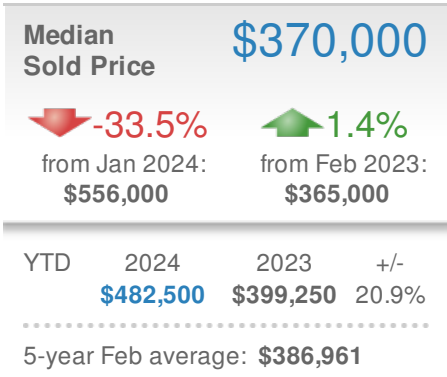
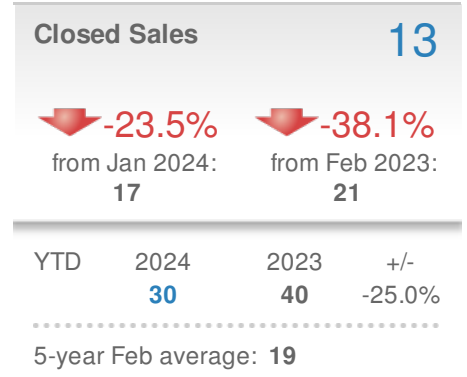
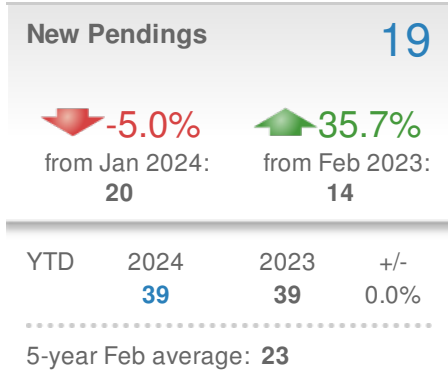
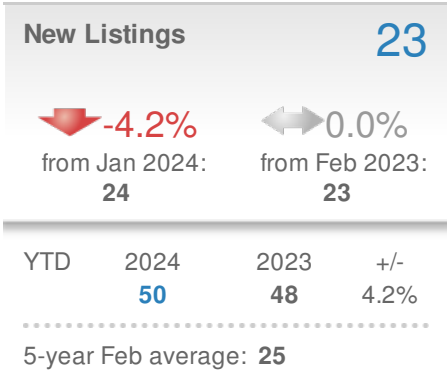
This activity resulted in a Contract Ratio of 0.50 pendings per active listing, up from 0.33 in January and an increase from 0.00 in February 2023. The Contract Ratio is 41% lower than the 5-year February average of 0.85. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



February 2024

Owen J Roberts (Chester, PA)

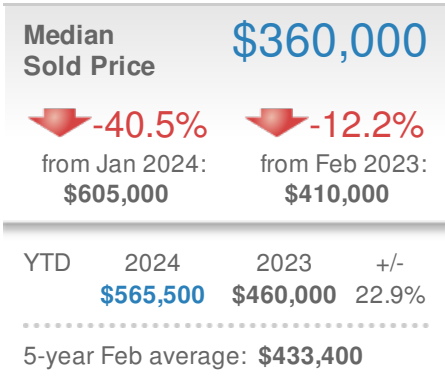
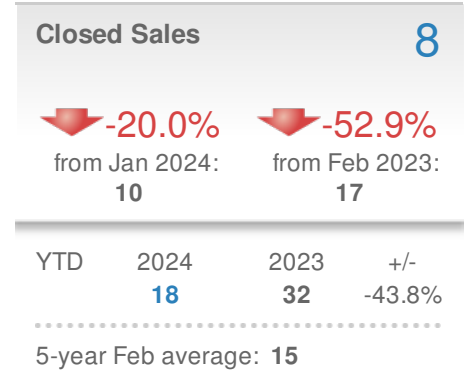
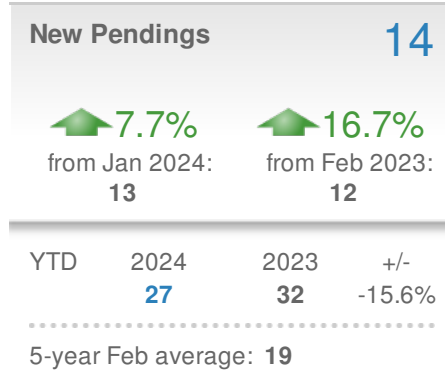
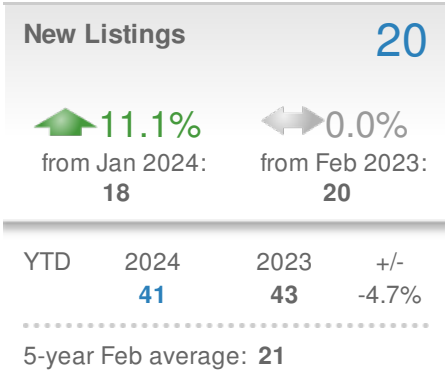
Email: ldavis@tcsr.realtor



February 2024

Owen J Roberts (Chester, PA) - Detached

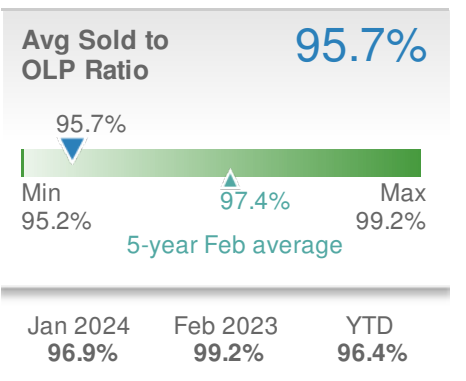
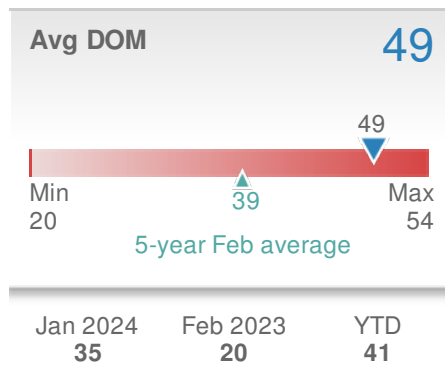
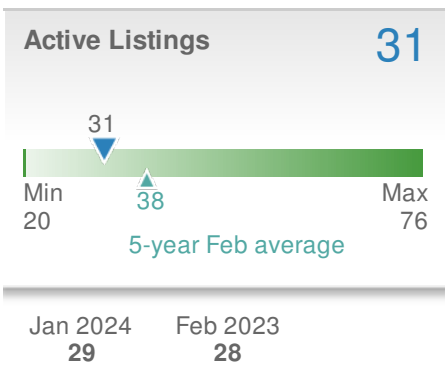
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Owen J Roberts (Chester, PA), the median sold price for Detached properties for February was \$360,000, representing a decrease of 40.5% compared to last month and a decrease of 12.2% from Feb 2023. The average days on market for units sold in February was 49 days, 27% above the 5-year February average of 39 days. There was a 7.7% month over month increase in new contract activity with 14 New Pendings; a 33.3% MoM increase in All Pendings (new contracts + contracts carried over from January) to 24; and a 6.9% increase in supply to 31 active units.

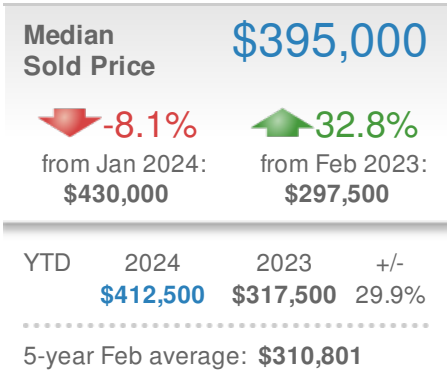
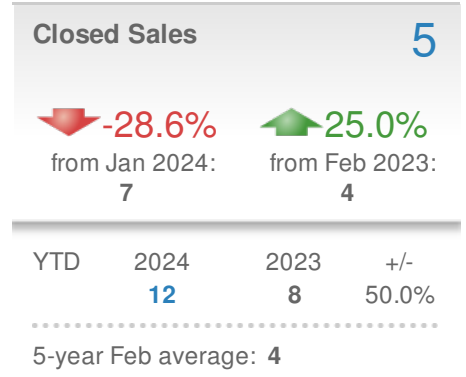
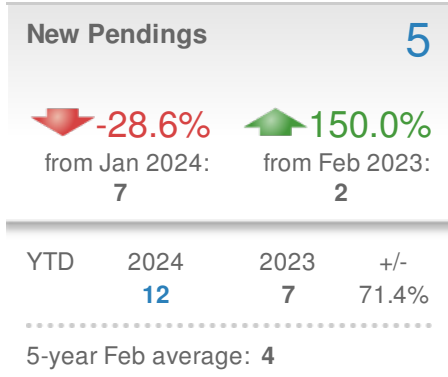
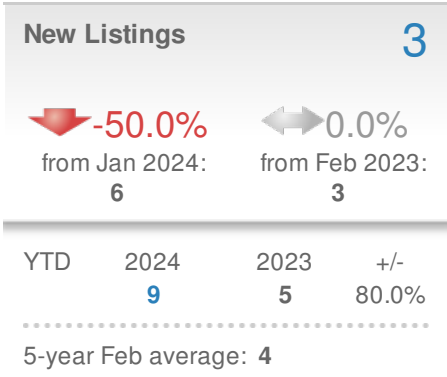
This activity resulted in a Contract Ratio of 0.77 pendings per active listing, up from 0.62 in January and a decrease from 0.93 in February 2023. The Contract Ratio is 27% lower than the 5-year February average of 1.05. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



February 2024

Owen J Roberts (Chester, PA) - Attached

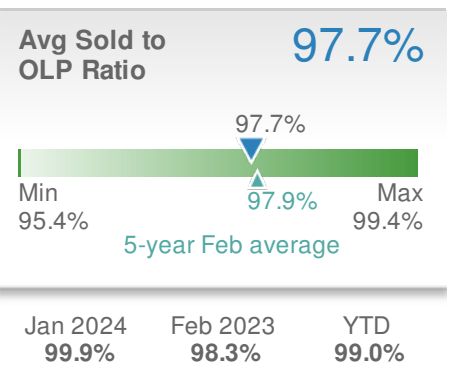
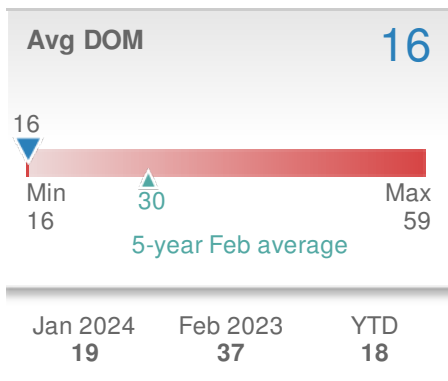
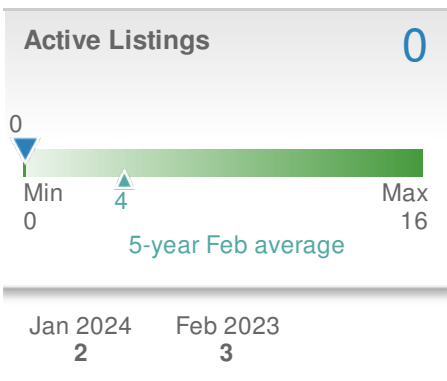
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Owen J Roberts (Chester, PA), the median sold price for Attached properties for February was \$395,000, representing a decrease of 8.1% compared to last month and an increase of 32.8% from Feb 2023. The average days on market for units sold in February was 16 days, 46% below the 5-year February average of 30 days. There was a 28.6% month over month decrease in new contract activity with 5 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from January) with 7; and a 100% decrease in supply to 0 active units.

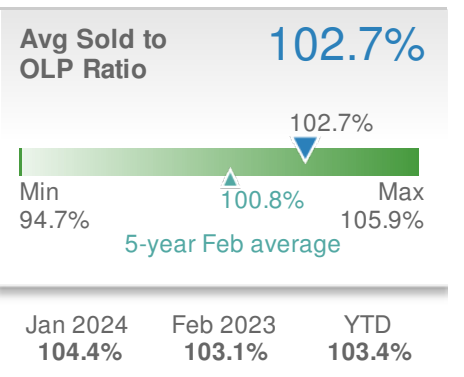
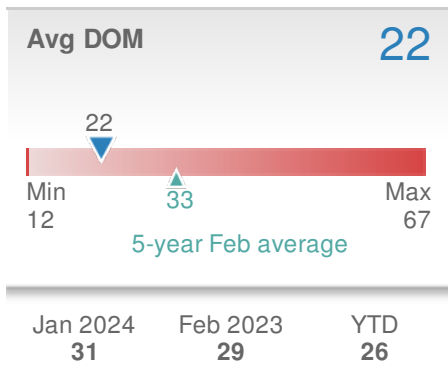
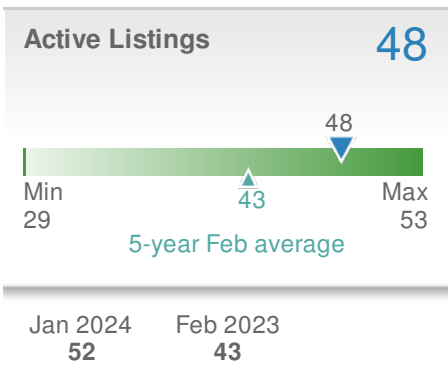
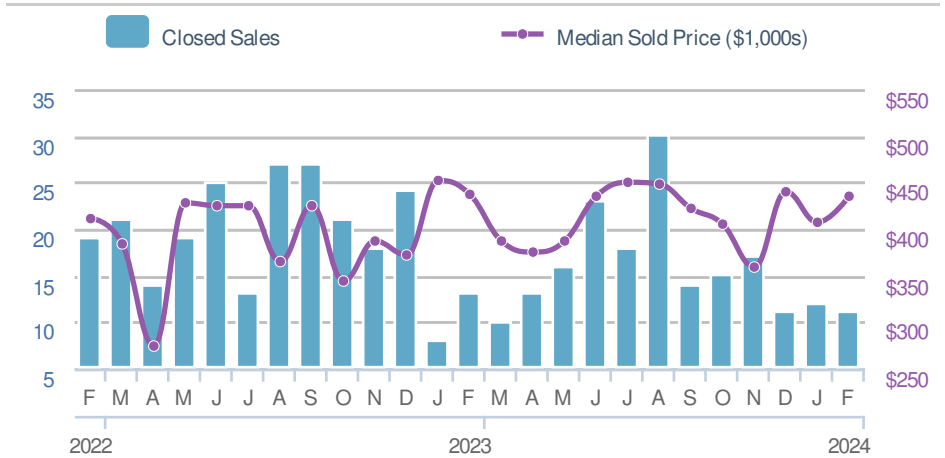
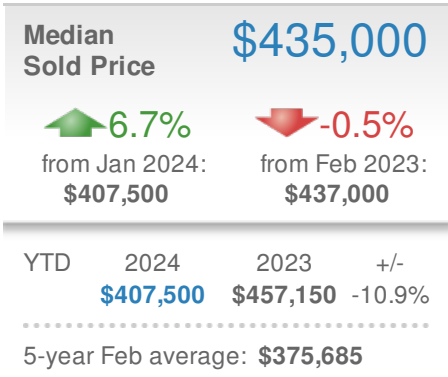
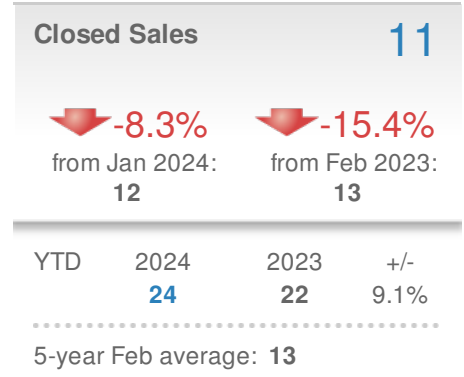
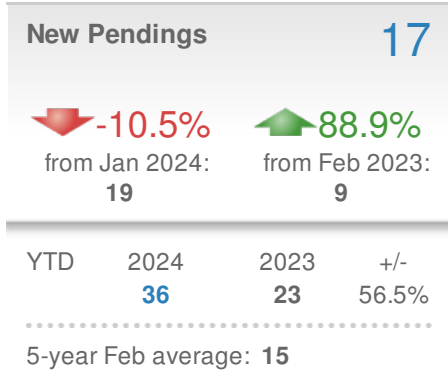
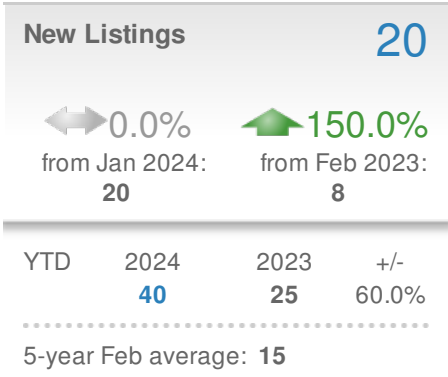
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, down from 3.50 in January and a decrease from 1.00 in February 2023. The Contract Ratio is 100% lower than the 5-year February average of 2.55. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2024

Oxford Area (Chester, PA)

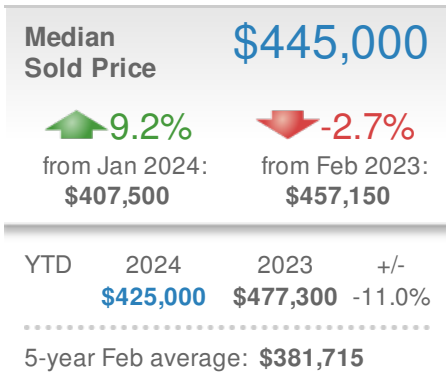
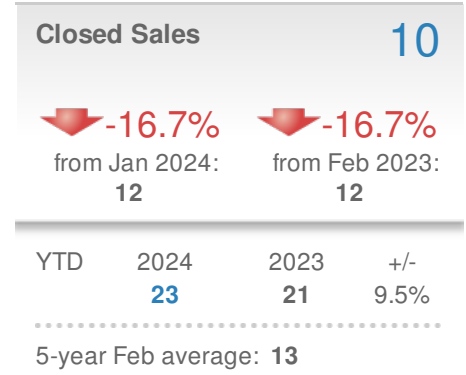
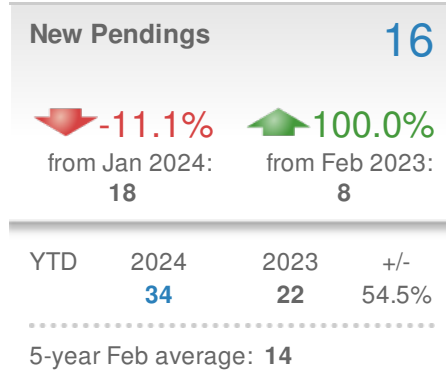
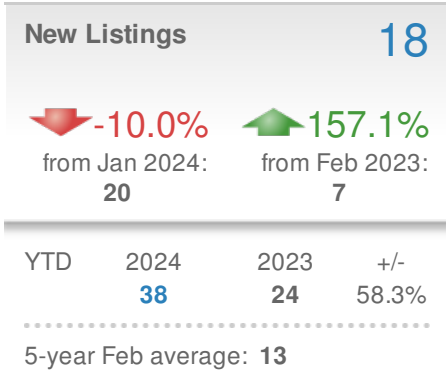
Email: ldavis@tcsr.realtor



February 2024

Oxford Area (Chester, PA) - Detached

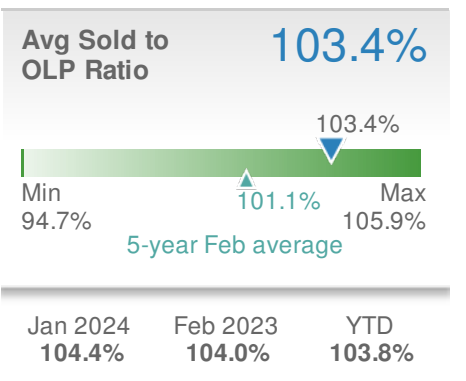
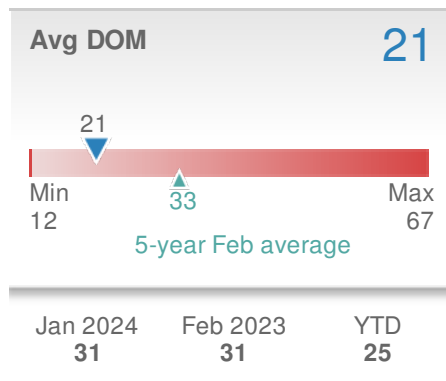
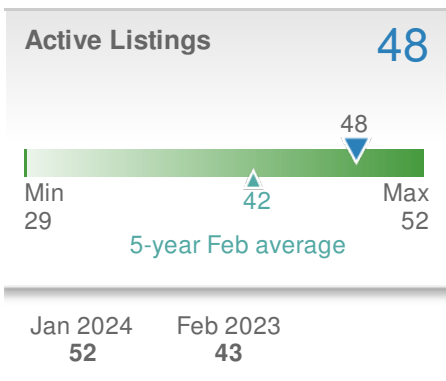
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Oxford Area (Chester, PA), the median sold price for Detached properties for February was \$445,000, representing an increase of 9.2% compared to last month and a decrease of 2.7% from Feb 2023. The average days on market for units sold in February was 21 days, 37% below the 5-year February average of 33 days. There was an 11.1% month over month decrease in new contract activity with 16 New Pendings; a 10% MoM increase in All Pendings (new contracts + contracts carried over from January) to 44; and a 7.7% decrease in supply to 48 active units.

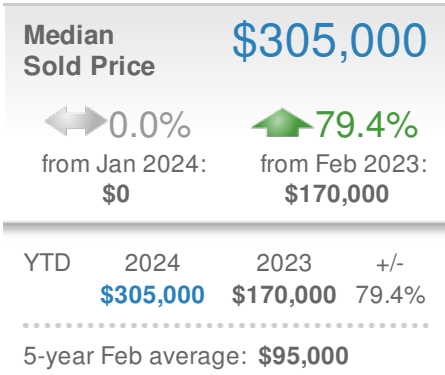
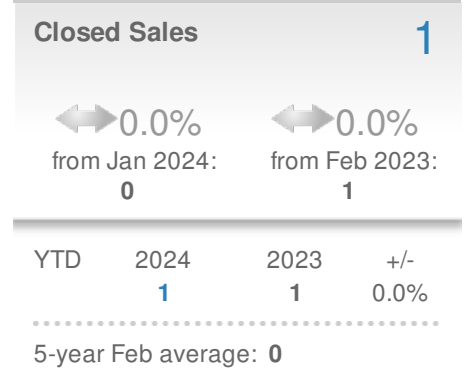
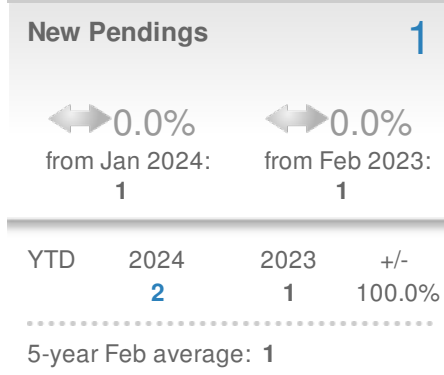
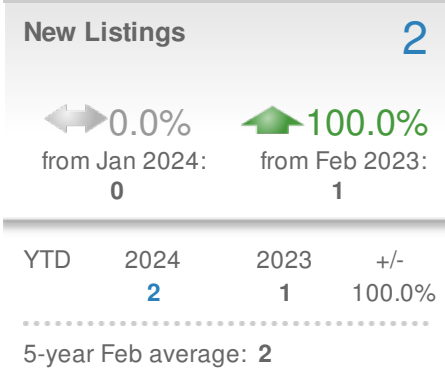
This activity resulted in a Contract Ratio of 0.92 pendings per active listing, up from 0.77 in January and an increase from 0.42 in February 2023. The Contract Ratio is 6% lower than the 5-year February average of 0.98. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



February 2024

Oxford Area (Chester, PA) - Attached

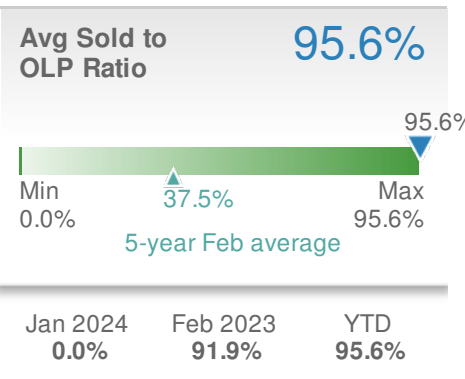
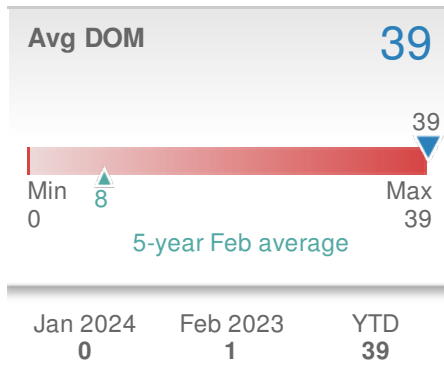
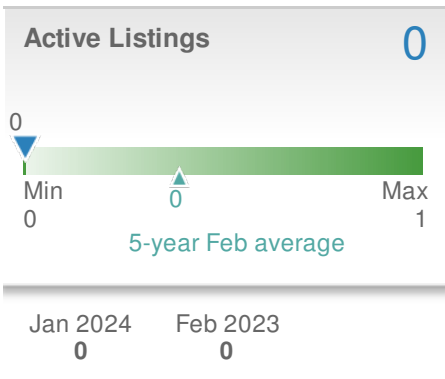
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Oxford Area (Chester, PA), the median sold price for Attached properties for February was \$305,000, representing an increase of 0% compared to last month and an increase of 79.4% from Feb 2023. The average days on market for units sold in February was 39 days, 388% above the 5-year February average of 8 days. There was no month over month change in new contract activity with 1 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from January) with 1; and no change in supply with 0 active units.

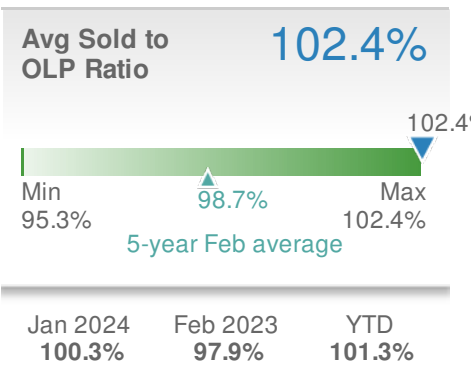
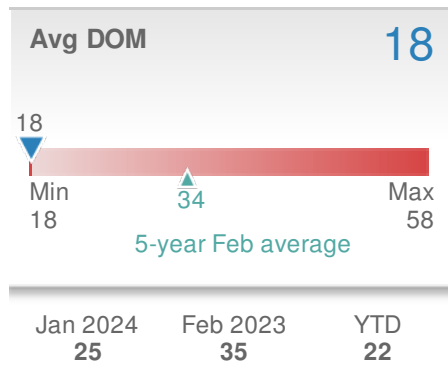
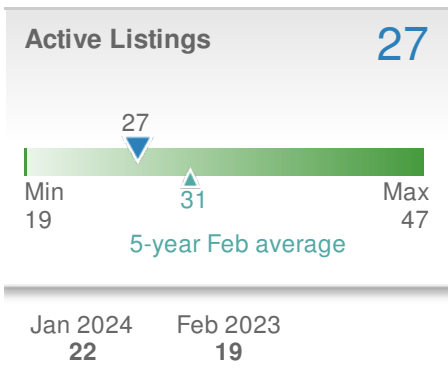
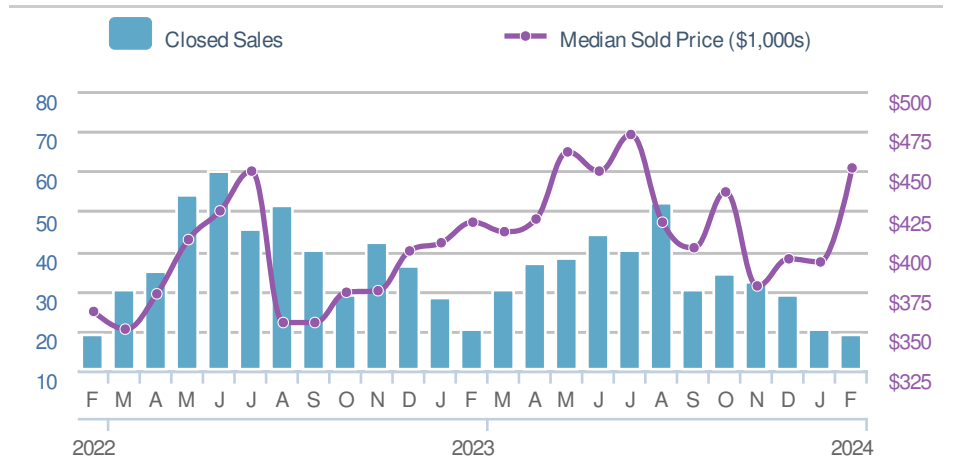
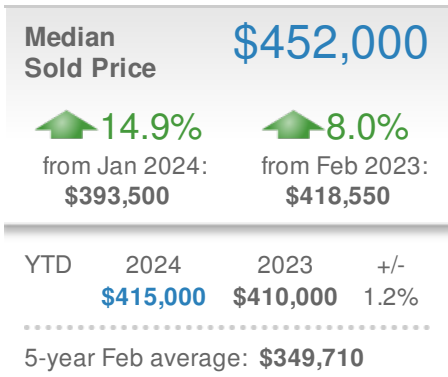
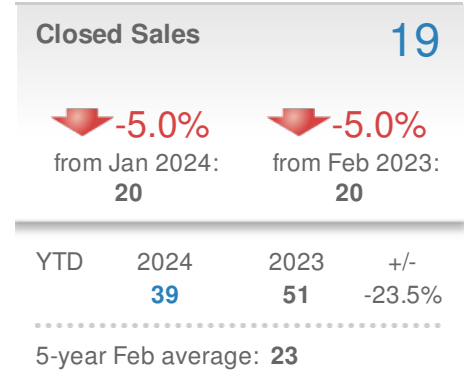
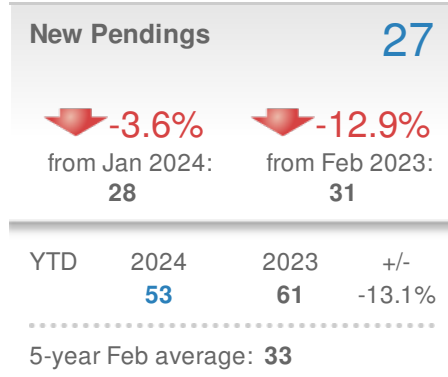
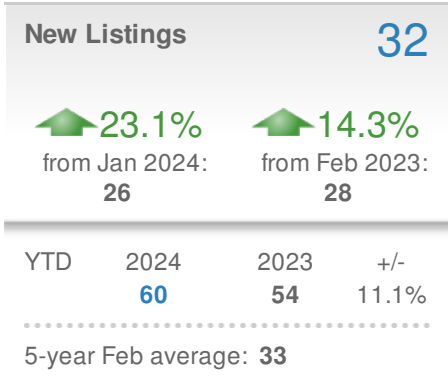
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from January and no change from February 2023. The Contract Ratio is 100% lower than the 5-year February average of 1.40. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



February 2024

Phoenixville Area (Chester, PA)

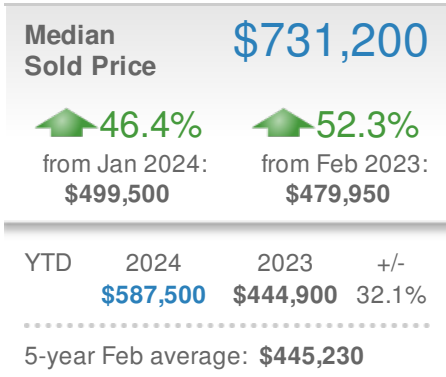
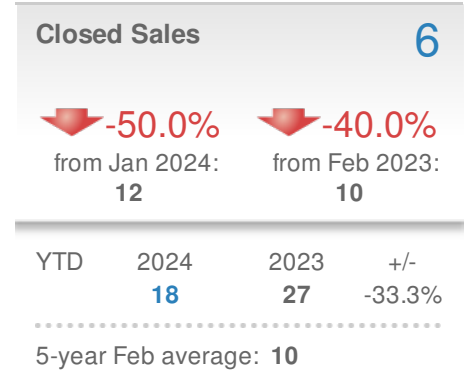
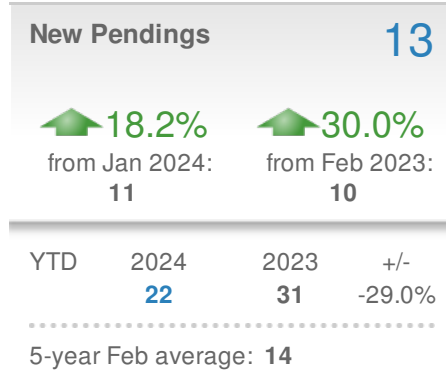
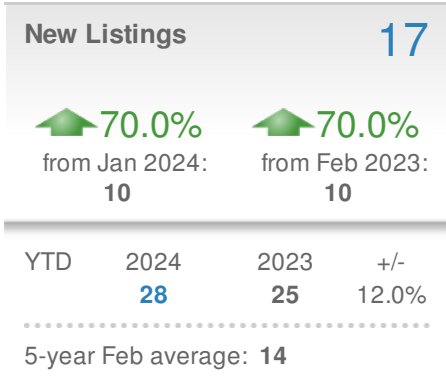
Email: ldavis@tcsr.realtor



February 2024

Phoenixville Area (Chester, PA) - Detached

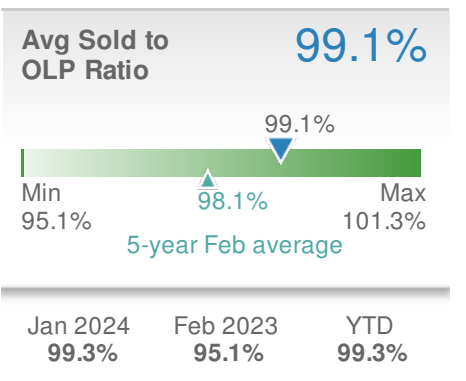
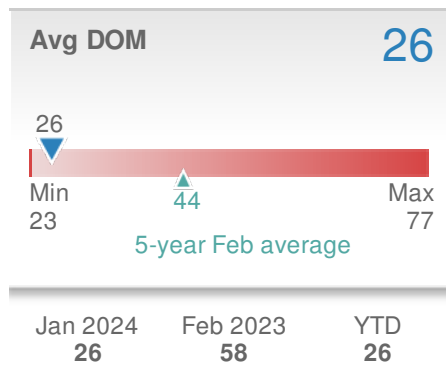
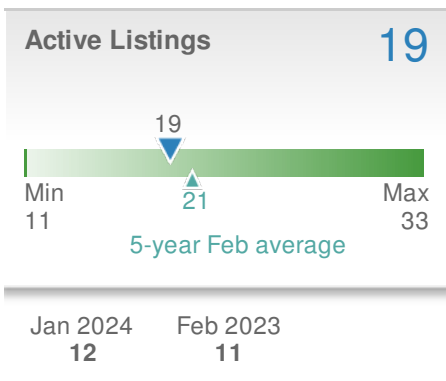
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Phoenixville Area (Chester, PA), the median sold price for Detached properties for February was \$731,200, representing an increase of 46.4% compared to last month and an increase of 52.3% from Feb 2023. The average days on market for units sold in February was 26 days, 41% below the 5-year February average of 44 days. There was an 18.2% month over month increase in new contract activity with 13 New Pendings; a 35.7% MoM increase in All Pendings (new contracts + contracts carried over from January) to 19; and a 58.3% increase in supply to 19 active units.

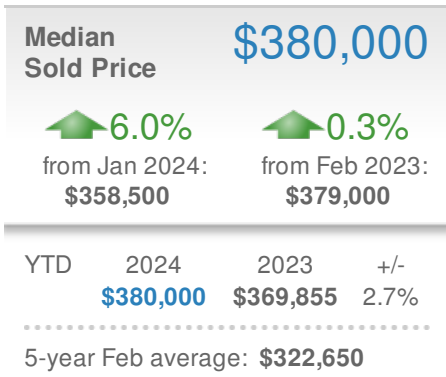
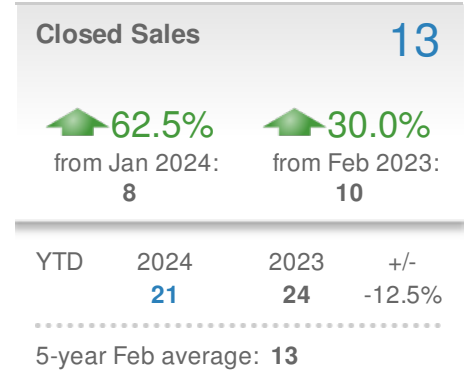
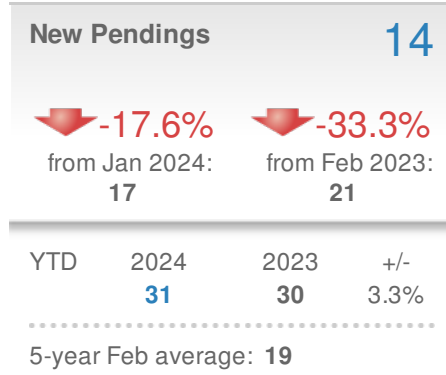
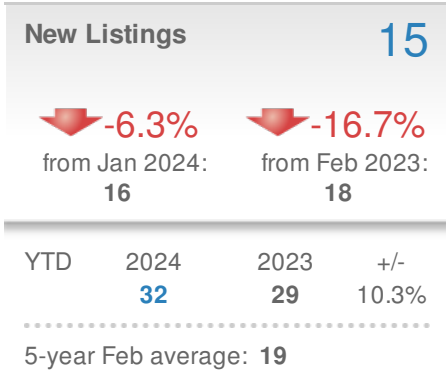
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 1.17 in January and a decrease from 2.18 in February 2023. The Contract Ratio is 22% lower than the 5-year February average of 1.28. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2024

Phoenixville Area (Chester, PA) - Attached

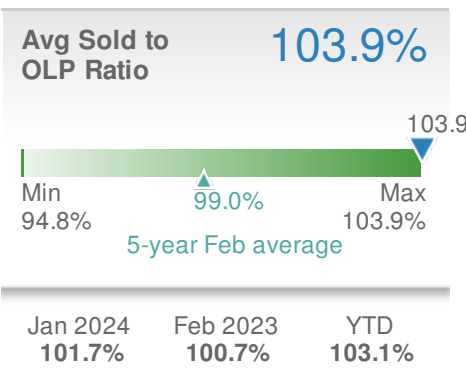
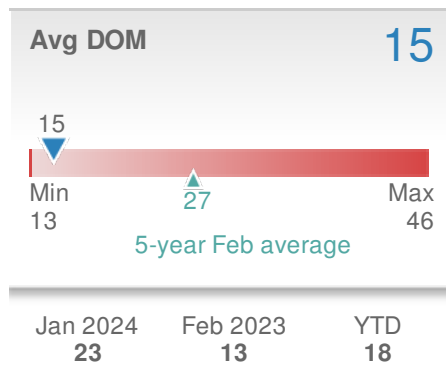
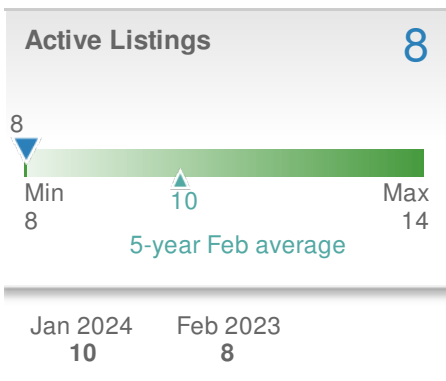
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Summary

In Phoenixville Area (Chester, PA), the median sold price for Attached properties for February was \$380,000, representing an increase of 6% compared to last month and an increase of 0.3% from Feb 2023. The average days on market for units sold in February was 15 days, 44% below the 5-year February average of 27 days. There was a 17.6% month over month decrease in new contract activity with 14 New Pendings; a 5.6% MoM increase in All Pendings (new contracts + contracts carried over from January) to 19; and a 20% decrease in supply to 8 active units.

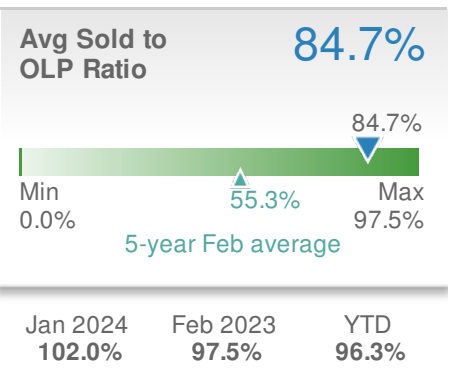
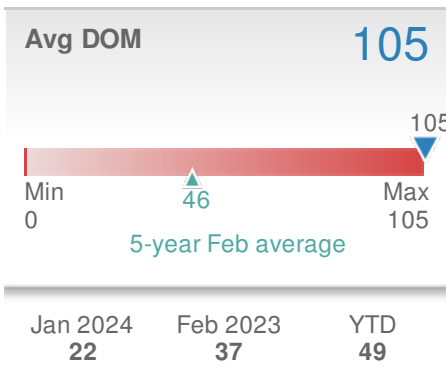
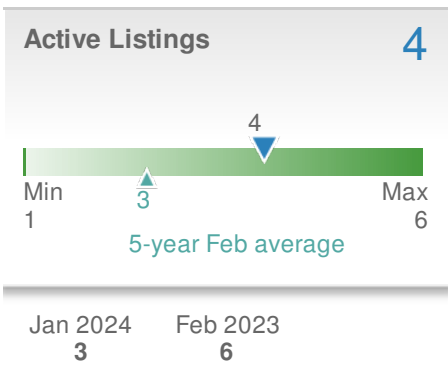
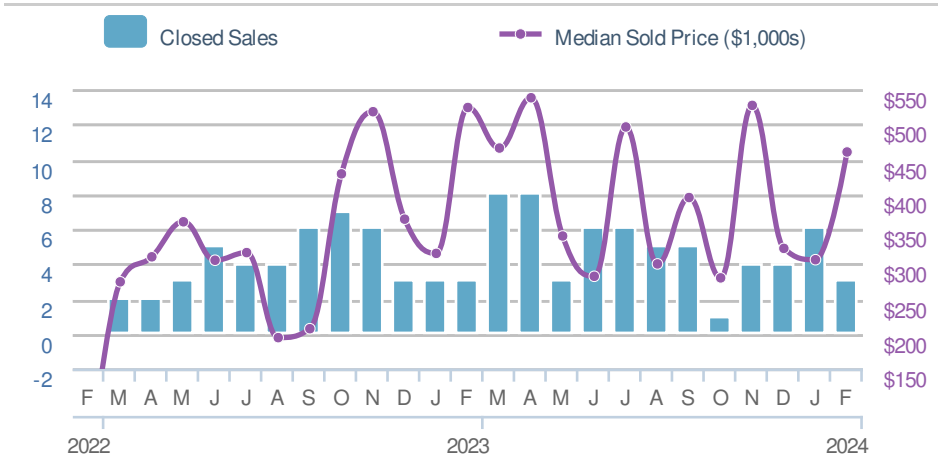
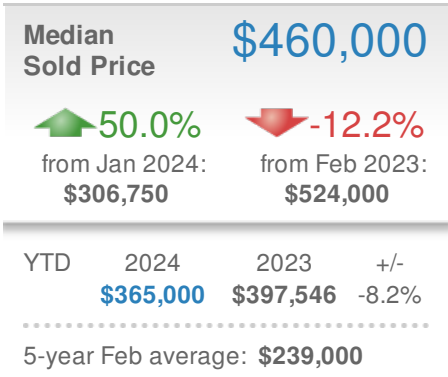
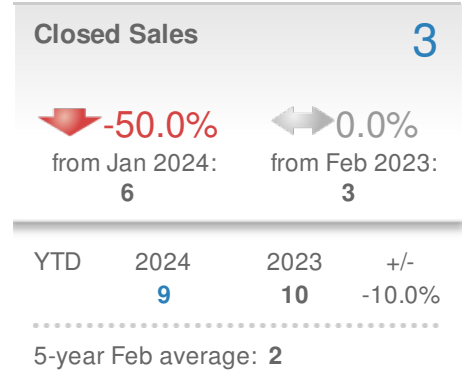
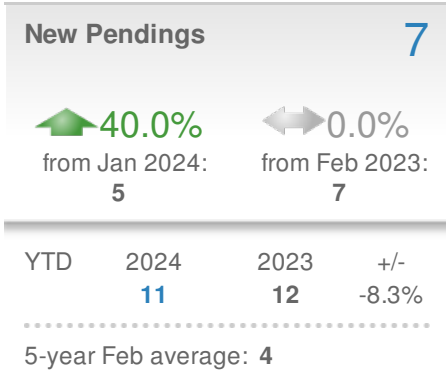
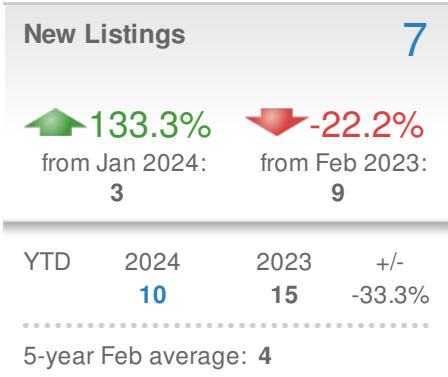
This activity resulted in a Contract Ratio of 2.38 pendings per active listing, up from 1.80 in January and a decrease from 3.00 in February 2023. The Contract Ratio is 7% lower than the 5-year February average of 2.55. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2024

Spring-Ford Area (Chester, PA)

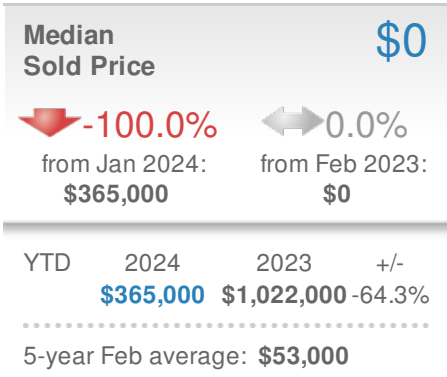
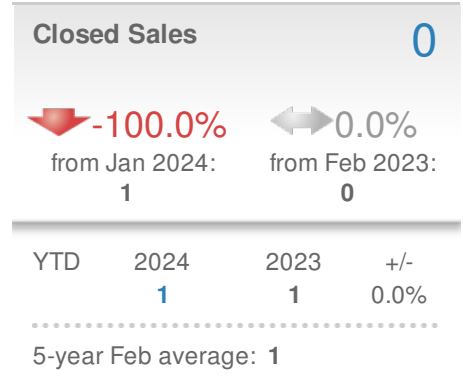
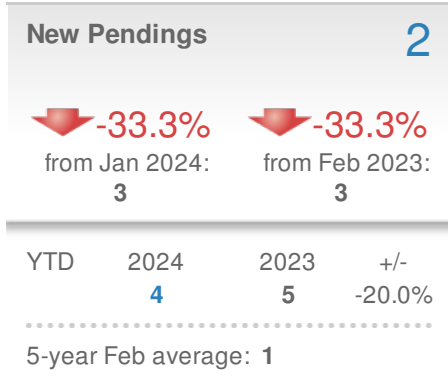
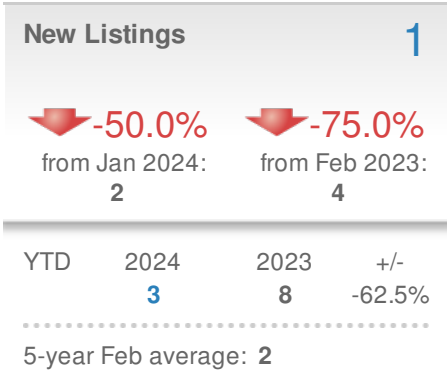
Email: ldavis@tcsr.realtor



February 2024

Spring-Ford Area (Chester, PA) - Detached

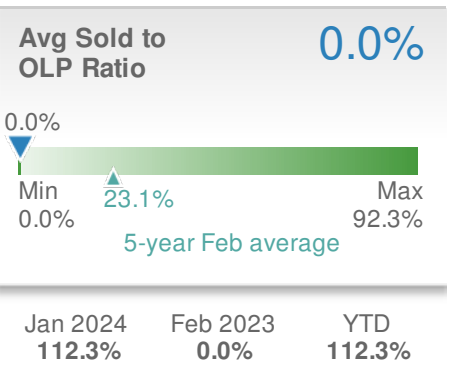
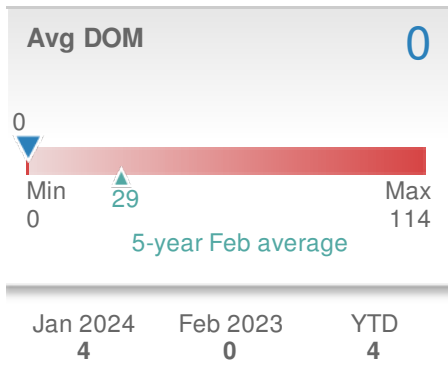
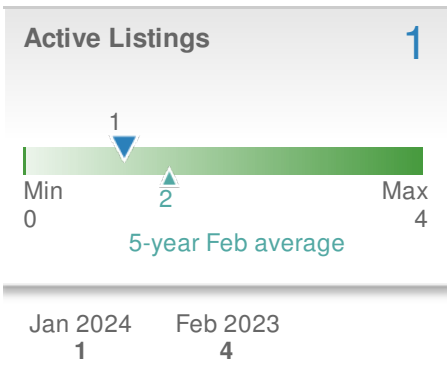
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Email: ldavis@tcsr.realtor



Summary

In Spring-Ford Area (Chester, PA), the median sold price for Detached properties for February was \$0, representing a decrease of 100% compared to last month and no change from Feb 2023. The average days on market for units sold in February was 0 days, 100% below the 5-year February average of 29 days. There was a 33.3% month over month decrease in new contract activity with 2 New Pendings; a 50% MoM increase in All Pendings (new contracts + contracts carried over from January) to 3; and no change in supply with 1 active units.

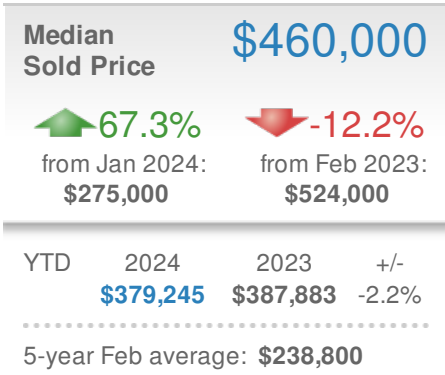
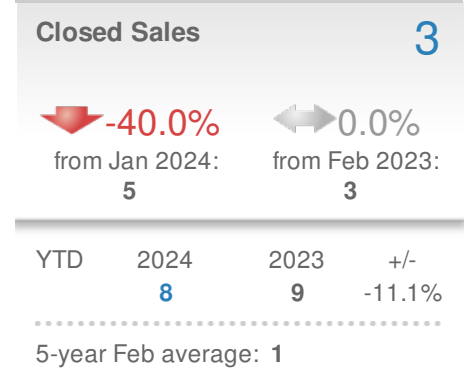
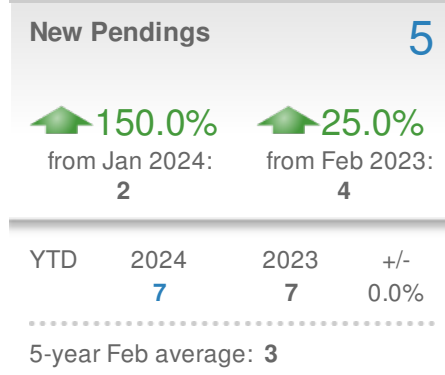
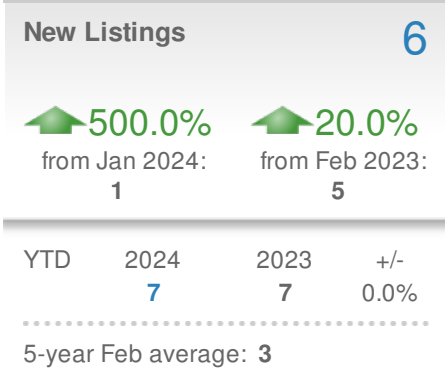
This activity resulted in a Contract Ratio of 3.00 pendings per active listing, up from 2.00 in January and an increase from 1.25 in February 2023. The Contract Ratio is 92% higher than the 5-year February average of 1.56. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2024

Spring-Ford Area (Chester, PA) - Attached

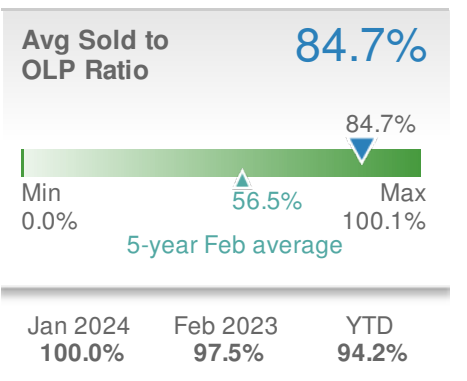
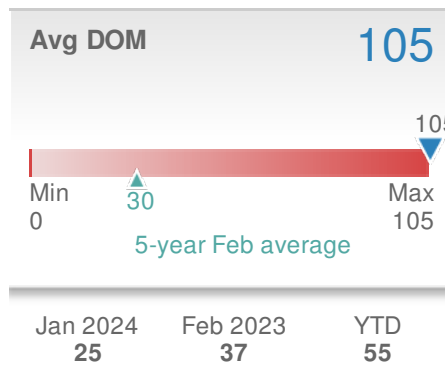
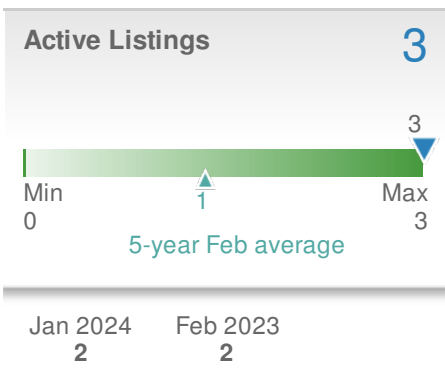
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Email: ldavis@tcsr.realtor



Summary

In Spring-Ford Area (Chester, PA), the median sold price for Attached properties for February was \$460,000, representing an increase of 67.3% compared to last month and a decrease of 12.2% from Feb 2023. The average days on market for units sold in February was 105 days, 255% above the 5-year February average of 30 days. There was a 150% month over month increase in new contract activity with 5 New Pendings; a 66.7% MoM increase in All Pendings (new contracts + contracts carried over from January) to 5; and a 50% increase in supply to 3 active units.

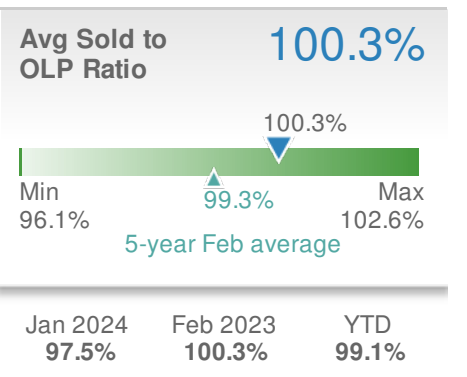
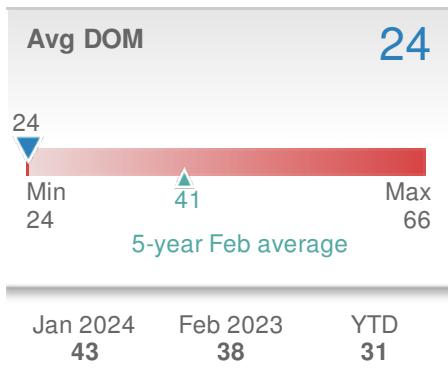
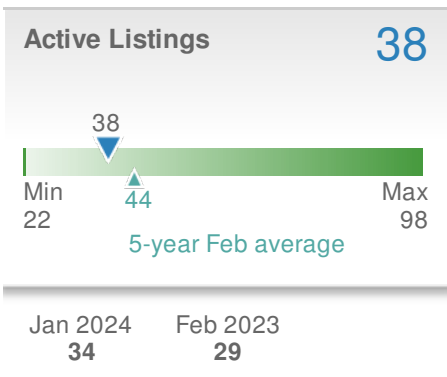
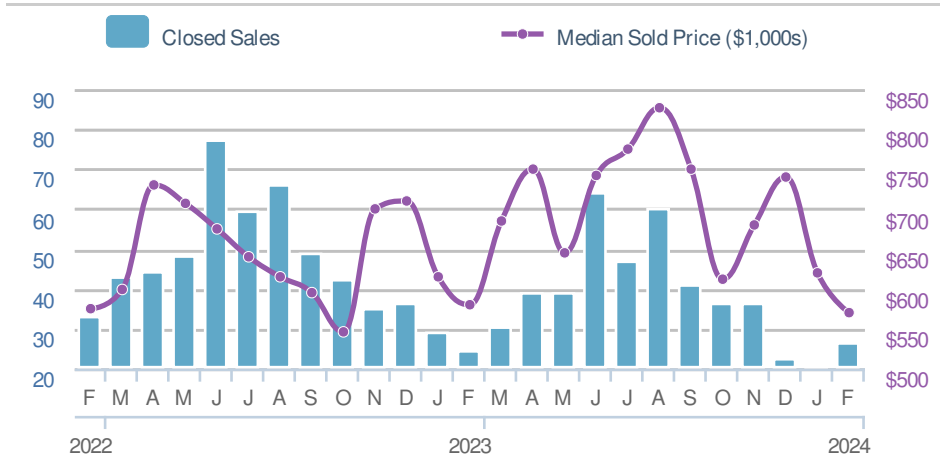
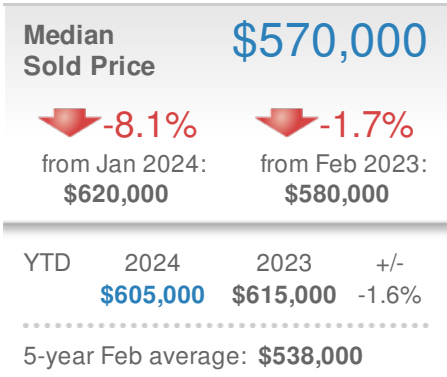
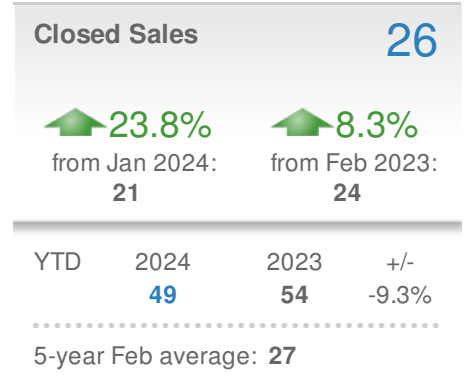
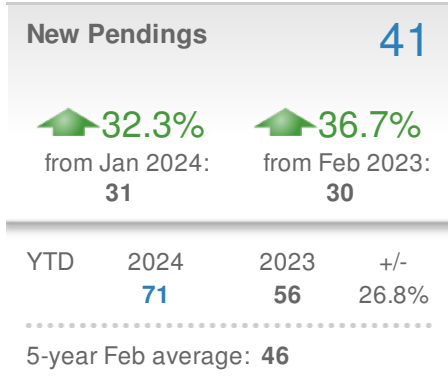
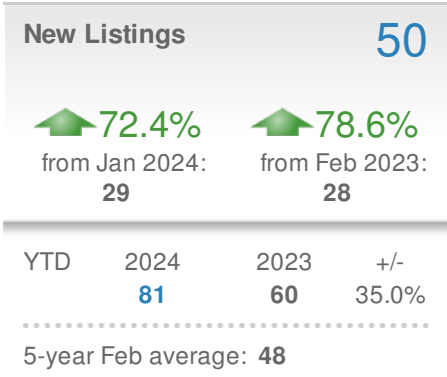
This activity resulted in a Contract Ratio of 1.67 pendings per active listing, up from 1.50 in January and an increase from 1.50 in February 2023. The Contract Ratio is 18% lower than the 5-year February average of 2.03. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



February 2024

Tredyffrin-Easttown (Chester, PA)

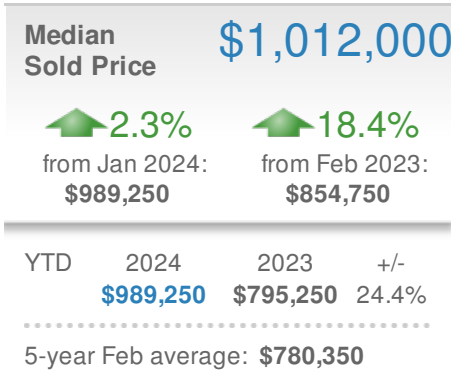
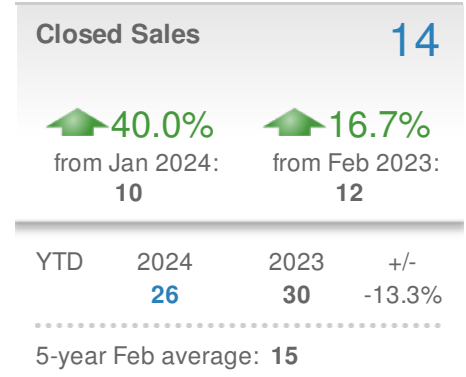
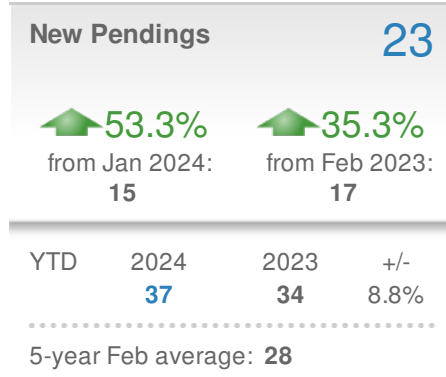
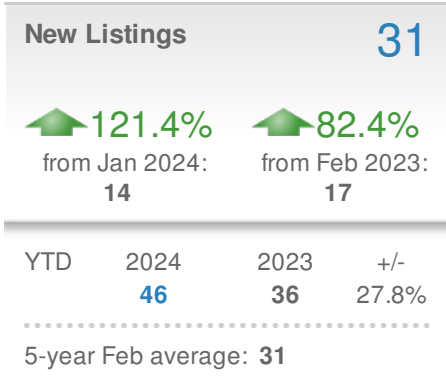
Email: ldavis@tcsr.realtor



February 2024

Tredyffrin-Easttown (Chester, PA) - Detached

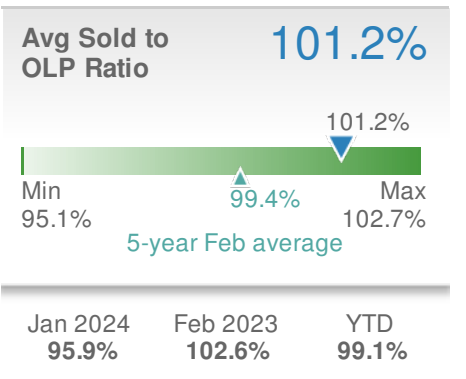
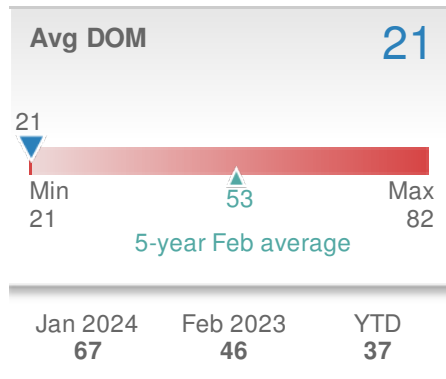
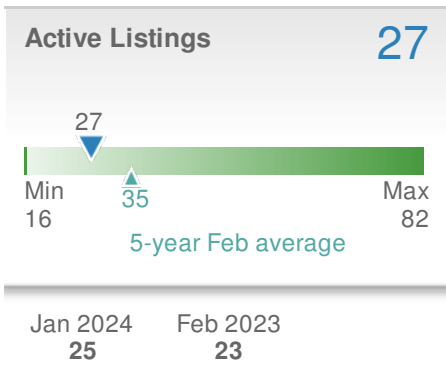
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Summary

In Tredyffrin-Easttown (Chester, PA), the median sold price for Detached properties for February was \$1,012,000, representing an increase of 2.3% compared to last month and an increase of 18.4% from Feb 2023. The average days on market for units sold in February was 21 days, 61% below the 5-year February average of 53 days. There was a 53.3% month over month increase in new contract activity with 23 New Pendings; a 25.9% MoM increase in All Pendings (new contracts + contracts carried over from January) to 34; and an 8% increase in supply to 27 active units.

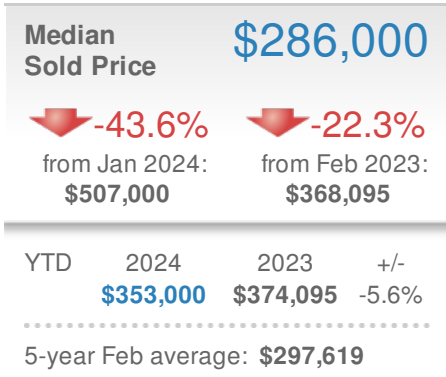
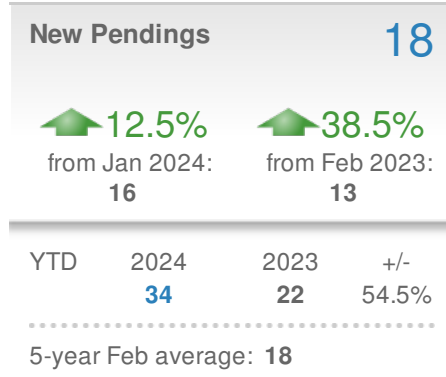
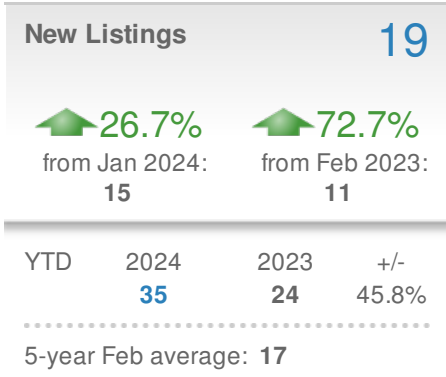
This activity resulted in a Contract Ratio of 1.26 pendings per active listing, up from 1.08 in January and a decrease from 1.48 in February 2023. The Contract Ratio is 36% lower than the 5-year February average of 1.98. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



February 2024

Tredyffrin-Easttown (Chester, PA) - Attached

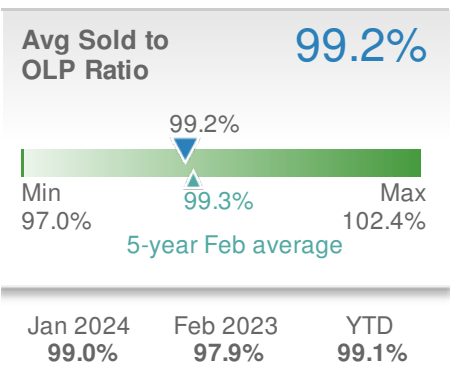
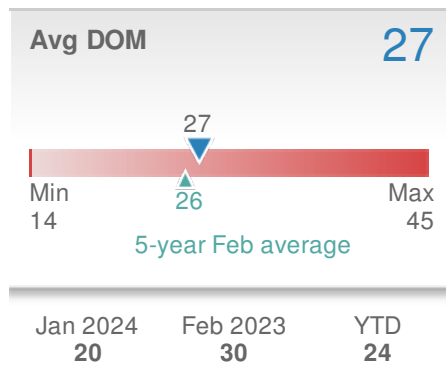
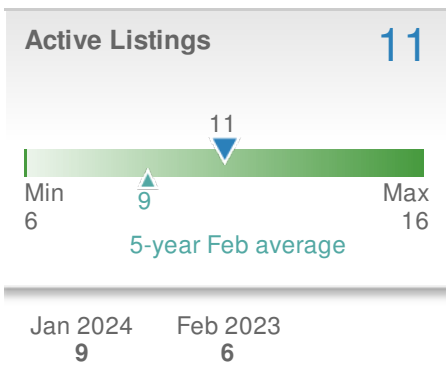
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Summary

In Tredyffrin-Easttown (Chester, PA), the median sold price for Attached properties for February was \$286,000, representing a decrease of 43.6% compared to last month and a decrease of 22.3% from Feb 2023. The average days on market for units sold in February was 27 days, 2% above the 5-year February average of 26 days. There was a 12.5% month over month increase in new contract activity with 18 New Pendings; a 33.3% MoM increase in All Pendings (new contracts + contracts carried over from January) to 24; and a 22.2% increase in supply to 11 active units.

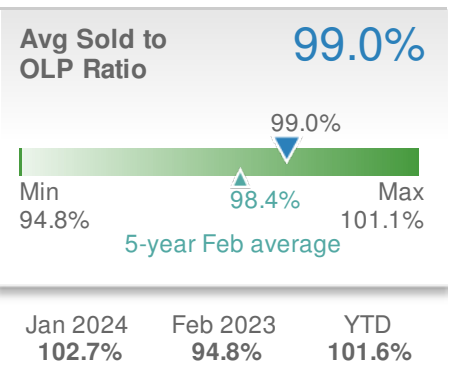
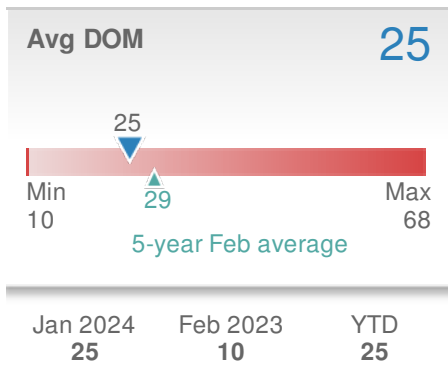
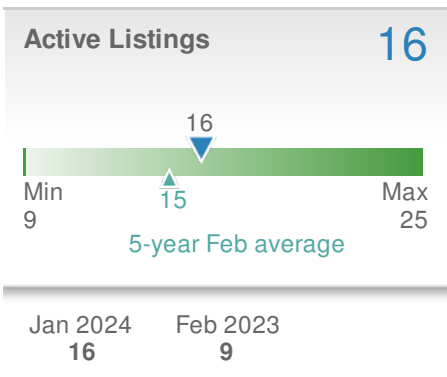
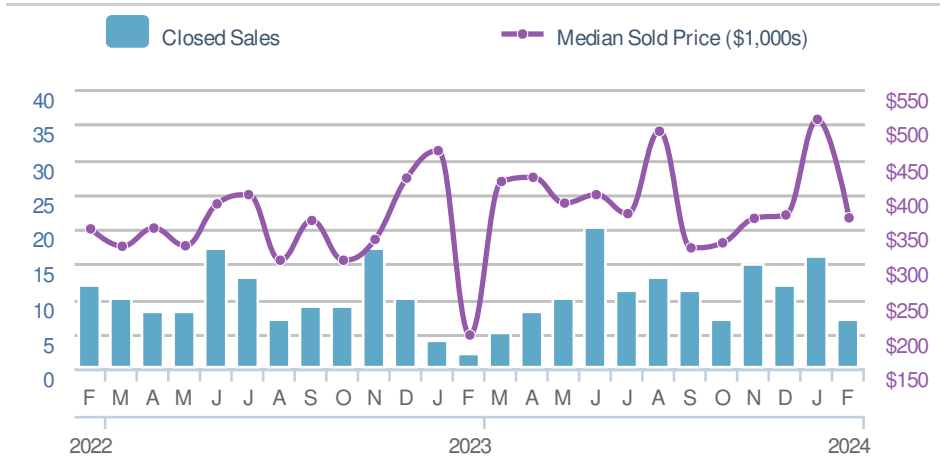
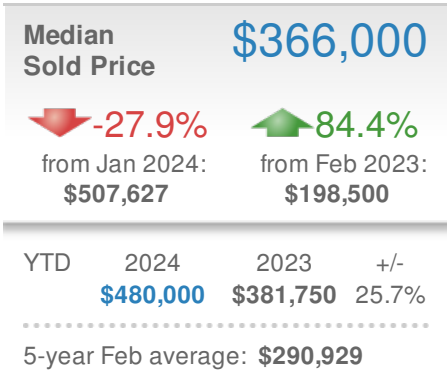
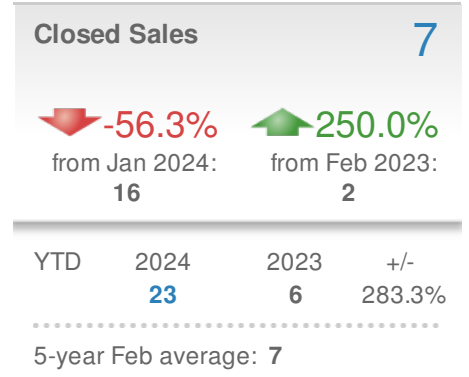
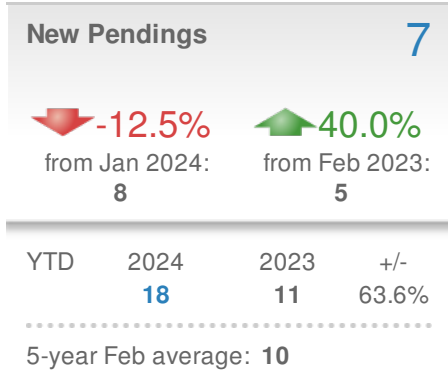
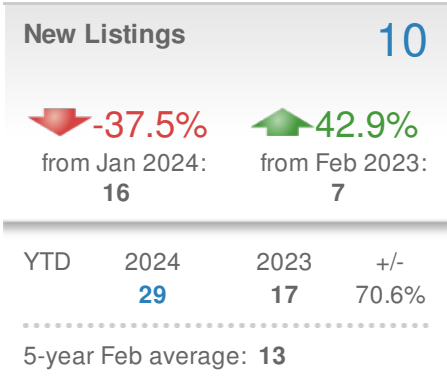
This activity resulted in a Contract Ratio of 2.18 pendings per active listing, up from 2.00 in January and an increase from 2.00 in February 2023. The Contract Ratio is 39% lower than the 5-year February average of 3.56. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2024

Twin Valley (Chester, PA)

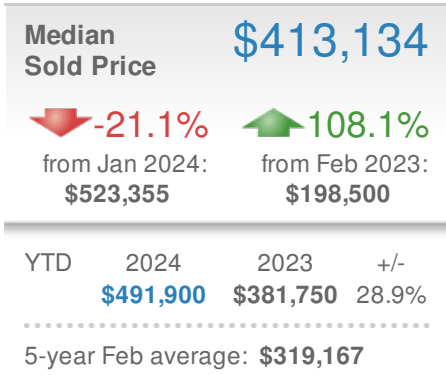
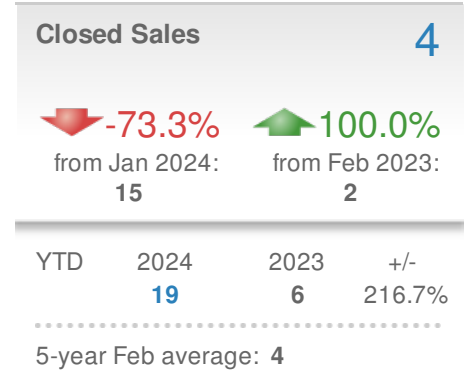
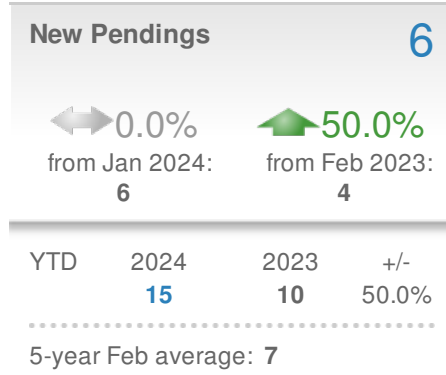
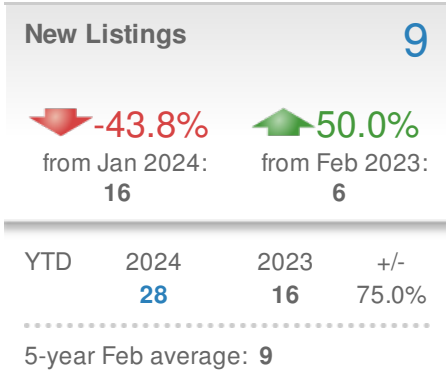
Email: ldavis@tcsr.realtor



February 2024

Twin Valley (Chester, PA) - Detached

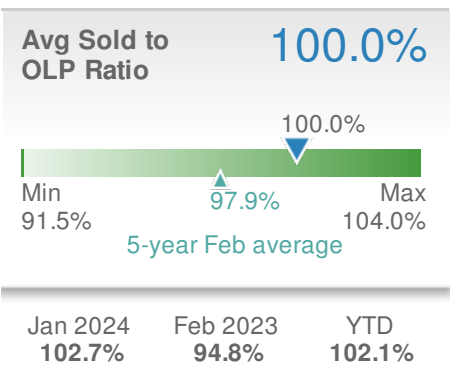
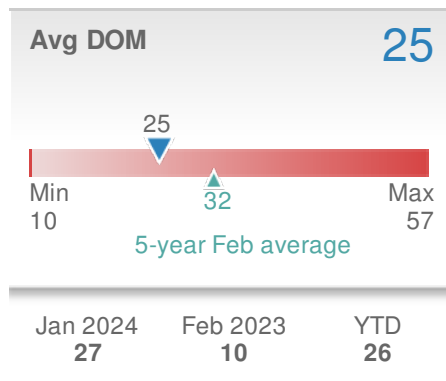
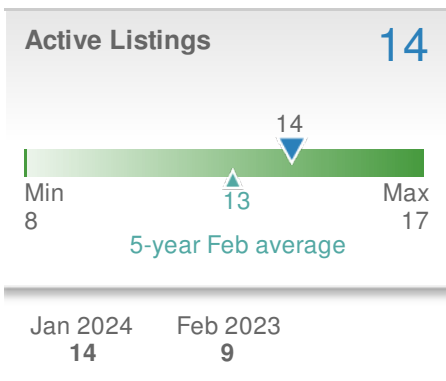
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Email: ldavis@tcsr.realtor



Summary

In Twin Valley (Chester, PA), the median sold price for Detached properties for February was \$413,134, representing a decrease of 21.1% compared to last month and an increase of 108.1% from Feb 2023. The average days on market for units sold in February was 25 days, 23% below the 5-year February average of 32 days. There was no month over month change in new contract activity with 6 New Pendings; a 16.1% MoM increase in All Pendings (new contracts + contracts carried over from January) to 36; and no change in supply with 14 active units.

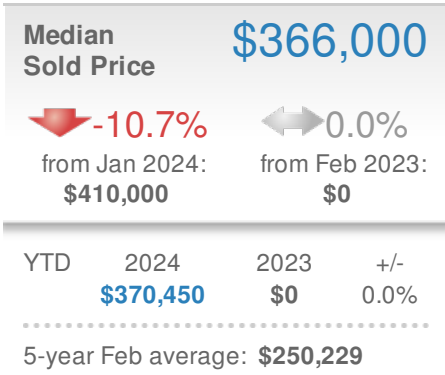
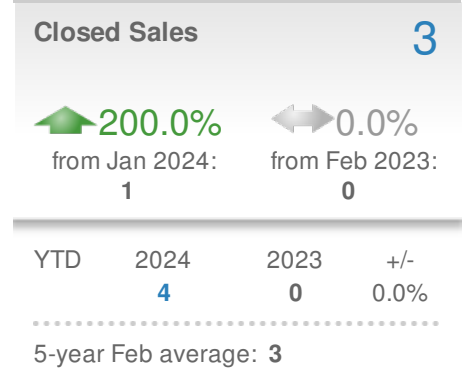
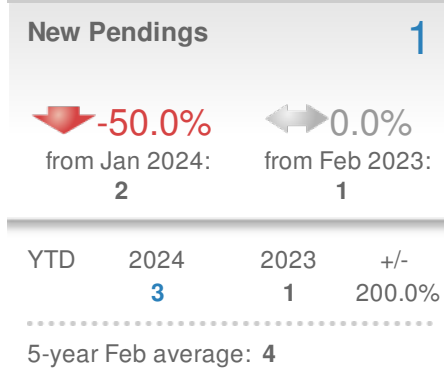
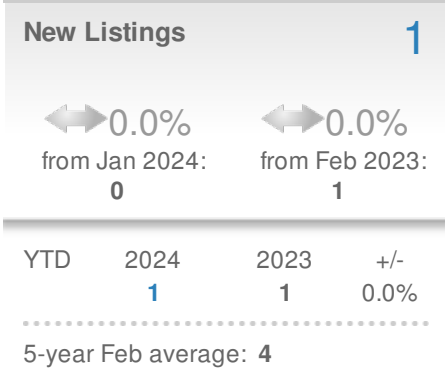
This activity resulted in a Contract Ratio of 2.57 pendings per active listing, up from 2.21 in January and an increase from 1.44 in February 2023. The Contract Ratio is 59% higher than the 5-year February average of 1.62. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



February 2024

Twin Valley (Chester, PA) - Attached

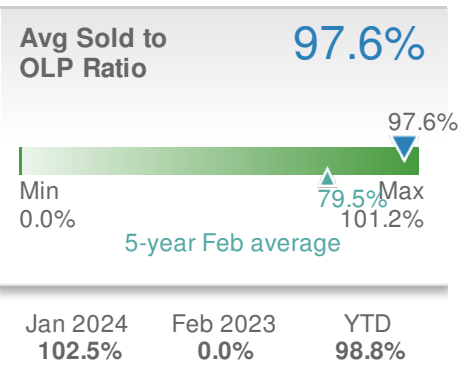
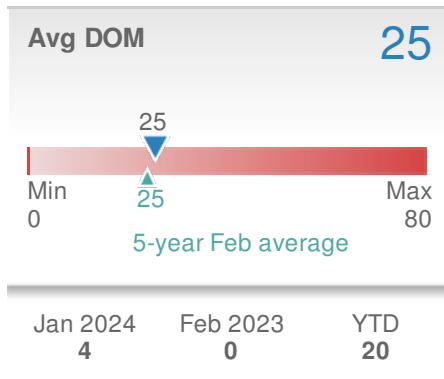
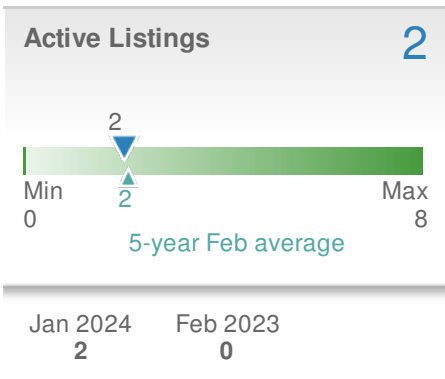
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Summary

In Twin Valley (Chester, PA), the median sold price for Attached properties for February was \$366,000, representing a decrease of 10.7% compared to last month and an increase of 0% from Feb 2023. The average days on market for units sold in February was 25 days, 2% above the 5-year February average of 25 days. There was a 50% month over month decrease in new contract activity with 1 New Pendings; a 66.7% MoM decrease in All Pendings (new contracts + contracts carried over from January) to 1; and no change in supply with 2 active units.

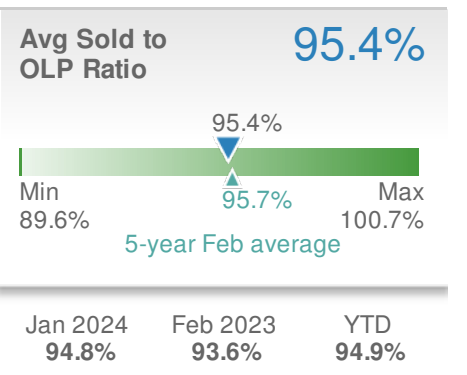
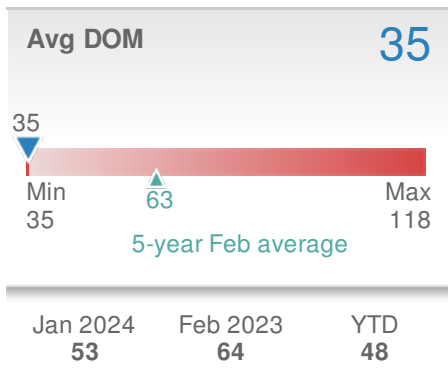
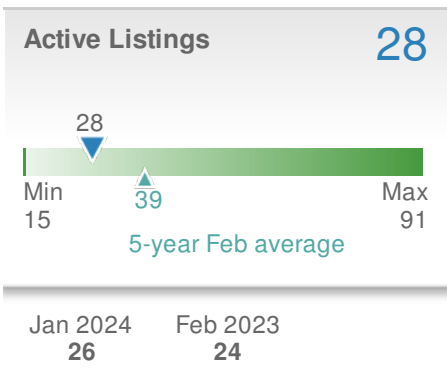
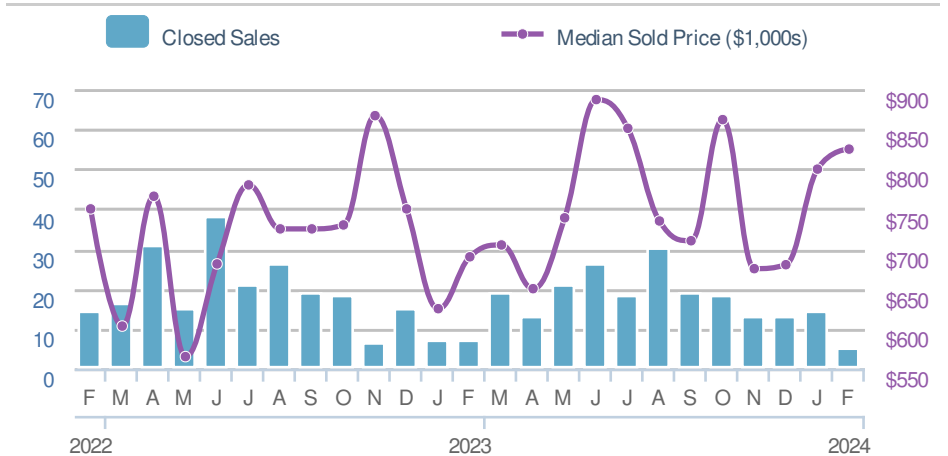
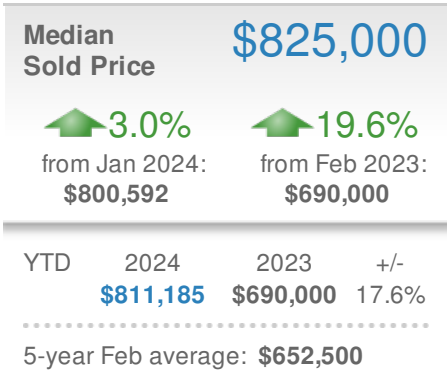
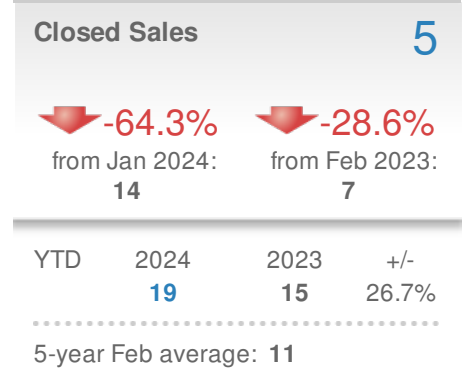
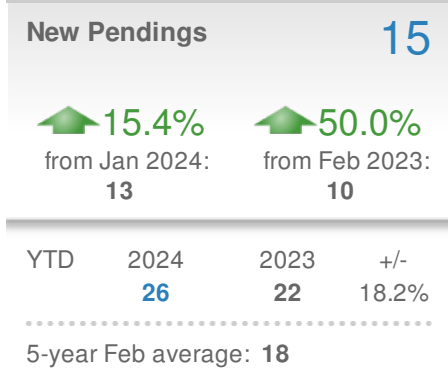
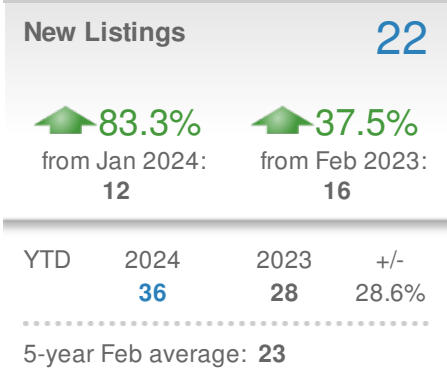
This activity resulted in a Contract Ratio of 0.50 pendings per active listing, down from 1.50 in January and an increase from 0.00 in February 2023. The Contract Ratio is 68% lower than the 5-year February average of 1.55. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2024

Unionville-Chadds Ford (Chester, PA)

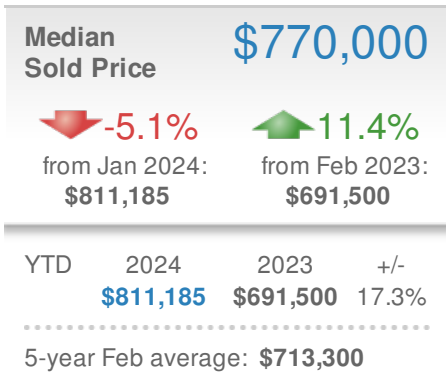
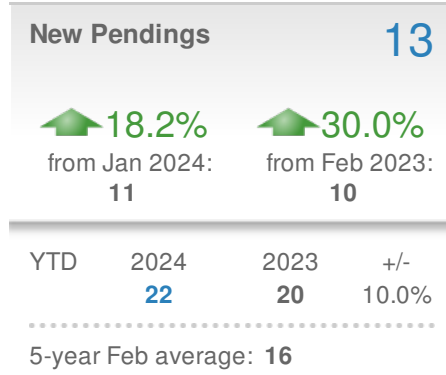
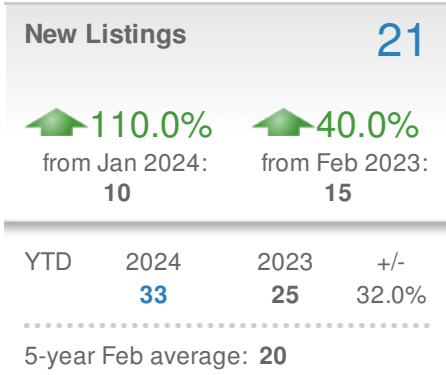
Email: ldavis@tcsr.realtor



February 2024

Unionville-Chadds Ford (Chester, PA) - Detached

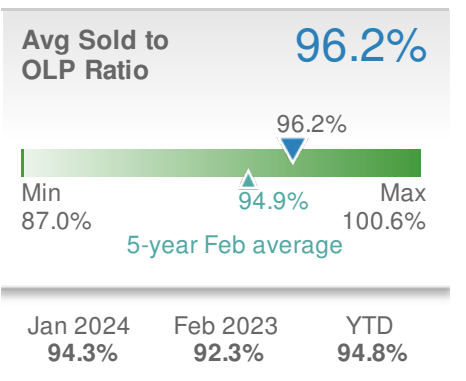
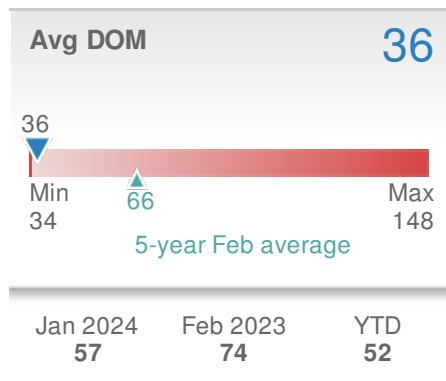
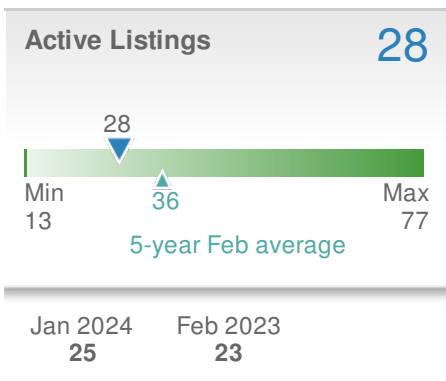
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Email: ldavis@tcsr.realtor



Summary

In Unionville-Chadds Ford (Chester, PA), the median sold price for Detached properties for February was \$770,000, representing a decrease of 5.1% compared to last month and an increase of 11.4% from Feb 2023. The average days on market for units sold in February was 36 days, 46% below the 5-year February average of 66 days. There was an 18.2% month over month increase in new contract activity with 13 New Pendings; a 46.7% MoM increase in All Pendings (new contracts + contracts carried over from January) to 22; and a 12% increase in supply to 28 active units.

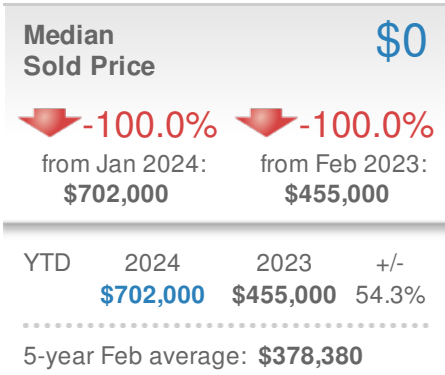
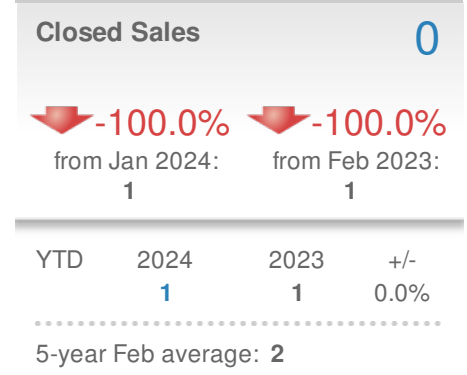
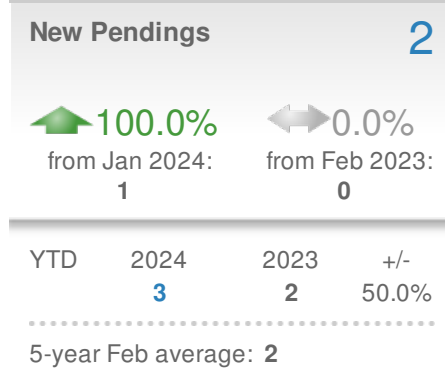
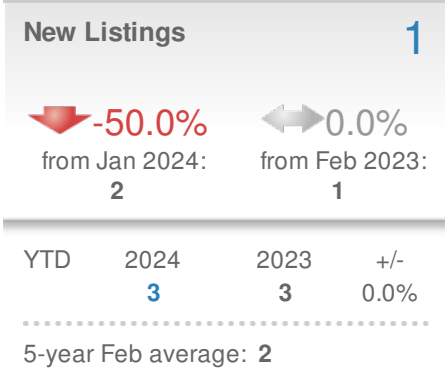
This activity resulted in a Contract Ratio of 0.79 pendings per active listing, up from 0.60 in January and a decrease from 0.91 in February 2023. The Contract Ratio is 29% lower than the 5-year February average of 1.12. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2024

Unionville-Chadds Ford (Chester, PA) - Attached

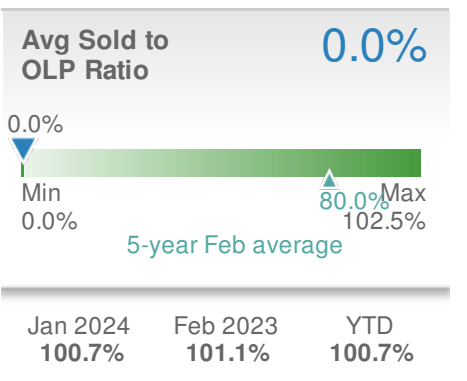
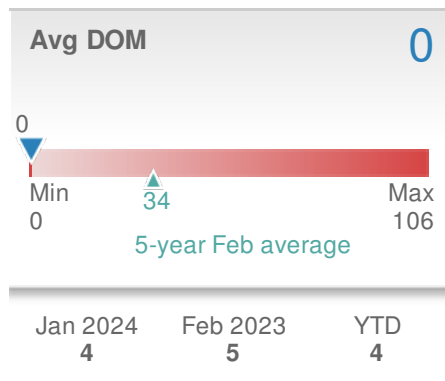
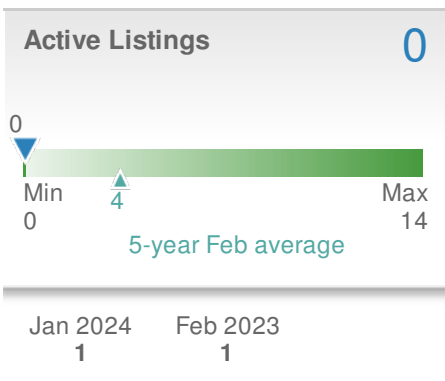
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Summary

In Unionville-Chadds Ford (Chester, PA), the median sold price for Attached properties for February was \$0, representing a decrease of 100% compared to last month and a decrease of 100% from Feb 2023. The average days on market for units sold in February was 0 days, 100% below the 5-year February average of 34 days. There was a 100% month over month increase in new contract activity with 2 New Pendings; a 0% MoM increase in All Pendings (new contracts + contracts carried over from January) to 2; and a 100% decrease in supply to 0 active units.

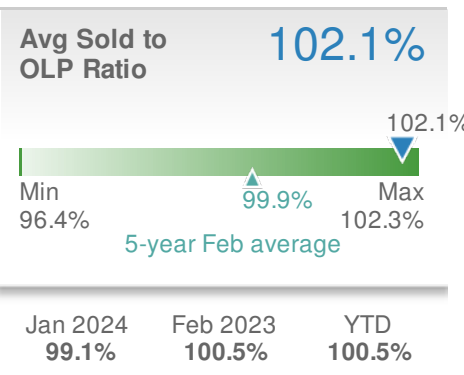
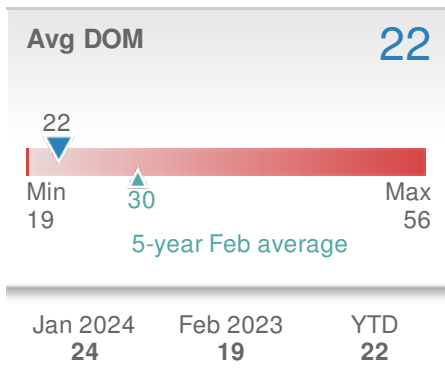
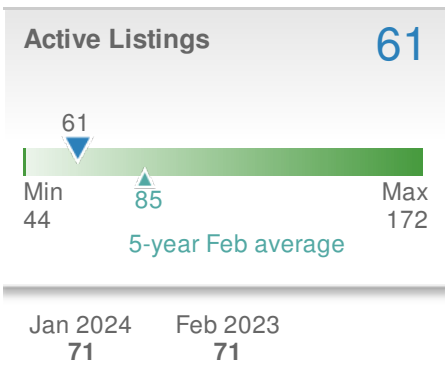
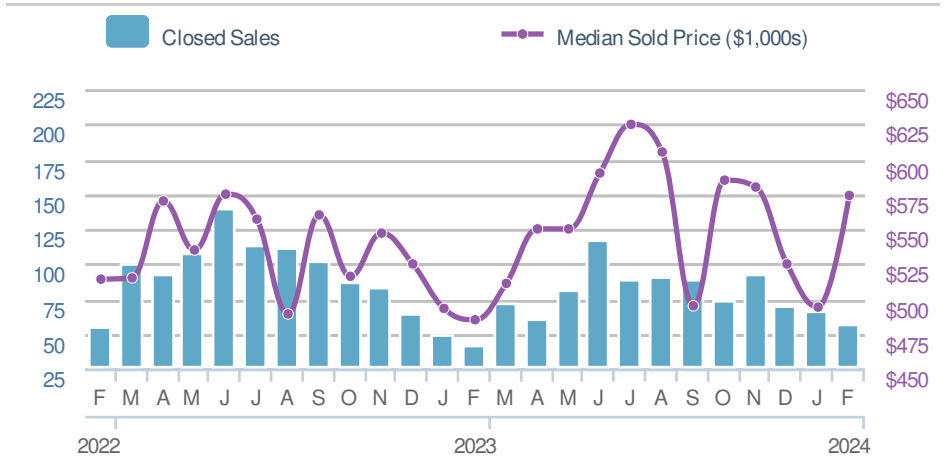
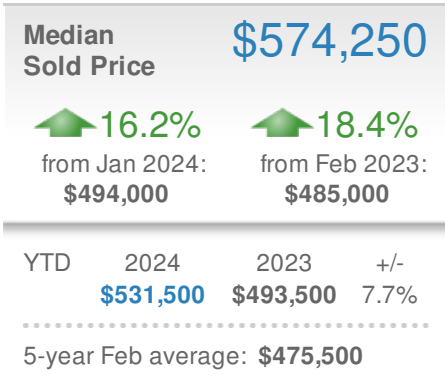
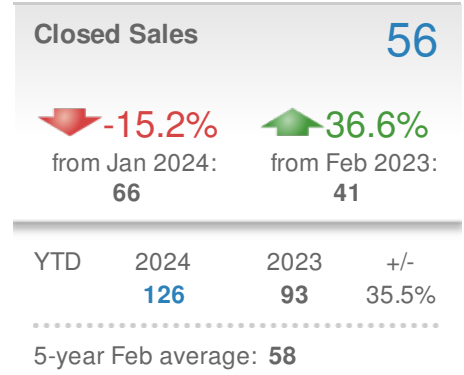
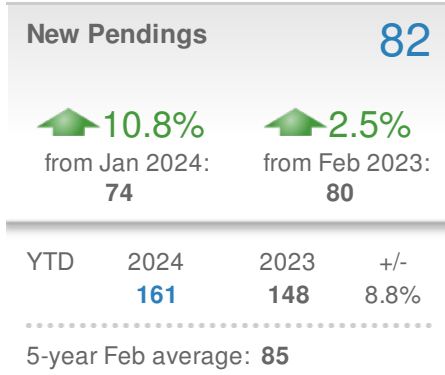
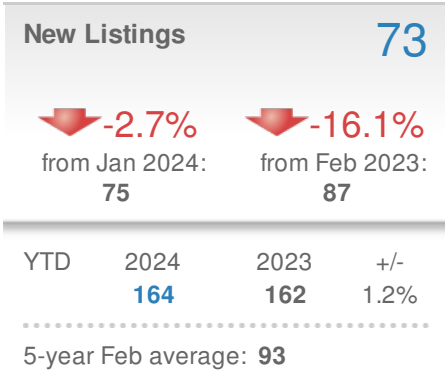
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from January and a decrease from 1.00 in February 2023. The Contract Ratio is 100% lower than the 5-year February average of 2.16. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



February 2024

West Chester Area (Chester, PA)

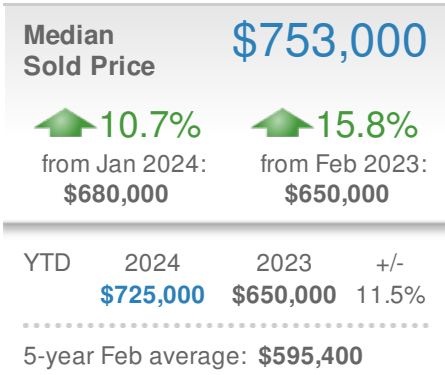
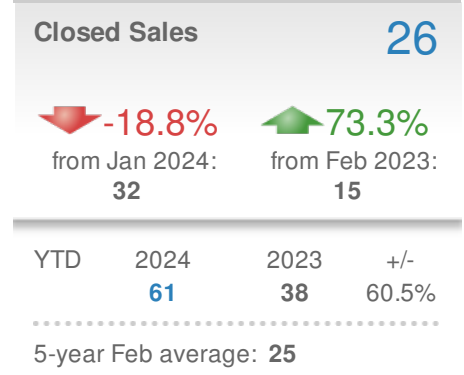
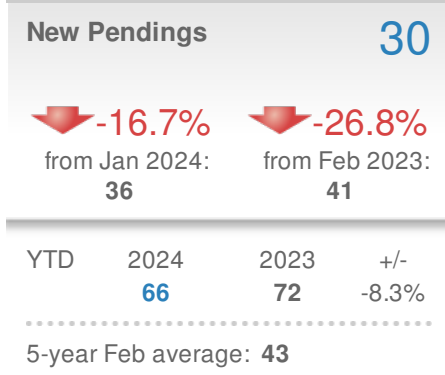
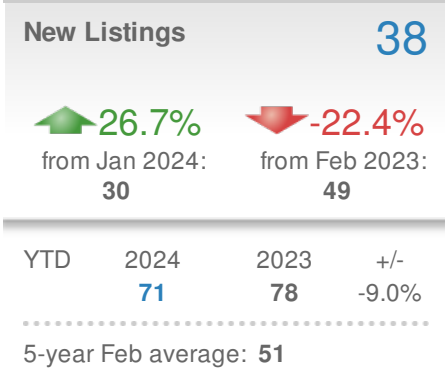
Email: ldavis@tcsr.realtor



February 2024

West Chester Area (Chester, PA) - Detached

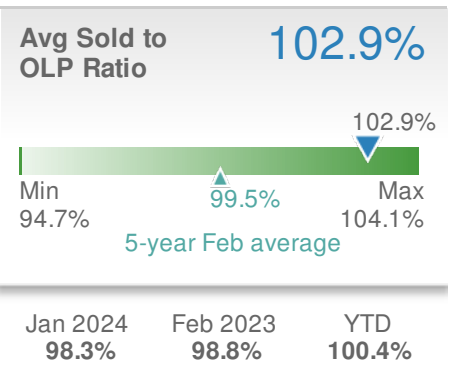
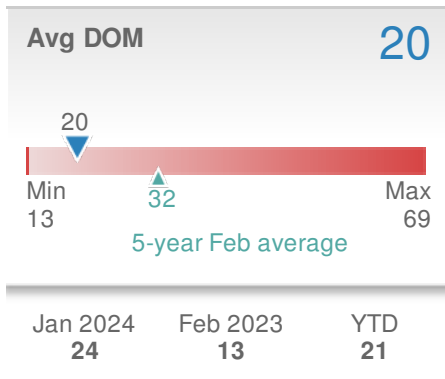
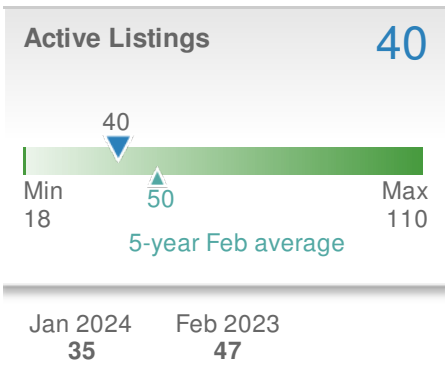
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Summary

In West Chester Area (Chester, PA), the median sold price for Detached properties for February was \$753,000, representing an increase of 10.7% compared to last month and an increase of 15.8% from Feb 2023. The average days on market for units sold in February was 20 days, 38% below the 5-year February average of 32 days. There was a 16.7% month over month decrease in new contract activity with 30 New Pendings; an 8.5% MoM decrease in All Pendings (new contracts + contracts carried over from January) to 86; and a 14.3% increase in supply to 40 active units.

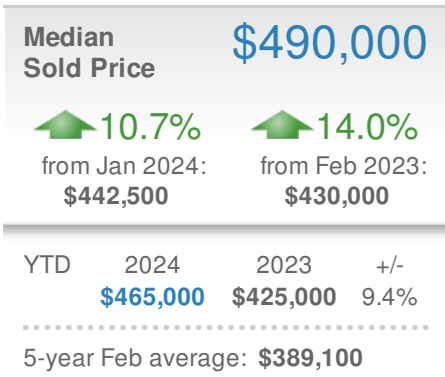
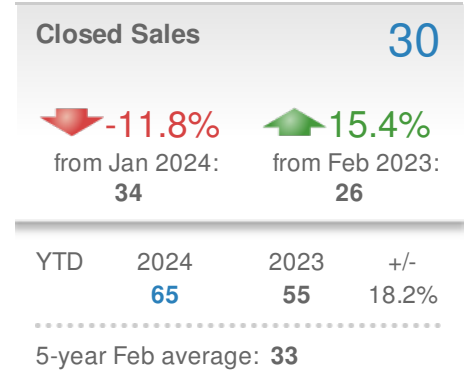
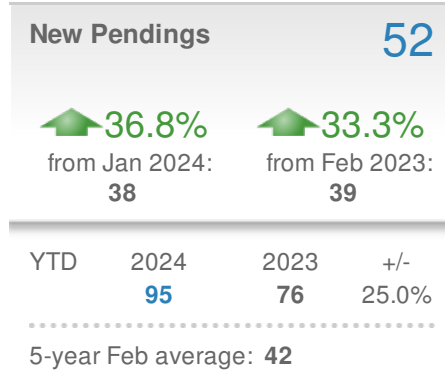
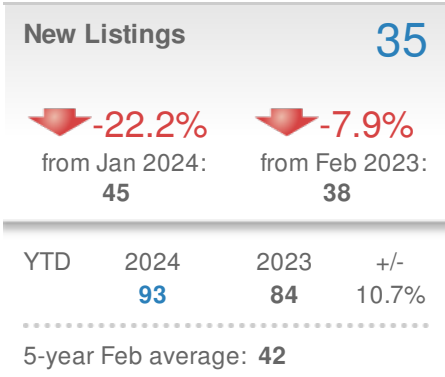
This activity resulted in a Contract Ratio of 2.15 pendings per active listing, down from 2.69 in January and an increase from 1.62 in February 2023. The Contract Ratio is 24% lower than the 5-year February average of 2.82. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2024

West Chester Area (Chester, PA) - Attached

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Summary

In West Chester Area (Chester, PA), the median sold price for Attached properties for February was \$490,000, representing an increase of 10.7% compared to last month and an increase of 14% from Feb 2023. The average days on market for units sold in February was 23 days, 18% below the 5-year February average of 28 days. There was a 36.8% month over month increase in new contract activity with 52 New Pendings; a 27% MoM increase in All Pendings (new contracts + contracts carried over from January) to 113; and a 41.7% decrease in supply to 21 active units.

This activity resulted in a Contract Ratio of 5.38 pendings per active listing, up from 2.47 in January and an increase from 2.46 in February 2023. The Contract Ratio is 90% higher than the 5-year February average of 2.84. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

