# February 2024

All Home Types Detached Attached

# Local Market Insight

# Chester County, PA



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

### February 2024

Chester County, PA

#### Email: Idavis@tcsr.realtor

| New L                          | istings.   |                | 421   |  |  |
|--------------------------------|------------|----------------|-------|--|--|
| <b>21.7%</b>                   |            | +-0.2%         |       |  |  |
| from Jan 2024:                 |            | from Feb 2023: |       |  |  |
| <b>346</b>                     |            | 422            |       |  |  |
| YTD                            | 2024       | 2023           | +/-   |  |  |
|                                | <b>814</b> | <b>832</b>     | -2.2% |  |  |
| 5-year Feb average: <b>530</b> |            |                |       |  |  |





| Medi<br>Sold                         | an<br>Price                                | \$506,500                            |              |  |  |
|--------------------------------------|--|--------------------------------------|--------------|--|--|
| from                                 | <b>5.0%</b><br>Jan 2024:<br><b>482,500</b> | 13.8%<br>from Feb 2023:<br>\$445,000 |              |  |  |
| YTD                                  | 2024<br><b>\$497,500</b>                   | 2023<br><b>\$445,000</b>             | +/-<br>11.8% |  |  |
| 5-year Feb average: <b>\$420,543</b> |  |                                      |              |  |  |







| Jan 2024<br><b>30</b> | Feb 2023<br><b>28</b> | YTD<br>31 |
|-----------------------|-----------------------|-----------|
| 30                    | 20                    | 31        |
|                       |                       |           |





### February 2024

Chester County, PA - Detached

Email: Idavis@tcsr.realtor

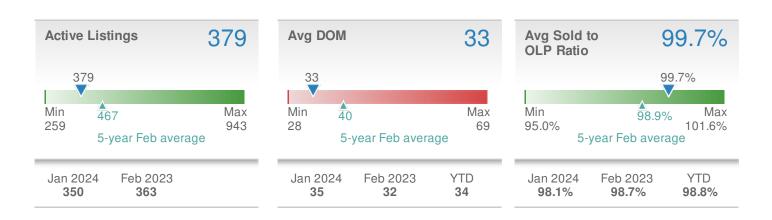
| New L  | istings.                                |                    | 278                                  | New F  | Pendings                                |                    | 220                                  | Close  | d Sales                                   |                    | 142  |
|--------|---|--------------------|--------------------------------------|--------|---|--------------------|--------------------------------------|--------|---|--------------------|--|
| from   | <b>35.0%</b><br>Jan 2024:<br><b>206</b> |                    | <b>6.5%</b><br>eb 2023:<br><b>61</b> | from   | <b>12.8%</b><br>Jan 2024:<br><b>195</b> | from F             | <b>8.7%</b><br>eb 2023:<br><b>41</b> |        | - <b>26.4%</b><br>Jan 2024:<br><b>193</b> | from F             | <mark>2.1%</mark><br>eb 2023:<br><b>45</b> |
| YTD    | 2024<br><b>503</b>                      | 2023<br><b>523</b> | +/-<br>-3.8%                         | YTD    | 2024<br><b>411</b>                      | 2023<br><b>451</b> | +/-<br>-8.9%                         | YTD    | 2024<br><b>341</b>                        | 2023<br><b>345</b> | +/-<br>-1.2%                               |
| 5-year | Feb averag                              | e: <b>339</b>      |                                      | 5-year | Feb averaç                              | ge: <b>301</b>     |                                      | 5-year | Feb averag                                | ge: <b>186</b>     |  |

| Medi<br>Sold                                       | an<br>Price              | \$557,750                            |  |  |  |
|--|--------------------------|--------------------------------------|--|--|--|
| <b>-5.6%</b><br>from Jan 2024:<br><b>\$591,000</b> |                          | 12.1%<br>from Feb 2023:<br>\$497,500 |  |  |  |
| YTD  | 2024<br><b>\$575,000</b> | 2023 +/-<br><b>\$500,000</b> 15.0%   |  |  |  |
| 5-year Feb average: <b>\$471,155</b>               |                          |                                      |  |  |  |

### 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 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

Email: Idavis@tcsr.realtor

| New L  | istings.                                |                    | 143                                  | New F  | Pendings                                 |                    | 152                                  | Close  | d Sales                                   |                    | 103                    |
|--------|---|--------------------|--------------------------------------|--------|--|--------------------|--------------------------------------|--------|---|--------------------|------------------------|
| from   | <b>-2.1%</b><br>Jan 2024:<br><b>140</b> | from Fe            | <b>1.2%</b><br>eb 2023:<br><b>51</b> | from   | <b>15.2%</b><br>Jan 2024:<br>1 <b>32</b> | from F             | <b>5.0%</b><br>eb 2023:<br><b>60</b> |        | - <b>13.4%</b><br>Jan 2024:<br><b>119</b> | from Fe            | 5.1%<br>eb 2023:<br>98 |
| YTD    | 2024<br><b>311</b>                      | 2023<br><b>309</b> | +/-<br>0.6%                          | YTD    | 2024<br><b>295</b>                       | 2023<br><b>286</b> | +/-<br>3.1%                          | YTD    | 2024<br><b>223</b>                        | 2023<br><b>205</b> | +/-<br>8.8%            |
| 5-year | Feb averag                              | e: <b>191</b>      |                                      | 5-year | Feb avera                                | ge: <b>185</b>     |                                      | 5-year | Feb averag                                | ge: <b>130</b>     |                        |

| Medi<br>Sold                         | an<br>Price      | \$419,990        |      |  |  |
|--------------------------------------|------------------|------------------|------|--|--|
| <b>9.7%</b>                          |                  | <b>8.0%</b>      |      |  |  |
| from Jan 2024:                       |                  | from Feb 2023:   |      |  |  |
| <b>\$383,000</b>                     |                  | <b>\$389,000</b> |      |  |  |
| YTD                                  | 2024             | 2023             | +/-  |  |  |
|                                      | <b>\$395,000</b> | <b>\$370,000</b> | 6.8% |  |  |
| 5-year Feb average: <b>\$359,763</b> |                  |                  |      |  |  |

### 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.

| Active Listings 103                         | Avg DOM               |                             | 33             | Avg Sold t<br>OLP Ratio   |                          | 01.0%         |
|---|-----------------------|-----------------------------|----------------|---------------------------|--------------------------|---------------|
| 103<br>Min 148 Max<br>99 5-year Feb average | Min 3<br>22<br>5-     | 33<br>0<br>year Feb average | Max<br>46<br>e | Min<br>97.5%<br>5-        | 99.8<br>year Feb aver    | 101.2%        |
| Jan 2024 Feb 2023<br><b>127 110</b>         | Jan 2024<br><b>23</b> | Feb 2023<br><b>23</b>       | YTD<br>28      | Jan 2024<br><b>100.8%</b> | Feb 2023<br><b>99.4%</b> | YTD<br>100.9% |



### February 2024

**New Listings** 

**4.8%** 

from Jan 2024:

2024

45

5-year Feb average: 34

21

YTD

Avon Grove (Chester, PA)

33

+/-

-23.7%

2023

59

#### 22 **New Pendings -33.3% ~**7.7% -39.1% from Jan 2024: from Feb 2023: from Feb 2023: 13 23 YTD 2023 2024

27

5-year Feb average: 28



| Medi<br>Sold                         | an<br>Price                                 | \$618,000  |              |  |  |
|--------------------------------------|---|--|--------------|--|--|
| from                                 | <b>56.9%</b><br>Jan 2024:<br><b>394,000</b> | <b>38.9%</b><br>from Feb 2023:<br><b>\$445,000</b> |              |  |  |
| YTD                                  | 2024<br><b>\$595,000</b>                    | 2023<br><b>\$475,000</b>                           | +/-<br>25.3% |  |  |
| 5-year Feb average: <b>\$415,950</b> |   |  |              |  |  |







YTD Jan 2024 Feb 2023 25 22 20



Email: Idavis@tcsr.realtor

14

+/-

-34.1%

41

### February 2024

Avon Grove (Chester, PA) - Detached

Email: Idavis@tcsr.realtor



| Medi<br>Sold                                       | an<br>Price                          | \$660,000  |  |  |  |  |
|--|--------------------------------------|--|--|--|--|--|
| <b>63.0%</b><br>from Jan 2024:<br><b>\$405,000</b> |                                      | <b>51.7%</b><br>from Feb 2023:<br><b>\$435,000</b> |  |  |  |  |
| YTD  | 2024<br><b>\$619,000</b>             | 2023 +/-<br><b>\$487,500</b> 27.0%                 |  |  |  |  |
| 5-yea  | 5-year Feb average: <b>\$445,930</b> |  |  |  |  |  |

### 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 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

Tri-County Suburban REALTORS

Email: Idavis@tcsr.realtor



| Medi<br>Sold                                       | an<br>Price                          | \$370,750                             |  |  |  |  |
|--|--------------------------------------|---------------------------------------|--|--|--|--|
| <b>-3.2%</b><br>from Jan 2024:<br><b>\$383,000</b> |                                      | -22.4%<br>from Feb 2023:<br>\$477,620 |  |  |  |  |
| YTD  | 2024<br><b>\$381,500</b>             | 2023 +/-<br><b>\$435,500</b> -12.4%   |  |  |  |  |
| 5-yea  | 5-year Feb average: <b>\$361,073</b> |                                       |  |  |  |  |

### 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 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

Coatesville Area (Chester, PA)

Email: Idavis@tcsr.realtor

| New L                         | istings.  | 41             |        |  |  |
|-------------------------------|-----------|----------------|--------|--|--|
| <b>41.4%</b>                  |           | -40.6%         |        |  |  |
| from Jan 2024:                |           | from Feb 2023: |        |  |  |
| <b>29</b>                     |           | 69             |        |  |  |
| YTD                           | 2024      | 2023           | +/-    |  |  |
|                               | <b>76</b> | <b>123</b>     | -38.2% |  |  |
| 5-year Feb average: <b>70</b> |           |                |        |  |  |





| Medi<br>Sold                         | an<br>Price                            | \$345,000                            |             |  |  |  |
|--------------------------------------|--|--------------------------------------|-------------|--|--|--|
| from                                 | <b>18.3%</b><br>1 Jan 2024:<br>291,528 | 16.9%<br>from Feb 2023:<br>\$295,000 |             |  |  |  |
| YTD                                  | 2024<br><b>\$309,000</b>               | 2023<br><b>\$294,995</b>             | +/-<br>4.7% |  |  |  |
| 5-year Feb average: <b>\$265,600</b> |  |                                      |             |  |  |  |







Feb 2023

23

YTD

36

Jan 2024

25





### February 2024

Coatesville Area (Chester, PA) - Detached

Tri-County Suburban REALTORS

Email: Idavis@tcsr.realtor

| New L                         | istings                   |                   | 29                                   | New F                         | Pendings                                 |                   | 25                                    | Close | d Sales                                |                   | 26                              |
|-------------------------------|---------------------------|-------------------|--------------------------------------|-------------------------------|--|-------------------|---------------------------------------|-------|--|-------------------|---------------------------------|
|                               | 107.1%<br>Jan 2024:<br>14 | from F            | <b>18.2%</b><br>eb 2023:<br><b>6</b> |                               | - <b>16.7%</b><br>Jan 2024:<br><b>30</b> | from F            | <b>45.7%</b><br>eb 2023:<br><b>46</b> |       | <b>18.2%</b><br>Jan 2024:<br><b>22</b> | from F            | 8 <b>6.8%</b><br>eb 2023:<br>19 |
| YTD                           | 2024<br><b>44</b>         | 2023<br><b>91</b> | +/-<br>-51.6%                        | YTD                           | 2024<br><b>55</b>                        | 2023<br><b>71</b> | +/-<br>-22.5%                         | YTD   | 2024<br><b>48</b>                      | 2023<br><b>56</b> | +/-<br>-14.3%                   |
| 5-year Feb average: <b>52</b> |                           |                   | 5-year                               | 5-year Feb average: <b>46</b> |  |                   | 5-year Feb average: <b>27</b>         |       |  |                   |                                 |

| Medi<br>Sold | an<br>Price                          | \$377,                   | 500         |  |  |  |  |  |
|--------------|--------------------------------------|--------------------------|-------------|--|--|--|--|--|
| from         | <b>32.5%</b><br>Jan 2024:<br>285,000 | from Feb<br>\$307,       | 0 2023:     |  |  |  |  |  |
| YTD          | 2024<br><b>\$337,450</b>             | 2023<br><b>\$326,000</b> | +/-<br>3.5% |  |  |  |  |  |
| 5-yea        | 5-year Feb average: <b>\$305,440</b> |                          |             |  |  |  |  |  |

### 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 he market is moving in the buyer's favor.

| Active Listings                          | 35         | Avg DOM               |                       | 57               | Avg Sold to<br>OLP Ratio    | to 🤇                         | 95.8%        |
|--|------------|-----------------------|-----------------------|------------------|-----------------------------|------------------------------|--------------|
| 35<br>Min 57<br>35<br>5-year Feb average | Max<br>110 | Min<br>13<br>5-       | 31<br>year Feb avera  | 57<br>Max<br>57  | 95.89<br>Min<br>94.1%<br>5- | %<br>98.5%<br>year Feb avera | 101.7%       |
| Jan 2024 Feb 2023<br>29 49               |            | Jan 2024<br><b>39</b> | Feb 2023<br><b>21</b> | YTD<br><b>49</b> | Jan 2024<br><b>97.6</b> %   | Feb 2023<br><b>100.5%</b>    | YTD<br>96.6% |



### February 2024

Coatesville Area (Chester, PA) - Attached

Tri-County Suburban REALTORS

Email: Idavis@tcsr.realtor

| New L  | istings                       |                   | 12                                  | New F  | Pendings                                 |                   | 9                                     | Close | d Sales                                  |                   | 5                       |  |
|--------|-------------------------------|-------------------|-------------------------------------|--------|--|-------------------|---------------------------------------|-------|--|-------------------|-------------------------|--|
|        | -20.0%<br>Jan 2024:<br>15     |                   | <b>7.7%</b><br>eb 2023:<br><b>3</b> |        | - <b>30.8%</b><br>Jan 2024:<br><b>13</b> | from F            | <b>35.7%</b><br>eb 2023:<br><b>14</b> |       | - <b>73.7%</b><br>Jan 2024:<br><b>19</b> | from F            | 50.0%<br>eb 2023:<br>10 |  |
| YTD    | 2024<br><b>32</b>             | 2023<br><b>32</b> | +/-<br>0.0%                         | YTD    | 2024<br><b>26</b>                        | 2023<br><b>30</b> | +/-<br>-13.3%                         | YTD   | 2024<br><b>24</b>                        | 2023<br><b>29</b> | +/-<br>-17.2%           |  |
| 5-year | 5-year Feb average: <b>18</b> |                   |                                     | 5-year | 5-year Feb average: <b>18</b>            |                   |                                       |       | 5-year Feb average: <b>13</b>            |                   |                         |  |

| Medi<br>Sold | an<br>Price                                     | \$192,000                              |  |  |  |  |  |  |
|--------------|---|--|--|--|--|--|--|--|
| fron         | - <b>34.1%</b><br>n Jan 2024:<br><b>291,528</b> | 4 20.0%<br>from Feb 2023:<br>\$159,950 |  |  |  |  |  |  |
| YTD          | 2024<br><b>\$271,500</b>                        | 2023 +/-<br><b>\$227,500</b> 19.3%     |  |  |  |  |  |  |
| 5-yea        | 5-year Feb average: <b>\$162,050</b>            |  |  |  |  |  |  |  |

### 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 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: Idavis@tcsr.realtor











37

32



|        |                | 37                     |                  |
|--------|----------------|------------------------|------------------|
| x<br>D | Min<br>22<br>5 | 33<br>5-year Feb avera | Max<br>50<br>age |
|        | Jan 2024       | Feb 2023               | YTD              |

34

Avg DOM

29



Jan 2024 Feb 2023 69 61





### February 2024

Downingtown Area (Chester, PA) - Detached

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

| New L  | .istings                               |                   | 35                     | New F                         | Pendings                               |                   | 30                       | Close                         | d Sales                   |                   | 19                                  |
|--------|--|-------------------|------------------------|-------------------------------|--|-------------------|--------------------------|-------------------------------|---------------------------|-------------------|-------------------------------------|
|        | <b>75.0%</b><br>Jan 2024:<br><b>20</b> | from Fe           | 5.0%<br>eb 2023:<br>20 |                               | <b>42.9%</b><br>Jan 2024:<br><b>21</b> | from F            | 23.1%<br>Teb 2023:<br>39 |                               | -20.8%<br>Jan 2024:<br>24 |                   | <b>1.8%</b><br>eb 2023:<br><b>7</b> |
| YTD    | 2024<br><b>56</b>                      | 2023<br><b>53</b> | +/-<br>5.7%            | YTD                           | 2024<br><b>51</b>                      | 2023<br><b>60</b> | +/-<br>-15.0%            | YTD                           | 2024<br><b>43</b>         | 2023<br><b>46</b> | +/-<br>-6.5%                        |
| 5-year | 5-year Feb average: <b>50</b>          |                   |                        | 5-year Feb average: <b>47</b> |  |                   |                          | 5-year Feb average: <b>27</b> |                           |                   |                                     |

| Medi<br>Sold | an<br>Price                          | \$605,000   |  |  |  |  |  |
|--------------|--------------------------------------|---|--|--|--|--|--|
| fron         | -18.0%<br>1 Jan 2024:<br>737,500     | <b>0.8%</b><br>from Feb 2023:<br><b>\$600,000</b> |  |  |  |  |  |
| YTD          | 2024<br><b>\$700,000</b>             | 2023 +/-<br><b>\$583,500</b> 20.0%                |  |  |  |  |  |
| 5-yea        | 5-year Feb average: <b>\$539,134</b> |   |  |  |  |  |  |

### 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.

| Active Listings                    | 41         | Avg DOM               |                       | 30               | Avg Sold<br>OLP Ratio    | to                       | 99.5%                |
|------------------------------------|------------|-----------------------|-----------------------|------------------|--------------------------|--------------------------|----------------------|
| 41                                 |            | 30                    |                       |                  |                          | 99.5%                    |                      |
| Min 58<br>36<br>5-year Feb average | Max<br>138 | Min 36<br>28 5-       | year Feb avera        | Max<br>61<br>age | Min<br>94.9%<br>5-       | 98.6%<br>year Feb aver   | Max<br>103.8%<br>age |
| Jan 2024 Feb 2023<br><b>41 36</b>  |            | Jan 2024<br><b>37</b> | Feb 2023<br><b>33</b> | YTD<br><b>34</b> | Jan 2024<br><b>97.0%</b> | Feb 2023<br><b>94.9%</b> | YTD<br>98.1%         |



### February 2024

Downingtown Area (Chester, PA) - Attached

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

| New L  | .istings                               |                   | 27                                  | New F  | Pendings                                 |                   | 18                      | Close  | d Sales                                  |                   | 17                                   |
|--------|--|-------------------|-------------------------------------|--------|--|-------------------|-------------------------|--------|--|-------------------|--------------------------------------|
|        | <b>68.8%</b><br>Jan 2024:<br><b>16</b> |                   | <b>3.6%</b><br>eb 2023:<br><b>8</b> |        | - <b>10.0%</b><br>Jan 2024:<br><b>20</b> | from F            | 25.0%<br>eb 2023:<br>24 |        | - <b>10.5%</b><br>Jan 2024:<br><b>19</b> |                   | <b>12.5%</b><br>eb 2023:<br><b>8</b> |
| YTD    | 2024<br><b>48</b>                      | 2023<br><b>45</b> | +/-<br>6.7%                         | YTD    | 2024<br><b>41</b>                        | 2023<br><b>43</b> | +/-<br>-4.7%            | YTD    | 2024<br><b>36</b>                        | 2023<br><b>17</b> | +/-<br>111.8%                        |
| 5-year | Feb averag                             | e: <b>31</b>      |                                     | 5-year | Feb averag                               | ge: <b>29</b>     |                         | 5-year | Feb averag                               | ge: <b>21</b>     |                                      |

| Medi<br>Sold | an<br>Price                                   | \$528,220                            |  |  |  |  |  |
|--------------|---|--------------------------------------|--|--|--|--|--|
| from         | <b>22.8%</b><br>n Jan 2024:<br><b>130,000</b> | 16.1%<br>from Feb 2023:<br>\$455,000 |  |  |  |  |  |
| YTD          | 2024<br><b>\$488,975</b>                      | 2023 +/-<br><b>\$380,000</b> 28.7%   |  |  |  |  |  |
| 5-yea        | 5-year Feb average: <b>\$433,947</b>          |                                      |  |  |  |  |  |

### **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 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.



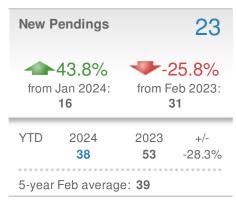


Email: Idavis@tcsr.realtor

### February 2024

Great Valley (Chester, PA)

#### **New Listings** 24 🕊-11.1% -22.6% from Jan 2024: from Feb 2023: 27 31 2023 YTD 2024 +/-54 71 -23.9% 5-year Feb average: 47











| Jan 2024 | Feb 2023 |
|----------|----------|
| 40       | 46       |

| Avg I           | MOC                           | 30        |
|-----------------|-------------------------------|-----------|
| 30<br>Min<br>24 | ▲<br>38<br>5-year Feb average | Max<br>80 |

| Jan 2024 | Feb 2023 | YTD |  |
|----------|----------|-----|--|
| 45       | 27       | 40  |  |
|          |          |     |  |



### February 2024

Great Valley (Chester, PA) - Detached

Tri-County Suburban REALTORS

Email: Idavis@tcsr.realtor

| New L  | istings                 |                   | 14                                  | New F  | Pendings                                 |                   | 9                        | Close  | d Sales                                  |                   | 7                      |
|--------|-------------------------|-------------------|-------------------------------------|--------|--|-------------------|--------------------------|--------|--|-------------------|------------------------|
|        | 0.0%<br>Jan 2024:<br>14 | from F            | <b>6.7%</b><br>eb 2023:<br><b>5</b> |        | - <b>25.0%</b><br>Jan 2024:<br><b>12</b> | from F            | 50.0%<br>Teb 2023:<br>18 |        | - <b>41.7%</b><br>Jan 2024:<br><b>12</b> | from F            | 86.4%<br>eb 2023:<br>1 |
| YTD    | 2024<br><b>29</b>       | 2023<br><b>39</b> | +/-<br>-25.6%                       | YTD    | 2024<br><b>20</b>                        | 2023<br><b>30</b> | +/-<br>-33.3%            | YTD    | 2024<br><b>19</b>                        | 2023<br><b>18</b> | +/-<br>5.6%            |
| 5-year | Feb averag              | e: <b>25</b>      |                                     | 5-year | Feb avera                                | ge: <b>21</b>     |                          | 5-year | Feb avera                                | ge: <b>12</b>     |                        |

| Medi<br>Sold                             | an<br>Price                          | \$699,900                            |  |  |
|--|--------------------------------------|--------------------------------------|--|--|
| +-56.6%<br>from Jan 2024:<br>\$1,613,750 |                                      | 28.4%<br>from Feb 2023:<br>\$545,000 |  |  |
| YTD                                      | 2024<br><b>\$915,000</b>             | 2023 +/-<br><b>\$613,750</b> 49.1%   |  |  |
| 5-yea                                    | 5-year Feb average: <b>\$608,660</b> |                                      |  |  |

### 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 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

| Email: | ldavis@tcsr.realtor |  |
|--------|---------------------|--|
|        |                     |  |

| New L  | istings.                                 |                   | 10                                   | New F  | Pendings                 |                   | 14                                    | Close  | d Sales                  |                   | 4                       |
|--------|--|-------------------|--------------------------------------|--------|--------------------------|-------------------|---------------------------------------|--------|--------------------------|-------------------|-------------------------|
|        | - <b>23.1%</b><br>Jan 2024:<br><b>13</b> |                   | <b>37.5%</b><br>eb 2023:<br><b>6</b> |        | 250.0%<br>Jan 2024:<br>4 | from F            | <b>7.7%</b><br>Teb 2023:<br><b>13</b> |        | -33.3%<br>Jan 2024:<br>6 | from F            | 66.7%<br>eb 2023:<br>12 |
| YTD    | 2024<br><b>25</b>                        | 2023<br><b>32</b> | +/-<br>-21.9%                        | YTD    | 2024<br><b>18</b>        | 2023<br><b>23</b> | +/-<br>-21.7%                         | YTD    | 2024<br><b>10</b>        | 2023<br><b>19</b> | +/-<br>-47.4%           |
| 5-year | Feb averag                               | je: <b>22</b>     |                                      | 5-year | Feb averag               | ge: <b>18</b>     |                                       | 5-year | Feb averag               | ge: <b>11</b>     |                         |

| Medi<br>Sold | an<br>Price                          | \$529,000                             |  |  |  |
|--------------|--------------------------------------|---------------------------------------|--|--|--|
| fron         | 2.7%<br>Jan 2024:<br>515,000         | -13.3%<br>from Feb 2023:<br>\$610,500 |  |  |  |
| YTD          | 2024<br><b>\$522,500</b>             | 2023 +/-<br><b>\$621,000</b> -15.9%   |  |  |  |
| 5-yea        | 5-year Feb average: <b>\$528,576</b> |                                       |  |  |  |

### **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 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: Idavis@tcsr.realtor

| New L  | istings.                               |                   | 23                             |
|--------|--|-------------------|--------------------------------|
|        | <b>35.3%</b><br>Jan 2024:<br><b>17</b> | from F            | <b> 4.8%</b><br>eb 2023:<br>27 |
| YTD    | 2024<br><b>42</b>                      | 2023<br><b>59</b> | +/-<br>-28.8%                  |
| 5-year | Feb average                            | e: <b>34</b>      |                                |





| Medi<br>Sold                                       | an<br>Price              | \$570,000                            |  |  |
|--|--------------------------|--------------------------------------|--|--|
| <b>26.0%</b><br>from Jan 2024:<br><b>\$452,500</b> |                          | 27.5%<br>from Feb 2023:<br>\$447,000 |  |  |
| YTD  | 2024<br><b>\$482,500</b> | 2023 +/-<br><b>\$500,000</b> -3.5%   |  |  |
| 5-yea  | r Feb avera              | ge: <b>\$451,068</b>                 |  |  |





| n 2024 | Feb 2023 |  |
|--------|----------|--|
| 25     | 28       |  |



| Jan 2024 | Feb 2023 | YTD |
|----------|----------|-----|
| 58       | 28       | 72  |



Copyright © 2024 MarketStats by ShowingTime. All Rights Reserved.

Data Source: Bright MLS. Statistics calculated March 06, 2024.



### February 2024

Kennett Consolidated (Chester, PA) - Detached

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

| New L  | istings.                              |                   | 13                           | New Po   |
|--------|---------------------------------------|-------------------|------------------------------|----------|
|        | <b>62.5%</b><br>Jan 2024:<br><b>8</b> |                   | <b>8.2%</b><br>eb 2023:<br>1 | from J   |
| YTD    | 2024<br><b>22</b>                     | 2023<br><b>28</b> | +/-<br>-21.4%                | YTD      |
| 5-year | Feb average                           | e: <b>15</b>      |                              | 5-year I |





| Medi<br>Sold | an<br>Price                                 | \$655,000  |
|--------------|---|--|
| fron         | <b>38.6%</b><br>Jan 2024:<br><b>472,500</b> | <b>4</b> 31.3%<br>from Feb 2023:<br><b>\$498,750</b> |
| YTD          | 2024<br><b>\$538,000</b>                    | 2023 +/-<br><b>\$543,250</b> -1.0%                   |
| 5-yea        | ır Feb averaç                               | ge: <b>\$550,235</b>                                 |

### 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: Idavis@tcsr.realtor

| New L  | istings.                |                   | 10                                     | New F  | Pendings                |
|--------|-------------------------|-------------------|--|--------|-------------------------|
|        | 11.1%<br>Jan 2024:<br>9 | from F            | <b>37.5%</b><br>eb 2023:<br>I <b>6</b> |        | 57.1%<br>Jan 2024:<br>7 |
| YTD    | 2024<br><b>20</b>       | 2023<br><b>31</b> | +/-<br>-35.5%                          | YTD    | 2024<br><b>17</b>       |
| 5-year | Feb averag              | e: <b>18</b>      |  | 5-year | Feb avera               |





| Media<br>Sold |  | \$485,                   | 000          |
|---------------|--|--------------------------|--------------|
| from          | • <b>21.3%</b><br>Jan 2024:<br><b>00,000</b> | from Feb<br>\$379,       | 2023:        |
| YTD           | 2024<br><b>\$440,000</b>                     | 2023<br><b>\$379,000</b> | +/-<br>16.1% |
| 5-year        | r Feb averaç                                 | ge: <b>\$404,54</b>      | 9            |

### 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 market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

| Active Listings           | 9         | Avg DOM                |                       | 129        | Avg Sold<br>OLP Ratio     |                          | 12.5%         |
|---------------------------|-----------|------------------------|-----------------------|------------|---------------------------|--------------------------|---------------|
|                           |           |                        |                       | 129        |                           |                          | 112.          |
| Min 22<br>9               | Max<br>48 | Min 47<br>18           |                       | Max<br>129 | Min<br>98.1%              | 103.8%                   | Max<br>112.5% |
| 5-year Feb avera          | ge        | 5-                     | year Feb avera        | age        | 5-                        | year Feb ave             | rage          |
| Jan 2024 Feb 2023<br>8 13 |           | Jan 2024<br><b>128</b> | Feb 2023<br><b>23</b> | YTD<br>128 | Jan 2024<br><b>123.5%</b> | Feb 2023<br><b>98.1%</b> | YTD<br>117.4% |

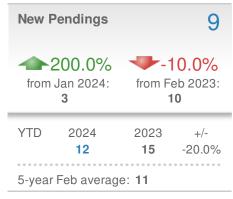


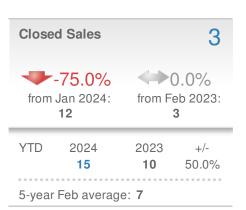
Email: Idavis@tcsr.realtor

### February 2024

Octorara Area (Chester, PA)

| New L  | istings                                |                   | 10                                    |
|--------|--|-------------------|---------------------------------------|
|        | <b>-9.1%</b><br>Jan 2024:<br><b>11</b> | from F            | 2 <b>5.0%</b><br>eb 2023:<br><b>8</b> |
| YTD    | 2024<br><b>21</b>                      | 2023<br><b>13</b> | +/-<br>61.5%                          |
| 5-year | Feb average                            | e: <b>10</b>      |                                       |













Feb 2023

30

YTD

17



# Max Min 32

Jan 2024

16

### February 2024

Octorara Area (Chester, PA) - Detached

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

| New L  | istings                         |                   | 10                    | New F  | Pendings                 |                   | 8                                    | Close  | d Sales                                 |                  | 2                            |
|--------|---------------------------------|-------------------|-----------------------|--------|--------------------------|-------------------|--------------------------------------|--------|---|------------------|------------------------------|
|        | •0.0%<br>Jan 2024:<br><b>10</b> |                   | 2.9%<br>eb 2023:<br>7 |        | 300.0%<br>Jan 2024:<br>2 | from F            | <b> 1.1%</b><br>eb 2023:<br><b>9</b> |        | - <b>77.8%</b><br>Jan 2024:<br><b>9</b> |                  | 0.0%<br>eb 2023:<br><b>2</b> |
| YTD    | 2024<br><b>20</b>               | 2023<br><b>12</b> | +/-<br>66.7%          | YTD    | 2024<br><b>10</b>        | 2023<br><b>14</b> | +/-<br>-28.6%                        | YTD    | 2024<br><b>11</b>                       | 2023<br><b>8</b> | +/-<br>37.5%                 |
| 5-year | Feb averag                      | e: <b>9</b>       |                       | 5-year | Feb avera                | ge: <b>9</b>      |                                      | 5-year | Feb averag                              | e: <b>5</b>      |                              |

| Medi<br>Sold | an<br>Price                      | \$455,000  |
|--------------|----------------------------------|--|
| fron         | -12.5%<br>1 Jan 2024:<br>519,780 | <b>15.2%</b><br>from Feb 2023:<br><b>\$395,000</b> |
| YTD          | 2024<br><b>\$510,000</b>         | 2023 +/-<br><b>\$370,500</b> 37.7%                 |
| 5-yea        | r Feb avera                      | ge: <b>\$336,790</b>                               |

### 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

| New L  | istings                  |             | 0           |
|--------|--------------------------|-------------|-------------|
|        | 100.0%<br>Jan 2024:<br>1 | from Fe     |             |
| YTD    | 2024<br><b>1</b>         | 2023<br>1   | +/-<br>0.0% |
| 5-year | Feb average              | e: <b>2</b> |             |

| New Pend   | lings                                   | 1                     | Closed   | Sales                  |
|------------|---|-----------------------|----------|------------------------|
| from Jan   |   | ).0%<br>eb 2023:<br>1 |          | 66.7%<br>an 2024:<br>3 |
| YTD 20     | 2023 2023 2023 2023 2023 2023 2023 2023 | +/-<br>100.0%         | YTD      | 2024<br><b>4</b>       |
| 5-year Feb | average: 2                              |                       | 5-year F | eb avera               |

# Email: Idavis@tcsr.realtor

**Tri-County Suburban REALTORS** 



| Medi<br>Sold | an<br>Price                      | \$165,000  |
|--------------|----------------------------------|--|
| from         | -15.4%<br>1 Jan 2024:<br>195,000 | <b>4</b> 24.1%<br>from Feb 2023:<br><b>\$133,000</b> |
| YTD          | 2024<br><b>\$185,000</b>         | 2023 +/-<br><b>\$166,500</b> 11.1%                   |
| 5-yea        | ır Feb averaç                    | ge: <b>\$131,300</b>                                 |

### 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 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: Idavis@tcsr.realtor

| New L                         | istings                                  |                   | 23                           |  |
|-------------------------------|--|-------------------|------------------------------|--|
|                               | 7 <b>-4.2%</b><br>Jan 2024:<br><b>24</b> | from Fe           | ).0%<br>eb 2023:<br><b>3</b> |  |
| YTD                           | 2024<br><b>50</b>                        | 2023<br><b>48</b> | +/-<br>4.2%                  |  |
| 5-year Feb average: <b>25</b> |  |                   |                              |  |





| Medi<br>Sold   | an<br>Price      | \$370,000           |       |  |
|----------------|------------------|---------------------|-------|--|
| +-33.5%        |                  | 1.4%                |       |  |
| from Jan 2024: |                  | from Feb 2023:      |       |  |
| \$556,000      |                  | \$365,000           |       |  |
| YTD            | 2024             | 2023                | +/-   |  |
|                | <b>\$482,500</b> | <b>\$399,250</b>    | 20.9% |  |
| 5-yea          | r Feb avera      | ge: <b>\$386,96</b> | 51    |  |







| Jan 2024  | Feb 2023  | YTD |  |
|-----------|-----------|-----|--|
| <b>29</b> | <b>23</b> | 32  |  |





### February 2024

Owen J Roberts (Chester, PA) - Detached

Tri-County Suburban REALTORS

Email: Idavis@tcsr.realtor

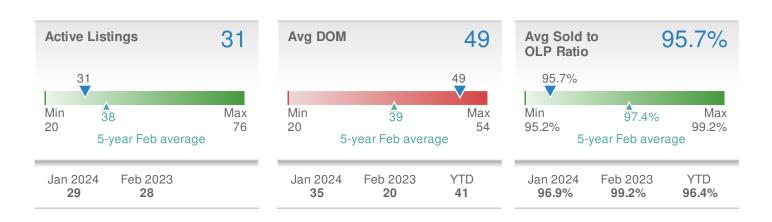
| New L  | istings.                 |                   | 20                     | New F  | Pendings                              |                   | 14                     | Close  | d Sales                   |                   | 8                               |
|--------|--------------------------|-------------------|------------------------|--------|---------------------------------------|-------------------|------------------------|--------|---------------------------|-------------------|---------------------------------|
|        | 11.1%<br>Jan 2024:<br>18 | from F            | ).0%<br>eb 2023:<br>20 |        | <b>7.7%</b><br>Jan 2024:<br><b>13</b> | from F            | 6.7%<br>eb 2023:<br>12 |        | -20.0%<br>Jan 2024:<br>10 | from F            | 5 <b>2.9%</b><br>eb 2023:<br>17 |
| YTD    | 2024<br><b>41</b>        | 2023<br><b>43</b> | +/-<br>-4.7%           | YTD    | 2024<br><b>27</b>                     | 2023<br><b>32</b> | +/-<br>-15.6%          | YTD    | 2024<br><b>18</b>         | 2023<br><b>32</b> | +/-<br>-43.8%                   |
| 5-year | Feb averag               | je: <b>21</b>     |                        | 5-year | Feb avera                             | ge: <b>19</b>     |                        | 5-year | Feb avera                 | ge: <b>15</b>     |                                 |

| Medi<br>Sold | an<br>Price                      | \$360,000                              |
|--------------|----------------------------------|--|
| from         | -40.5%<br>1 Jan 2024:<br>505,000 | +-12.2%<br>from Feb 2023:<br>\$410,000 |
| YTD          | 2024<br><b>\$565,500</b>         | 2023 +/-<br><b>\$460,000</b> 22.9%     |
| 5-yea        | r Feb avera                      | ge: <b>\$433,400</b>                   |

### 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 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: Idavis@tcsr.realtor

| New L  | istings.                                |                  | 3                                   | New F  | Pendings                                |                  | 5                      | Close  | d Sales                                 |                  | 5                                     |
|--------|---|------------------|-------------------------------------|--------|---|------------------|------------------------|--------|---|------------------|---------------------------------------|
|        | - <b>50.0%</b><br>Jan 2024:<br><b>6</b> | from Fe          | <b>).0%</b><br>eb 2023:<br><b>3</b> |        | - <b>28.6%</b><br>Jan 2024:<br><b>7</b> |                  | 50.0%<br>eb 2023:<br>2 |        | - <b>28.6%</b><br>Jan 2024:<br><b>7</b> |                  | 2 <b>5.0%</b><br>eb 2023:<br><b>4</b> |
| YTD    | 2024<br>9                               | 2023<br><b>5</b> | +/-<br>80.0%                        | YTD    | 2024<br><b>12</b>                       | 2023<br><b>7</b> | +/-<br>71.4%           | YTD    | 2024<br><b>12</b>                       | 2023<br><b>8</b> | +/-<br>50.0%                          |
| 5-year | Feb averag                              | e: <b>4</b>      |                                     | 5-year | Feb avera                               | ge: <b>4</b>     |                        | 5-year | Feb avera                               | ge: <b>4</b>     |                                       |

| Medi<br>Sold | an<br>Price                   | \$395,000  |
|--------------|-------------------------------|--|
| from         | -8.1%<br>Jan 2024:<br>130,000 | <b>32.8%</b><br>from Feb 2023:<br><b>\$297,500</b> |
| YTD          | 2024<br><b>\$412,500</b>      | 2023 +/-<br><b>\$317,500</b> 29.9%                 |
| 5-yea        | r Feb averag                  | ge: <b>\$310,801</b>                               |

### 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 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)

#### **New Listings** 20 <₽>0.0% **150.0%** from Jan 2024: from Feb 2023: 20 8 2023 YTD 2024 +/-40 25 60.0% 5-year Feb average: 15













| Jan 2024 | Feb 2023 | YTD |
|----------|----------|-----|
| 31       | 29       | 26  |
|          |          |     |



### February 2024

Oxford Area (Chester, PA) - Detached

### Tri-County Suburban REALTORS

Email: Idavis@tcsr.realtor

| New L  | istings                   |                   | 18                                    | New F  | Pendings                  |                   | 16                     | Close  | d Sales                   |                   | 10                    |
|--------|---------------------------|-------------------|---------------------------------------|--------|---------------------------|-------------------|------------------------|--------|---------------------------|-------------------|-----------------------|
|        | -10.0%<br>Jan 2024:<br>20 |                   | 5 <b>7.1%</b><br>eb 2023:<br><b>7</b> |        | -11.1%<br>Jan 2024:<br>18 | from F            | 00.0%<br>eb 2023:<br>8 |        | -16.7%<br>Jan 2024:<br>12 | from Fe           | 6.7%<br>eb 2023:<br>2 |
| YTD    | 2024<br><b>38</b>         | 2023<br><b>24</b> | +/-<br>58.3%                          | YTD    | 2024<br><b>34</b>         | 2023<br><b>22</b> | +/-<br>54.5%           | YTD    | 2024<br><b>23</b>         | 2023<br><b>21</b> | +/-<br>9.5%           |
| 5-year | Feb averag                | ge: <b>13</b>     |                                       | 5-year | Feb avera                 | ge: <b>14</b>     |                        | 5-year | Feb avera                 | ge: <b>13</b>     |                       |

| Medi<br>Sold | an<br>Price                          | \$445,000                             |  |  |  |
|--------------|--------------------------------------|---------------------------------------|--|--|--|
| fron         | 9.2%<br>1 Jan 2024:<br>407,500       | +-2.7%<br>from Feb 2023:<br>\$457,150 |  |  |  |
| YTD          | 2024<br><b>\$425,000</b>             | 2023 +/-<br><b>\$477,300</b> -11.0%   |  |  |  |
| 5-yea        | 5-year Feb average: <b>\$381,715</b> |                                       |  |  |  |

### 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

#### New Listings 2 ←>0.0% ▶100.0% from Jan 2024: from Feb 2023: 0 1 YTD 2024 2023 +/-2 100.0% 1 5-year Feb average: 2

| New F  | Pendings                |             | 1                     | Close  | d Sa               |
|--------|-------------------------|-------------|-----------------------|--------|--------------------|
|        | ►0.0%<br>Jan 2024:<br>1 |             | 0.0%<br>eb 2023:<br>1 | from   | ▶0.(<br>Jan 2<br>0 |
| YTD    | 2024<br><b>2</b>        | 2023<br>1   | +/-<br>100.0%         | YTD    | 20                 |
| 5-year | Feb average             | e: <b>1</b> |                       | 5-year | Feb                |

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

| Close  | d Sales                 |                  | 1                     |
|--------|-------------------------|------------------|-----------------------|
|        | ▶0.0%<br>Jan 2024:<br>0 |                  | ).0%<br>eb 2023:<br>1 |
| YTD    | 2024<br><b>1</b>        | 2023<br><b>1</b> | +/-<br>0.0%           |
| 5-year | Feb average             | e: <b>0</b>      |                       |

| Medi<br>Sold | an<br>Price                      | \$305,000  |
|--------------|----------------------------------|--|
|              | •0.0%<br>Jan 2024:<br><b>\$0</b> | <b>79.4%</b><br>from Feb 2023:<br><b>\$170,000</b> |
| YTD          | 2024<br><b>\$305,000</b>         | 2023 +/-<br><b>\$170,000</b> 79.4%                 |
| 5-yea        | r Feb averag                     | ge: <b>\$95,000</b>                                |

### 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 market is moving in the buyer's favor.





Email: Idavis@tcsr.realtor

### February 2024

Phoenixville Area (Chester, PA)

#### **New Listings** 32 **~~**23.1% **14.3%** from Jan 2024: from Feb 2023: 26 28 2024 2023 YTD +/-60 54 11.1% 5-year Feb average: 33





| Medi<br>Sold                         | an<br>Price                                   | \$452,000  |             |  |  |  |  |
|--------------------------------------|---|--|-------------|--|--|--|--|
| from                                 | <b>14.9%</b><br>1 Jan 2024:<br><b>393,500</b> | <b>18.0%</b><br>from Feb 2023:<br><b>\$418,550</b> |             |  |  |  |  |
| YTD                                  | 2024<br><b>\$415,000</b>                      | 2023<br><b>\$410,000</b>                           | +/-<br>1.2% |  |  |  |  |
| 5-year Feb average: <b>\$349,710</b> |   |  |             |  |  |  |  |











### February 2024

Phoenixville Area (Chester, PA) - Detached

Tri-County Suburban REALTORS

Email: Idavis@tcsr.realtor

| New L                 | .istings                 |                   | 17                                  | New F | Pendings                      |                   | 13                                      | Close | d Sales                                  |                   | 6                                      |
|-----------------------|--------------------------|-------------------|-------------------------------------|-------|-------------------------------|-------------------|---|-------|--|-------------------|--|
|                       | 70.0%<br>Jan 2024:<br>10 | from F            | <b>0.0%</b><br>eb 2023:<br><b>0</b> |       | 18.2%<br>Jan 2024:<br>11      | from F            | 8 <b>0.0%</b><br>eb 2023:<br>1 <b>0</b> |       | - <b>50.0%</b><br>Jan 2024:<br><b>12</b> | from F            | <b>40.0%</b><br>eb 2023:<br>1 <b>0</b> |
| YTD                   | 2024<br><b>28</b>        | 2023<br><b>25</b> | +/-<br>12.0%                        | YTD   | 2024<br><b>22</b>             | 2023<br><b>31</b> | +/-<br>-29.0%                           | YTD   | 2024<br><b>18</b>                        | 2023<br><b>27</b> | +/-<br>-33.3%                          |
| 5-year Feb average: 1 |                          | ge: <b>14</b>     | e: <b>14</b>                        |       | 5-year Feb average: <b>14</b> |                   | 5-year Feb average: <b>10</b>           |       |  |                   |  |

| Medi<br>Sold | an<br>Price                          | \$731,200  |  |  |  |  |  |
|--------------|--------------------------------------|--|--|--|--|--|--|
| from         | •46.4%<br>n Jan 2024:<br>499,500     | <b>52.3%</b><br>from Feb 2023:<br><b>\$479,950</b> |  |  |  |  |  |
| YTD          | 2024<br><b>\$587,500</b>             | 2023 +/-<br><b>\$444,900</b> 32.1%                 |  |  |  |  |  |
| 5-yea        | 5-year Feb average: <b>\$445,230</b> |  |  |  |  |  |  |

### **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 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

Tri-County Suburban REALTORS

Email: Idavis@tcsr.realtor

| New L  | istings                                |                   | 15                    | New F  | Pendings                                 |                   | 14                     | Close  | d Sales                 |                   | 13                                      |
|--------|--|-------------------|-----------------------|--------|--|-------------------|------------------------|--------|-------------------------|-------------------|---|
|        | <b>-6.3%</b><br>Jan 2024:<br><b>16</b> | from Fe           | 6.7%<br>eb 2023:<br>8 |        | - <b>17.6%</b><br>Jan 2024:<br><b>17</b> | from F            | 33.3%<br>eb 2023:<br>1 |        | 62.5%<br>Jan 2024:<br>8 | from F            | 8 <b>0.0%</b><br>eb 2023:<br>1 <b>0</b> |
| YTD    | 2024<br><b>32</b>                      | 2023<br><b>29</b> | +/-<br>10.3%          | YTD    | 2024<br><b>31</b>                        | 2023<br><b>30</b> | +/-<br>3.3%            | YTD    | 2024<br><b>21</b>       | 2023<br><b>24</b> | +/-<br>-12.5%                           |
| 5-year | Feb averag                             | ge: <b>19</b>     |                       | 5-year | Feb averag                               | ge: <b>19</b>     |                        | 5-year | Feb averag              | ge: <b>13</b>     |   |

| Medi<br>Sold | an<br>Price                          | \$380,000   |  |  |  |  |  |
|--------------|--------------------------------------|---|--|--|--|--|--|
| from         | 6.0%<br>Jan 2024:<br>358,500         | <b>0.3%</b><br>from Feb 2023:<br><b>\$379,000</b> |  |  |  |  |  |
| YTD          | 2024<br><b>\$380,000</b>             | 2023 +/-<br><b>\$369,855</b> 2.7%                 |  |  |  |  |  |
| 5-yea        | 5-year Feb average: <b>\$322,650</b> |   |  |  |  |  |  |

### 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 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: Idavis@tcsr.realtor

| New L  | istings.                 |                   | 7                                    | New I  | Pendiı                            |
|--------|--------------------------|-------------------|--------------------------------------|--------|-----------------------------------|
|        | 133.3%<br>Jan 2024:<br>3 | _                 | <b>22.2%</b><br>eb 2023:<br><b>9</b> |        | <b>40.0</b><br>Jan 20<br><b>5</b> |
| YTD    | 2024<br><b>10</b>        | 2023<br><b>15</b> | +/-<br>-33.3%                        | YTD    | 202<br>11                         |
| 5-year | Feb averag               | e: <b>4</b>       |                                      | 5-year | <sup>-</sup> Feb a                |





| Medi<br>Sold                         | an<br>Price                                 | \$460,000                              |              |  |  |  |
|--------------------------------------|---|--|--------------|--|--|--|
| from                                 | <b>50.0%</b><br>Jan 2024:<br><b>306,750</b> | +-12.2%<br>from Feb 2023:<br>\$524,000 |              |  |  |  |
| YTD                                  | 2024<br><b>\$365,000</b>                    | 2023<br><b>\$397,546</b>               | +/-<br>·8.2% |  |  |  |
| 5-year Feb average: <b>\$239,000</b> |   |  |              |  |  |  |







Feb 2023

37

Jan 2024

22

YTD

49



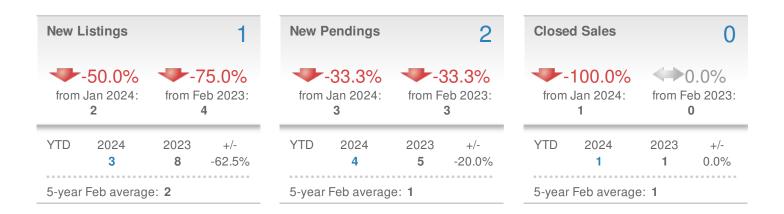


### February 2024

Spring-Ford Area (Chester, PA) - Detached

Tri-County Suburban REALTORS

Email: Idavis@tcsr.realtor



| Media<br>Sold |   | \$0                                   |
|---------------|---|---------------------------------------|
| from          | <b>100.0%</b><br>Jan 2024:<br><b>65,000</b> | from Feb 2023:                        |
| YTD           | 2024<br><b>\$365,000</b>                    | 2023 +/-<br><b>\$1,022,000</b> -64.3% |
| 5-year        | Feb avera                                   | ge: <b>\$53,000</b>                   |

### 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 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

Tri-County Suburban REALTORS

Email: Idavis@tcsr.realtor



| Medi<br>Sold | an<br>Price                                     | \$460,000                              |  |  |  |  |  |  |
|--------------|---|--|--|--|--|--|--|--|
| from         | <b>-67.3%</b><br>1 Jan 2024:<br>2 <b>75,000</b> | +-12.2%<br>from Feb 2023:<br>\$524,000 |  |  |  |  |  |  |
| YTD          | 2024<br><b>\$379,245</b>                        | 2023 +/-<br><b>\$387,883</b> -2.2%     |  |  |  |  |  |  |
| 5-yea        | 5-year Feb average: <b>\$238,800</b>            |  |  |  |  |  |  |  |

### **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 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

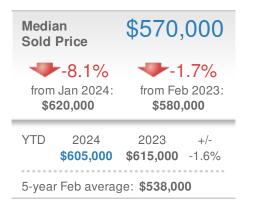
Tredyffrin-Easttown (Chester, PA)

Email: Idavis@tcsr.realtor

















|          |          |     | 1 |
|----------|----------|-----|---|
| Jan 2024 | Feb 2023 | YTD |   |
| 43       | 38       | 31  |   |
|          |          |     |   |



### February 2024

Tredyffrin-Easttown (Chester, PA) - Detached

Tri-County Suburban REALTORS

Email: Idavis@tcsr.realtor

| New L  | .istings                  |                   | 31                                  | New F  | Pendings                               |                   | 23                                  | Close  | d Sales                  |                   | 14                     |
|--------|---------------------------|-------------------|-------------------------------------|--------|--|-------------------|-------------------------------------|--------|--------------------------|-------------------|------------------------|
|        | 121.4%<br>Jan 2024:<br>14 | from F            | <b>2.4%</b><br>eb 2023:<br><b>7</b> |        | <b>53.3%</b><br>Jan 2024:<br><b>15</b> |                   | <b>5.3%</b><br>eb 2023:<br><b>7</b> |        | 40.0%<br>Jan 2024:<br>10 | from F            | 6.7%<br>eb 2023:<br>12 |
| YTD    | 2024<br><b>46</b>         | 2023<br><b>36</b> | +/-<br>27.8%                        | YTD    | 2024<br><b>37</b>                      | 2023<br><b>34</b> | +/-<br>8.8%                         | YTD    | 2024<br><b>26</b>        | 2023<br><b>30</b> | +/-<br>-13.3%          |
| 5-year | Feb averag                | je: <b>31</b>     |                                     | 5-year | Feb avera                              | ge: <b>28</b>     |                                     | 5-year | Feb averag               | ge: <b>15</b>     |                        |

| Medi<br>Sold | an<br>Price                           | \$1,012,000              |              |  |  |  |  |
|--------------|---------------------------------------|--------------------------|--------------|--|--|--|--|
| from         | <b>2.3%</b><br>1 Jan 2024:<br>389,250 | from Fe<br>\$854,        | b 2023:      |  |  |  |  |
| YTD          | 2024<br><b>\$989,250</b>              | 2023<br><b>\$795,250</b> | +/-<br>24.4% |  |  |  |  |
| 5-yea        | 5-year Feb average: <b>\$780,350</b>  |                          |              |  |  |  |  |

### 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 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

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

| New L  | istings                                |                   | 19                    | New F  | Pendings                 |                   | 18                      | Close  | d Sales                 |                   | 12                             |
|--------|--|-------------------|-----------------------|--------|--------------------------|-------------------|-------------------------|--------|-------------------------|-------------------|--------------------------------|
|        | <b>26.7%</b><br>Jan 2024:<br><b>15</b> | from F            | 2.7%<br>eb 2023:<br>1 |        | 12.5%<br>Jan 2024:<br>16 | from F            | 88.5%<br>eb 2023:<br>13 |        | 9.1%<br>Jan 2024:<br>11 | from F            | 0.0%<br>eb 2023:<br>I <b>2</b> |
| YTD    | 2024<br><b>35</b>                      | 2023<br><b>24</b> | +/-<br>45.8%          | YTD    | 2024<br><b>34</b>        | 2023<br><b>22</b> | +/-<br>54.5%            | YTD    | 2024<br><b>23</b>       | 2023<br><b>24</b> | +/-<br>-4.2%                   |
| 5-year | Feb averaç                             | ge: <b>17</b>     |                       | 5-year | Feb avera                | ge: <b>18</b>     |                         | 5-year | Feb averag              | ge: <b>13</b>     |                                |

| Medi<br>Sold                         | an<br>Price                                  | \$286,000                              |  |  |  |
|--------------------------------------|--|--|--|--|--|
| from                                 | <b>-43.6%</b><br>Jan 2024:<br><b>507,000</b> | +-22.3%<br>from Feb 2023:<br>\$368,095 |  |  |  |
| YTD                                  | 2024<br><b>\$353,000</b>                     | 2023 +/-<br><b>\$374,095</b> -5.6%     |  |  |  |
| 5-year Feb average: <b>\$297,619</b> |  |  |  |  |  |

### 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.





Email: Idavis@tcsr.realtor

### February 2024

Twin Valley (Chester, PA)

| New L                         | istings.                                 |                   | 10                    |  |  |
|-------------------------------|--|-------------------|-----------------------|--|--|
|                               | - <b>37.5%</b><br>Jan 2024:<br><b>16</b> |                   | 2.9%<br>eb 2023:<br>7 |  |  |
| YTD                           | 2024<br><b>29</b>                        | 2023<br><b>17</b> | +/-<br>70.6%          |  |  |
| 5-year Feb average: <b>13</b> |  |                   |                       |  |  |





| Media<br>Sold                        | an<br>Price                                  | \$366,000                              | ) |  |  |
|--------------------------------------|--|--|---|--|--|
| from                                 | <b>-27.9%</b><br>Jan 2024:<br><b>507,627</b> | ************************************** |   |  |  |
| YTD                                  | 2024<br><b>\$480,000</b>                     | 2023 +/-<br><b>\$381,750</b> 25.7%     | 6 |  |  |
| 5-year Feb average: <b>\$290,929</b> |  |  |   |  |  |







Feb 2023

10

Jan 2024

25

YTD

25

99.0% **OLP** Ratio 99.0% Max Min 98.4% 94.8% 101.1% 5-year Feb average Jan 2024 Feb 2023 YTD 94.8% 102.7% 101.6%

Avg Sold to



### February 2024

Twin Valley (Chester, PA) - Detached

### Tri-County Suburban REALTORS

Email: Idavis@tcsr.realtor

| New L  | istings                                  |                   | 9                     | New F  | Pendings               |                   | 6                                     | Close  | d Sales                                  |              | 4                      |
|--------|--|-------------------|-----------------------|--------|------------------------|-------------------|---------------------------------------|--------|--|--------------|------------------------|
|        | - <b>43.8%</b><br>Jan 2024:<br><b>16</b> | from F            | 0.0%<br>eb 2023:<br>6 |        | 0.0%<br>Jan 2024:<br>6 | -                 | 6 <b>0.0%</b><br>eb 2023:<br><b>4</b> |        | - <b>73.3%</b><br>Jan 2024:<br><b>15</b> |              | 00.0%<br>eb 2023:<br>2 |
| YTD    | 2024<br><b>28</b>                        | 2023<br><b>16</b> | +/-<br>75.0%          | YTD    | 2024<br><b>15</b>      | 2023<br><b>10</b> | +/-<br>50.0%                          | YTD    | 2024<br><b>19</b>                        | 2023<br>6    | +/-<br>216.7%          |
| 5-year | Feb averag                               | e: <b>9</b>       |                       | 5-year | Feb avera              | ge: <b>7</b>      |                                       | 5-year | Feb avera                                | ge: <b>4</b> |                        |

| Medi<br>Sold | an<br>Price                      | \$413,134                             |  |  |  |  |
|--------------|----------------------------------|---------------------------------------|--|--|--|--|
| from         | -21.1%<br>1 Jan 2024:<br>523,355 | 108.1%<br>from Feb 2023:<br>\$198,500 |  |  |  |  |
| YTD          | 2024<br><b>\$491,900</b>         | 2023 +/-<br><b>\$381,750</b> 28.9%    |  |  |  |  |
| 5-yea        | 5-year Feb average: \$319,167    |                                       |  |  |  |  |

### 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 seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



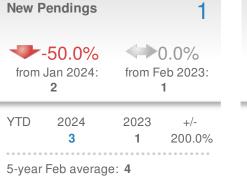


Tri-County Suburban REALTORS Email: Idavis@tcsr.realtor

### February 2024

Twin Valley (Chester, PA) - Attached

| New L                        | istings. |                | 1    |  |  |
|------------------------------|----------|----------------|------|--|--|
| •••0.0%                      |          | 0.0%           |      |  |  |
| from Jan 2024:               |          | from Feb 2023: |      |  |  |
| 0                            |          | 1              |      |  |  |
| YTD                          | 2024     | 2023           | +/-  |  |  |
|                              | <b>1</b> | <b>1</b>       | 0.0% |  |  |
| 5-year Feb average: <b>4</b> |          |                |      |  |  |



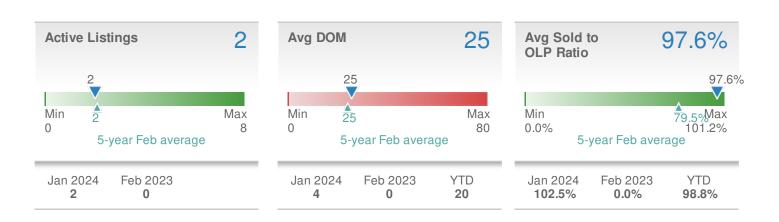
#### **Closed Sales** 3 **~~**200.0% �₽0.0% from Jan 2024: from Feb 2023: 1 0 YTD 2024 2023 +/-0.0% 4 0 5-year Feb average: 3

| Medi<br>Sold                         | an<br>Price                      | \$366                             | ,000        |  |  |
|--------------------------------------|----------------------------------|-----------------------------------|-------------|--|--|
| from                                 | -10.7%<br>1 Jan 2024:<br>110,000 | ••••0.0%<br>from Feb 2023:<br>\$0 |             |  |  |
| YTD                                  | 2024<br><b>\$370,450</b>         | 2023<br><b>\$0</b>                | +/-<br>0.0% |  |  |
| 5-year Feb average: <b>\$250,229</b> |                                  |                                   |             |  |  |

### 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 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: Idavis@tcsr.realtor



| Medi<br>Sold                         | an<br>Price                                | \$825,000                            |              |  |  |
|--------------------------------------|--|--------------------------------------|--------------|--|--|
| from                                 | <b>3.0%</b><br>Jan 2024:<br><b>300,592</b> | 19.6%<br>from Feb 2023:<br>\$690,000 |              |  |  |
| YTD                                  | 2024<br><b>\$811,185</b>                   | 2023<br><b>\$690,000</b> 1           | +/-<br>17.6% |  |  |
| 5-year Feb average: <b>\$652,500</b> |  |                                      |              |  |  |





| M                             | 35                   |
|-------------------------------|----------------------|
| ▲<br>63<br>5-year Feb average | Max<br>118           |
|                               | <mark>▲</mark><br>63 |

Feb 2023

64

Jan 2024

53

YTD

48

95.4% Avg Sold to **OLP** Ratio 95.4% Max Min 95.7% 89.6% 100.7% 5-year Feb average Jan 2024 Feb 2023 YTD 94.8% 94.9% 93.6%



### February 2024

Unionville-Chadds Ford (Chester, PA) - Detached

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

| New L  | .istings                  |                   | 21                    | New F  | Pendings                 |                   | 13                                       | Close  | d Sales                                  |              | 4                       |
|--------|---------------------------|-------------------|-----------------------|--------|--------------------------|-------------------|--|--------|--|--------------|-------------------------|
|        | 110.0%<br>Jan 2024:<br>10 | from Fe           | 0.0%<br>eb 2023:<br>5 |        | 18.2%<br>Jan 2024:<br>11 | from F            | 3 <b>0.0%</b><br>Teb 2023:<br>1 <b>0</b> |        | - <b>69.2%</b><br>Jan 2024:<br><b>13</b> |              | 33.3%<br>Teb 2023:<br>6 |
| YTD    | 2024<br><b>33</b>         | 2023<br><b>25</b> | +/-<br>32.0%          | YTD    | 2024<br><b>22</b>        | 2023<br><b>20</b> | +/-<br>10.0%                             | YTD    | 2024<br><b>17</b>                        | 2023<br>14   | +/-<br>21.4%            |
| 5-year | Feb averag                | je: <b>20</b>     |                       | 5-year | Feb avera                | ge: <b>16</b>     |  | 5-year | Feb avera                                | ge: <b>8</b> |                         |

| Medi<br>Sold                         | an<br>Price                     | \$770,000                            |  |  |  |
|--------------------------------------|---------------------------------|--------------------------------------|--|--|--|
| fron                                 | -5.1%<br>1 Jan 2024:<br>311,185 | 11.4%<br>from Feb 2023:<br>\$691,500 |  |  |  |
| YTD                                  | 2024<br><b>\$811,185</b>        | 2023 +/-<br><b>\$691,500</b> 17.3%   |  |  |  |
| 5-year Feb average: <b>\$713,300</b> |                                 |                                      |  |  |  |

### 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

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

| New Listings |   |                  |                       |  |  |  |
|--------------|---|------------------|-----------------------|--|--|--|
|              | - <b>50.0%</b><br>Jan 2024:<br><b>2</b> |                  | ).0%<br>eb 2023:<br>1 |  |  |  |
| YTD          | 2024<br><b>3</b>                        | 2023<br><b>3</b> | +/-<br>0.0%           |  |  |  |
| 5-year       | Feb average                             | e: <b>2</b>      |                       |  |  |  |





| Median \$0<br>Sold Price |   |                          |              |  |  |  |  |
|--------------------------|---|--------------------------|--------------|--|--|--|--|
| from                     | - <b>100.0%</b><br>1 Jan 2024:<br>7 <b>02,000</b> | from Fel<br>\$455        | b 2023:      |  |  |  |  |
| YTD                      | 2024<br><b>\$702,000</b>                          | 2023<br><b>\$455,000</b> | +/-<br>54.3% |  |  |  |  |
| 5-yea                    | r Feb averaç                                      | ge: <b>\$378,38</b>      | 80           |  |  |  |  |

### 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.

| Active Listings                       | 0         | Avg DOM                  |                      | 0                 | Avg Sold<br>OLP Ratio     |                           | 0.0%                           |
|---------------------------------------|-----------|--------------------------|----------------------|-------------------|---------------------------|---------------------------|--------------------------------|
| 0<br>Min 4<br>0<br>5-year Feb average | Max<br>14 | 0<br>Min 34<br>0<br>5-ye | ear Feb avera        | Max<br>106<br>age | 0.0%<br>Min<br>0.0%<br>5- | year Feb aver             | ▲<br>80.0%Max<br>102.5%<br>age |
| Jan 2024 Feb 2023<br>1 1              |           | Jan 2024<br><b>4</b>     | Feb 2023<br><b>5</b> | YTD<br>4          | Jan 2024<br><b>100.7%</b> | Feb 2023<br><b>101.1%</b> | YTD<br>100.7%                  |



### February 2024

West Chester Area (Chester, PA)

Email: Idavis@tcsr.realtor

| New I  | istings                                |                    | 73                    | New  |
|--------|--|--------------------|-----------------------|------|
| -      | <b>-2.7%</b><br>Jan 2024:<br><b>75</b> | from Fe            | 6.1%<br>eb 2023:<br>7 | fro  |
| YTD    | 2024<br><b>164</b>                     | 2023<br><b>162</b> | +/-<br>1.2%           | YTD  |
| 5-year | Feb average                            | e: <b>93</b>       |                       | 5-ye |





| Medi<br>Sold | an<br>Price                   | \$574,250                |             |  |  |
|--------------|-------------------------------|--------------------------|-------------|--|--|
| from         | 16.2%<br>Jan 2024:<br>194,000 | from Fel<br>\$485,       | o 2023:     |  |  |
| YTD          | 2024<br><b>\$531,500</b>      | 2023<br><b>\$493,500</b> | +/-<br>7.7% |  |  |
| 5-yea        | r Feb avera                   | ge: <b>\$475,50</b>      | 0           |  |  |





| Avg D           | OM                            | 22        |
|-----------------|-------------------------------|-----------|
| 22<br>Min<br>19 | ▲<br>30<br>5-year Feb average | Max<br>56 |

Ja

| 5-year Feb average |           |     |  |  |  |  |  |
|--------------------|-----------|-----|--|--|--|--|--|
| n 2024             | Feb 2023  | YTD |  |  |  |  |  |
| <b>24</b>          | <b>19</b> | 22  |  |  |  |  |  |





### February 2024

West Chester Area (Chester, PA) - Detached

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

| New L  | istings                                |                    | 38                     | New F  | Pendings                  |                   | 30                             | Close  | Closed Sales      |                   | 26                                     |  |
|--------|--|--------------------|------------------------|--------|---------------------------|-------------------|--------------------------------|--------|-------------------|-------------------|--|--|
|        | <b>26.7%</b><br>Jan 2024:<br><b>30</b> |                    | 22.4%<br>eb 2023:<br>9 |        | -16.7%<br>Jan 2024:<br>36 | from F            | 26.8%<br>eb 2023:<br><b>11</b> |        |                   |                   | <b>'3.3%</b><br>eb 2023:<br>I <b>5</b> |  |
| YTD    | 2024<br><b>71</b>                      | 2023<br><b>78</b>  | +/-<br>-9.0%           | YTD    | 2024<br><b>66</b>         | 2023<br><b>72</b> | +/-<br>-8.3%                   | YTD    | 2024<br><b>61</b> | 2023<br><b>38</b> | +/-<br>60.5%                           |  |
| 5-vear | Feb averag                             | 10 <sup>.</sup> 51 |                        | 5-vear | Feb avera                 | на: <b>ДЗ</b>     |                                | 5-vear | Feb averag        | יסו <b>25</b>     |  |  |

| Medi<br>Sold | an<br>Price                            | \$753,000  |
|--------------|--|--|
| from         | <b>10.7%</b><br>1 Jan 2024:<br>580,000 | <b>15.8%</b><br>from Feb 2023:<br><b>\$650,000</b> |
| YTD          | 2024<br><b>\$725,000</b>               | 2023 +/-<br><b>\$650,000</b> 11.5%                 |
| 5-yea        | ır Feb averaç                          | ge: <b>\$595,400</b>                               |

### 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

Tri-County Suburban REALTORS

Email: Idavis@tcsr.realtor

| New L  | .istings                                 |                   | 35                                   | New F  | Pendings                               |                   | 52                                     | Close                           | Closed Sales      |                   | 30           |  |
|--------|--|-------------------|--------------------------------------|--------|--|-------------------|--|---------------------------------|-------------------|-------------------|--------------|--|
|        | - <b>22.2%</b><br>Jan 2024:<br><b>45</b> | from F            | <b>7.9%</b><br>eb 2023:<br><b>88</b> |        | <b>36.8%</b><br>Jan 2024:<br><b>38</b> | from F            | 8 <b>3.3%</b><br>eb 2023:<br><b>39</b> | +-11.8%<br>from Jan 2024:<br>34 |                   | • • • • • • • •   |              |  |
| YTD    | 2024<br><b>93</b>                        | 2023<br><b>84</b> | +/-<br>10.7%                         | YTD    | 2024<br><b>95</b>                      | 2023<br><b>76</b> | +/-<br>25.0%                           | YTD                             | 2024<br><b>65</b> | 2023<br><b>55</b> | +/-<br>18.2% |  |
| 5-year | Feb averag                               | e: <b>42</b>      |                                      | 5-year | Feb averag                             | ge: <b>42</b>     |  | 5-year                          | Feb averag        | ge: <b>33</b>     |              |  |

| Medi<br>Sold | an<br>Price                                 | \$490,000                           |   |  |  |  |  |  |
|--------------|---|-------------------------------------|---|--|--|--|--|--|
| from         | <b>10.7%</b><br>Jan 2024:<br><b>142,500</b> | 14.0%<br>from Feb 2023<br>\$430,000 | : |  |  |  |  |  |
| YTD          | 2024<br><b>\$465,000</b>                    | 2023 +/-<br><b>\$425,000</b> 9.4%   |   |  |  |  |  |  |
| 5-yea        | 5-year Feb average: <b>\$389,100</b>        |                                     |   |  |  |  |  |  |

### 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 seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

| Active Listings                          | 21        | Avg DOM                  |                       | 23               | Avg Sold to<br>OLP Ratio | to <b>1</b>          | 01.3%                   |
|--|-----------|--------------------------|-----------------------|------------------|--------------------------|----------------------|-------------------------|
| 21<br>Min 35<br>21<br>5-year Feb average | Max<br>62 | 23<br>Min 28<br>22<br>5- | year Feb avera        | Max<br>47<br>age | Min<br>97.7%<br>5-       | 100<br>year Feb avei | 101.3%<br>Max<br>101.5% |
| Jan 2024 Feb 2023<br><b>36 24</b>        |           | Jan 2024<br><b>23</b>    | Feb 2023<br><b>22</b> | YTD<br>23        | Jan 2024<br><b>99.8%</b> | Feb 2023<br>101.5%   | YTD<br>100.5%           |

