

January 2024

All Home Types
Detached
Attached

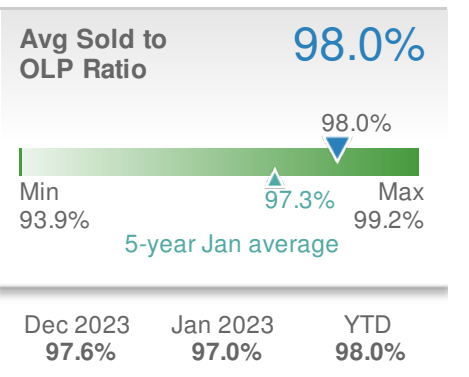
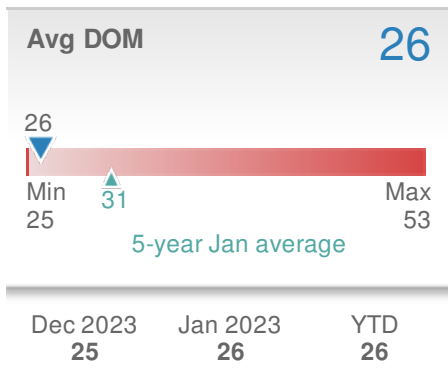
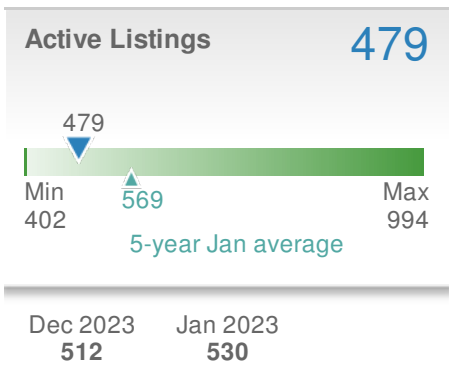
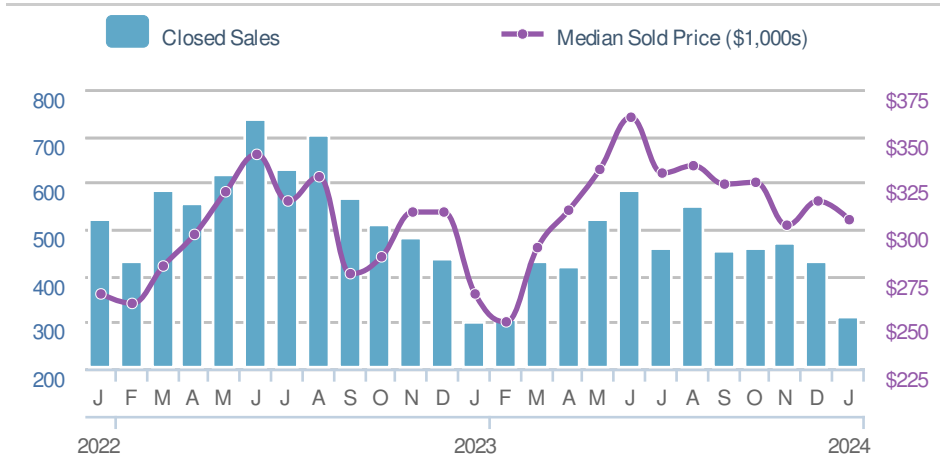
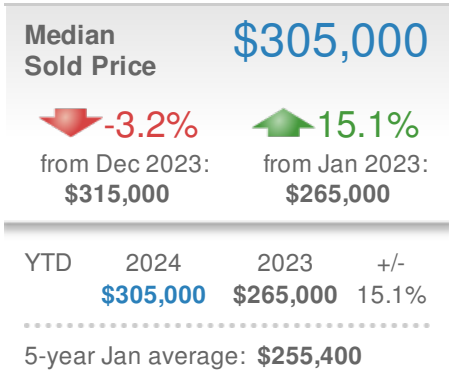
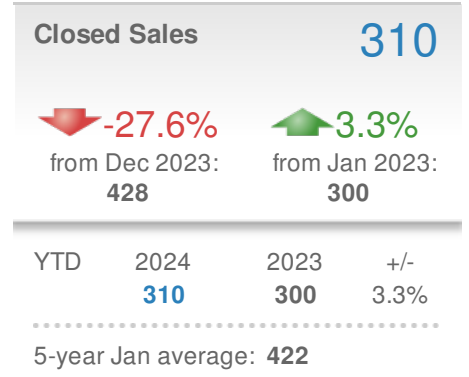
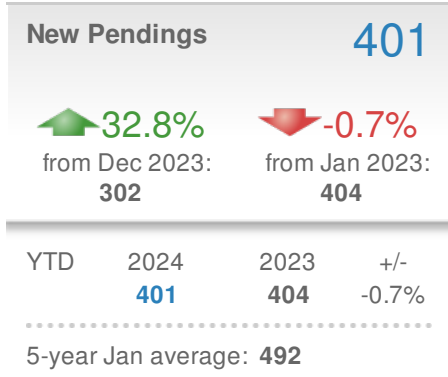
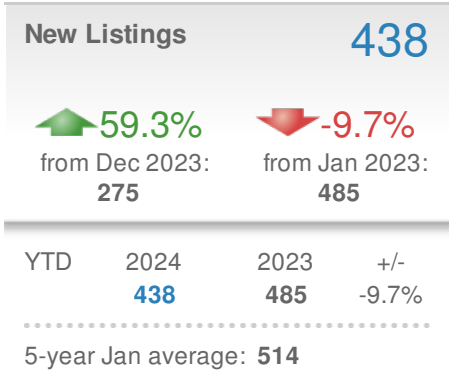
Local Market Insight

Delaware County, PA

January 2024

Delaware County, PA

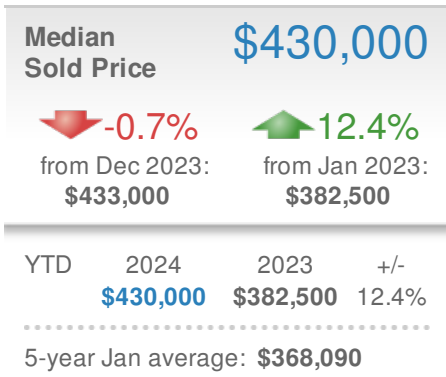
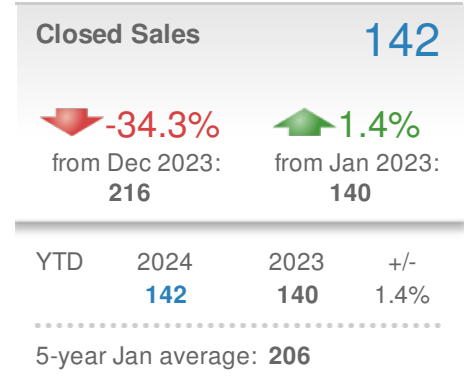
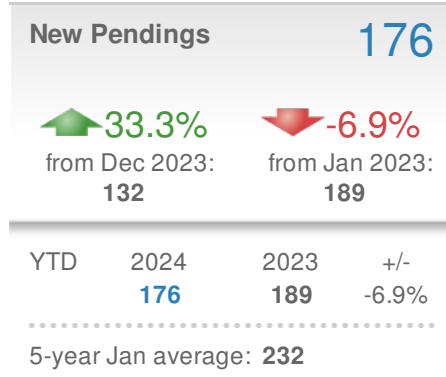
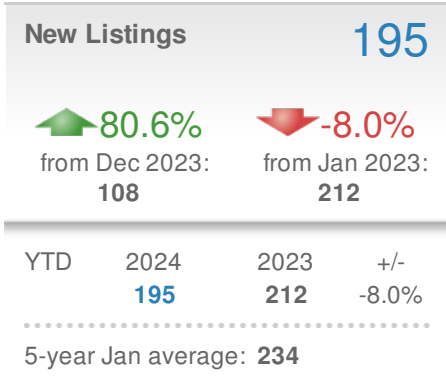
Email: ldavis@tcsr.realtor



January 2024

Delaware County, PA - Detached

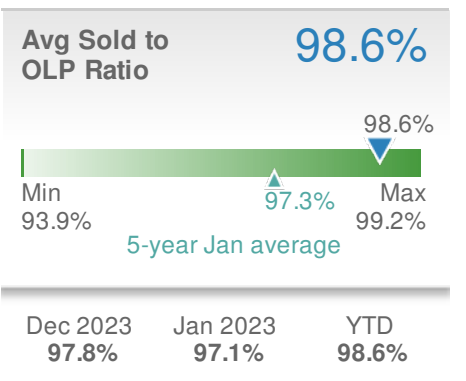
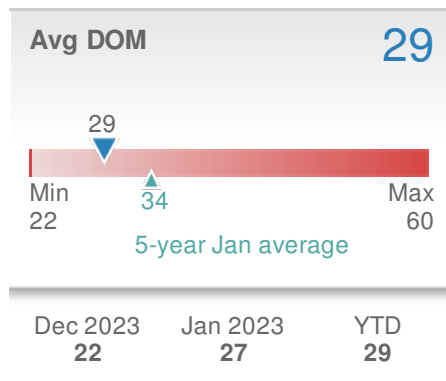
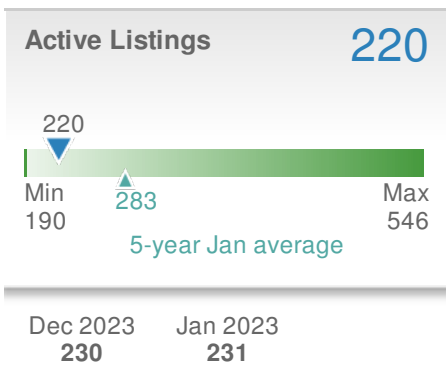
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Delaware County, PA, the median sold price for Detached properties for January was \$430,000, representing a decrease of 0.7% compared to last month and an increase of 12.4% from Jan 2023. The average days on market for units sold in January was 29 days, 15% below the 5-year January average of 34 days. There was a 33.3% month over month increase in new contract activity with 176 New Pendings; a 10.9% MoM increase in All Pendings (new contracts + contracts carried over from December) to 265; and a 4.3% decrease in supply to 220 active units.

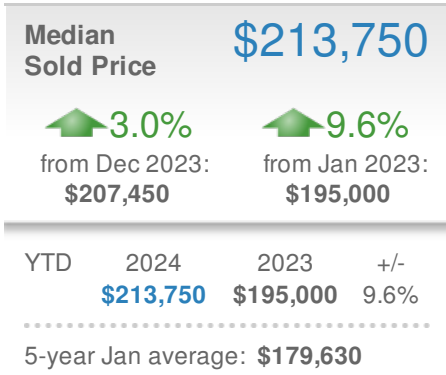
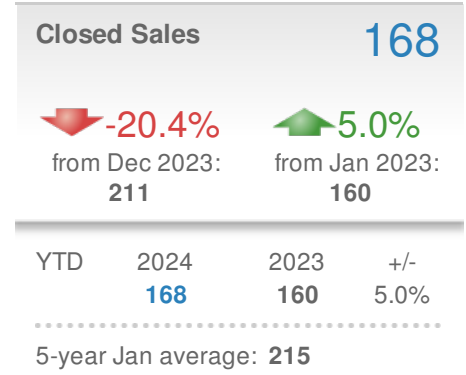
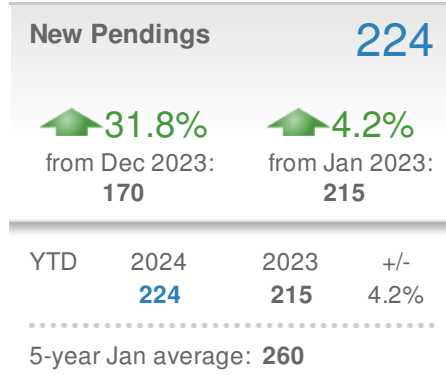
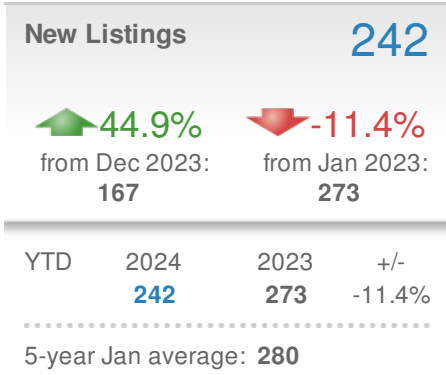
This activity resulted in a Contract Ratio of 1.20 pendings per active listing, up from 1.04 in December and no change from January 2023. The Contract Ratio is 17% lower than the 5-year January average of 1.44. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



January 2024

Delaware County, PA - Attached

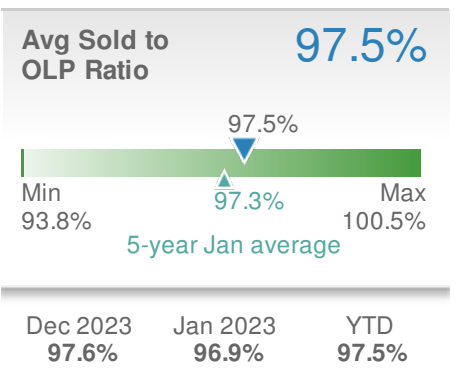
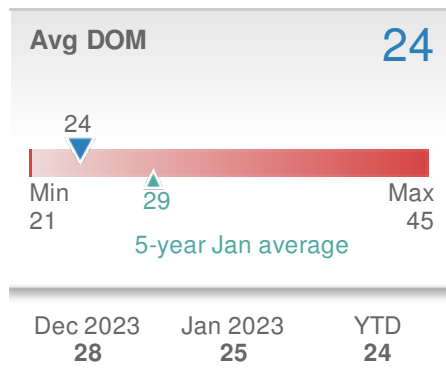
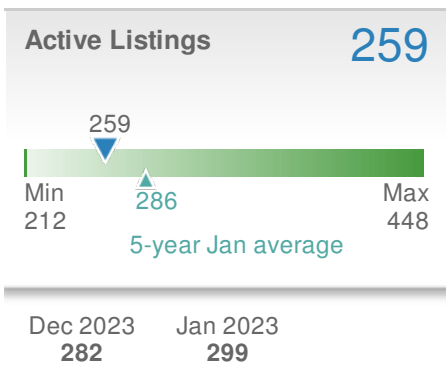
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Delaware County, PA, the median sold price for Attached properties for January was \$213,750, representing an increase of 3% compared to last month and an increase of 9.6% from Jan 2023. The average days on market for units sold in January was 24 days, 17% below the 5-year January average of 29 days. There was a 31.8% month over month increase in new contract activity with 224 New Pendings; a 9.9% MoM increase in All Pendings (new contracts + contracts carried over from December) to 334; and an 8.2% decrease in supply to 259 active units.

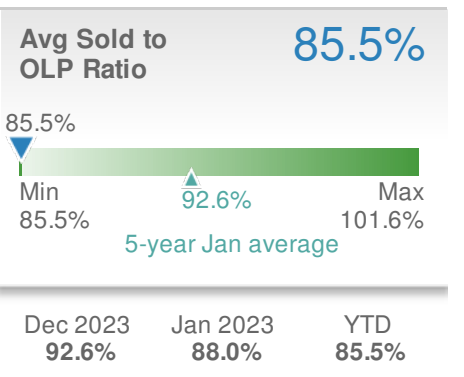
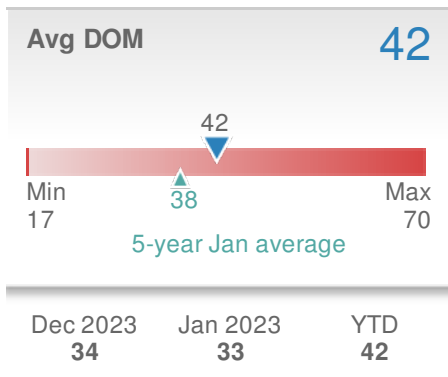
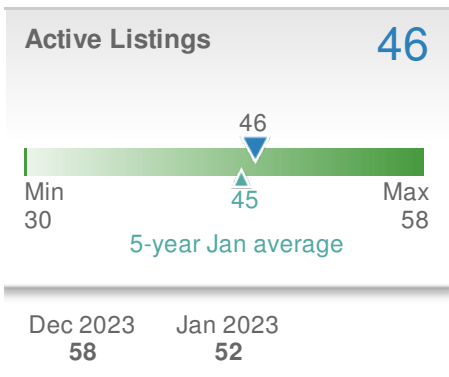
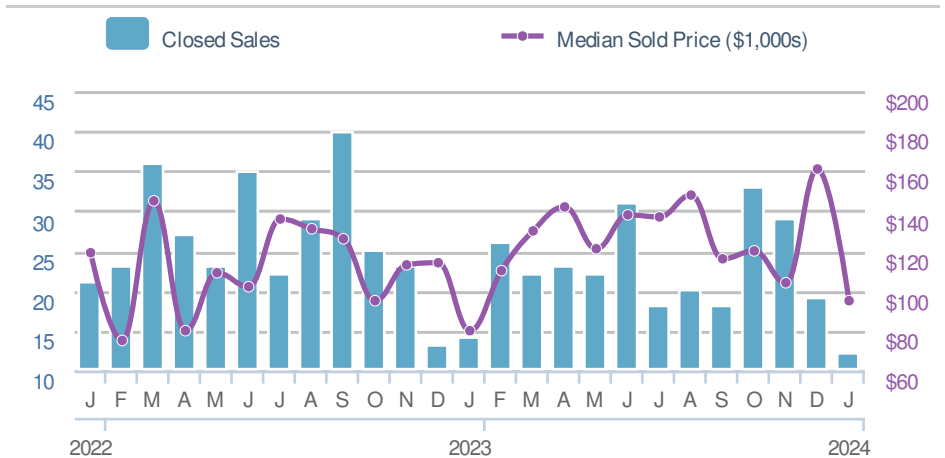
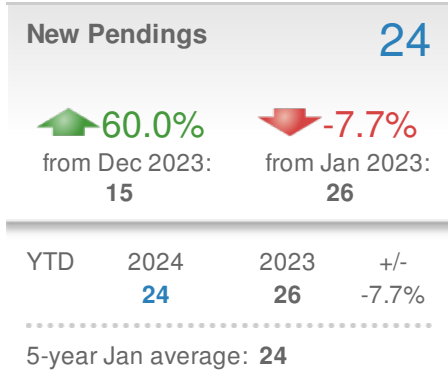
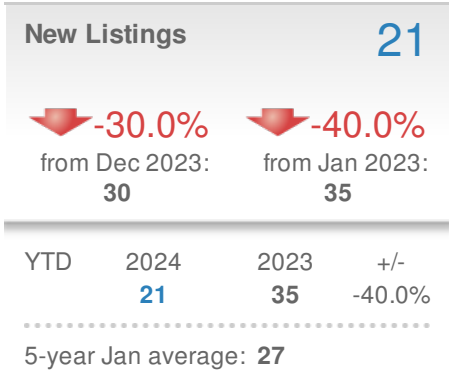
This activity resulted in a Contract Ratio of 1.29 pendings per active listing, up from 1.08 in December and an increase from 1.03 in January 2023. The Contract Ratio is 16% lower than the 5-year January average of 1.53. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



January 2024

Chester-Upland (Delaware, PA)

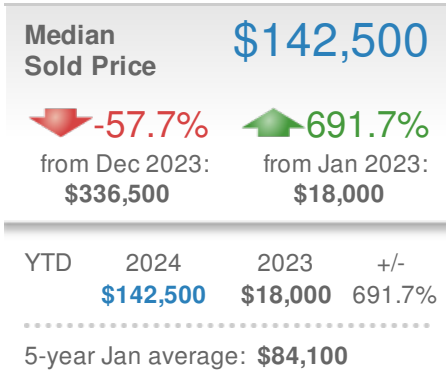
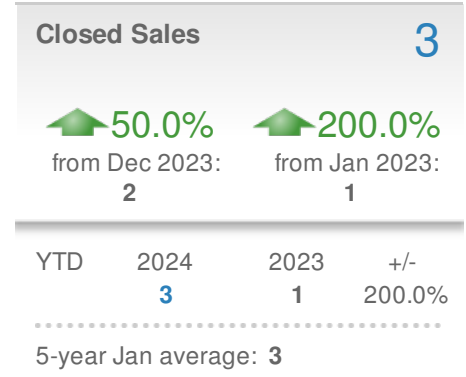
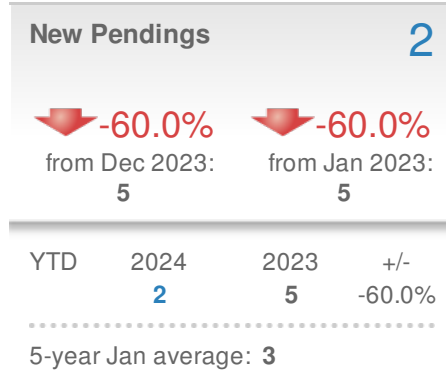
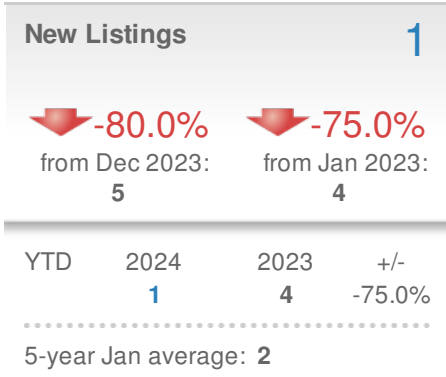
Email: ldavis@tcsr.realtor



January 2024

Chester-Upland (Delaware, PA) - Detached

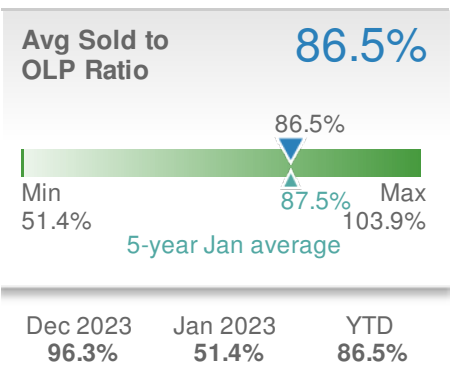
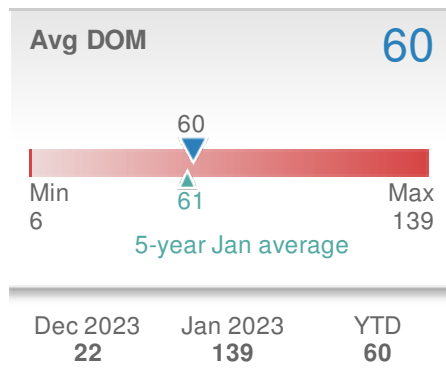
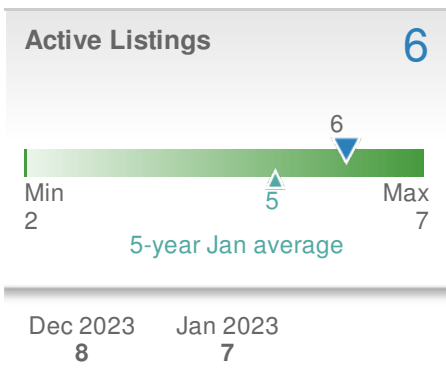
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Chester-Upland (Delaware, PA), the median sold price for Detached properties for January was \$142,500, representing a decrease of 57.7% compared to last month and an increase of 691.7% from Jan 2023. The average days on market for units sold in January was 60 days, 1% below the 5-year January average of 61 days. There was a 60% month over month decrease in new contract activity with 2 New Pendings; a 40% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 3; and a 25% decrease in supply to 6 active units.

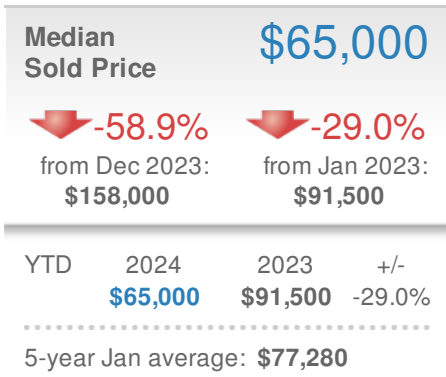
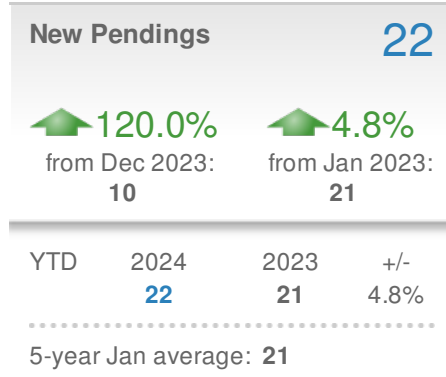
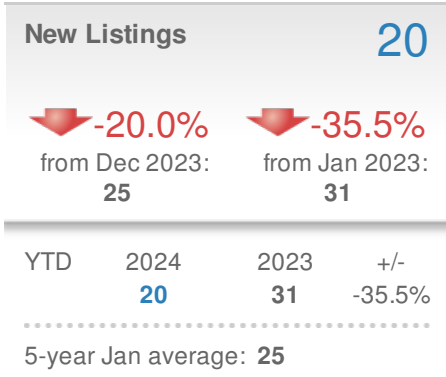
This activity resulted in a Contract Ratio of 0.50 pendings per active listing, down from 0.63 in December and a decrease from 0.57 in January 2023. The Contract Ratio is 48% lower than the 5-year January average of 0.96. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



January 2024

Chester-Upland (Delaware, PA) - Attached

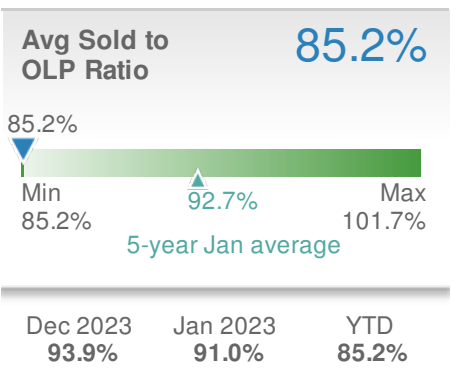
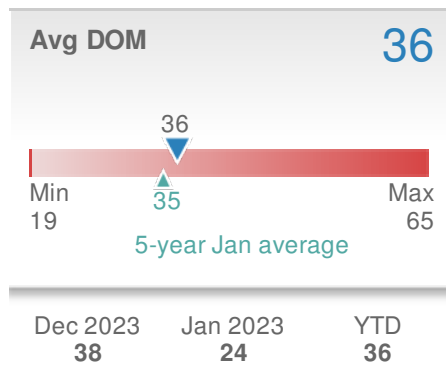
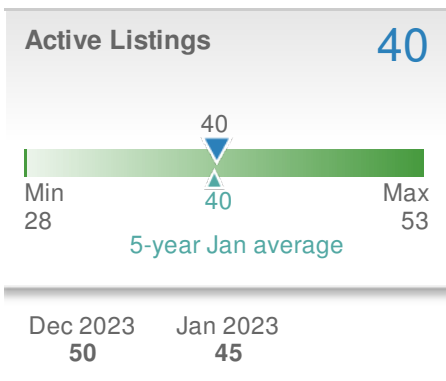
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Summary

In Chester-Upland (Delaware, PA), the median sold price for Attached properties for January was \$65,000, representing a decrease of 58.9% compared to last month and a decrease of 29% from Jan 2023. The average days on market for units sold in January was 36 days, 3% above the 5-year January average of 35 days. There was a 120% month over month increase in new contract activity with 22 New Pendings; a 57.9% MoM increase in All Pendings (new contracts + contracts carried over from December) to 30; and a 20% decrease in supply to 40 active units.

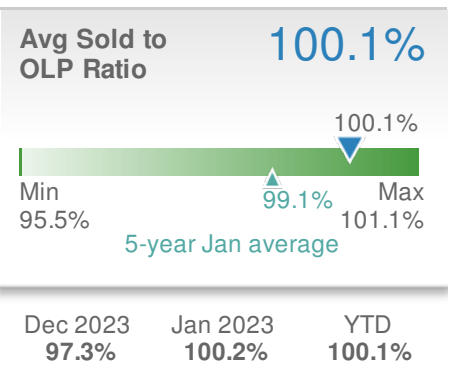
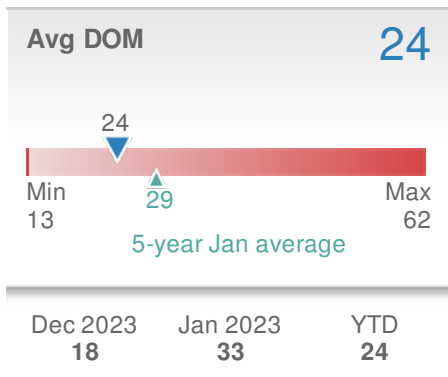
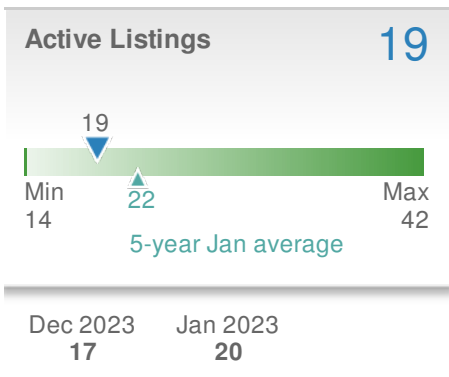
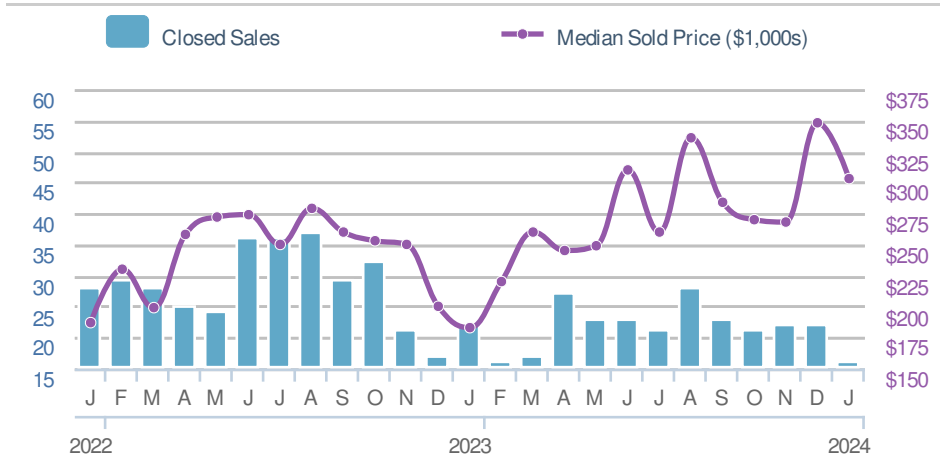
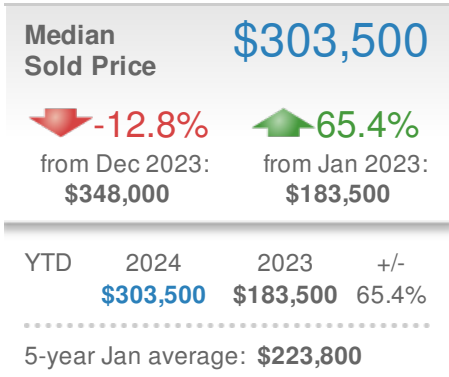
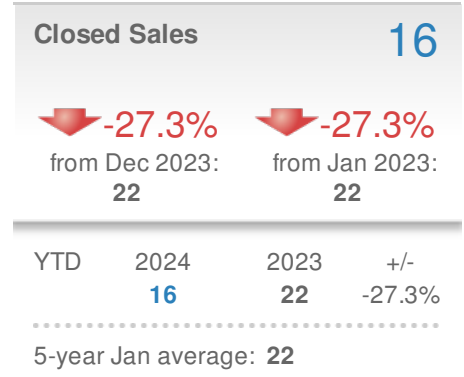
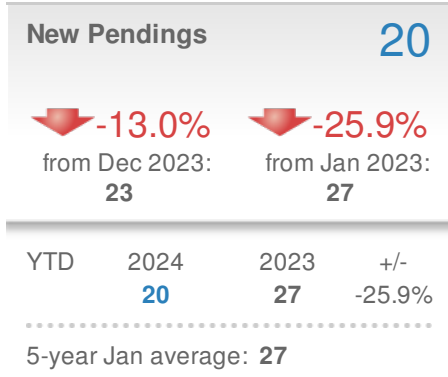
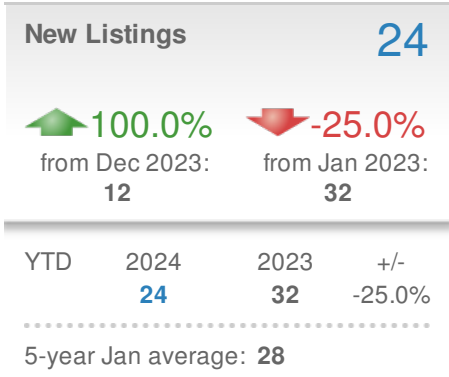
This activity resulted in a Contract Ratio of 0.75 pendings per active listing, up from 0.38 in December and an increase from 0.73 in January 2023. The Contract Ratio is 4% lower than the 5-year January average of 0.78. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



January 2024

Chichester (Delaware, PA)

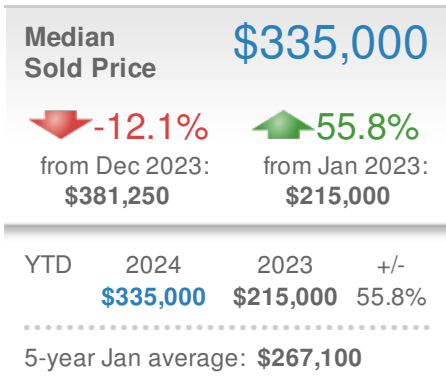
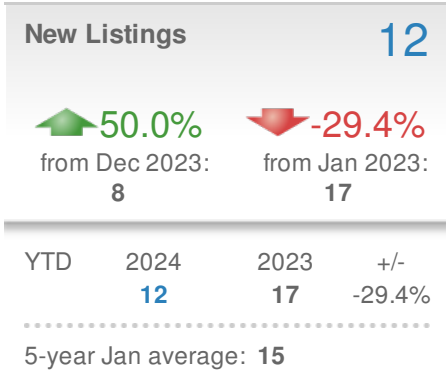
Email: ldavis@tcsr.realtor



January 2024

Chichester (Delaware, PA) - Detached

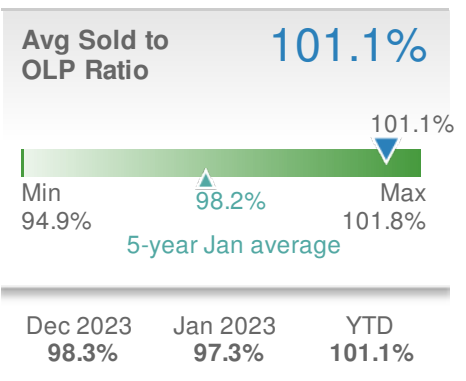
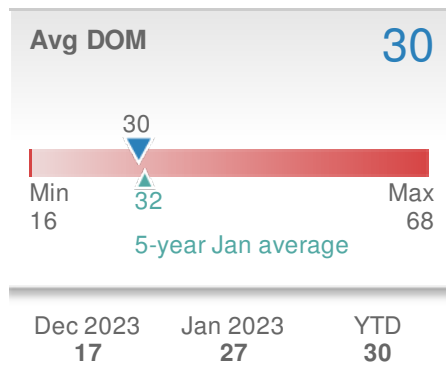
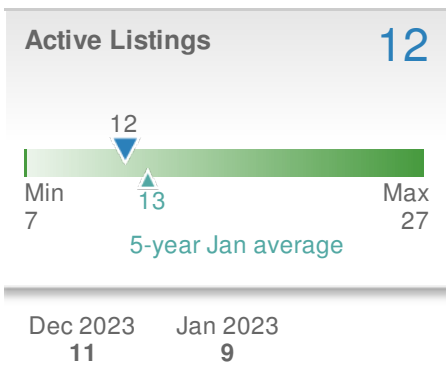
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Email: ldavis@tcsr.realtor



Summary

In Chichester (Delaware, PA), the median sold price for Detached properties for January was \$335,000, representing a decrease of 12.1% compared to last month and an increase of 55.8% from Jan 2023. The average days on market for units sold in January was 30 days, 6% below the 5-year January average of 32 days. There was a 23.1% month over month decrease in new contract activity with 10 New Pendings; a 14.3% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 12; and a 9.1% increase in supply to 12 active units.

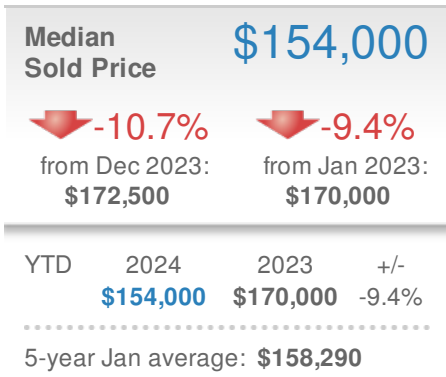
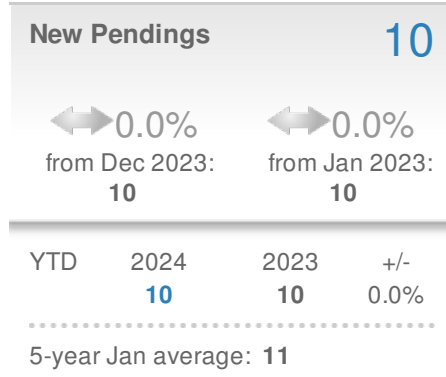
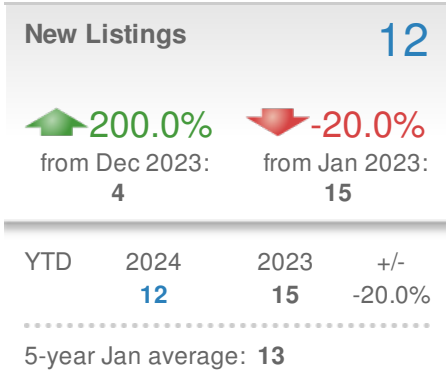
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 1.27 in December and a decrease from 2.11 in January 2023. The Contract Ratio is 52% lower than the 5-year January average of 2.09. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



January 2024

Chichester (Delaware, PA) - Attached

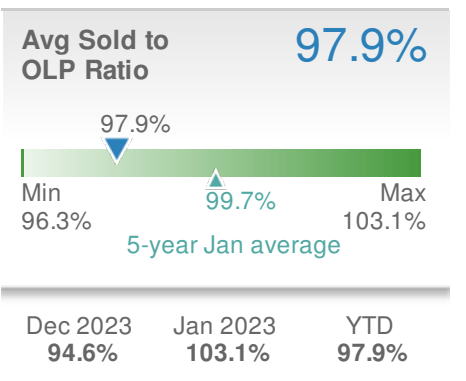
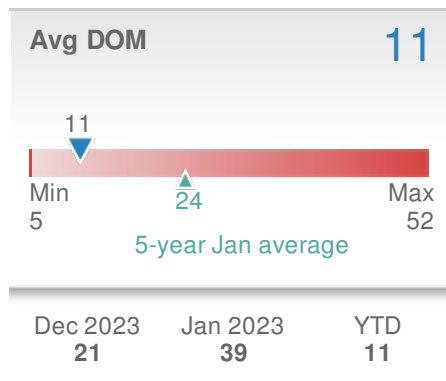
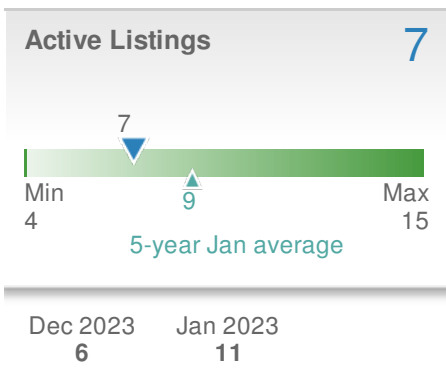
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Email: ldavis@tcsr.realtor



Summary

In Chichester (Delaware, PA), the median sold price for Attached properties for January was \$154,000, representing a decrease of 10.7% compared to last month and a decrease of 9.4% from Jan 2023. The average days on market for units sold in January was 11 days, 54% below the 5-year January average of 24 days. There was no month over month change in new contract activity with 10 New Pendings; a 33.3% MoM increase in All Pendings (new contracts + contracts carried over from December) to 16; and a 16.7% increase in supply to 7 active units.

This activity resulted in a Contract Ratio of 2.29 pendings per active listing, up from 2.00 in December and an increase from 0.82 in January 2023. The Contract Ratio is 9% higher than the 5-year January average of 2.10. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



January 2024

Garnet Valley (Delaware, PA)

Email: ldavis@tcsr.realtor

New Listings 24

↑ **242.9%** ↑ **71.4%**
 from Dec 2023: 7 from Jan 2023: 14

YTD	2024	2023	+/-
	24	14	71.4%

5-year Jan average: 26

New Pendings 16

↑ **128.6%** ↑ **6.7%**
 from Dec 2023: 7 from Jan 2023: 15

YTD	2024	2023	+/-
	16	15	6.7%

5-year Jan average: 23

Closed Sales 9

↓ **-55.0%** ↑ **28.6%**
 from Dec 2023: 20 from Jan 2023: 7

YTD	2024	2023	+/-
	9	7	28.6%

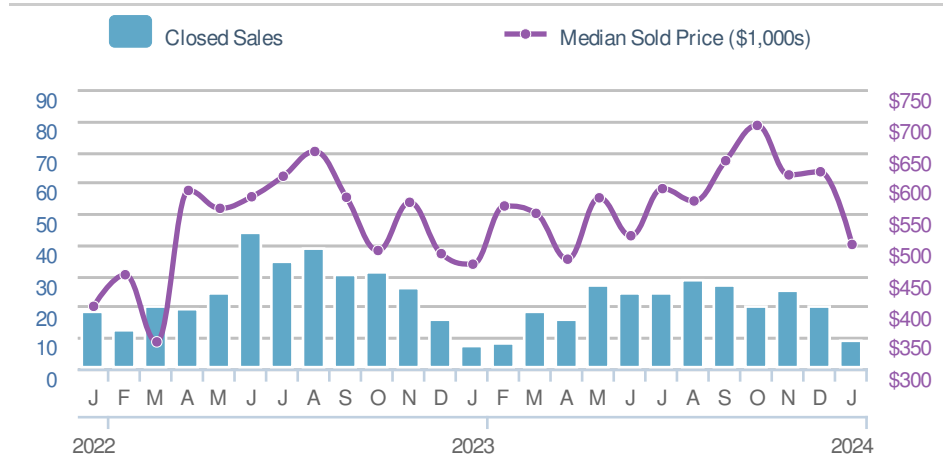
5-year Jan average: 14

Median Sold Price \$500,000

↓ **-19.0%** ↑ **6.8%**
 from Dec 2023: \$617,500 from Jan 2023: \$468,000

YTD	2024	2023	+/-
	\$500,000	\$468,000	6.8%

5-year Jan average: \$470,099



Active Listings 24

24
 Min 13 Max 78
 32
 5-year Jan average

Dec 2023	Jan 2023
22	13

Avg DOM 20

20
 Min 11 Max 79
 45
 5-year Jan average

Dec 2023	Jan 2023	YTD
14	11	20

Avg Sold to OLP Ratio 98.7%

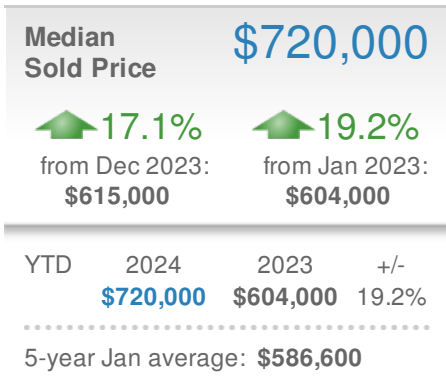
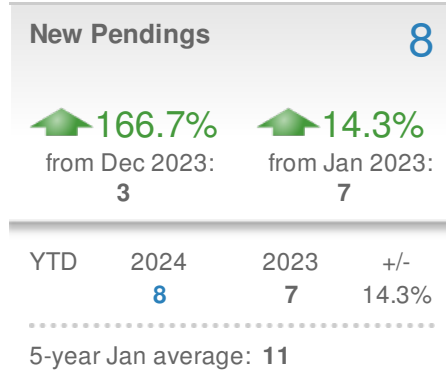
98.7%
 Min 96.6% Max 102.7%
 99.0%
 5-year Jan average

Dec 2023	Jan 2023	YTD
100.1%	98.4%	98.7%

January 2024

Garnet Valley (Delaware, PA) - Detached

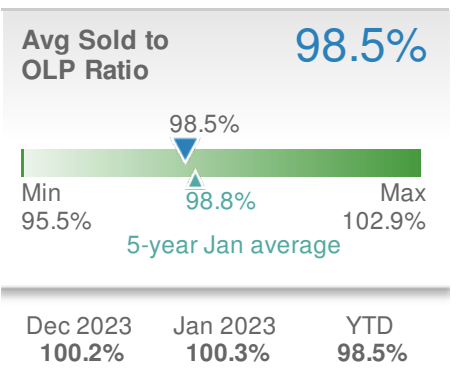
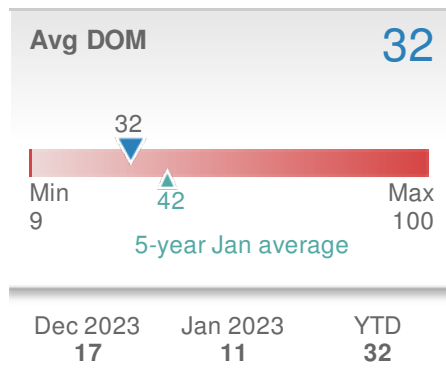
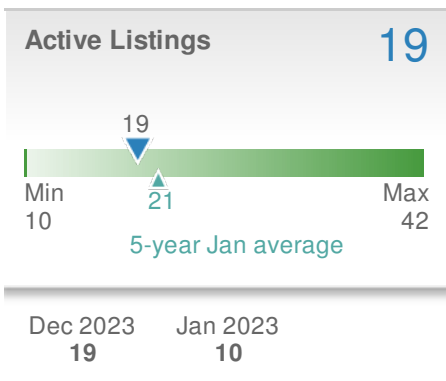
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Garnet Valley (Delaware, PA), the median sold price for Detached properties for January was \$720,000, representing an increase of 17.1% compared to last month and an increase of 19.2% from Jan 2023. The average days on market for units sold in January was 32 days, 23% below the 5-year January average of 42 days. There was a 166.7% month over month increase in new contract activity with 8 New Pendings; a 19.2% MoM increase in All Pendings (new contracts + contracts carried over from December) to 31; and no change in supply with 19 active units.

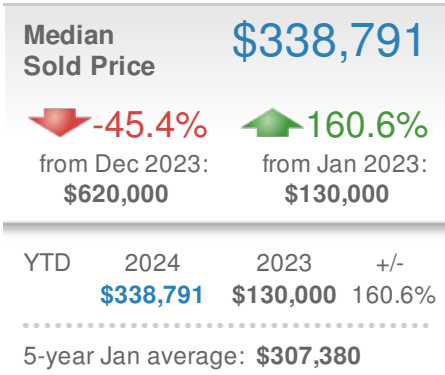
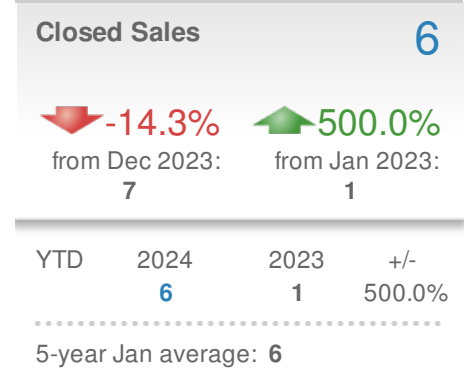
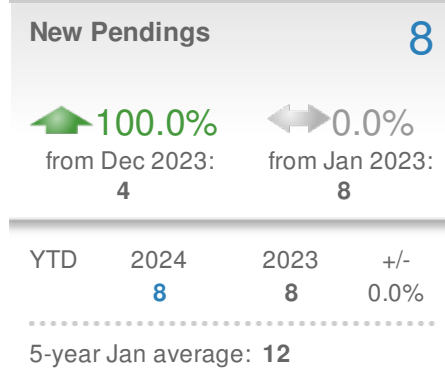
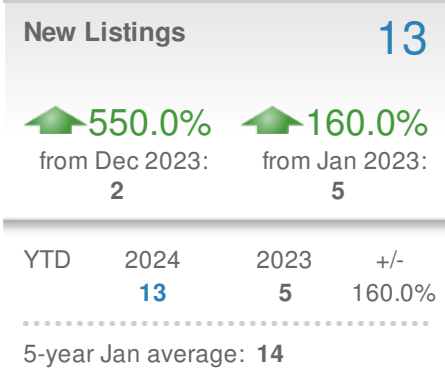
This activity resulted in a Contract Ratio of 1.63 pendings per active listing, up from 1.37 in December and a decrease from 1.70 in January 2023. The Contract Ratio is 26% higher than the 5-year January average of 1.30. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



January 2024

Garnet Valley (Delaware, PA) - Attached

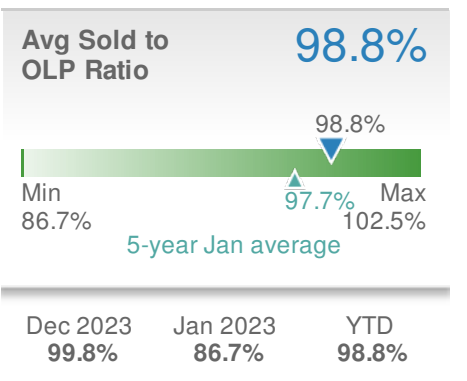
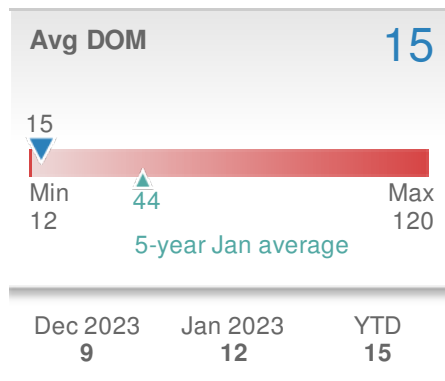
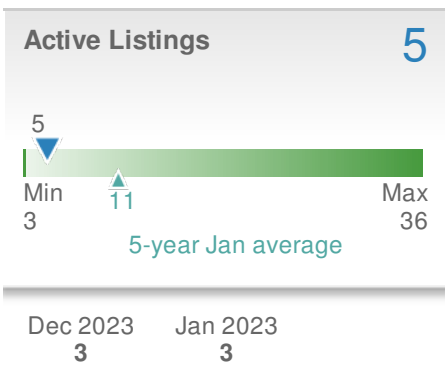
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Garnet Valley (Delaware, PA), the median sold price for Attached properties for January was \$338,791, representing a decrease of 45.4% compared to last month and an increase of 160.6% from Jan 2023. The average days on market for units sold in January was 15 days, 66% below the 5-year January average of 44 days. There was a 100% month over month increase in new contract activity with 8 New Pendings; a 37.5% MoM increase in All Pendings (new contracts + contracts carried over from December) to 11; and a 66.7% increase in supply to 5 active units.

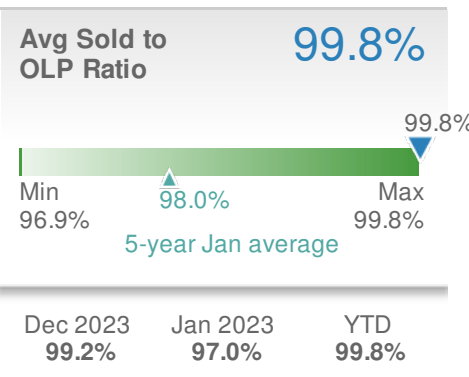
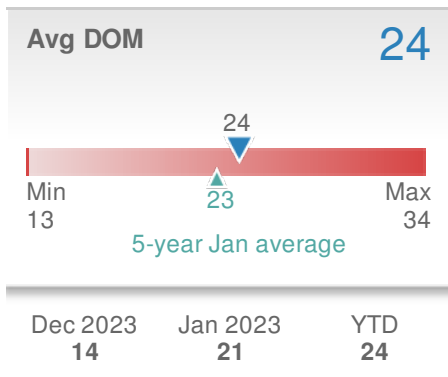
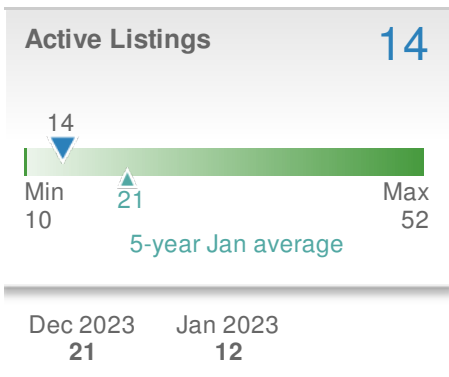
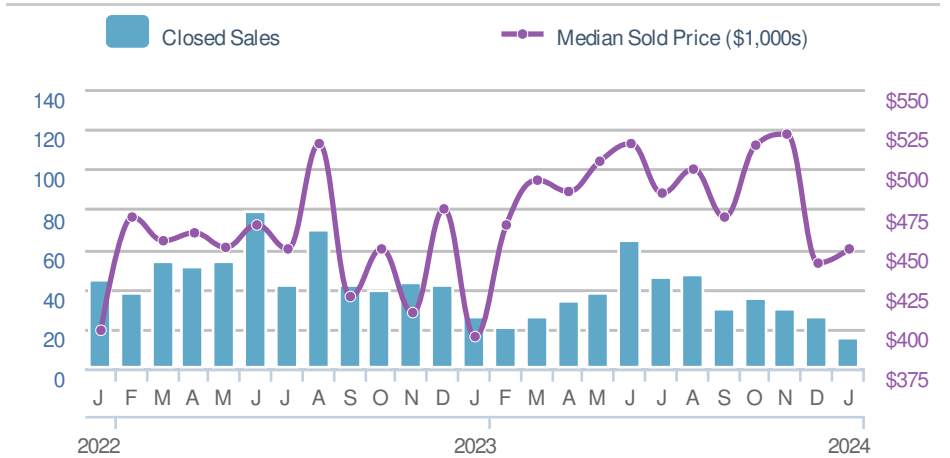
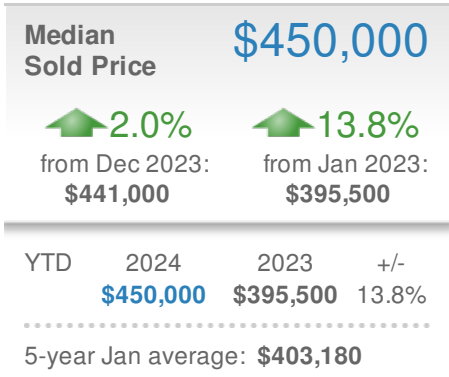
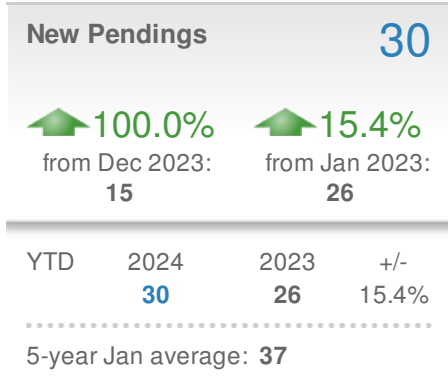
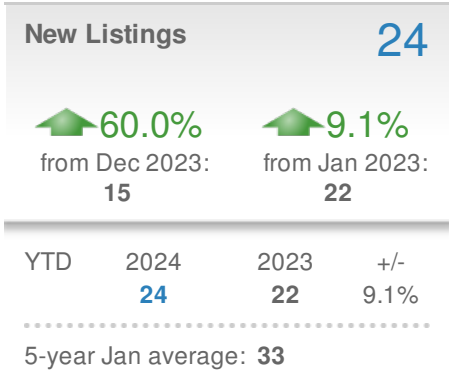
This activity resulted in a Contract Ratio of 2.20 pendings per active listing, down from 2.67 in December and a decrease from 2.67 in January 2023. The Contract Ratio is 9% higher than the 5-year January average of 2.02. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



January 2024

Haverford Township (Delaware, PA)

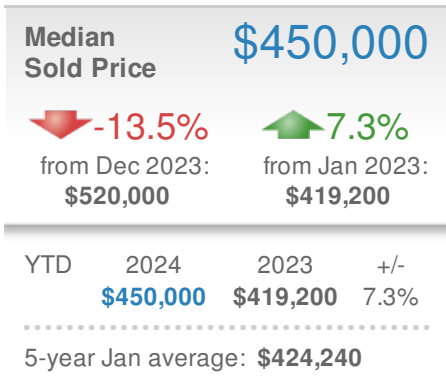
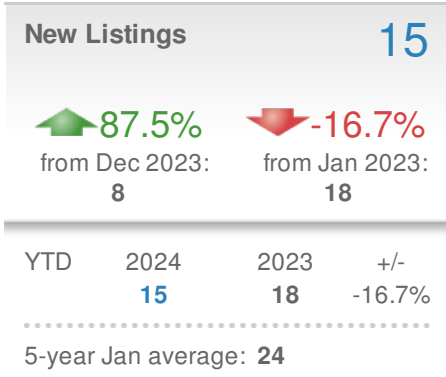
Email: ldavis@tcsr.realtor



January 2024

Haverford Township (Delaware, PA) - Detached

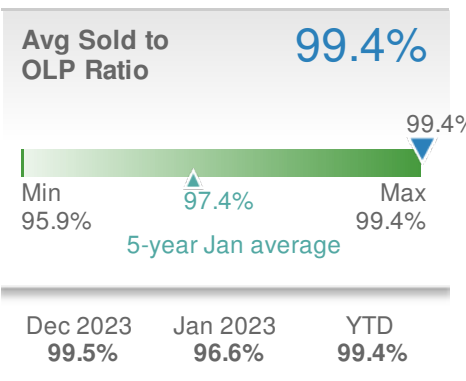
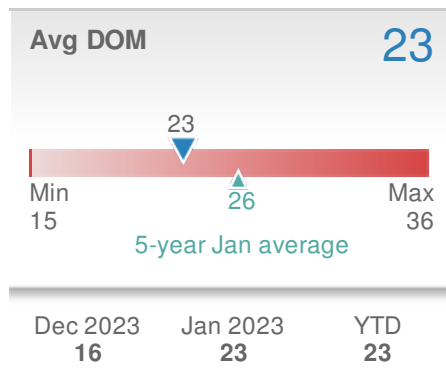
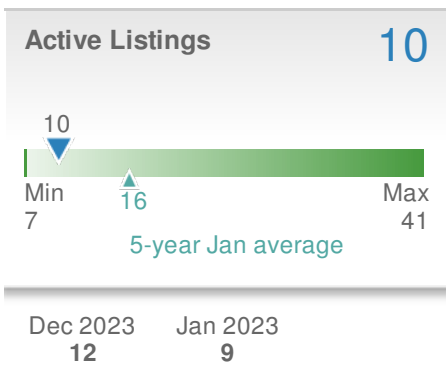
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Haverford Township (Delaware, PA), the median sold price for Detached properties for January was \$450,000, representing a decrease of 13.5% compared to last month and an increase of 7.3% from Jan 2023. The average days on market for units sold in January was 23 days, 12% below the 5-year January average of 26 days. There was a 60% month over month increase in new contract activity with 16 New Pendings; a 15% MoM increase in All Pendings (new contracts + contracts carried over from December) to 23; and a 16.7% decrease in supply to 10 active units.

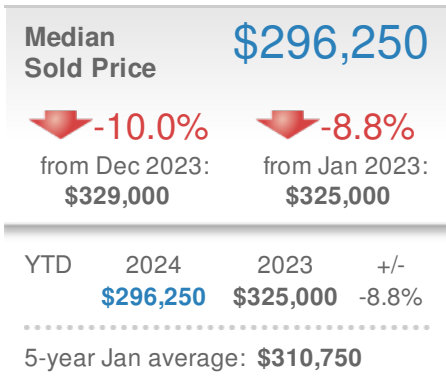
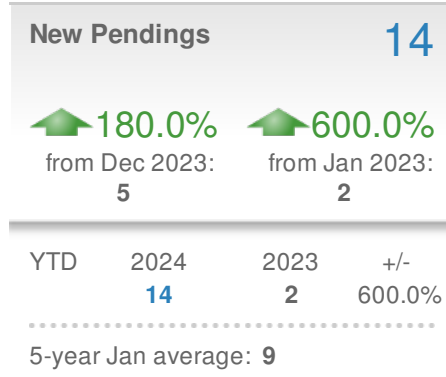
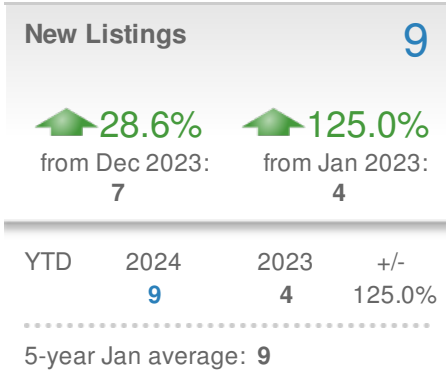
This activity resulted in a Contract Ratio of 2.30 pendings per active listing, up from 1.67 in December and a decrease from 3.11 in January 2023. The Contract Ratio is 29% lower than the 5-year January average of 3.24. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



January 2024

Haverford Township (Delaware, PA) - Attached

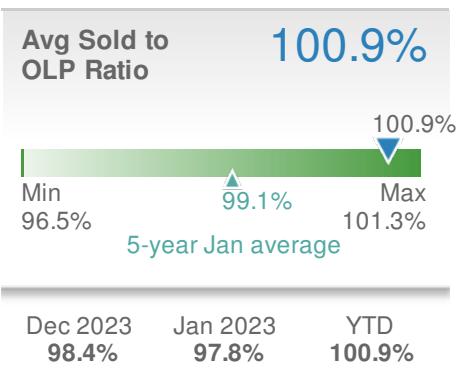
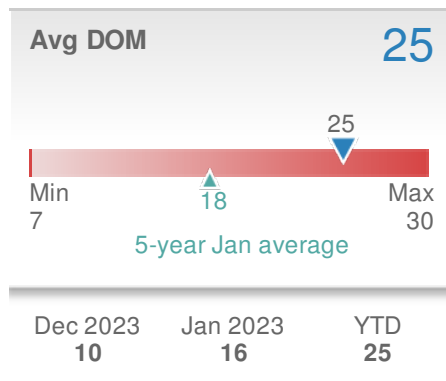
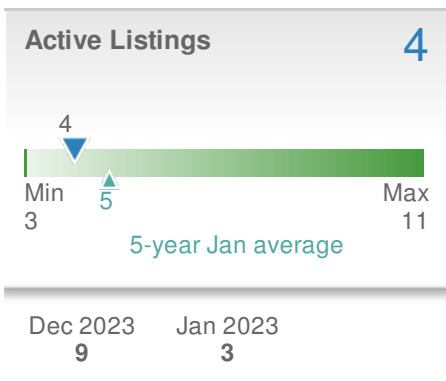
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Haverford Township (Delaware, PA), the median sold price for Attached properties for January was \$296,250, representing a decrease of 10% compared to last month and a decrease of 8.8% from Jan 2023. The average days on market for units sold in January was 25 days, 42% above the 5-year January average of 18 days. There was a 180% month over month increase in new contract activity with 14 New Pendings; a 180% MoM increase in All Pendings (new contracts + contracts carried over from December) to 14; and a 55.6% decrease in supply to 4 active units.

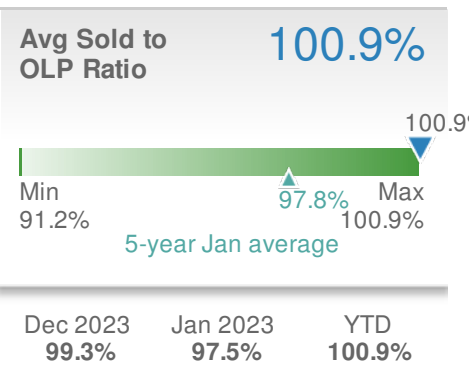
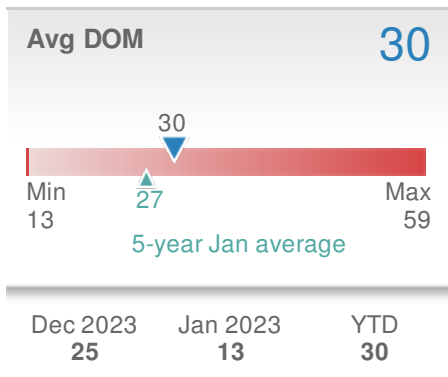
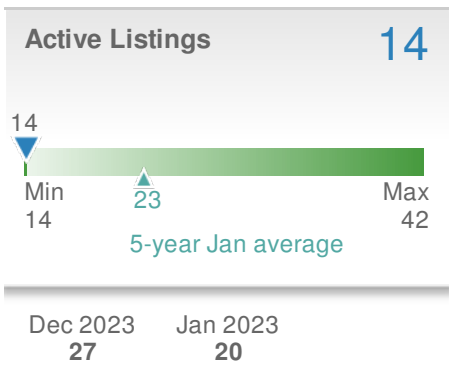
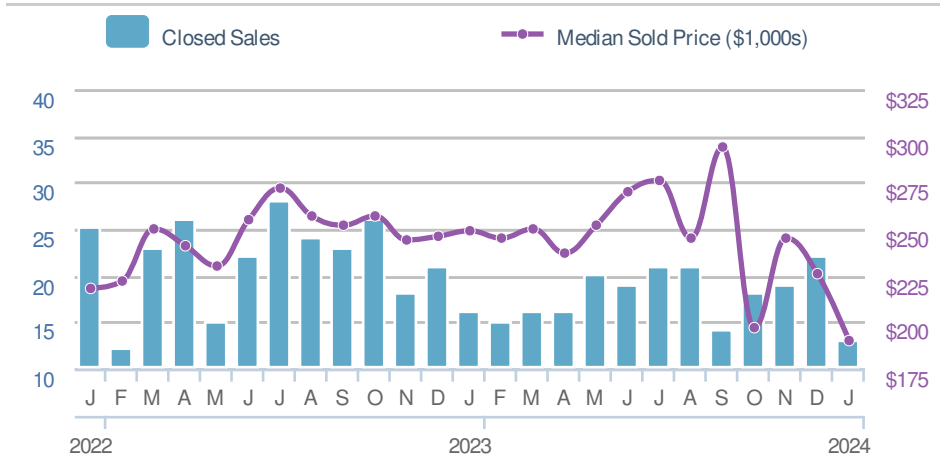
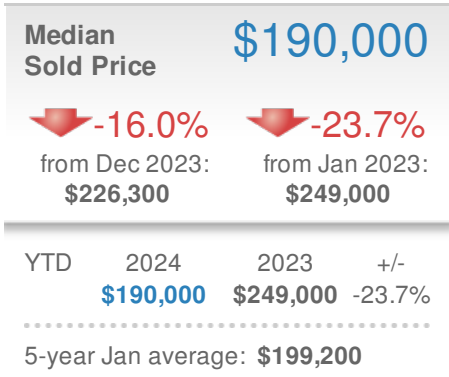
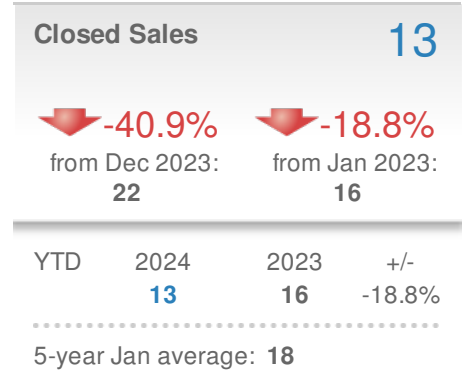
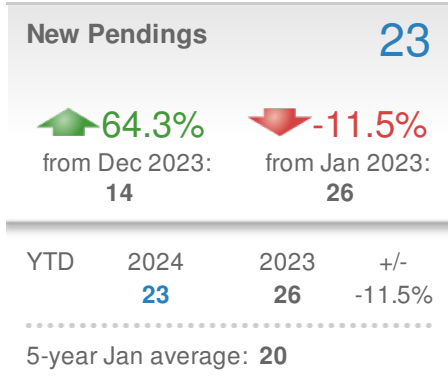
This activity resulted in a Contract Ratio of 3.50 pendings per active listing, up from 0.56 in December and an increase from 0.33 in January 2023. The Contract Ratio is 24% higher than the 5-year January average of 2.81. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



January 2024

Interboro (Delaware, PA)

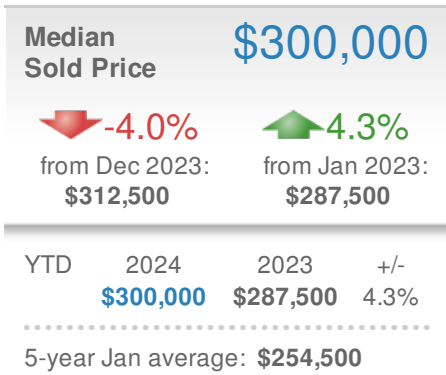
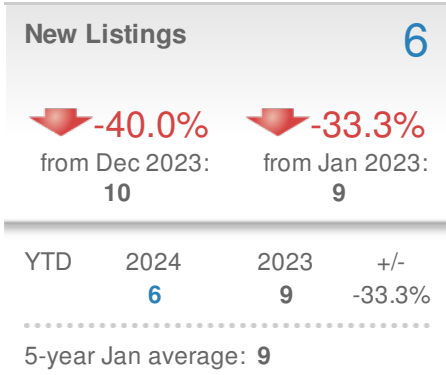
Email: ldavis@tcsr.realtor



January 2024

Interboro (Delaware, PA) - Detached

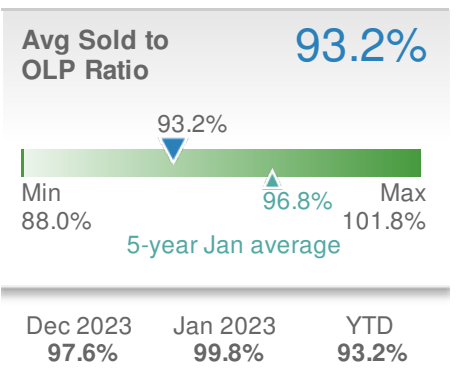
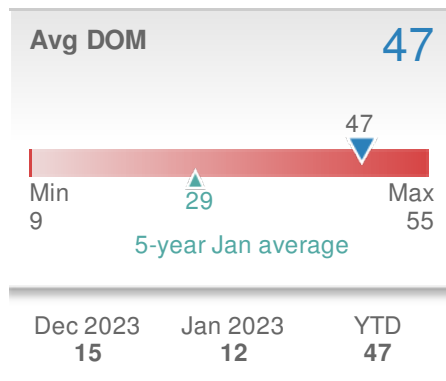
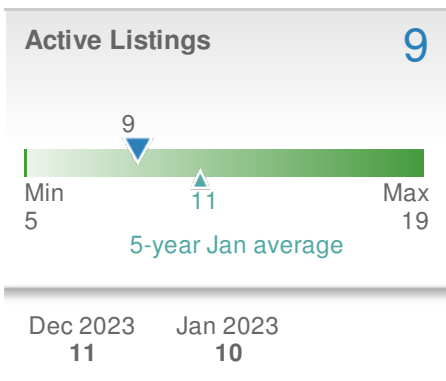
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Interboro (Delaware, PA), the median sold price for Detached properties for January was \$300,000, representing a decrease of 4% compared to last month and an increase of 4.3% from Jan 2023. The average days on market for units sold in January was 47 days, 63% above the 5-year January average of 29 days. There was a 66.7% month over month increase in new contract activity with 10 New Pendings; a 75% MoM increase in All Pendings (new contracts + contracts carried over from December) to 14; and an 18.2% decrease in supply to 9 active units.

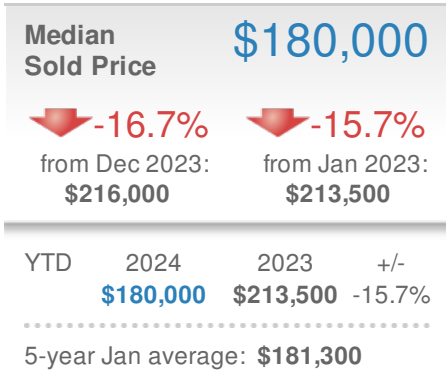
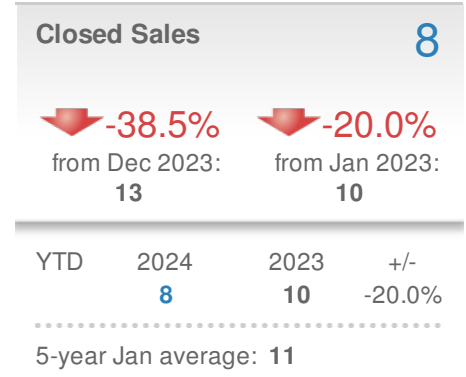
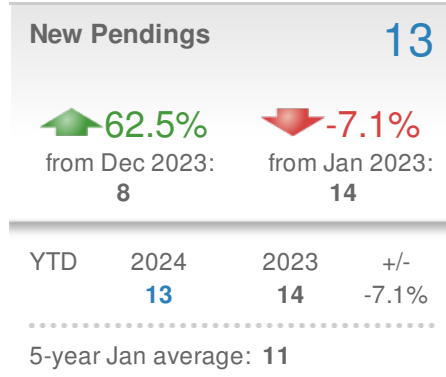
This activity resulted in a Contract Ratio of 1.56 pendings per active listing, up from 0.73 in December and an increase from 1.50 in January 2023. The Contract Ratio is 16% higher than the 5-year January average of 1.34. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



January 2024

Interboro (Delaware, PA) - Attached

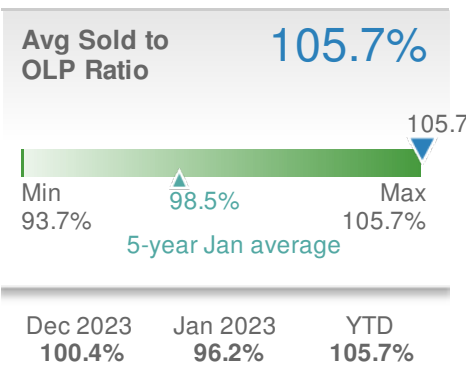
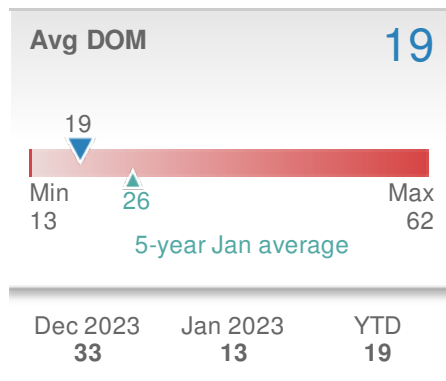
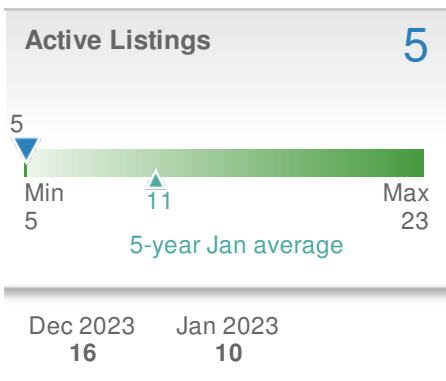
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Interboro (Delaware, PA), the median sold price for Attached properties for January was \$180,000, representing a decrease of 16.7% compared to last month and a decrease of 15.7% from Jan 2023. The average days on market for units sold in January was 19 days, 28% below the 5-year January average of 26 days. There was a 62.5% month over month increase in new contract activity with 13 New Pendings; a 50% MoM increase in All Pendings (new contracts + contracts carried over from December) to 15; and a 68.8% decrease in supply to 5 active units.

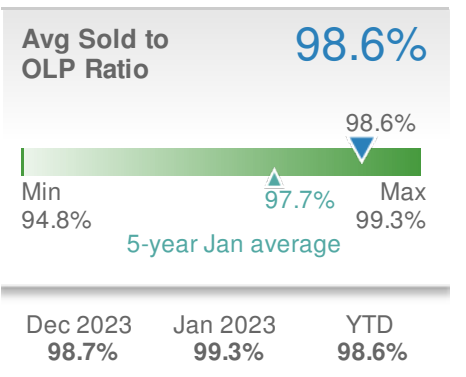
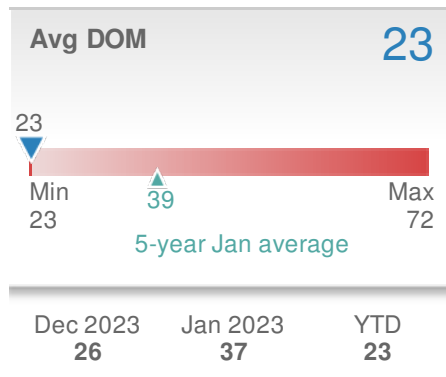
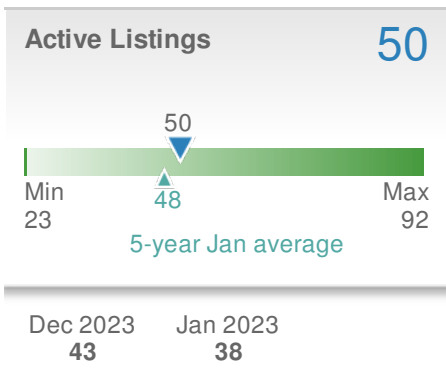
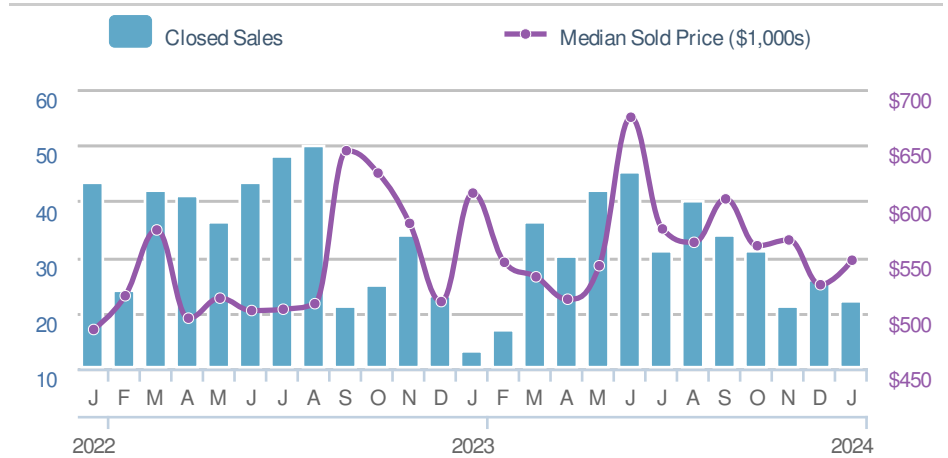
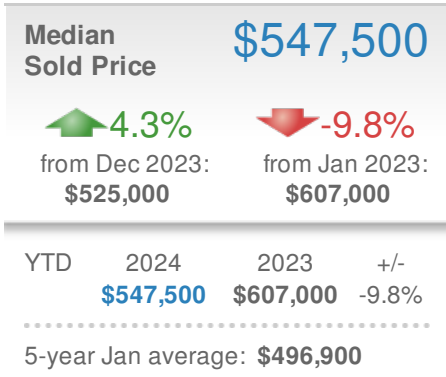
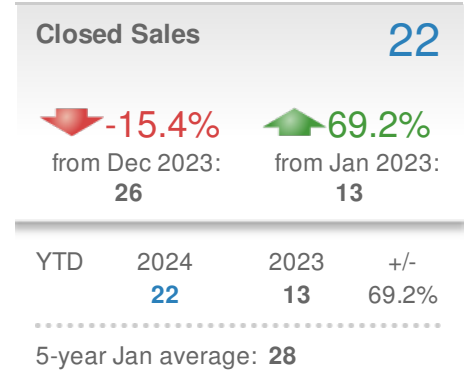
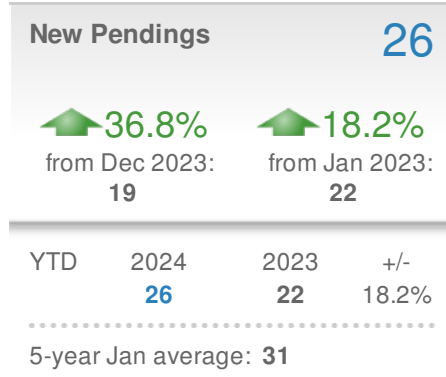
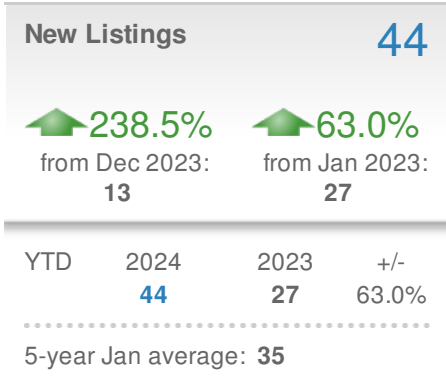
This activity resulted in a Contract Ratio of 3.00 pendings per active listing, up from 0.63 in December and an increase from 1.70 in January 2023. The Contract Ratio is 73% higher than the 5-year January average of 1.73. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



January 2024

Marple Newtown (Delaware, PA)

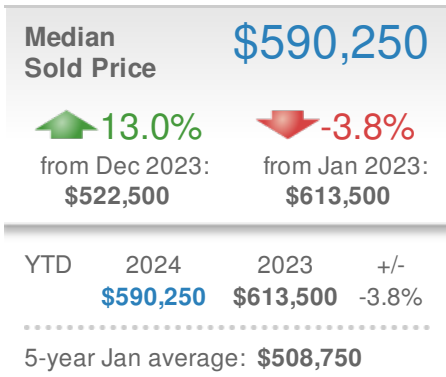
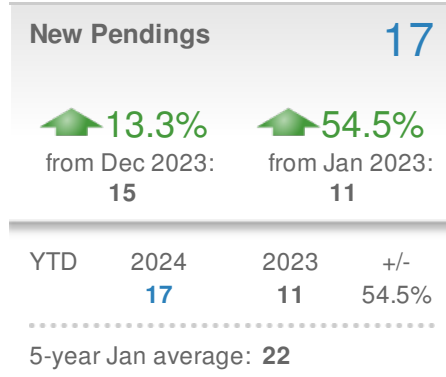
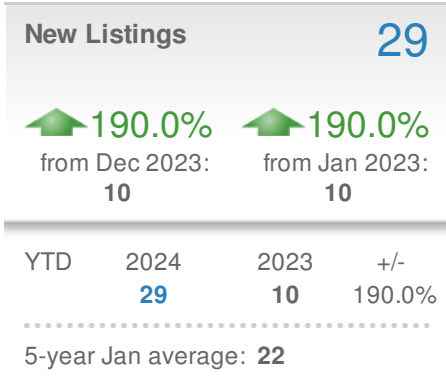
Email: ldavis@tcsr.realtor



January 2024

Marple Newtown (Delaware, PA) - Detached

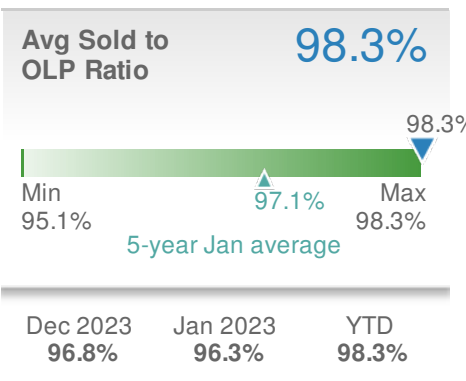
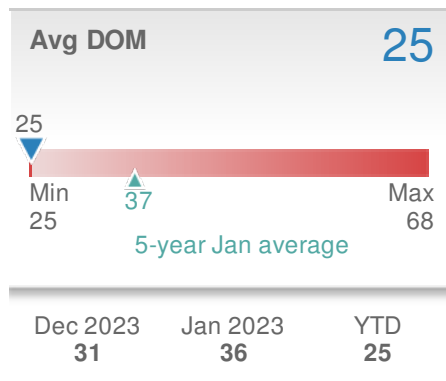
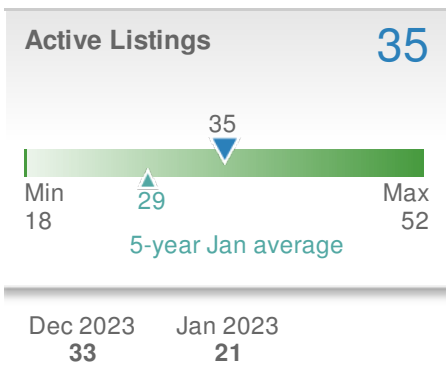
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Marple Newtown (Delaware, PA), the median sold price for Detached properties for January was \$590,250, representing an increase of 13% compared to last month and a decrease of 3.8% from Jan 2023. The average days on market for units sold in January was 25 days, 32% below the 5-year January average of 37 days. There was a 13.3% month over month increase in new contract activity with 17 New Pendings; a 3.3% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 29; and a 6.1% increase in supply to 35 active units.

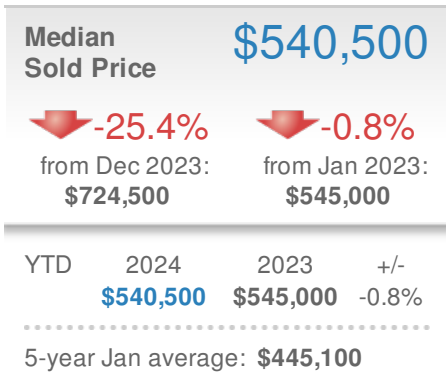
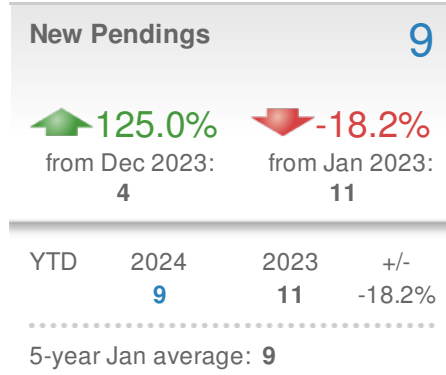
This activity resulted in a Contract Ratio of 0.83 pendings per active listing, down from 0.91 in December and a decrease from 1.48 in January 2023. The Contract Ratio is 47% lower than the 5-year January average of 1.56. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



January 2024

Marple Newtown (Delaware, PA) - Attached

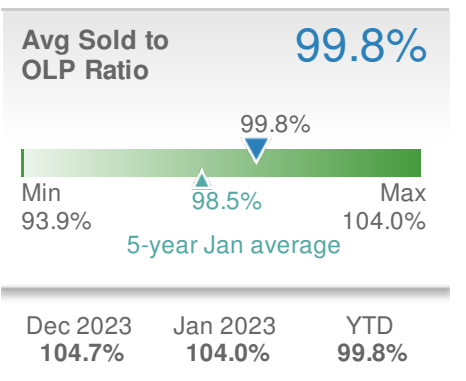
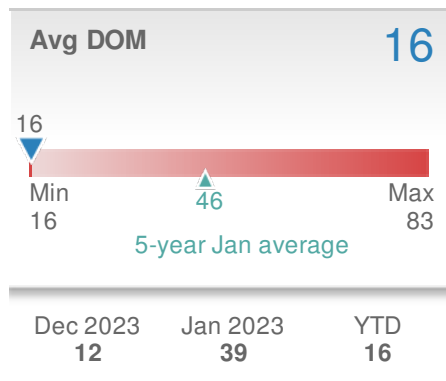
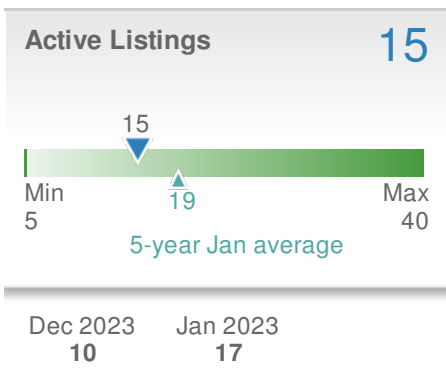
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Marple Newtown (Delaware, PA), the median sold price for Attached properties for January was \$540,500, representing a decrease of 25.4% compared to last month and a decrease of 0.8% from Jan 2023. The average days on market for units sold in January was 16 days, 66% below the 5-year January average of 46 days. There was a 125% month over month increase in new contract activity with 9 New Pendings; a 62.5% MoM increase in All Pendings (new contracts + contracts carried over from December) to 13; and a 50% increase in supply to 15 active units.

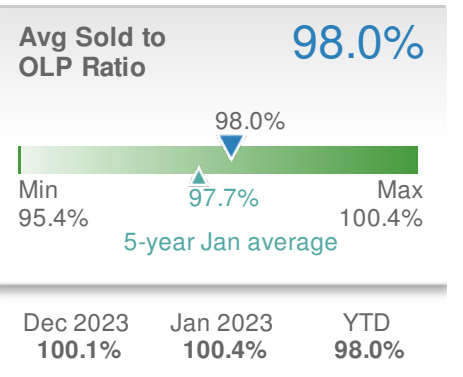
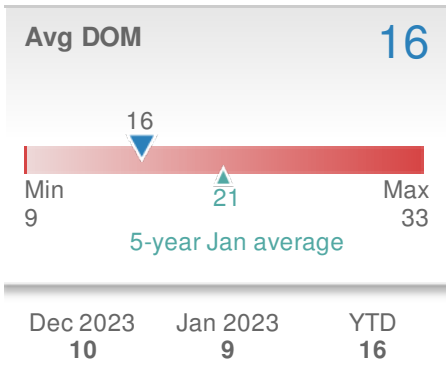
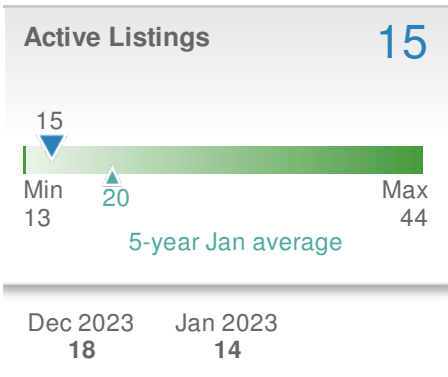
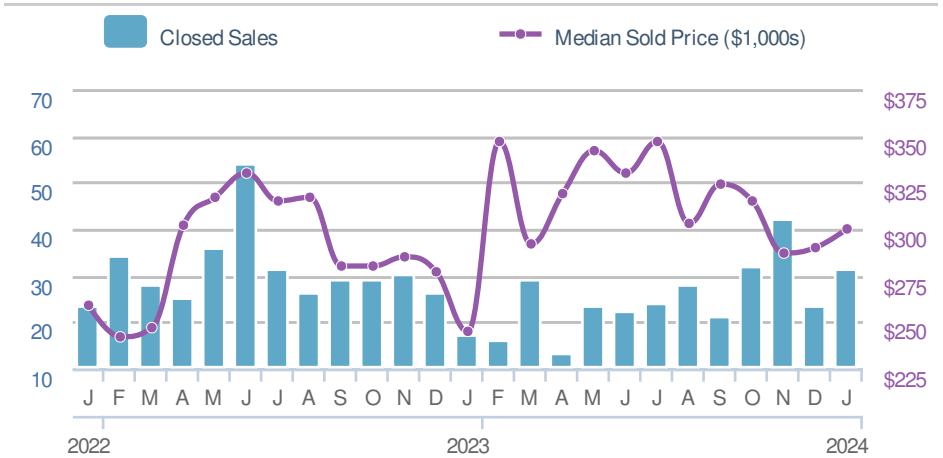
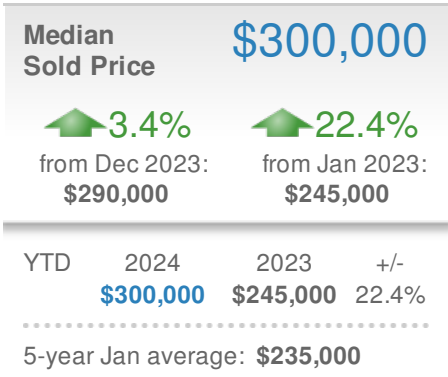
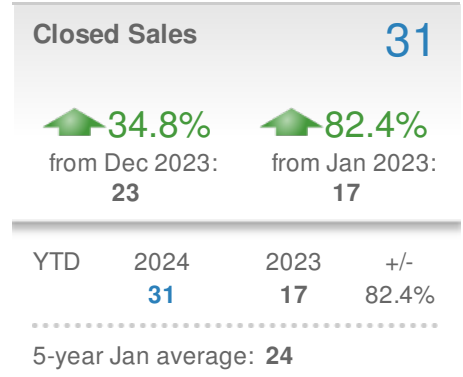
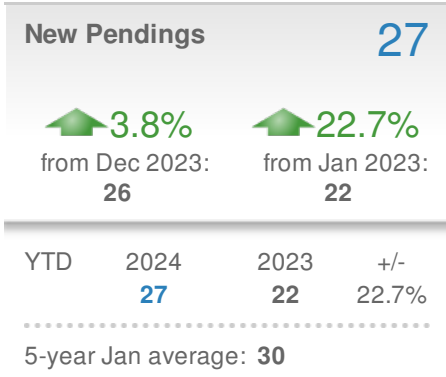
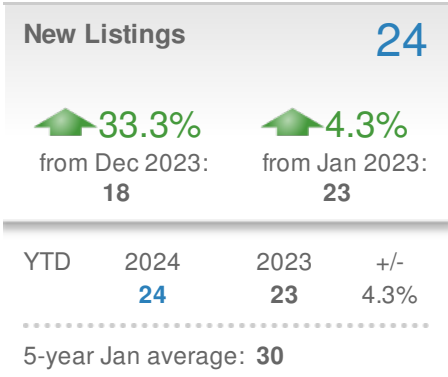
This activity resulted in a Contract Ratio of 0.87 pendings per active listing, up from 0.80 in December and a decrease from 1.29 in January 2023. The Contract Ratio is 42% lower than the 5-year January average of 1.50. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



January 2024

Penn-Delco (Delaware, PA)

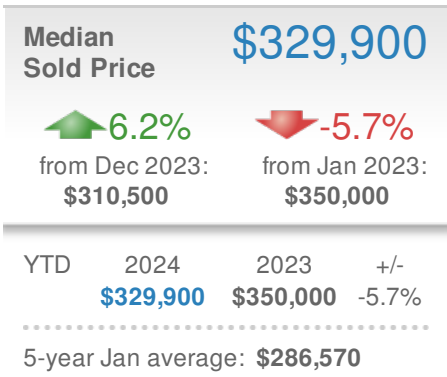
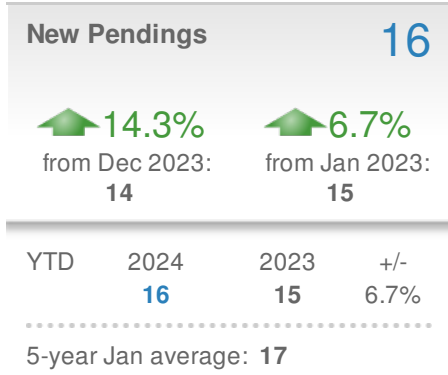
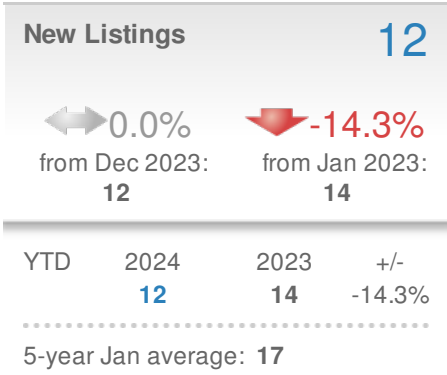
Email: ldavis@tcsr.realtor



January 2024

Penn-Delco (Delaware, PA) - Detached

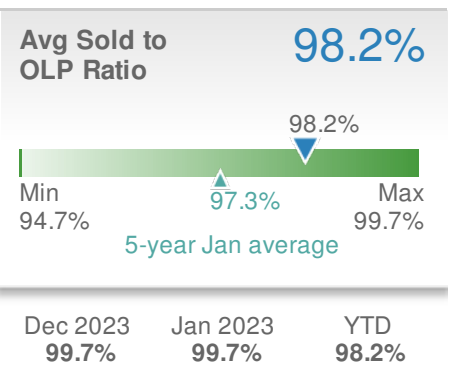
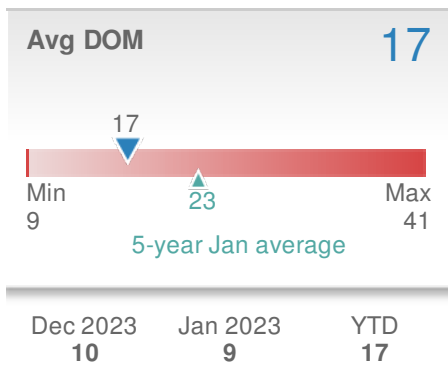
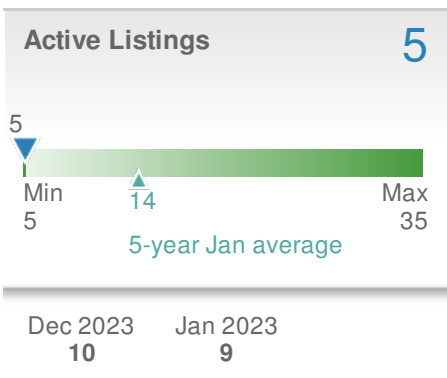
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Penn-Delco (Delaware, PA), the median sold price for Detached properties for January was \$329,900, representing an increase of 6.2% compared to last month and a decrease of 5.7% from Jan 2023. The average days on market for units sold in January was 17 days, 27% below the 5-year January average of 23 days. There was a 14.3% month over month increase in new contract activity with 16 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from December) with 16; and a 50% decrease in supply to 5 active units.

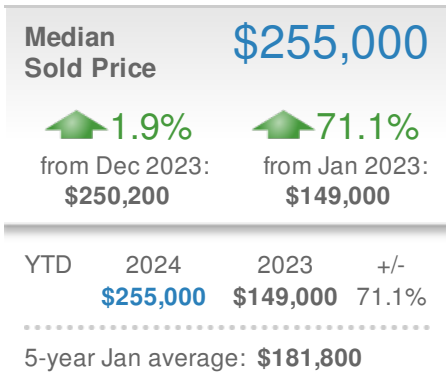
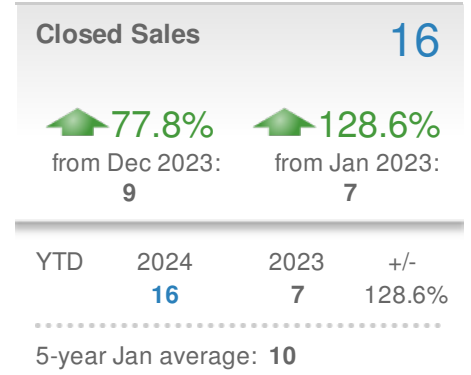
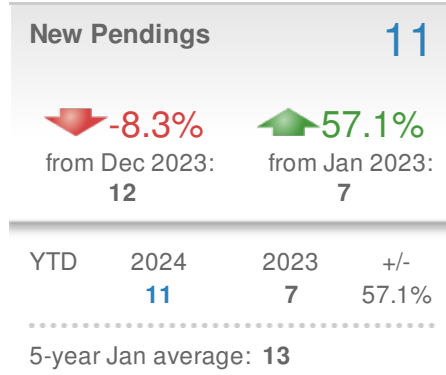
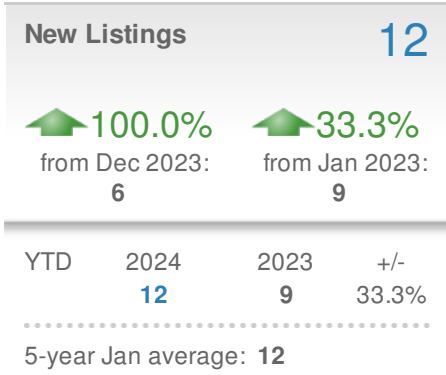
This activity resulted in a Contract Ratio of 3.20 pendings per active listing, up from 1.60 in December and an increase from 2.33 in January 2023. The Contract Ratio is 36% higher than the 5-year January average of 2.36. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



January 2024

Penn-Delco (Delaware, PA) - Attached

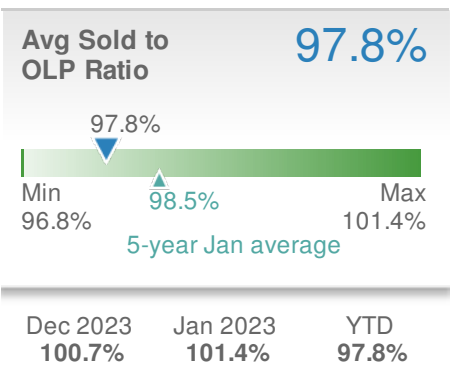
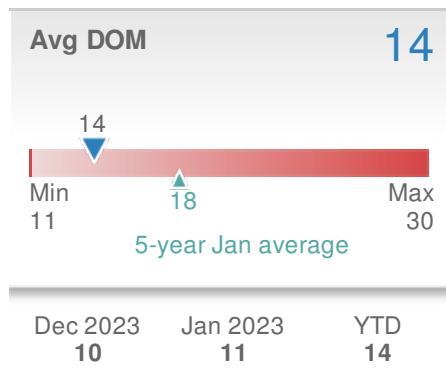
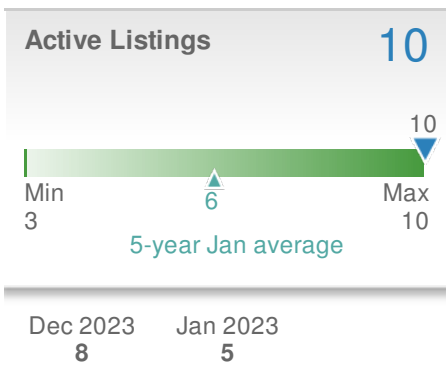
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Penn-Delco (Delaware, PA), the median sold price for Attached properties for January was \$255,000, representing an increase of 1.9% compared to last month and an increase of 71.1% from Jan 2023. The average days on market for units sold in January was 14 days, 24% below the 5-year January average of 18 days. There was an 8.3% month over month decrease in new contract activity with 11 New Pendings; a 31.8% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 15; and a 25% increase in supply to 10 active units.

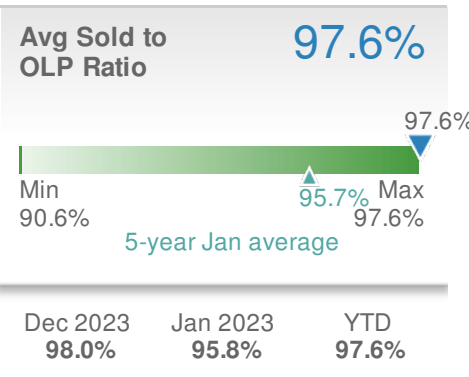
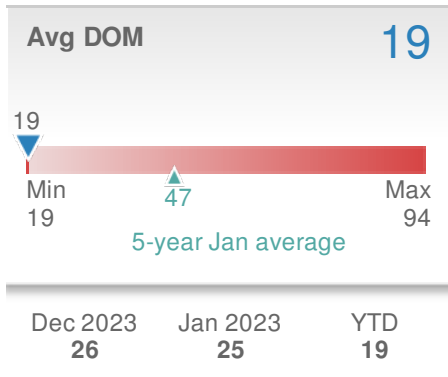
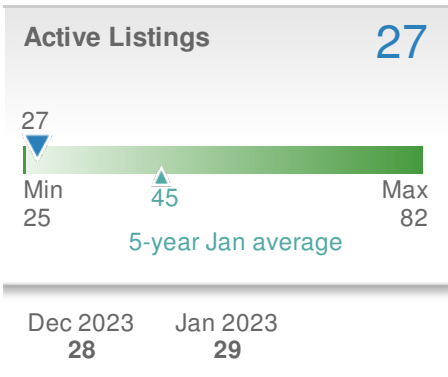
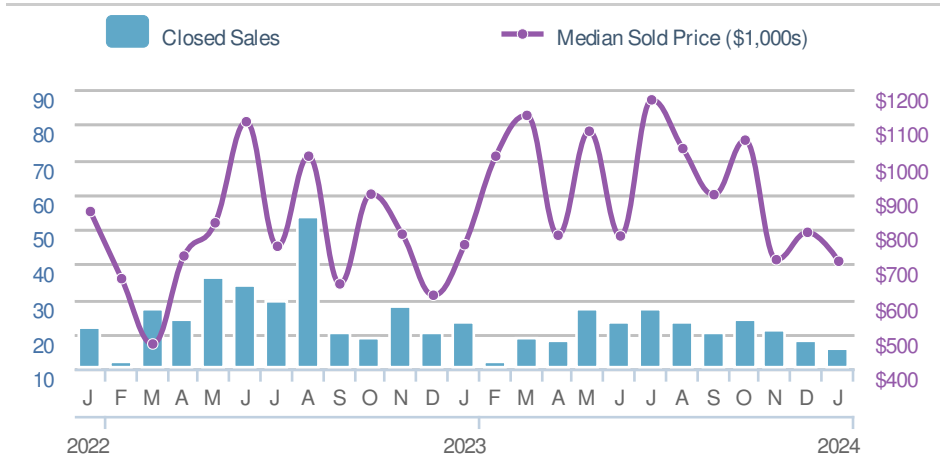
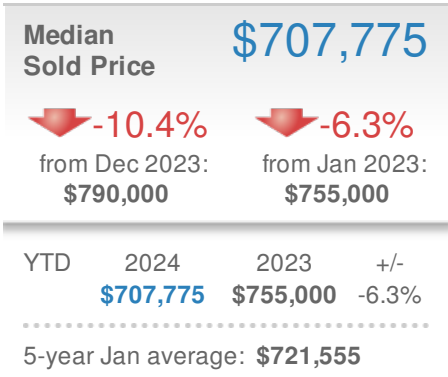
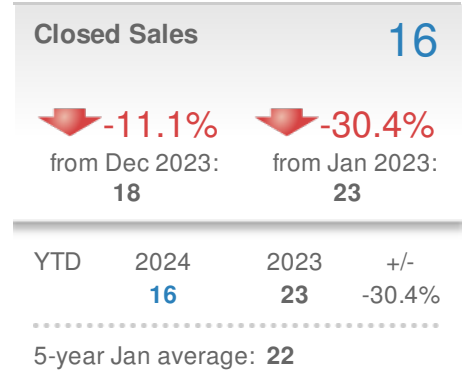
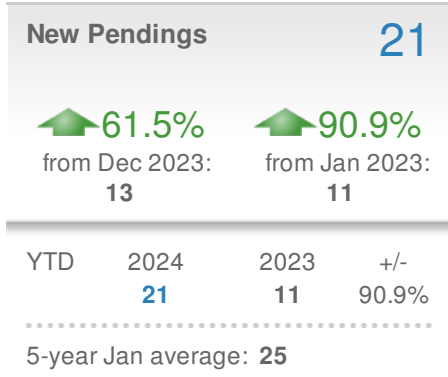
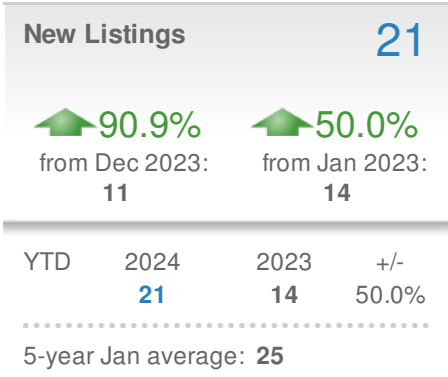
This activity resulted in a Contract Ratio of 1.50 pendings per active listing, down from 2.75 in December and an increase from 1.40 in January 2023. The Contract Ratio is 52% lower than the 5-year January average of 3.09. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



January 2024

Radnor Township (Delaware, PA)

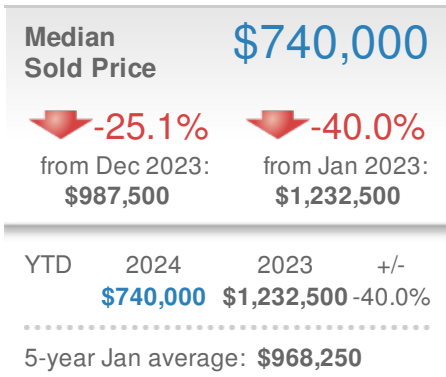
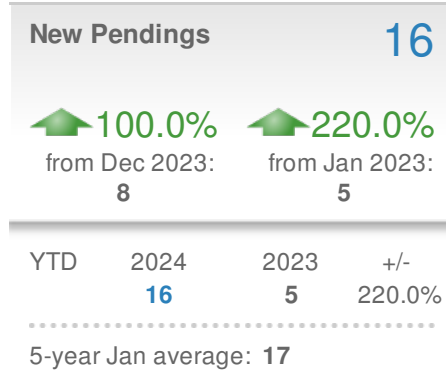
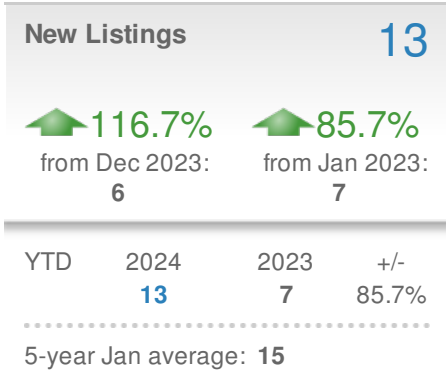
Email: ldavis@tcsr.realtor



January 2024

Radnor Township (Delaware, PA) - Detached

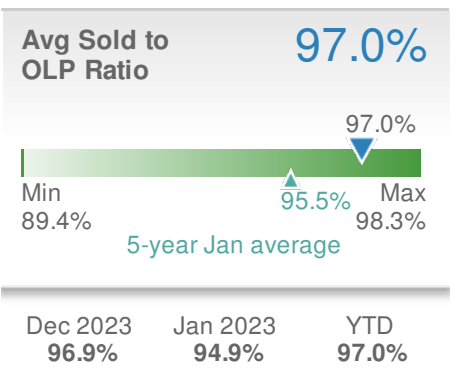
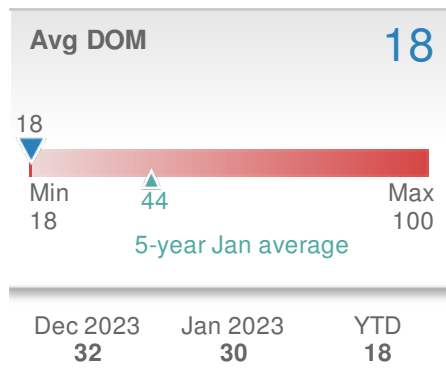
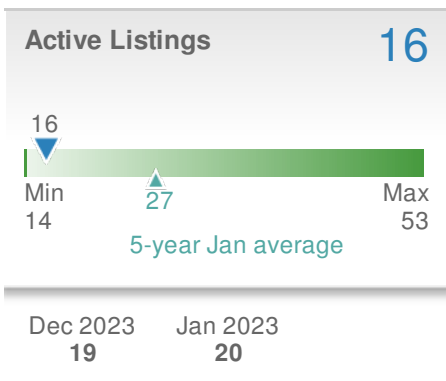
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Radnor Township (Delaware, PA), the median sold price for Detached properties for January was \$740,000, representing a decrease of 25.1% compared to last month and a decrease of 40% from Jan 2023. The average days on market for units sold in January was 18 days, 59% below the 5-year January average of 44 days. There was a 100% month over month increase in new contract activity with 16 New Pendings; a 22.7% MoM increase in All Pendings (new contracts + contracts carried over from December) to 27; and a 15.8% decrease in supply to 16 active units.

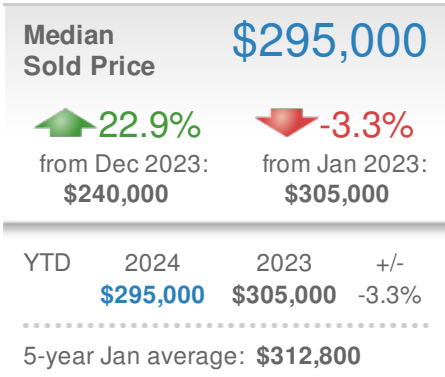
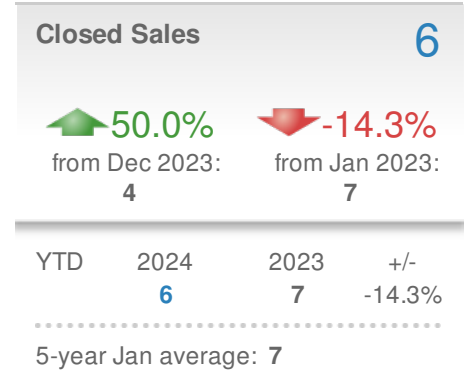
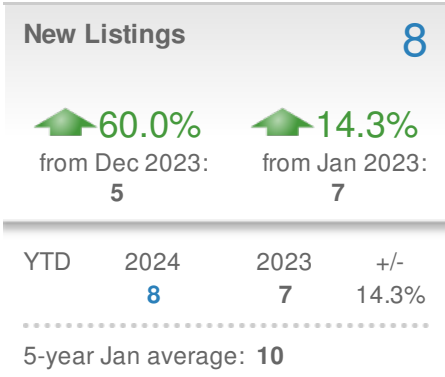
This activity resulted in a Contract Ratio of 1.69 pendings per active listing, up from 1.16 in December and an increase from 0.80 in January 2023. The Contract Ratio is 42% higher than the 5-year January average of 1.19. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



January 2024

Radnor Township (Delaware, PA) - Attached

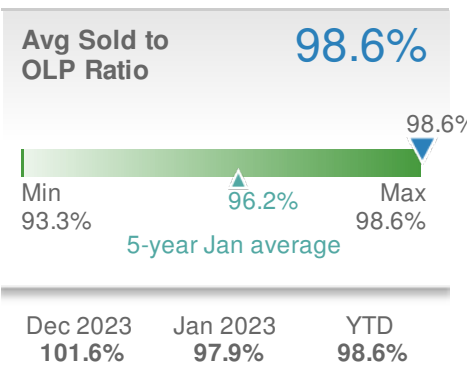
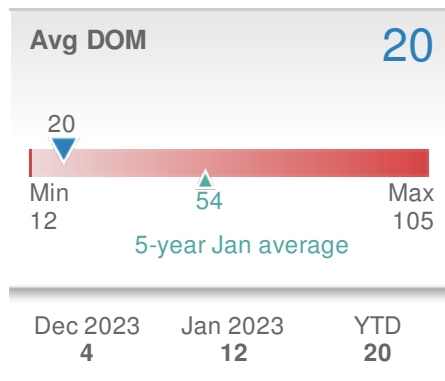
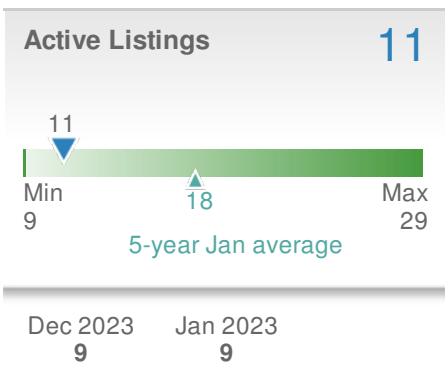
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Radnor Township (Delaware, PA), the median sold price for Attached properties for January was \$295,000, representing an increase of 22.9% compared to last month and a decrease of 3.3% from Jan 2023. The average days on market for units sold in January was 20 days, 63% below the 5-year January average of 54 days. There was no month over month change in new contract activity with 5 New Pendings; a 14.3% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 6; and a 22.2% increase in supply to 11 active units.

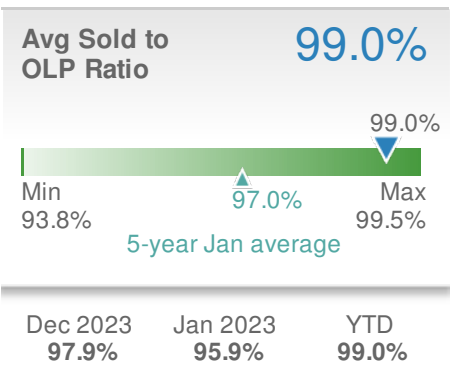
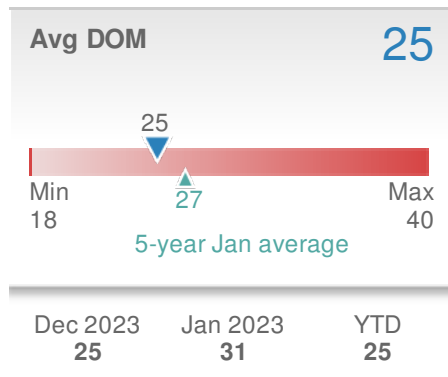
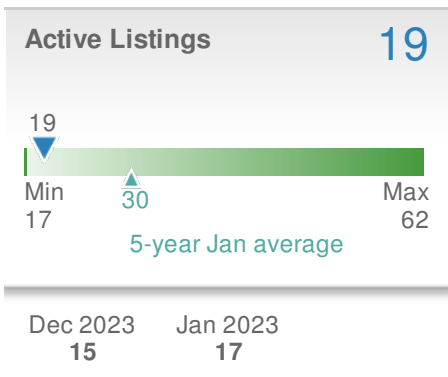
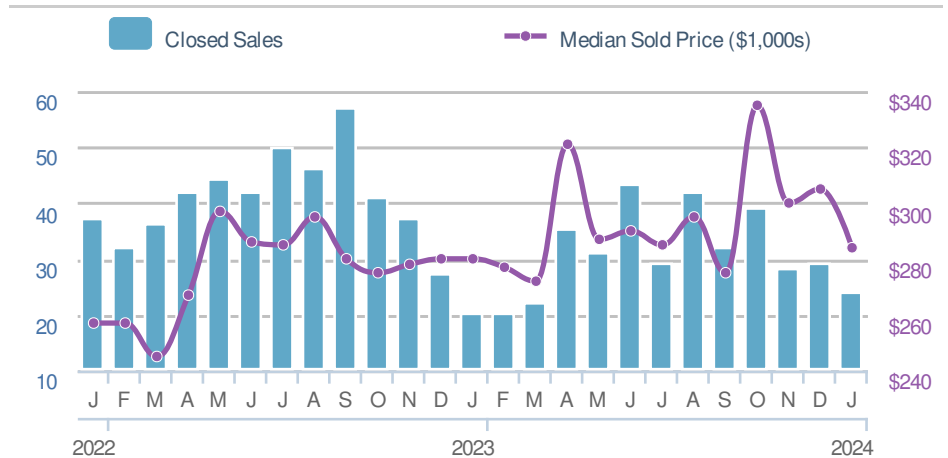
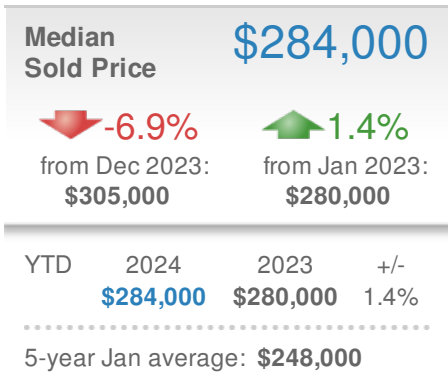
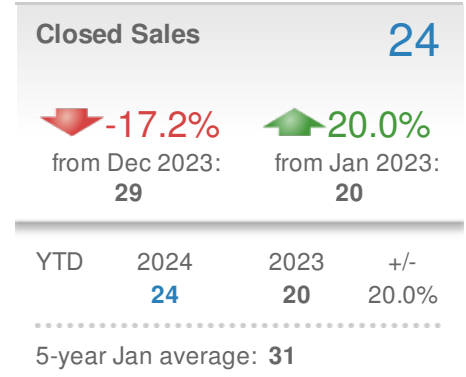
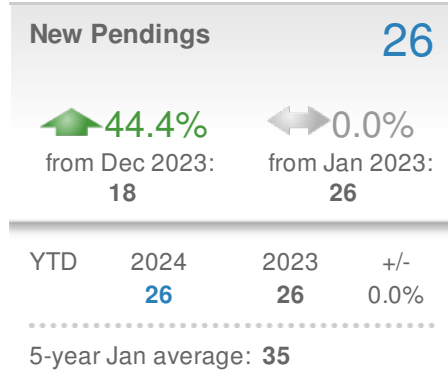
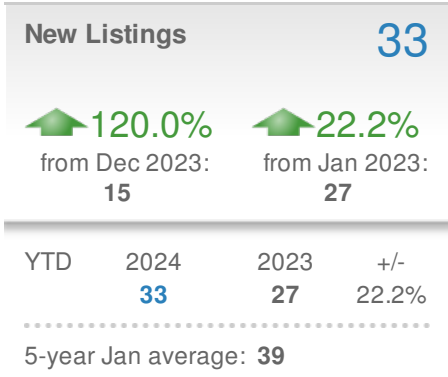
This activity resulted in a Contract Ratio of 0.55 pendings per active listing, down from 0.78 in December and a decrease from 1.78 in January 2023. The Contract Ratio is 48% lower than the 5-year January average of 1.06. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



January 2024

Ridley (Delaware, PA)

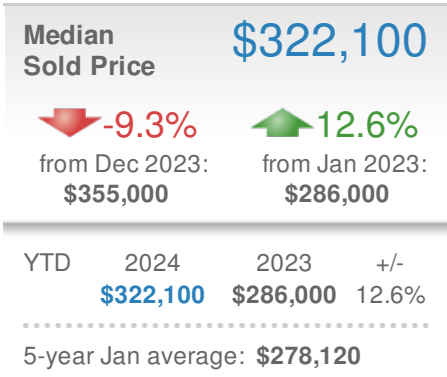
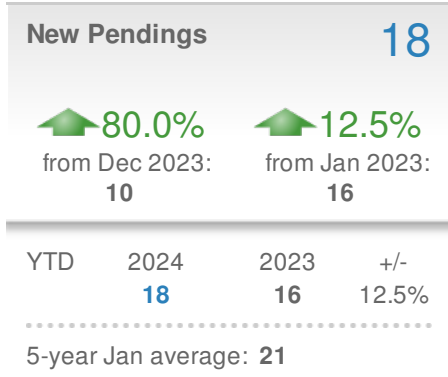
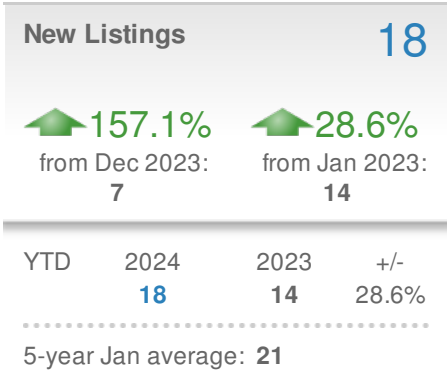
Email: ldavis@tcsr.realtor



January 2024

Ridley (Delaware, PA) - Detached

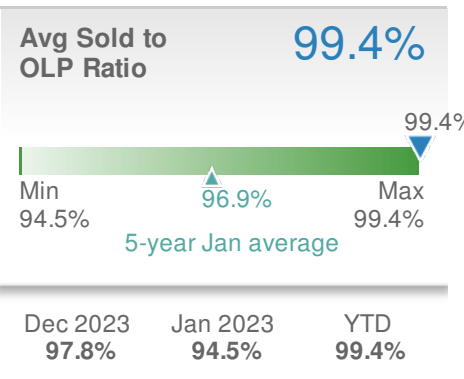
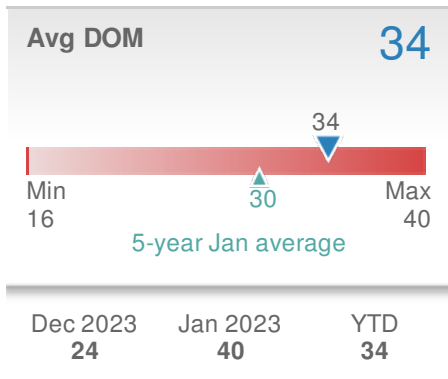
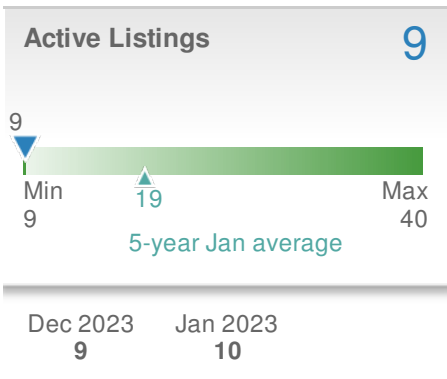
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Ridley (Delaware, PA), the median sold price for Detached properties for January was \$322,100, representing a decrease of 9.3% compared to last month and an increase of 12.6% from Jan 2023. The average days on market for units sold in January was 34 days, 13% above the 5-year January average of 30 days. There was an 80% month over month increase in new contract activity with 18 New Pendings; a 22.2% MoM increase in All Pendings (new contracts + contracts carried over from December) to 22; and no change in supply with 9 active units.

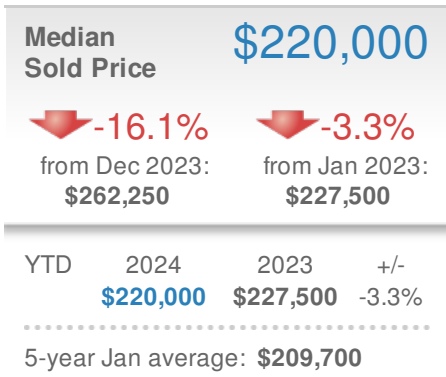
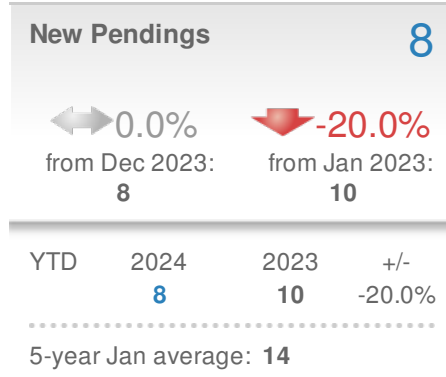
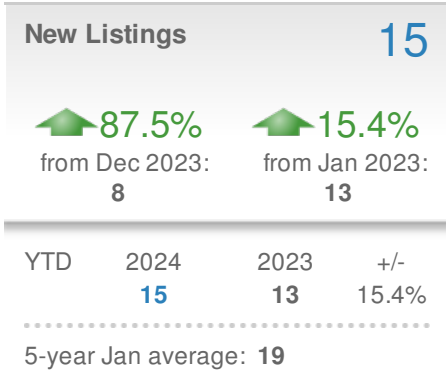
This activity resulted in a Contract Ratio of 2.44 pendings per active listing, up from 2.00 in December and an increase from 2.10 in January 2023. The Contract Ratio is 27% higher than the 5-year January average of 1.92. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



January 2024

Ridley (Delaware, PA) - Attached

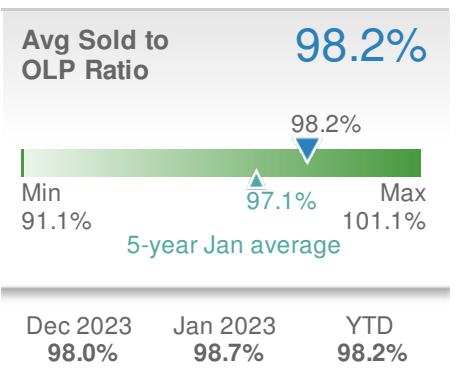
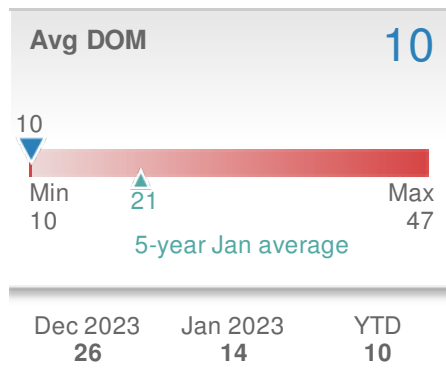
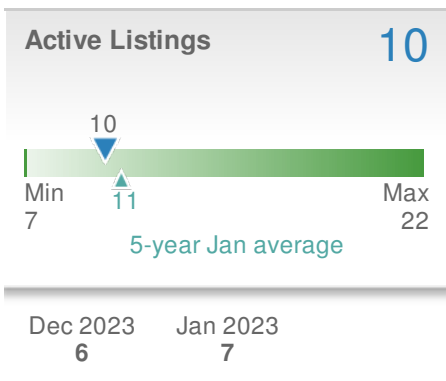
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Ridley (Delaware, PA), the median sold price for Attached properties for January was \$220,000, representing a decrease of 16.1% compared to last month and a decrease of 3.3% from Jan 2023. The average days on market for units sold in January was 10 days, 52% below the 5-year January average of 21 days. There was no month over month change in new contract activity with 8 New Pendings; a 20% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 8; and a 66.7% increase in supply to 10 active units.

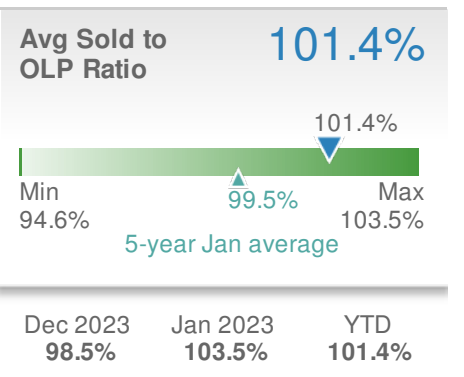
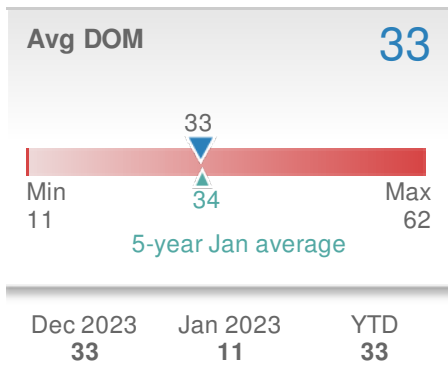
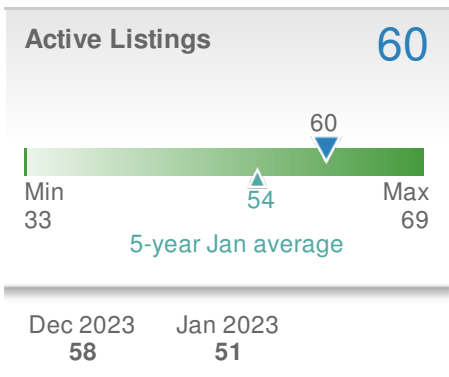
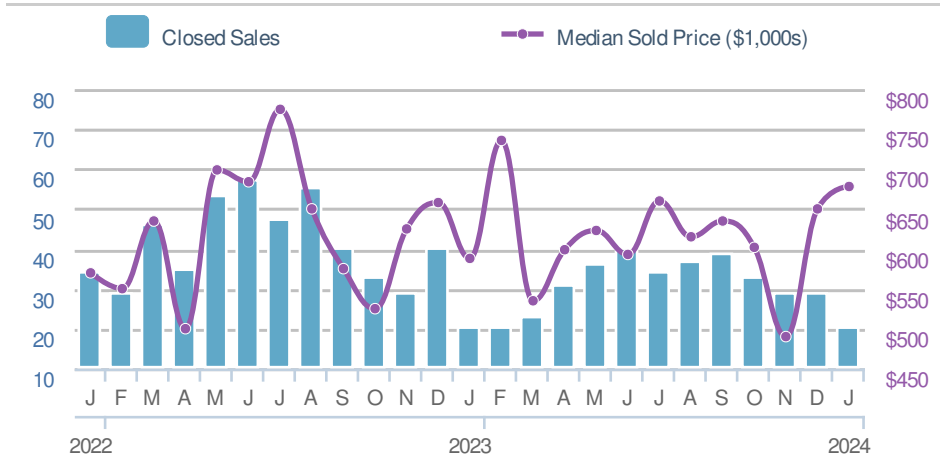
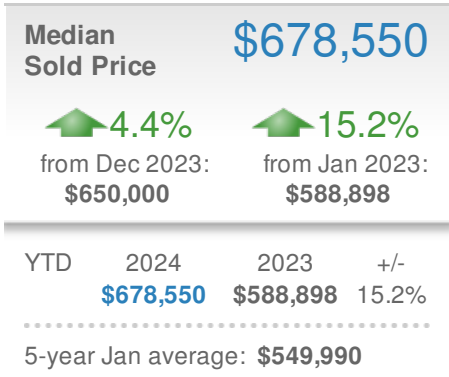
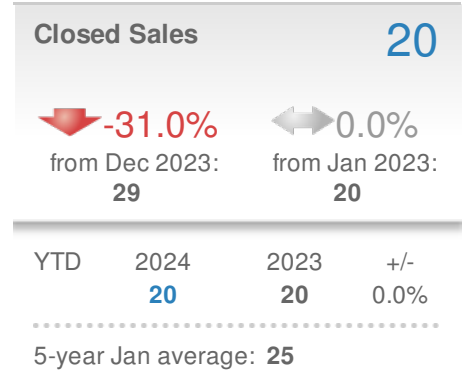
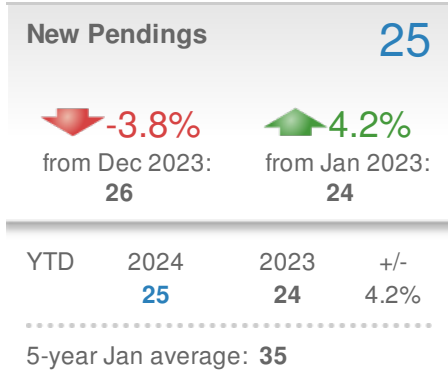
This activity resulted in a Contract Ratio of 0.80 pendings per active listing, down from 1.67 in December and a decrease from 2.00 in January 2023. The Contract Ratio is 61% lower than the 5-year January average of 2.04. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



January 2024

Rose Tree Media (Delaware, PA)

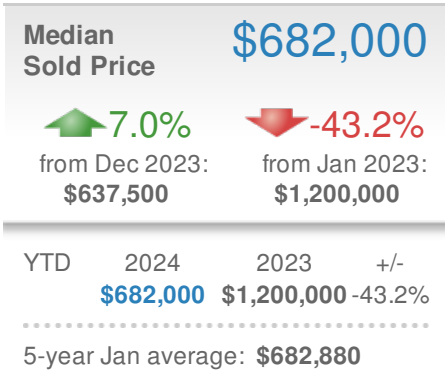
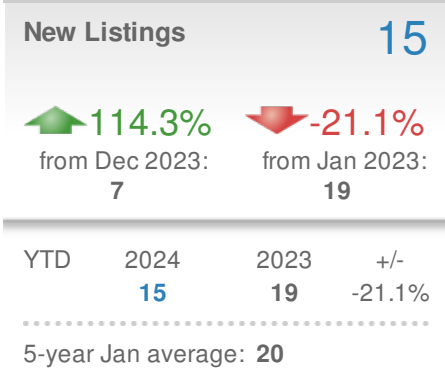
Email: ldavis@tcsr.realtor



January 2024

Rose Tree Media (Delaware, PA) - Detached

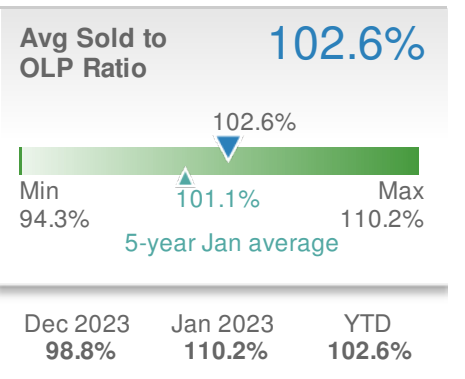
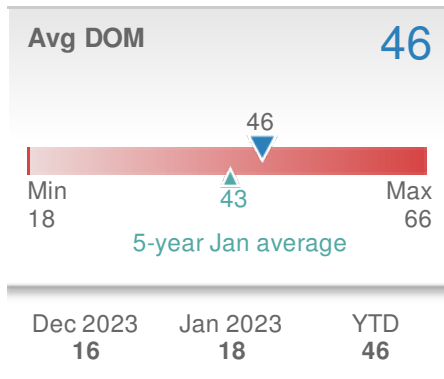
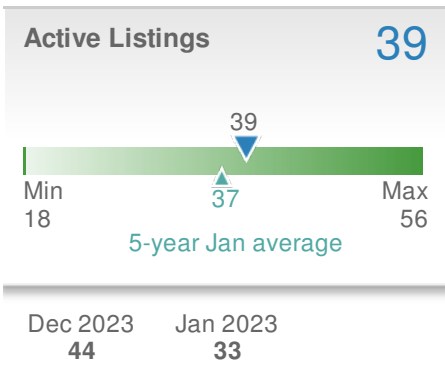
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Rose Tree Media (Delaware, PA), the median sold price for Detached properties for January was \$682,000, representing an increase of 7% compared to last month and a decrease of 43.2% from Jan 2023. The average days on market for units sold in January was 46 days, 8% above the 5-year January average of 43 days. There was a 27.3% month over month increase in new contract activity with 14 New Pendings; a 20% MoM increase in All Pendings (new contracts + contracts carried over from December) to 24; and an 11.4% decrease in supply to 39 active units.

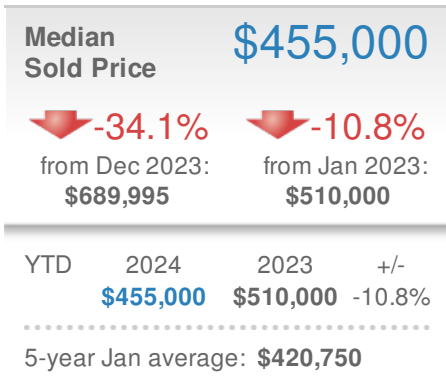
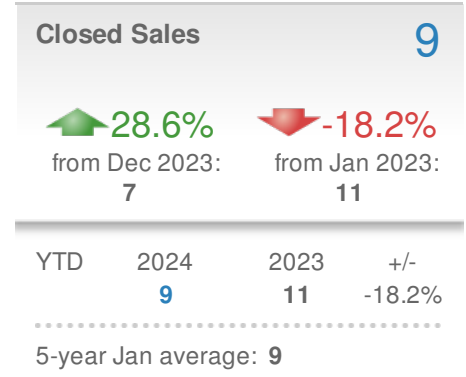
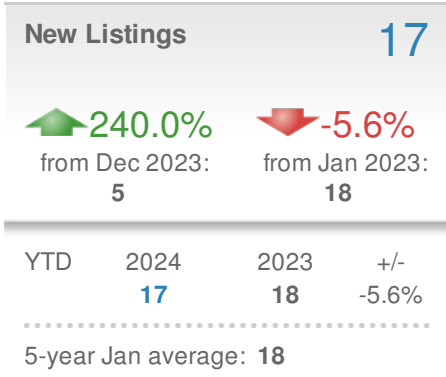
This activity resulted in a Contract Ratio of 0.62 pendings per active listing, up from 0.45 in December and an increase from 0.61 in January 2023. The Contract Ratio is 42% lower than the 5-year January average of 1.06. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



January 2024

Rose Tree Media (Delaware, PA) - Attached

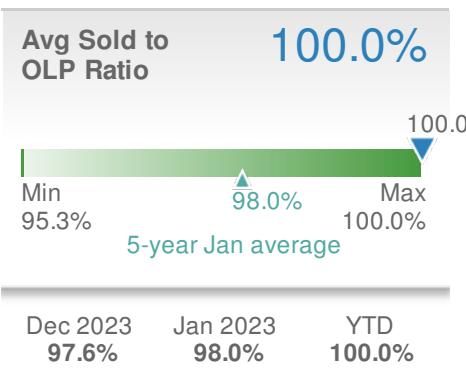
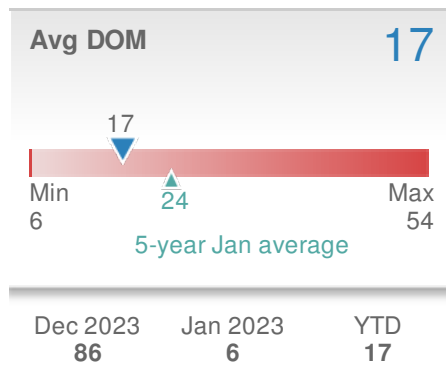
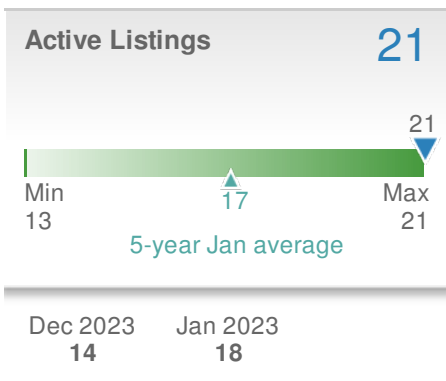
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Rose Tree Media (Delaware, PA), the median sold price for Attached properties for January was \$455,000, representing a decrease of 34.1% compared to last month and a decrease of 10.8% from Jan 2023. The average days on market for units sold in January was 17 days, 29% below the 5-year January average of 24 days. There was a 26.7% month over month decrease in new contract activity with 11 New Pendings; a 2.9% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 66; and a 50% increase in supply to 21 active units.

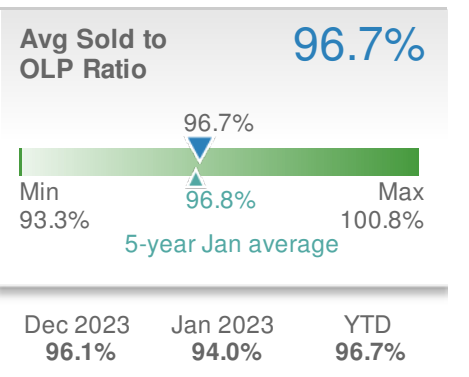
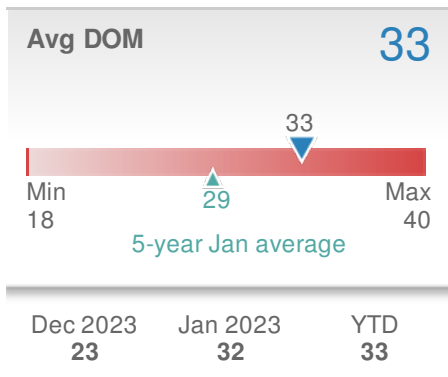
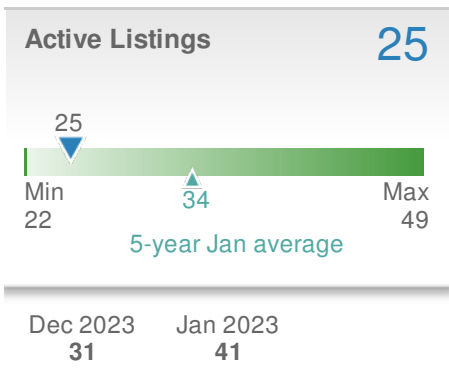
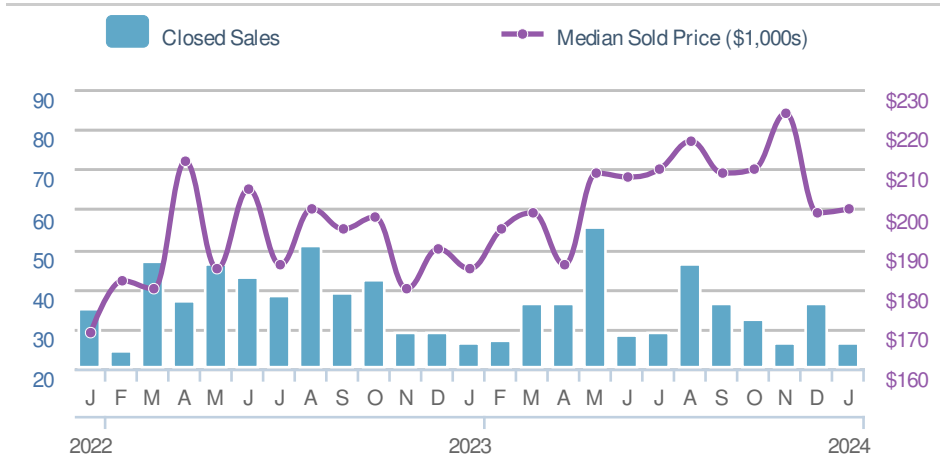
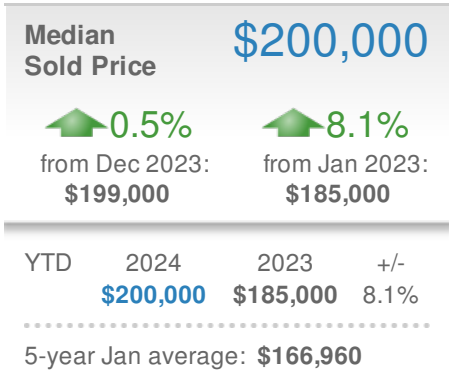
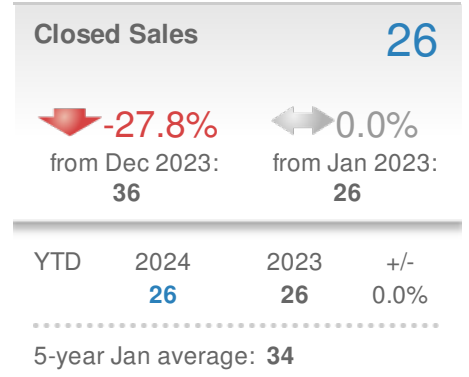
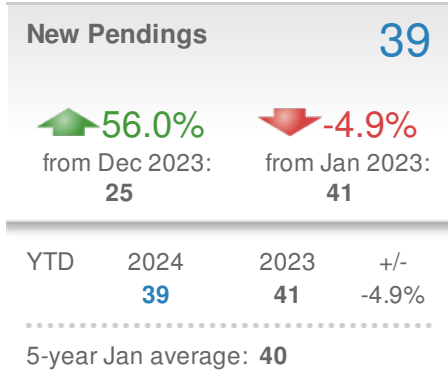
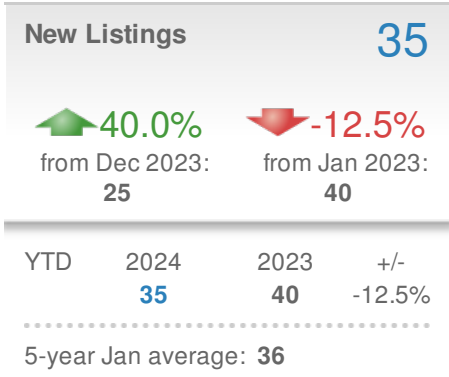
This activity resulted in a Contract Ratio of 3.14 pendings per active listing, down from 4.86 in December and an increase from 1.94 in January 2023. The Contract Ratio is 6% higher than the 5-year January average of 2.95. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



January 2024

Southeast Delco (Delaware, PA)

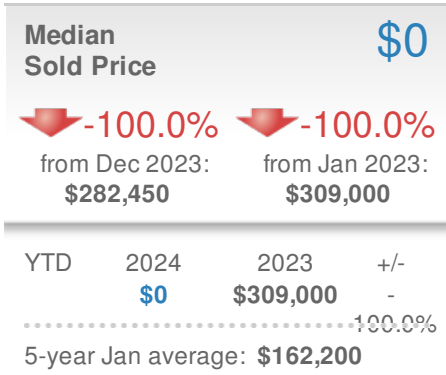
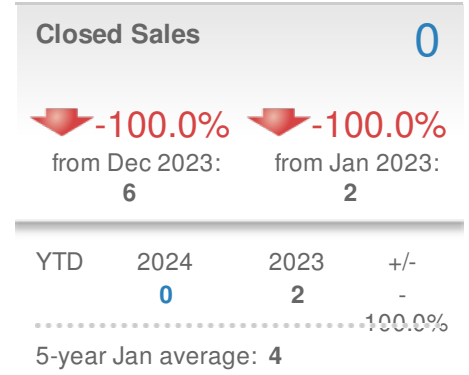
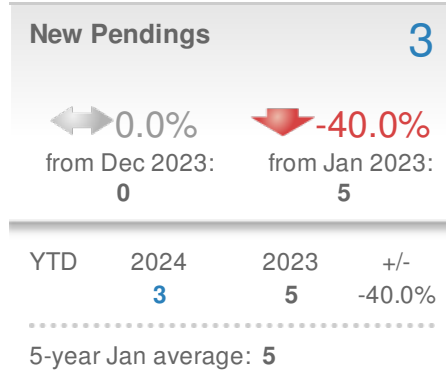
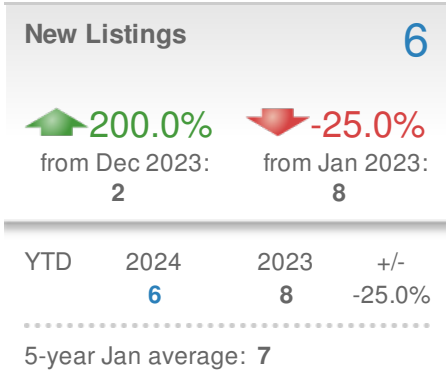
Email: ldavis@tcsr.realtor



January 2024

Southeast Delco (Delaware, PA) - Detached

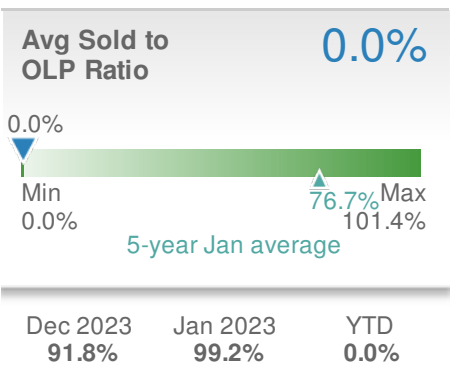
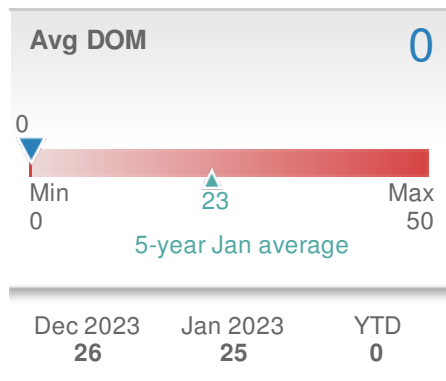
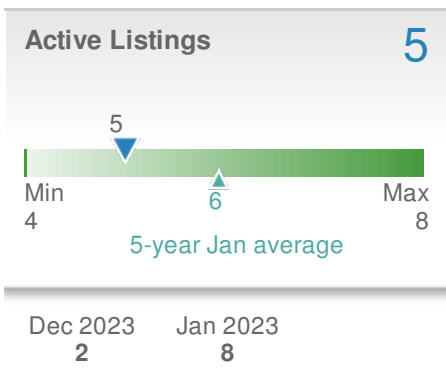
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Southeast Delco (Delaware, PA), the median sold price for Detached properties for January was \$0, representing a decrease of 100% compared to last month and a decrease of 100% from Jan 2023. The average days on market for units sold in January was 0 days, 100% below the 5-year January average of 23 days. There was a 0% month over month increase in new contract activity with 3 New Pendings; a 0% MoM increase in All Pendings (new contracts + contracts carried over from December) to 3; and a 150% increase in supply to 5 active units.

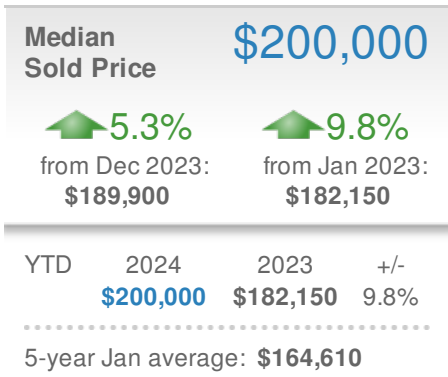
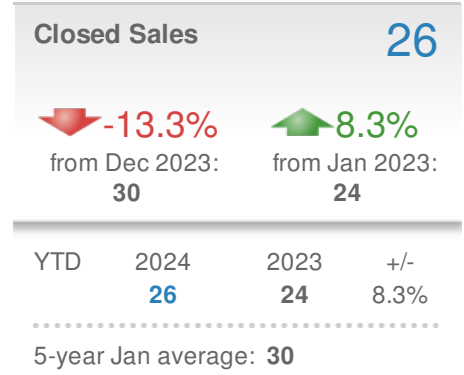
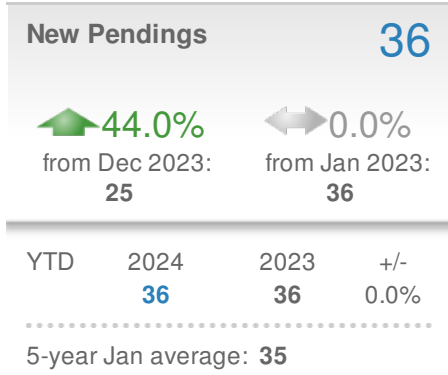
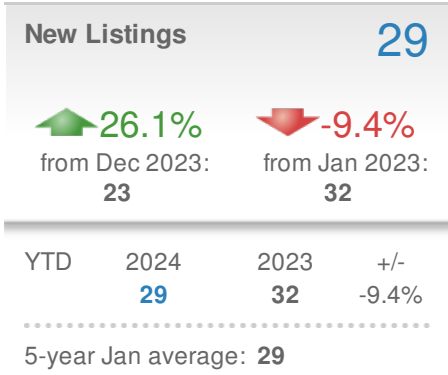
This activity resulted in a Contract Ratio of 0.60 pendings per active listing, up from 0.00 in December and a decrease from 0.75 in January 2023. The Contract Ratio is 48% lower than the 5-year January average of 1.16. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



January 2024

Southeast Delco (Delaware, PA) - Attached

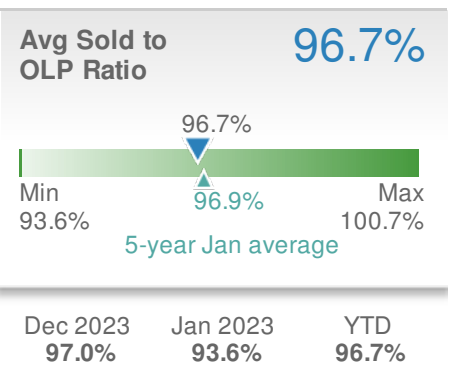
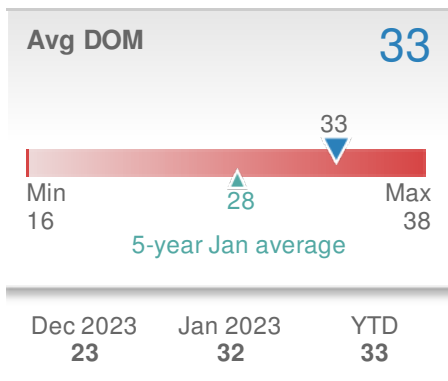
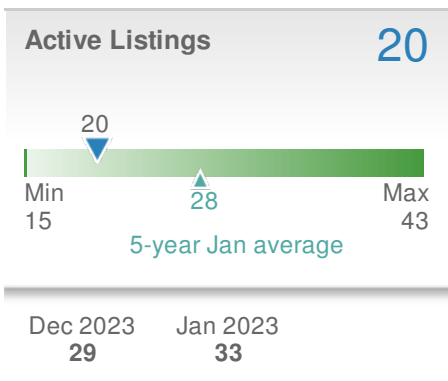
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Southeast Delco (Delaware, PA), the median sold price for Attached properties for January was \$200,000, representing an increase of 5.3% compared to last month and an increase of 9.8% from Jan 2023. The average days on market for units sold in January was 33 days, 19% above the 5-year January average of 28 days. There was a 44% month over month increase in new contract activity with 36 New Pendings; a 16.2% MoM increase in All Pendings (new contracts + contracts carried over from December) to 43; and a 31% decrease in supply to 20 active units.

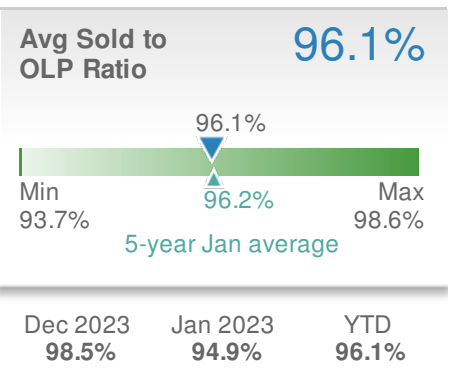
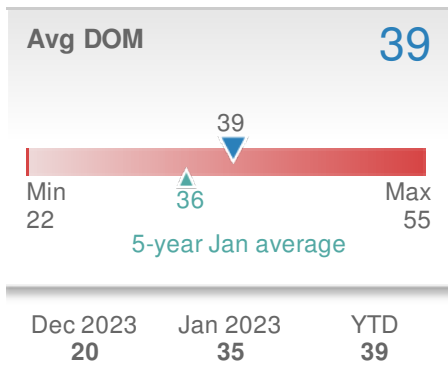
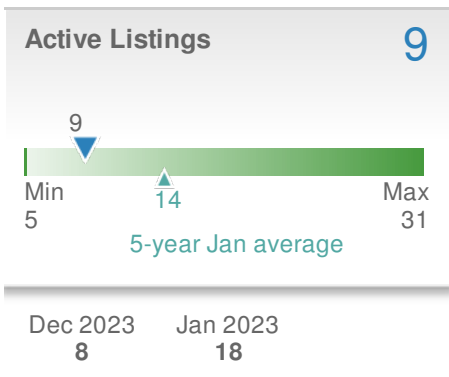
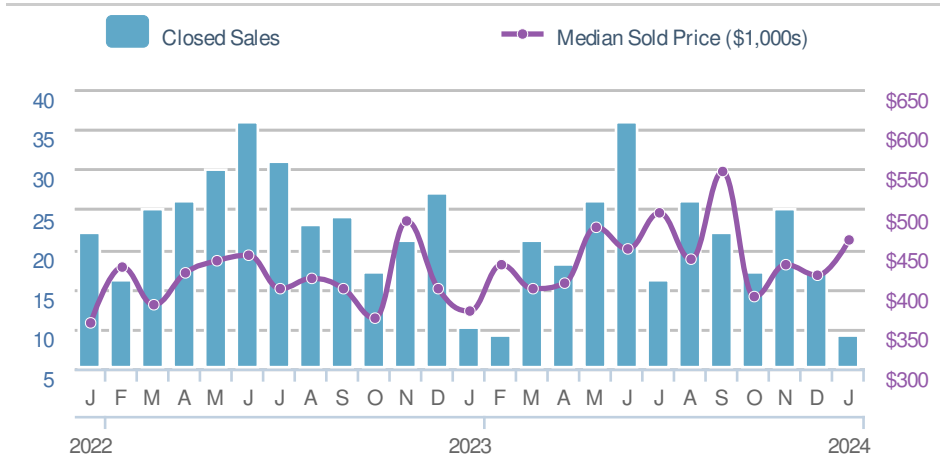
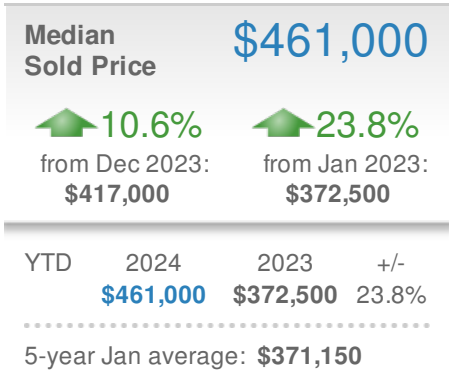
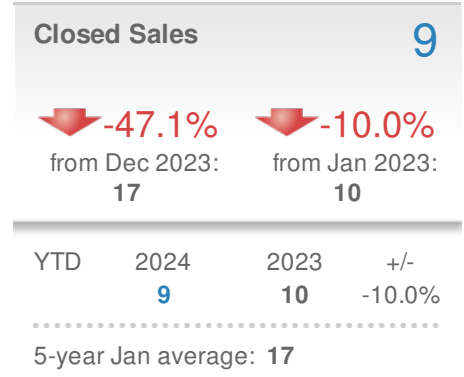
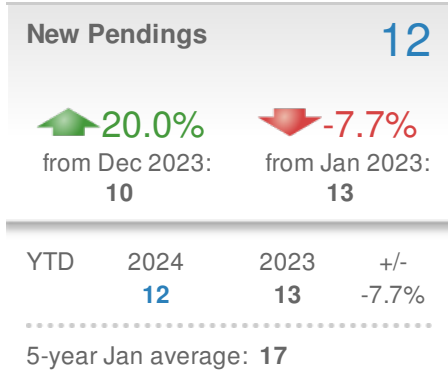
This activity resulted in a Contract Ratio of 2.15 pendings per active listing, up from 1.28 in December and an increase from 1.24 in January 2023. The Contract Ratio is 13% higher than the 5-year January average of 1.90. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



January 2024

Springfield (Delaware, PA)

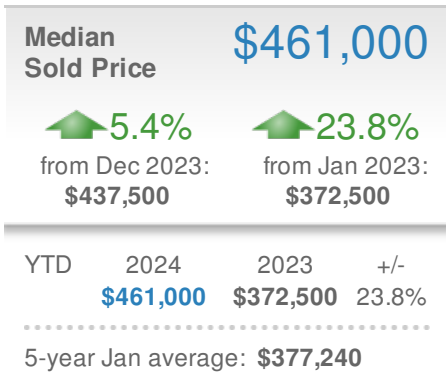
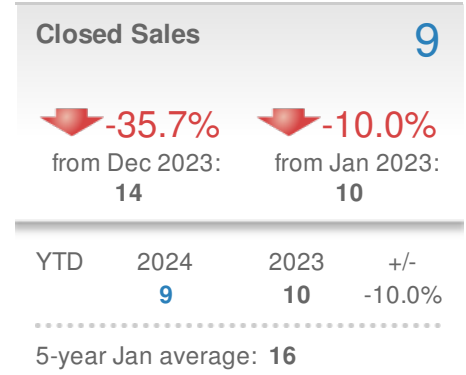
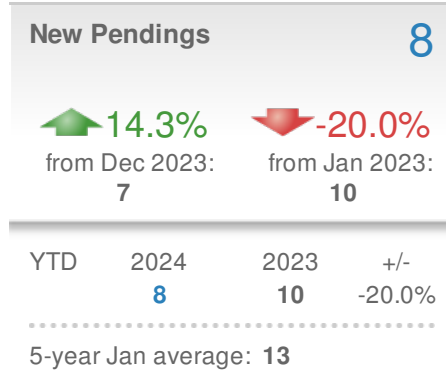
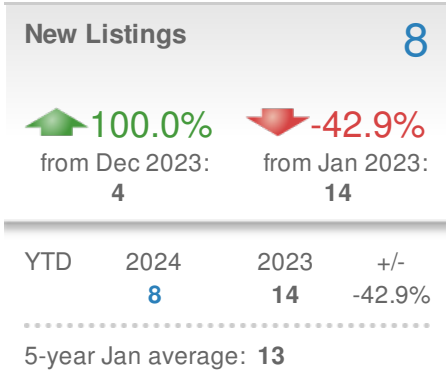
Email: ldavis@tcsr.realtor



January 2024

Springfield (Delaware, PA) - Detached

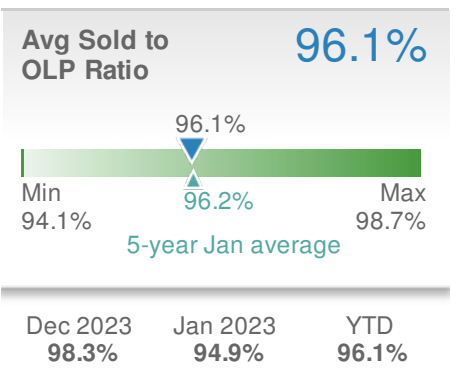
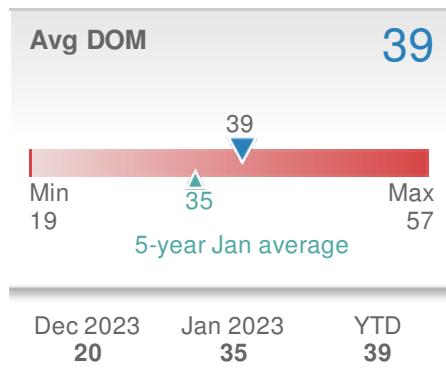
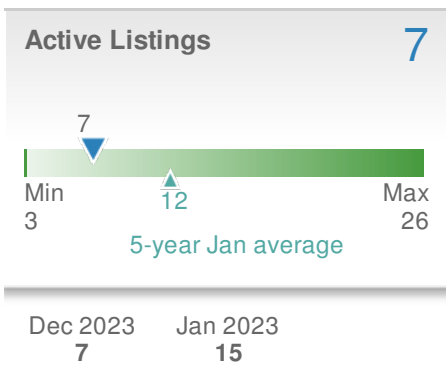
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Springfield (Delaware, PA), the median sold price for Detached properties for January was \$461,000, representing an increase of 5.4% compared to last month and an increase of 23.8% from Jan 2023. The average days on market for units sold in January was 39 days, 11% above the 5-year January average of 35 days. There was a 14.3% month over month increase in new contract activity with 8 New Pendings; a 23.1% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 10; and no change in supply with 7 active units.

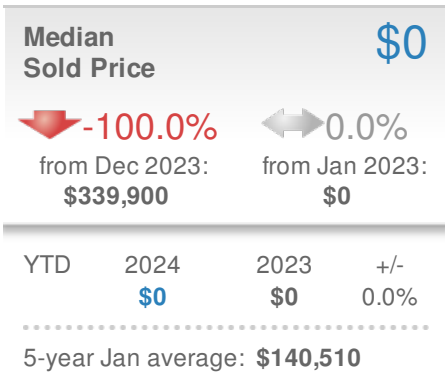
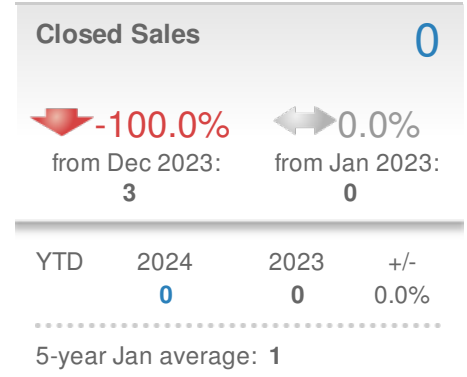
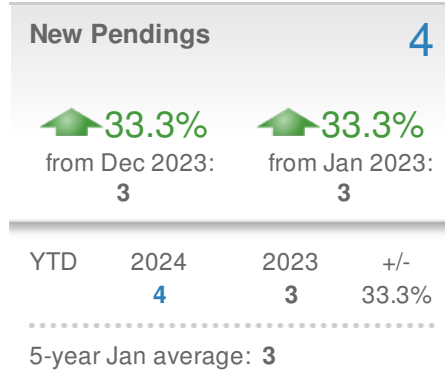
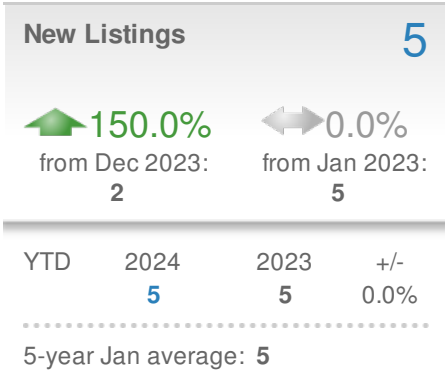
This activity resulted in a Contract Ratio of 1.43 pendings per active listing, down from 1.86 in December and an increase from 0.73 in January 2023. The Contract Ratio is 49% lower than the 5-year January average of 2.80. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



January 2024

Springfield (Delaware, PA) - Attached

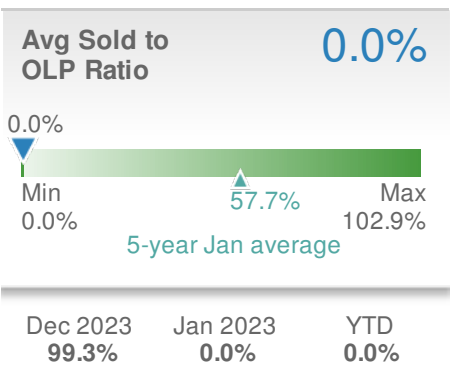
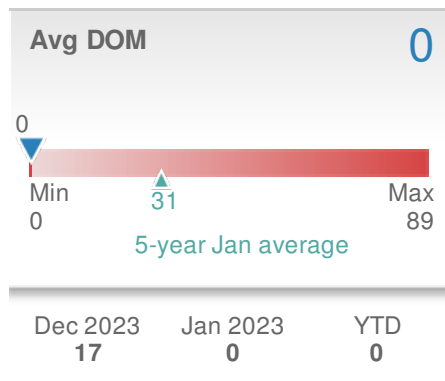
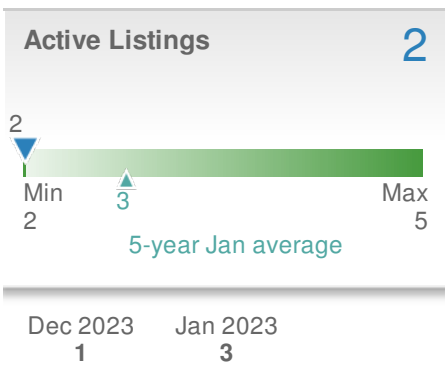
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Springfield (Delaware, PA), the median sold price for Attached properties for January was \$0, representing a decrease of 100% compared to last month and no change from Jan 2023. The average days on market for units sold in January was 0 days, 100% below the 5-year January average of 31 days. There was a 33.3% month over month increase in new contract activity with 4 New Pendings; a 400% MoM increase in All Pendings (new contracts + contracts carried over from December) to 5; and a 100% increase in supply to 2 active units.

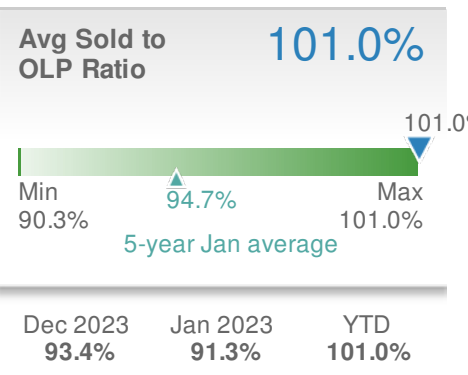
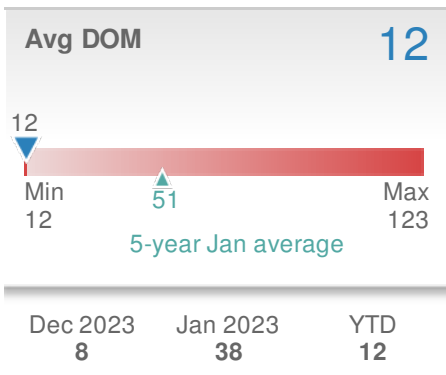
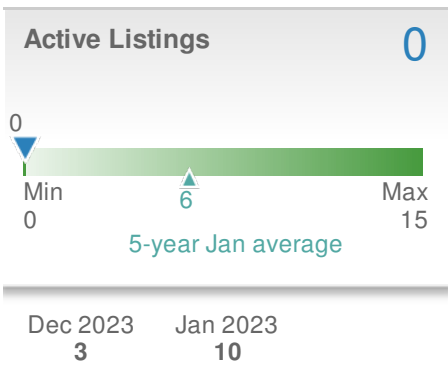
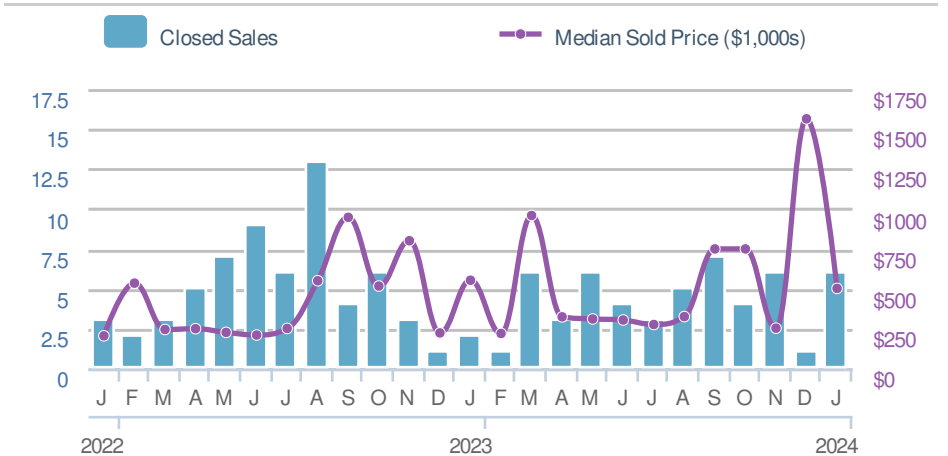
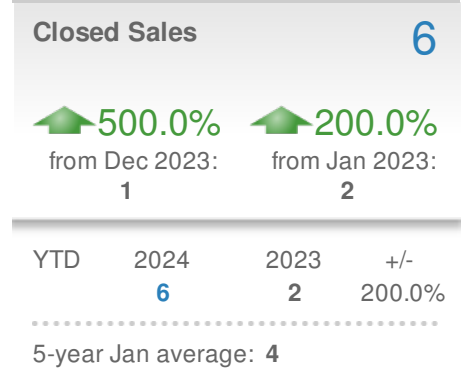
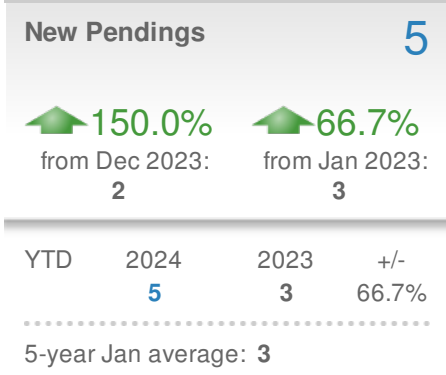
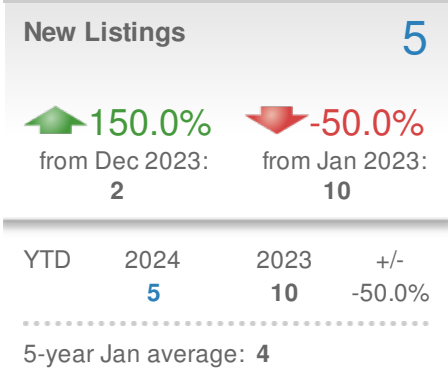
This activity resulted in a Contract Ratio of 2.50 pendings per active listing, up from 1.00 in December and an increase from 1.00 in January 2023. The Contract Ratio is 28% higher than the 5-year January average of 1.96. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



January 2024

Unionville-Chadds Ford (Delaware, PA)

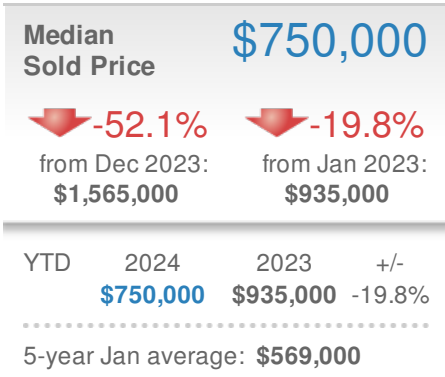
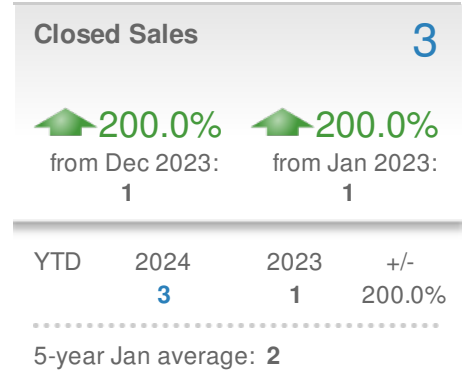
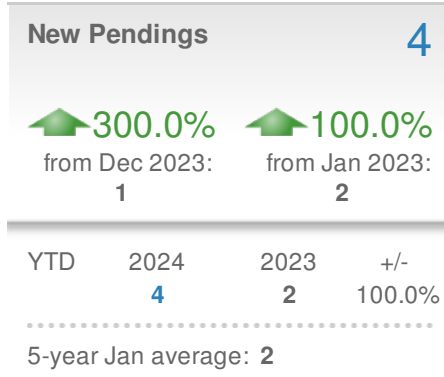
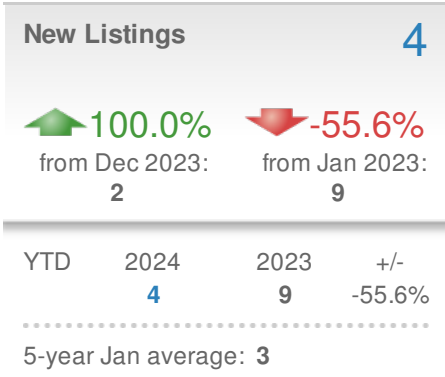
Email: ldavis@tcsr.realtor



January 2024

Unionville-Chadds Ford (Delaware, PA) - Detached

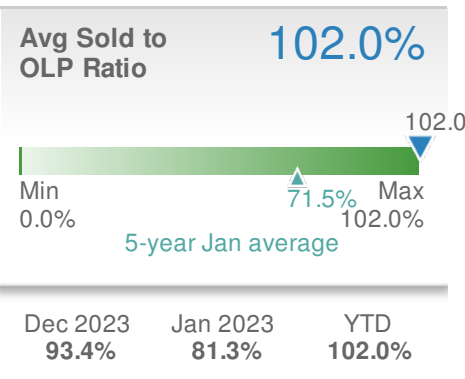
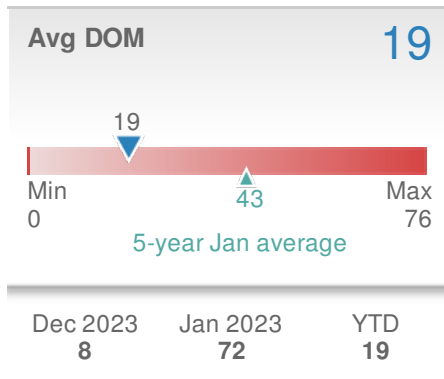
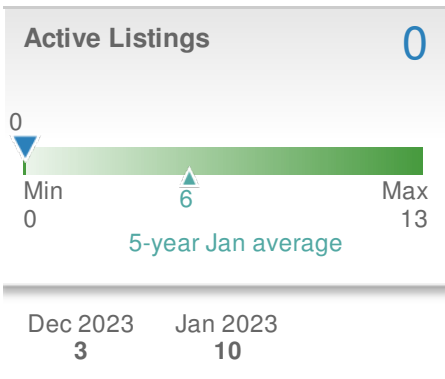
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Unionville-Chadds Ford (Delaware, PA), the median sold price for Detached properties for January was \$750,000, representing a decrease of 52.1% compared to last month and a decrease of 19.8% from Jan 2023. The average days on market for units sold in January was 19 days, 55% below the 5-year January average of 43 days. There was a 300% month over month increase in new contract activity with 4 New Pendings; a 33.3% MoM increase in All Pendings (new contracts + contracts carried over from December) to 4; and a 100% decrease in supply to 0 active units.

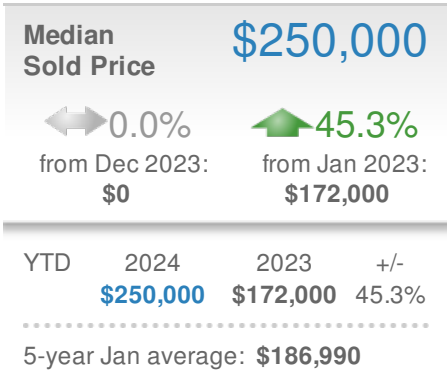
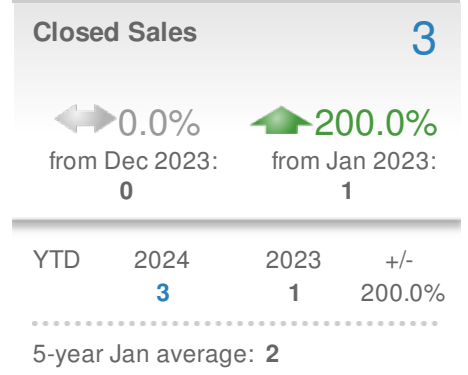
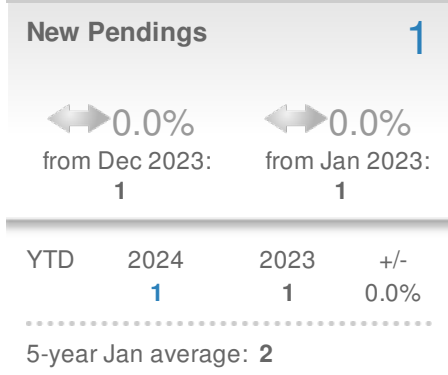
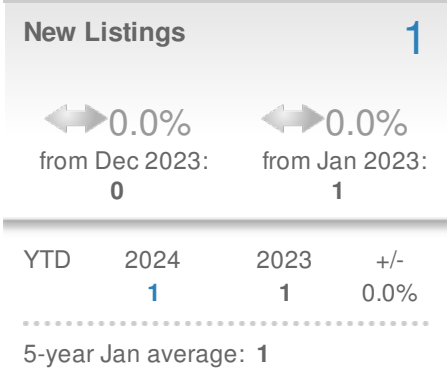
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, down from 1.00 in December and a decrease from 0.30 in January 2023. The Contract Ratio is 100% lower than the 5-year January average of 0.64. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



January 2024

Unionville-Chadds Ford (Delaware, PA) - Attached

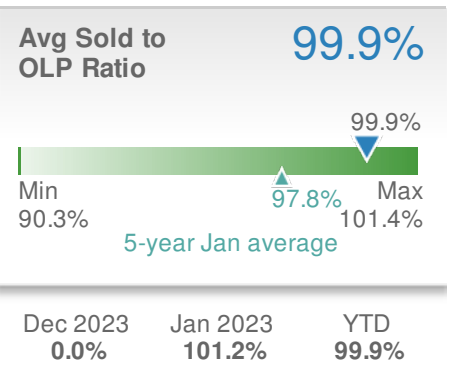
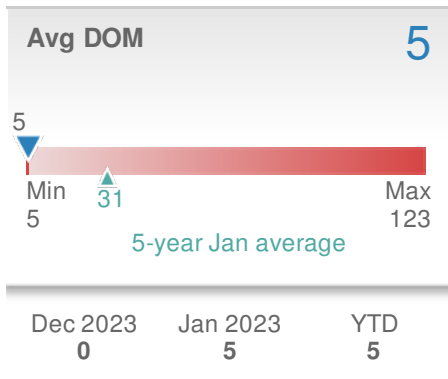
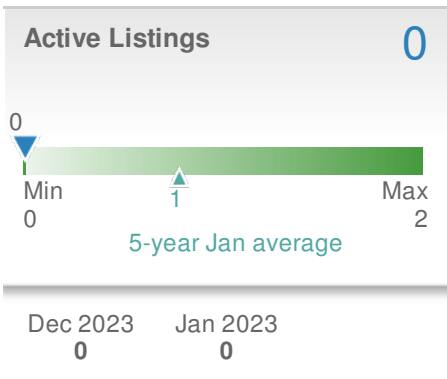
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Unionville-Chadds Ford (Delaware, PA), the median sold price for Attached properties for January was \$250,000, representing an increase of 0% compared to last month and an increase of 45.3% from Jan 2023. The average days on market for units sold in January was 5 days, 84% below the 5-year January average of 31 days. There was no month over month change in new contract activity with 1 New Pendings; a 66.7% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 1; and no change in supply with 0 active units.

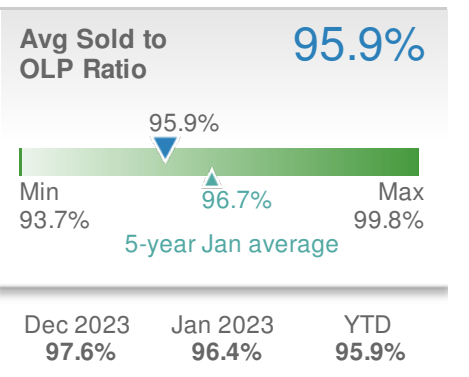
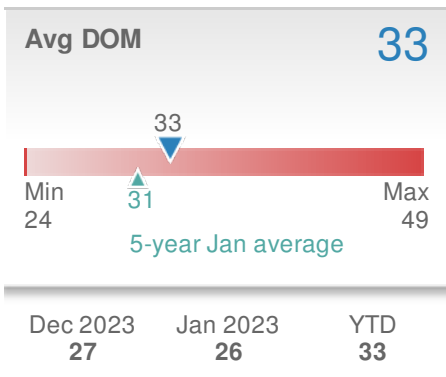
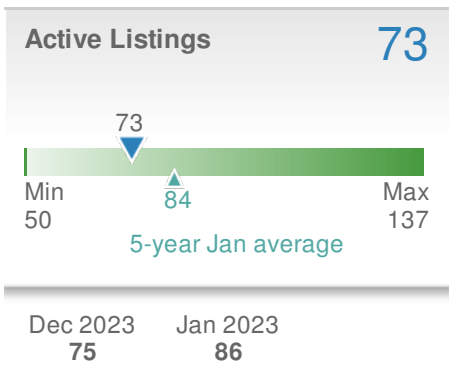
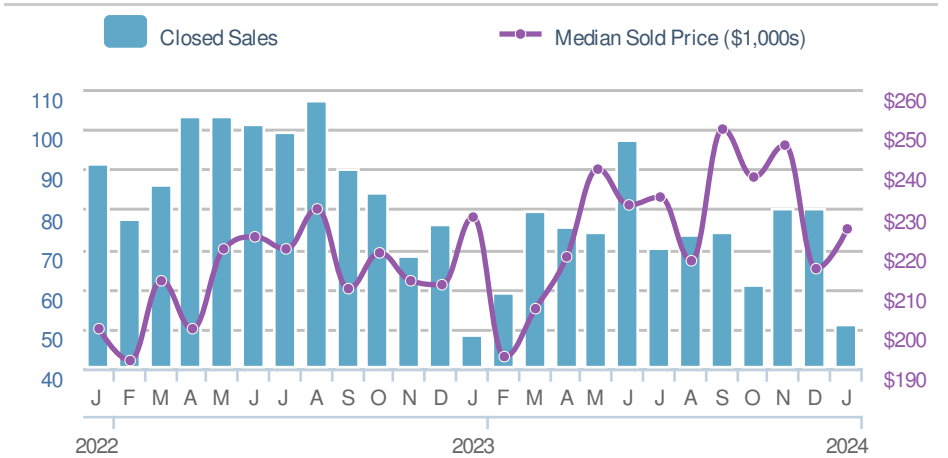
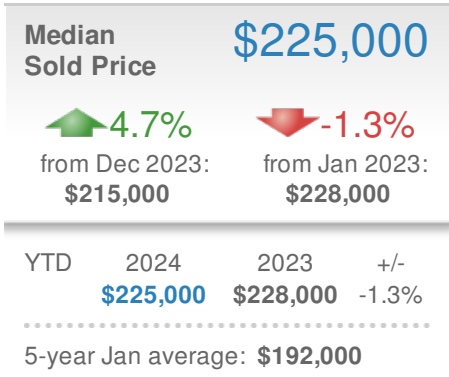
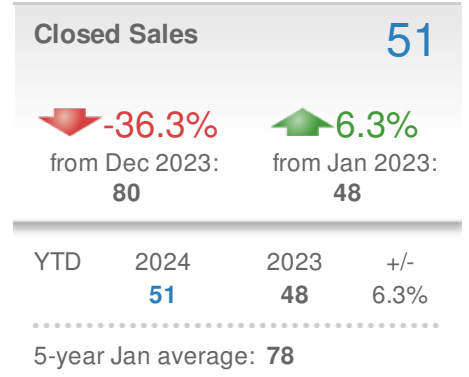
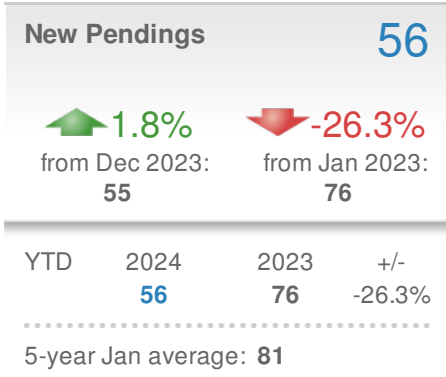
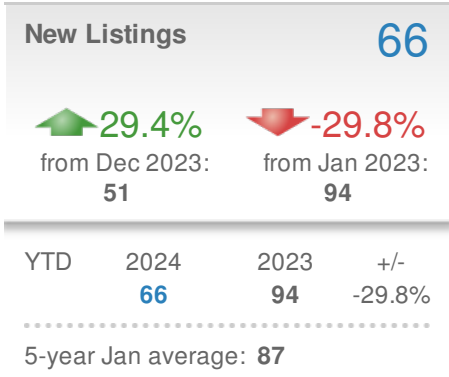
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from December and no change from January 2023. The Contract Ratio is 100% lower than the 5-year January average of 0.20. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



January 2024

Upper Darby (Delaware, PA)

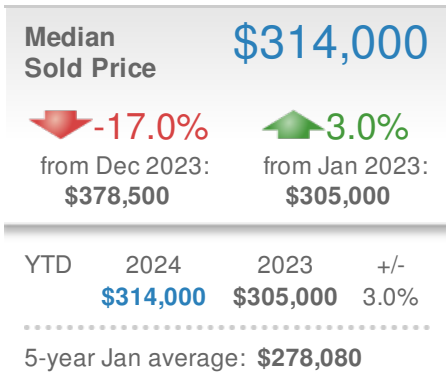
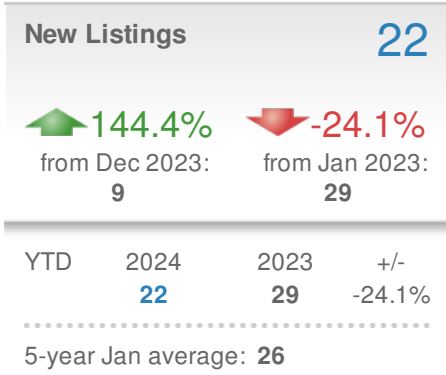
Email: ldavis@tcsr.realtor



January 2024

Upper Darby (Delaware, PA) - Detached

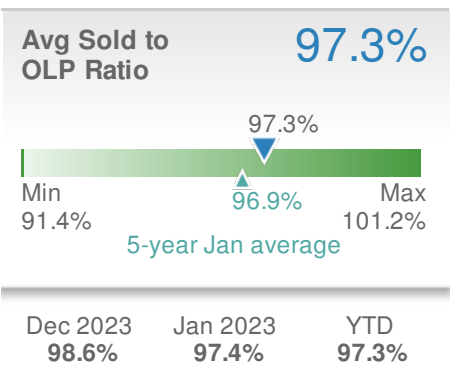
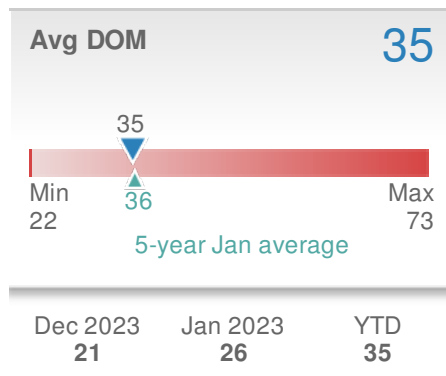
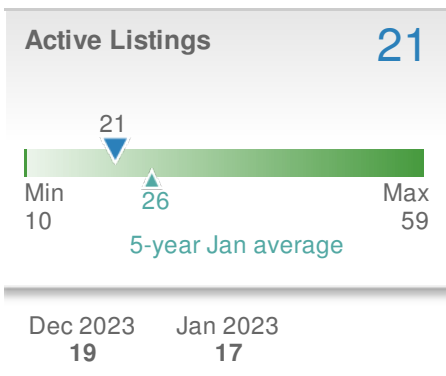
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Upper Darby (Delaware, PA), the median sold price for Detached properties for January was \$314,000, representing a decrease of 17% compared to last month and an increase of 3% from Jan 2023. The average days on market for units sold in January was 35 days, 3% below the 5-year January average of 36 days. There was a 20% month over month increase in new contract activity with 18 New Pendings; a 15% MoM increase in All Pendings (new contracts + contracts carried over from December) to 23; and a 10.5% increase in supply to 21 active units.

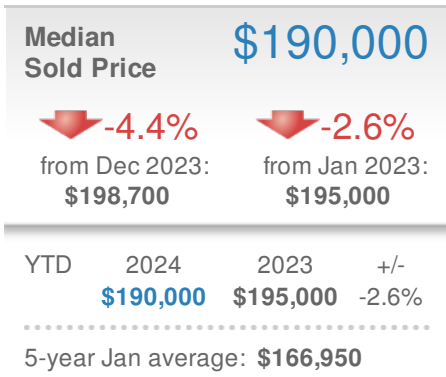
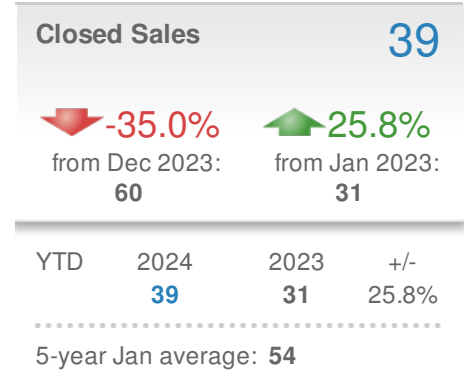
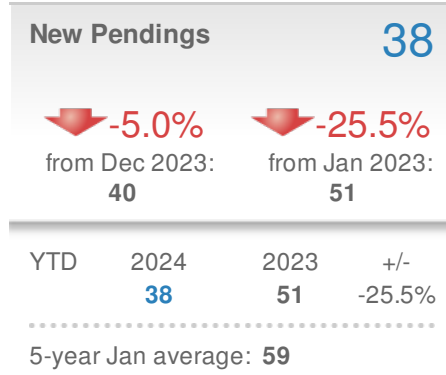
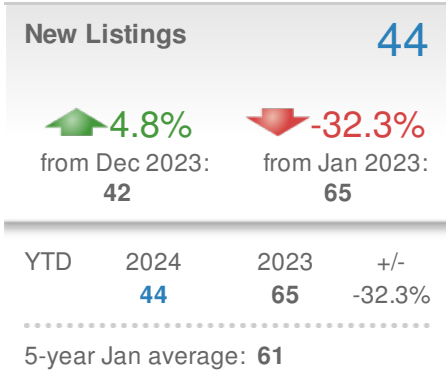
This activity resulted in a Contract Ratio of 1.10 pendings per active listing, up from 1.05 in December and a decrease from 2.00 in January 2023. The Contract Ratio is 48% lower than the 5-year January average of 2.13. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



January 2024

Upper Darby (Delaware, PA) - Attached

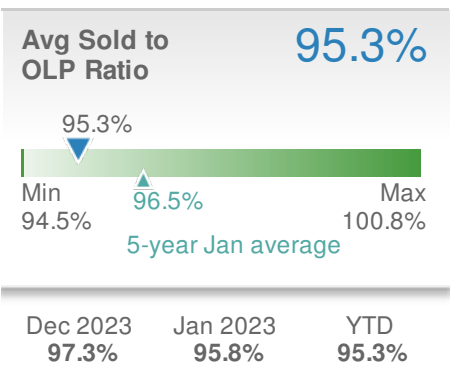
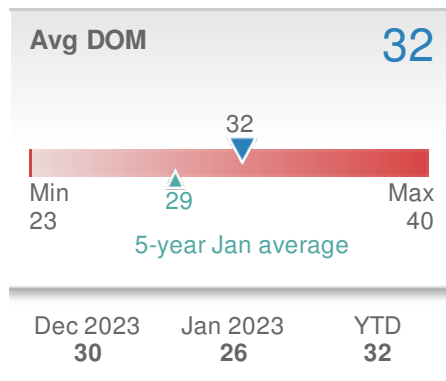
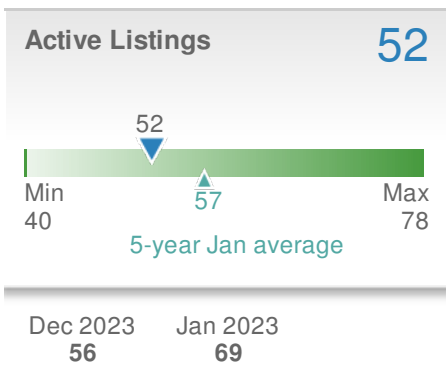
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Upper Darby (Delaware, PA), the median sold price for Attached properties for January was \$190,000, representing a decrease of 4.4% compared to last month and a decrease of 2.6% from Jan 2023. The average days on market for units sold in January was 32 days, 9% above the 5-year January average of 29 days. There was a 5% month over month decrease in new contract activity with 38 New Pendings; a 14% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 49; and a 7.1% decrease in supply to 52 active units.

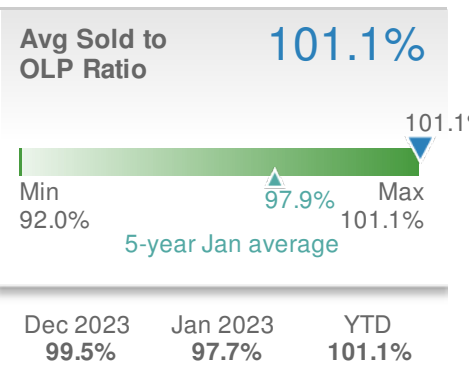
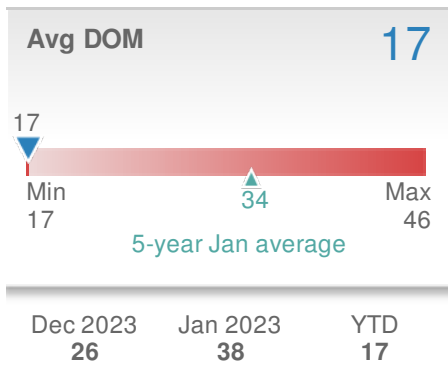
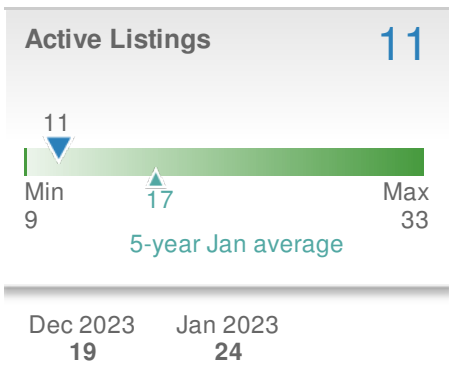
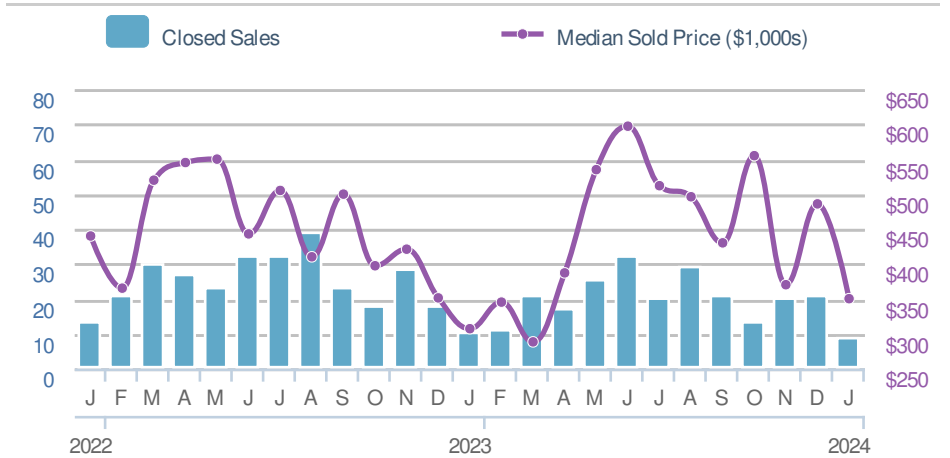
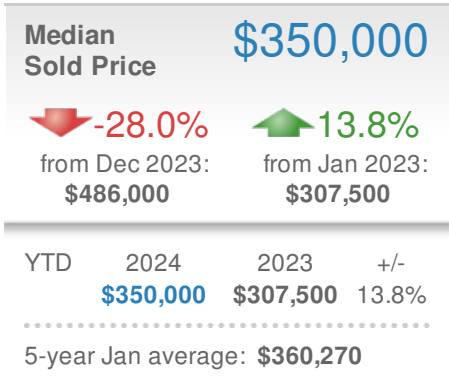
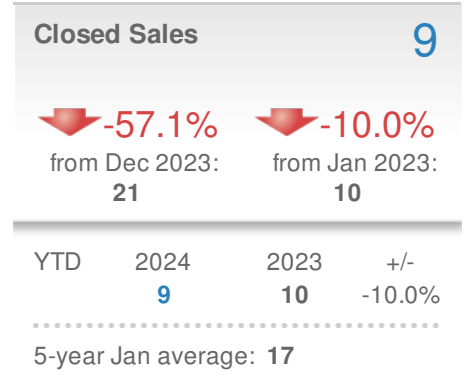
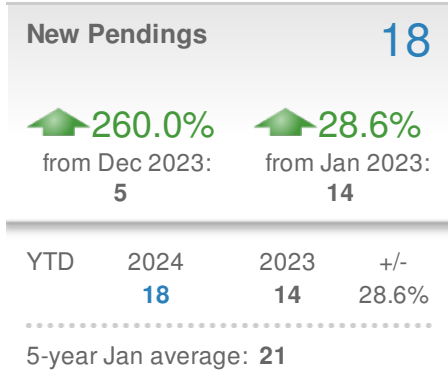
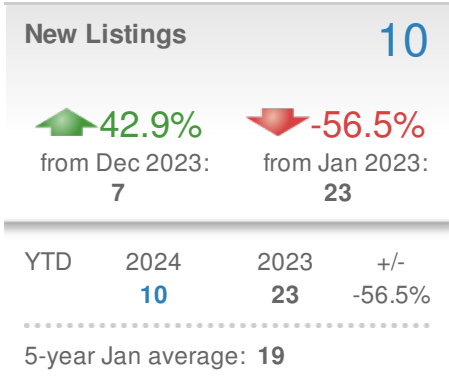
This activity resulted in a Contract Ratio of 0.94 pendings per active listing, down from 1.02 in December and an increase from 0.88 in January 2023. The Contract Ratio is 40% lower than the 5-year January average of 1.57. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



January 2024

Wallingford-Swarthmore (Delaware, PA)

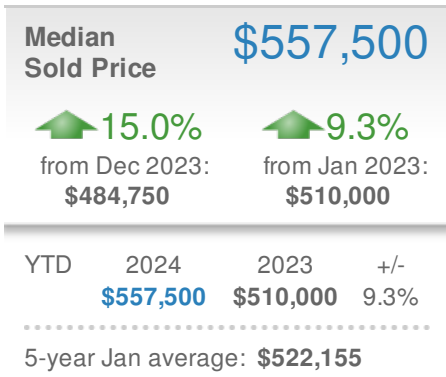
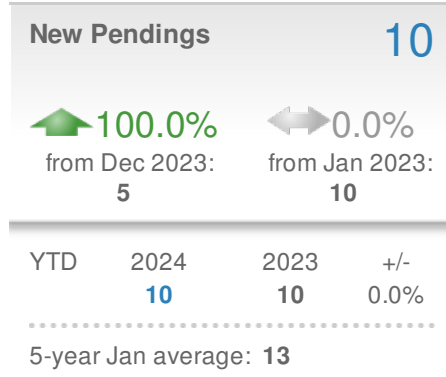
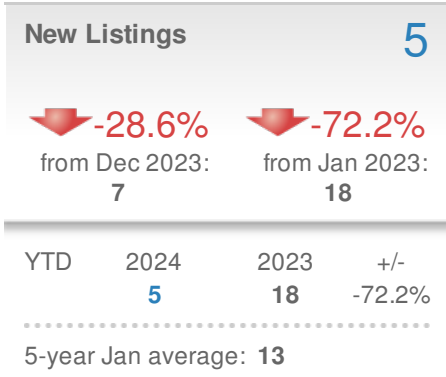
Email: ldavis@tcsr.realtor



January 2024

Wallingford-Swarthmore (Delaware, PA) - Detached

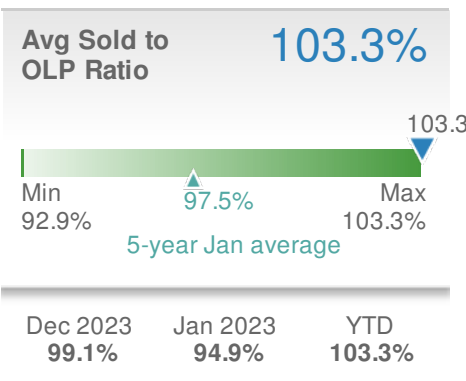
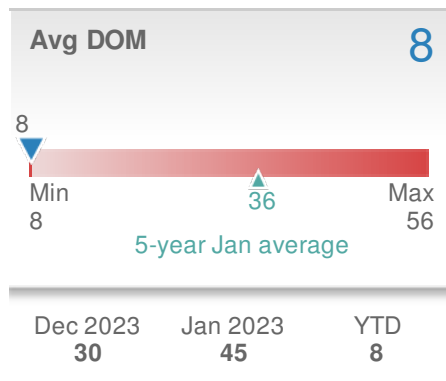
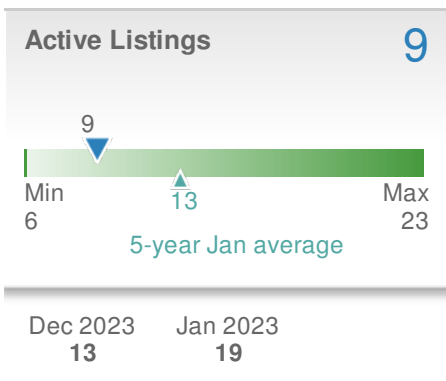
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Wallingford-Swarthmore (Delaware, PA), the median sold price for Detached properties for January was \$557,500, representing an increase of 15% compared to last month and an increase of 9.3% from Jan 2023. The average days on market for units sold in January was 8 days, 78% below the 5-year January average of 36 days. There was a 100% month over month increase in new contract activity with 10 New Pendings; a 100% MoM increase in All Pendings (new contracts + contracts carried over from December) to 12; and a 30.8% decrease in supply to 9 active units.

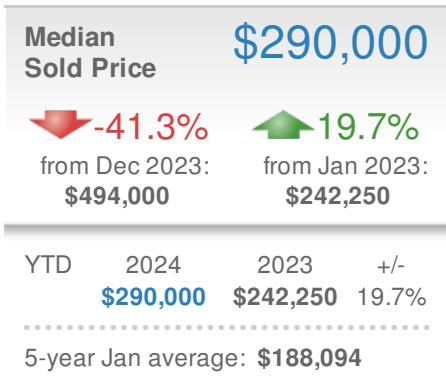
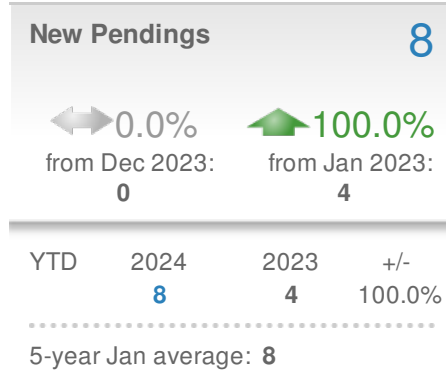
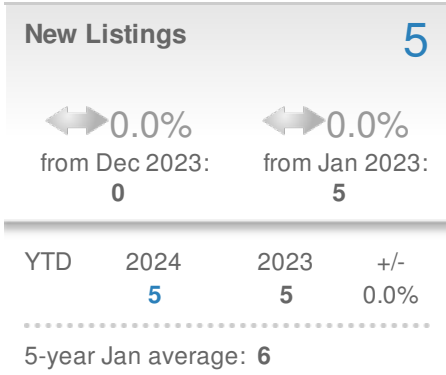
This activity resulted in a Contract Ratio of 1.33 pendings per active listing, up from 0.46 in December and an increase from 0.68 in January 2023. The Contract Ratio is 31% lower than the 5-year January average of 1.93. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



January 2024

Wallingford-Swarthmore (Delaware, PA) - Attached

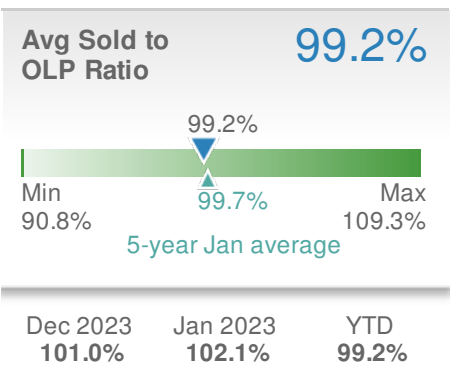
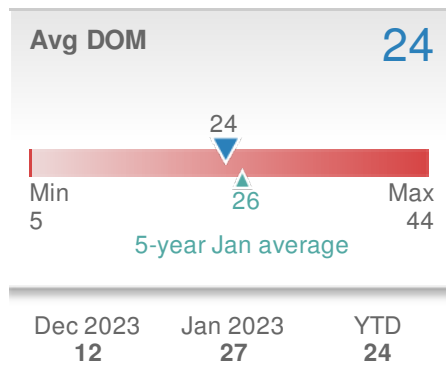
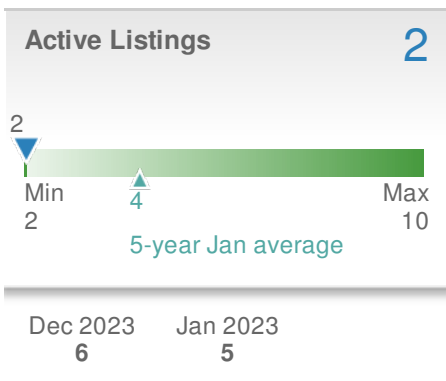
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Wallingford-Swarthmore (Delaware, PA), the median sold price for Attached properties for January was \$290,000, representing a decrease of 41.3% compared to last month and an increase of 19.7% from Jan 2023. The average days on market for units sold in January was 24 days, 8% below the 5-year January average of 26 days. There was a 0% month over month increase in new contract activity with 8 New Pendings; a 50% MoM increase in All Pendings (new contracts + contracts carried over from December) to 9; and a 66.7% decrease in supply to 2 active units.

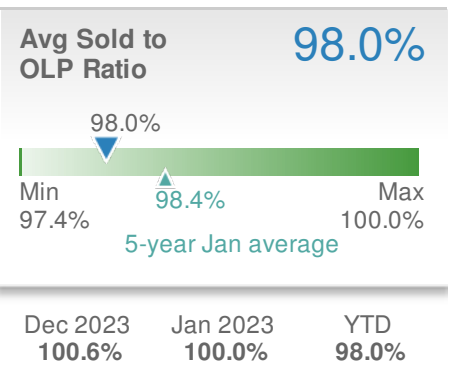
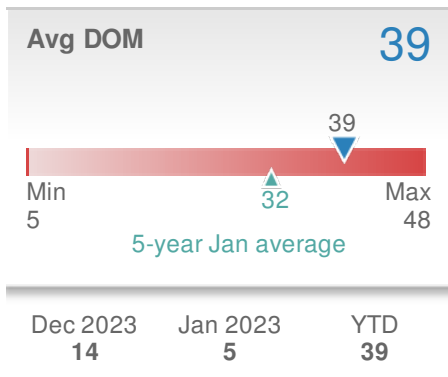
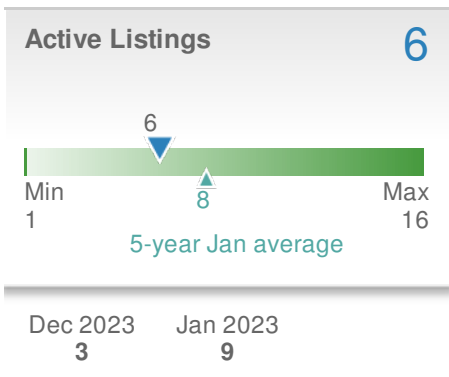
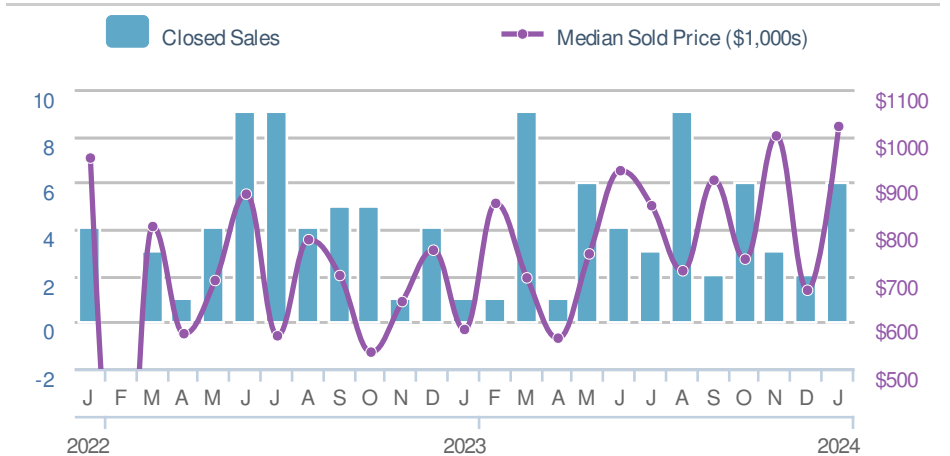
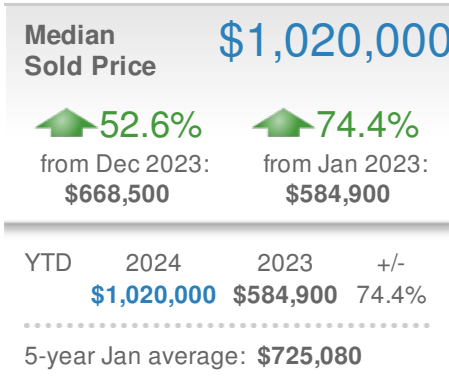
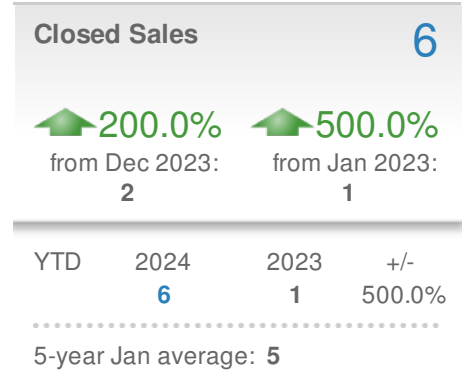
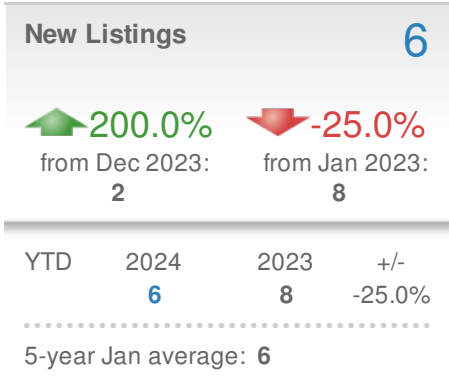
This activity resulted in a Contract Ratio of 4.50 pendings per active listing, up from 1.00 in December and an increase from 2.00 in January 2023. The Contract Ratio is 10% lower than the 5-year January average of 5.00. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



January 2024

West Chester Area (Delaware, PA)

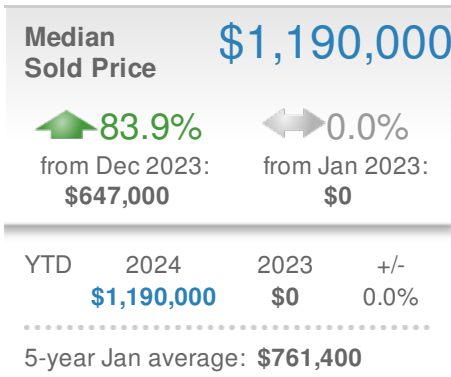
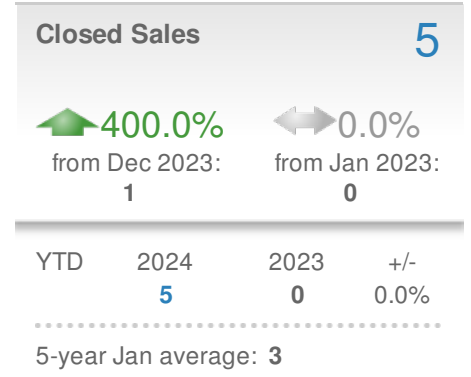
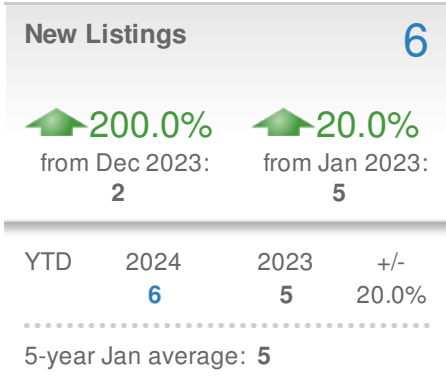
Email: ldavis@tcsr.realtor



January 2024

West Chester Area (Delaware, PA) - Detached

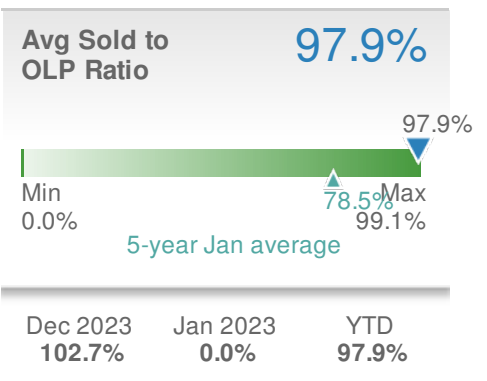
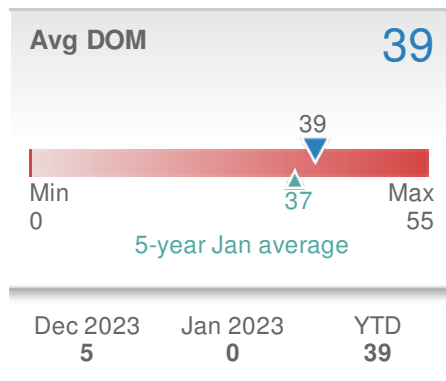
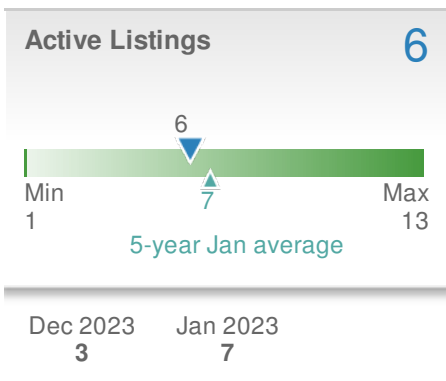
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In West Chester Area (Delaware, PA), the median sold price for Detached properties for January was \$1,190,000, representing an increase of 83.9% compared to last month and an increase of 0% from Jan 2023. The average days on market for units sold in January was 39 days, 5% above the 5-year January average of 37 days. There was a 25% month over month decrease in new contract activity with 3 New Pendings; a 25% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 6; and a 100% increase in supply to 6 active units.

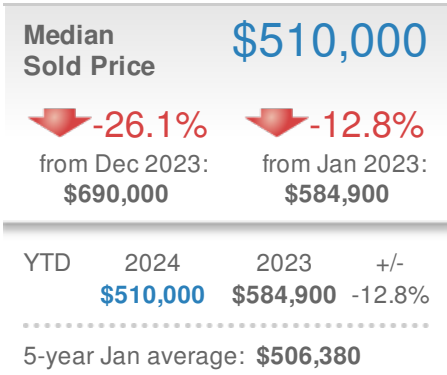
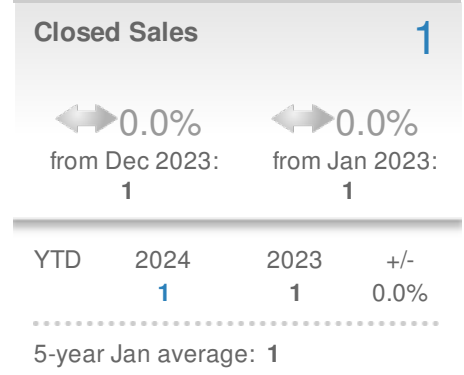
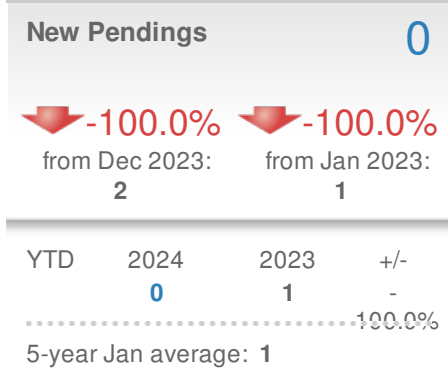
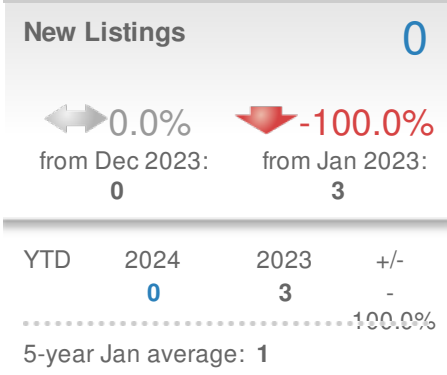
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 2.67 in December and an increase from 0.57 in January 2023. The Contract Ratio is 24% lower than the 5-year January average of 1.31. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



January 2024

West Chester Area (Delaware, PA) - Attached

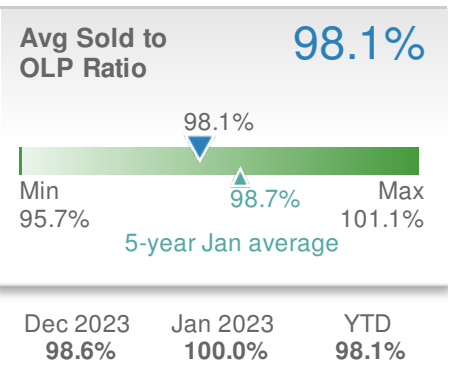
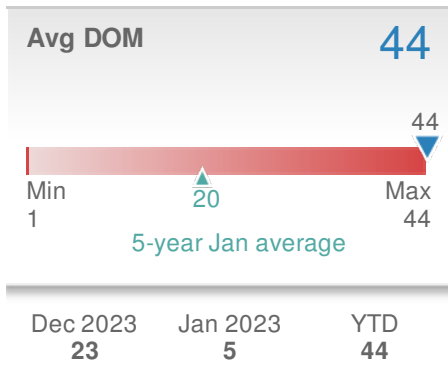
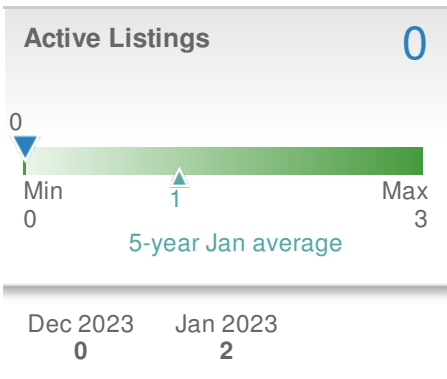
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In West Chester Area (Delaware, PA), the median sold price for Attached properties for January was \$510,000, representing a decrease of 26.1% compared to last month and a decrease of 12.8% from Jan 2023. The average days on market for units sold in January was 44 days, 116% above the 5-year January average of 20 days. There was a 100% month over month decrease in new contract activity with 0 New Pendings; a 50% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 1; and no change in supply with 0 active units.

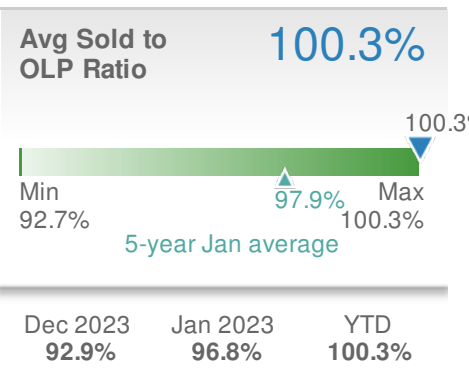
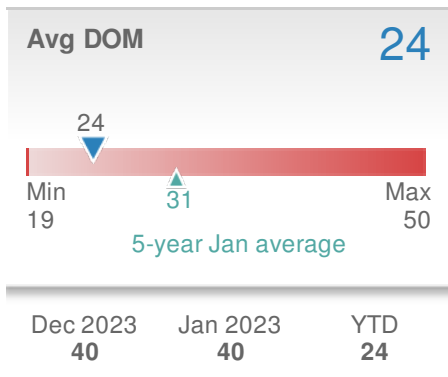
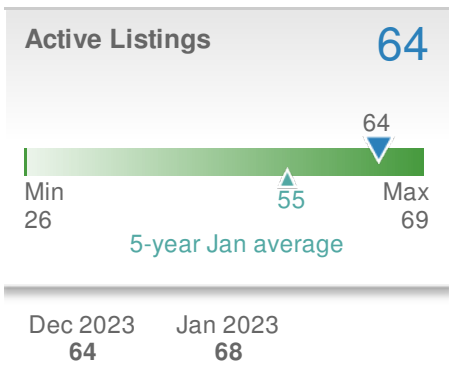
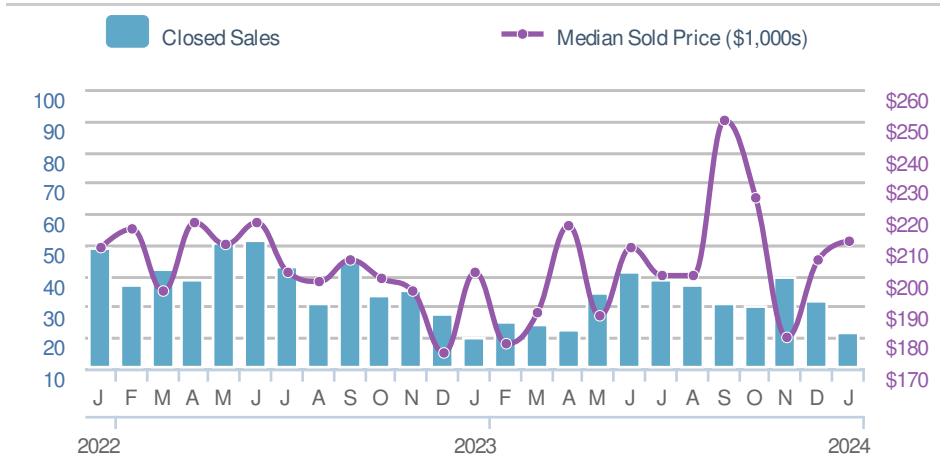
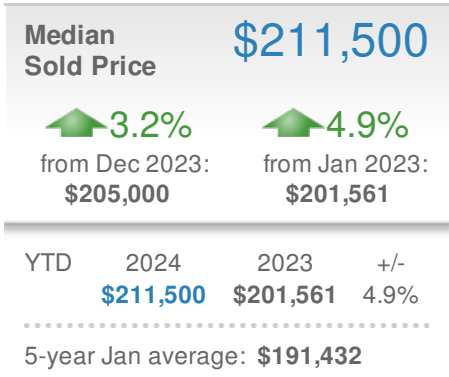
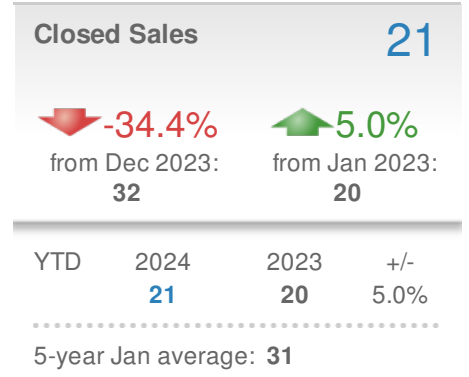
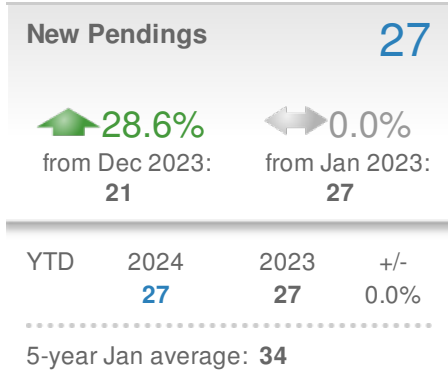
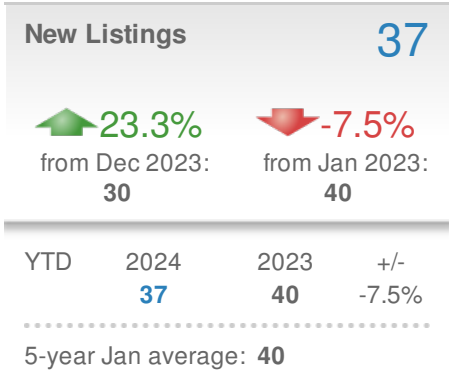
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from December and a decrease from 0.50 in January 2023. The Contract Ratio is 100% lower than the 5-year January average of 0.30. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



January 2024

William Penn (Delaware, PA)

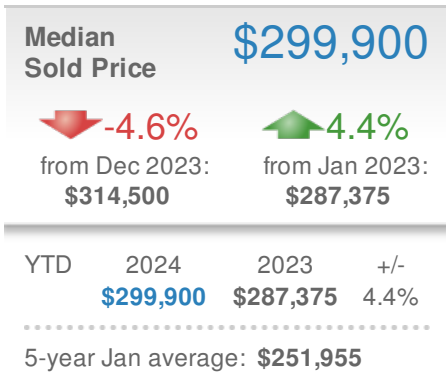
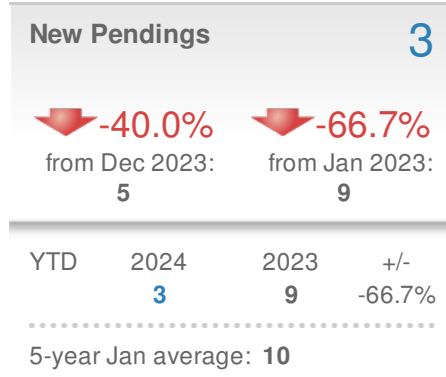
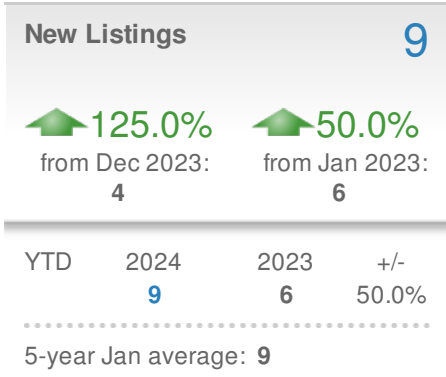
Email: ldavis@tcsr.realtor



January 2024

William Penn (Delaware, PA) - Detached

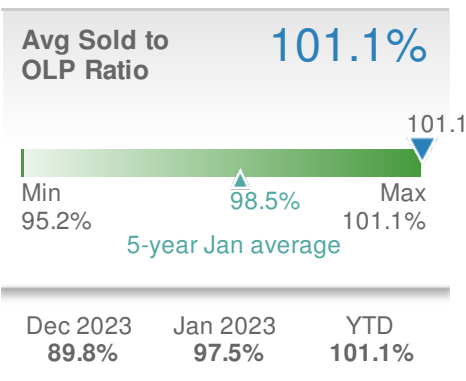
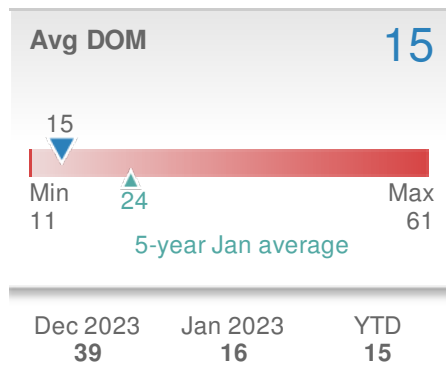
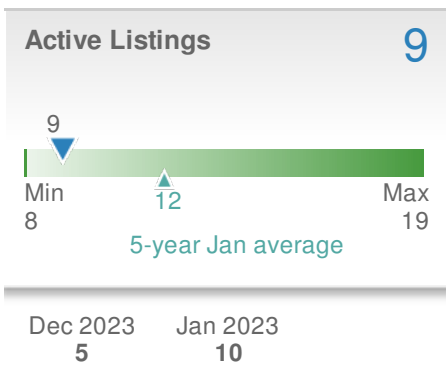
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In William Penn (Delaware, PA), the median sold price for Detached properties for January was \$299,900, representing a decrease of 4.6% compared to last month and an increase of 4.4% from Jan 2023. The average days on market for units sold in January was 15 days, 38% below the 5-year January average of 24 days. There was a 40% month over month decrease in new contract activity with 3 New Pendings; a 40% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 6; and an 80% increase in supply to 9 active units.

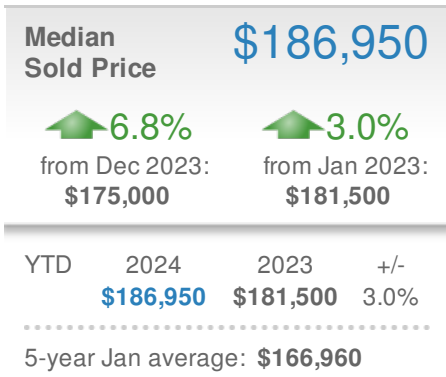
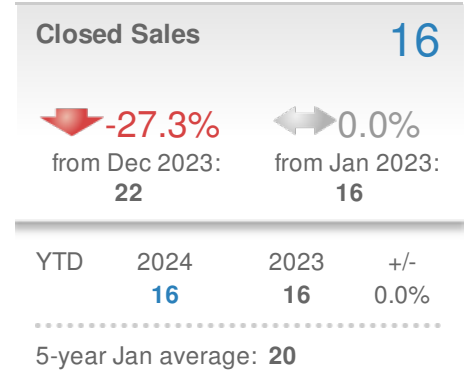
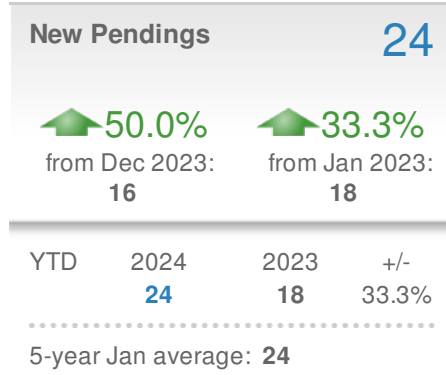
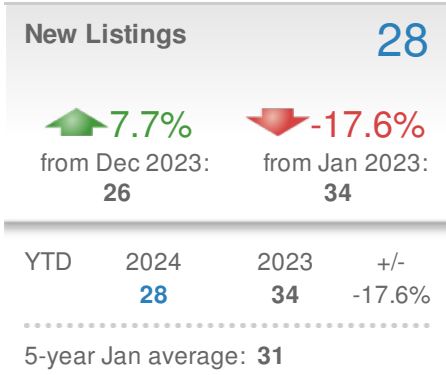
This activity resulted in a Contract Ratio of 0.67 pendings per active listing, down from 2.00 in December and a decrease from 1.20 in January 2023. The Contract Ratio is 46% lower than the 5-year January average of 1.24. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



January 2024

William Penn (Delaware, PA) - Attached

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



Summary

In William Penn (Delaware, PA), the median sold price for Attached properties for January was \$186,950, representing an increase of 6.8% compared to last month and an increase of 3% from Jan 2023. The average days on market for units sold in January was 27 days, 19% below the 5-year January average of 33 days. There was a 50% month over month increase in new contract activity with 24 New Pendings; an 11.1% MoM increase in All Pendings (new contracts + contracts carried over from December) to 30; and a 6.8% decrease in supply to 55 active units.

This activity resulted in a Contract Ratio of 0.55 pendings per active listing, up from 0.46 in December and an increase from 0.50 in January 2023. The Contract Ratio is 49% lower than the 5-year January average of 1.07. 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.

