January 2024

All Home Types Detached Attached

Local Market Insight

Delaware County, PA



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

Email: Idavis@tcsr.realtor

January 2024

Delaware County, PA

New L	istings.		438				
from	59.3% Dec 2023: 275	from Ja	9.7% an 2023: 85				
YTD	2024 438	2023 485	+/- -9.7%				
5-year	5-year Jan average: 514						













Dec 2023	Jan 2023	YTD
25	26	26





January 2024

Delaware County, PA - Detached

Email:	Idavis@tcsr.realtor	

New L	.istings		195	New F	Pendings		176	Close	d Sales		142
from	80.6% Dec 2023: 108	from Ja	8.0% an 2023: 12		33.3% Dec 2023: 132	from J	6.9% an 2023: 89	from	- 34.3% Dec 2023: 216	from J	1.4% an 2023: 40
YTD	2024 195	2023 212	+/- -8.0%	YTD	2024 176	2023 189	+/- -6.9%	YTD	2024 142	2023 140	+/- 1.4%
5-year	Jan averag	e: 234		5-year	Jan averag	je: 232		5-year	Jan averag	e: 206	

Medi Sold	an Price	\$430,000					
from	-0.7% Dec 2023: 133,000	12.4% from Jan 2023: \$382,500					
YTD	2024 \$430,000	2023 +/- \$382,500 12.4%					
5-yea	5-year Jan average: \$368,090						

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 seller's favor.





January 2024

Delaware County, PA - Attached

Email: Idavis@tcsr.realtor

New L	istings.		242	New F	Pendings		224	Close	d Sales		168
from	44.9% Dec 2023: 167	from J	 1 .4% an 2023: 73	from	31.8% Dec 2023: 1 70	from Ja	4.2% an 2023: 15	from	- 20.4% Dec 2023: 211		5.0% an 2023: 60
YTD	2024 242	2023 273	+/- -11.4%	YTD	2024 224	2023 215	+/- 4.2%	YTD	2024 168	2023 160	+/- 5.0%
5-year	Jan averag	e: 280		5-year	Jan averaç	je: 260		5-year	Jan averag	e: 215	

Medi Sold	an Price	\$213,750				
from	3.0% Dec 2023: 207,450	9.6% from Jan 2023: \$195,000				
YTD	2024 \$213,750	2023 \$195,000	+/- 9.6%			
5-year Jan average: \$179,630						

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 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: Idavis@tcsr.realtor

New L	istings.		21			
	- 30.0% Dec 2023: 30	from J	40.0% an 2023: 35			
YTD	2024 21	2023 35	+/- -40.0%			
5-year Jan average: 27						





Media Sold	an Price	\$95,000					
from	-41.0% Dec 2023: 61,000	18.8% from Jan 2023: \$80,000					
YTD	2024 \$95,000	2023 \$80,000	+/- 18.8%				
5-year Jan average: \$80,780							







Jan 2023

33

Dec 2023

34

YTD

42





January 2024

Chester-Upland (Delaware, PA) - Detached

Tri-County Suburban REALTORS

Email: Idavis@tcsr.realtor



Medi Sold	an Price	\$142	,500		
from	-57.7% Dec 2023: 336,500	from Ja \$18,	in 2023:		
YTD	2024 \$142,500	2023 \$18,000	+/- 691.7%		
5-year Jan average: \$84,100					

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 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

Tri-County Suburban REALTORS

Email: Idavis@tcsr.realtor

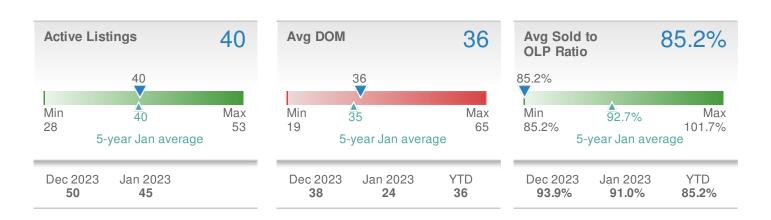
New L	istings		20	New F	Pendings		22	Close	d Sales		9
	-20.0% Dec 2023: 25	from J	35.5% an 2023: 31		120.0% Dec 2023: 10	from Ja	4.8% an 2023: ?1		- 43.8% Dec 2023: 16	from J	30.8% an 2023: 13
YTD	2024 20	2023 31	+/- -35.5%	YTD	2024 22	2023 21	+/- 4.8%	YTD	2024 9	2023 13	+/- -30.8%
5-year	Jan averag	e: 25		5-year	Jan averag	le: 21		5-year	Jan averag	e: 15	

Media Sold	an Price	\$65,000				
from	-58.9% Dec 2023: 58,000		9.0% n 2023: 500			
YTD	2024 \$65,000	2023 \$91,500	+/- -29.0%			
5-year Jan average: \$77,280						

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 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)

New Listings 24 **100.0% -25.0%** from Dec 2023: from Jan 2023: 12 32 2024 2023 YTD +/-24 32 -25.0% 5-year Jan average: 28





Median Sold Price		\$303,500		
+12.8%		65.4%		
from Dec 2023:		from Jan 2023:		
\$348,000		\$183,500		
YTD	2024	2023	+/-	
	\$303,500	\$183,500	65.4%	
5-year Jan average: \$223,800				







Dec 2023	Jan 2023	YTD
18	33	24



Email: Idavis@tcsr.realtor



January 2024

Chichester (Delaware, PA) - Detached

Tri-County Suburban REALTORS

Email: Idavis@tcsr.realtor

New L	istings.		12	New F	Pendings		10	Close	d Sales		11
	50.0% Dec 2023: 8	from Ja	29.4% an 2023: 17		-23.1% Dec 2023: 13	from J	41.2% an 2023: 17		- 31.3% Dec 2023: 16	from J).0% an 2023: 1
YTD	2024 12	2023 17	+/- -29.4%	YTD	2024 10	2023 17	+/- -41.2%	YTD	2024 11	2023 11	+/- 0.0%
5-year	Jan averag	e: 15		5-year	Jan averaç	ge: 16		5-year	Jan averag	e: 13	

Median Sold Price		\$335,000				
+-12.1% from Dec 2023: \$381,250		55.8% from Jan 2023: \$215,000				
YTD	2024 \$335,000	2023 +/- \$215,000 55.8%				
5-yea	5-year Jan average: \$267,100					

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 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

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

New L	istings.		12				
+ 200.0%		+-20.0%					
from Dec 2023:		from Jan 2023					
4		15					
YTD	2024	2023	+/-				
	12	15	-20.0%				
5-year	5-year Jan average: 13						

New Pendings			10		
0.0%		•••0.0%			
from Dec 2023:		from Jan 2023:			
10		10			
YTD	2024	2023	+/-		
	10	10	0.0%		
5-year Jan average: 11					



Median Sold Price		\$154,000				
+-10.7% from Dec 2023: \$172,500		+-9.4% from Jan 2023: \$170,000				
YTD	2024 \$154,000	2023 +/- \$170,000 -9.4%				
5-yea	5-year Jan average: \$158,290					

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 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)

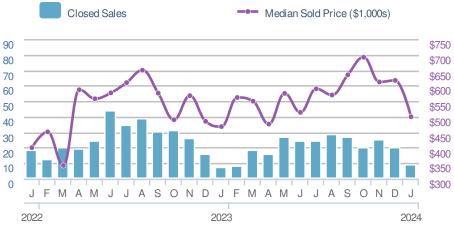
Email: Idavis@tcsr.realtor

New Listings			24		
+ 242.9% from Dec 2023: 7			1.4% an 2023: 4		
YTD	2024 24	2023 14	+/- 71.4%		
5-year	5-year Jan average: 26				













Jan 2023

11

YTD

20

Dec 2023

14

	ç	98.7%	
 Min 96.6%	5-	99.0% year Jan aver	Max 102.7% age
Dec 202 100.1 %	-	Jan 2023 98.4%	YTD 98.7%

Avg Sold to **OLP** Ratio



98.7%

January 2024

Garnet Valley (Delaware, PA) - Detached

Tri-County Suburban REALTORS

Email: Idavis@tcsr.realtor



Median Sold Price		\$720,000	
17.1% from Dec 2023: \$615,000		19.2% from Jan 2023: \$604,000	
YTD	2024 \$720,000	2023 +/- \$604,000 19.2%	
5-yea	r Jan averag	ge: \$586,600	

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 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: Idavis@tcsr.realtor





Closed Sales 6 **-14.3**% **~~**500.0% from Dec 2023: from Jan 2023: 7 1 YTD 2024 2023 +/-6 500.0% 1 5-year Jan average: 6

Median Sold Price		\$338,791				
-45.4% from Dec 2023: \$620,000		+ 160.6% from Jan 2023: \$130,000				
YTD	2024 \$338,791	2023 +/- \$130,000 160.6%				
5-yea	5-year Jan average: \$307,380					

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.

Active Listings	5	Avg DOM		15	Avg Sold t OLP Ratio	0	98.8%
5 Min 3 5-year Jan average	Max 36	15 Min 44 12 5-	year Jan avera	Max 120 age	Min 86.7% 5-	ç year Jan ave	98.8%
Dec 2023 Jan 2023 3 3		Dec 2023 9	Jan 2023 12	YTD 15	Dec 2023 99.8%	Jan 2023 86.7%	YTD 98.8%



January 2024

Haverford Township (Delaware, PA)

Email: Idavis@tcsr.realtor













12



Jan 2023

21

14

YTD

24

Avg Sold t OLP Ratio	to Ç	99.8%
Min	▲	99.8%
96.9%	98.0%	Max
5-	year Jan avera	99.8%
Dec 2023	Jan 2023	YTD
99.2%	97.0%	99.8%

Dec 2023

21



January 2024

Haverford Township (Delaware, PA) - Detached

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

New Listings 15 **~~**87.5% -16.7% from Dec 2023: from Jan 2023: 8 18 YTD 2024 2023 +/-15 18 -16.7% 5-year Jan average: 24



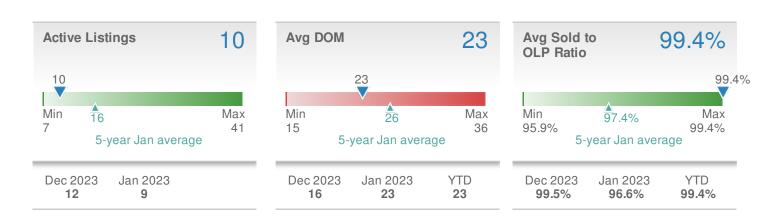


Medi Sold	an Price	\$450,	000	
from	-13.5% Dec 2023: 520,000	from Jar \$419,	n 2023:	
YTD	2024 \$450,000	2023 \$419,200	+/- 7.3%	
5-year Jan average: \$424,240				

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 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: Idavis@tcsr.realtor

New Listings 9 **~~**28.6% **125.0%** from Dec 2023: from Jan 2023: 7 4 YTD 2024 2023 +/-9 4 125.0% 5-year Jan average: 9





Median Sold Price		\$296,250	
+-10.0% from Dec 2023: \$329,000		-8.8% from Jan 2023: \$325,000	
YTD	2024 \$296,250	2023 +/- \$325,000 -8.8%	
5-yea	r Jan averag	ge: \$310,750	

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





Email: Idavis@tcsr.realtor

January 2024

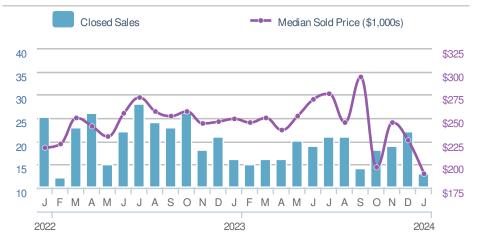
Interboro (Delaware, PA)

New Listings 13 🕊-31.6% -23.5% from Dec 2023: from Jan 2023: 19 17 2023 YTD 2024 +/-13 17 -23.5% 5-year Jan average: 18











Dec 2023	Jan 2023
27	20



91.2% Jan 2023 YTD Dec 2023 99.3% 13 30





Dec 2023

25



January 2024

Interboro (Delaware, PA) - Detached

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

New Pendings Closed Sales New Listings 6 10 5 **-40.0%** -33.3% **~~**66.7% ►-16.7% **-44.4%** -16.7% from Dec 2023: from Jan 2023: from Dec 2023: from Jan 2023: from Dec 2023: from Jan 2023: 10 9 6 12 9 6 YTD 2024 2023 +/-YTD 2024 2023 +/-YTD 2024 2023 +/-5 6 9 -33.3% 10 12 -16.7% 6 -16.7% 5-year Jan average: 9 5-year Jan average: 9 5-year Jan average: 7

Medi Sold	an Price	\$300,0	000	
-4.0% from Dec 2023: \$312,500		4.3 from Jan 2 \$287,50	2023:	
YTD 2024 2023 +/- \$300,000 \$287,500 4.3%				
5-yea	r Jan averaç	ge: \$254,500		

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





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

January 2024

Interboro (Delaware, PA) - Attached

New L	istings.		7
-	- 22.2% Dec 2023: 9	from J	12.5% an 2023: 8
YTD	2024 7	2023 8	+/- -12.5%
5-year	Jan average	e: 9	



Closed Sales 8 **▶**-38.5% -20.0% from Dec 2023: from Jan 2023: 13 10 YTD 2024 2023 +/-8 10 -20.0% 5-year Jan average: 11

Median Sold Price		\$180,000
+-16.7% from Dec 2023: \$216,000		+-15.7% from Jan 2023: \$213,500
YTD	2024 \$180,000	2023 +/- \$213,500 -15.7%
5-yea	ır Jan averag	ge: \$181,300

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 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: Idavis@tcsr.realtor













39	23
23	Max
5-year Jan average	72

Jan 2023

37

YTD

23

Dec 2023

26





January 2024

Marple Newtown (Delaware, PA) - Detached

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

New L	istings.		29	New F	Pendings		17	Close	d Sales		18
	190.0% Dec 2023: 10	from J	90.0% an 2023: 10		13.3% Dec 2023: 15	from J	5 4.5% an 2023: 11		-10.0% Dec 2023: 20	from J	25.0% an 2023: 8
YTD	2024 29	2023 10	+/- 190.0%	YTD	2024 17	2023 11	+/- 54.5%	YTD	2024 18	2023 8	+/- 125.0%
5-year	Jan averag	ge: 22		5-year	Jan averag	ge: 22		5-year	Jan averaç	ge: 20	

Median Sold Price		\$590,250	
13.0% from Dec 2023: \$522,500		+-3.8% from Jan 2023: \$613,500	
YTD	2024 \$590,250	2023 +/- \$613,500 -3.8%	
5-yea	r Jan averaç	ge: \$508,750	

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: Idavis@tcsr.realtor

New L	istings		15
	400.0% Dec 2023: 3	from J	 1.8% an 2023: 7
YTD	2024 15	2023 17	+/- -11.8%
5-year	Jan average	e: 13	





Median Sold Price		\$540,500
+-25.4% from Dec 2023: \$724,500		+-0.8% from Jan 2023: \$545,000
YTD	2024 \$540,500	2023 +/- \$545,000 -0.8%
5-yea	r Jan averag	ge: \$445,100

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 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: Idavis@tcsr.realtor

New L	istings.		24	
	33.3% from Dec 2023: 18		1.3% an 2023: 3	
YTD	2024 24	2023 23	+/- 4.3%	
5-year Jan average: 30				













Dec 2023	Jan 2023	YTD
10	9	16



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



January 2024

Penn-Delco (Delaware, PA) - Detached

Email:	ldavis@tcsr.realtor	

New L	istings		12	New F	Pendings		16	Close	d Sales		15
	0.0% Dec 2023: 12	from J	4.3% an 2023: 4		14.3% Dec 2023: 14	from J	6.7% an 2023: 5		7.1% Dec 2023: 14	from J	0.0% an 2023: 10
YTD	2024 12	2023 14	+/- -14.3%	YTD	2024 16	2023 15	+/- 6.7%	YTD	2024 15	2023 10	+/- 50.0%
5-year	Jan averag	e: 17		5-year	Jan averaç	ge: 17		5-year	Jan averag	ge: 14	

Median Sold Price		\$329,900		
6.2% from Dec 2023: \$310,500		-5.7% from Jan 2023: \$350,000		
YTD	2024 \$329,900	2023 +/- \$350,000 -5.7%		
5-year Jan average: \$286,570				

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 seller's favor.





January 2024

Penn-Delco (Delaware, PA) - Attached

Tri-County Suburban REALTORS

Email: Idavis@tcsr.realtor



Median Sold Price		\$255,	,000	
1.9% from Dec 2023: \$250,200		from Ja \$149	n 2023:	
YTD	2024 \$255,000	2023 \$149,000	+/- 71.1%	
5-year Jan average: \$181,800				

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 market is moving in the seller's favor.





January 2024

Radnor Township (Delaware, PA)

Email: Idavis@tcsr.realtor













Avg D	ОМ	19
19		
Min 19	47 5-year Jan average	Max 94

Avg Sold t OLP Ratio	0	97.6%
		97.6%
Min		A Tax
90.6%		95.7% Max 97.6%
5-	year Jan aver	age
Dec 2023	Jan 2023	YTD
98.0%	95.8%	97.6%

Dec 2023 Jan 2023 28 29





January 2024

Radnor Township (Delaware, PA) - Detached

Tri-County Suburban REALTORS

Email: Idavis@tcsr.realtor

New Listings			13		New Pendings		
		from Ja	5.7% an 2023: 7		100.0% Dec 2023: 8		
YTD	2024 13	2023 7	+/- 85.7%	YTD	2024 16		
5-year Jan average: 15				5-yea	Jan avera	ge:	



Media Sold		\$740,0	000	
from	-25.1% Dec 2023: 87,500	from Jan \$1,232,	2023:	
YTD	2024 \$740,000	2023 \$1,232,500 -	+/- 40.0%	
5-year Jan average: \$968,250				

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.

5

2023

5

17

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: Idavis@tcsr.realtor





Median Sold Price		\$295,000		
+22.9% from Dec 2023: \$240,000		-3.3% from Jan 2023: \$305,000		
YTD	2024 \$295,000	2023 +/- \$305,000 -3.3%		
5-year Jan average: \$312,800				

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





Email: Idavis@tcsr.realtor

January 2024

Ridley (Delaware, PA)

New L	istings.		33	
	120.0% Dec 2023: 15		2.2% an 2023: 27	
YTD	2024 33	2023 27	+/- 22.2%	
5-vear Jan average: 39				

New F	endings		26				
	44.4% Dec 2023: 18).0% an 2023: 6				
YTD	2024 26	2023 26	+/- 0.0%				
5-year Jan average: 35							











Jan 2023

31

Dec 2023

25

Max 40 erage	Min 93.8% 5-	97 year Jan a
YTD	Dec 2023	Jan 202
25	97.9%	95.9%

Avg Sold to OLP Ratio 99.0% 99.0% Min 93.8% 5-year Jan average

Dec 2023	Jan 2023	YTD
97.9%	95.9%	99.0%
0.10/0	0010/0	0010/0

33 New Pendi 22.2% from Jan 2023: 27 2023 +/-27 22.2% YTD 202 26



January 2024

Ridley (Delaware, PA) - Detached

Email:	Idavis@tcsr.realtor	

New L	istings		18	New F	Pendings		18	Close	Closed Sales		15		
	157.1% Dec 2023: 7	from Ja	8.6% an 2023: 4		80.0% Dec 2023: 10	from J	2.5% an 2023: 16	+-11.8% (from Dec 2023: from Ja 17 13		an 2023:			
YTD	2024 18	2023 14	+/- 28.6%	YTD	2024 18	2023 16	+/- 12.5%	YTD	2024 15	2023 13	+/- 15.4%		
5-year	Jan averag	e: 21		5-year	Jan avera	ge: 21		5-year	Jan averaç	ge: 16			

Medi Sold	an Price	\$322,100				
from	-9.3% Dec 2023: 355,000	12.6% from Jan 2023: \$286,000				
YTD	2024 \$322,100	2023 +/- \$286,000 12.6%				
5-year Jan average: \$278,120						

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





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

January 2024

Ridley (Delaware, PA) - Attached

New Listings 15 **~~**87.5% **~~**15.4% from Dec 2023: from Jan 2023: 8 13 YTD 2024 2023 +/-15 13 15.4% 5-year Jan average: 19





Medi Sold	an Price	\$220,000			
from	-16.1% Dec 2023: 262,250	-3.3% from Jan 2023: \$227,500			
YTD	2024 \$220,000	2023 \$227,500	+/- -3.3%		
5-year Jan average: \$209,700					

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 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: Idavis@tcsr.realtor

New Listings			32	New Pendings		
+ 166.7% from Dec 2023: 12		+-13.5% from Jan 2023: 37		+-3.8% from Dec 2023 26		
YTD	2024 32	2023 37	+/- -13.5%	YTD	2024 25	
5-year	Jan average	5-year	Jan avera			

			20			
		4.2% from Jan 2023: 24				
YTD	2024 25	2023 24	+/- 4.2%			
5-year Jan average: 35						







25





Dec 2023	Jan 2023	YTD	
33	11	33	



January 2024

Rose Tree Media (Delaware, PA) - Detached

Tri-County Suburban REALTORS

Email: Idavis@tcsr.realtor

New L	istings		15	New F	Pendings		14	Close	d Sales		11
	114.3% Dec 2023: 7	from J	21.1% an 2023: 1 9		27.3% Dec 2023: 11	from J	6.7% an 2023: 12		-50.0% Dec 2023: 22	from J	2.2% an 2023: 9
YTD	2024 15	2023 19	+/- -21.1%	YTD	2024 14	2023 12	+/- 16.7%	YTD	2024 11	2023 9	+/- 22.2%
5-year	Jan averag	je: 20		5-year	Jan averaç	ge: 19		5-year	Jan averag	je: 16	

Media Sold P		\$682,000			
from E	7.0% Dec 2023: 7,500	+43.2% from Jan 2023: \$1,200,000			
YTD	2024 \$682,000	2023 \$1,200,000	+/- -43.2%		
5-year Jan average: \$682,880					

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 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: Idavis@tcsr.realtor

New L	istings		17	New F	Pendings		11	Close	d Sales		9
	240.0% Dec 2023: 5	from Ja	5.6% an 2023: 8		- <mark>26.7%</mark> Dec 2023: 15		8.3% an 2023: 2		28.6% Dec 2023: 7	-	18.2% an 2023: 11
YTD	2024 17	2023 18	+/- -5.6%	YTD	2024 11	2023 12	+/- -8.3%	YTD	2024 9	2023 11	+/- -18.2%
5-year Jan average: 18			5-year	Jan averag	je: 16		5-year	Jan averag	je: 9		

Medi Sold	an Price	\$455,000			
from	-34.1% Dec 2023: 689,995	+-10.8% from Jan 2023: \$510,000			
YTD	2024 \$455,000	2023 +/- \$510,000 -10.8%			
5-year Jan average: \$420,750					

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 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: Idavis@tcsr.realtor

New L	istings.	35			
	40.0% Dec 2023: 25	+-12.5% from Jan 2023: 40			
YTD	2024 35	2023 40	+/- -12.5%		
5-year Jan average: 36					

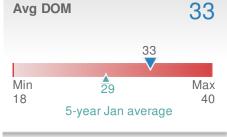
New F	endings	39			
	56.0% Dec 2023: 25	+-4.9% from Jan 2023: 41			
YTD	2024 39	2023 41	+/- -4.9%		
5-year Jan average: 40					

Close	d Sales	26			
-27.8%		•••0.0%			
from Dec 2023:		from Jan 2023:			
36		26			
YTD	2024	2023	+/-		
	26	26	0.0%		
5-year Jan average: 34					

Medi Sold	an Price	\$200,000			
0.5% from Dec 2023: \$199,000		*************************************			
YTD	2024 \$200,000	2023 \$185,000	+/- 8.1%		
5-year Jan average: \$166,960					







Dec 2023	Jan 2023	YTD
23	32	33





January 2024

Southeast Delco (Delaware, PA) - Detached



Email: Idavis@tcsr.realtor







Media Sold I		\$0			
from	100.0% Dec 2023: 32,450	from Jan \$309,0	2023:		
YTD	2024 \$0	2023 \$309,000	+/- - 120-0%		
5-year Jan average: \$162,200					

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 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: Idavis@tcsr.realtor

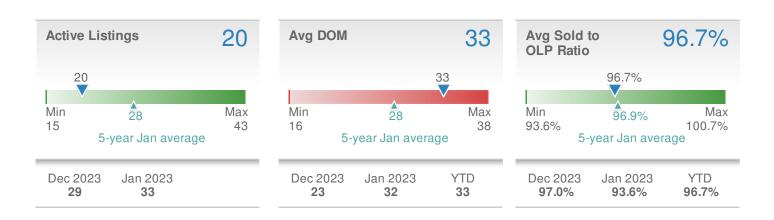
New L	istings.		29	New F	Pendings		36	Close	d Sales		26
from	26.1% Dec 2023: 23	from Ja	9.4% an 2023: 32		44.0% Dec 2023: 25	from Ja).0% an 2023: 8 6		-13.3% Dec 2023: 30	from Ja	3.3% an 2023: 4
YTD	2024 29	2023 32	+/- -9.4%	YTD	2024 36	2023 36	+/- 0.0%	YTD	2024 26	2023 24	+/- 8.3%
5-year	Jan averag	e: 29		5-year	Jan averag	je: 35		5-year	Jan averag	je: 30	

Medi Sold	an Price	\$200,000			
from	5.3% Dec 2023: 189,900	9.8% from Jan 2023: \$182,150			
YTD	2024 \$200,000	2023 \$182,150	+/- 9.8%		
5-year Jan average: \$164,610					

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 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)

New L	istings.		13		
	116.7% Dec 2023: 6	from J	31.6% an 2023: 1 9		
YTD	2024 13	2023 19	+/- -31.6%		
5-year Jan average: 17					













35

39

20



January 2024

Springfield (Delaware, PA) - Detached

Tri-County Suburban REALTORS

Email: Idavis@tcsr.realtor



Medi Sold	an Price	\$461,000				
from	5.4% Dec 2023: 437,500	4 23.8% from Jan 2023: \$372,500				
YTD	2024 \$461,000	2023 +/- \$372,500 23.8%				
5-yea	5-year Jan average: \$377,240					

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 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: Idavis@tcsr.realtor

New List	tings		5	New F	Pendings		4	Close	d Sales		(
from De	5 0.0% ec 2023:).0% an 2023: 5		33.3% Dec 2023: 3	-	33.3% an 2023: 3		100.0% Dec 2023: 3).0% an 2023 0
YTD	2024 5	2023 5	+/- 0.0%	YTD	2024 4	2023 3	+/- 33.3%	YTD	2024 0	2023 0	+/- 0.0%
5-year Ja	an average	: 5		5-year	Jan averaç	je: 3		5-year	Jan averag	e: 1	

Media Sold I			\$0		
from	100.0% Dec 2023: 39,900	0.0% from Jan 2023: \$0			
YTD	2024 \$0	2023 \$0	+/- 0.0%		
5-year Jan average: \$140,510					

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

Active Listings	2	Avg DOM		0	Avg Sold t OLP Ratio	0	0.0%
Min 3 2 5-year Jan average	Max 5	0 Min 31 0 5-ye	ear Jan avera	Max 89 ge	0.0% Min 0.0% 5-y	57.7% year Jan avera	Max 102.9% age
Dec 2023 Jan 2023 1 3		Dec 2023 17	Jan 2023 0	YTD 0	Dec 2023 99.3%	Jan 2023 0.0%	YTD 0.0%



January 2024

Unionville-Chadds Ford (Delaware, PA)

New L	istings		5		
	150.0% Dec 2023: 2	from J	50.0% an 2023: 10		
YTD	2024 5	2023 10	+/- -50.0%		
5-year Jan average: 4					





Medi Sold	an Price	\$502,500			
from	-67.9% Dec 2023: 565,000	+-9.2% from Jan 2023: \$553,500			
YTD	2024 \$502,500	2023 \$553,500	+/- -9.2%		
5-year Jan average: \$424,700					







Dec 2023	Jan 2023 38	YTD 12
0	00	1.44



January 2024

Unionville-Chadds Ford (Delaware, PA) - Detached

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







Medi Sold	an Price	\$750,000			
from	-52.1% Dec 2023: ,565,000	+-19.8% from Jan 2023: \$935,000			
YTD	2024 \$750,000	2023 +/- \$935,000 -19.8%			
5-year Jan average: \$569,000					

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: Idavis@tcsr.realtor

New Listings					
•••0.0%		0.0%			
from Dec 2023:		from Jan 2023:			
0		1			
YTD	2024	2023	+/-		
	1	1	0.0%		
5-year Jan average: 1					

New F	Pendings		1	С
	▶0.0% Dec 2023: 1).0% an 2023: 1	f
YTD	2024 1	2023 1	+/- 0.0%	Y
_				_
5-year	Jan average	e: 2		5-



Medi Sold	an Price	\$250,000			
	•0.0% • Dec 2023: \$0	45.3% from Jan 2023: \$172,000			
YTD	2024 \$250,000	2023 \$172,000	+/- 45.3%		
5-year Jan average: \$186,990					

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 seller's favor.





January 2024

Upper Darby (Delaware, PA)

New Listings 66 **~~**29.4% -29.8% from Dec 2023: from Jan 2023: 51 94 2024 2023 YTD +/-66 94 -29.8% 5-year Jan average: 87





Medi Sold	an Price	\$225,000			
from	• 4.7% Dec 2023: 215,000	+1.3% from Jan 2023: \$228,000			
YTD	2024 \$225,000	2023 +/- \$228,000 -1.3%			
5-year Jan average: \$192,000					







Jan 2023

26

YTD

33

Dec 2023

27



Avg Sold to

95.9%

January 2024

Upper Darby (Delaware, PA) - Detached

Tri-County Suburban REALTORS

Email: Idavis@tcsr.realtor

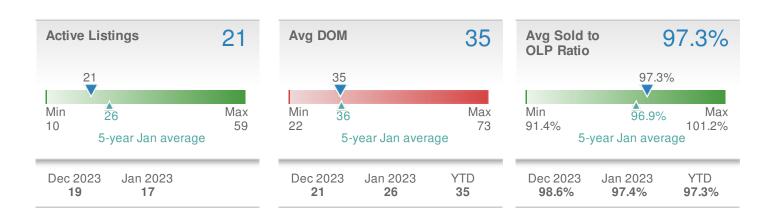
New L	.istings		22	New F	Pendings		18	Close	d Sales		12
	144.4% Dec 2023: 9	from J	24.1% an 2023: 29		20.0% Dec 2023: 15	from J	28.0% an 2023: 25		-40.0% Dec 2023: 20	from J	29.4% an 2023: 17
YTD	2024 22	2023 29	+/- -24.1%	YTD	2024 18	2023 25	+/- -28.0%	YTD	2024 12	2023 17	+/- -29.4%
5-year	Jan averag	e: 26		5-year	Jan avera	ge: 23		5-year	Jan averaç	ge: 23	

Medi Sold	an Price	\$314,000			
from	-17.0% Dec 2023: 378,500	3.0% from Jan 2023: \$305,000			
YTD 2024 2023 +/- \$314,000 \$305,000 3.0%					
5-year Jan average: \$278,080					

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 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

Email: Idavis@tcsr.realtor



Medi Sold	an Price	\$190,000		
from	-4.4% Dec 2023: 198,700	-2.6% from Jan 2023: \$195,000		
YTD	2024 \$190,000	2023 +/- \$195,000 -2.6%		
5-year Jan average: \$166,950				

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 solution the buyer's favor.





January 2024

Wallingford-Swarthmore (Delaware, PA)

Email: Idavis@tcsr.realtor







Medi Sold	an Price	\$350,000		
from	-28.0% Dec 2023: 186,000	13.8% from Jan 2023: \$307,500		
YTD	2024 \$350,000	2023 \$307,500	+/- 13.8%	
5-year Jan average: \$360,270				







38

17

26



January 2024

Wallingford-Swarthmore (Delaware, PA) - Detached

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

New L	_istings		5	New F	Pendings		10	Close	d Sales		4
	-28.6% Dec 2023: 7	from J	7 2.2% an 2023: 18		100.0% Dec 2023: 5	from J	0.0% an 2023: 10		-75.0% Dec 2023: 16		33.3% Jan 2023: 6
YTD	2024 5	2023 18	+/- -72.2%	YTD	2024 10	2023 10	+/- 0.0%	YTD	2024 4	2023 6	+/- -33.3%
5-year	Jan averag	e: 13		5-year	Jan avera	ge: 13		5-year	Jan avera	ge: 11	

Medi Sold	an Price	\$557,500			
from	15.0% Dec 2023: 184,750	9.3% from Jan 2023: \$510,000			
YTD	2024 \$557,500	2023 +/- \$510,000 9.3%	6		
5-year Jan average: \$522,155					

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	

New L	istings.		5		
	•••0.0% from Dec 2023: 0).0% an 2023: 5		
YTD	2024 5	2023 5	+/- 0.0%		
5-year Jan average: 6					





Medi Sold	an Price	\$290,000			
from	-41.3% Dec 2023: 194,000	19.7% from Jan 2023: \$242,250			
YTD	2024 \$290,000	2023 \$242,250	+/- 19.7%		
5-year Jan average: \$188,094					

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.

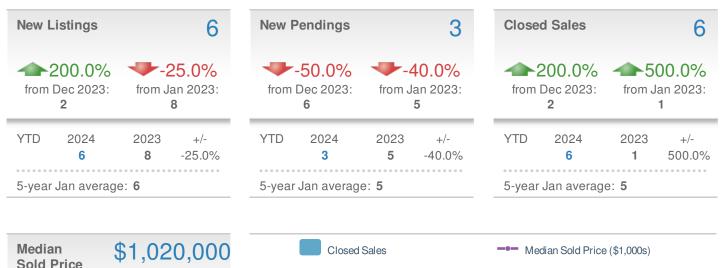
This activity resulted in a Contract Ratio of 4.50 pendings per active listing, up from 1.00 in December and an increase from 2.00 in January 2023. The Contract Ratio is 10% lower than the 5-year January average of 5.00. A higher Contract Ratio signifies a relative increase in contract activity compared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





January 2024

West Chester Area (Delaware, PA)











Dec 2023	Jan 2023	YTD
14	5	39



January 2024

West Chester Area (Delaware, PA) - Detached

Tri-County Suburban REALTORS

Email: Idavis@tcsr.realtor



Media Sold	n § Price	61,19	0,000
from	83.9% Dec 2023: 47,000).0% an 2023: 0
YTD	2024 \$1,190,000	2023 \$0	+/- 0.0%
5-year	Jan average	: \$761,4	00

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 solution the buyer's favor.





January 2024

West Chester Area (Delaware, PA) - Attached

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

New L	istings.		0
	▶0.0% Dec 2023: 0)0.0% n 2023:
YTD	2024 0	2023 3	+/- - -120.0%
5-year	Jan average	e: 1	-70010-/0





Median Sold Price		\$510,000	
+-26.1% from Dec 2023: \$690,000		+-12.8% from Jan 2023: \$584,900	
YTD	2024 \$510,000	2023 +/- \$584,900 -12.8%	
5-yea	ır Jan averaç	ge: \$506,380	

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: Idavis@tcsr.realtor

New L	istings.		37			
+23.3% from Dec 2023: 30		from Ja	7.5% an 2023: 0			
YTD	2024 37	2023 40	+/- -7.5%			
5-year	5-year Jan average: 40					

New Pendings		27
28.6% from Dec 2023: 21	-).0% an 2023: 7
YTD 2024 27	2023 27	+/- 0.0%
5-year Jan averag	e: 34	

.

Close	d Sales		21		
-34.4% from Dec 2023: 32		from Ja	an 2023:		
YTD	2024 21	2023 20	+/- 5.0%		
5-year Jan average: 31					

Median Sold Price		\$211,500	
3.2% from Dec 2023: \$205,000		4 from Jar \$201 ,	n 2023:
YTD	2024 \$211,500	2023 \$201,561	+/- 4.9%
5-yea	ır Jan averaç	ge: \$191,43	2







Dec 2023	Jan 2023	YTD
40	40	24



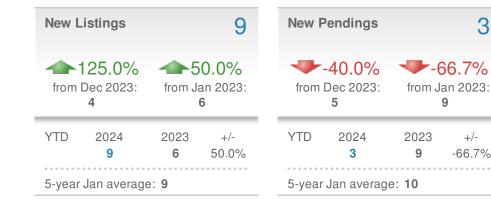


January 2024

William Penn (Delaware, PA) - Detached

Tri-County Suburban REALTORS

Email: Idavis@tcsr.realtor





Median Sold Price		\$299,	900
from	-4.6% Dec 2023: 314,500	from Jar \$287,	n 2023:
YTD	2024 \$299,900	2023 \$287,375	+/- 4.4%
5-yea	r Jan averag	ge: \$251,95	5

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.

3

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

Email: Idavis@tcsr.realtor

New L	istings		28	New F	Pendings		24	Close	d Sales		16
	7.7% Dec 2023: 26	from J	17.6% an 2023: 34		50.0% Dec 2023: 16	from J	3 3.3% an 2023: 18		-27.3% Dec 2023: 22	from J).0% an 2023: 1 6
YTD	2024 28	2023 34	+/- -17.6%	YTD	2024 24	2023 18	+/- 33.3%	YTD	2024 16	2023 16	+/- 0.0%
5-year	Jan averag	je: 31		5-year	Jan avera	ge: 24		5-year	Jan averag	ge: 20	

Median Sold Price		\$186,	950
6.8% from Dec 2023: \$175,000		43 from Jai \$181,	n 2023:
YTD	2024 \$186,950	2023 \$181,500	+/- 3.0%
5-yea	r Jan averag	ge: \$166,96	0

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

Active Listings	55	Avg DOM		27	Avg Sold to OLP Ratio		00.0%
	55	27	7	_			100.04
Min 18 5-year Jan ave	Max 58	Min 19	A 33 ∙year Jan avera	Max 46	Min 91.5% 5-	year Jan avei	97.6% Max 100.1%
Dec 2023 Jan 2023 59 58	aye	Dec 2023 41	Jan 2023 46	YTD 27	Dec 2023 94.4%	Jan 2023 96.6%	YTD 100.0%

