

February 2024

All Home Types
Detached
Attached

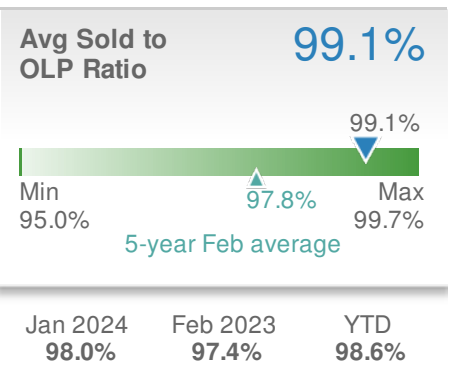
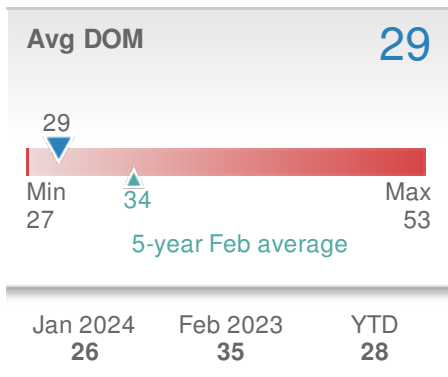
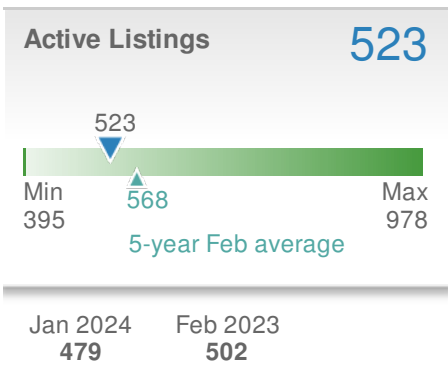
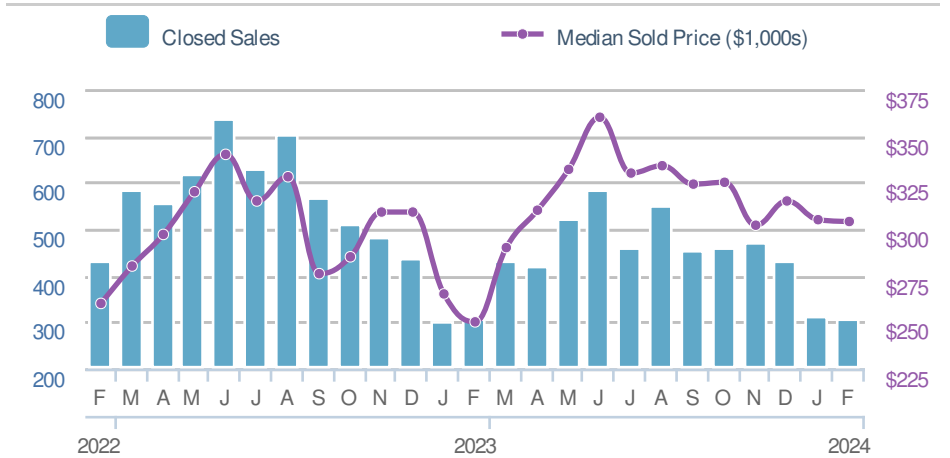
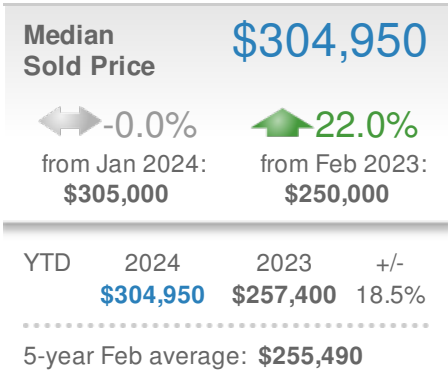
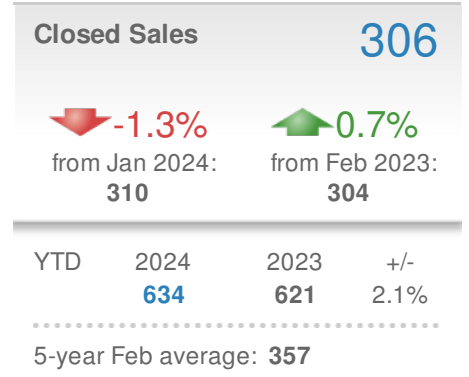
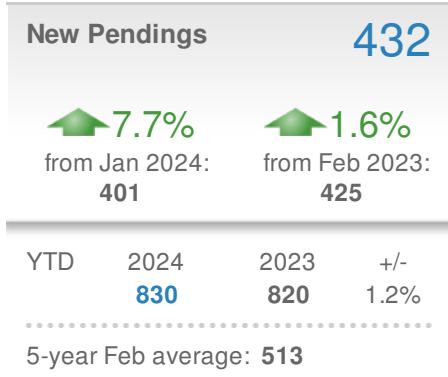
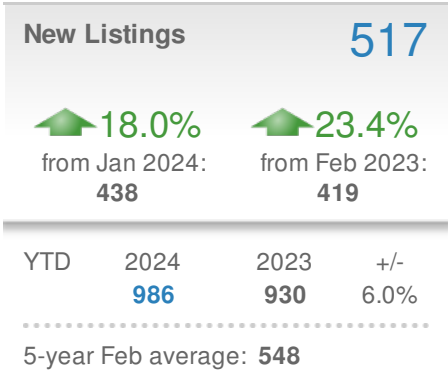
Local Market Insight

Delaware County, PA

February 2024

Delaware County, PA

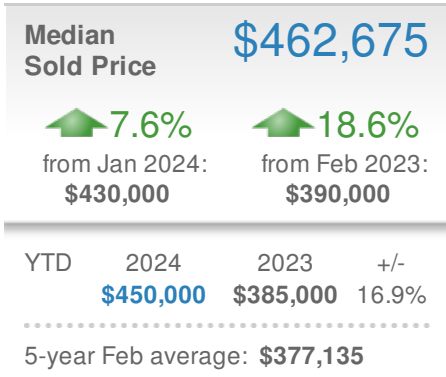
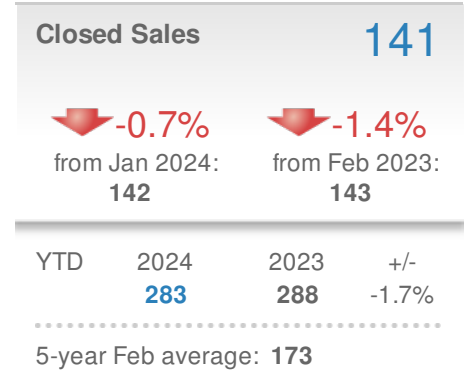
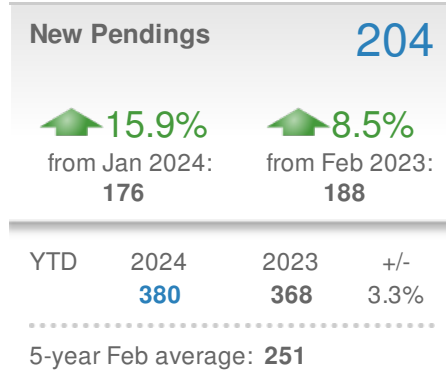
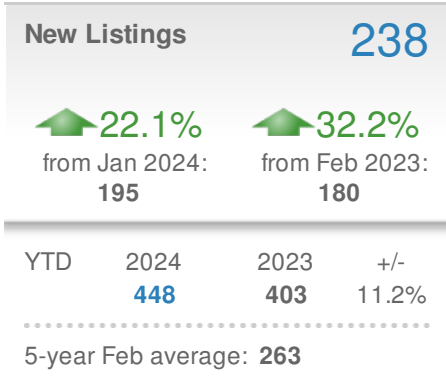
Email: ldavis@tcsr.realtor



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Delaware County, PA - Detached

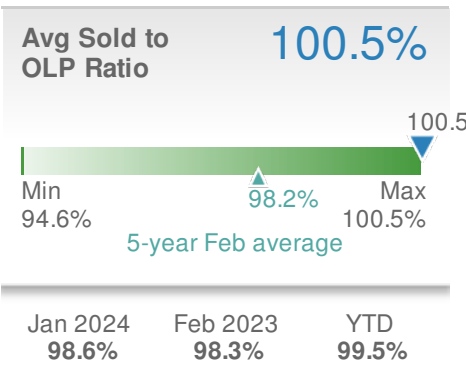
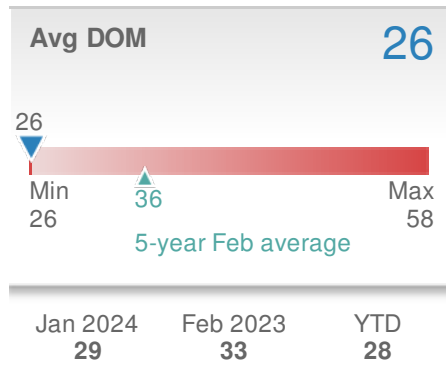
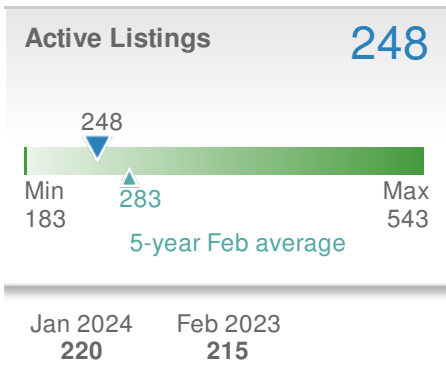
Tri-County Suburban REALTORS
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Summary

In Delaware County, PA, the median sold price for Detached properties for February was \$462,675, representing an increase of 7.6% compared to last month and an increase of 18.6% from Feb 2023. The average days on market for units sold in February was 26 days, 27% below the 5-year February average of 36 days. There was a 15.9% month over month increase in new contract activity with 204 New Pendings; a 23.4% MoM increase in All Pendings (new contracts + contracts carried over from January) to 327; and a 12.7% increase in supply to 248 active units.

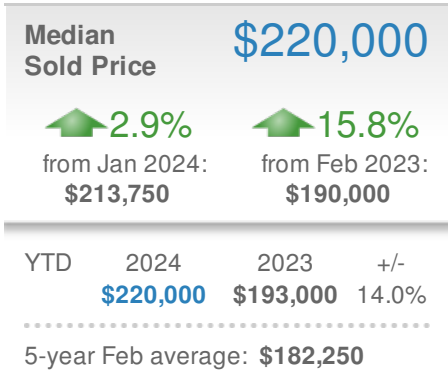
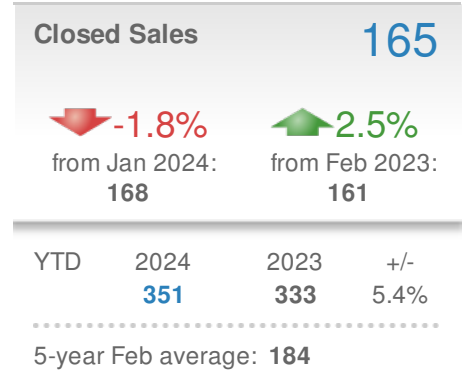
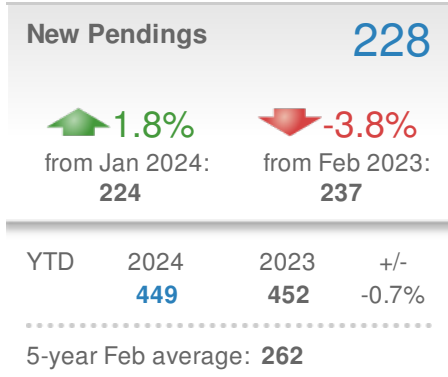
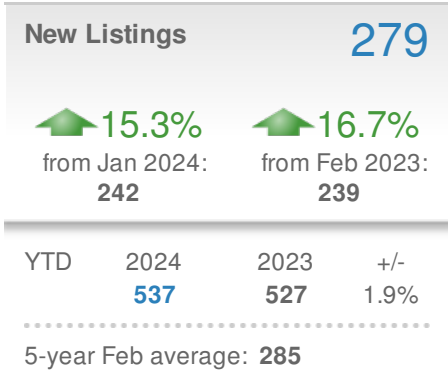
This activity resulted in a Contract Ratio of 1.32 pendings per active listing, up from 1.20 in January and a decrease from 1.43 in February 2023. The Contract Ratio is 20% lower than the 5-year February average of 1.66. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



February 2024

Delaware County, PA - Attached

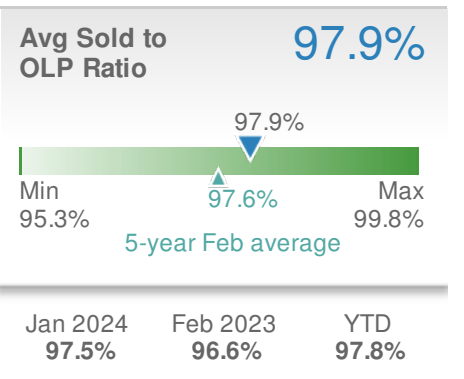
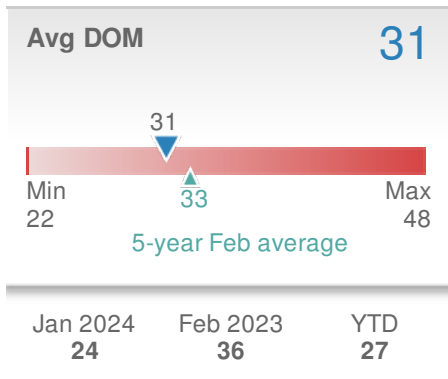
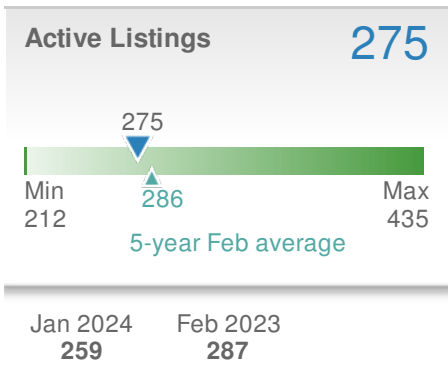
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Summary

In Delaware County, PA, the median sold price for Attached properties for February was \$220,000, representing an increase of 2.9% compared to last month and an increase of 15.8% from Feb 2023. The average days on market for units sold in February was 31 days, 6% below the 5-year February average of 33 days. There was a 1.8% month over month increase in new contract activity with 228 New Pendings; a 9.6% MoM increase in All Pendings (new contracts + contracts carried over from January) to 366; and a 6.2% increase in supply to 275 active units.

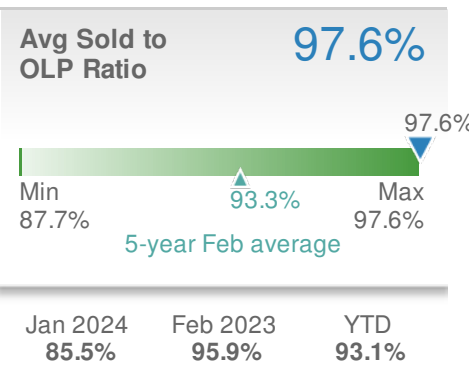
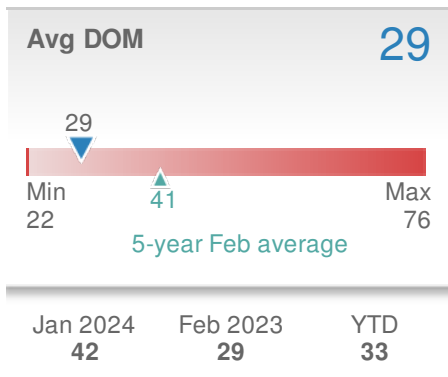
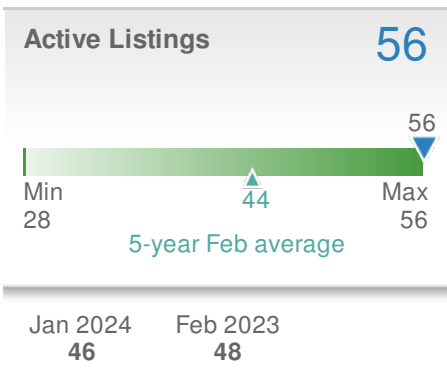
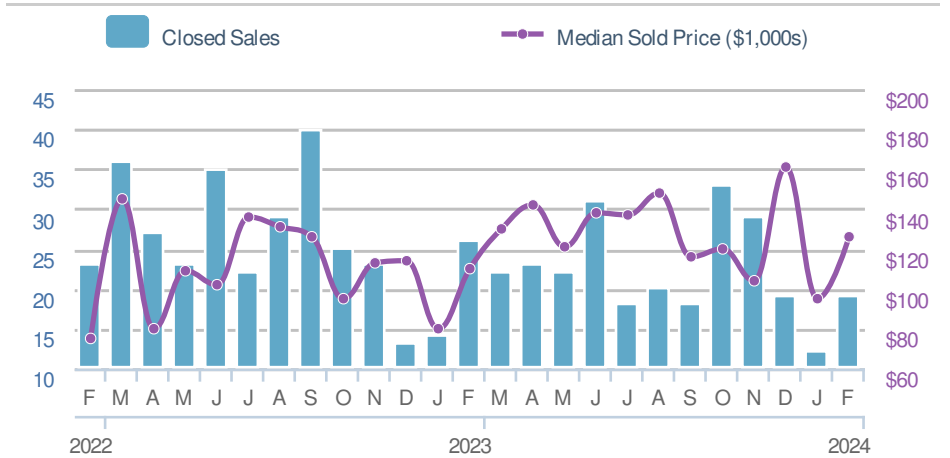
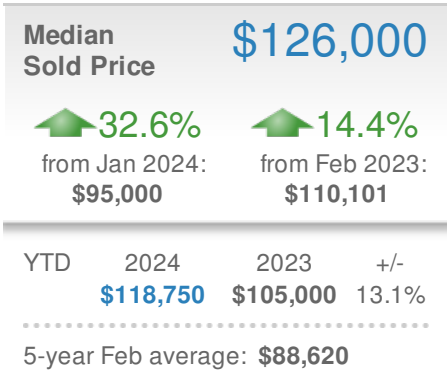
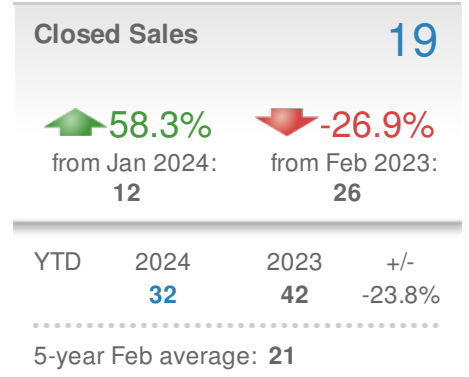
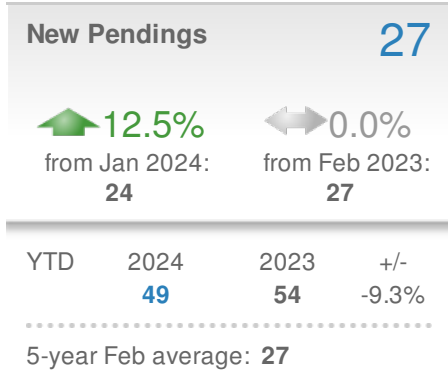
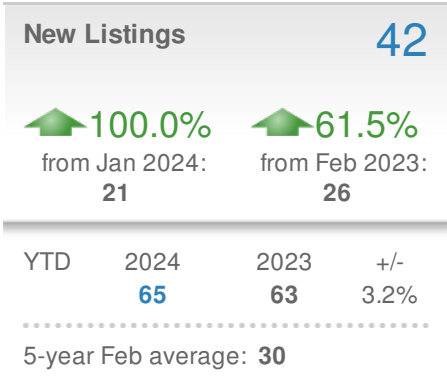
This activity resulted in a Contract Ratio of 1.33 pendings per active listing, up from 1.29 in January and an increase from 1.26 in February 2023. The Contract Ratio is 22% lower than the 5-year February average of 1.69. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



February 2024

Chester-Upland (Delaware, PA)

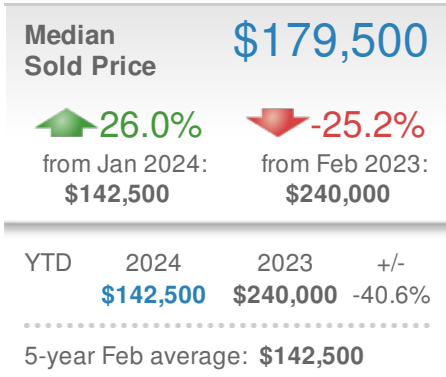
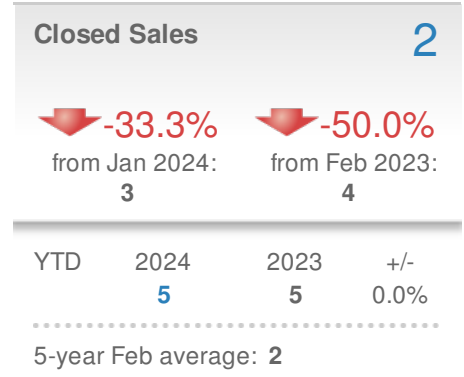
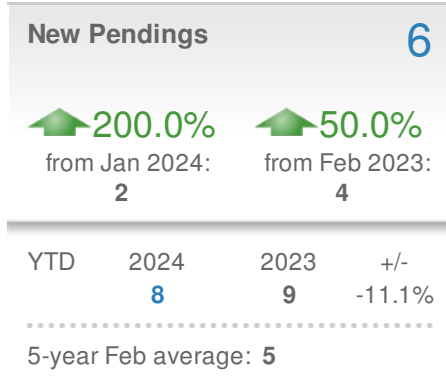
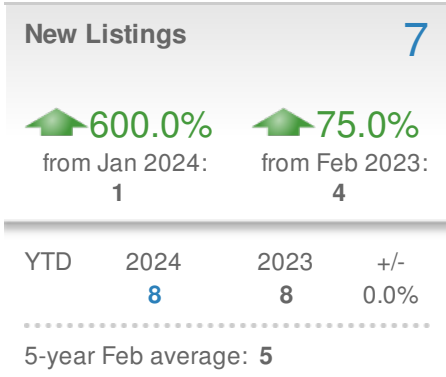
Email: ldavis@tcsr.realtor



February 2024

Chester-Upland (Delaware, PA) - Detached

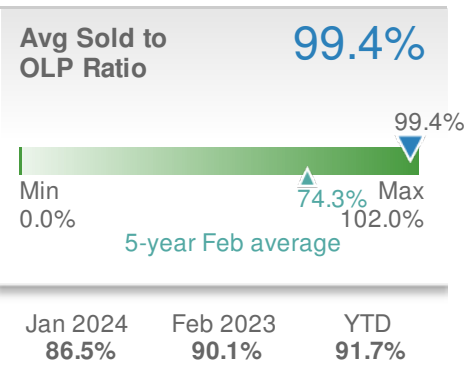
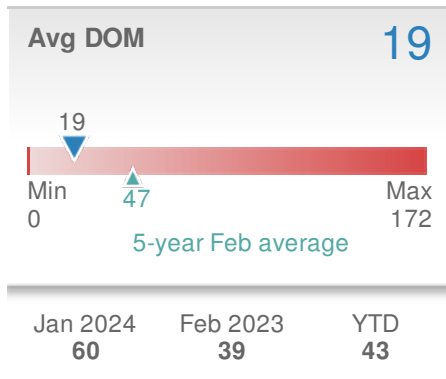
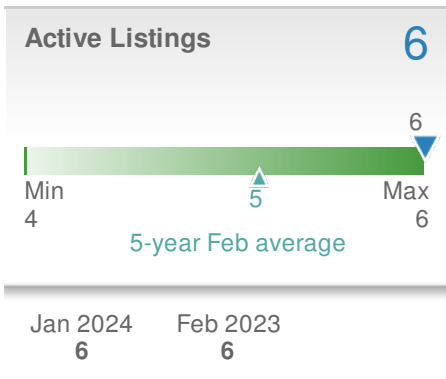
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Summary

In Chester-Upland (Delaware, PA), the median sold price for Detached properties for February was \$179,500, representing an increase of 26% compared to last month and a decrease of 25.2% from Feb 2023. The average days on market for units sold in February was 19 days, 60% below the 5-year February average of 47 days. There was a 200% month over month increase in new contract activity with 6 New Pendings; a 133.3% MoM increase in All Pendings (new contracts + contracts carried over from January) to 7; and no change in supply with 6 active units.

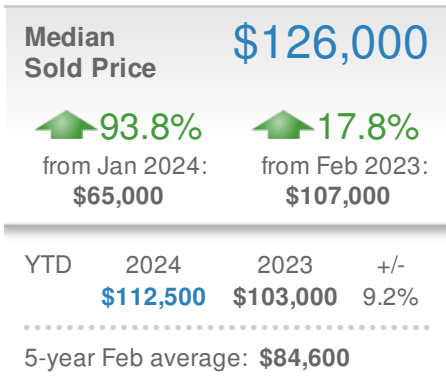
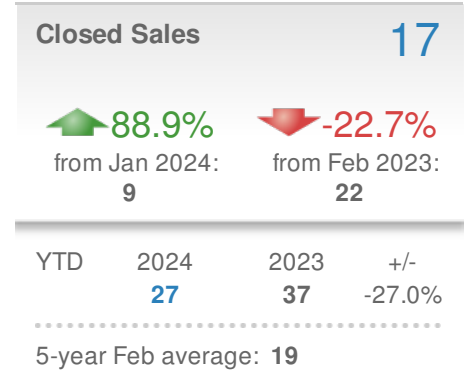
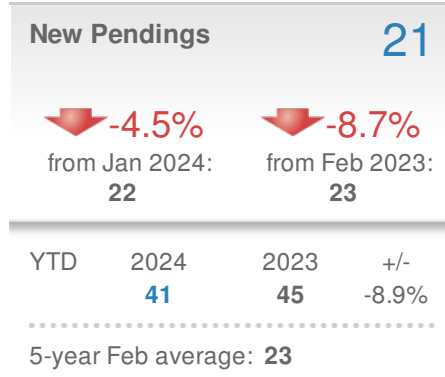
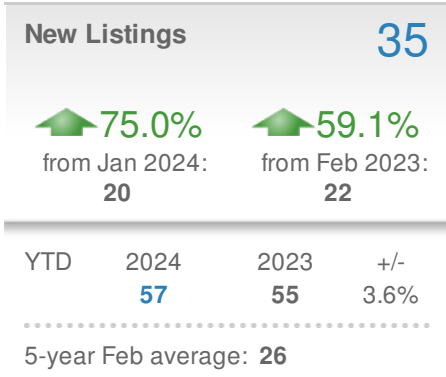
This activity resulted in a Contract Ratio of 1.17 pendings per active listing, up from 0.50 in January and an increase from 0.67 in February 2023. The Contract Ratio is 4% lower than the 5-year February average of 1.22. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



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Chester-Upland (Delaware, PA) - Attached

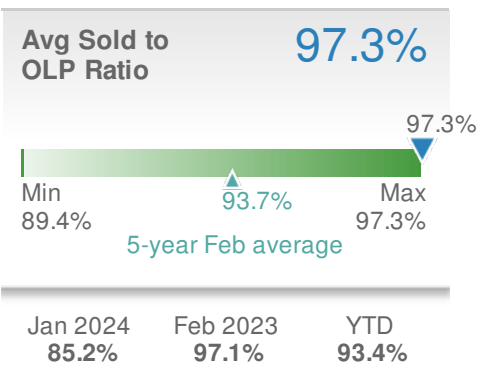
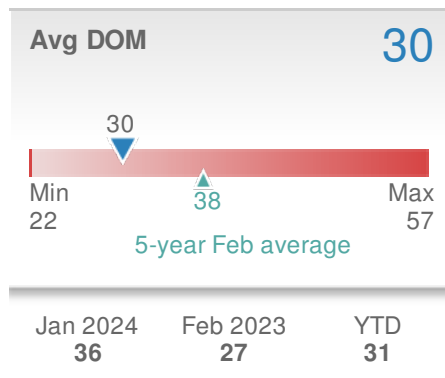
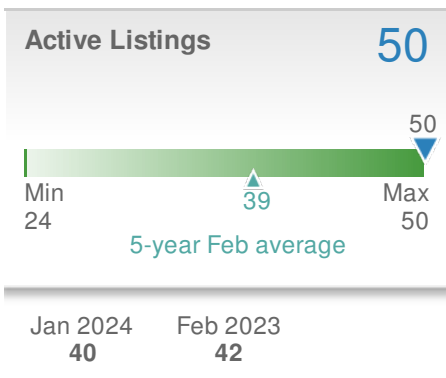
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Summary

In Chester-Upland (Delaware, PA), the median sold price for Attached properties for February was \$126,000, representing an increase of 93.8% compared to last month and an increase of 17.8% from Feb 2023. The average days on market for units sold in February was 30 days, 20% below the 5-year February average of 38 days. There was a 4.5% month over month decrease in new contract activity with 21 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from January) with 30; and a 25% increase in supply to 50 active units.

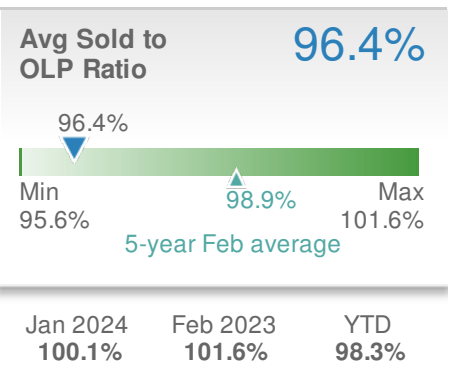
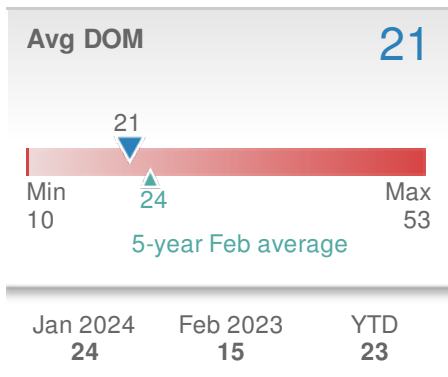
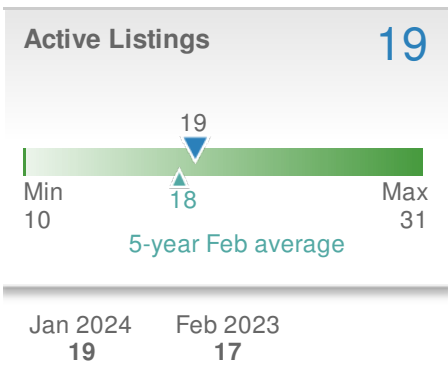
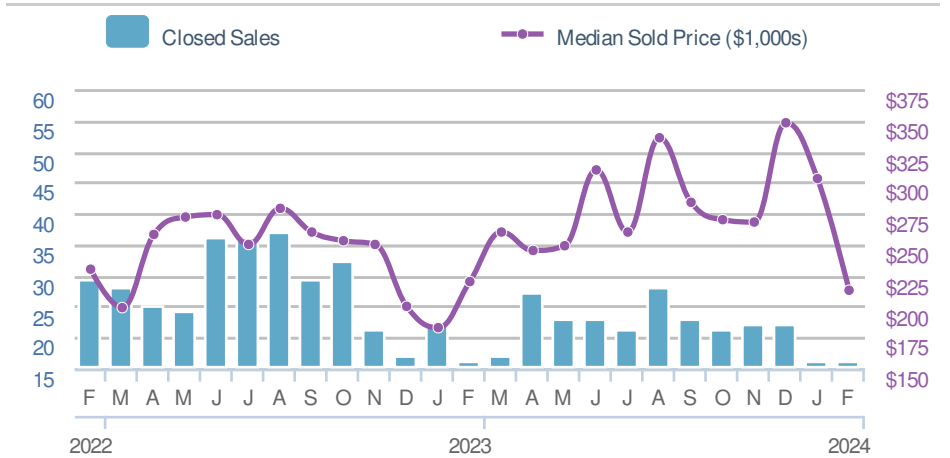
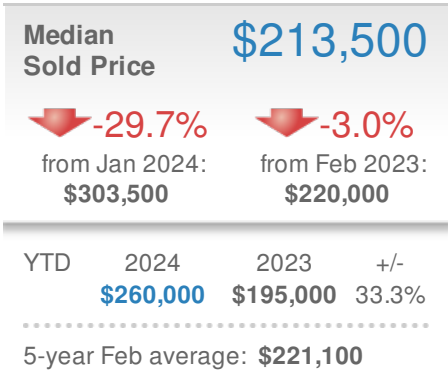
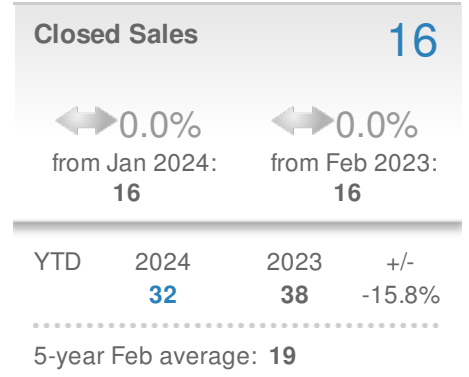
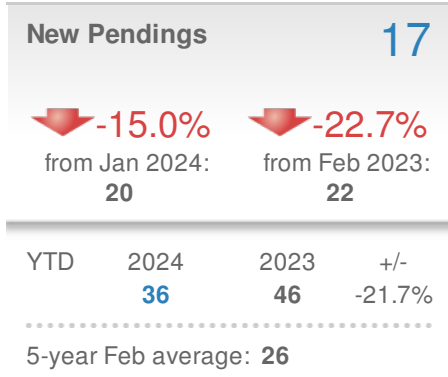
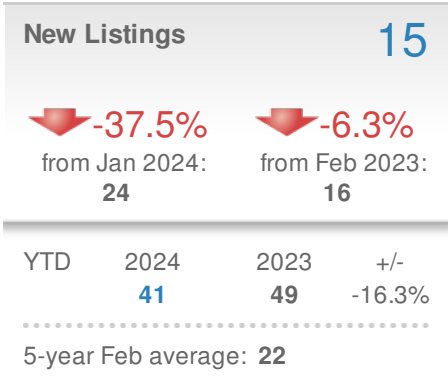
This activity resulted in a Contract Ratio of 0.60 pendings per active listing, down from 0.75 in January and a decrease from 0.71 in February 2023. The Contract Ratio is 24% lower than the 5-year February average of 0.79. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



February 2024

Chichester (Delaware, PA)

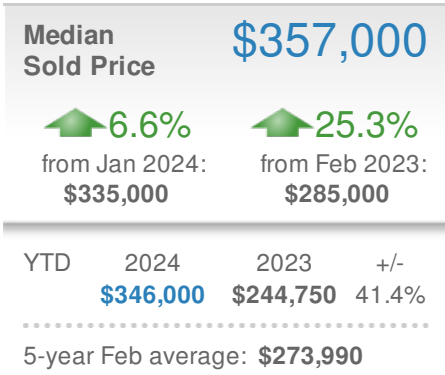
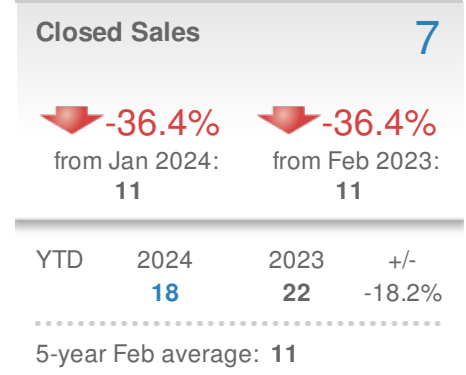
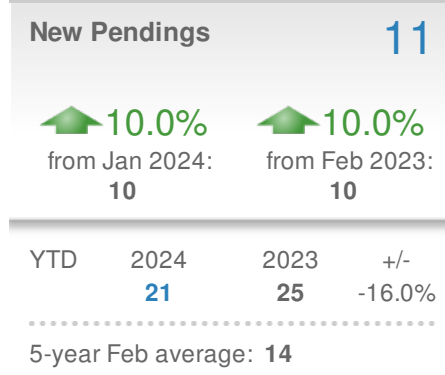
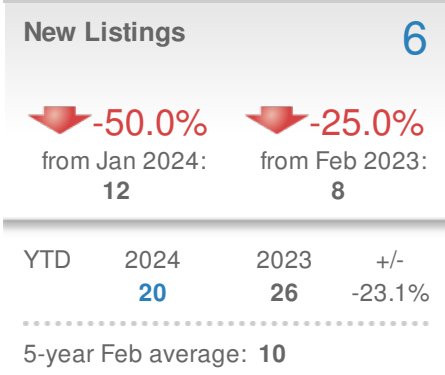
Email: ldavis@tcsr.realtor



February 2024

Chichester (Delaware, PA) - Detached

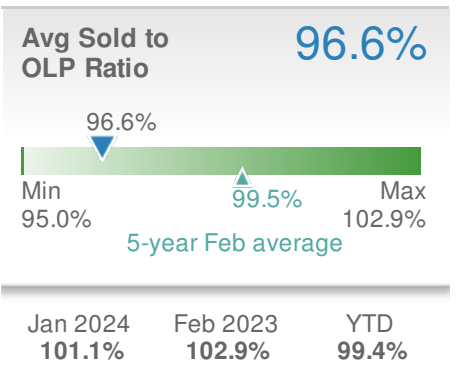
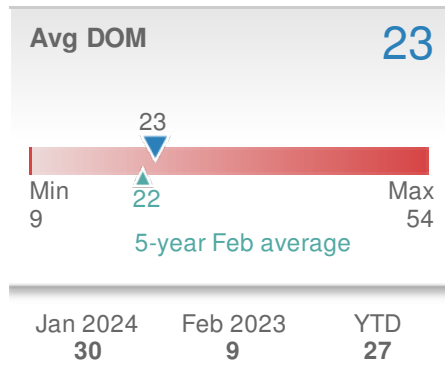
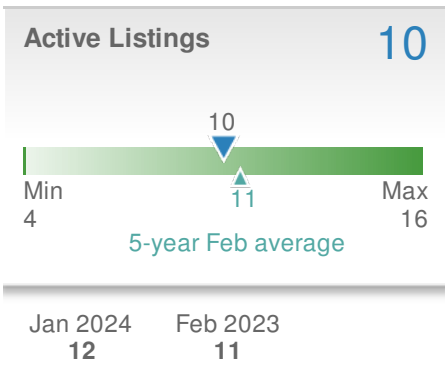
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Summary

In Chichester (Delaware, PA), the median sold price for Detached properties for February was \$357,000, representing an increase of 6.6% compared to last month and an increase of 25.3% from Feb 2023. The average days on market for units sold in February was 23 days, 4% above the 5-year February average of 22 days. There was a 10% month over month increase in new contract activity with 11 New Pendings; a 33.3% MoM increase in All Pendings (new contracts + contracts carried over from January) to 16; and a 16.7% decrease in supply to 10 active units.

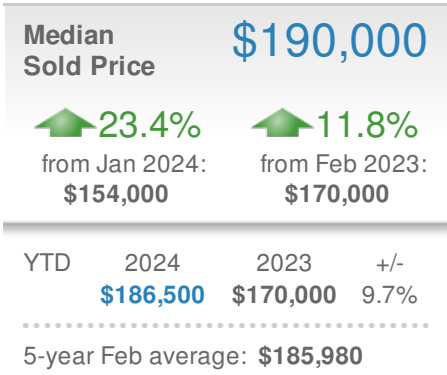
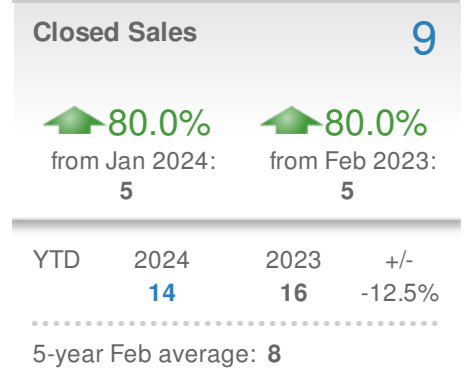
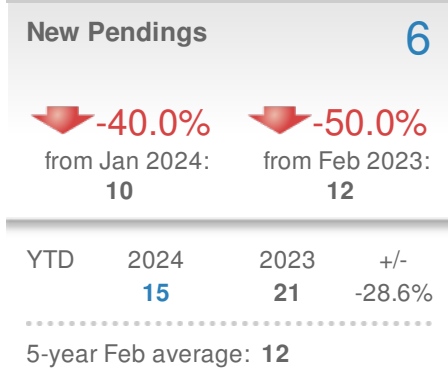
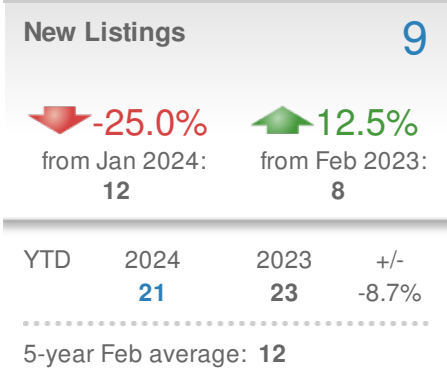
This activity resulted in a Contract Ratio of 1.60 pendings per active listing, up from 1.00 in January and an increase from 1.45 in February 2023. The Contract Ratio is 41% lower than the 5-year February average of 2.72. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



February 2024

Chichester (Delaware, PA) - Attached

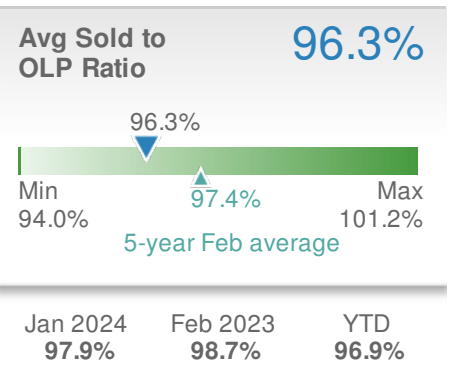
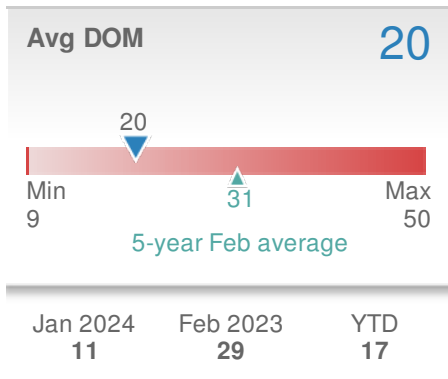
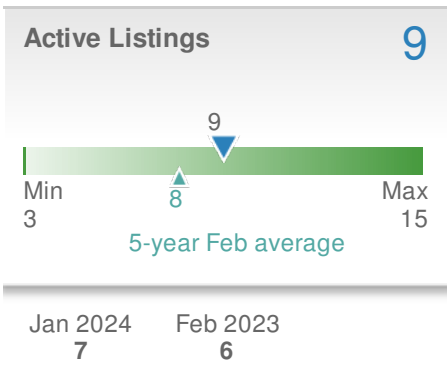
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Summary

In Chichester (Delaware, PA), the median sold price for Attached properties for February was \$190,000, representing an increase of 23.4% compared to last month and an increase of 11.8% from Feb 2023. The average days on market for units sold in February was 20 days, 36% below the 5-year February average of 31 days. There was a 40% month over month decrease in new contract activity with 6 New Pendings; a 25% MoM decrease in All Pendings (new contracts + contracts carried over from January) to 12; and a 28.6% increase in supply to 9 active units.

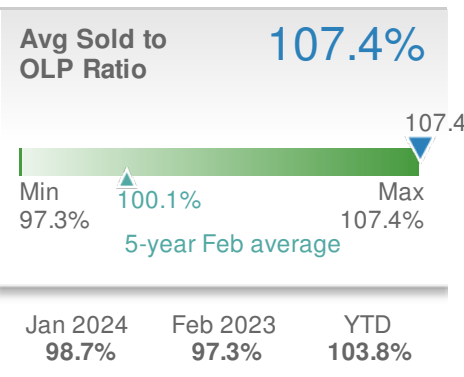
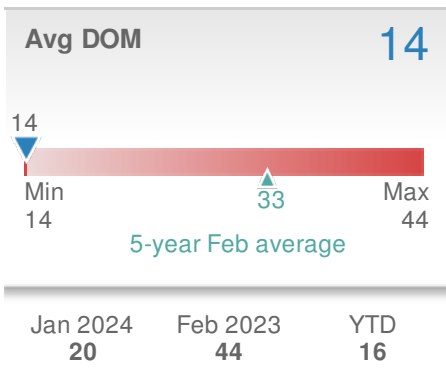
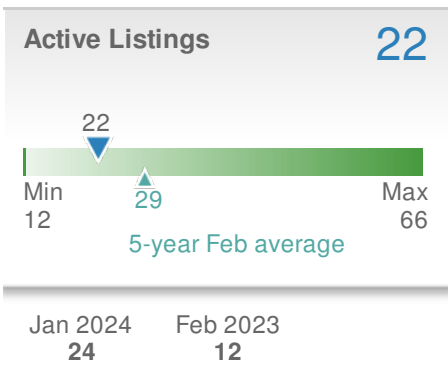
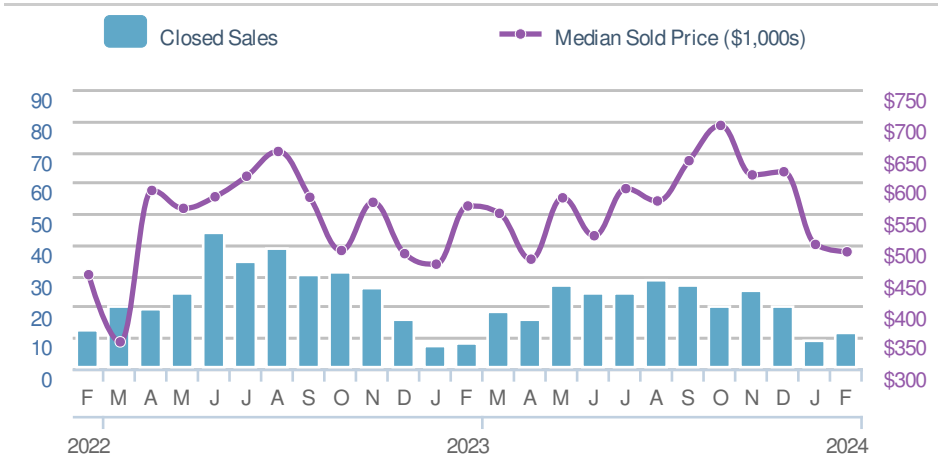
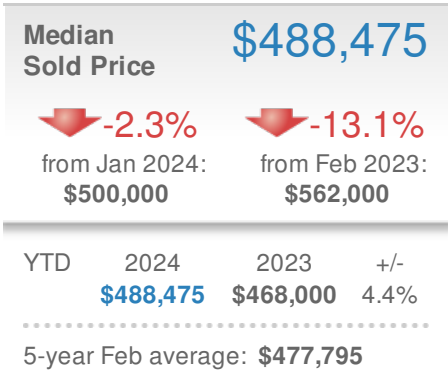
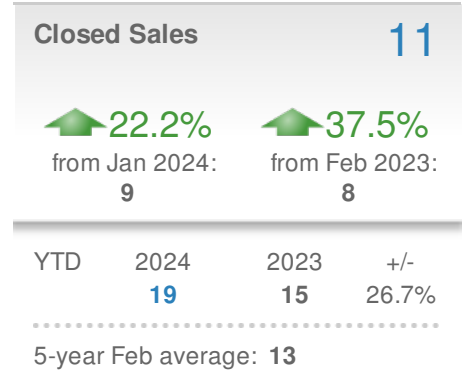
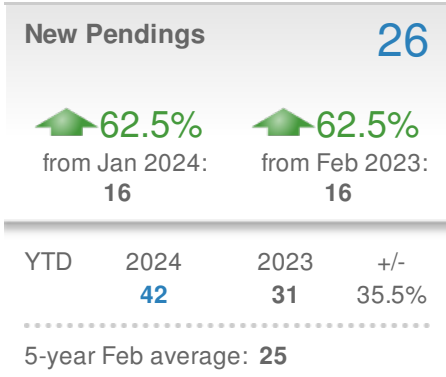
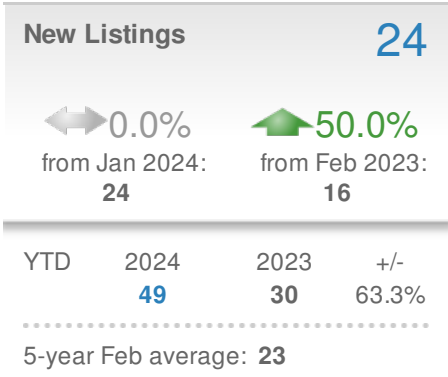
This activity resulted in a Contract Ratio of 1.33 pendings per active listing, down from 2.29 in January and a decrease from 2.50 in February 2023. The Contract Ratio is 57% lower than the 5-year February average of 3.11. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



February 2024

Garnet Valley (Delaware, PA)

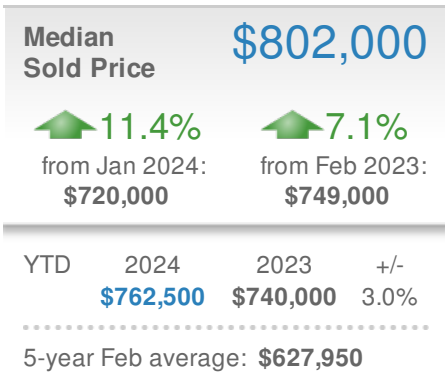
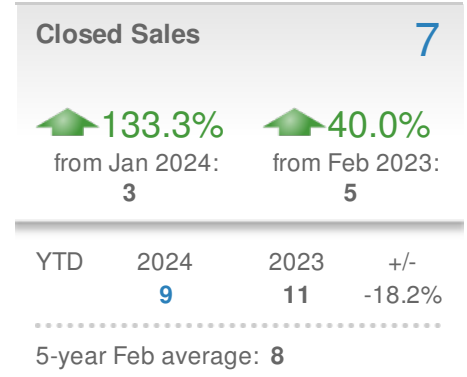
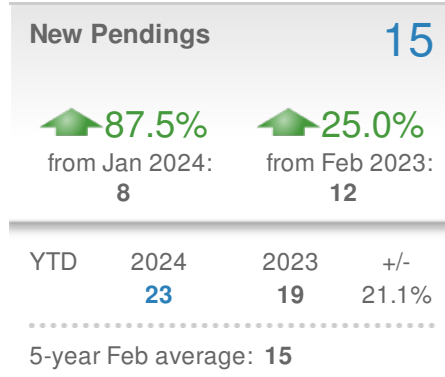
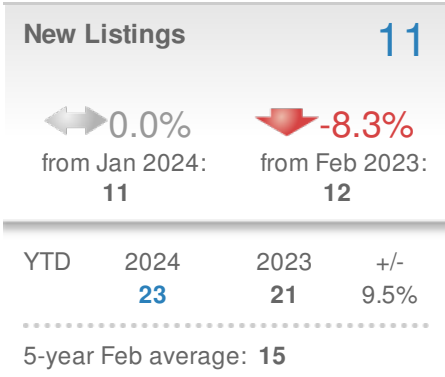
Email: ldavis@tcsr.realtor



February 2024

Garnet Valley (Delaware, PA) - Detached

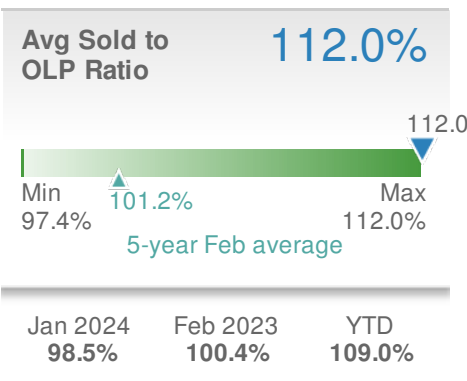
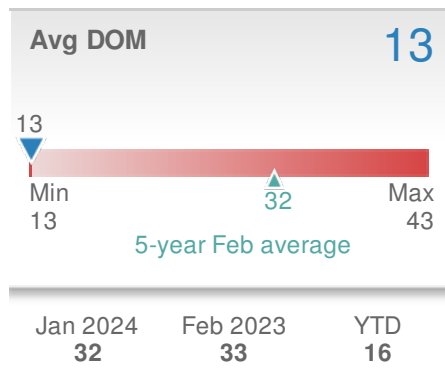
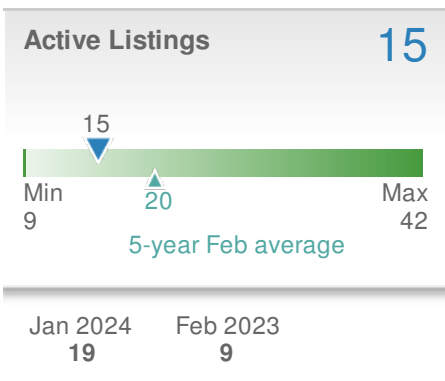
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Garnet Valley (Delaware, PA), the median sold price for Detached properties for February was \$802,000, representing an increase of 11.4% compared to last month and an increase of 7.1% from Feb 2023. The average days on market for units sold in February was 13 days, 59% below the 5-year February average of 32 days. There was an 87.5% month over month increase in new contract activity with 15 New Pendings; a 29% MoM increase in All Pendings (new contracts + contracts carried over from January) to 40; and a 21.1% decrease in supply to 15 active units.

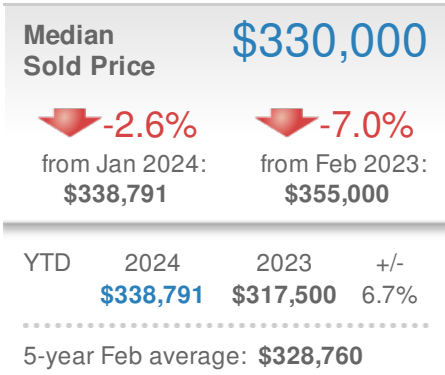
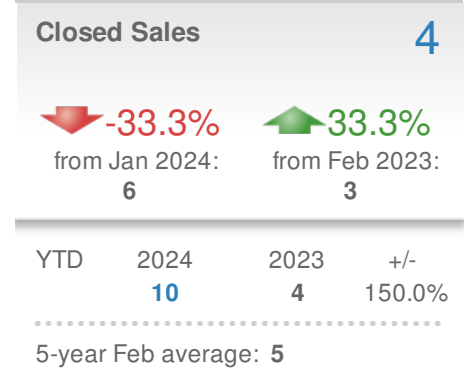
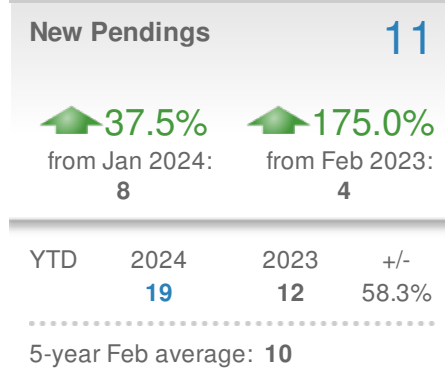
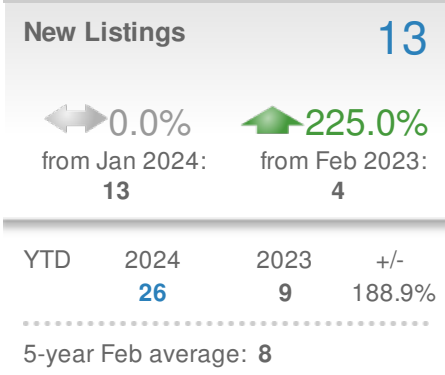
This activity resulted in a Contract Ratio of 2.67 pendings per active listing, up from 1.63 in January and no change from February 2023. The Contract Ratio is 48% higher than the 5-year February average of 1.81. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



February 2024

Garnet Valley (Delaware, PA) - Attached

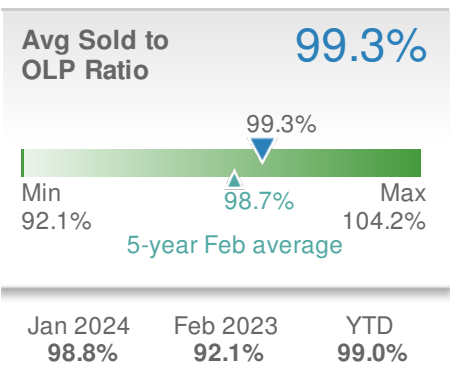
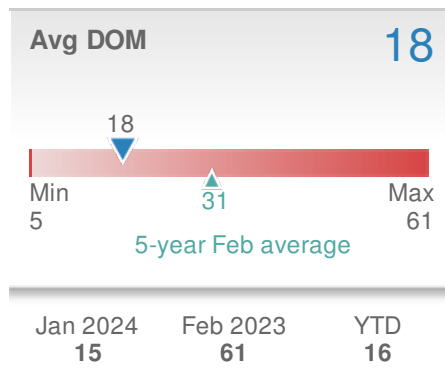
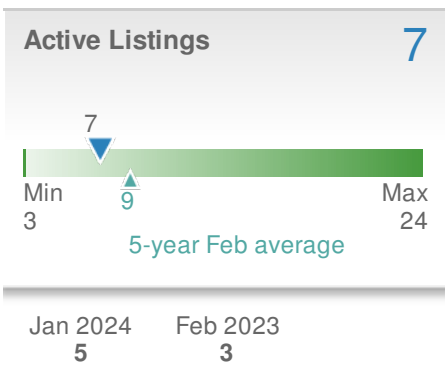
Tri-County Suburban REALTORS
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Summary

In Garnet Valley (Delaware, PA), the median sold price for Attached properties for February was \$330,000, representing a decrease of 2.6% compared to last month and a decrease of 7% from Feb 2023. The average days on market for units sold in February was 18 days, 42% below the 5-year February average of 31 days. There was a 37.5% month over month increase in new contract activity with 11 New Pendings; a 63.6% MoM increase in All Pendings (new contracts + contracts carried over from January) to 18; and a 40% increase in supply to 7 active units.

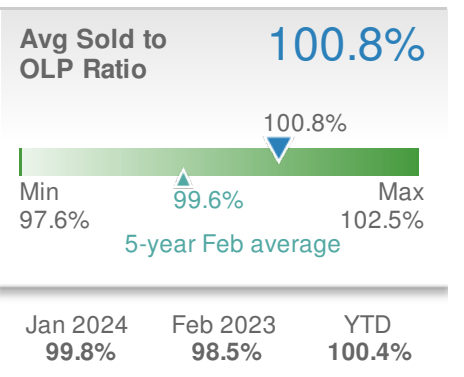
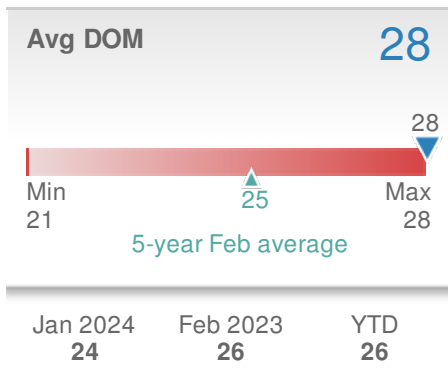
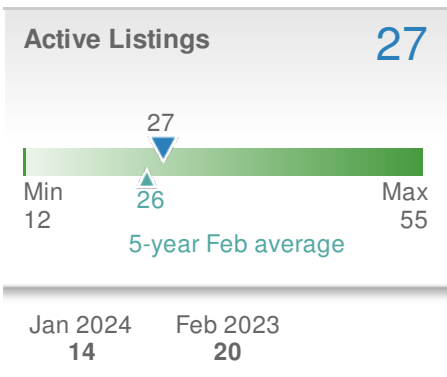
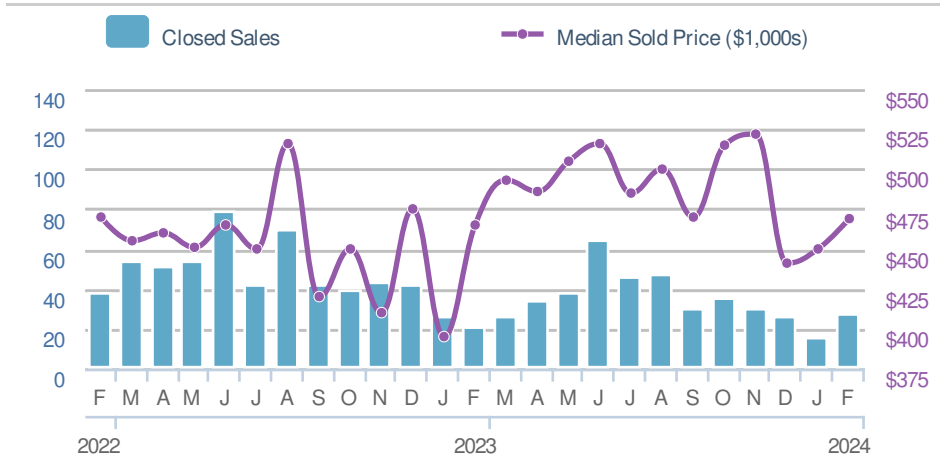
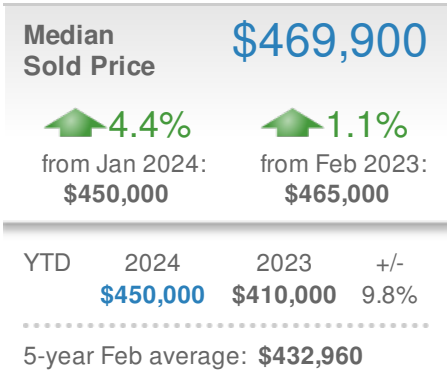
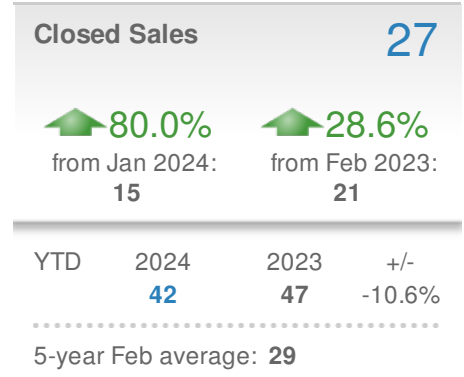
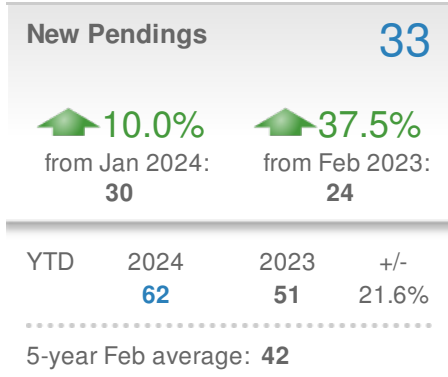
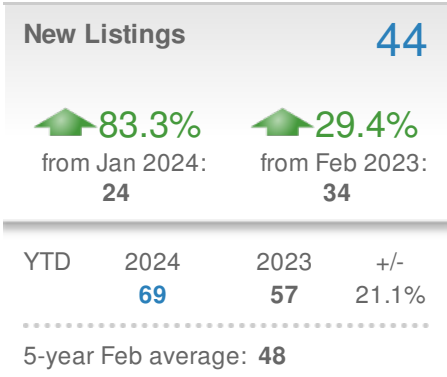
This activity resulted in a Contract Ratio of 2.57 pendings per active listing, up from 2.20 in January and a decrease from 3.00 in February 2023. The Contract Ratio is 2% lower than the 5-year February average of 2.62. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



February 2024

Haverford Township (Delaware, PA)

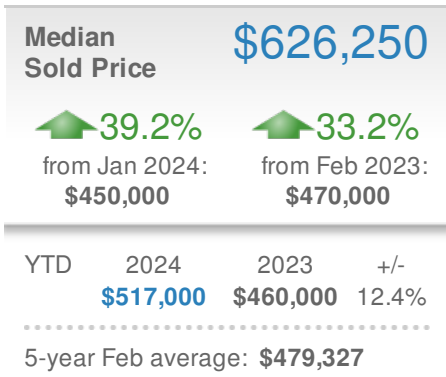
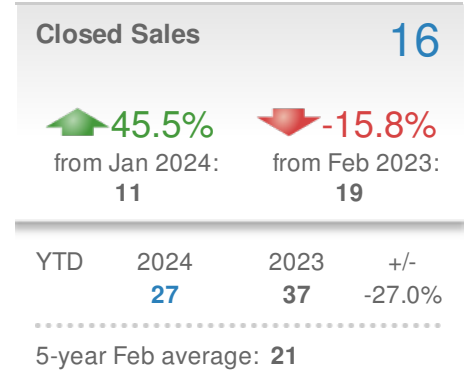
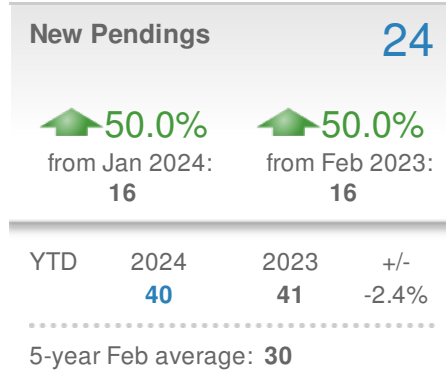
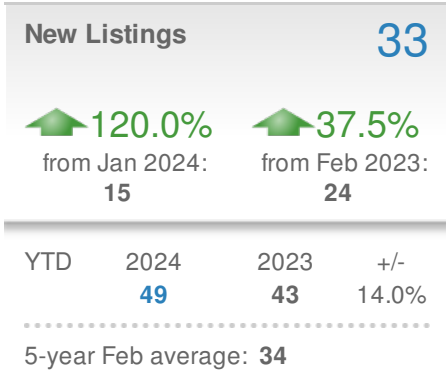
Email: ldavis@tcsr.realtor



February 2024

Haverford Township (Delaware, PA) - Detached

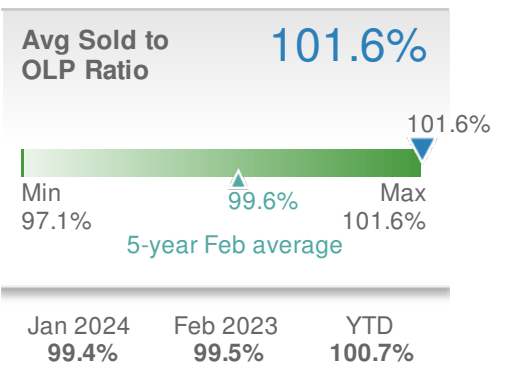
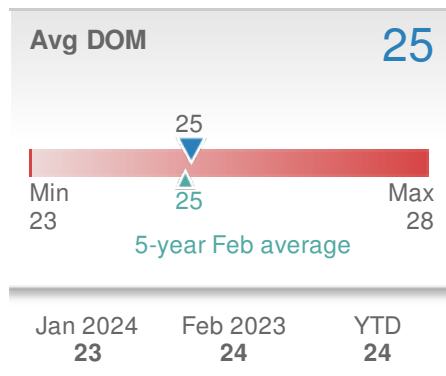
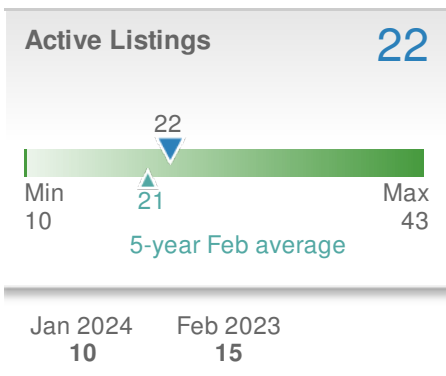
Tri-County Suburban REALTORS
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Summary

In Haverford Township (Delaware, PA), the median sold price for Detached properties for February was \$626,250, representing an increase of 39.2% compared to last month and an increase of 33.2% from Feb 2023. The average days on market for units sold in February was 25 days, the same as the 5-year February average of 25 days. There was a 50% month over month increase in new contract activity with 24 New Pendings; a 30.4% MoM increase in All Pendings (new contracts + contracts carried over from January) to 30; and a 120% increase in supply to 22 active units.

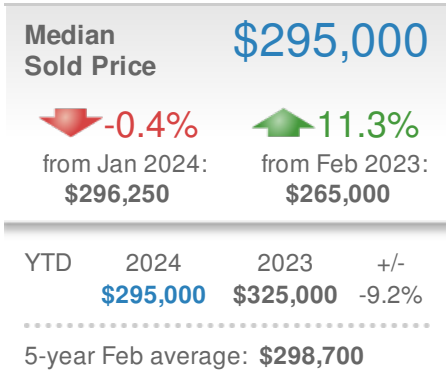
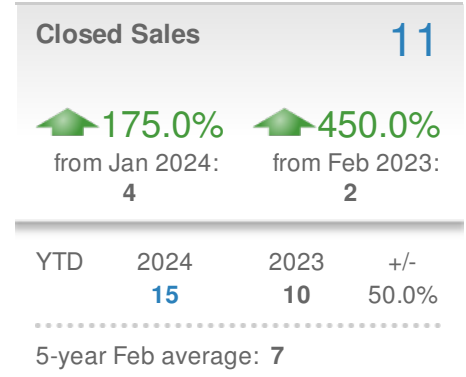
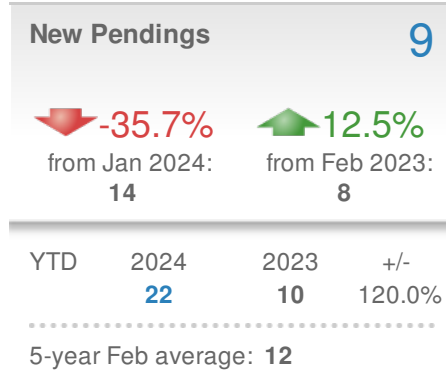
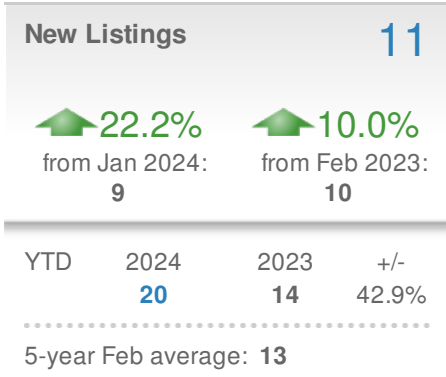
This activity resulted in a Contract Ratio of 1.36 pendencies per active listing, down from 2.30 in January and a decrease from 1.73 in February 2023. The Contract Ratio is 52% lower than the 5-year February average of 2.82. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



February 2024

Haverford Township (Delaware, PA) - Attached

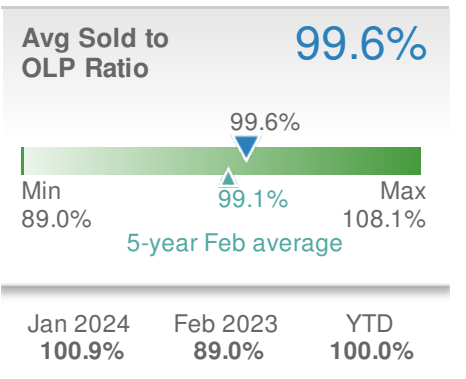
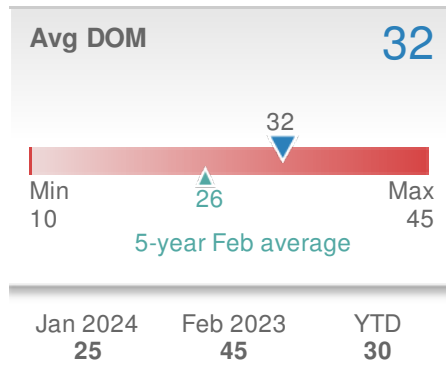
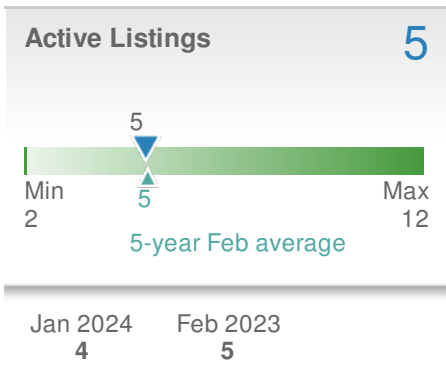
Tri-County Suburban REALTORS
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Summary

In Haverford Township (Delaware, PA), the median sold price for Attached properties for February was \$295,000, representing a decrease of 0.4% compared to last month and an increase of 11.3% from Feb 2023. The average days on market for units sold in February was 32 days, 24% above the 5-year February average of 26 days. There was a 35.7% month over month decrease in new contract activity with 9 New Pendings; a 21.4% MoM decrease in All Pendings (new contracts + contracts carried over from January) to 11; and a 25% increase in supply to 5 active units.

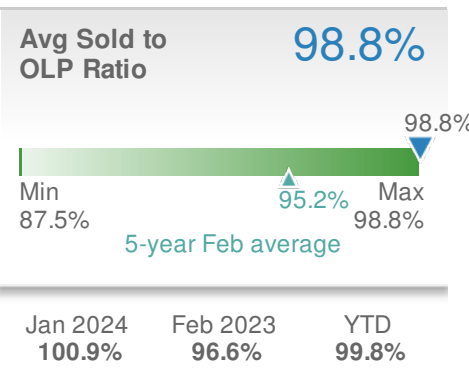
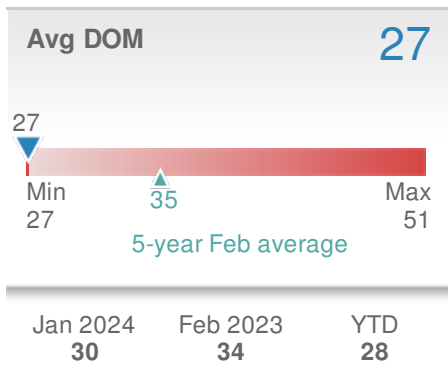
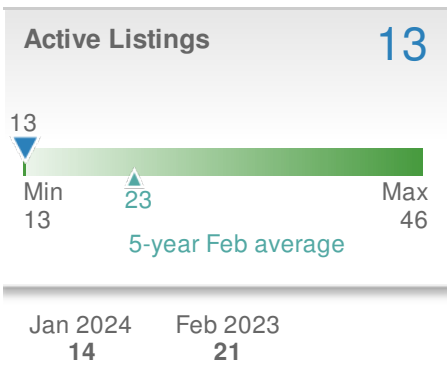
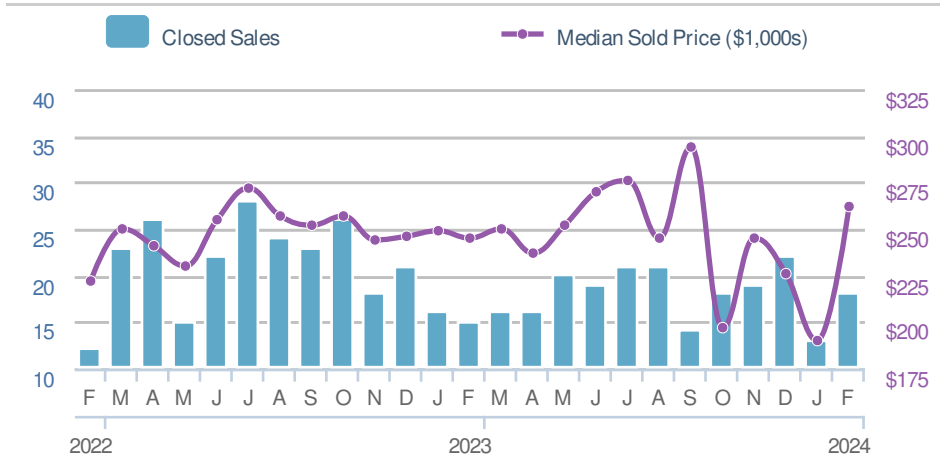
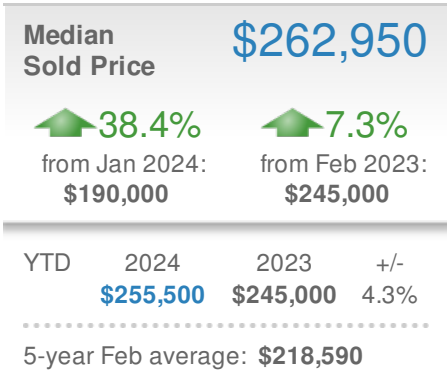
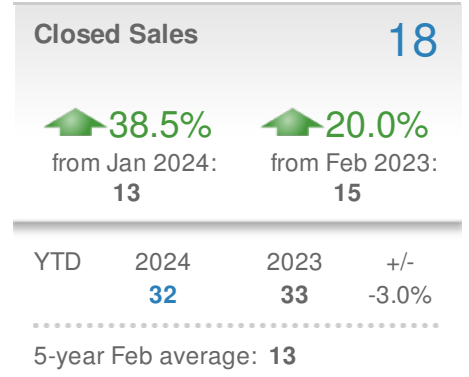
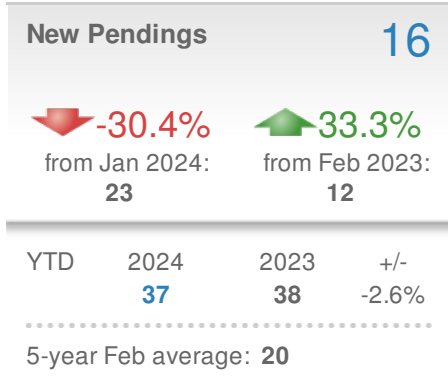
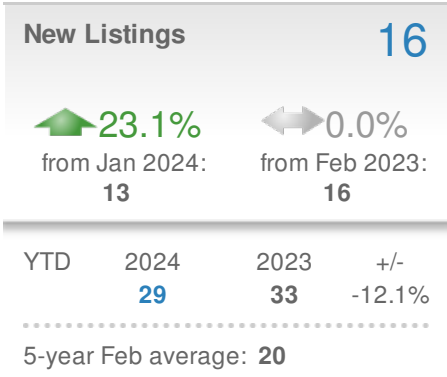
This activity resulted in a Contract Ratio of 2.20 pendings per active listing, down from 3.50 in January and an increase from 1.40 in February 2023. The Contract Ratio is 58% lower than the 5-year February average of 5.19. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2024

Interboro (Delaware, PA)

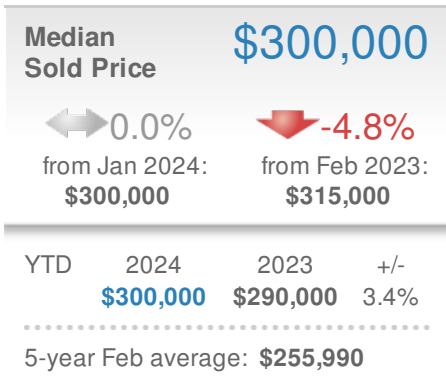
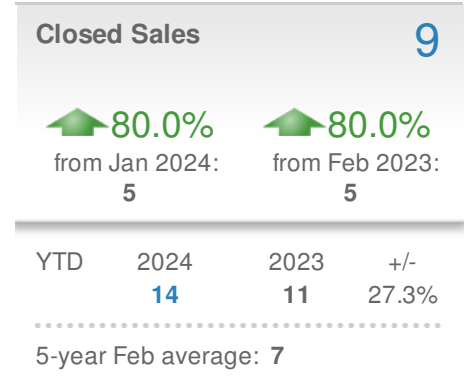
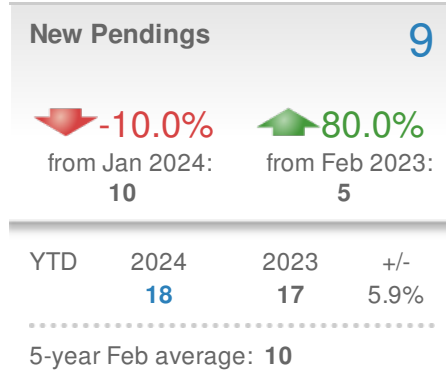
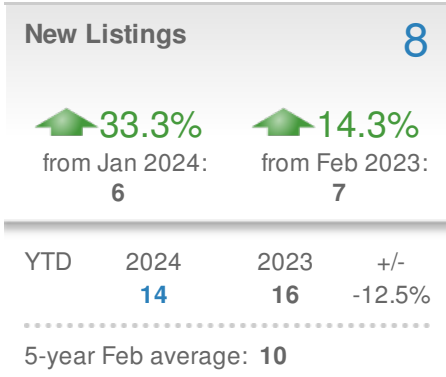
Email: ldavis@tcsr.realtor



February 2024

Interboro (Delaware, PA) - Detached

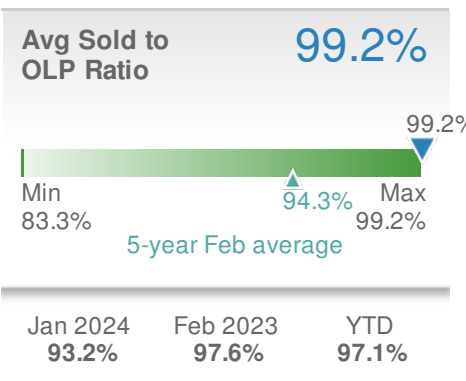
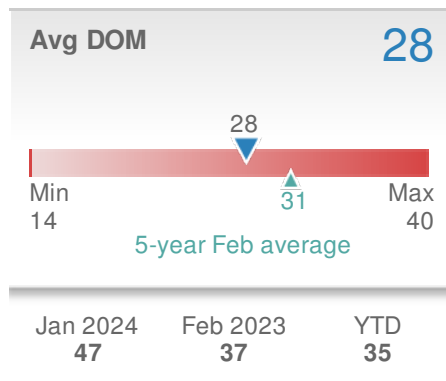
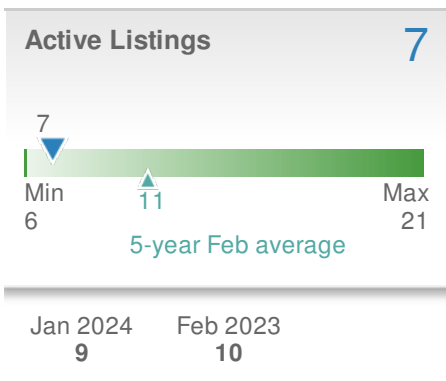
Tri-County Suburban REALTORS
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Summary

In Interboro (Delaware, PA), the median sold price for Detached properties for February was \$300,000, representing no change compared to last month and a decrease of 4.8% from Feb 2023. The average days on market for units sold in February was 28 days, 10% below the 5-year February average of 31 days. There was a 10% month over month decrease in new contract activity with 9 New Pendings; a 7.1% MoM decrease in All Pendings (new contracts + contracts carried over from January) to 13; and a 22.2% decrease in supply to 7 active units.

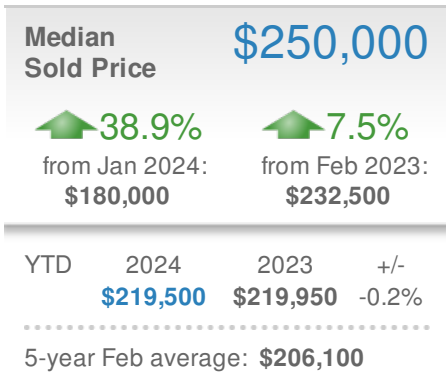
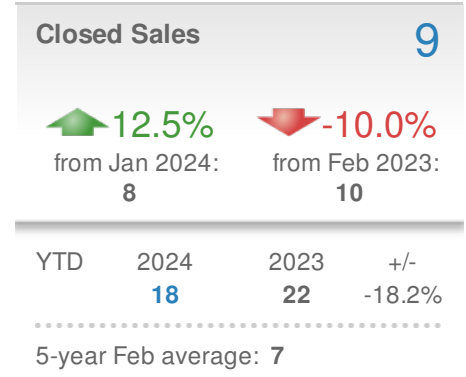
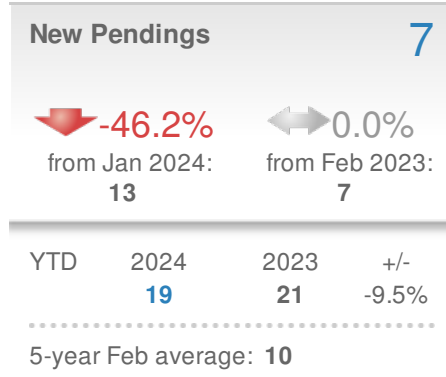
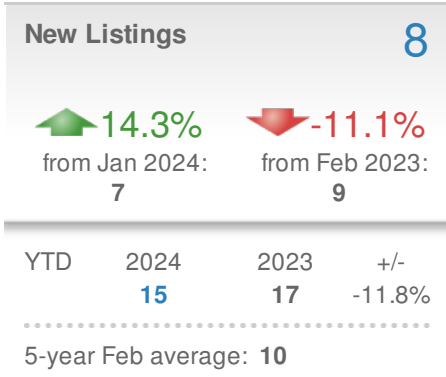
This activity resulted in a Contract Ratio of 1.86 pendings per active listing, up from 1.56 in January and an increase from 1.50 in February 2023. The Contract Ratio is 14% higher than the 5-year February average of 1.64. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2024

Interboro (Delaware, PA) - Attached

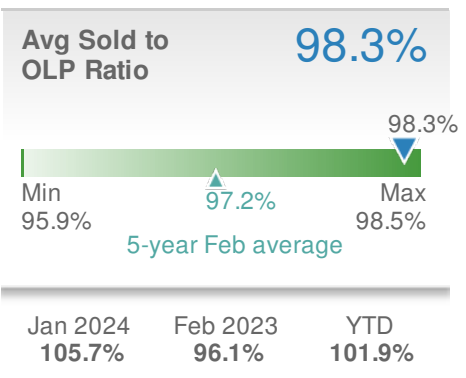
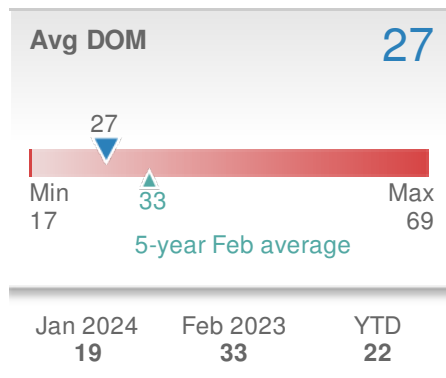
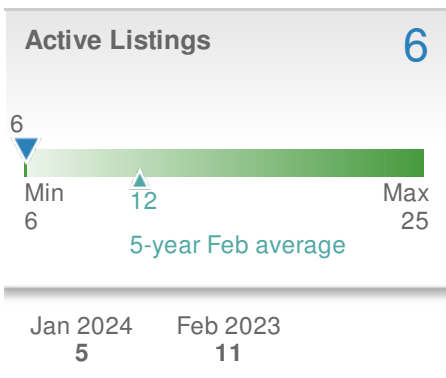
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Interboro (Delaware, PA), the median sold price for Attached properties for February was \$250,000, representing an increase of 38.9% compared to last month and an increase of 7.5% from Feb 2023. The average days on market for units sold in February was 27 days, 18% below the 5-year February average of 33 days. There was a 46.2% month over month decrease in new contract activity with 7 New Pendings; a 26.7% MoM decrease in All Pendings (new contracts + contracts carried over from January) to 11; and a 20% increase in supply to 6 active units.

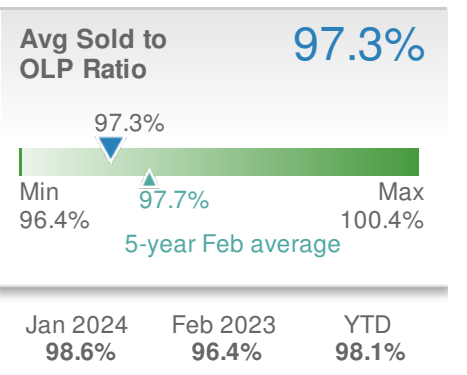
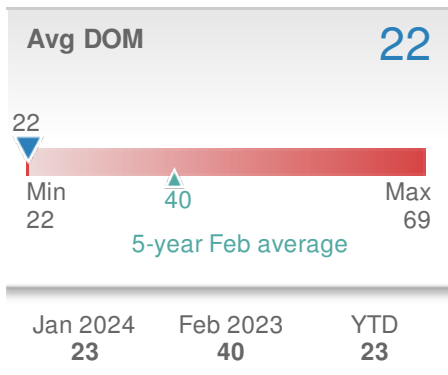
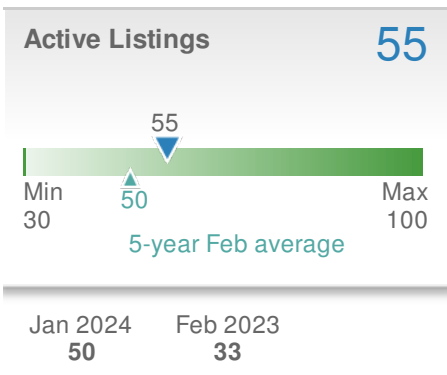
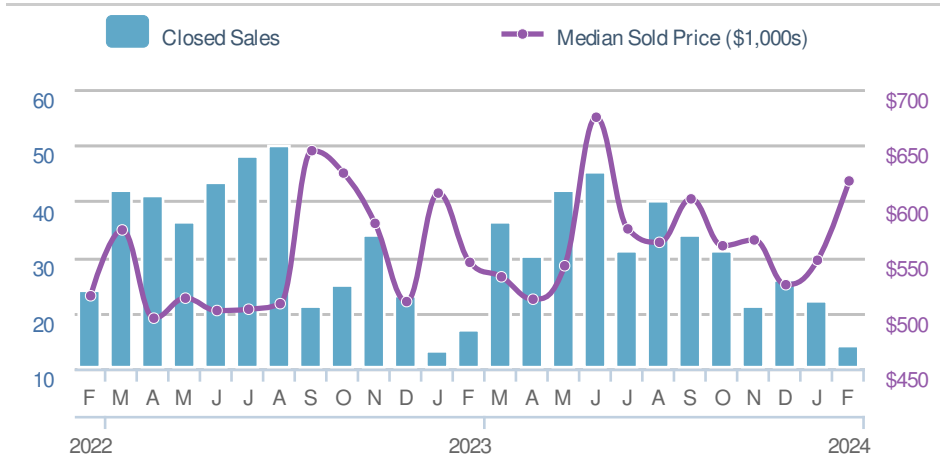
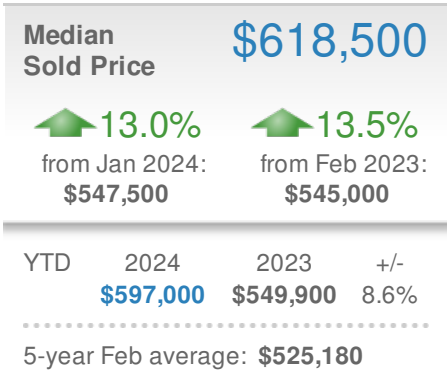
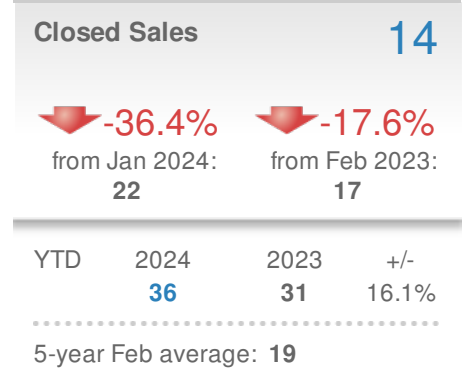
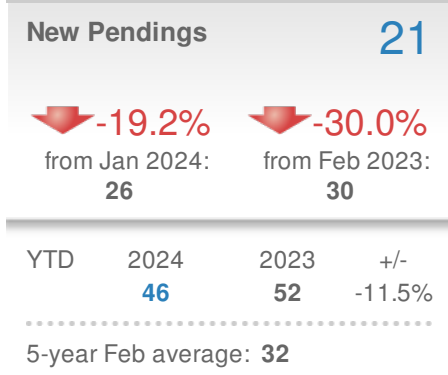
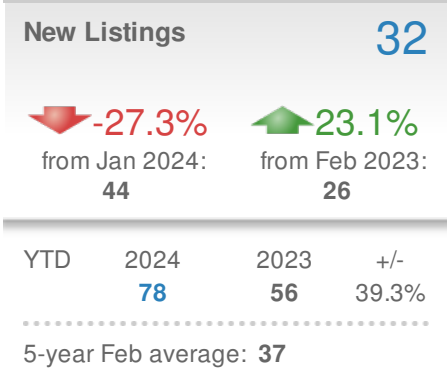
This activity resulted in a Contract Ratio of 1.83 pendings per active listing, down from 3.00 in January and an increase from 1.09 in February 2023. The Contract Ratio is 5% higher than the 5-year February average of 1.75. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



February 2024

Marple Newtown (Delaware, PA)

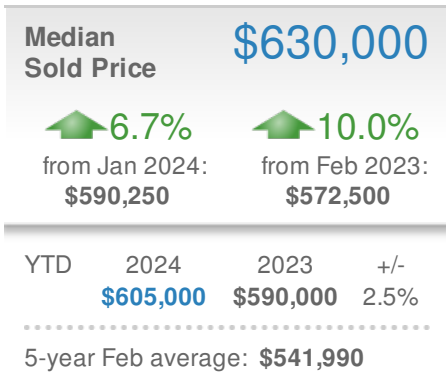
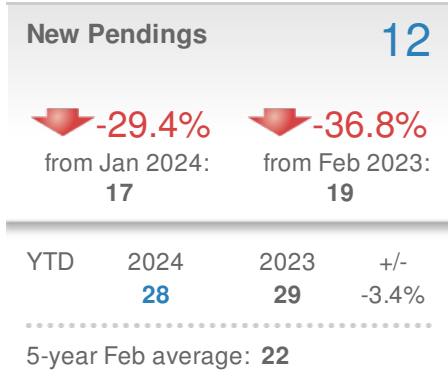
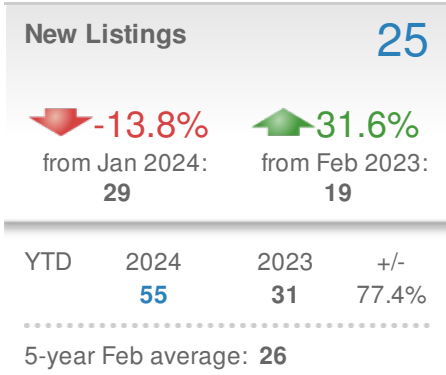
Email: ldavis@tcsr.realtor



February 2024

Marple Newtown (Delaware, PA) - Detached

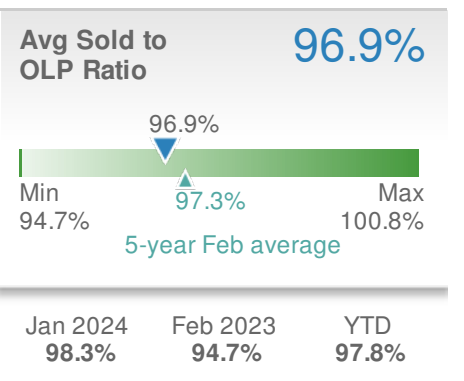
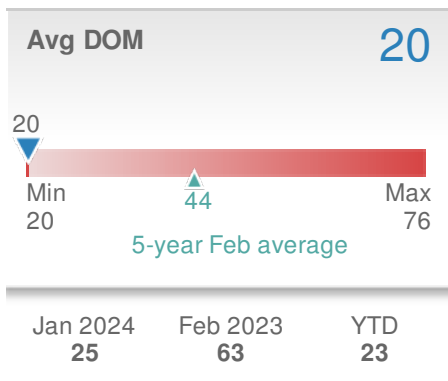
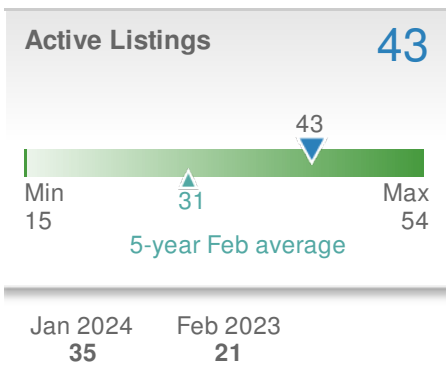
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Marple Newtown (Delaware, PA), the median sold price for Detached properties for February was \$630,000, representing an increase of 6.7% compared to last month and an increase of 10% from Feb 2023. The average days on market for units sold in February was 20 days, 55% below the 5-year February average of 44 days. There was a 29.4% month over month decrease in new contract activity with 12 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from January) with 29; and a 22.9% increase in supply to 43 active units.

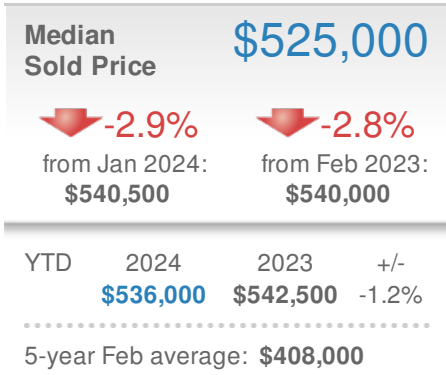
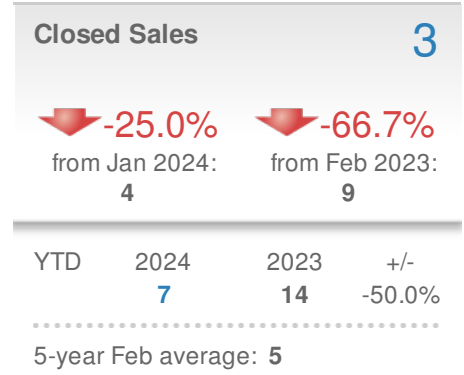
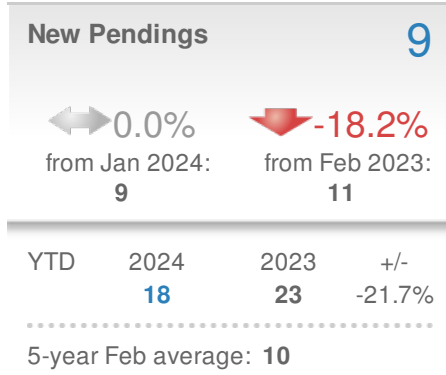
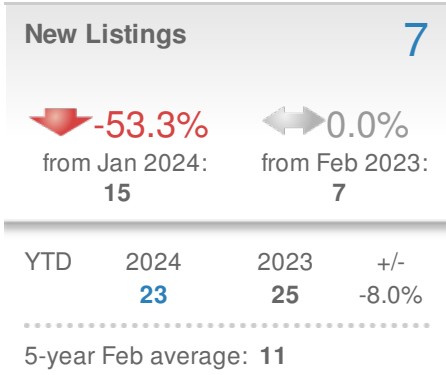
This activity resulted in a Contract Ratio of 0.67 pendings per active listing, down from 0.83 in January and a decrease from 1.90 in February 2023. The Contract Ratio is 60% lower than the 5-year February average of 1.68. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



February 2024

Marple Newtown (Delaware, PA) - Attached

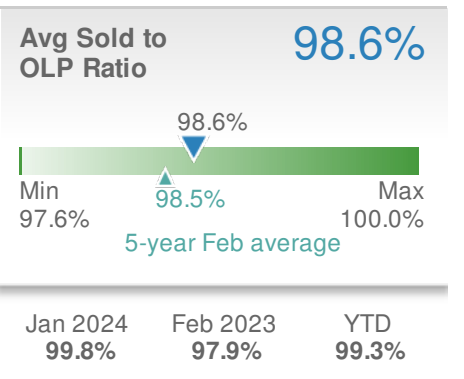
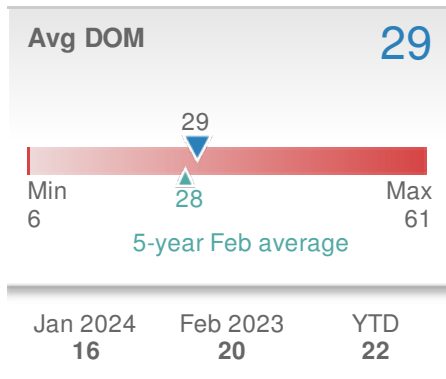
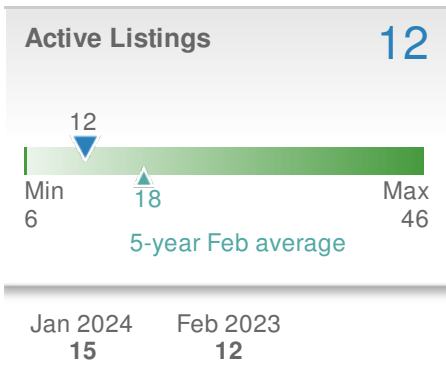
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Marple Newtown (Delaware, PA), the median sold price for Attached properties for February was \$525,000, representing a decrease of 2.9% compared to last month and a decrease of 2.8% from Feb 2023. The average days on market for units sold in February was 29 days, 2% above the 5-year February average of 28 days. There was no month over month change in new contract activity with 9 New Pendings; a 46.2% MoM increase in All Pendings (new contracts + contracts carried over from January) to 19; and a 20% decrease in supply to 12 active units.

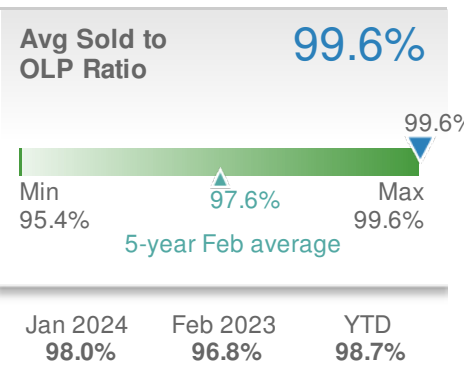
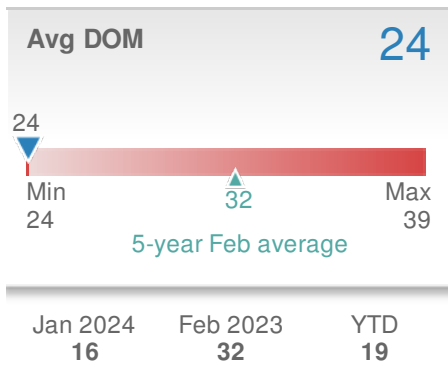
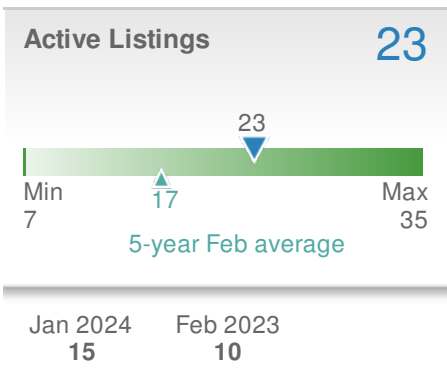
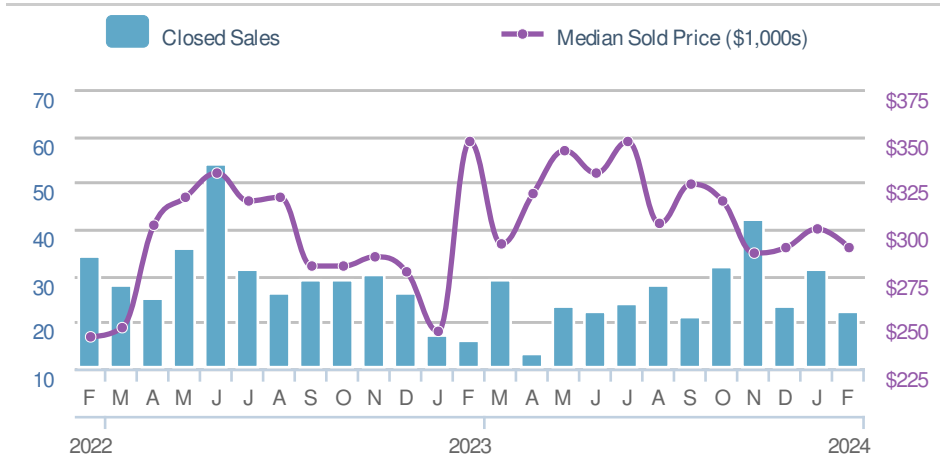
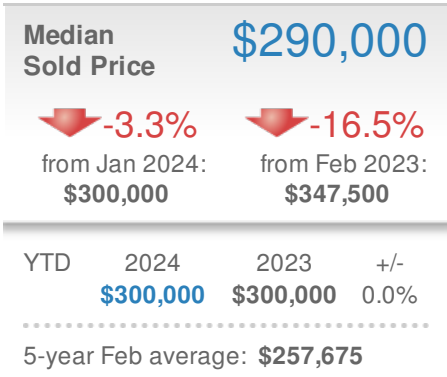
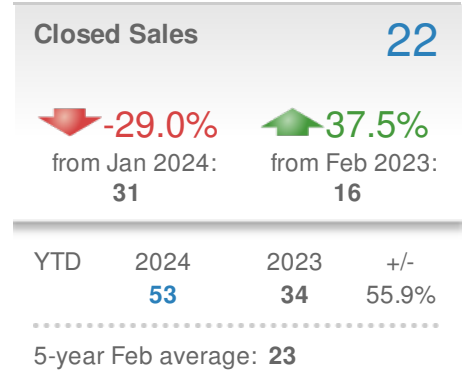
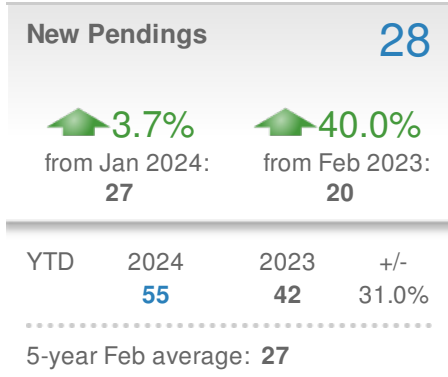
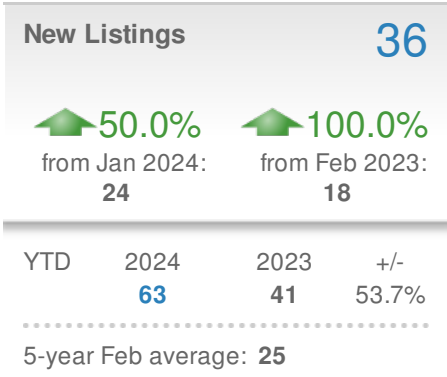
This activity resulted in a Contract Ratio of 1.58 pendings per active listing, up from 0.87 in January and a decrease from 2.08 in February 2023. The Contract Ratio is 20% lower than the 5-year February average of 1.97. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



February 2024

Penn-Delco (Delaware, PA)

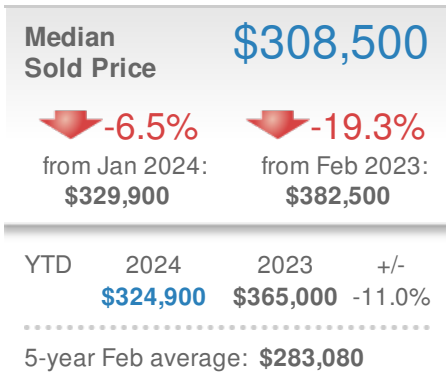
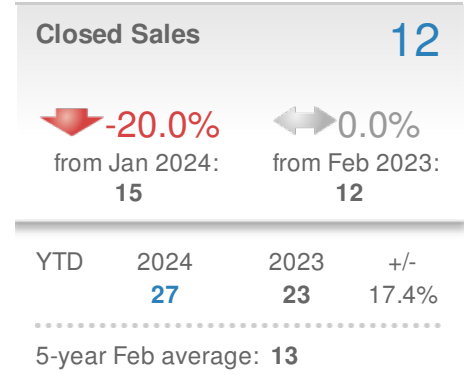
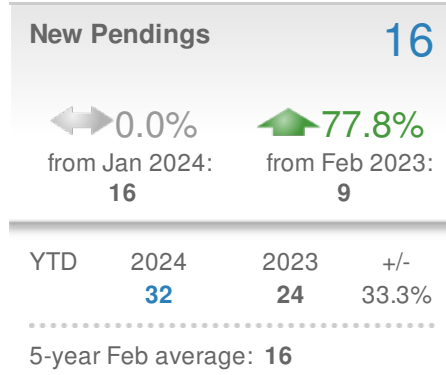
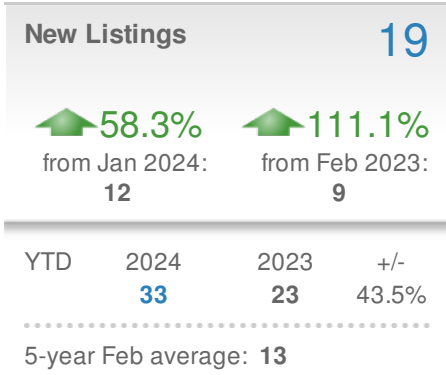
Email: ldavis@tcsr.realtor



February 2024

Penn-Delco (Delaware, PA) - Detached

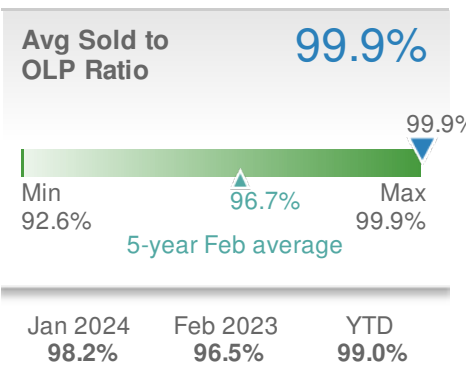
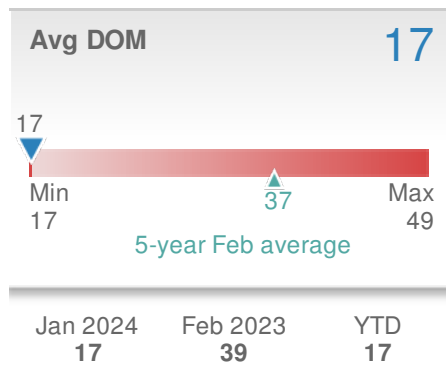
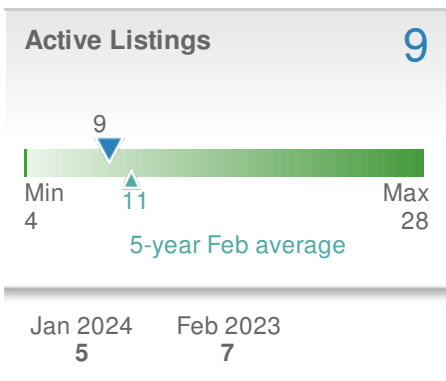
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Penn-Delco (Delaware, PA), the median sold price for Detached properties for February was \$308,500, representing a decrease of 6.5% compared to last month and a decrease of 19.3% from Feb 2023. The average days on market for units sold in February was 17 days, 54% below the 5-year February average of 37 days. There was no month over month change in new contract activity with 16 New Pendings; a 25% MoM increase in All Pendings (new contracts + contracts carried over from January) to 20; and an 80% increase in supply to 9 active units.

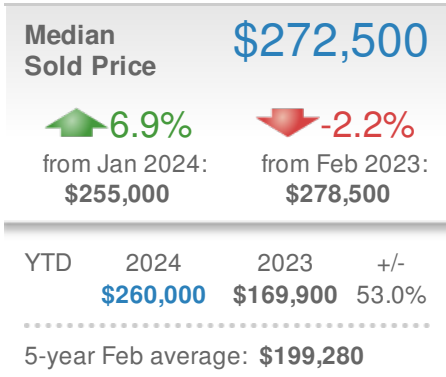
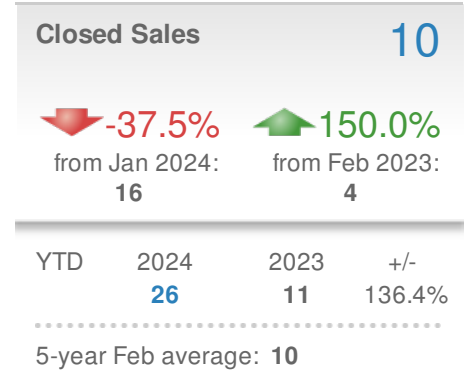
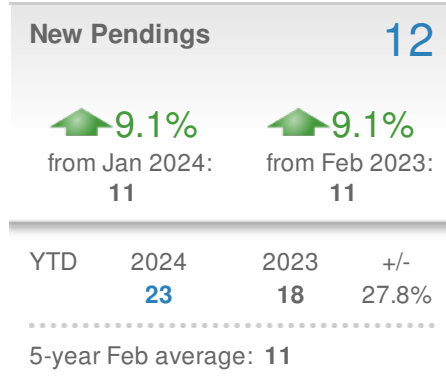
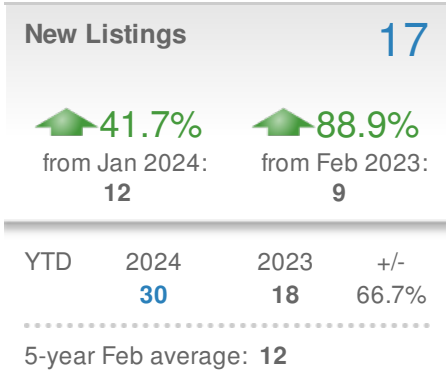
This activity resulted in a Contract Ratio of 2.22 pendings per active listing, down from 3.20 in January and a decrease from 2.43 in February 2023. The Contract Ratio is 33% lower than the 5-year February average of 3.29. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



February 2024

Penn-Delco (Delaware, PA) - Attached

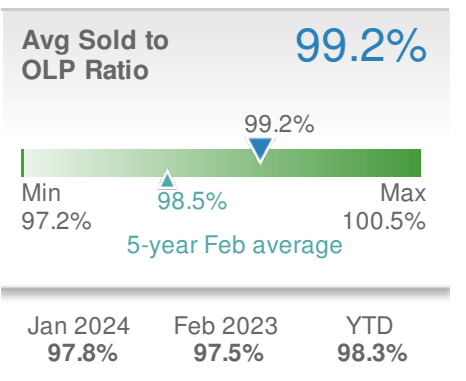
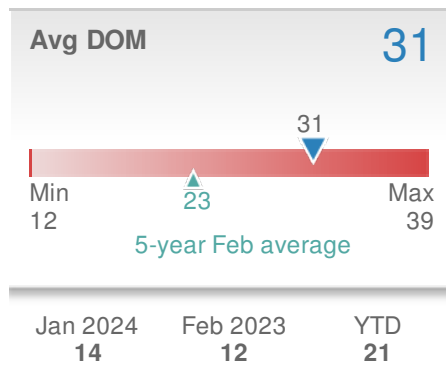
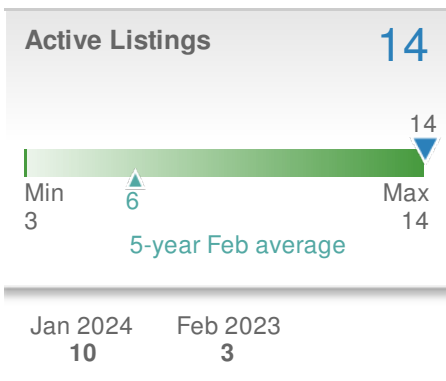
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Penn-Delco (Delaware, PA), the median sold price for Attached properties for February was \$272,500, representing an increase of 6.9% compared to last month and a decrease of 2.2% from Feb 2023. The average days on market for units sold in February was 31 days, 33% above the 5-year February average of 23 days. There was a 9.1% month over month increase in new contract activity with 12 New Pendings; a 13.3% MoM increase in All Pendings (new contracts + contracts carried over from January) to 17; and a 40% increase in supply to 14 active units.

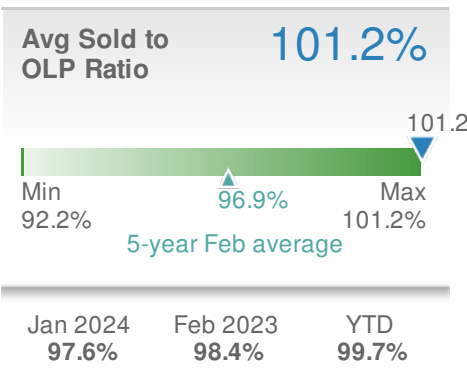
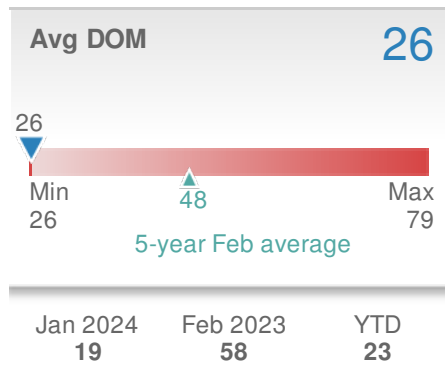
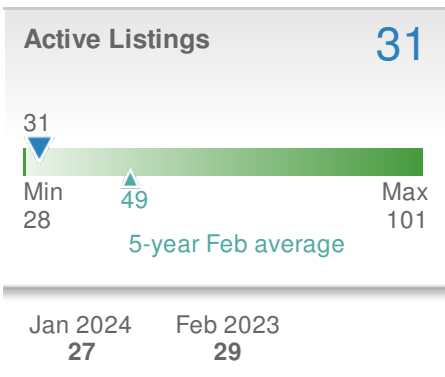
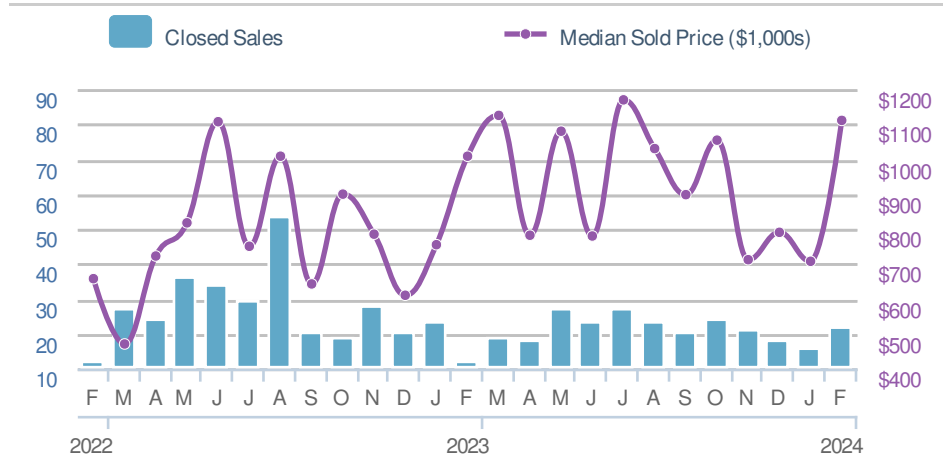
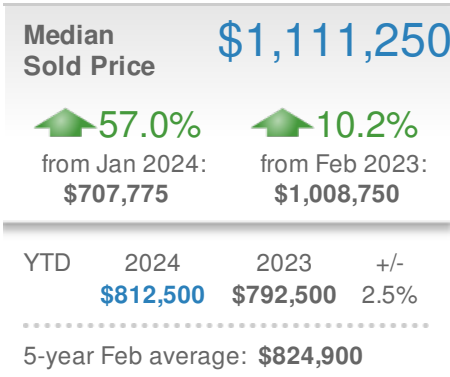
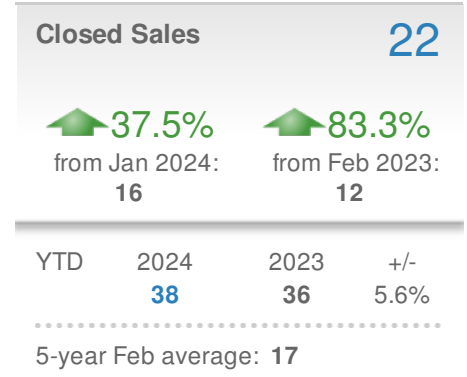
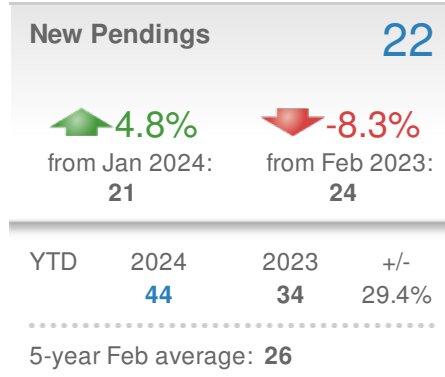
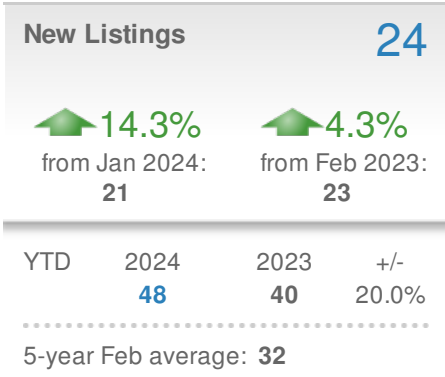
This activity resulted in a Contract Ratio of 1.21 pendings per active listing, down from 1.50 in January and a decrease from 4.67 in February 2023. The Contract Ratio is 66% lower than the 5-year February average of 3.58. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



February 2024

Radnor Township (Delaware, PA)

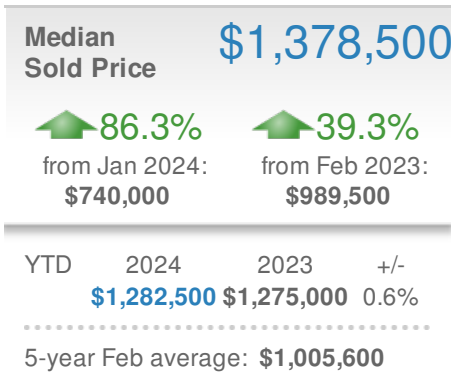
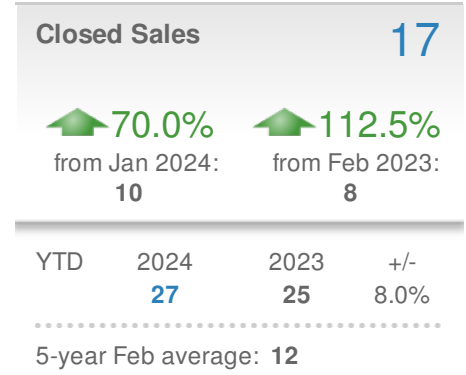
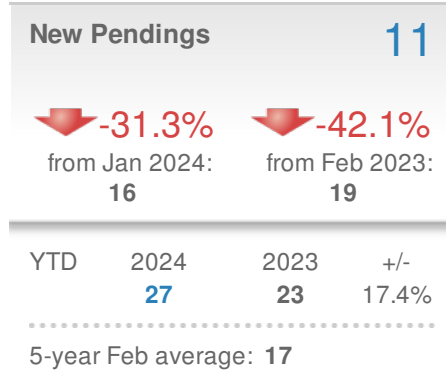
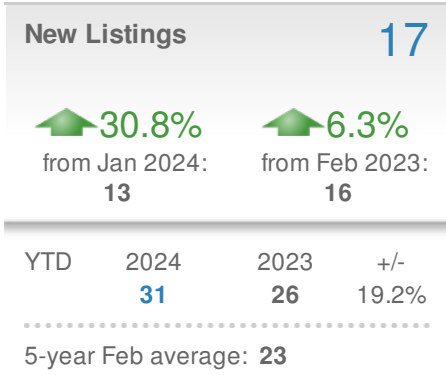
Email: ldavis@tcsr.realtor



February 2024

Radnor Township (Delaware, PA) - Detached

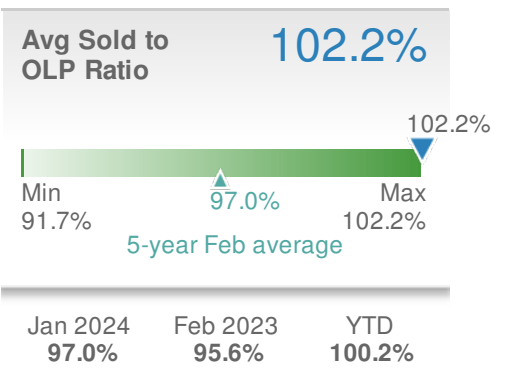
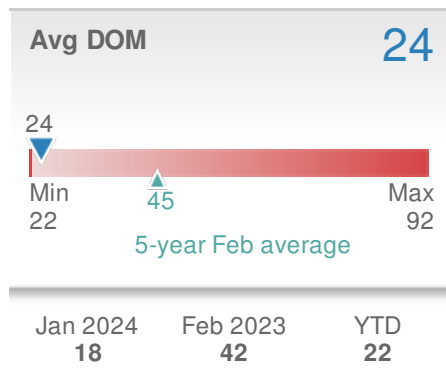
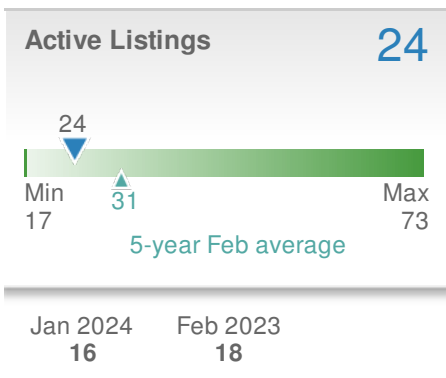
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Radnor Township (Delaware, PA), the median sold price for Detached properties for February was \$1,378,500, representing an increase of 86.3% compared to last month and an increase of 39.3% from Feb 2023. The average days on market for units sold in February was 24 days, 47% below the 5-year February average of 45 days. There was a 31.3% month over month decrease in new contract activity with 11 New Pending; a 22.2% MoM decrease in All Pending (new contracts + contracts carried over from January) to 21; and a 50% increase in supply to 24 active units.

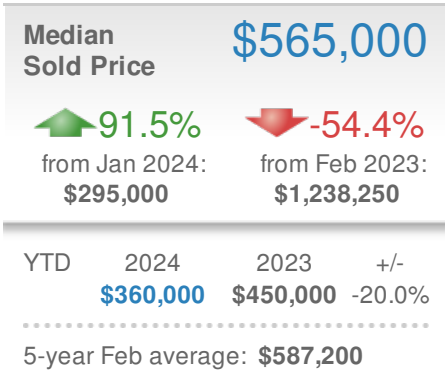
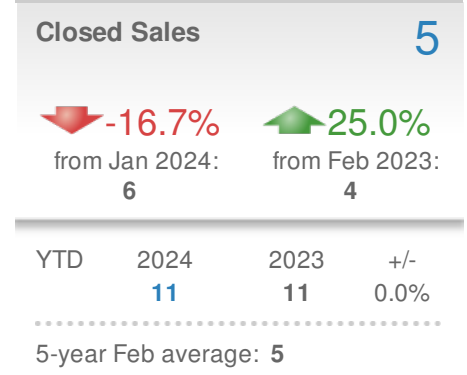
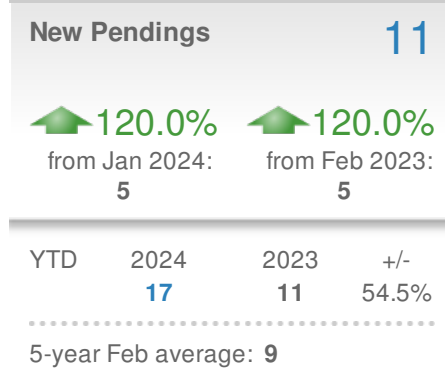
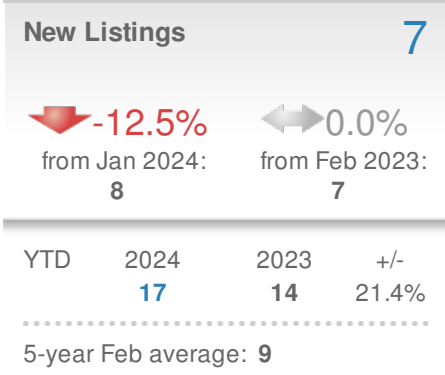
This activity resulted in a Contract Ratio of 0.88 pending per active listing, down from 1.69 in January and a decrease from 1.39 in February 2023. The Contract Ratio is 35% lower than the 5-year February average of 1.34. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2024

Radnor Township (Delaware, PA) - Attached

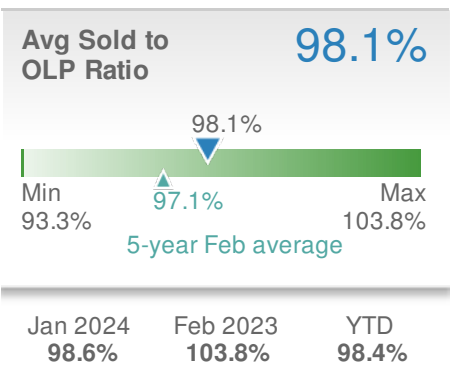
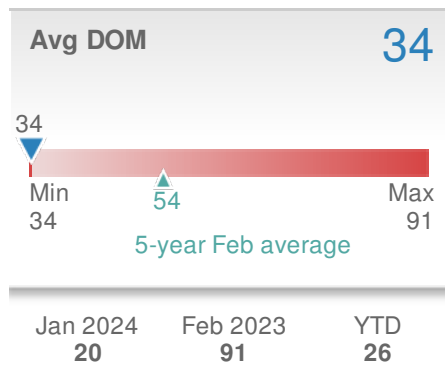
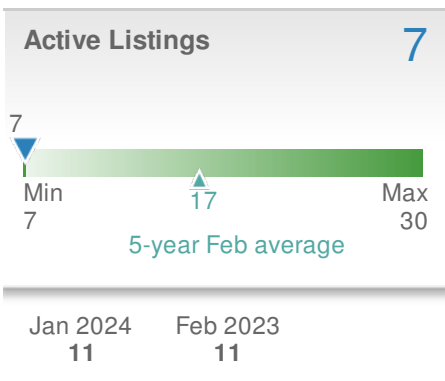
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Radnor Township (Delaware, PA), the median sold price for Attached properties for February was \$565,000, representing an increase of 91.5% compared to last month and a decrease of 54.4% from Feb 2023. The average days on market for units sold in February was 34 days, 37% below the 5-year February average of 54 days. There was a 120% month over month increase in new contract activity with 11 New Pendings; a 116.7% MoM increase in All Pendings (new contracts + contracts carried over from January) to 13; and a 36.4% decrease in supply to 7 active units.

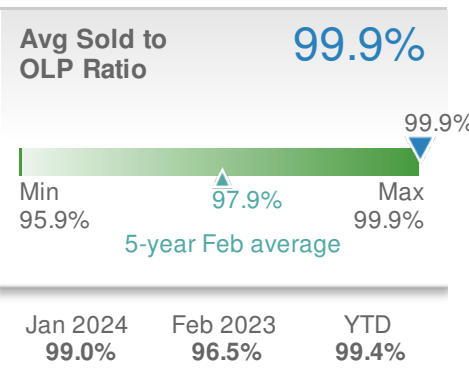
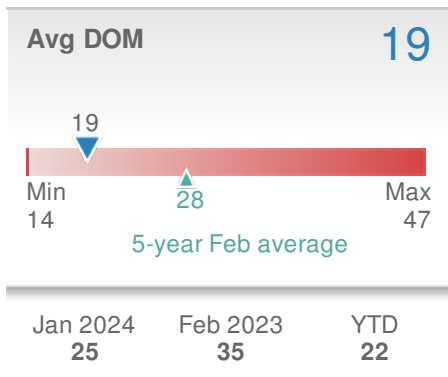
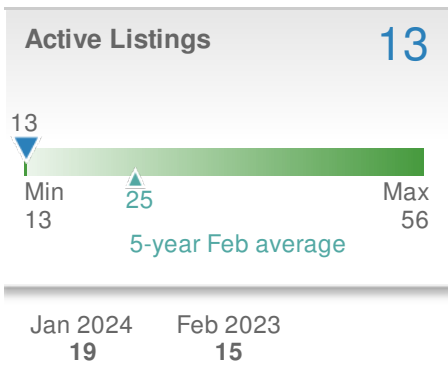
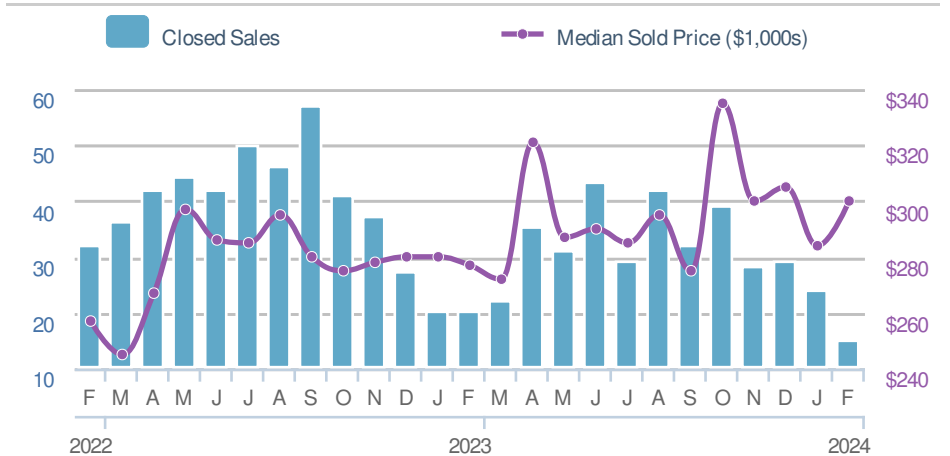
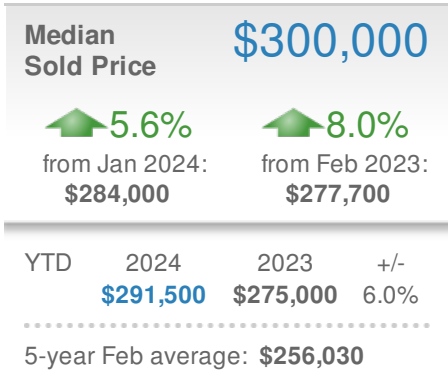
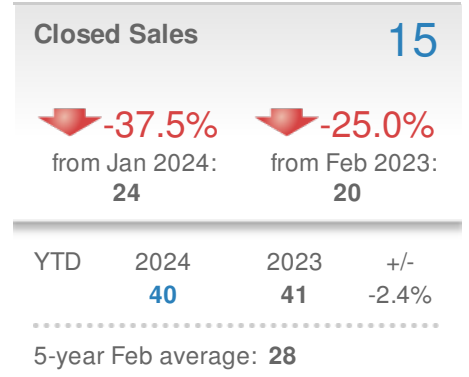
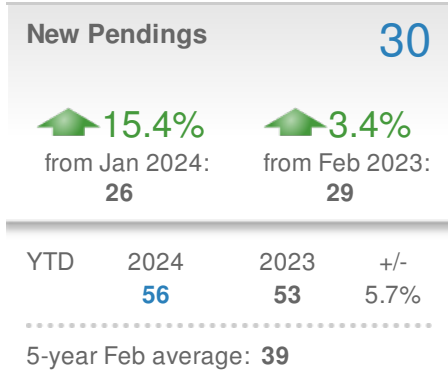
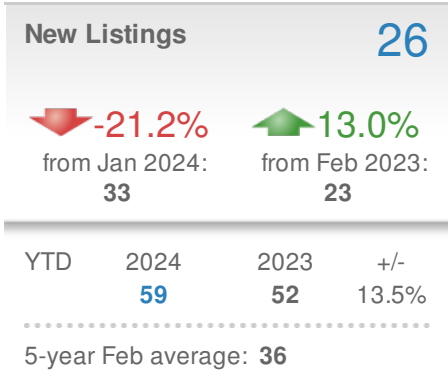
This activity resulted in a Contract Ratio of 1.86 pendings per active listing, up from 0.55 in January and an increase from 1.55 in February 2023. The Contract Ratio is 31% higher than the 5-year February average of 1.42. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



February 2024

Ridley (Delaware, PA)

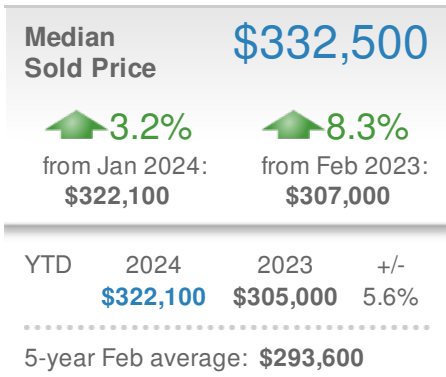
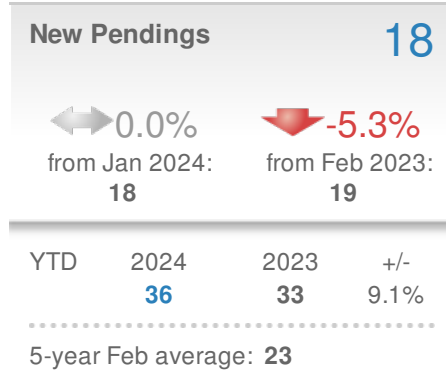
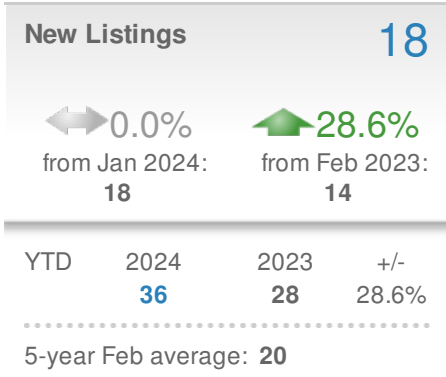
Email: ldavis@tcsr.realtor



February 2024

Ridley (Delaware, PA) - Detached

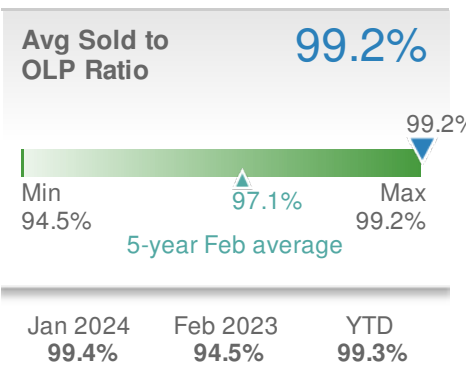
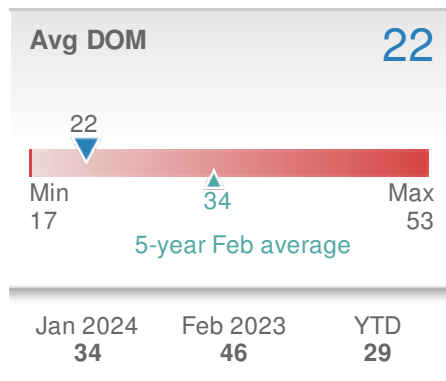
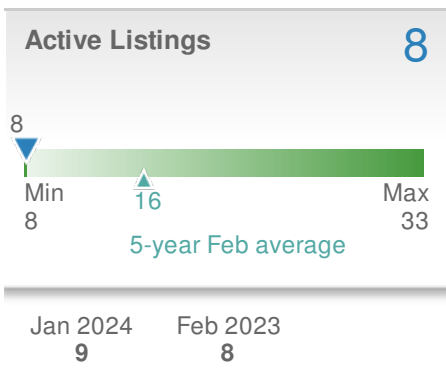
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Ridley (Delaware, PA), the median sold price for Detached properties for February was \$332,500, representing an increase of 3.2% compared to last month and an increase of 8.3% from Feb 2023. The average days on market for units sold in February was 22 days, 35% below the 5-year February average of 34 days. There was no month over month change in new contract activity with 18 New Pendings; a 36.4% MoM increase in All Pendings (new contracts + contracts carried over from January) to 30; and an 11.1% decrease in supply to 8 active units.

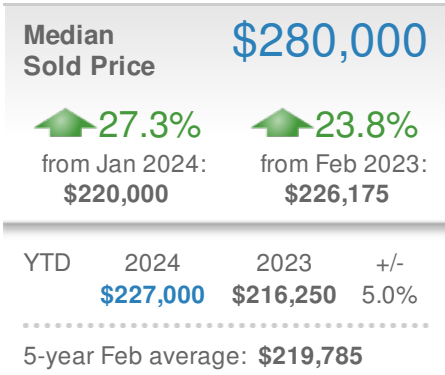
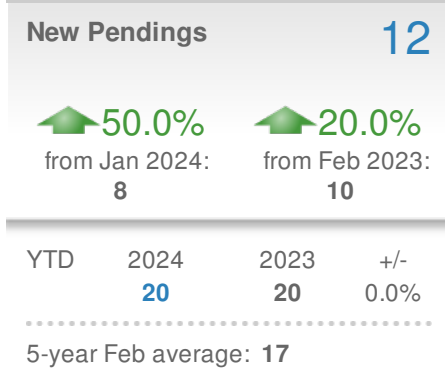
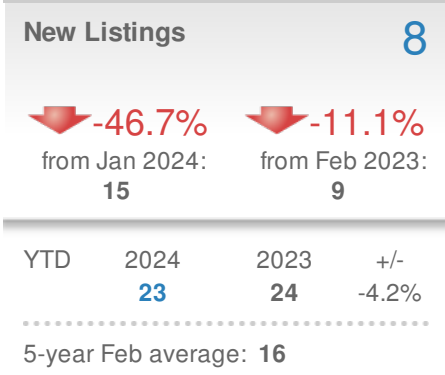
This activity resulted in a Contract Ratio of 3.75 pendings per active listing, up from 2.44 in January and an increase from 3.25 in February 2023. The Contract Ratio is 40% higher than the 5-year February average of 2.67. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



February 2024

Ridley (Delaware, PA) - Attached

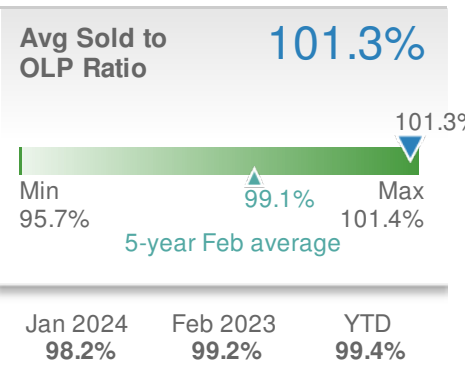
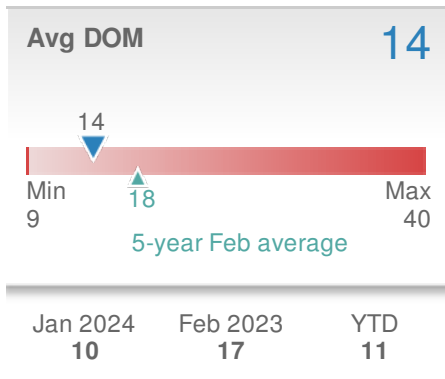
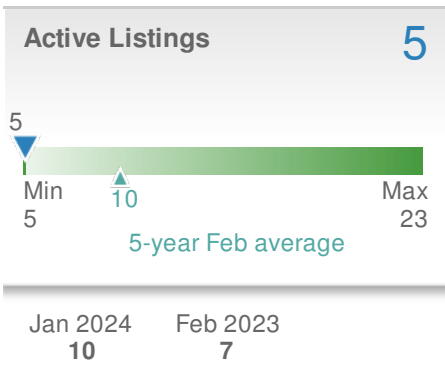
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Ridley (Delaware, PA), the median sold price for Attached properties for February was \$280,000, representing an increase of 27.3% compared to last month and an increase of 23.8% from Feb 2023. The average days on market for units sold in February was 14 days, 22% below the 5-year February average of 18 days. There was a 50% month over month increase in new contract activity with 12 New Pendings; a 75% MoM increase in All Pendings (new contracts + contracts carried over from January) to 14; and a 50% decrease in supply to 5 active units.

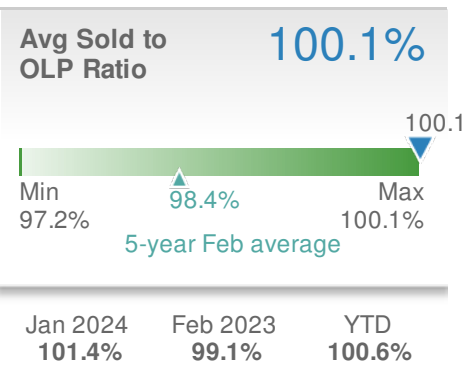
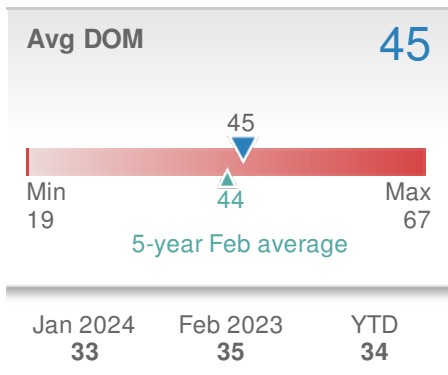
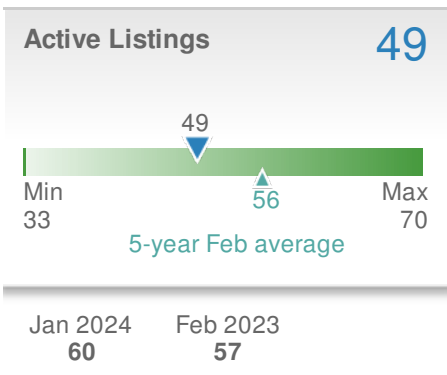
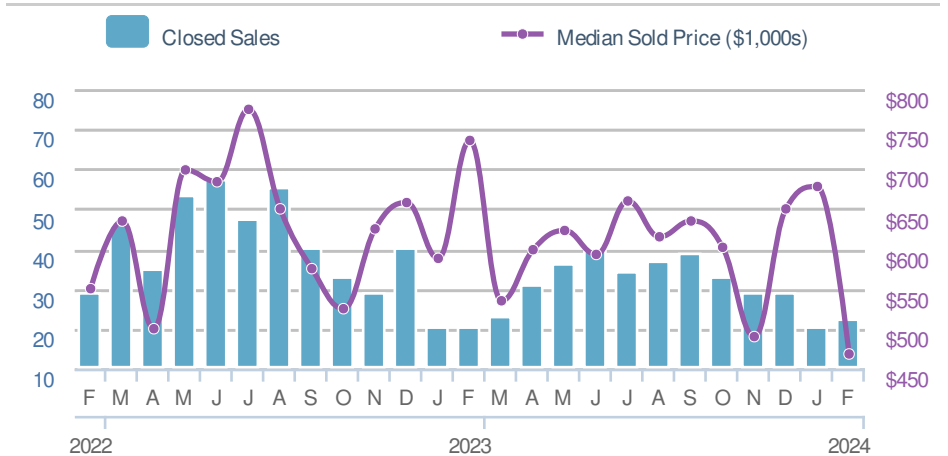
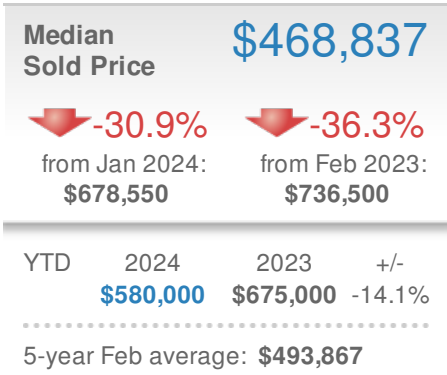
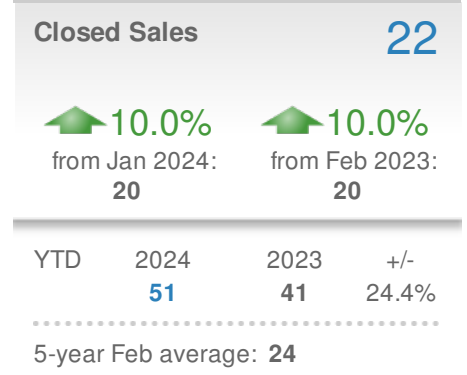
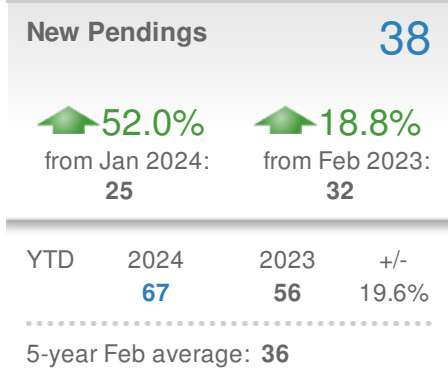
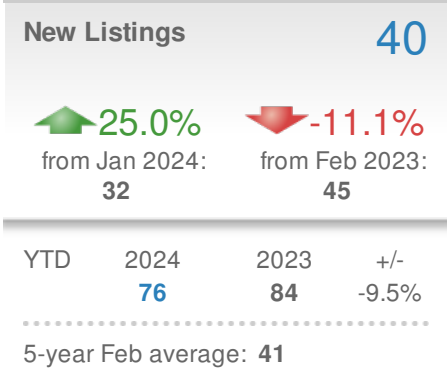
This activity resulted in a Contract Ratio of 2.80 pendings per active listing, up from 0.80 in January and an increase from 2.00 in February 2023. The Contract Ratio is 1% lower than the 5-year February average of 2.83. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



February 2024

Rose Tree Media (Delaware, PA)

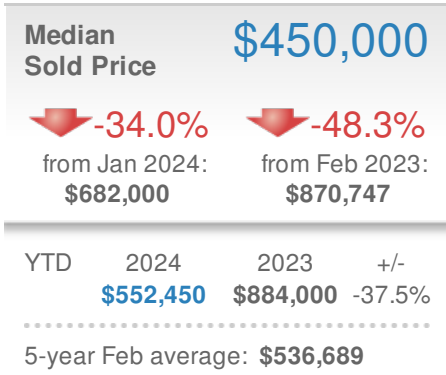
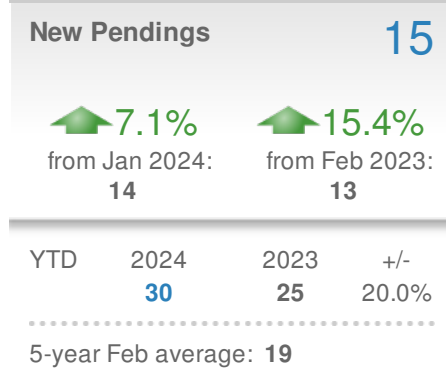
Email: ldavis@tcsr.realtor



February 2024

Rose Tree Media (Delaware, PA) - Detached

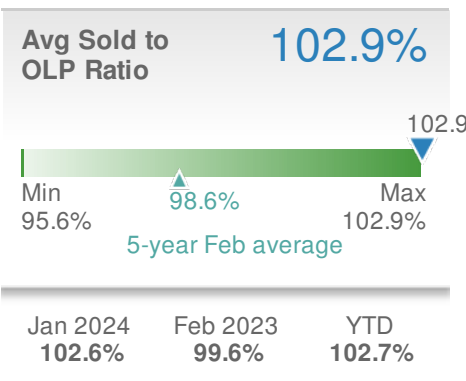
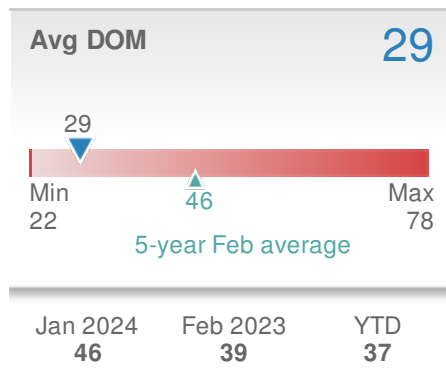
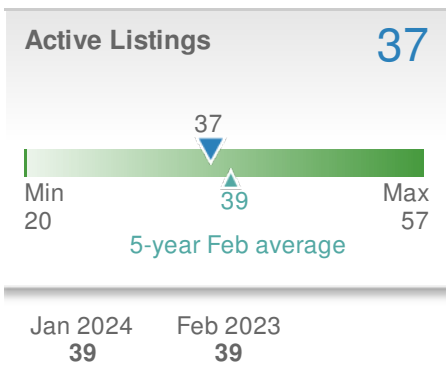
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Rose Tree Media (Delaware, PA), the median sold price for Detached properties for February was \$450,000, representing a decrease of 34% compared to last month and a decrease of 48.3% from Feb 2023. The average days on market for units sold in February was 29 days, 37% below the 5-year February average of 46 days. There was a 7.1% month over month increase in new contract activity with 15 New Pendings; a 16.7% MoM increase in All Pendings (new contracts + contracts carried over from January) to 28; and a 5.1% decrease in supply to 37 active units.

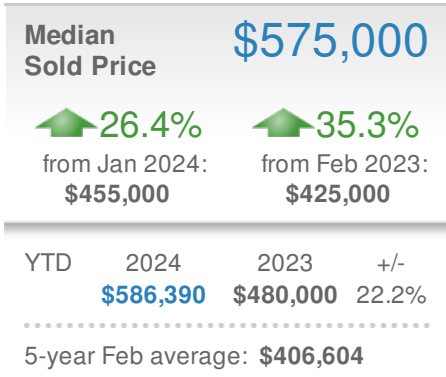
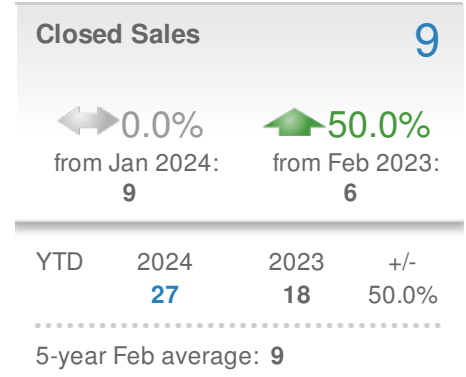
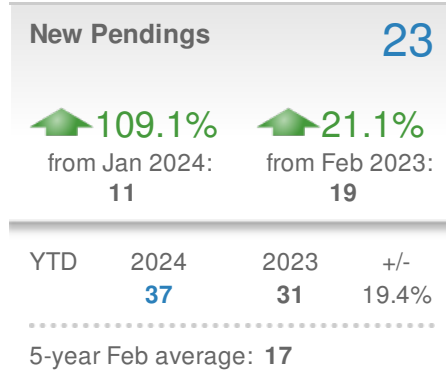
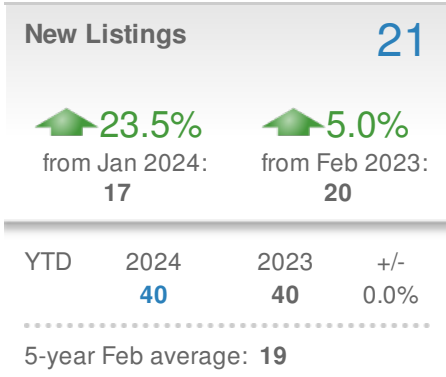
This activity resulted in a Contract Ratio of 0.76 pendings per active listing, up from 0.62 in January and an increase from 0.49 in February 2023. The Contract Ratio is 27% lower than the 5-year February average of 1.04. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2024

Rose Tree Media (Delaware, PA) - Attached

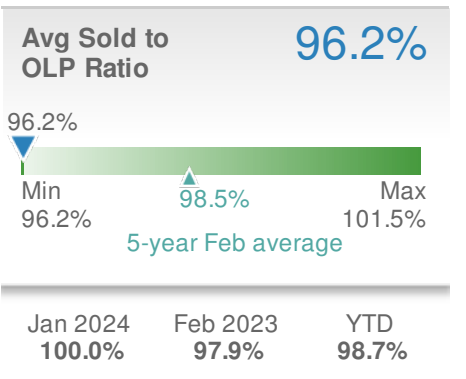
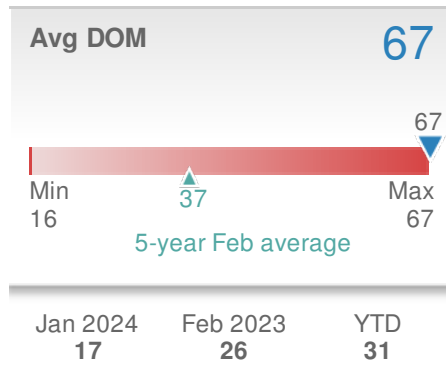
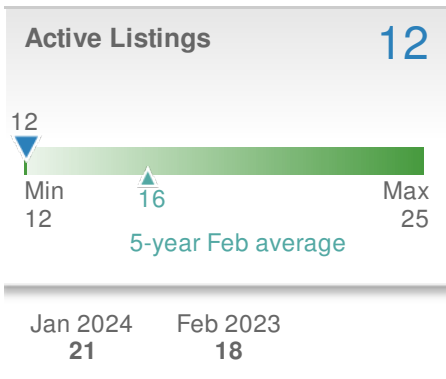
Tri-County Suburban REALTORS
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Summary

In Rose Tree Media (Delaware, PA), the median sold price for Attached properties for February was \$575,000, representing an increase of 26.4% compared to last month and an increase of 35.3% from Feb 2023. The average days on market for units sold in February was 67 days, 81% above the 5-year February average of 37 days. There was a 109.1% month over month increase in new contract activity with 23 New Pendings; a 4.5% MoM increase in All Pendings (new contracts + contracts carried over from January) to 69; and a 42.9% decrease in supply to 12 active units.

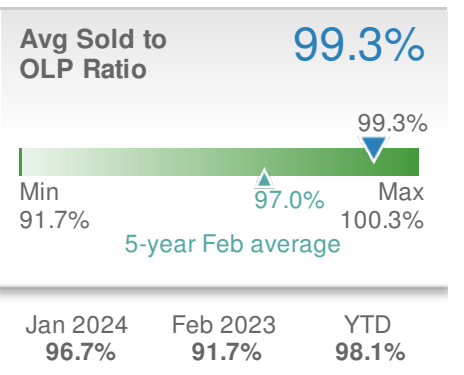
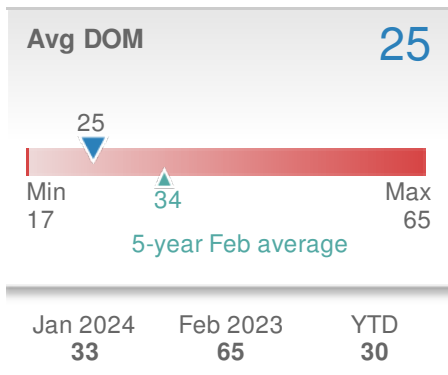
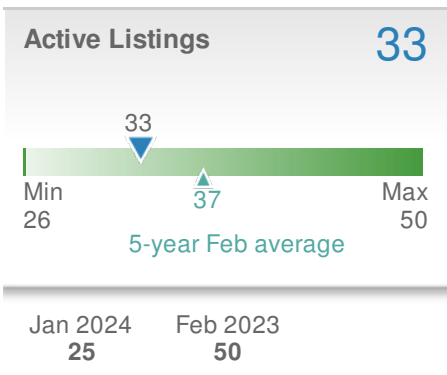
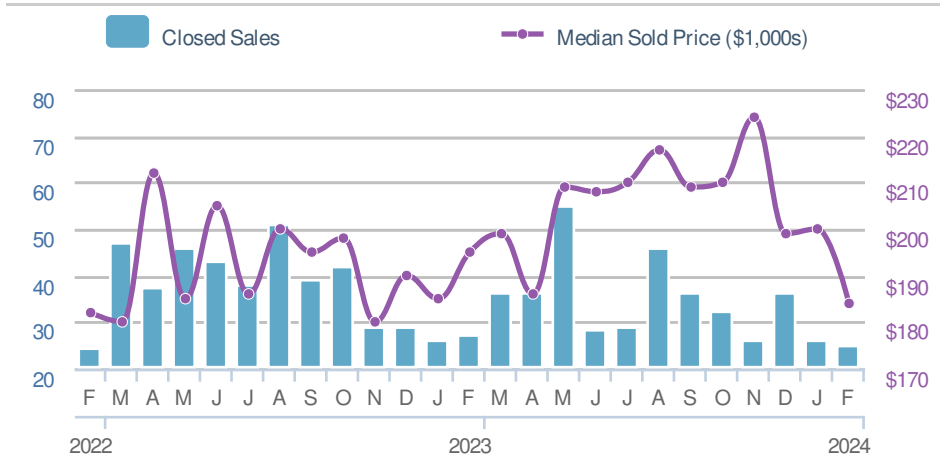
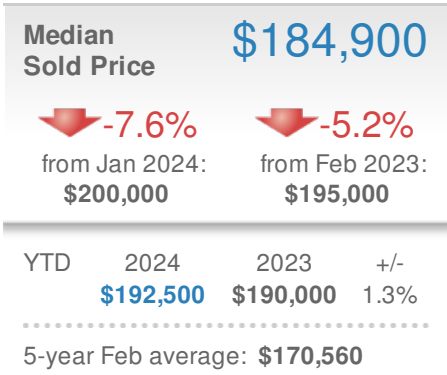
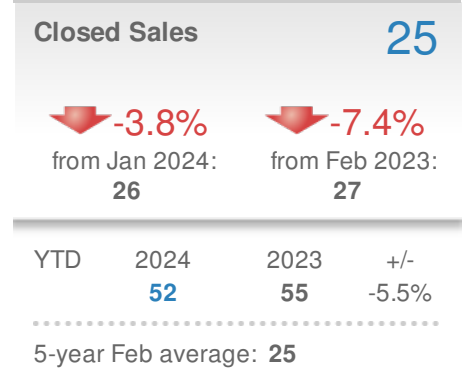
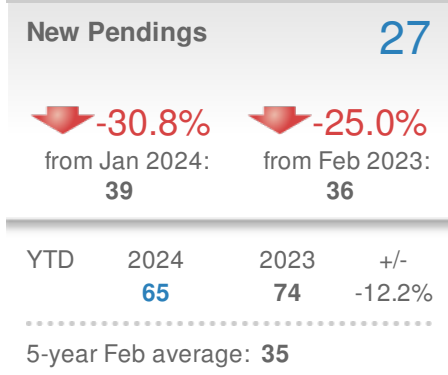
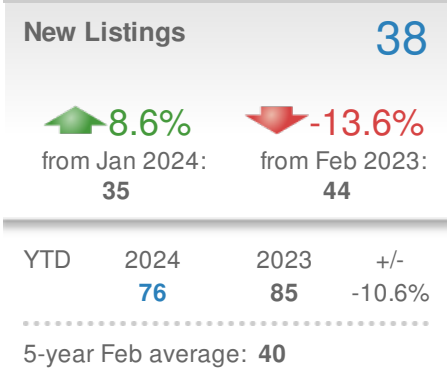
This activity resulted in a Contract Ratio of 5.75 pendings per active listing, up from 3.14 in January and an increase from 2.61 in February 2023. The Contract Ratio is 53% higher than the 5-year February average of 3.76. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



February 2024

Southeast Delco (Delaware, PA)

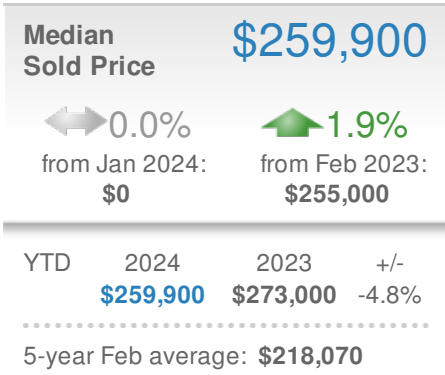
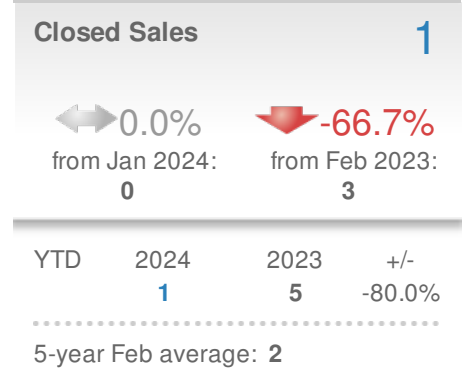
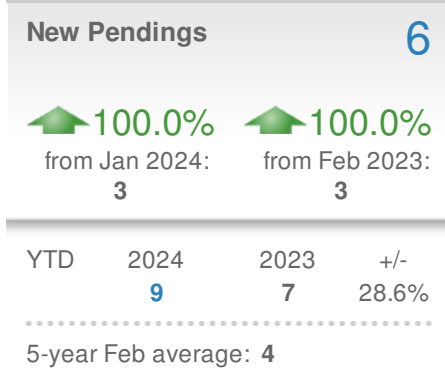
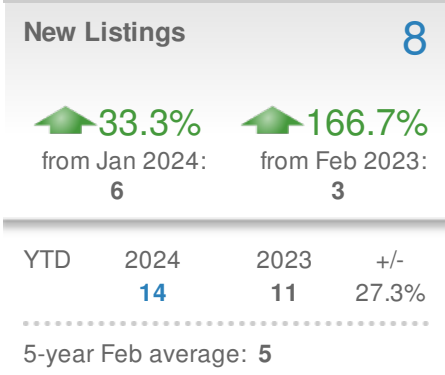
Email: ldavis@tcsr.realtor



February 2024

Southeast Delco (Delaware, PA) - Detached

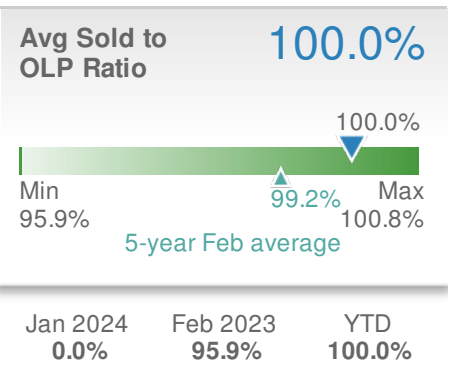
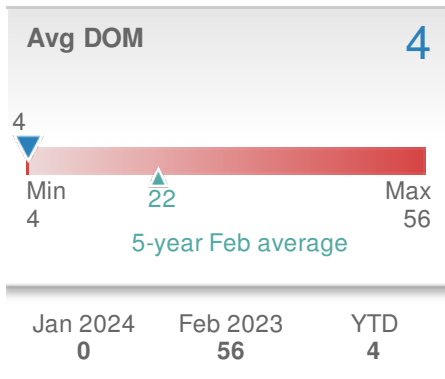
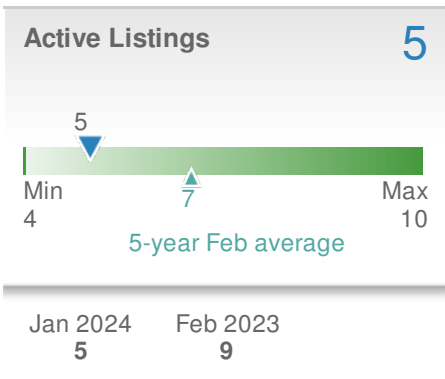
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Southeast Delco (Delaware, PA), the median sold price for Detached properties for February was \$259,900, representing an increase of 0% compared to last month and an increase of 1.9% from Feb 2023. The average days on market for units sold in February was 4 days, 82% below the 5-year February average of 22 days. There was a 100% month over month increase in new contract activity with 6 New Pendings; a 166.7% MoM increase in All Pendings (new contracts + contracts carried over from January) to 8; and no change in supply with 5 active units.

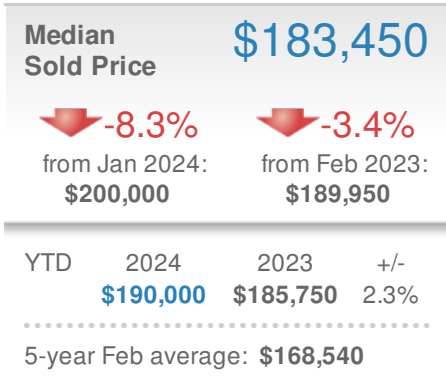
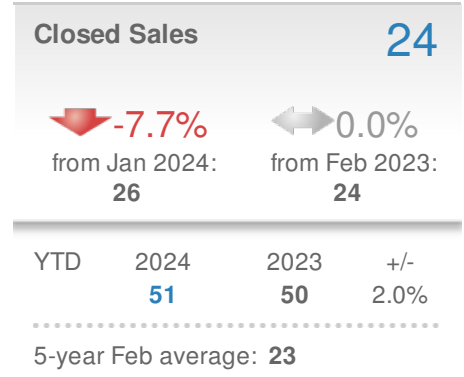
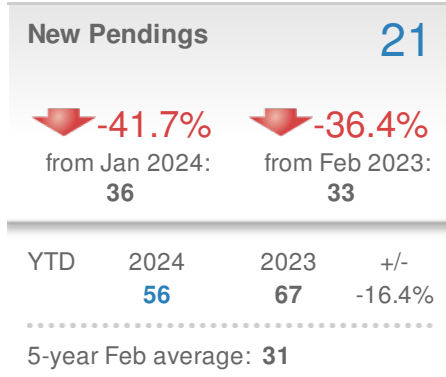
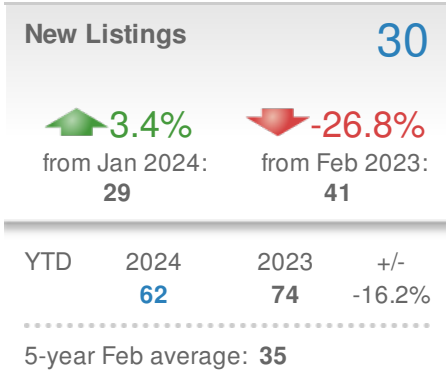
This activity resulted in a Contract Ratio of 1.60 pendings per active listing, up from 0.60 in January and an increase from 0.56 in February 2023. The Contract Ratio is 18% higher than the 5-year February average of 1.36. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2024

Southeast Delco (Delaware, PA) - Attached

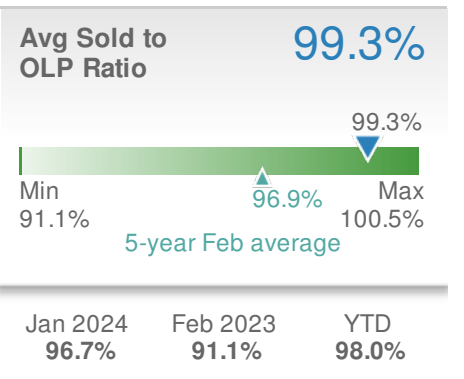
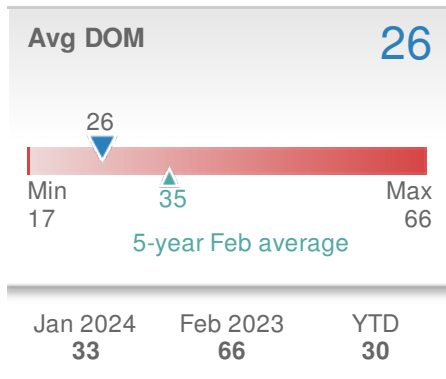
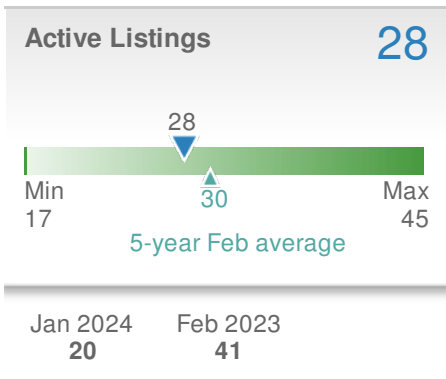
Tri-County Suburban REALTORS
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Summary

In Southeast Delco (Delaware, PA), the median sold price for Attached properties for February was \$183,450, representing a decrease of 8.3% compared to last month and a decrease of 3.4% from Feb 2023. The average days on market for units sold in February was 26 days, 26% below the 5-year February average of 35 days. There was a 41.7% month over month decrease in new contract activity with 21 New Pendings; a 16.3% MoM decrease in All Pendings (new contracts + contracts carried over from January) to 36; and a 40% increase in supply to 28 active units.

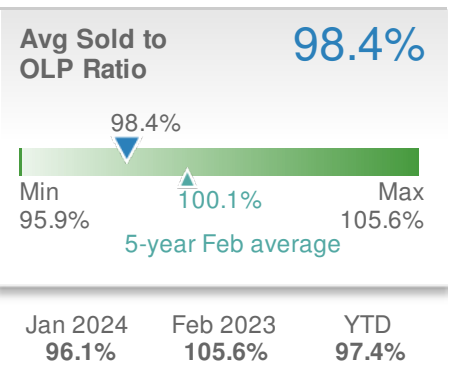
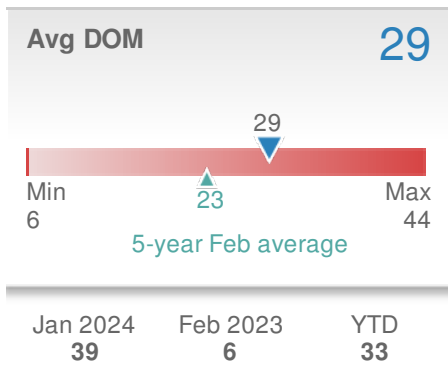
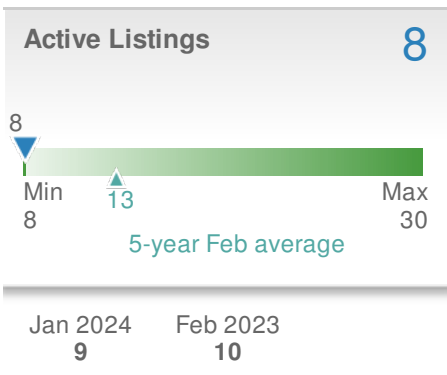
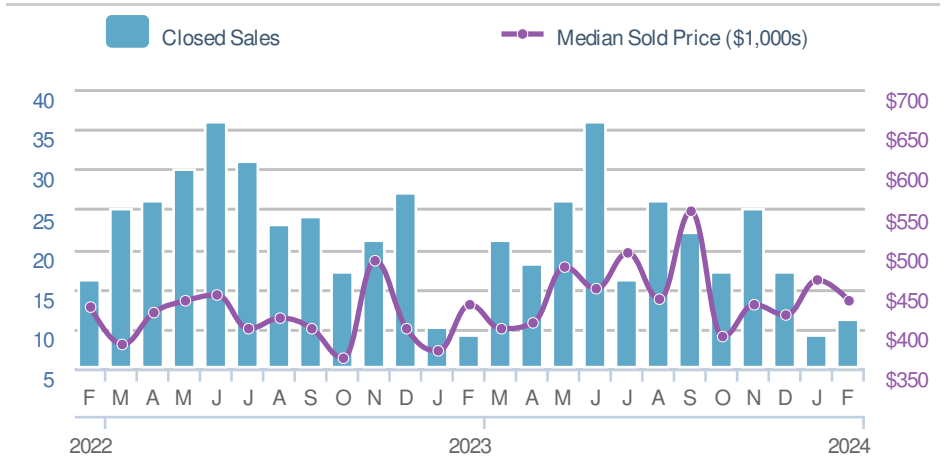
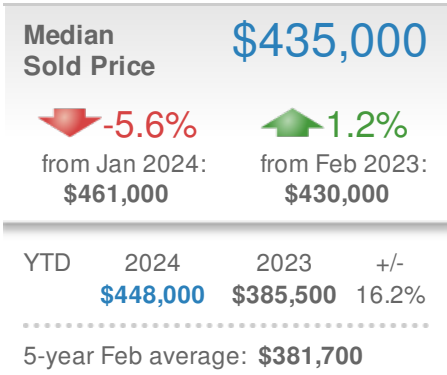
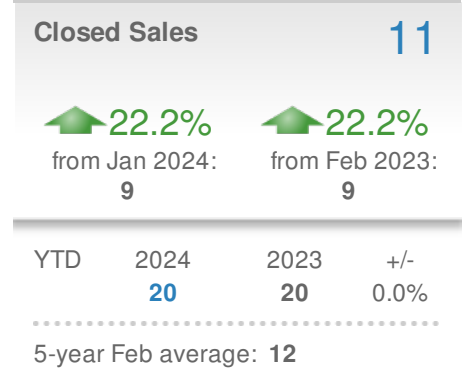
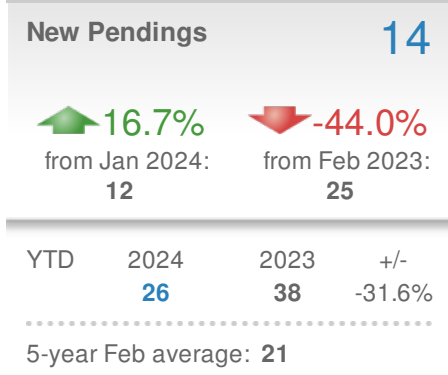
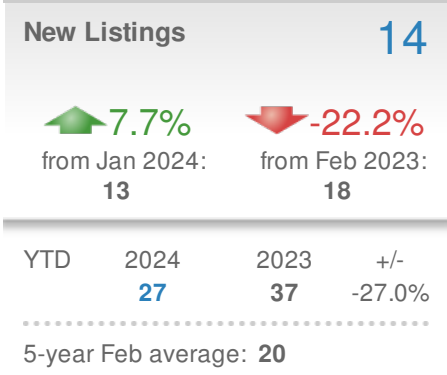
This activity resulted in a Contract Ratio of 1.29 pendings per active listing, down from 2.15 in January and an increase from 1.10 in February 2023. The Contract Ratio is 33% lower than the 5-year February average of 1.92. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2024

Springfield (Delaware, PA)

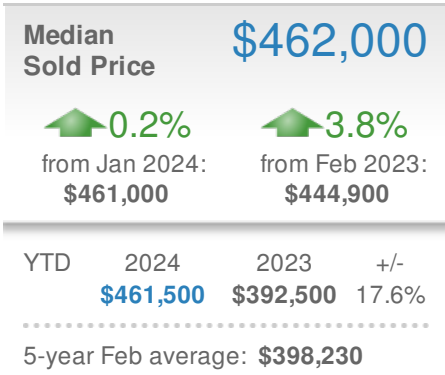
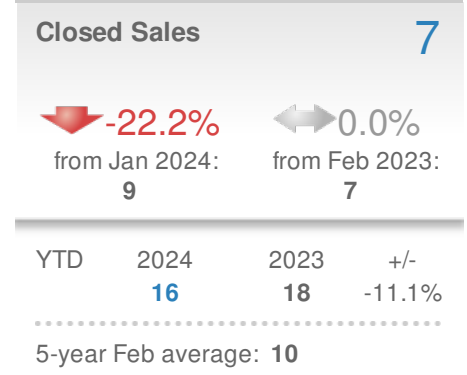
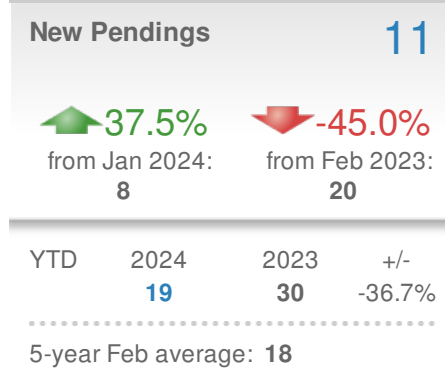
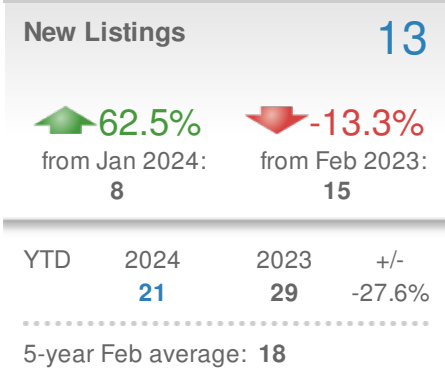
Email: ldavis@tcsr.realtor



February 2024

Springfield (Delaware, PA) - Detached

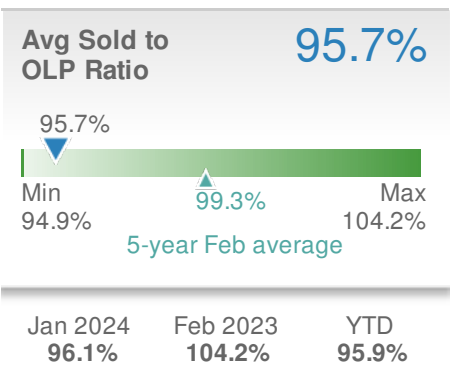
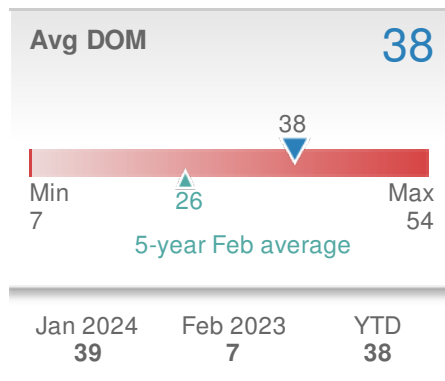
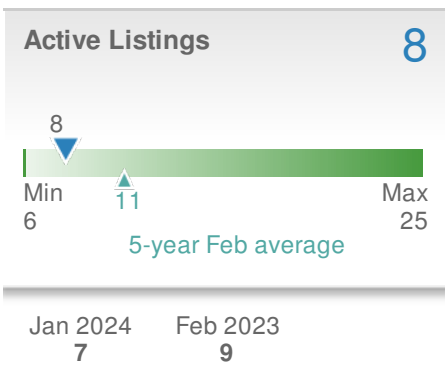
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Springfield (Delaware, PA), the median sold price for Detached properties for February was \$462,000, representing an increase of 0.2% compared to last month and an increase of 3.8% from Feb 2023. The average days on market for units sold in February was 38 days, 47% above the 5-year February average of 26 days. There was a 37.5% month over month increase in new contract activity with 11 New Pendings; a 40% MoM increase in All Pendings (new contracts + contracts carried over from January) to 14; and a 14.3% increase in supply to 8 active units.

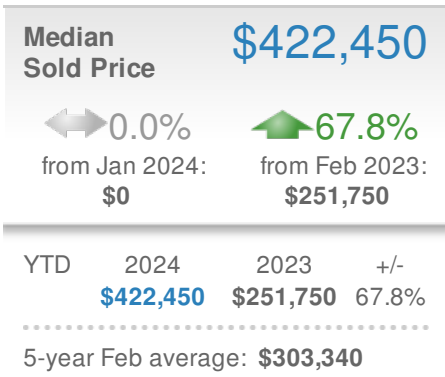
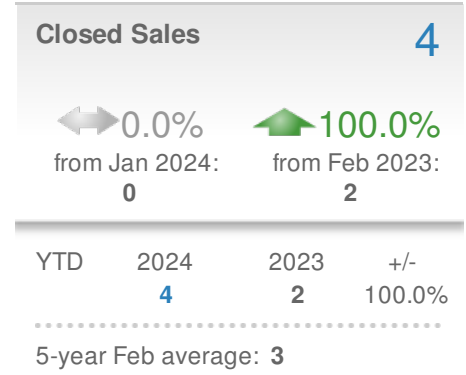
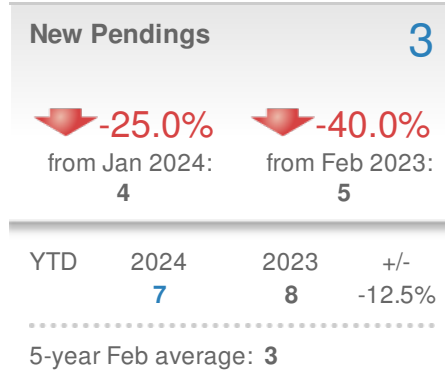
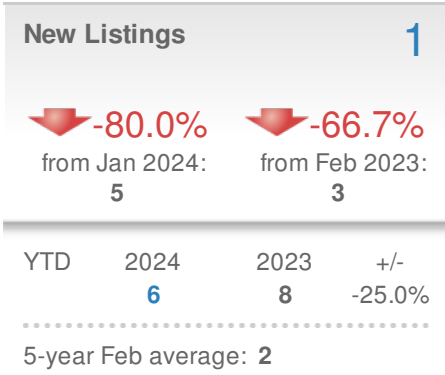
This activity resulted in a Contract Ratio of 1.75 pendings per active listing, up from 1.43 in January and a decrease from 2.56 in February 2023. The Contract Ratio is 35% lower than the 5-year February average of 2.71. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



February 2024

Springfield (Delaware, PA) - Attached

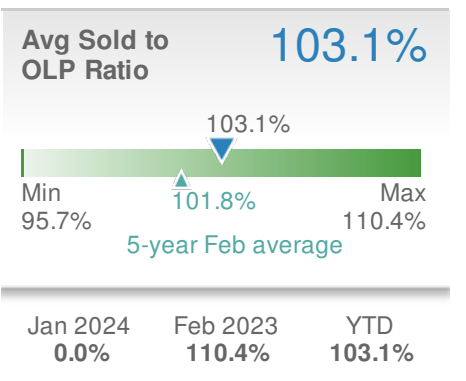
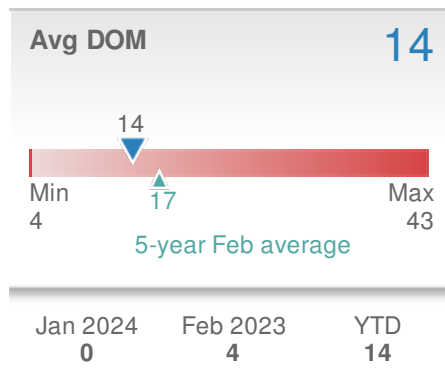
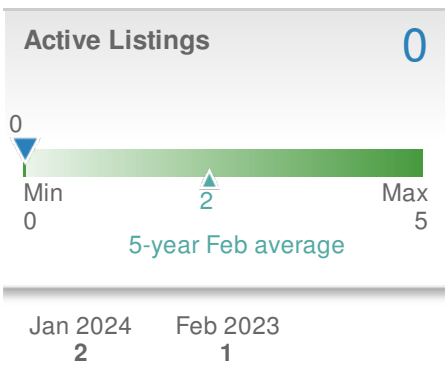
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Springfield (Delaware, PA), the median sold price for Attached properties for February was \$422,450, representing an increase of 0% compared to last month and an increase of 67.8% from Feb 2023. The average days on market for units sold in February was 14 days, 19% below the 5-year February average of 17 days. There was a 25% month over month decrease in new contract activity with 3 New Pendings; a 20% MoM decrease in All Pendings (new contracts + contracts carried over from January) to 4; and a 100% decrease in supply to 0 active units.

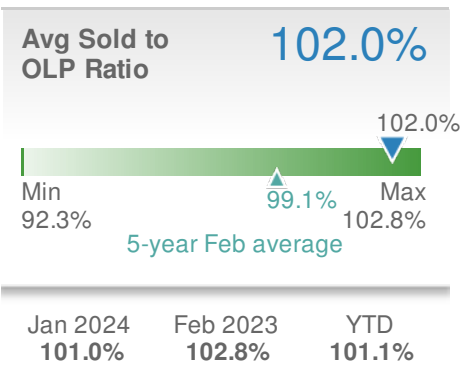
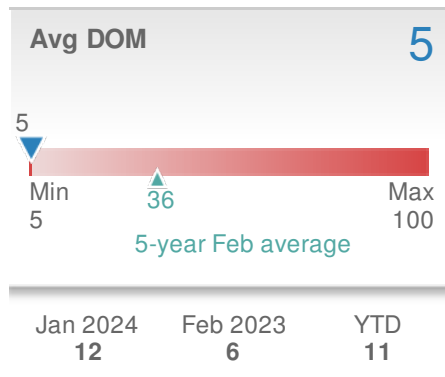
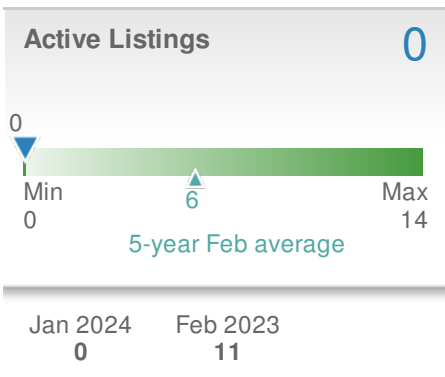
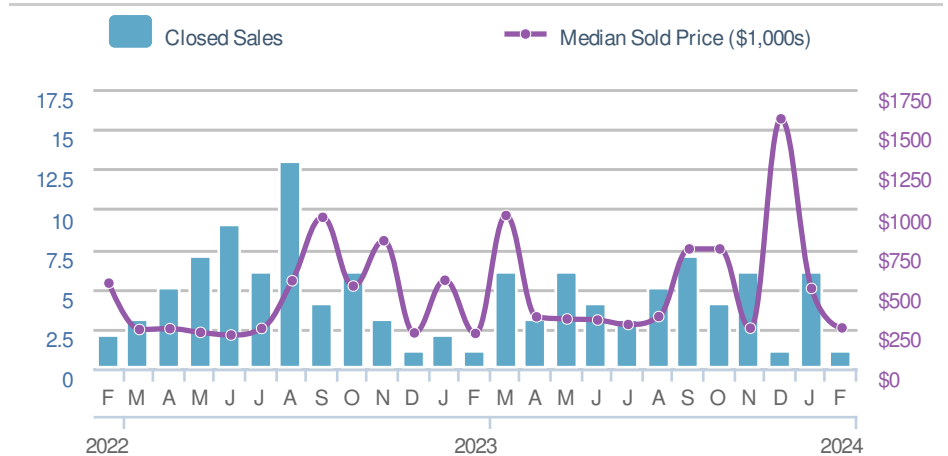
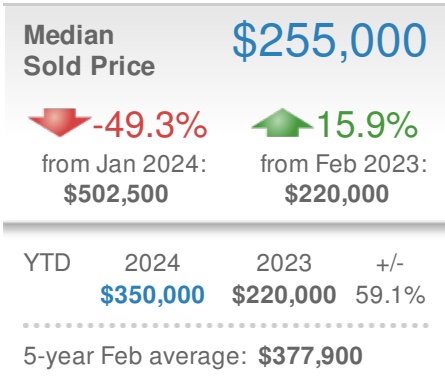
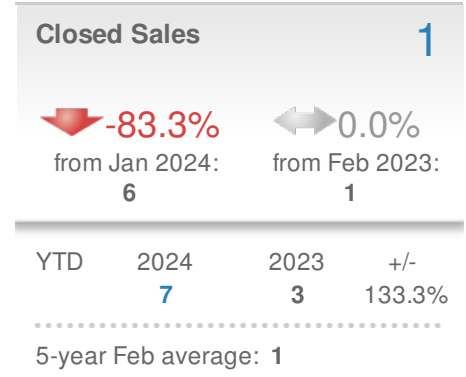
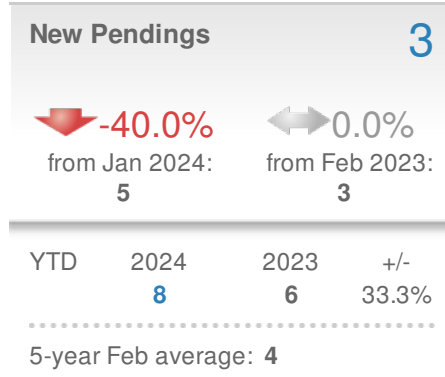
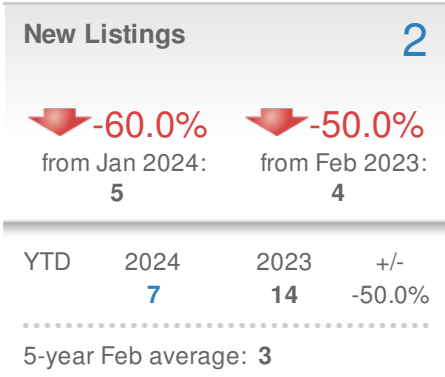
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, down from 2.50 in January and a decrease from 6.00 in February 2023. The Contract Ratio is 100% lower than the 5-year February average of 2.03. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



February 2024

Unionville-Chadds Ford (Delaware, PA)

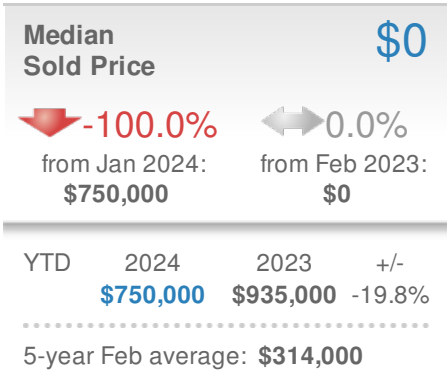
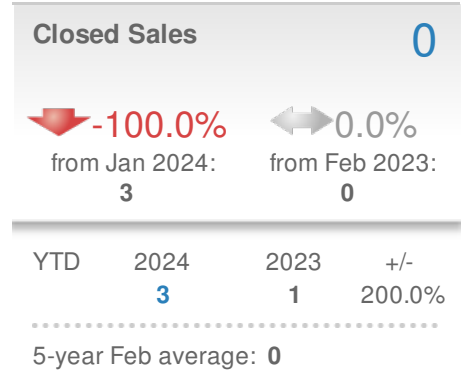
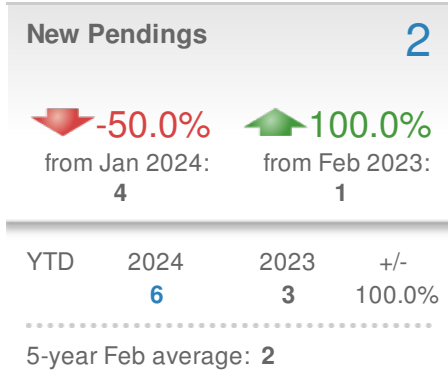
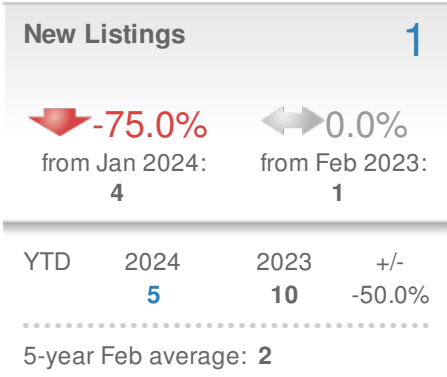
Email: ldavis@tcsr.realtor



February 2024

Unionville-Chadds Ford (Delaware, PA) - Detached

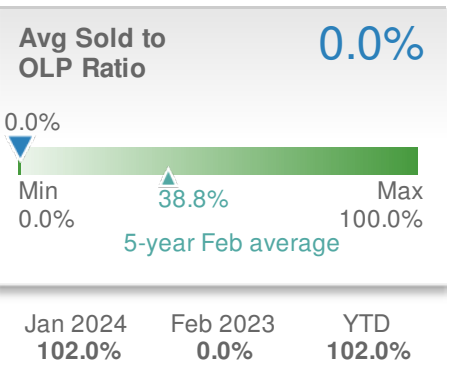
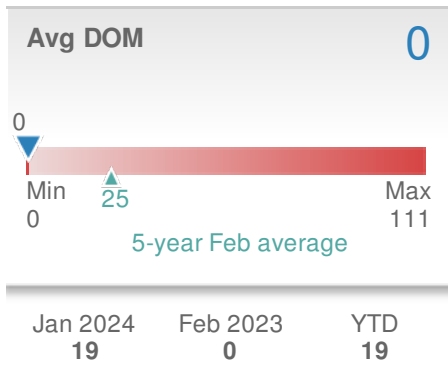
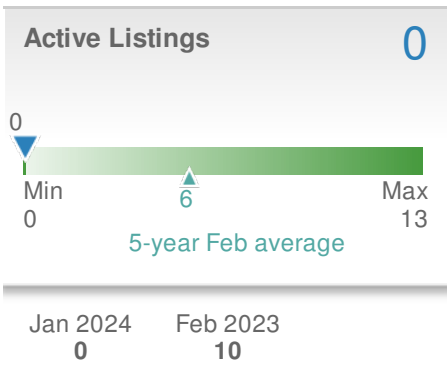
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Unionville-Chadds Ford (Delaware, PA), the median sold price for Detached properties for February was \$0, representing a decrease of 100% compared to last month and no change from Feb 2023. The average days on market for units sold in February was 0 days, 100% below the 5-year February average of 25 days. There was a 50% month over month decrease in new contract activity with 2 New Pendings; a 50% MoM increase in All Pendings (new contracts + contracts carried over from January) to 6; and no change in supply with 0 active units.

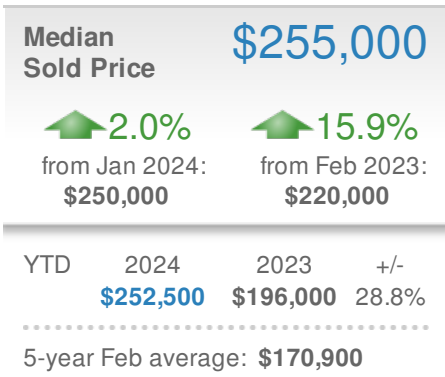
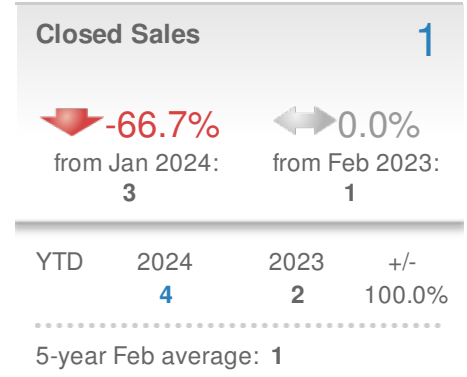
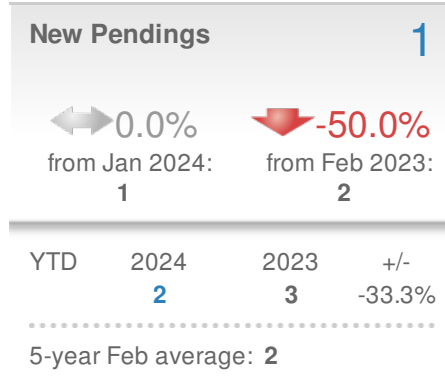
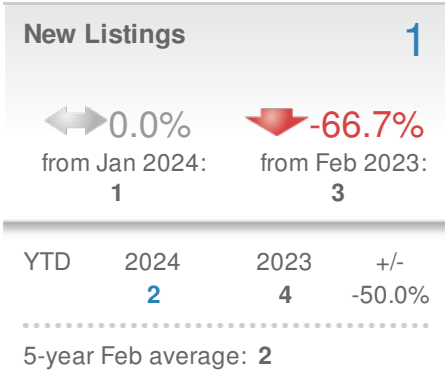
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from January and a decrease from 0.40 in February 2023. The Contract Ratio is 100% lower than the 5-year February average of 0.47. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



February 2024

Unionville-Chadds Ford (Delaware, PA) - Attached

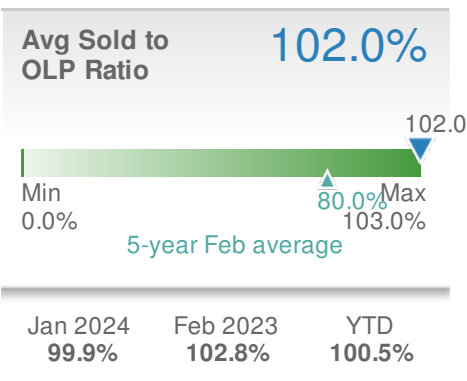
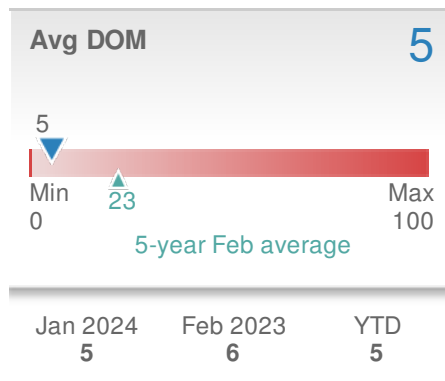
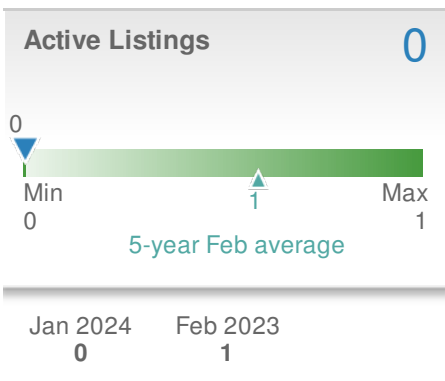
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Unionville-Chadds Ford (Delaware, PA), the median sold price for Attached properties for February was \$255,000, representing an increase of 2% compared to last month and an increase of 15.9% from Feb 2023. The average days on market for units sold in February was 5 days, 79% below the 5-year February average of 23 days. There was no month over month change in new contract activity with 1 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from January) with 1; and no change in supply with 0 active units.

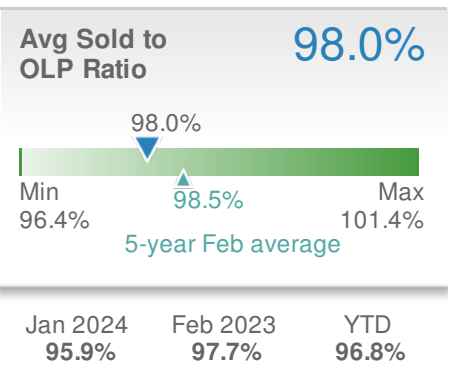
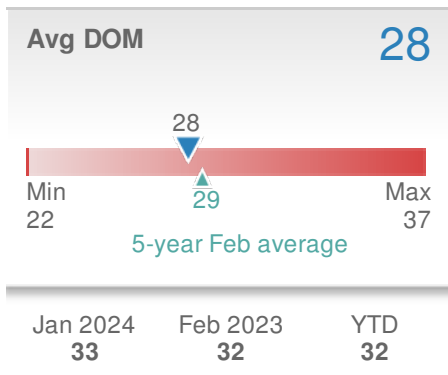
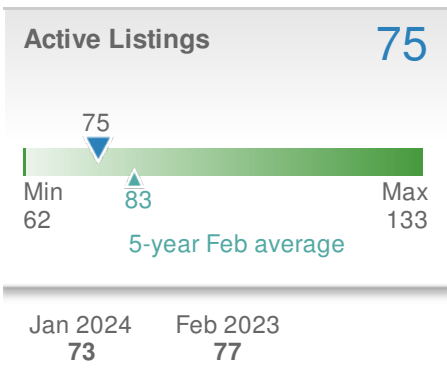
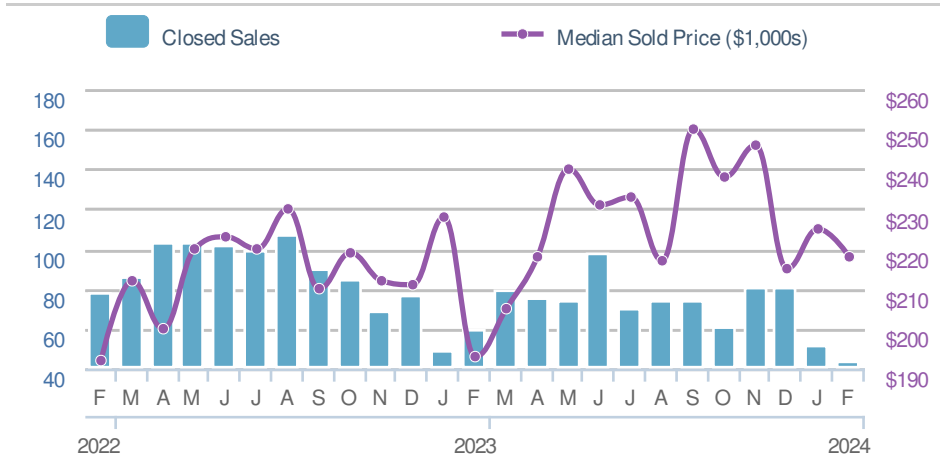
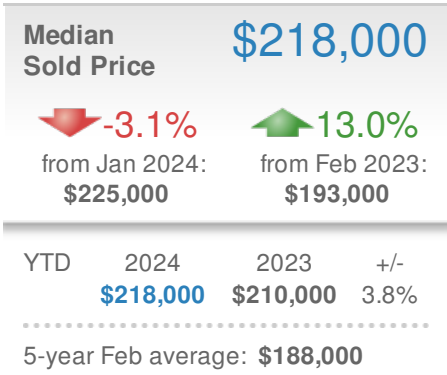
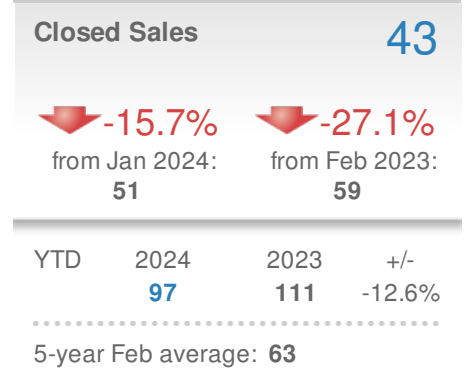
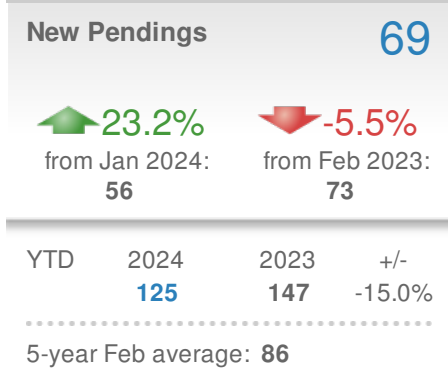
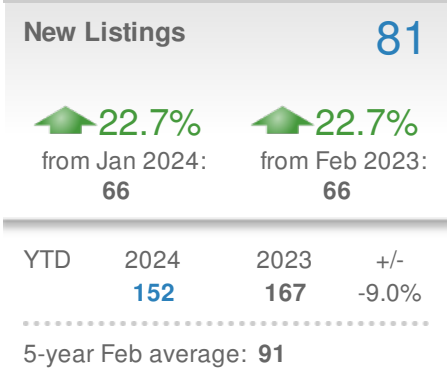
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from January and a decrease from 2.00 in February 2023. The Contract Ratio is 100% lower than the 5-year February average of 1.40. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



February 2024

Upper Darby (Delaware, PA)

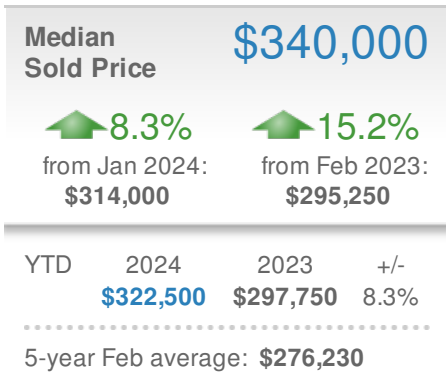
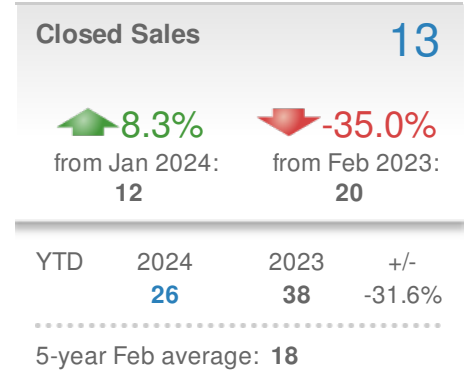
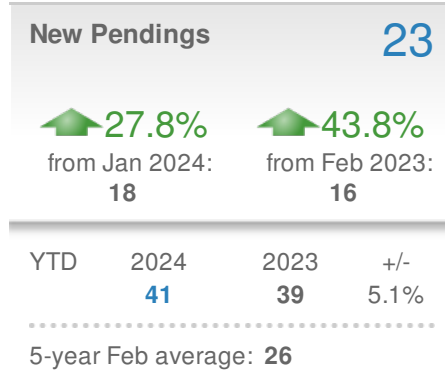
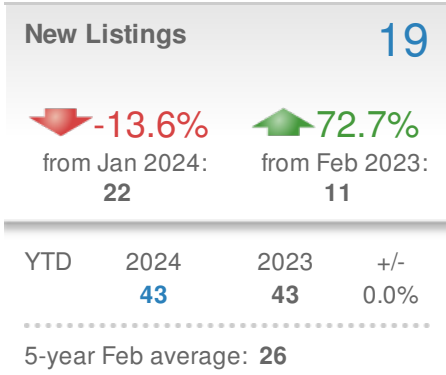
Email: ldavis@tcsr.realtor



February 2024

Upper Darby (Delaware, PA) - Detached

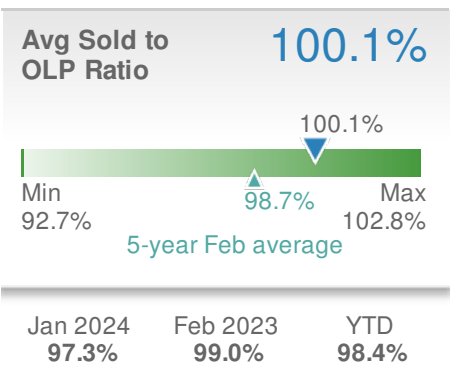
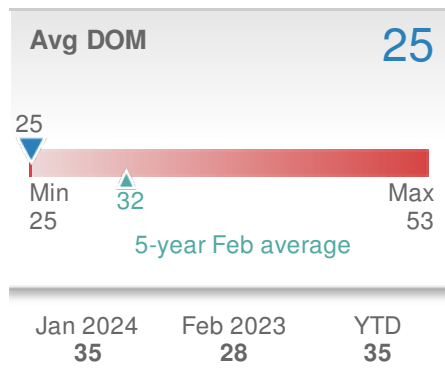
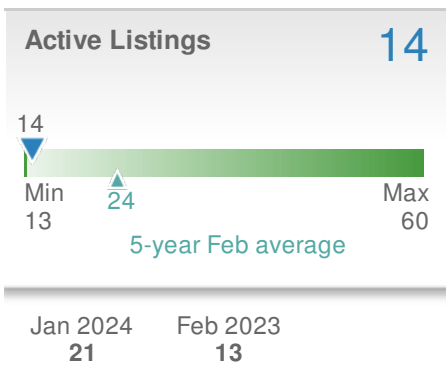
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Upper Darby (Delaware, PA), the median sold price for Detached properties for February was \$340,000, representing an increase of 8.3% compared to last month and an increase of 15.2% from Feb 2023. The average days on market for units sold in February was 25 days, 22% below the 5-year February average of 32 days. There was a 27.8% month over month increase in new contract activity with 23 New Pendings; a 39.1% MoM increase in All Pendings (new contracts + contracts carried over from January) to 32; and a 33.3% decrease in supply to 14 active units.

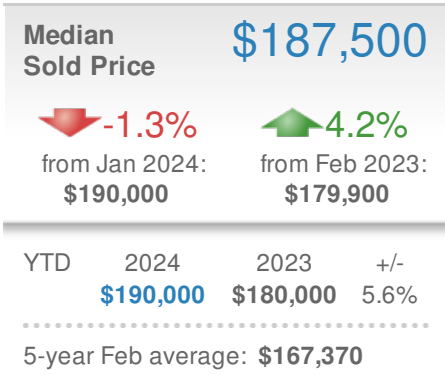
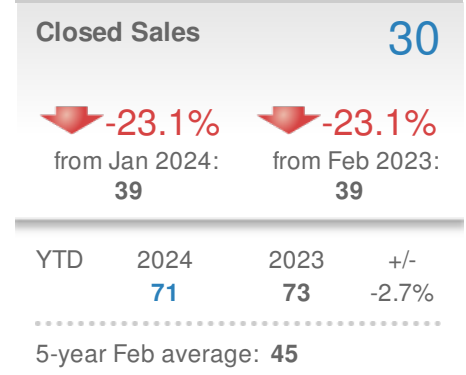
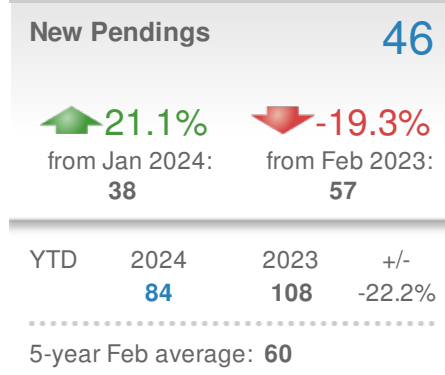
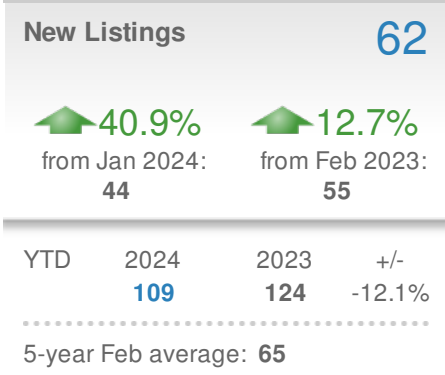
This activity resulted in a Contract Ratio of 2.29 pendings per active listing, up from 1.10 in January and an increase from 2.08 in February 2023. The Contract Ratio is 2% higher than the 5-year February average of 2.24. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2024

Upper Darby (Delaware, PA) - Attached

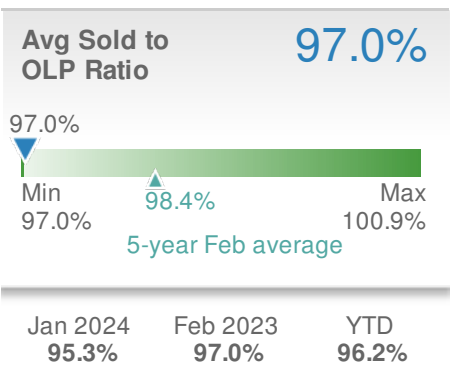
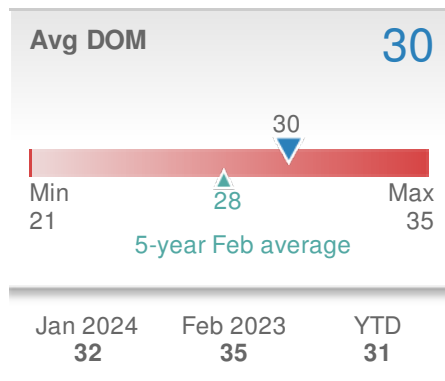
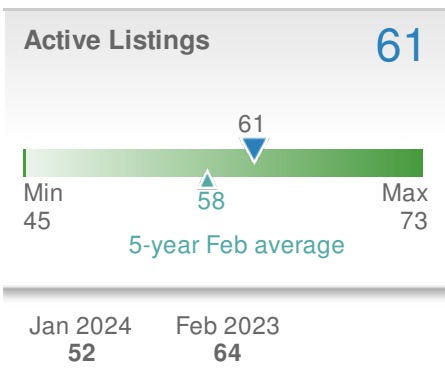
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Upper Darby (Delaware, PA), the median sold price for Attached properties for February was \$187,500, representing a decrease of 1.3% compared to last month and an increase of 4.2% from Feb 2023. The average days on market for units sold in February was 30 days, 7% above the 5-year February average of 28 days. There was a 21.1% month over month increase in new contract activity with 46 New Pendings; a 24.5% MoM increase in All Pendings (new contracts + contracts carried over from January) to 61; and a 17.3% increase in supply to 61 active units.

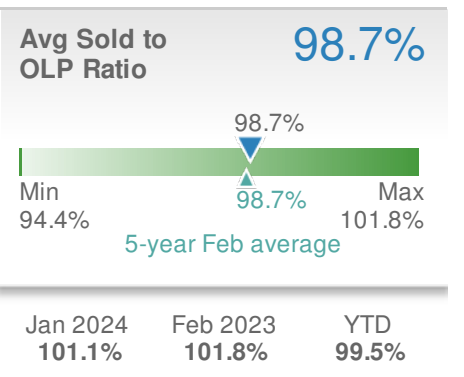
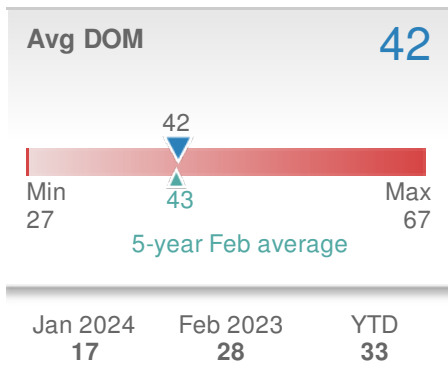
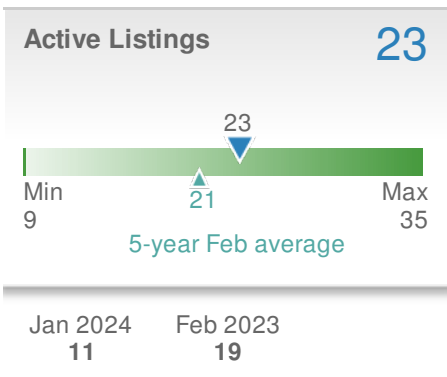
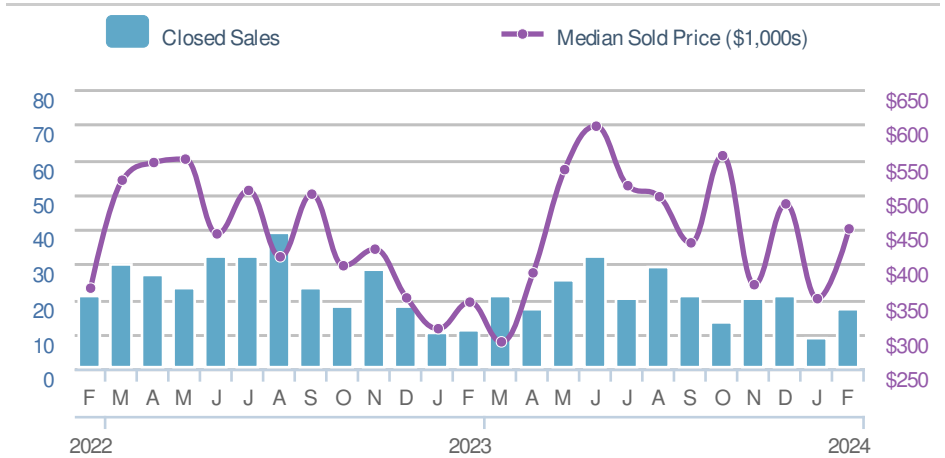
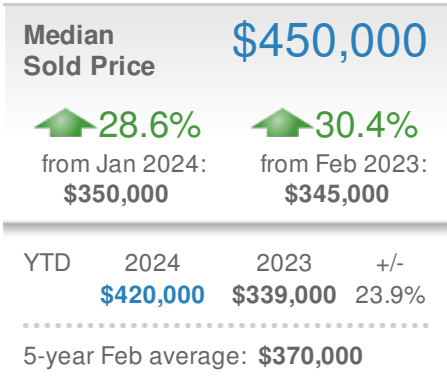
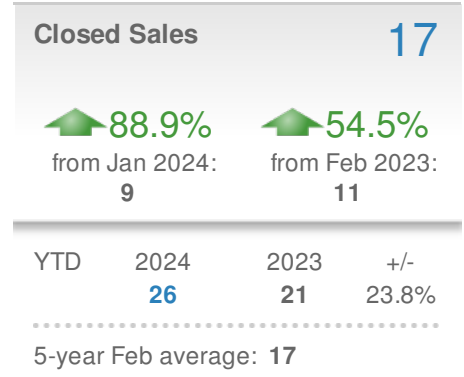
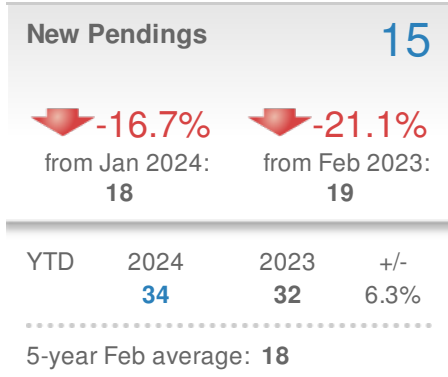
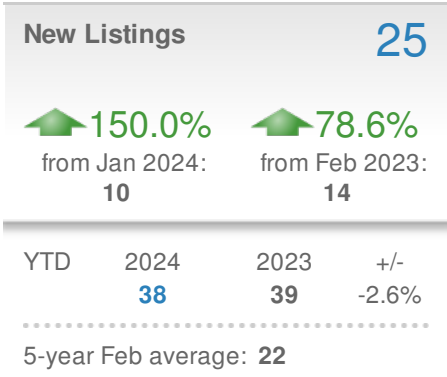
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, up from 0.94 in January and a decrease from 1.16 in February 2023. The Contract Ratio is 39% lower than the 5-year February average of 1.63. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



February 2024

Wallingford-Swarthmore (Delaware, PA)

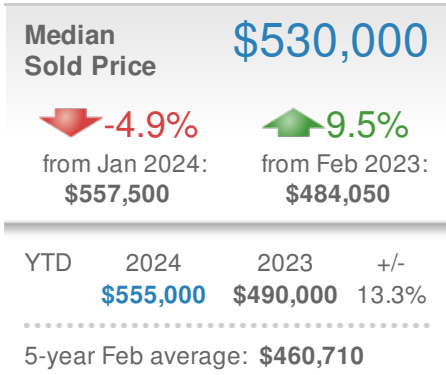
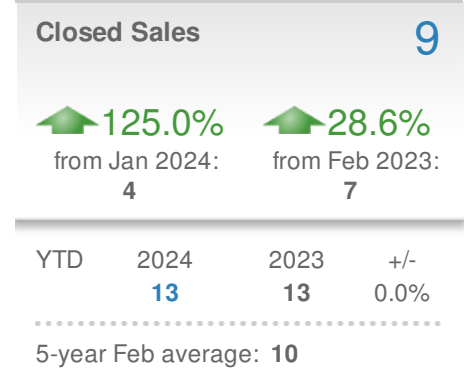
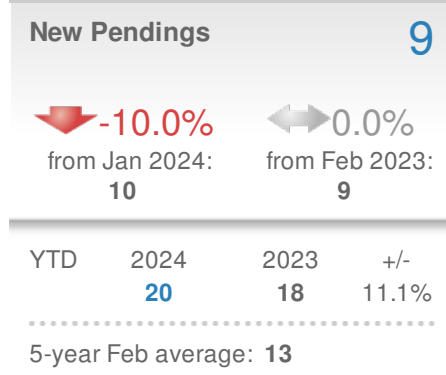
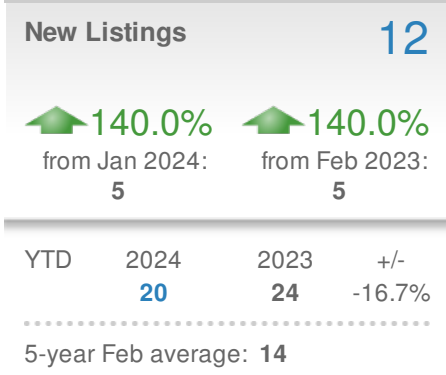
Email: ldavis@tcsr.realtor



February 2024

Wallingford-Swarthmore (Delaware, PA) - Detached

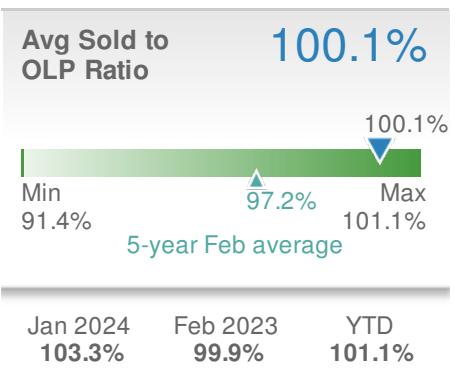
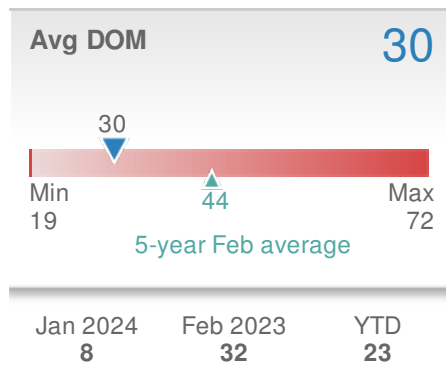
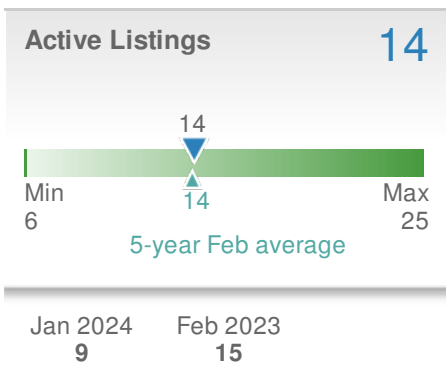
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Wallingford-Swarthmore (Delaware, PA), the median sold price for Detached properties for February was \$530,000, representing a decrease of 4.9% compared to last month and an increase of 9.5% from Feb 2023. The average days on market for units sold in February was 30 days, 31% below the 5-year February average of 44 days. There was a 10% month over month decrease in new contract activity with 9 New Pendings; an 8.3% MoM increase in All Pendings (new contracts + contracts carried over from January) to 13; and a 55.6% increase in supply to 14 active units.

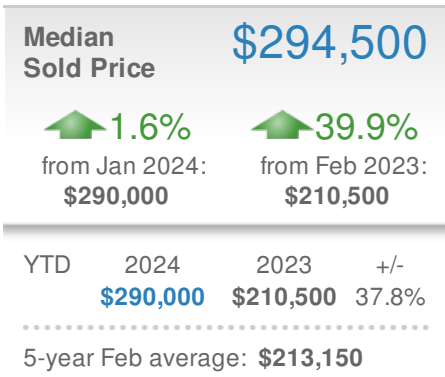
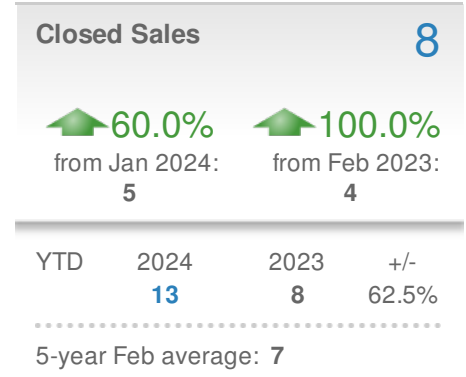
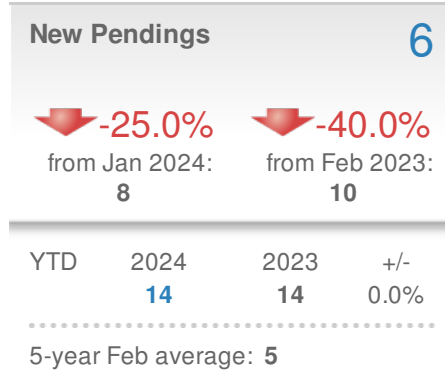
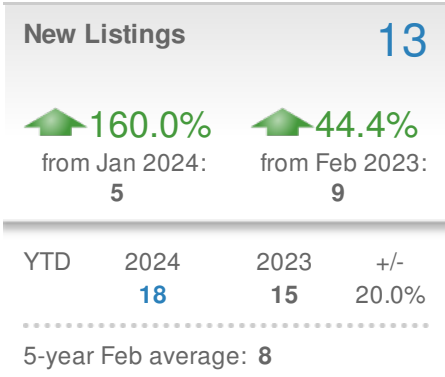
This activity resulted in a Contract Ratio of 0.93 pendings per active listing, down from 1.33 in January and no change from February 2023. The Contract Ratio is 54% lower than the 5-year February average of 2.00. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



February 2024

Wallingford-Swarthmore (Delaware, PA) - Attached

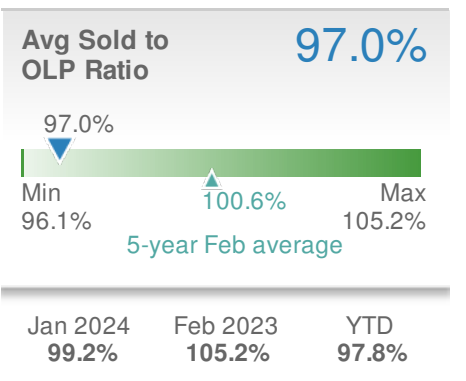
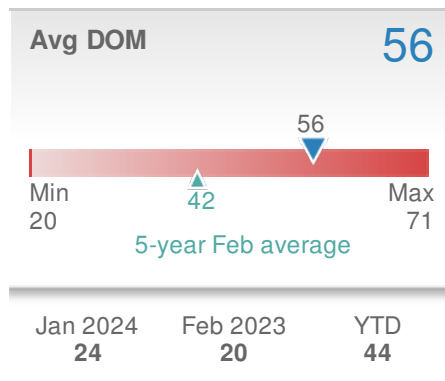
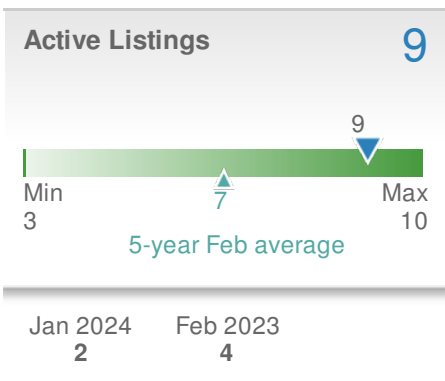
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Wallingford-Swarthmore (Delaware, PA), the median sold price for Attached properties for February was \$294,500, representing an increase of 1.6% compared to last month and an increase of 39.9% from Feb 2023. The average days on market for units sold in February was 56 days, 33% above the 5-year February average of 42 days. There was a 25% month over month decrease in new contract activity with 6 New Pendings; a 22.2% MoM decrease in All Pendings (new contracts + contracts carried over from January) to 7; and a 350% increase in supply to 9 active units.

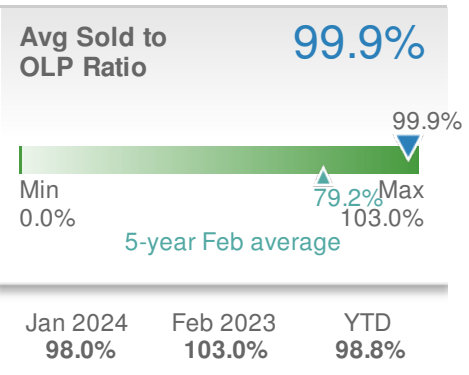
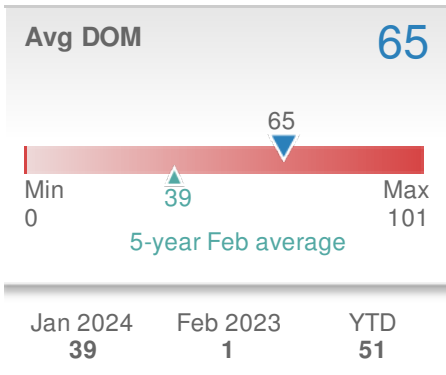
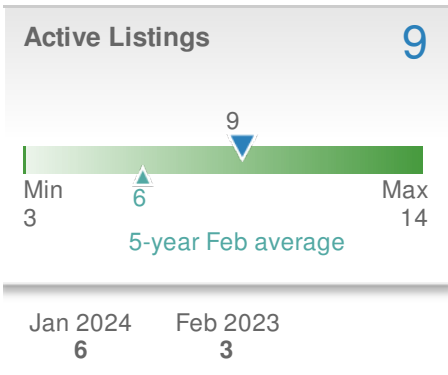
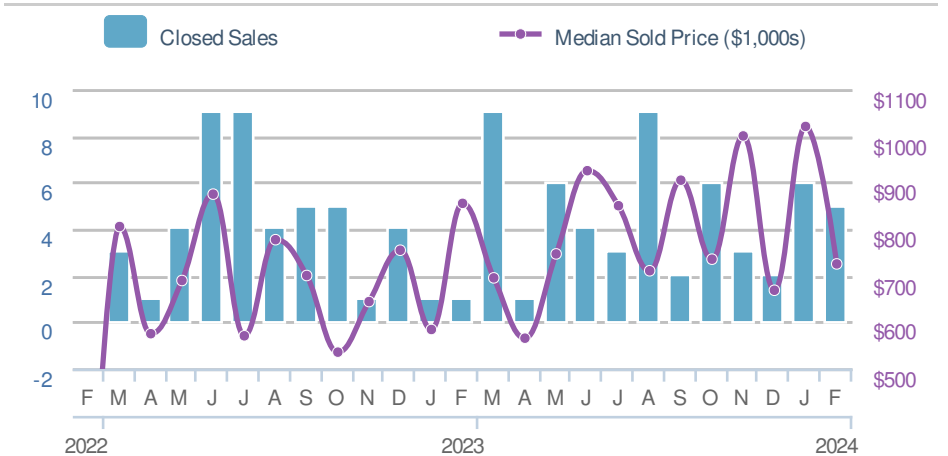
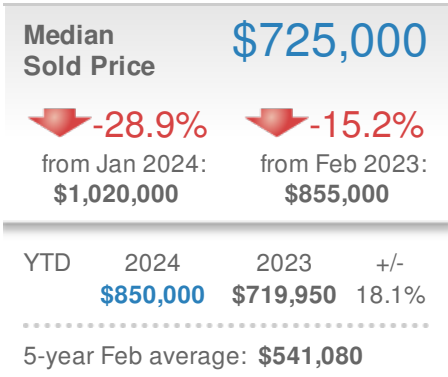
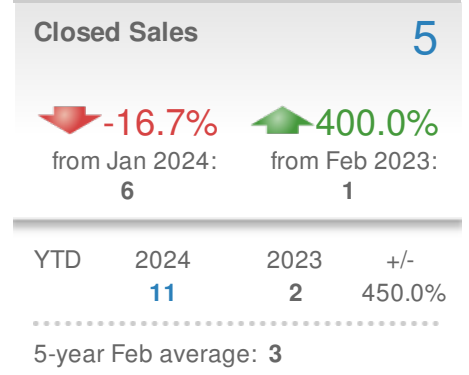
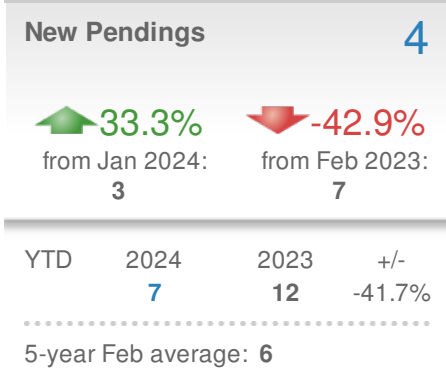
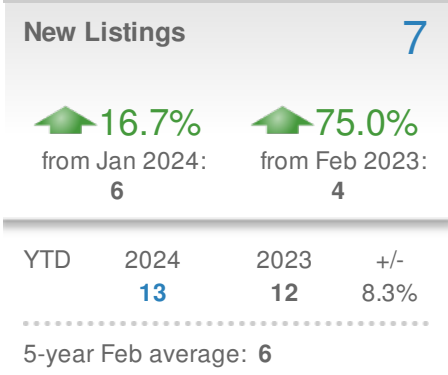
This activity resulted in a Contract Ratio of 0.78 pendings per active listing, down from 4.50 in January and a decrease from 4.00 in February 2023. The Contract Ratio is 72% lower than the 5-year February average of 2.79. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



February 2024

West Chester Area (Delaware, PA)

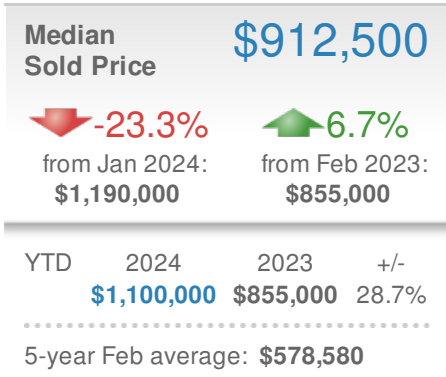
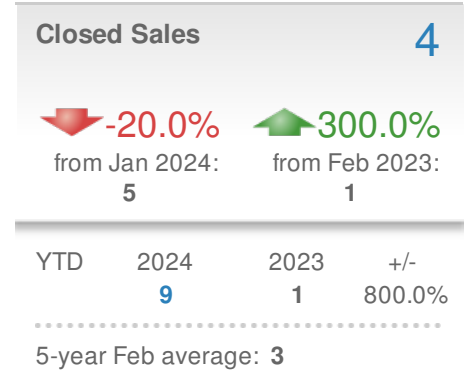
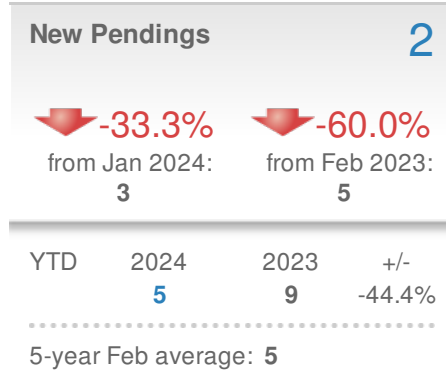
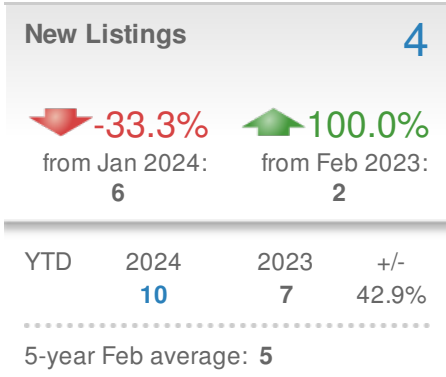
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February 2024

West Chester Area (Delaware, PA) - Detached

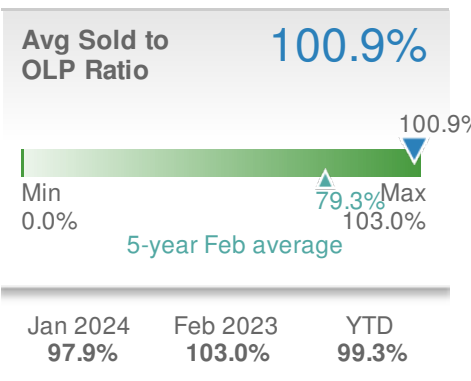
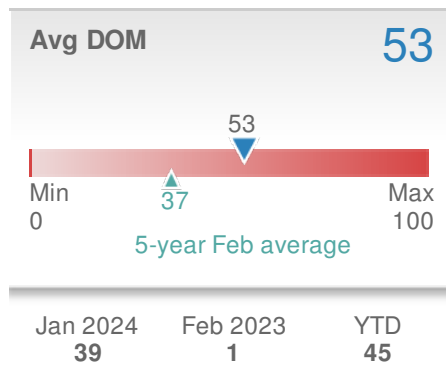
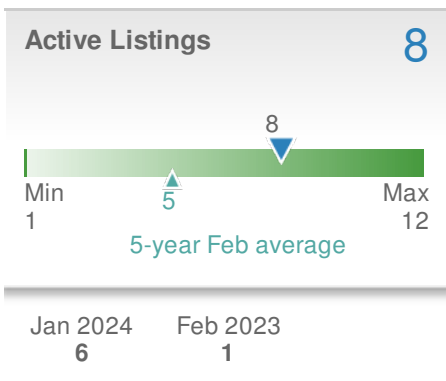
Tri-County Suburban REALTORS
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Summary

In West Chester Area (Delaware, PA), the median sold price for Detached properties for February was \$912,500, representing a decrease of 23.3% compared to last month and an increase of 6.7% from Feb 2023. The average days on market for units sold in February was 53 days, 45% above the 5-year February average of 37 days. There was a 33.3% month over month decrease in new contract activity with 2 New Pendings; a 33.3% MoM decrease in All Pendings (new contracts + contracts carried over from January) to 4; and a 33.3% increase in supply to 8 active units.

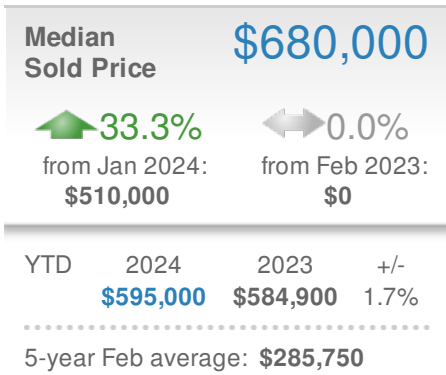
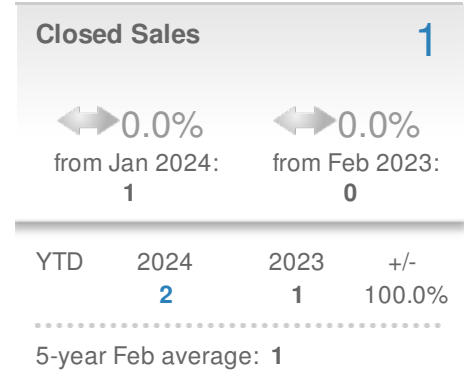
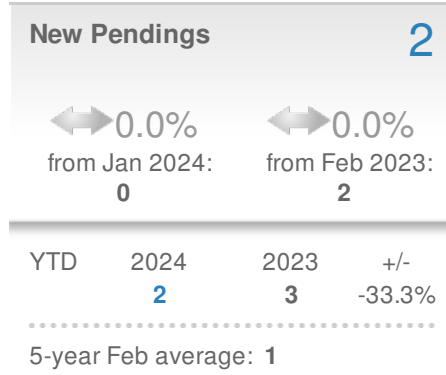
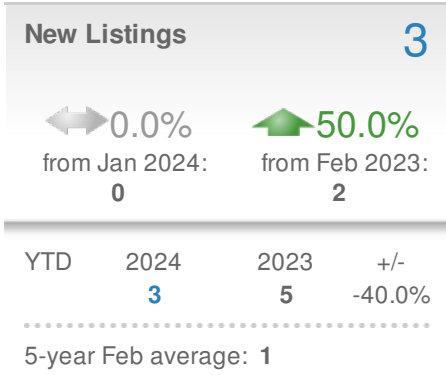
This activity resulted in a Contract Ratio of 0.50 pendings per active listing, down from 1.00 in January and a decrease from 8.00 in February 2023. The Contract Ratio is 85% lower than the 5-year February average of 3.30. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2024

West Chester Area (Delaware, PA) - Attached

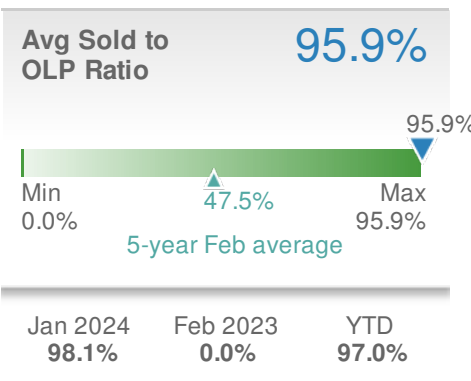
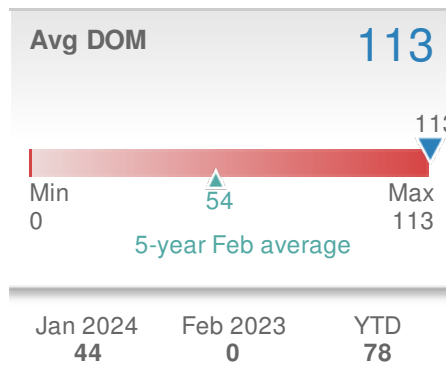
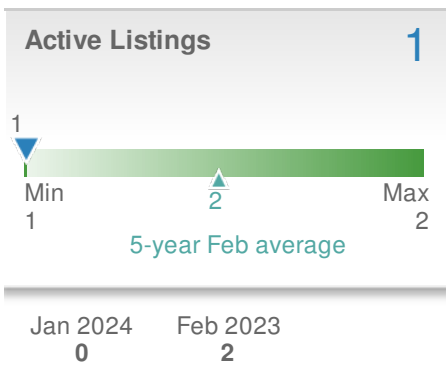
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Summary

In West Chester Area (Delaware, PA), the median sold price for Attached properties for February was \$680,000, representing an increase of 33.3% compared to last month and an increase of 0% from Feb 2023. The average days on market for units sold in February was 113 days, 108% above the 5-year February average of 54 days. There was a 0% month over month increase in new contract activity with 2 New Pendings; a 100% MoM increase in All Pendings (new contracts + contracts carried over from January) to 2; and a 0% increase in supply to 1 active units.

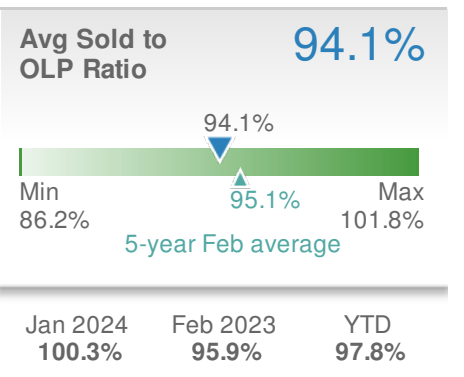
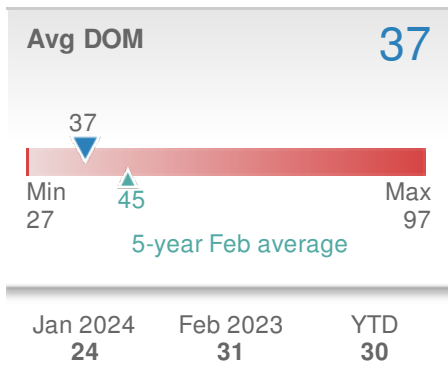
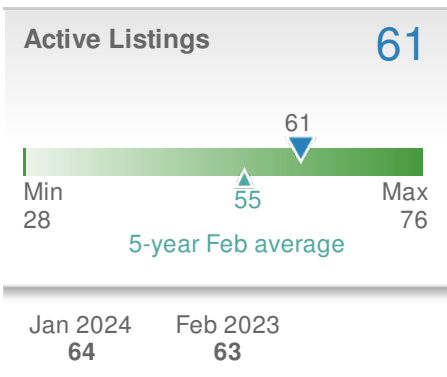
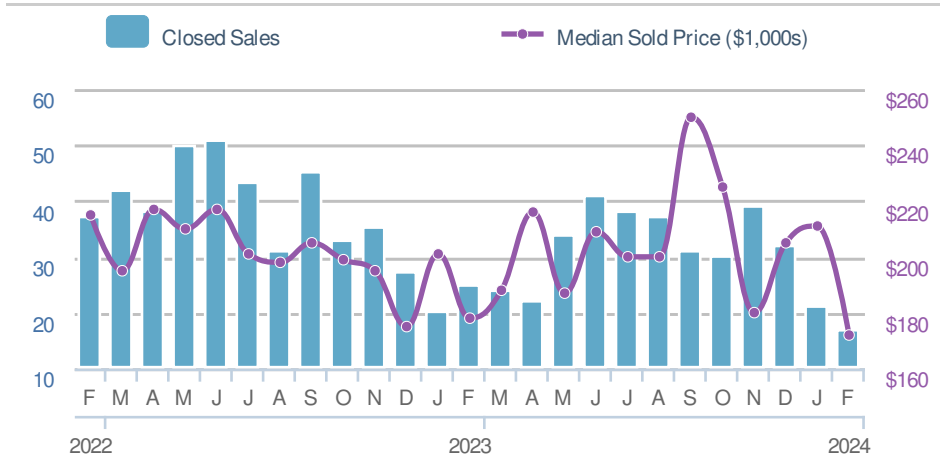
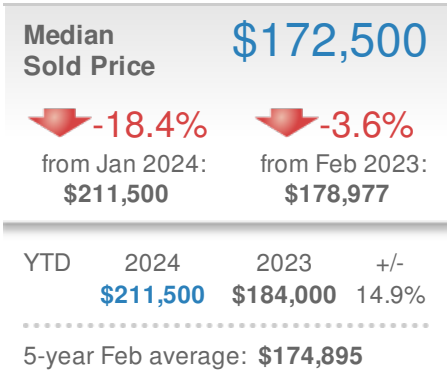
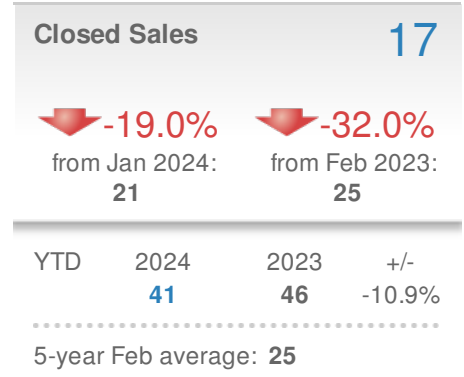
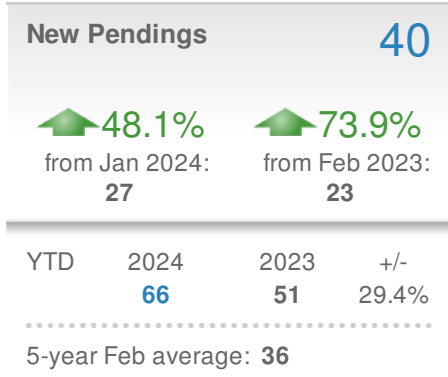
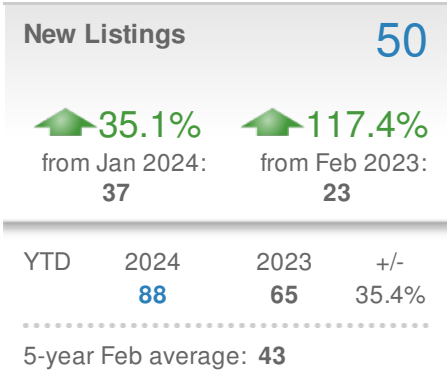
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, up from 0.00 in January and an increase from 1.50 in February 2023. The Contract Ratio is 23% higher than the 5-year February average of 1.63. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



February 2024

William Penn (Delaware, PA)

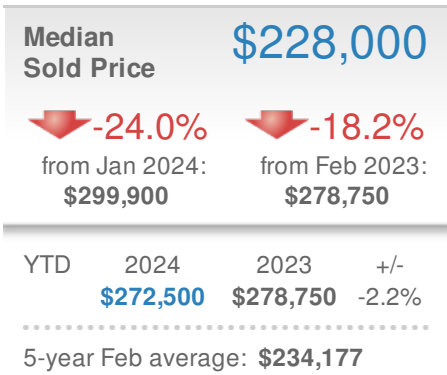
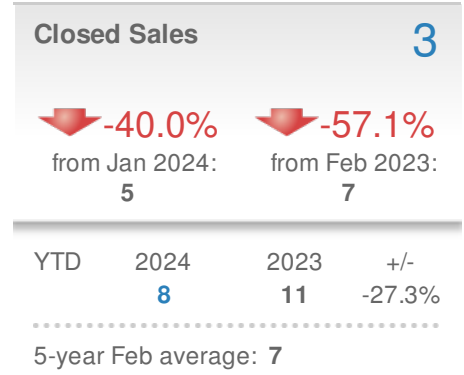
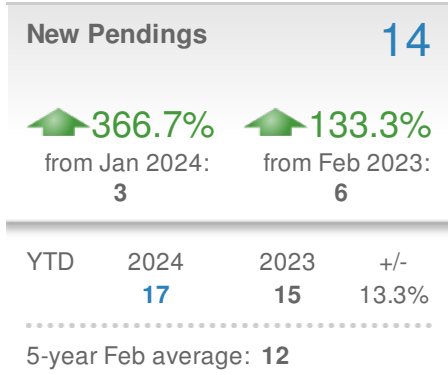
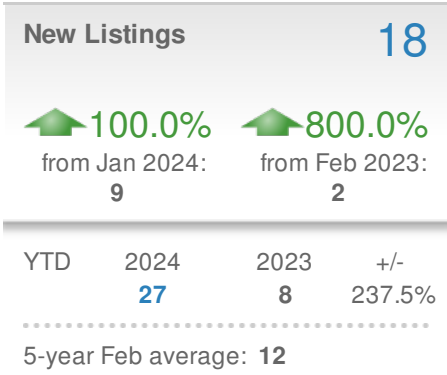
Email: ldavis@tcsr.realtor



February 2024

William Penn (Delaware, PA) - Detached

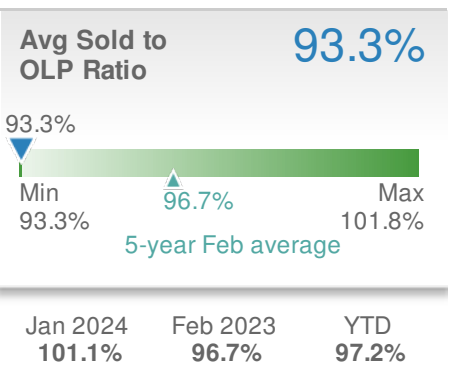
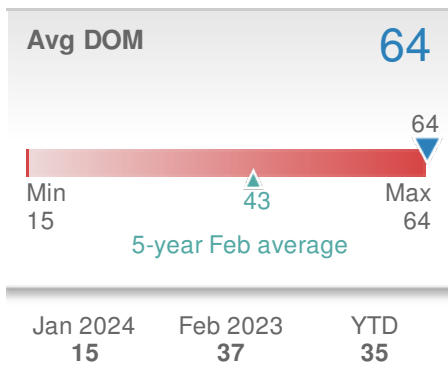
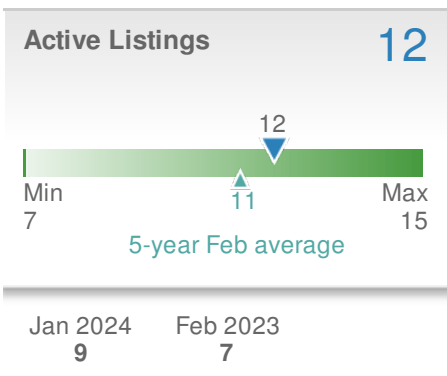
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Summary

In William Penn (Delaware, PA), the median sold price for Detached properties for February was \$228,000, representing a decrease of 24% compared to last month and a decrease of 18.2% from Feb 2023. The average days on market for units sold in February was 64 days, 48% above the 5-year February average of 43 days. There was a 366.7% month over month increase in new contract activity with 14 New Pendings; a 166.7% MoM increase in All Pendings (new contracts + contracts carried over from January) to 16; and a 33.3% increase in supply to 12 active units.

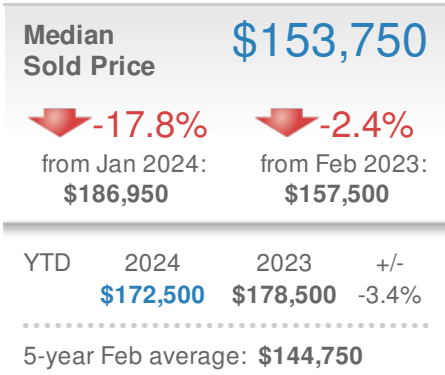
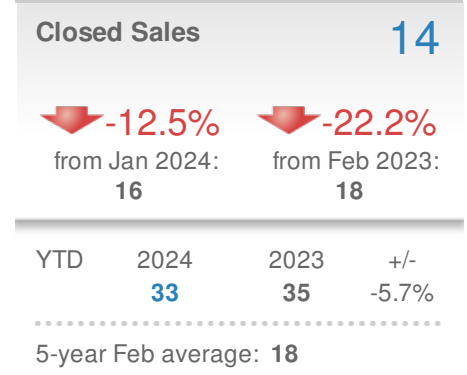
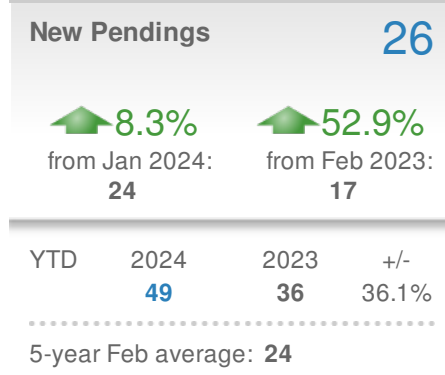
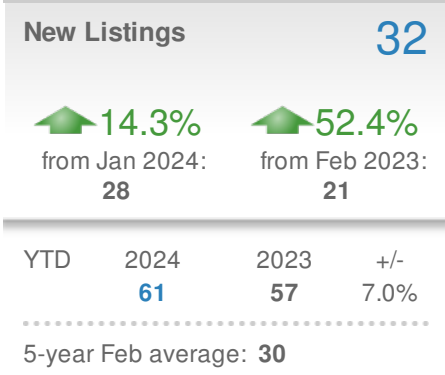
This activity resulted in a Contract Ratio of 1.33 pendings per active listing, up from 0.67 in January and a decrease from 1.43 in February 2023. The Contract Ratio is 12% lower than the 5-year February average of 1.52. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



February 2024

William Penn (Delaware, PA) - Attached

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Summary

In William Penn (Delaware, PA), the median sold price for Attached properties for February was \$153,750, representing a decrease of 17.8% compared to last month and a decrease of 2.4% from Feb 2023. The average days on market for units sold in February was 31 days, 33% below the 5-year February average of 46 days. There was an 8.3% month over month increase in new contract activity with 26 New Pendings; a 26.7% MoM increase in All Pendings (new contracts + contracts carried over from January) to 38; and a 10.9% decrease in supply to 49 active units.

This activity resulted in a Contract Ratio of 0.78 pendings per active listing, up from 0.55 in January and an increase from 0.46 in February 2023. The Contract Ratio is 33% lower than the 5-year February average of 1.17. 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.

