

January 2024

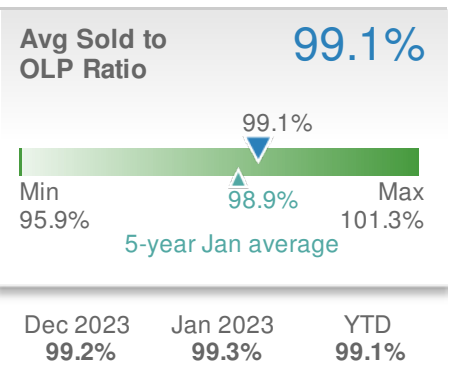
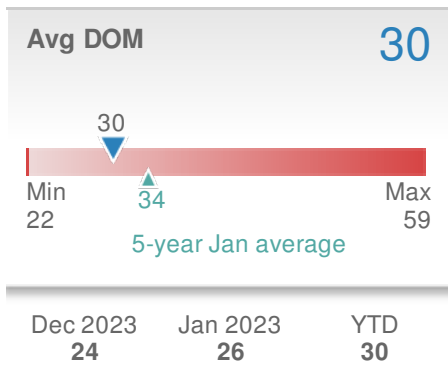
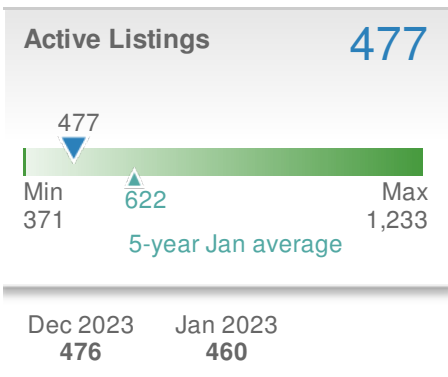
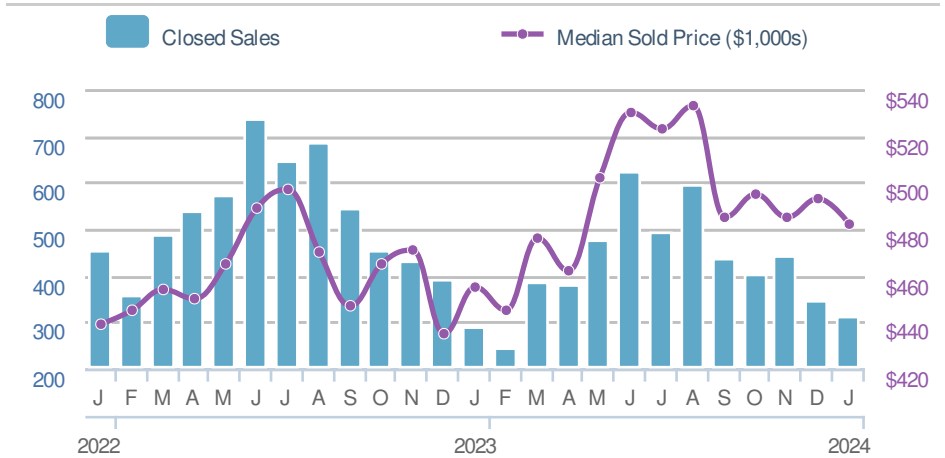
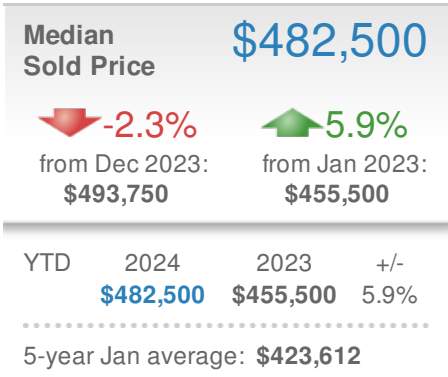
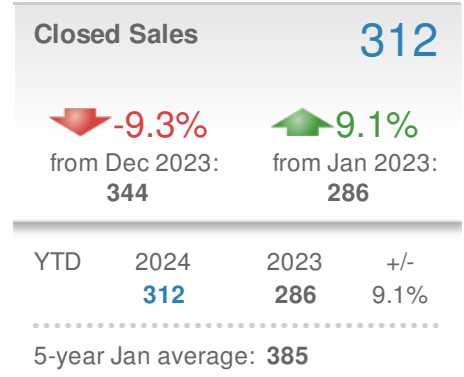
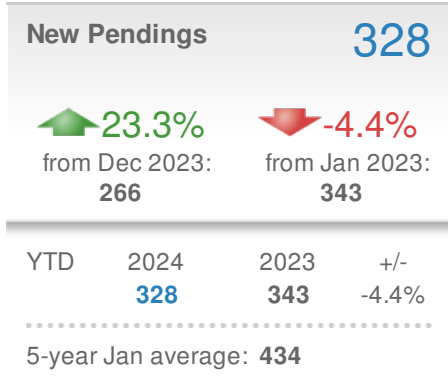
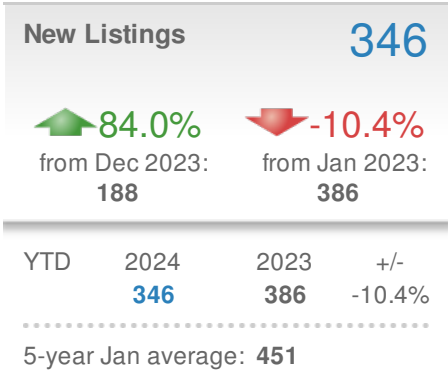
All Home Types
Detached
Attached

Local Market Insight

Chester County, PA

January 2024
Chester County, PA

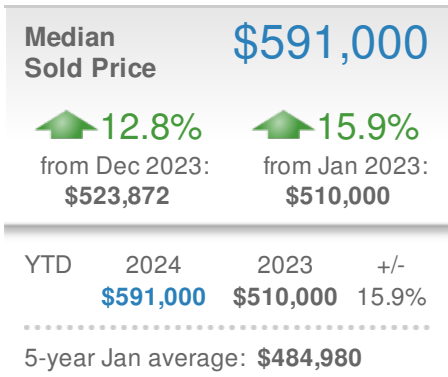
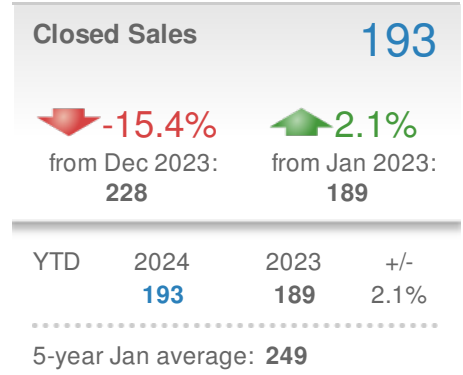
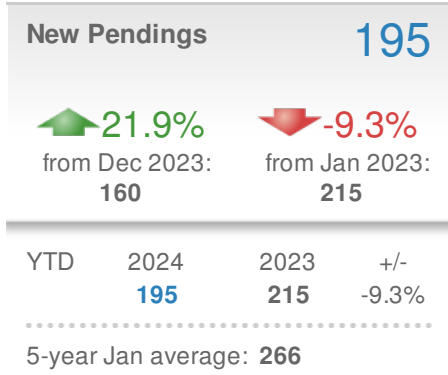
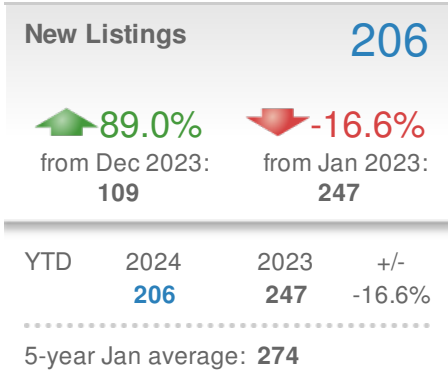
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January 2024

Chester County, PA - Detached

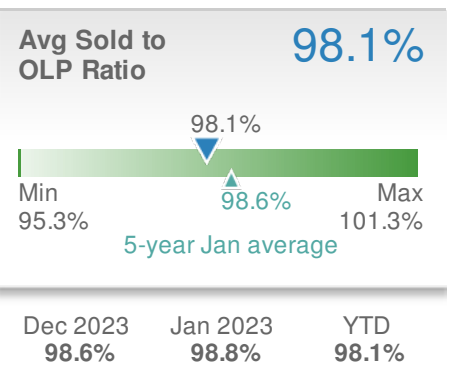
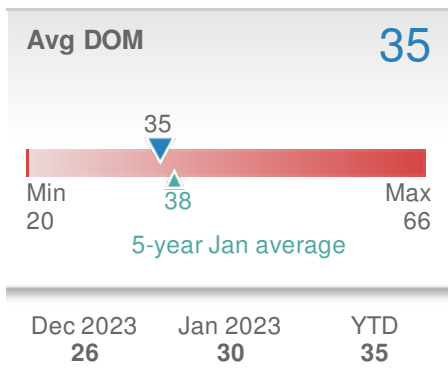
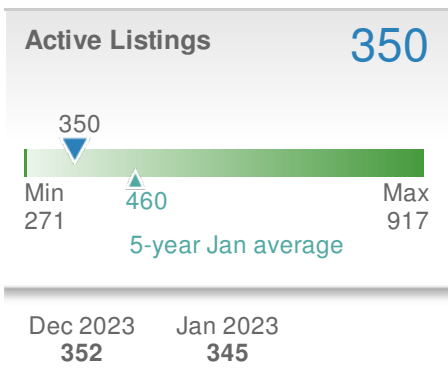
Tri-County Suburban REALTORS
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Summary

In Chester County, PA, the median sold price for Detached properties for January was \$591,000, representing an increase of 12.8% compared to last month and an increase of 15.9% from Jan 2023. The average days on market for units sold in January was 35 days, 7% below the 5-year January average of 38 days. There was a 21.9% month over month increase in new contract activity with 195 New Pendings; a 1% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 382; and a 0.6% decrease in supply to 350 active units.

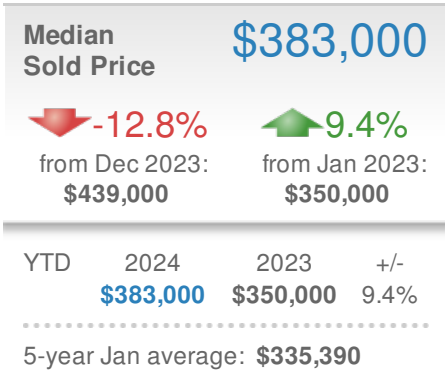
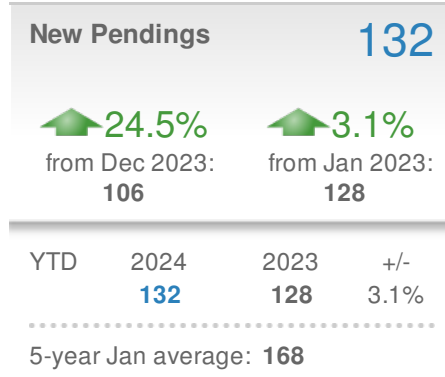
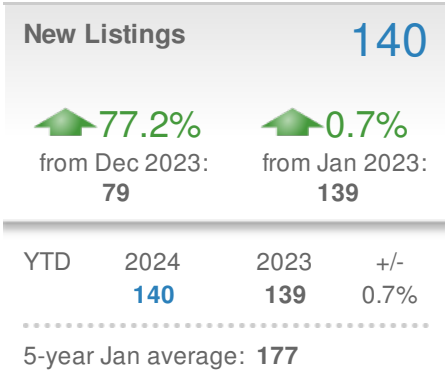
This activity resulted in a Contract Ratio of 1.09 pendings per active listing, down from 1.10 in December and an increase from 1.04 in January 2023. The Contract Ratio is 18% lower than the 5-year January average of 1.33. A higher Contract Ratio signifies a relative increase in contract activity compared 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 County, PA - Attached

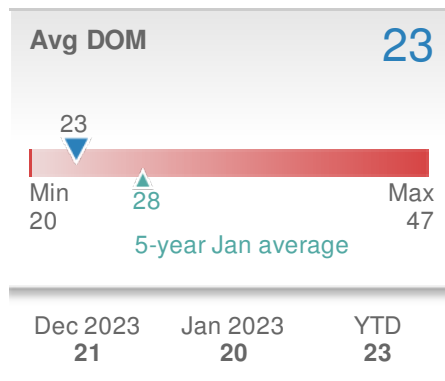
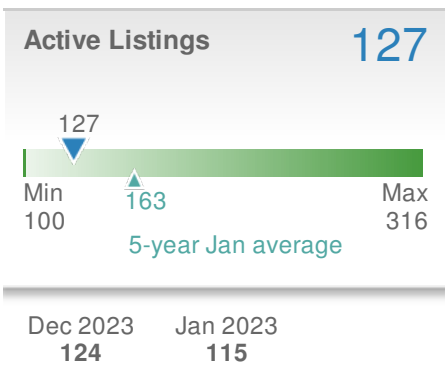
Tri-County Suburban REALTORS
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Summary

In Chester County, PA, the median sold price for Attached properties for January was \$383,000, representing a decrease of 12.8% compared to last month and an increase of 9.4% from Jan 2023. The average days on market for units sold in January was 23 days, 18% below the 5-year January average of 28 days. There was a 24.5% month over month increase in new contract activity with 132 New Pending; a 1.1% MoM decrease in All Pending (new contracts + contracts carried over from December) to 271; and a 2.4% increase in supply to 127 active units.

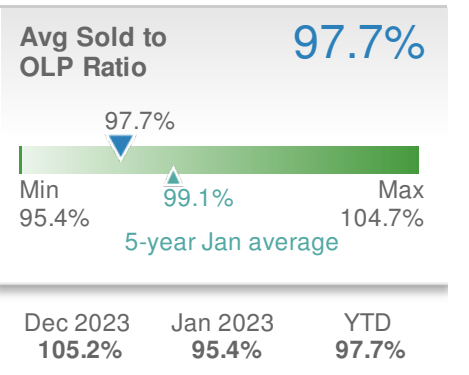
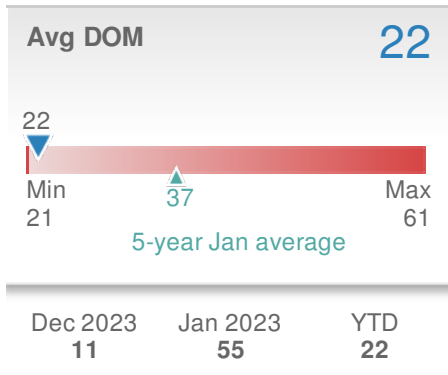
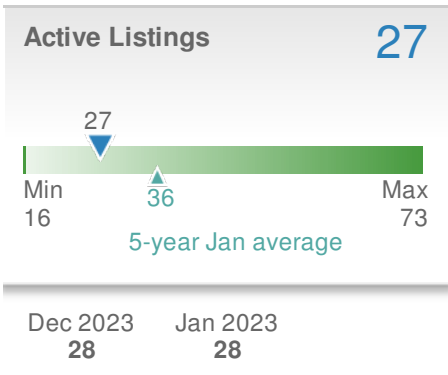
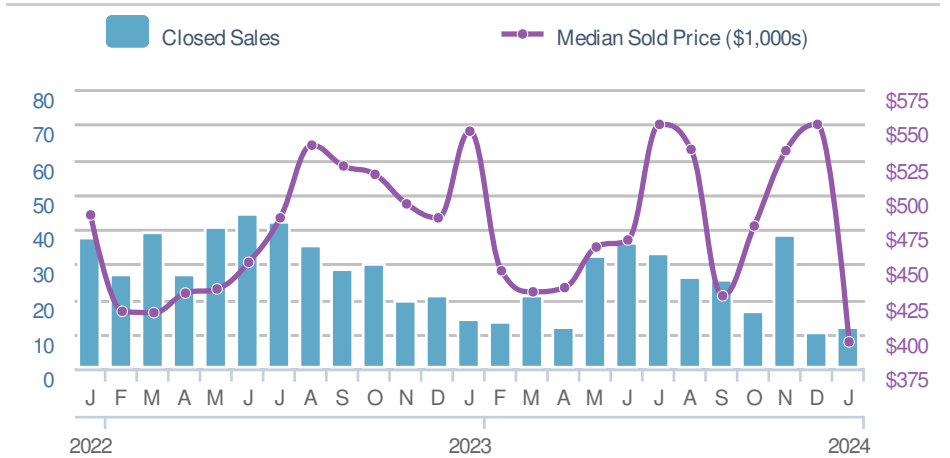
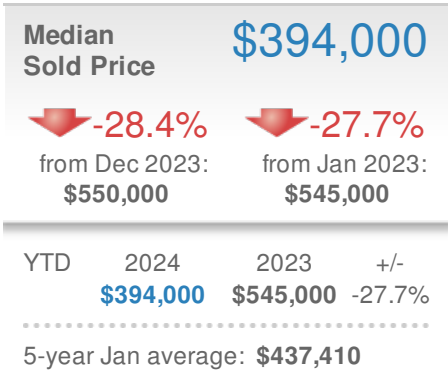
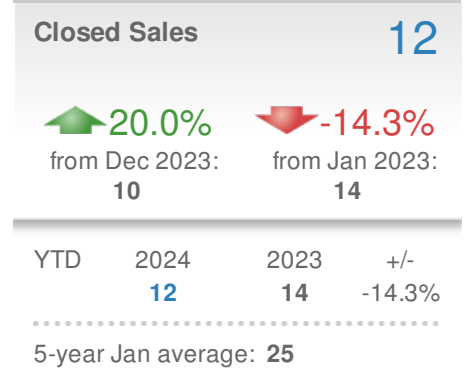
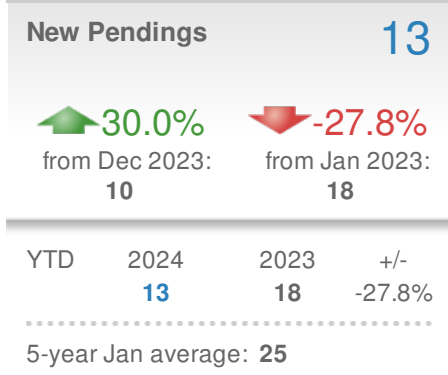
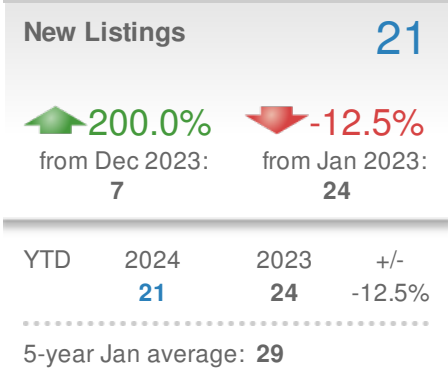
This activity resulted in a Contract Ratio of 2.13 pendings per active listing, down from 2.21 in December and a decrease from 2.16 in January 2023. The Contract Ratio is 15% lower than the 5-year January average of 2.50. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



January 2024

Avon Grove (Chester, PA)

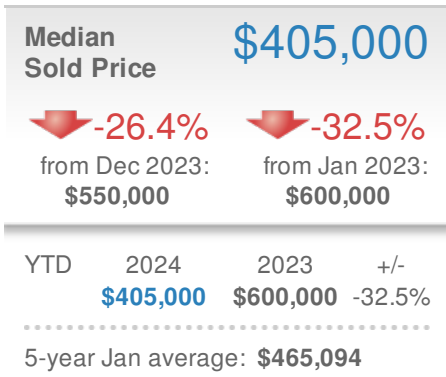
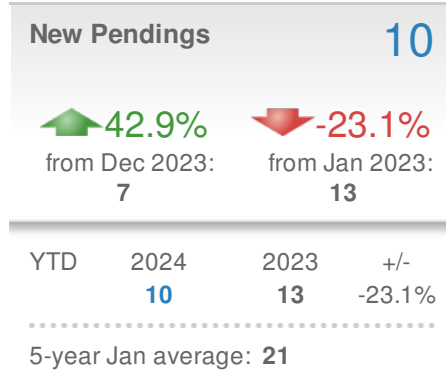
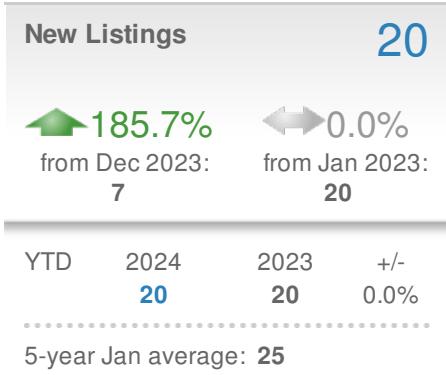
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January 2024

Avon Grove (Chester, PA) - Detached

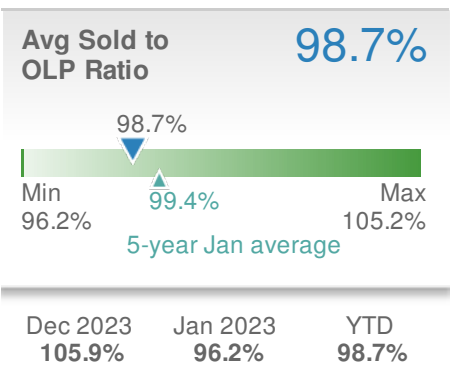
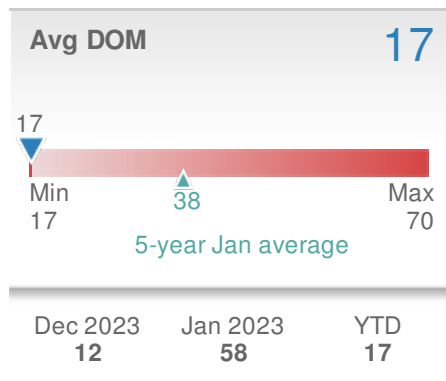
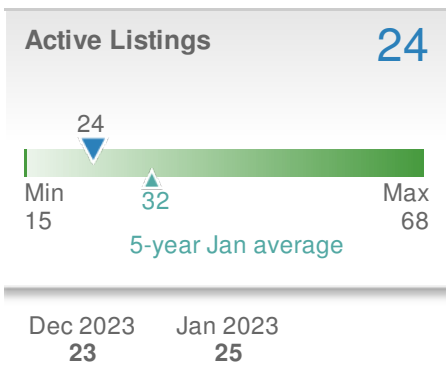
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Summary

In Avon Grove (Chester, PA), the median sold price for Detached properties for January was \$405,000, representing a decrease of 26.4% compared to last month and a decrease of 32.5% from Jan 2023. The average days on market for units sold in January was 17 days, 55% below the 5-year January average of 38 days. There was a 42.9% month over month increase in new contract activity with 10 New Pendings; a 7.5% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 37; and a 4.3% increase in supply to 24 active units.

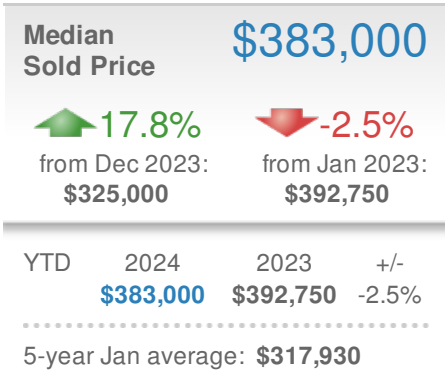
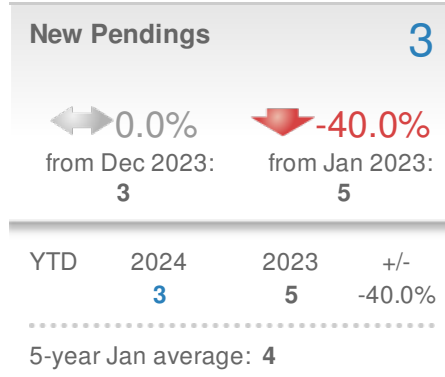
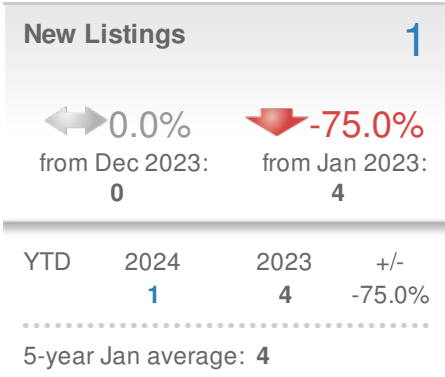
This activity resulted in a Contract Ratio of 1.54 pendings per active listing, down from 1.74 in December and an increase from 0.88 in January 2023. The Contract Ratio is 17% lower than the 5-year January average of 1.86. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



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Avon Grove (Chester, PA) - Attached

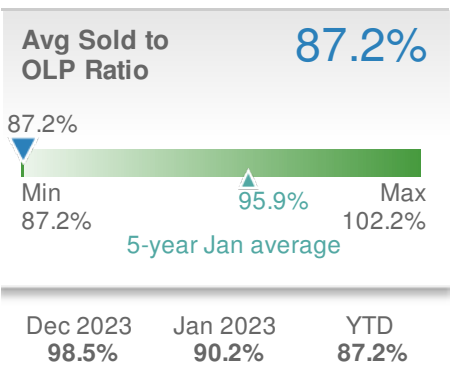
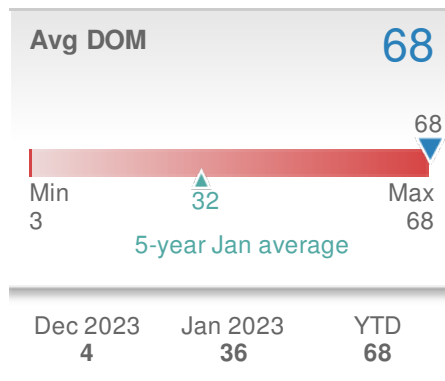
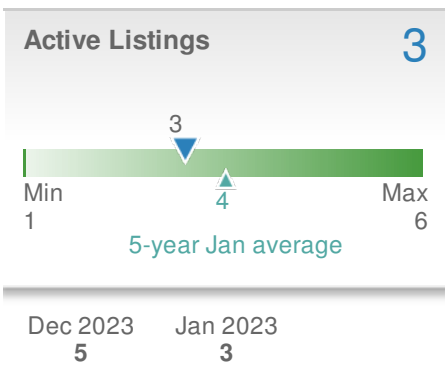
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Summary

In Avon Grove (Chester, PA), the median sold price for Attached properties for January was \$383,000, representing an increase of 17.8% compared to last month and a decrease of 2.5% from Jan 2023. The average days on market for units sold in January was 68 days, 114% above the 5-year January average of 32 days. There was no month over month change in new contract activity with 3 New Pendings; a 33.3% MoM increase in All Pendings (new contracts + contracts carried over from December) to 4; and a 40% decrease in supply to 3 active units.

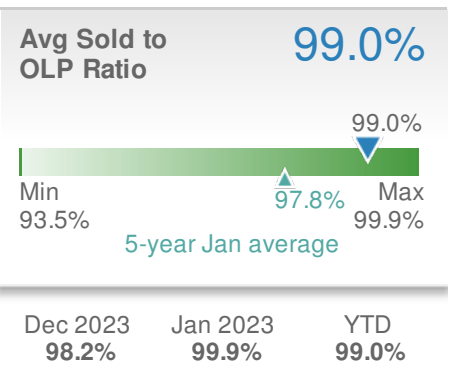
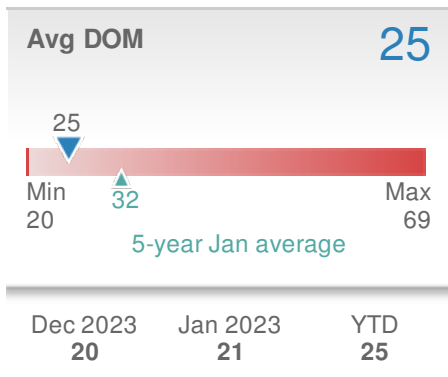
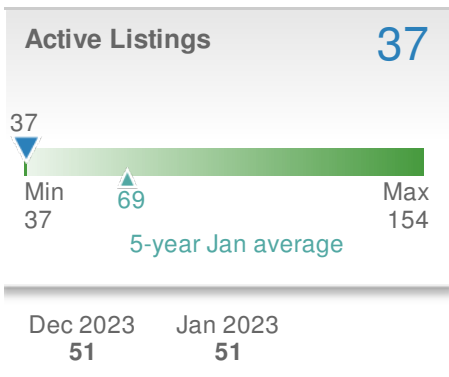
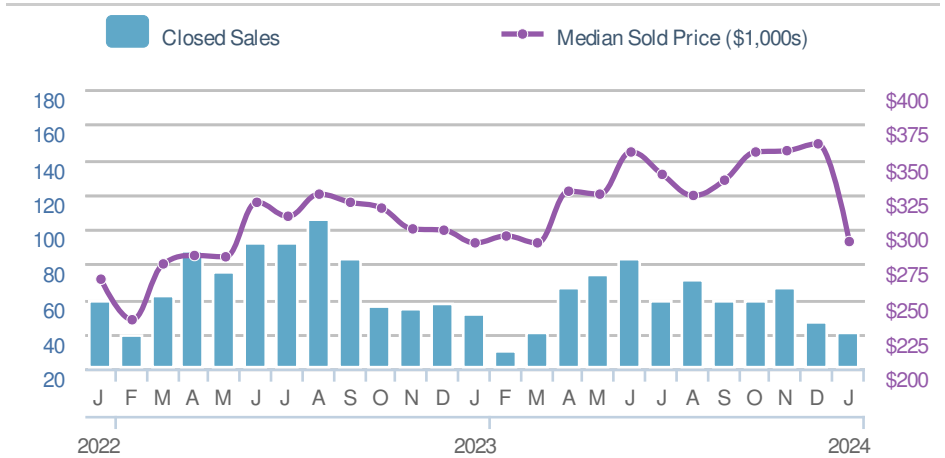
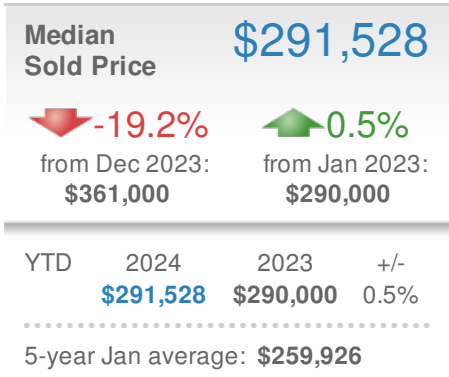
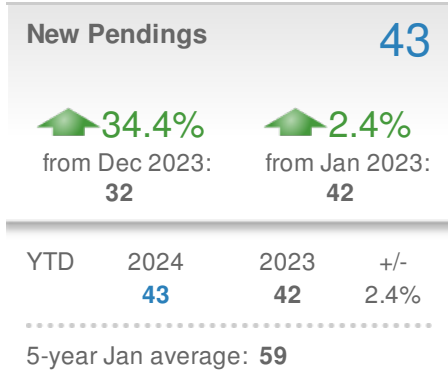
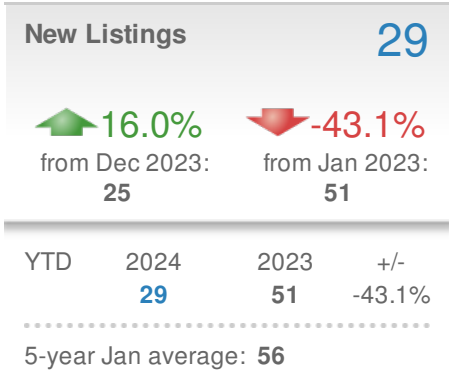
This activity resulted in a Contract Ratio of 1.33 pendings per active listing, up from 0.60 in December and a decrease from 5.67 in January 2023. The Contract Ratio is 82% lower than the 5-year January average of 7.33. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



January 2024

Coatesville Area (Chester, PA)

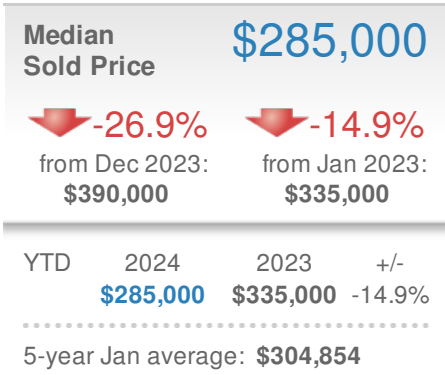
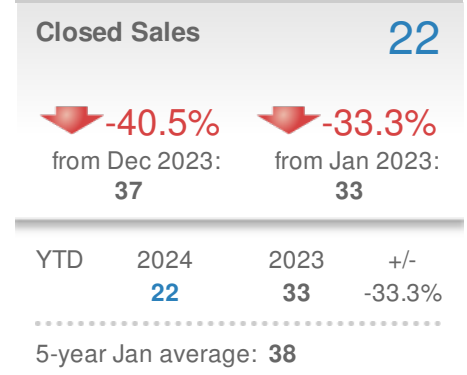
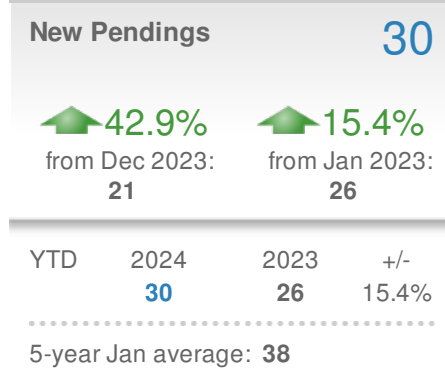
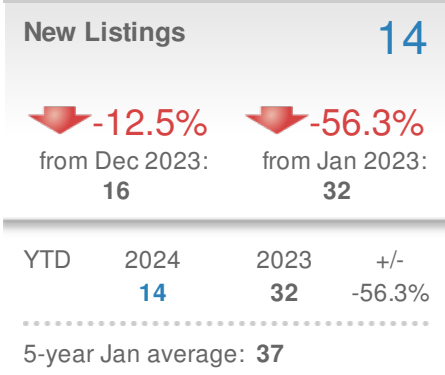
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Coatesville Area (Chester, PA) - Detached

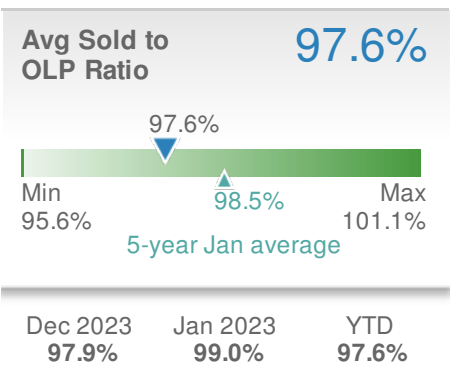
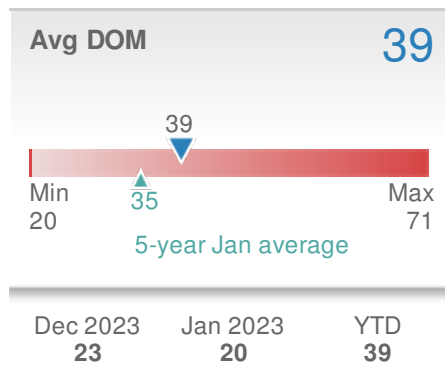
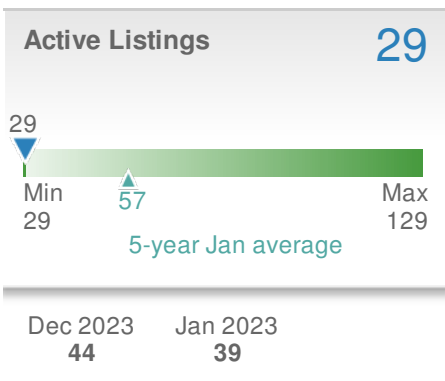
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Summary

In Coatesville Area (Chester, PA), the median sold price for Detached properties for January was \$285,000, representing a decrease of 26.9% compared to last month and a decrease of 14.9% from Jan 2023. The average days on market for units sold in January was 39 days, 13% above the 5-year January average of 35 days. There was a 42.9% month over month increase in new contract activity with 30 New Pendings; a 10.3% MoM increase in All Pendings (new contracts + contracts carried over from December) to 43; and a 34.1% decrease in supply to 29 active units.

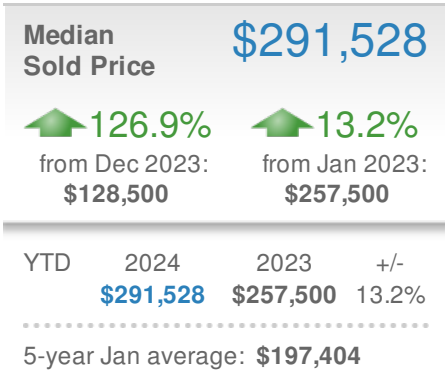
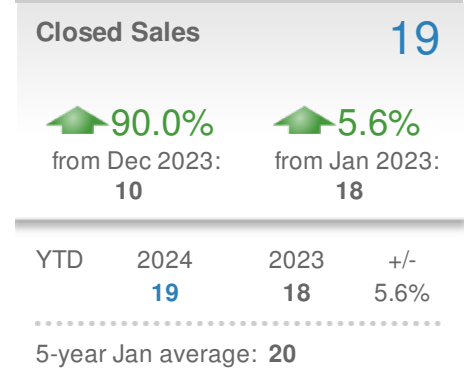
This activity resulted in a Contract Ratio of 1.48 pendings per active listing, up from 0.89 in December and an increase from 0.92 in January 2023. The Contract Ratio is 25% higher than the 5-year January average of 1.19. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



January 2024

Coatesville Area (Chester, PA) - Attached

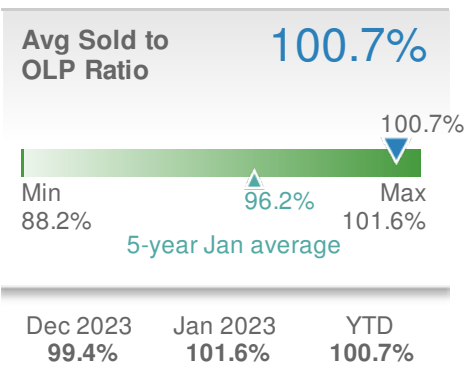
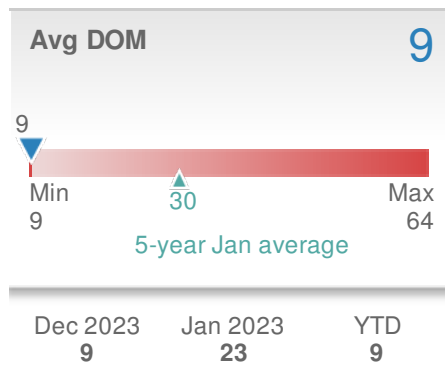
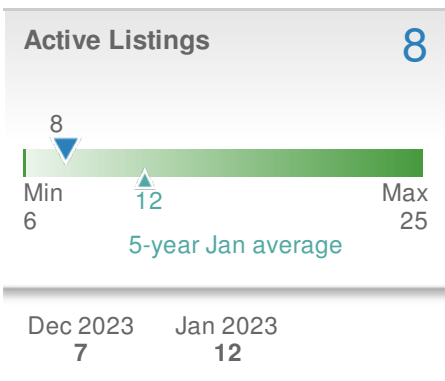
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Summary

In Coatesville Area (Chester, PA), the median sold price for Attached properties for January was \$291,528, representing an increase of 126.9% compared to last month and an increase of 13.2% from Jan 2023. The average days on market for units sold in January was 9 days, 70% below the 5-year January average of 30 days. There was an 18.2% month over month increase in new contract activity with 13 New Pendings; a 16.7% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 40; and a 14.3% increase in supply to 8 active units.

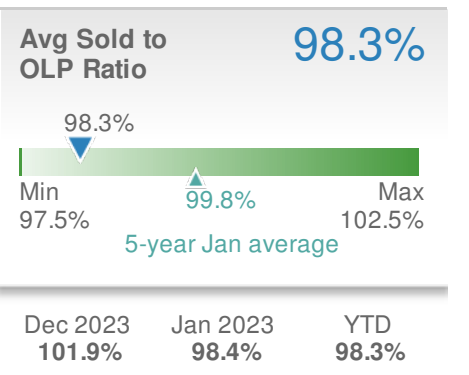
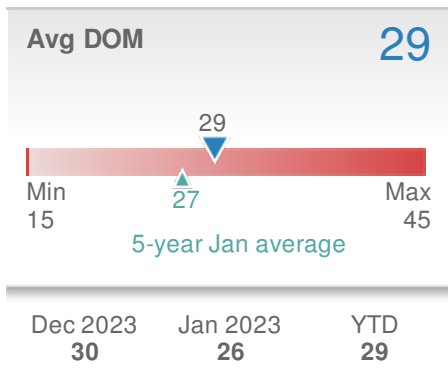
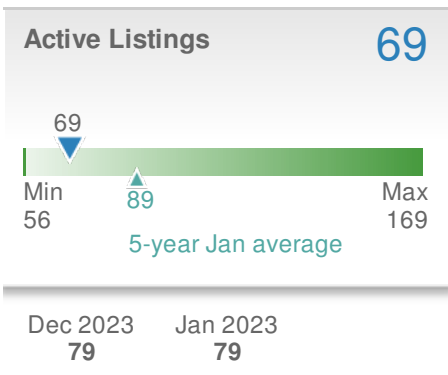
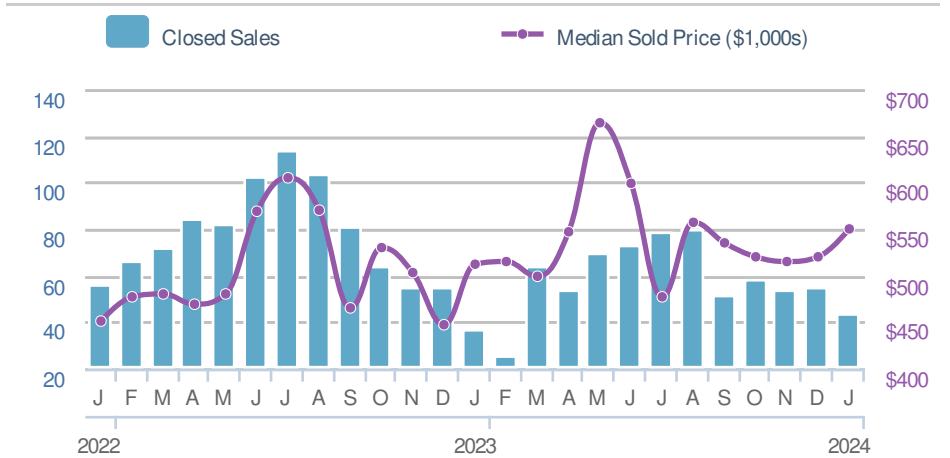
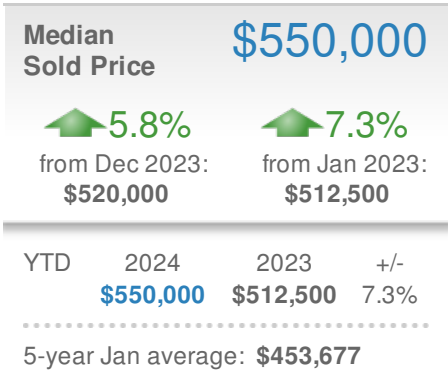
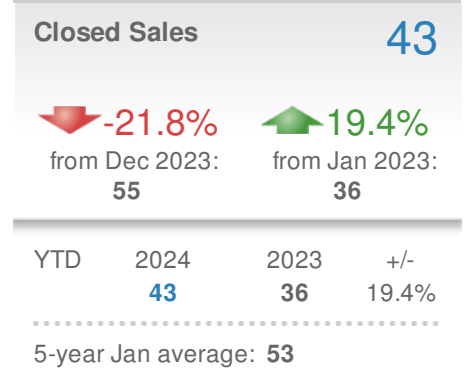
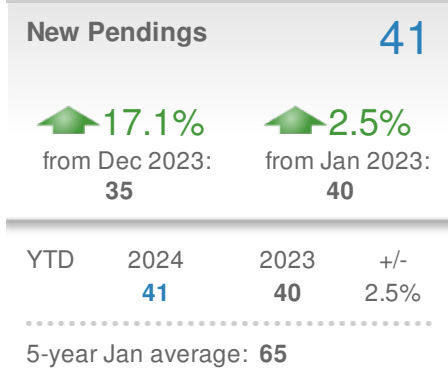
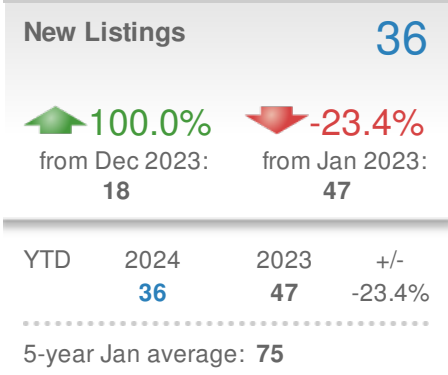
This activity resulted in a Contract Ratio of 5.00 pendings per active listing, down from 6.86 in December and an increase from 2.33 in January 2023. The Contract Ratio is 50% higher than the 5-year January average of 3.32. A higher Contract Ratio signifies a relative increase in contract activity compared 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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Downingtown Area (Chester, PA)

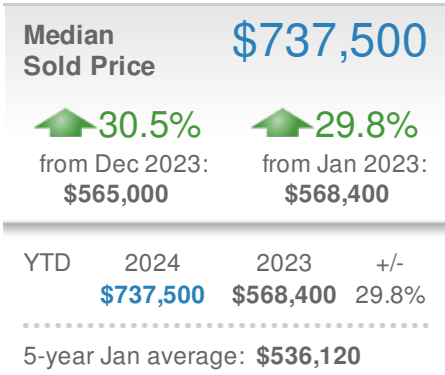
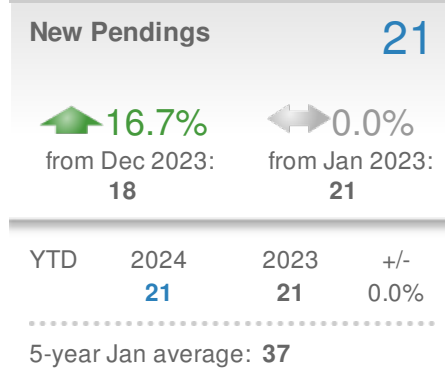
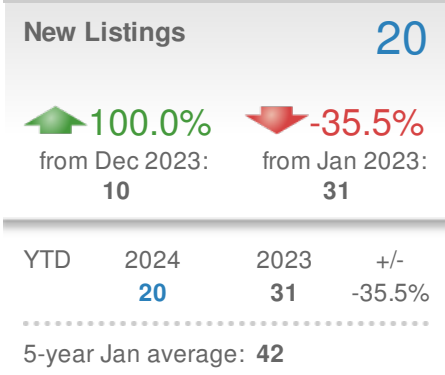
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Downingtown Area (Chester, PA) - Detached

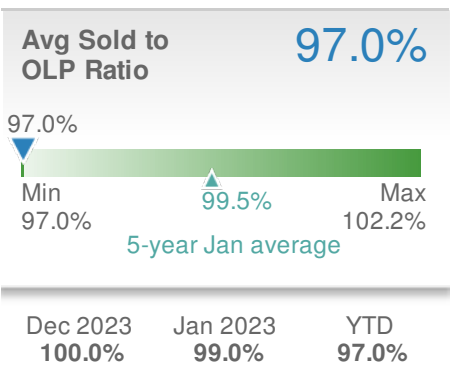
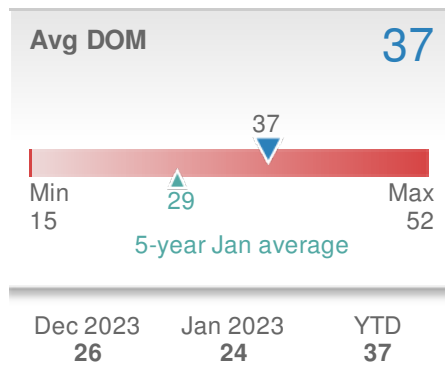
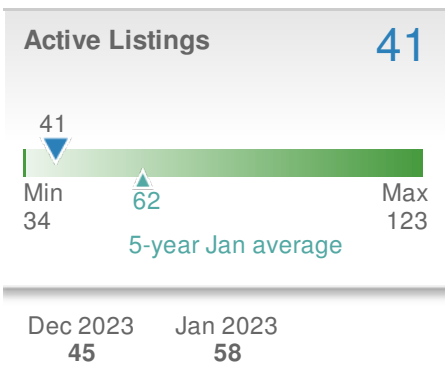
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Summary

In Downingtown Area (Chester, PA), the median sold price for Detached properties for January was \$737,500, representing an increase of 30.5% compared to last month and an increase of 29.8% from Jan 2023. The average days on market for units sold in January was 37 days, 28% above the 5-year January average of 29 days. There was a 16.7% month over month increase in new contract activity with 21 New Pendings; a 15.2% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 28; and an 8.9% decrease in supply to 41 active units.

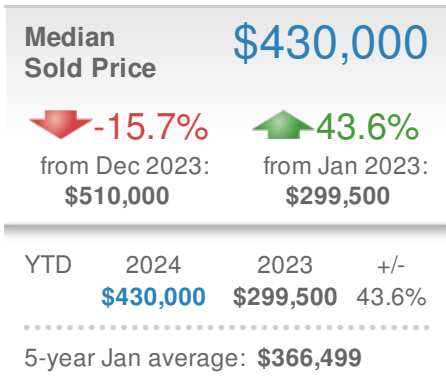
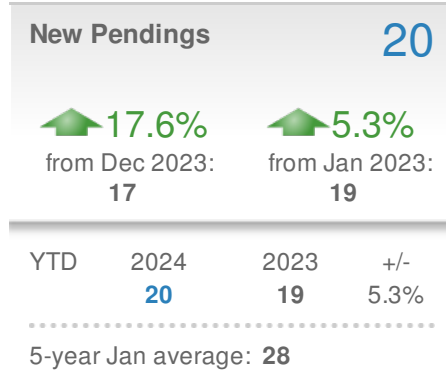
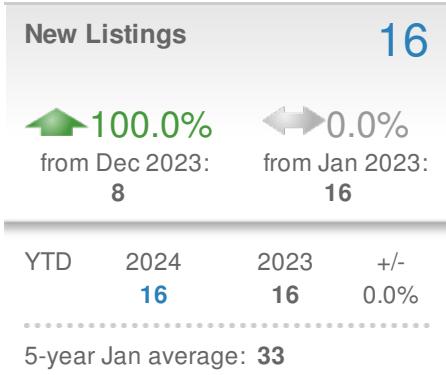
This activity resulted in a Contract Ratio of 0.68 pendings per active listing, down from 0.73 in December and a decrease from 0.83 in January 2023. The Contract Ratio is 57% lower than the 5-year January average of 1.60. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



January 2024

Downingtown Area (Chester, PA) - Attached

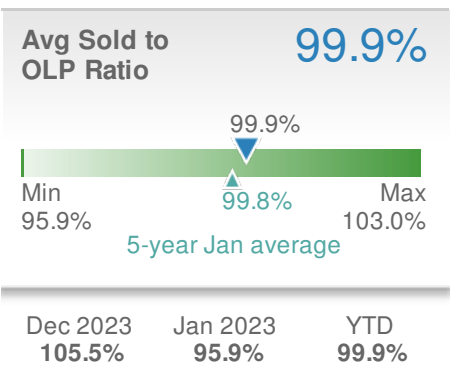
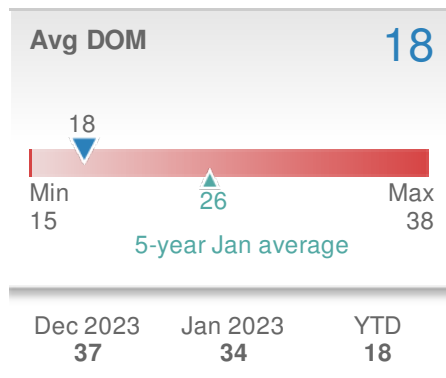
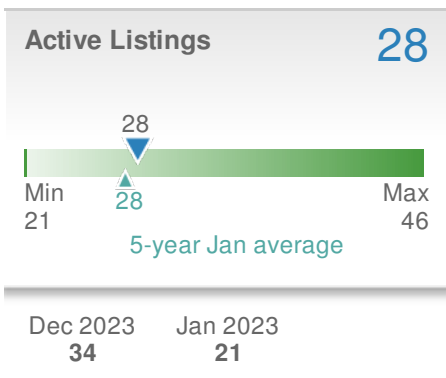
Tri-County Suburban REALTORS
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Summary

In Downingtown Area (Chester, PA), the median sold price for Attached properties for January was \$430,000, representing a decrease of 15.7% compared to last month and an increase of 43.6% from Jan 2023. The average days on market for units sold in January was 18 days, 30% below the 5-year January average of 26 days. There was a 17.6% month over month increase in new contract activity with 20 New Pendings; an 8% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 69; and a 17.6% decrease in supply to 28 active units.

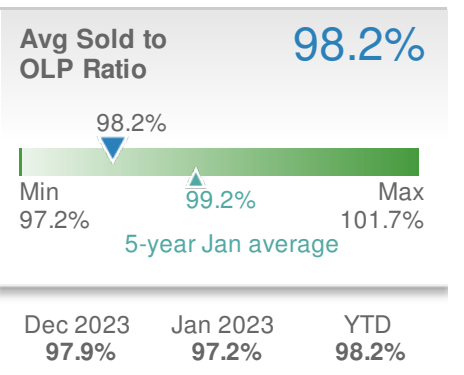
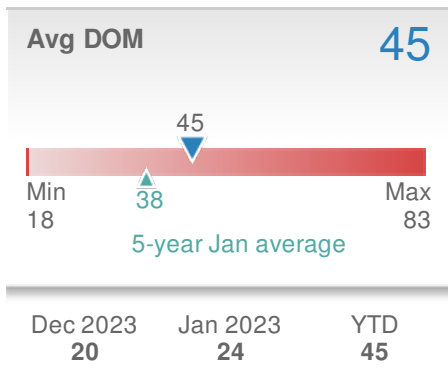
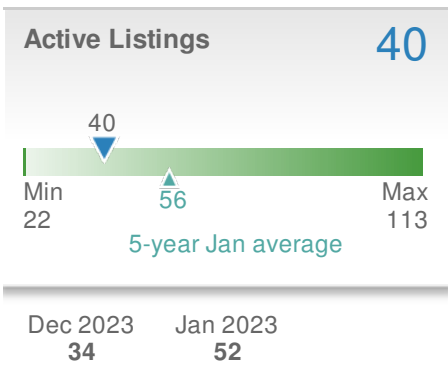
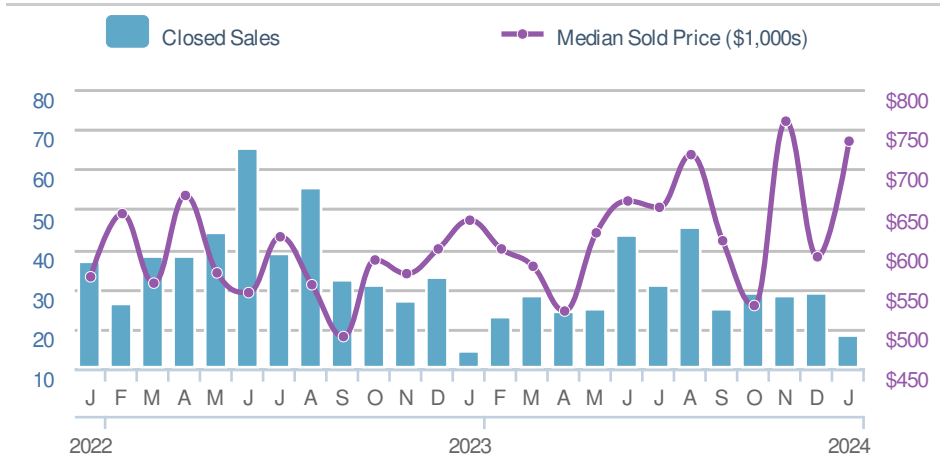
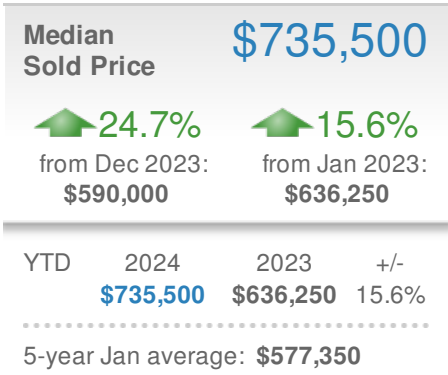
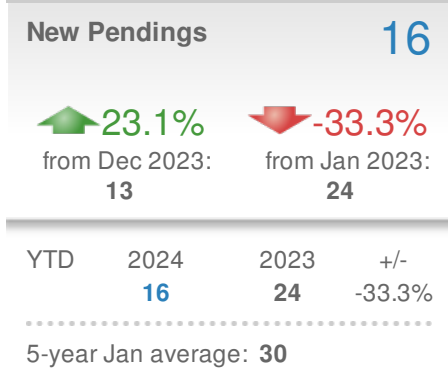
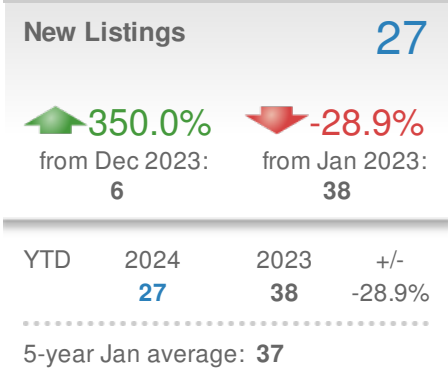
This activity resulted in a Contract Ratio of 2.46 pendings per active listing, up from 2.21 in December and a decrease from 2.57 in January 2023. The Contract Ratio is 25% lower than the 5-year January average of 3.29. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



January 2024

Great Valley (Chester, PA)

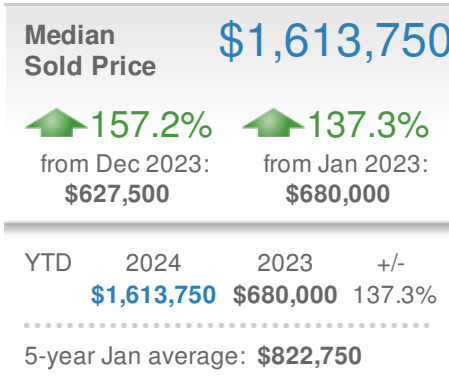
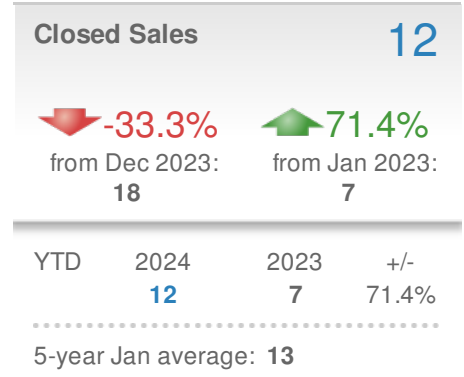
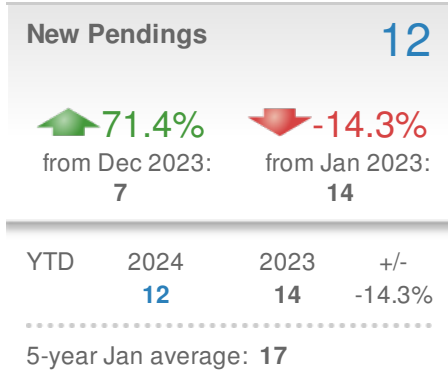
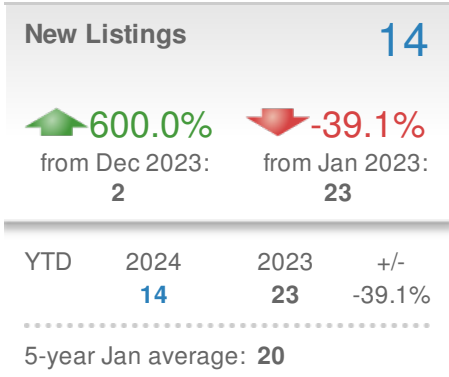
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January 2024

Great Valley (Chester, PA) - Detached

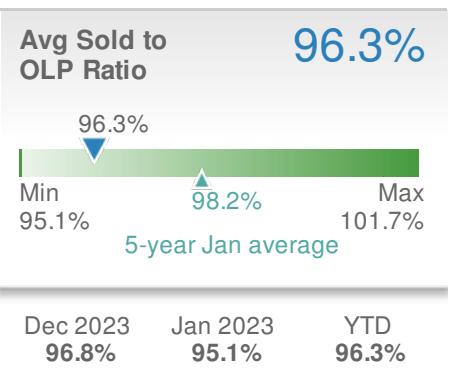
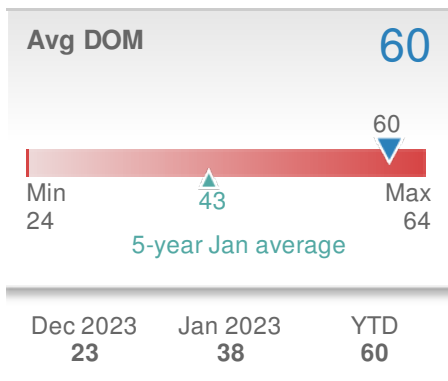
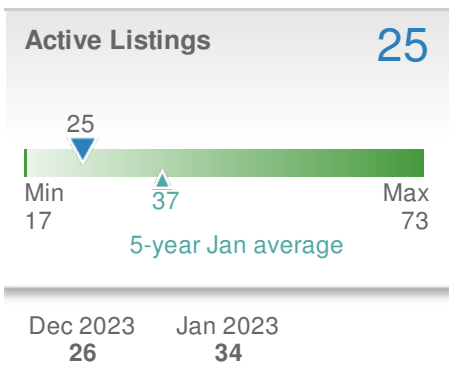
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Summary

In Great Valley (Chester, PA), the median sold price for Detached properties for January was \$1,613,750, representing an increase of 157.2% compared to last month and an increase of 137.3% from Jan 2023. The average days on market for units sold in January was 60 days, 41% above the 5-year January average of 43 days. There was a 71.4% month over month increase in new contract activity with 12 New Pendings; a 4.2% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 23; and a 3.8% decrease in supply to 25 active units.

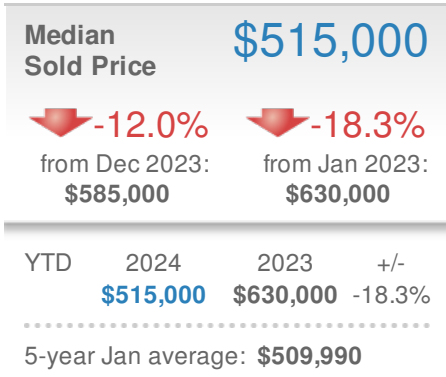
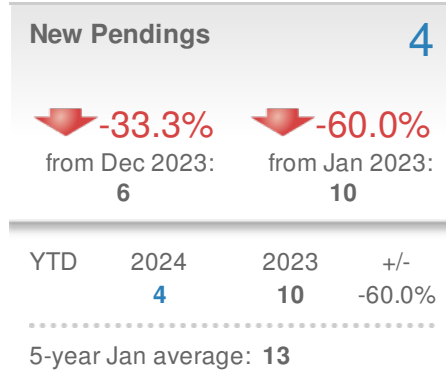
This activity resulted in a Contract Ratio of 0.92 pendings per active listing, no change from December and an increase from 0.85 in January 2023. The Contract Ratio is 25% lower than the 5-year January average of 1.23. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



January 2024

Great Valley (Chester, PA) - Attached

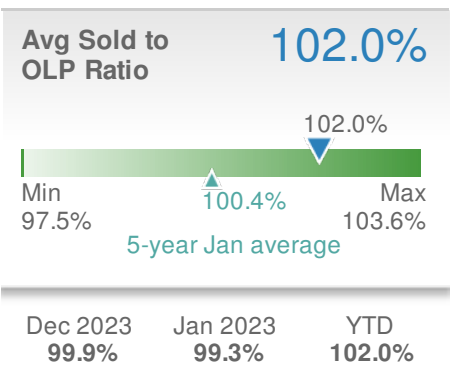
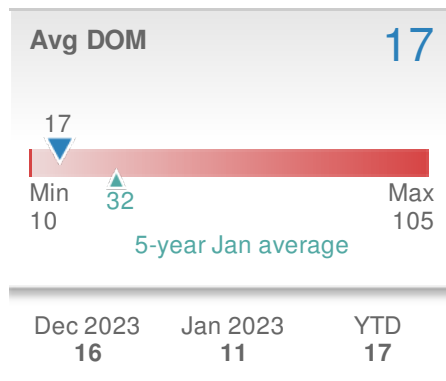
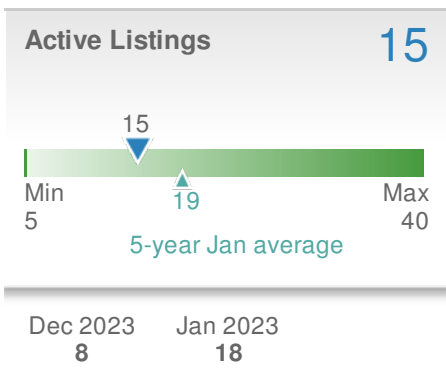
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Summary

In Great Valley (Chester, PA), the median sold price for Attached properties for January was \$515,000, representing a decrease of 12% compared to last month and a decrease of 18.3% from Jan 2023. The average days on market for units sold in January was 17 days, 47% below the 5-year January average of 32 days. There was a 33.3% month over month decrease in new contract activity with 4 New Pendings; a 12.5% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 7; and an 87.5% increase in supply to 15 active units.

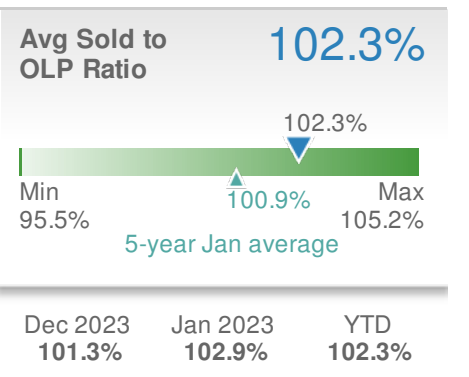
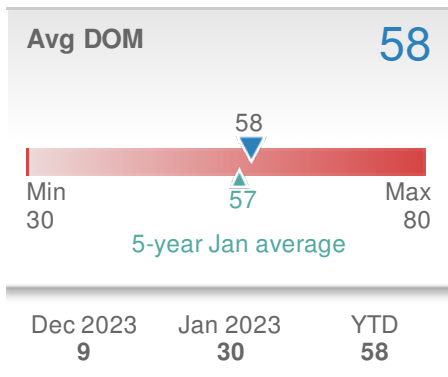
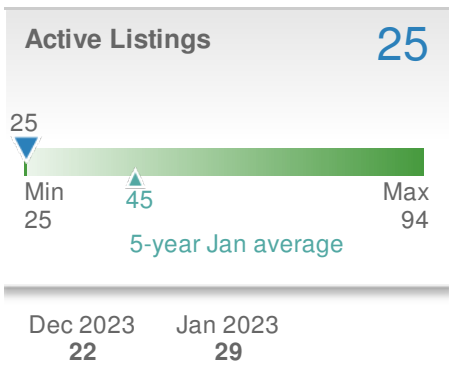
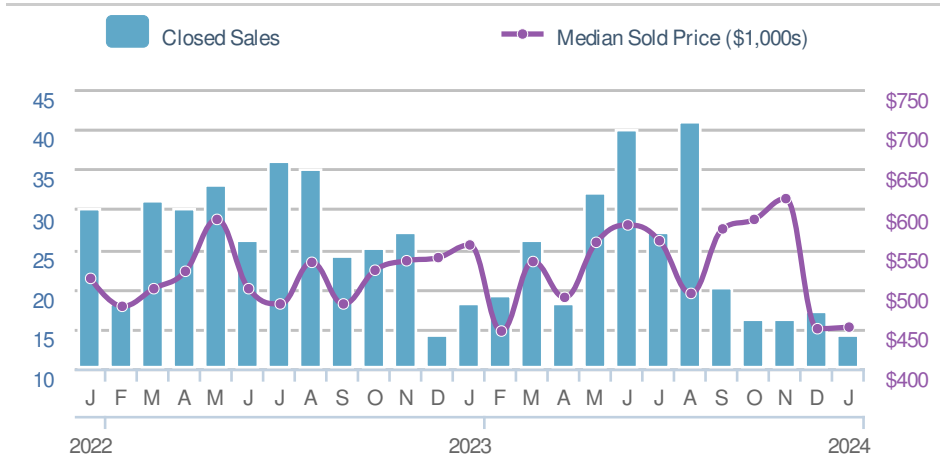
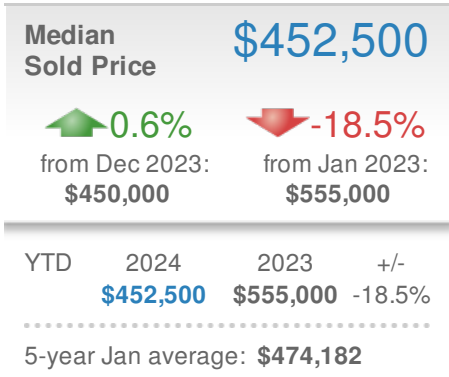
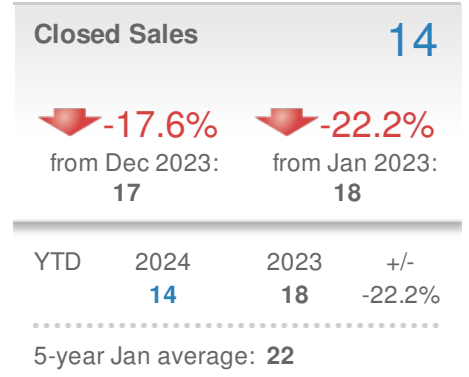
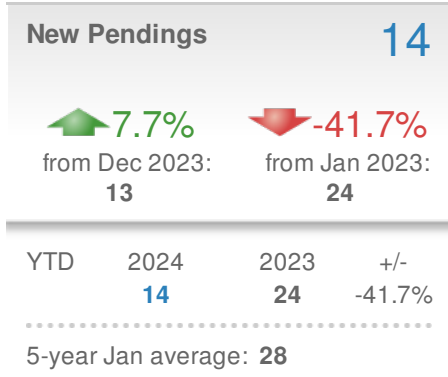
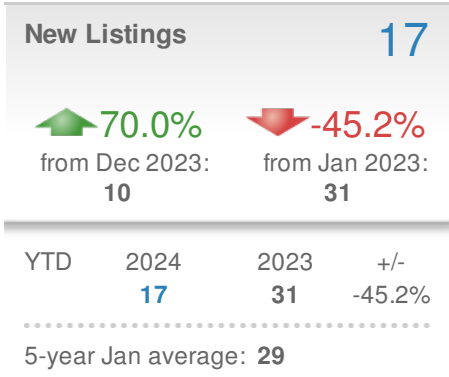
This activity resulted in a Contract Ratio of 0.47 pendings per active listing, down from 1.00 in December and a decrease from 1.00 in January 2023. The Contract Ratio is 80% lower than the 5-year January average of 2.40. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



January 2024

Kennett Consolidated (Chester, PA)

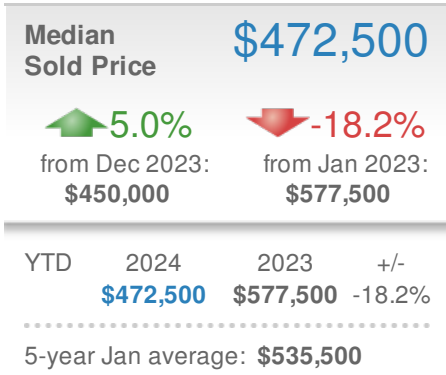
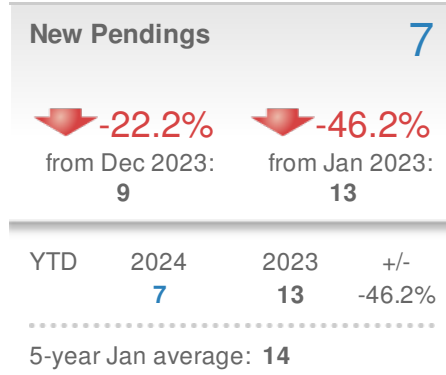
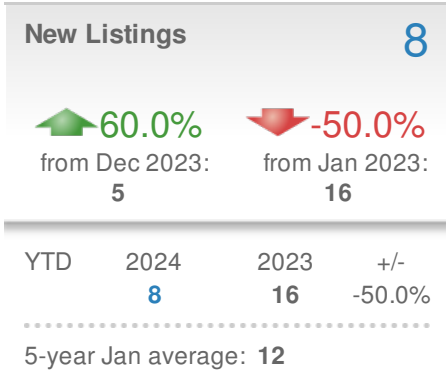
Email: ldavis@tcsr.realtor



January 2024

Kennett Consolidated (Chester, PA) - Detached

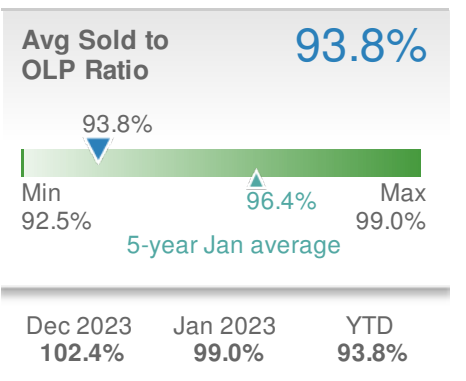
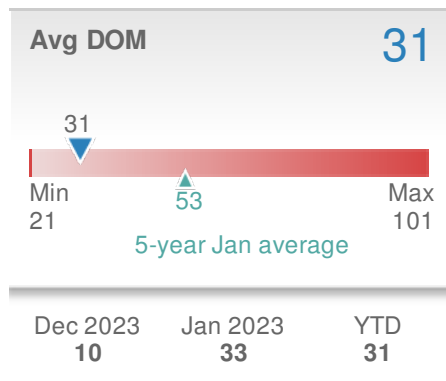
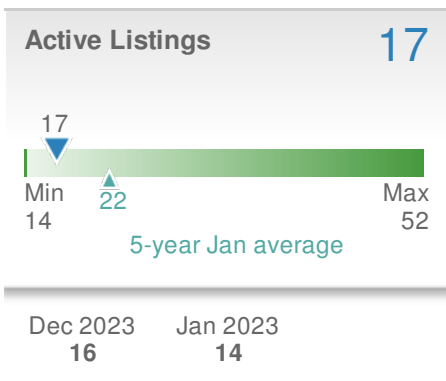
Tri-County Suburban REALTORS
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Summary

In Kennett Consolidated (Chester, PA), the median sold price for Detached properties for January was \$472,500, representing an increase of 5% compared to last month and a decrease of 18.2% from Jan 2023. The average days on market for units sold in January was 31 days, 42% below the 5-year January average of 53 days. There was a 22.2% month over month decrease in new contract activity with 7 New Pendings; a 36.4% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 7; and a 6.3% increase in supply to 17 active units.

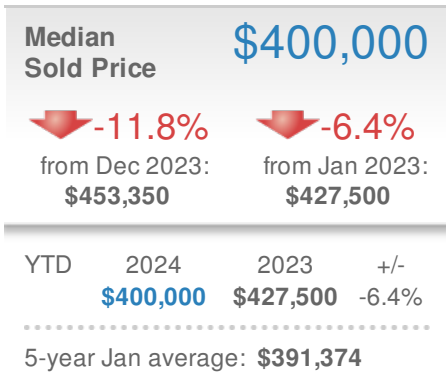
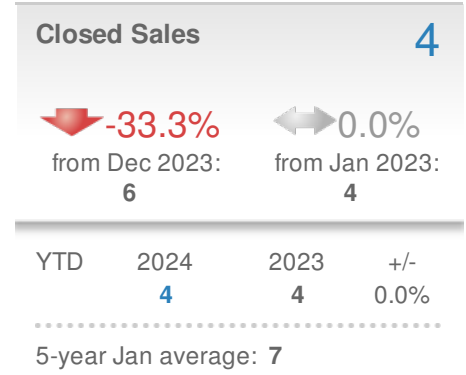
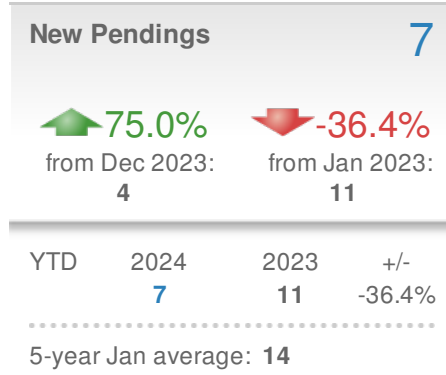
This activity resulted in a Contract Ratio of 0.41 pendings per active listing, down from 0.69 in December and a decrease from 1.21 in January 2023. The Contract Ratio is 64% lower than the 5-year January average of 1.14. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



January 2024

Kennett Consolidated (Chester, PA) - Attached

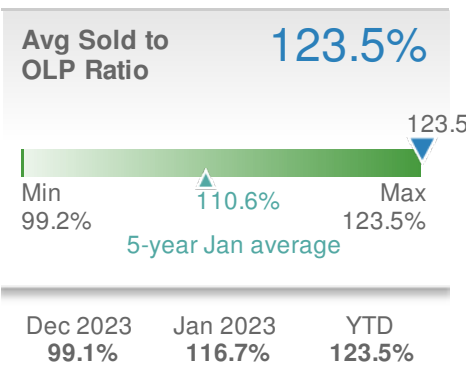
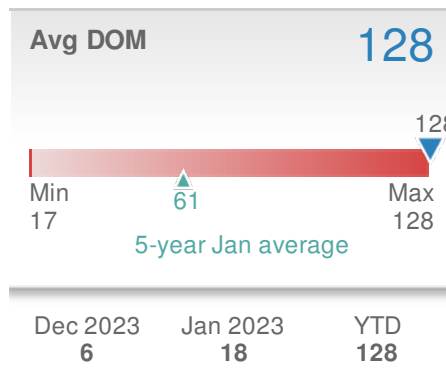
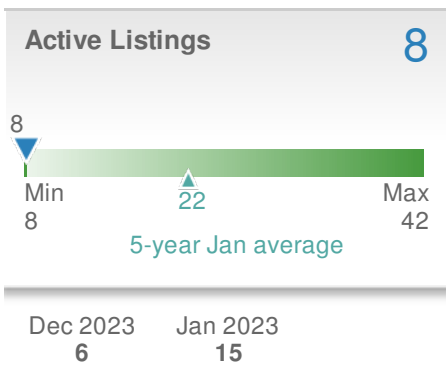
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Summary

In Kennett Consolidated (Chester, PA), the median sold price for Attached properties for January was \$400,000, representing a decrease of 11.8% compared to last month and a decrease of 6.4% from Jan 2023. The average days on market for units sold in January was 128 days, 111% above the 5-year January average of 61 days. There was a 75% month over month increase in new contract activity with 7 New Pendings; an 8.3% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 11; and a 33.3% increase in supply to 8 active units.

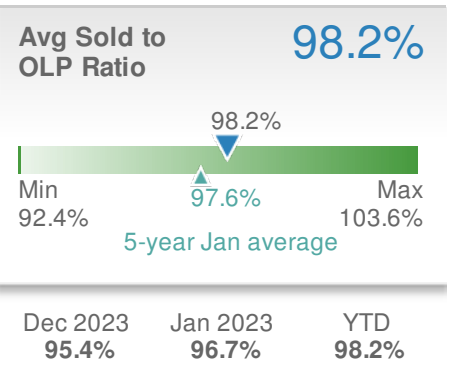
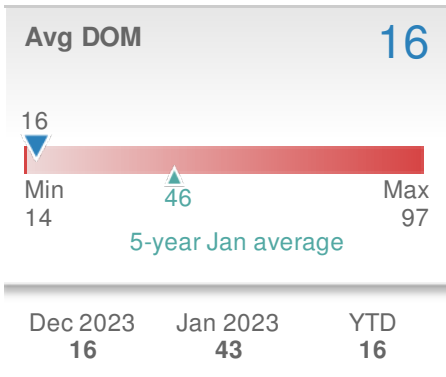
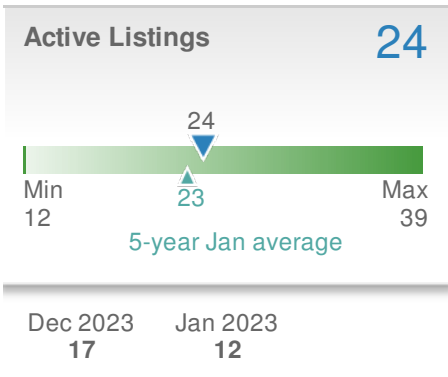
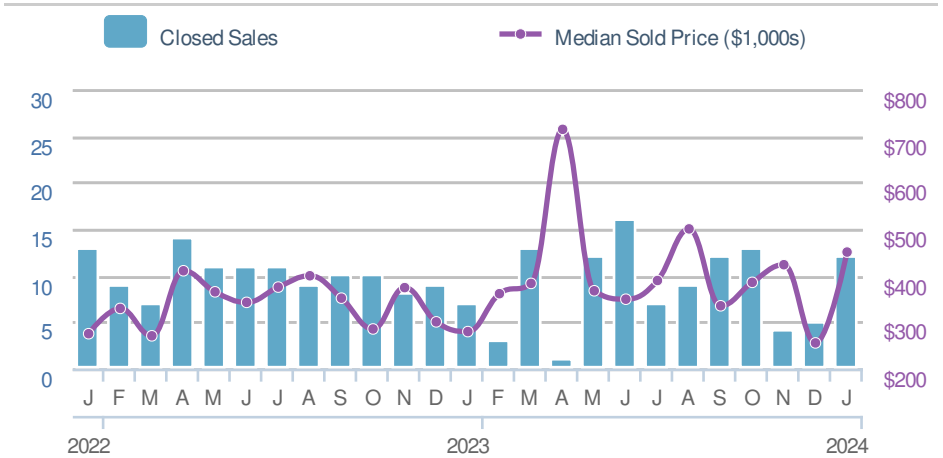
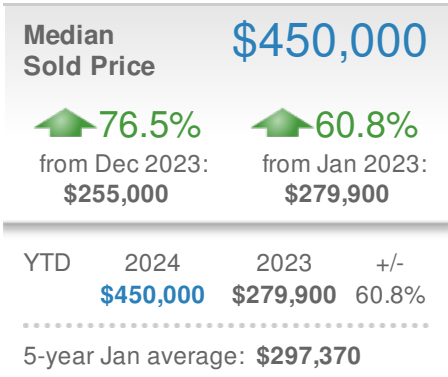
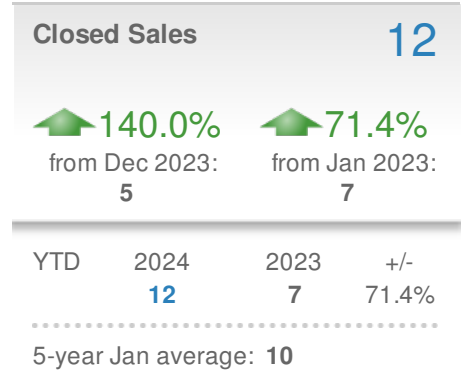
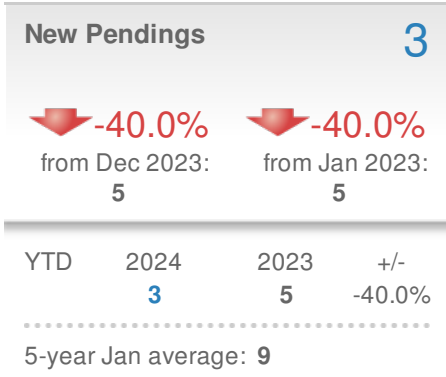
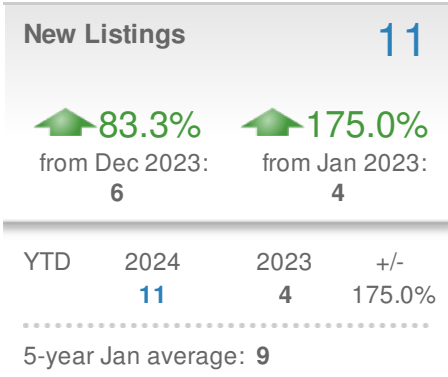
This activity resulted in a Contract Ratio of 1.38 pendings per active listing, down from 2.00 in December and a decrease from 2.80 in January 2023. The Contract Ratio is 38% lower than the 5-year January average of 2.22. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



January 2024

Octorara Area (Chester, PA)

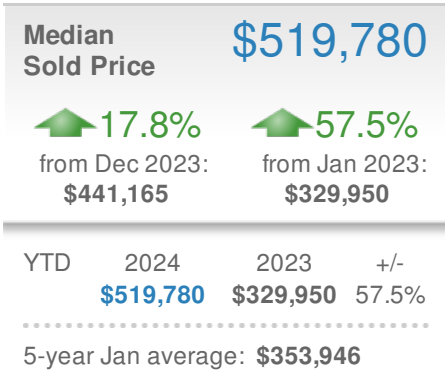
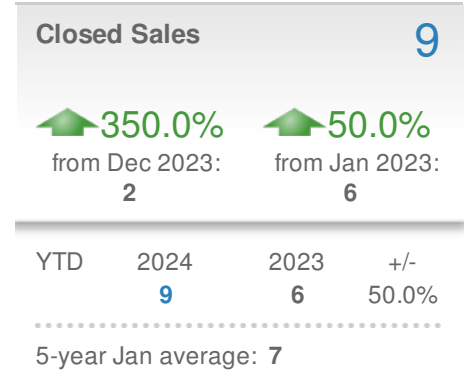
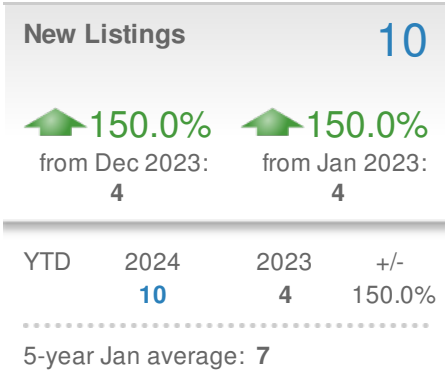
Email: ldavis@tcsr.realtor



January 2024

Octorara Area (Chester, PA) - Detached

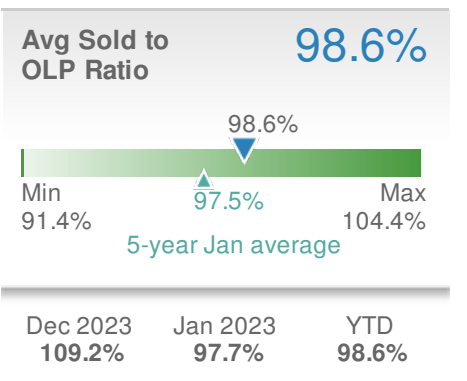
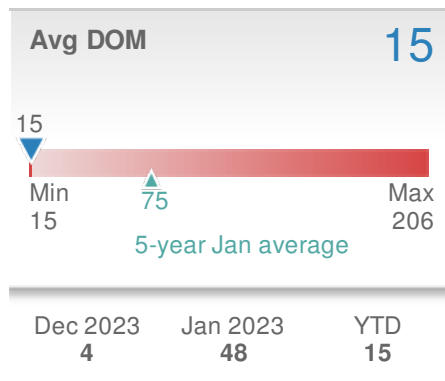
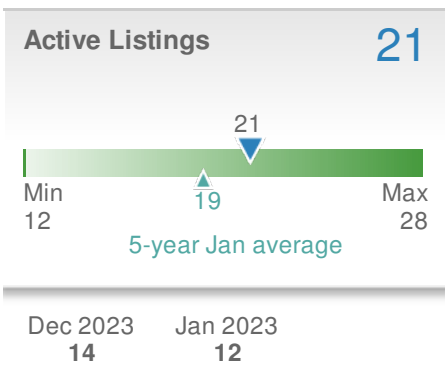
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Summary

In Octorara Area (Chester, PA), the median sold price for Detached properties for January was \$519,780, representing an increase of 17.8% compared to last month and an increase of 57.5% from Jan 2023. The average days on market for units sold in January was 15 days, 80% below the 5-year January average of 75 days. There was a 50% month over month decrease in new contract activity with 2 New Pendings; a 70% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 3; and a 50% increase in supply to 21 active units.

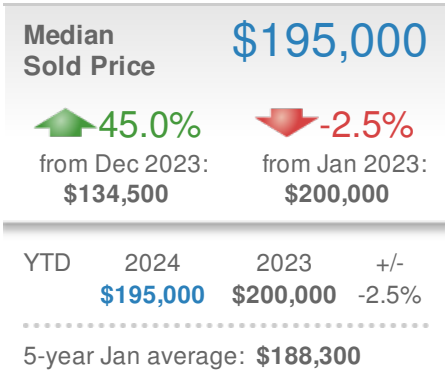
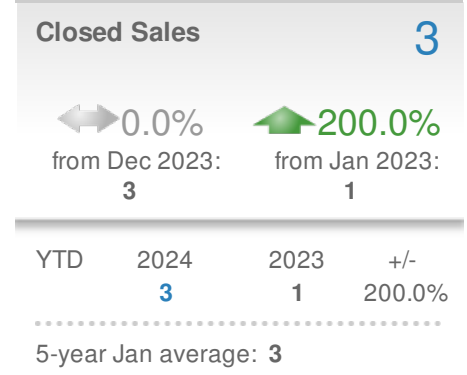
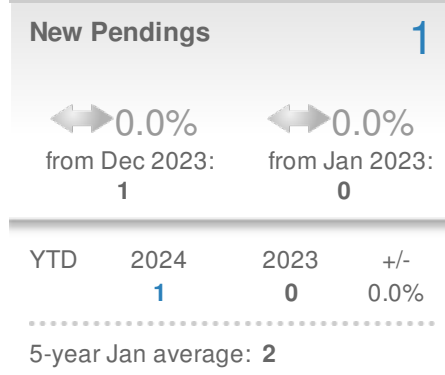
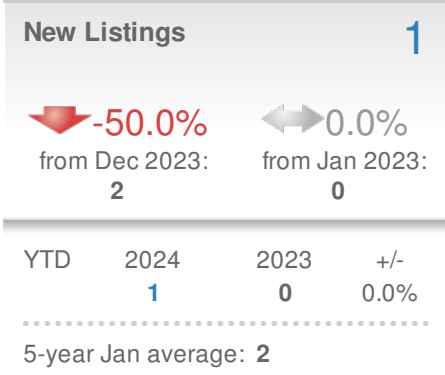
This activity resulted in a Contract Ratio of 0.14 pendings per active listing, down from 0.71 in December and a decrease from 0.50 in January 2023. The Contract Ratio is 80% lower than the 5-year January average of 0.69. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



January 2024

Octorara Area (Chester, PA) - Attached

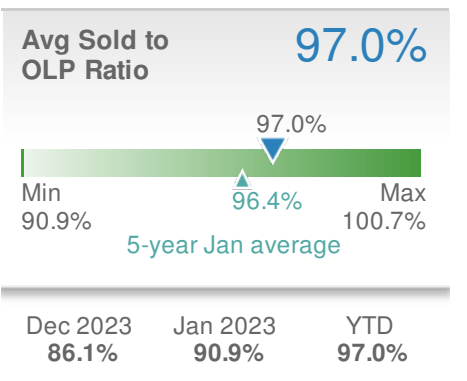
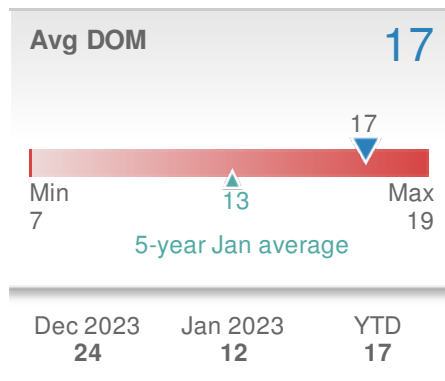
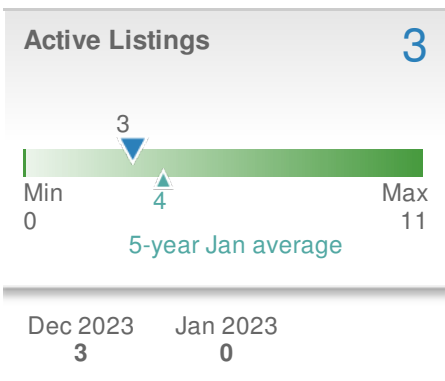
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Summary

In Octorara Area (Chester, PA), the median sold price for Attached properties for January was \$195,000, representing an increase of 45% compared to last month and a decrease of 2.5% from Jan 2023. The average days on market for units sold in January was 17 days, 29% above the 5-year January average of 13 days. There was no month over month change in new contract activity with 1 New Pendings; a 66.7% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 1; and no change in supply with 3 active units.

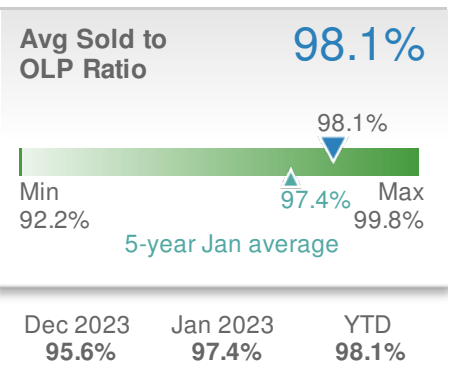
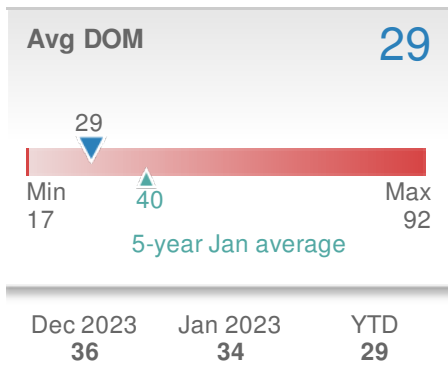
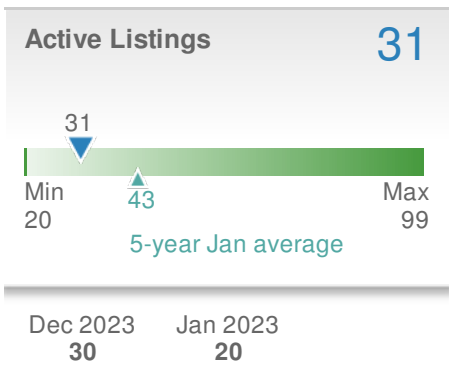
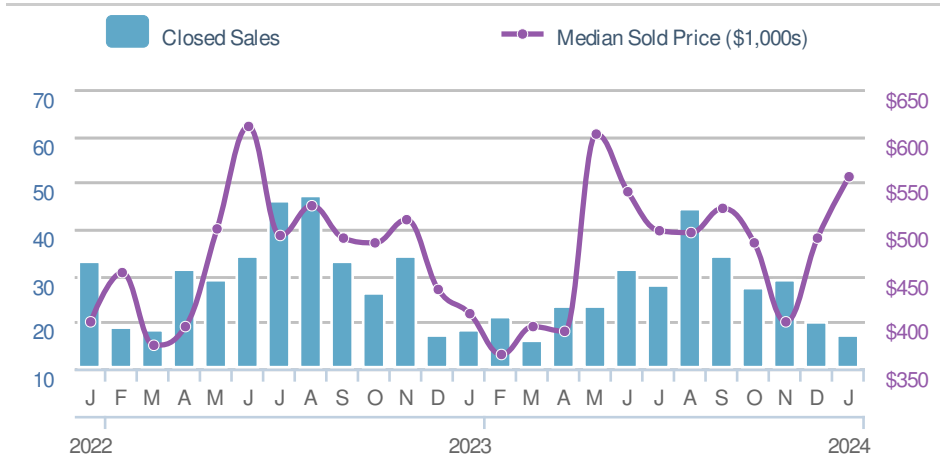
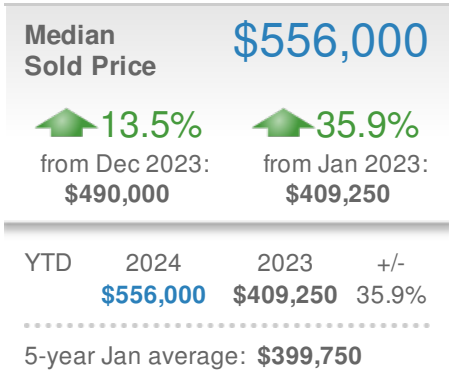
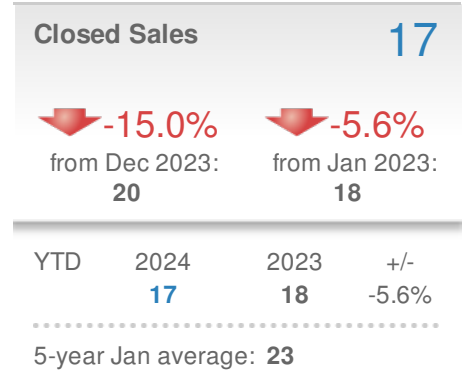
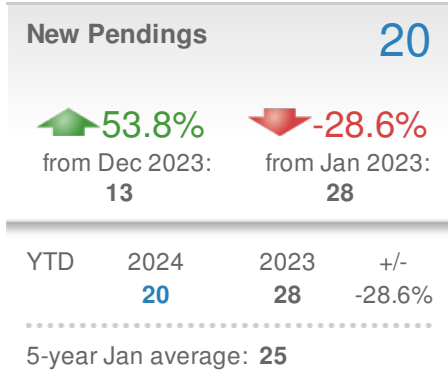
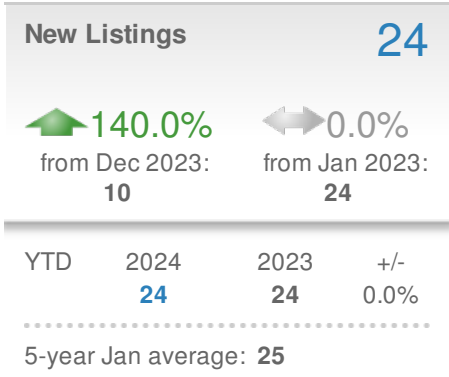
This activity resulted in a Contract Ratio of 0.33 pendings per active listing, down from 1.00 in December and an increase from 0.00 in January 2023. The Contract Ratio is 21% lower than the 5-year January average of 0.42. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



January 2024

Owen J Roberts (Chester, PA)

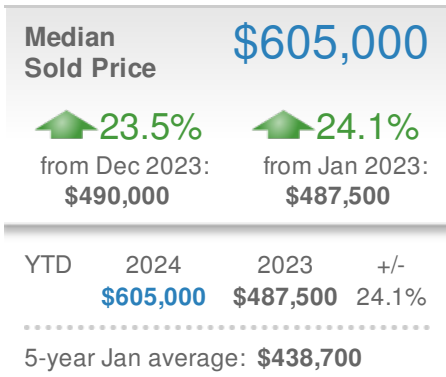
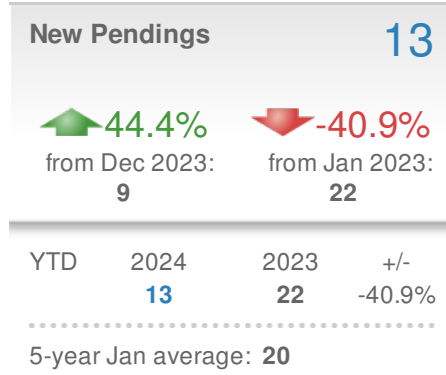
Email: ldavis@tcsr.realtor



January 2024

Owen J Roberts (Chester, PA) - Detached

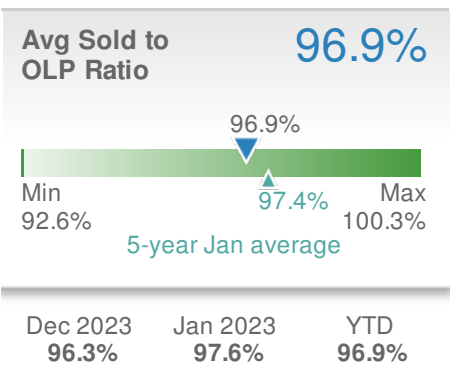
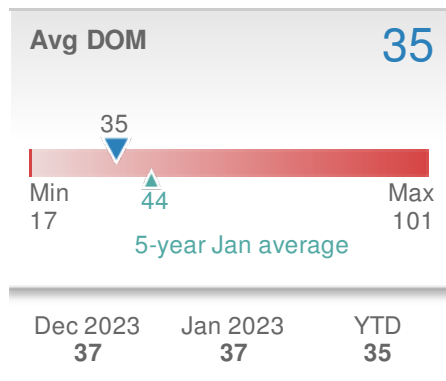
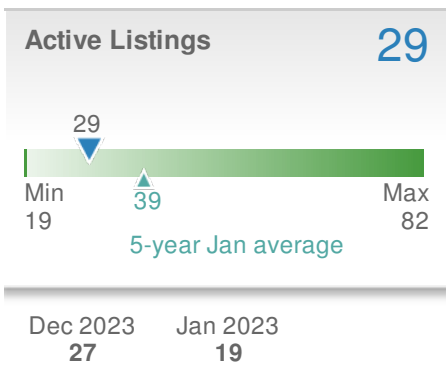
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Owen J Roberts (Chester, PA), the median sold price for Detached properties for January was \$605,000, representing an increase of 23.5% compared to last month and an increase of 24.1% from Jan 2023. The average days on market for units sold in January was 35 days, 20% below the 5-year January average of 44 days. There was a 44.4% month over month increase in new contract activity with 13 New Pendings; a 20% MoM increase in All Pendings (new contracts + contracts carried over from December) to 18; and a 7.4% increase in supply to 29 active units.

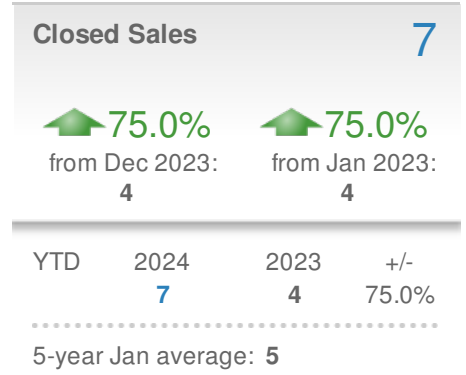
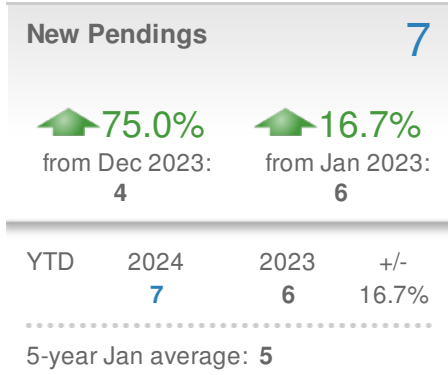
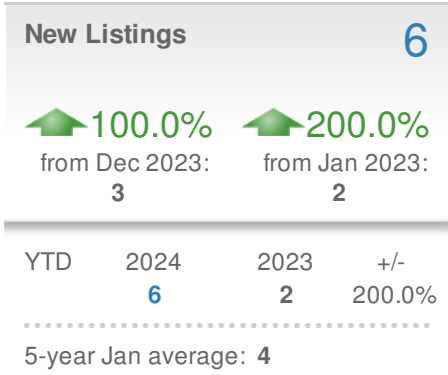
This activity resulted in a Contract Ratio of 0.62 pendings per active listing, up from 0.56 in December and a decrease from 1.84 in January 2023. The Contract Ratio is 42% lower than the 5-year January average of 1.07. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



January 2024

Owen J Roberts (Chester, PA) - Attached

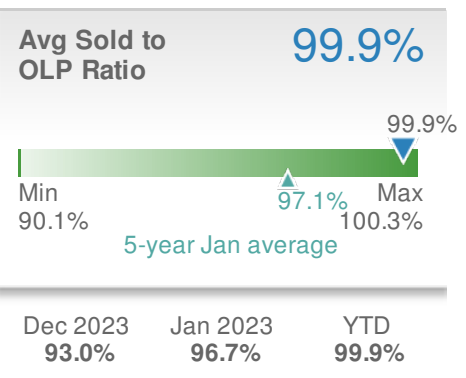
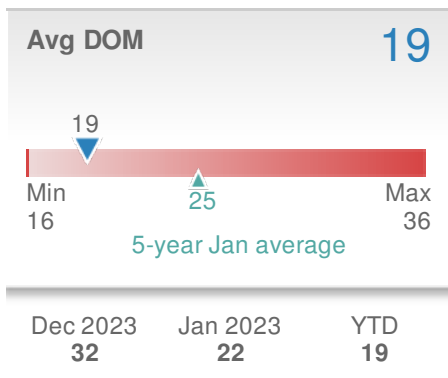
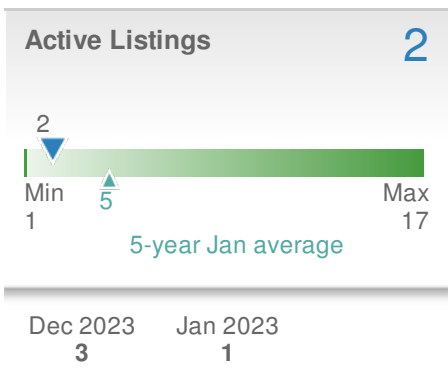
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Owen J Roberts (Chester, PA), the median sold price for Attached properties for January was \$430,000, representing no change compared to last month and an increase of 22% from Jan 2023. The average days on market for units sold in January was 19 days, 23% below the 5-year January average of 25 days. There was a 75% month over month increase in new contract activity with 7 New Pendings; a 16.7% MoM increase in All Pendings (new contracts + contracts carried over from December) to 7; and a 33.3% decrease in supply to 2 active units.

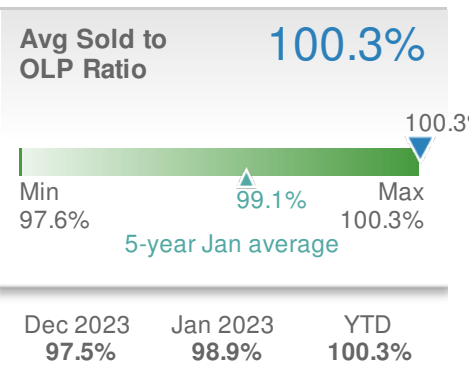
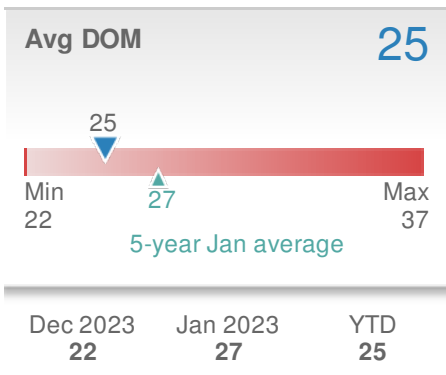
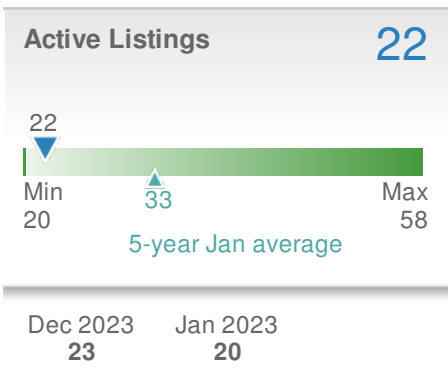
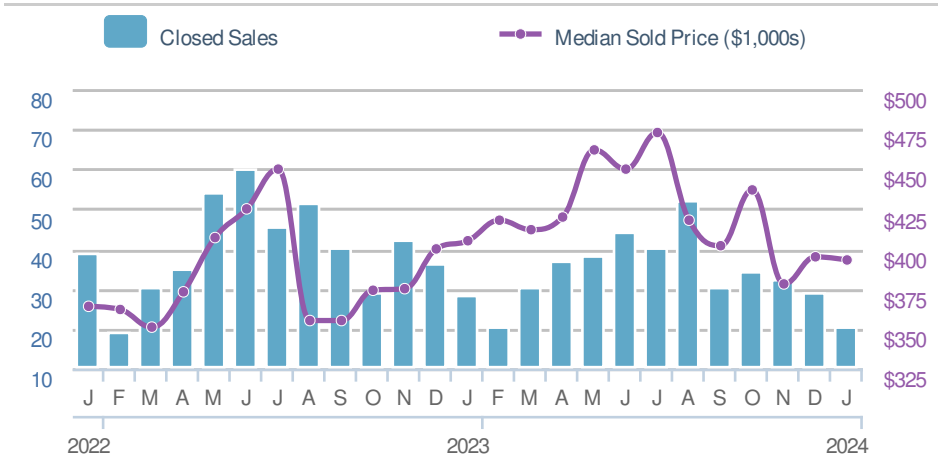
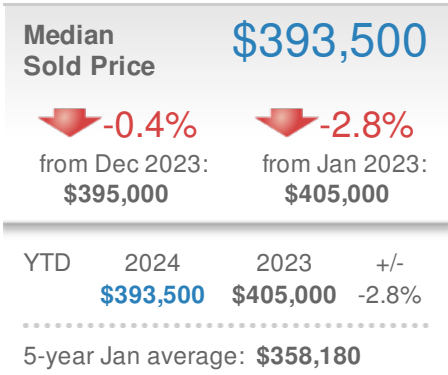
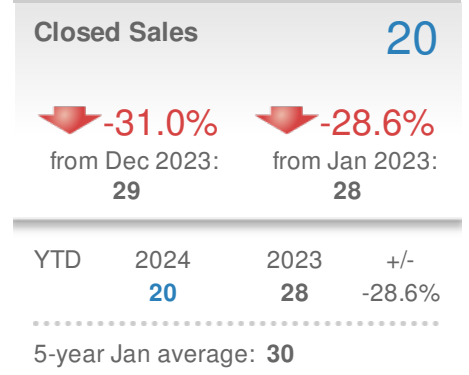
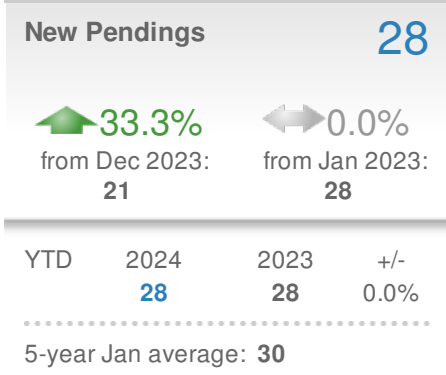
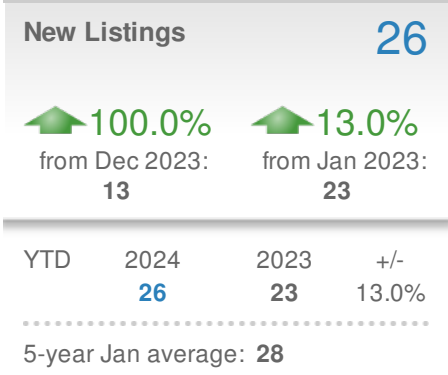
This activity resulted in a Contract Ratio of 3.50 pendings per active listing, up from 2.00 in December and a decrease from 6.00 in January 2023. The Contract Ratio is 22% lower than the 5-year January average of 4.51. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



January 2024

Phoenixville Area (Chester, PA)

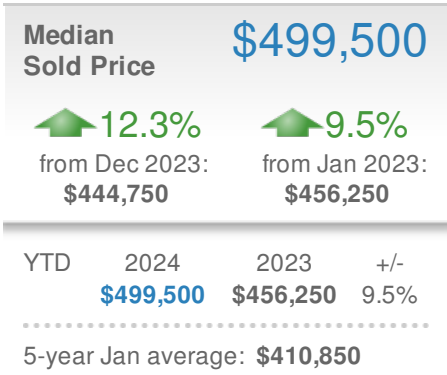
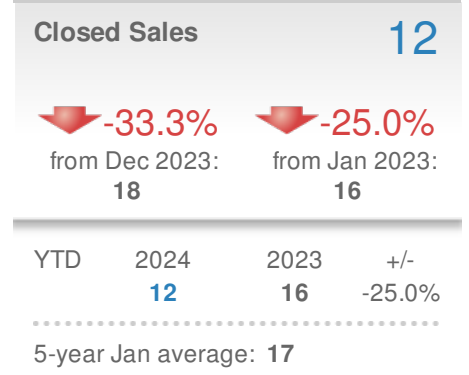
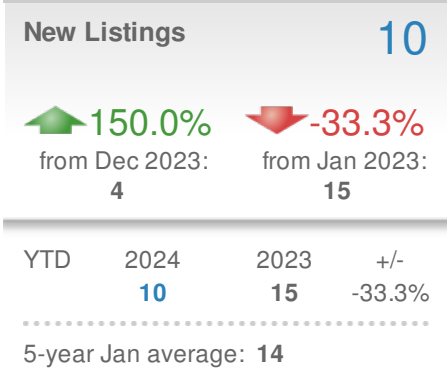
Email: ldavis@tcsr.realtor



January 2024

Phoenixville Area (Chester, PA) - Detached

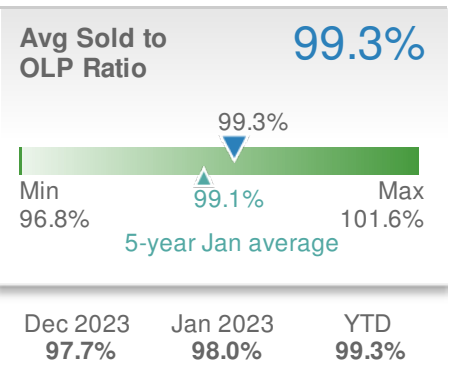
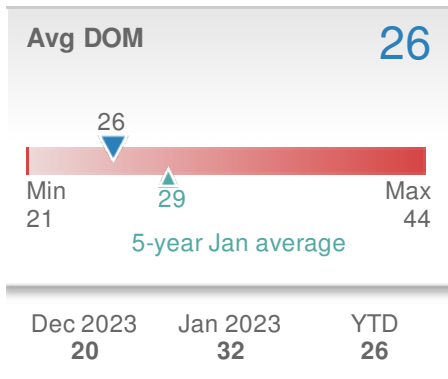
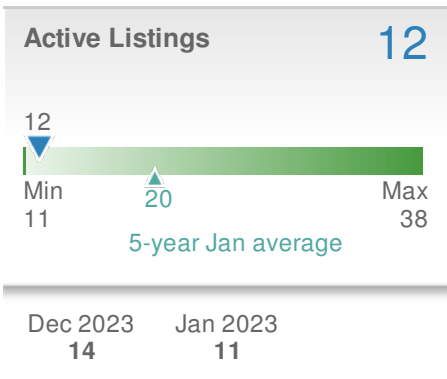
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Phoenixville Area (Chester, PA), the median sold price for Detached properties for January was \$499,500, representing an increase of 12.3% compared to last month and an increase of 9.5% from Jan 2023. The average days on market for units sold in January was 26 days, 12% below the 5-year January average of 29 days. There was no month over month change in new contract activity with 11 New Pendings; a 6.7% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 14; and a 14.3% decrease in supply to 12 active units.

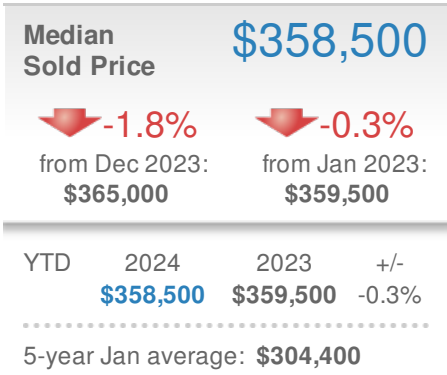
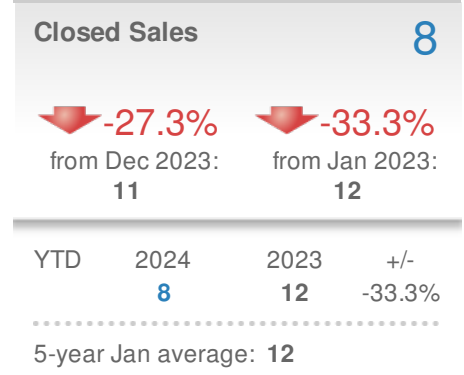
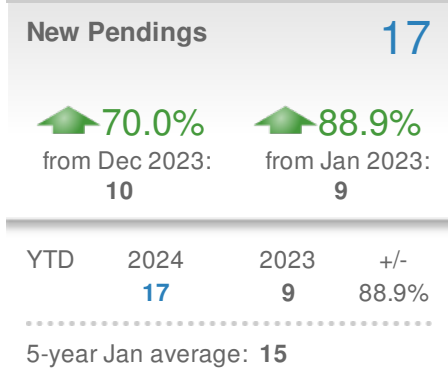
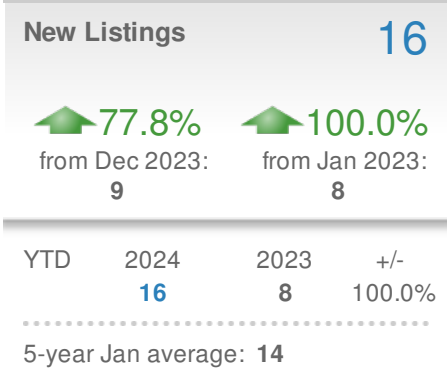
This activity resulted in a Contract Ratio of 1.17 pendings per active listing, up from 1.07 in December and a decrease from 2.36 in January 2023. The Contract Ratio is 12% lower than the 5-year January average of 1.33. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



January 2024

Phoenixville Area (Chester, PA) - Attached

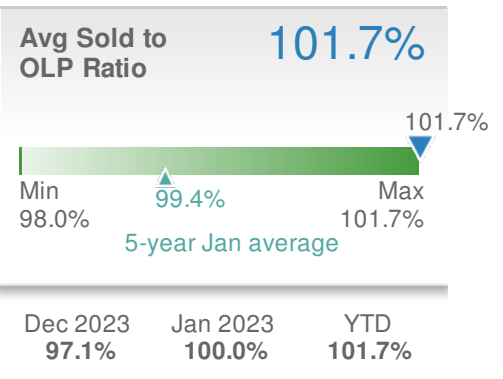
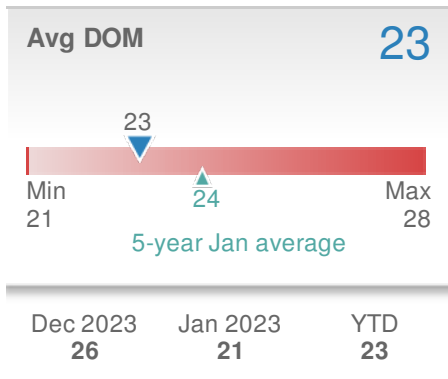
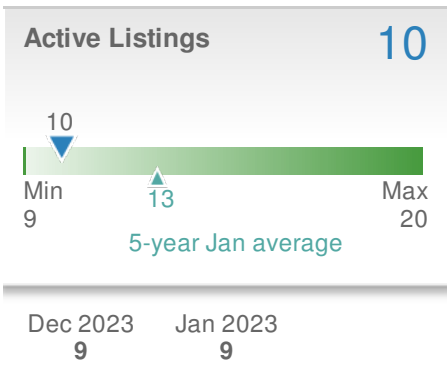
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Phoenixville Area (Chester, PA), the median sold price for Attached properties for January was \$358,500, representing a decrease of 1.8% compared to last month and a decrease of 0.3% from Jan 2023. The average days on market for units sold in January was 23 days, 5% below the 5-year January average of 24 days. There was a 70% month over month increase in new contract activity with 17 New Pendings; a 63.6% MoM increase in All Pendings (new contracts + contracts carried over from December) to 18; and an 11.1% increase in supply to 10 active units.

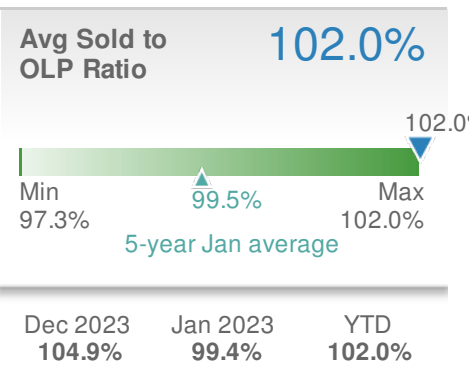
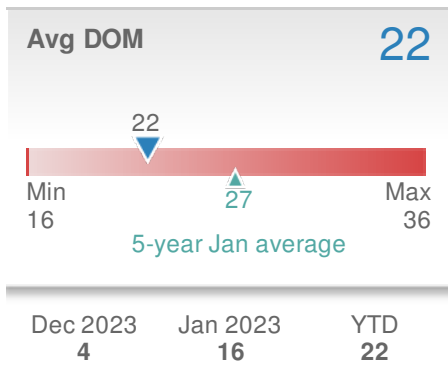
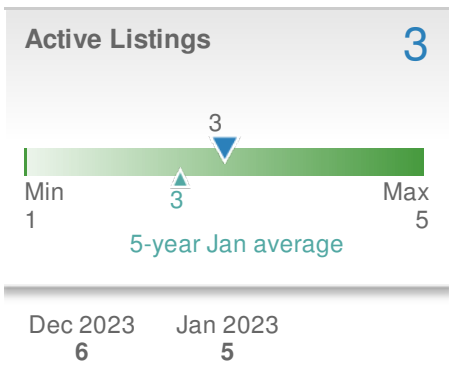
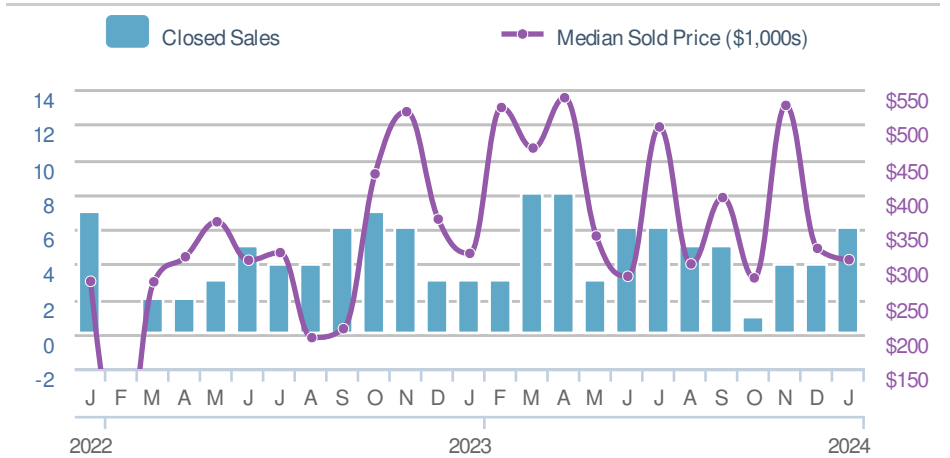
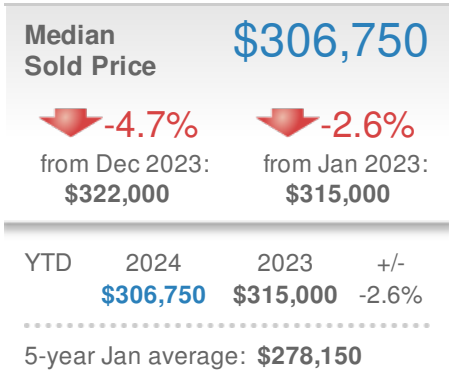
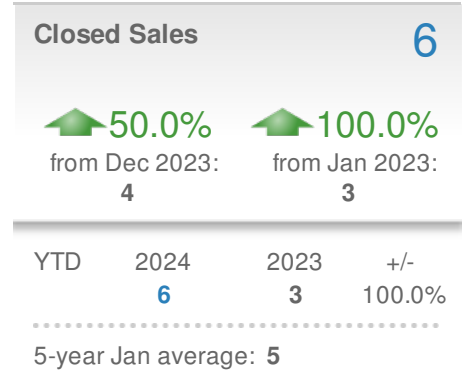
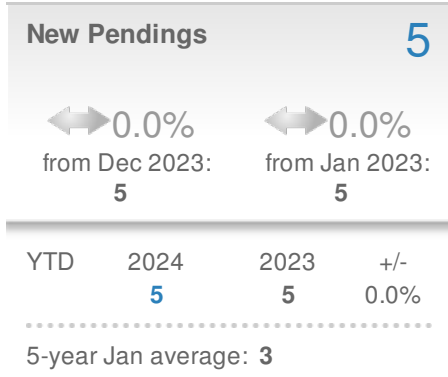
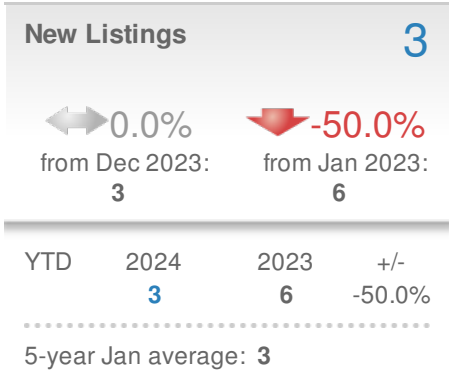
This activity resulted in a Contract Ratio of 1.80 pendings per active listing, up from 1.22 in December and an increase from 1.56 in January 2023. The Contract Ratio is 12% higher than the 5-year January average of 1.60. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



January 2024

Spring-Ford Area (Chester, PA)

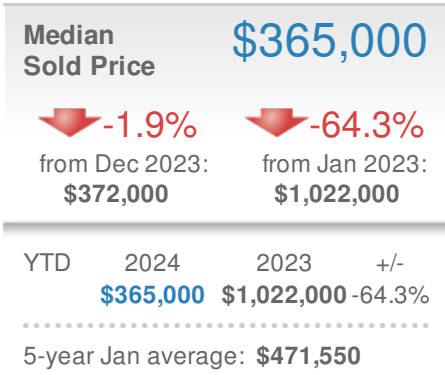
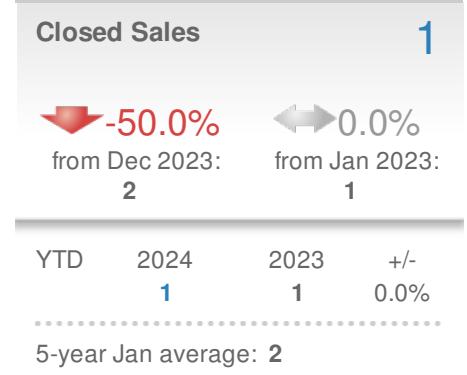
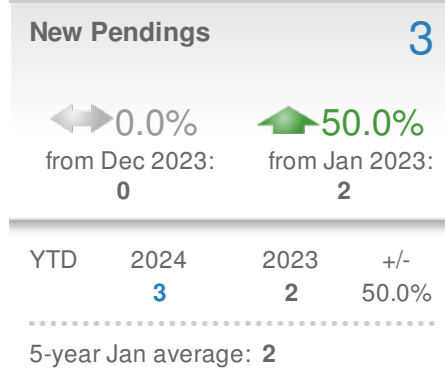
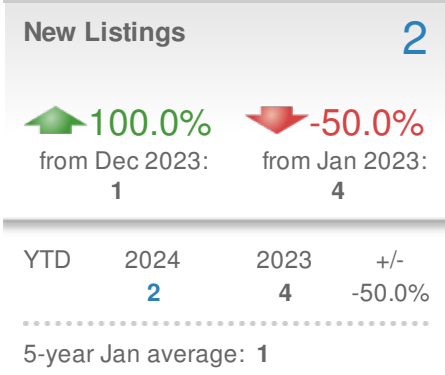
Email: ldavis@tcsr.realtor



January 2024

Spring-Ford Area (Chester, PA) - Detached

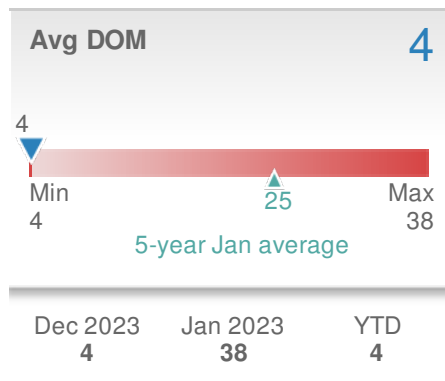
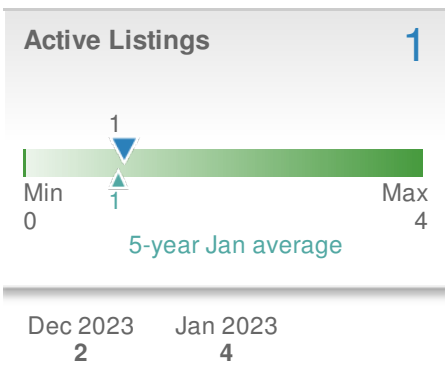
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Spring-Ford Area (Chester, PA), the median sold price for Detached properties for January was \$365,000, representing a decrease of 1.9% compared to last month and a decrease of 64.3% from Jan 2023. The average days on market for units sold in January was 4 days, 84% below the 5-year January average of 25 days. There was a 0% month over month increase in new contract activity with 3 New Pendings; a 0% MoM increase in All Pendings (new contracts + contracts carried over from December) to 2; and a 50% decrease in supply to 1 active units.

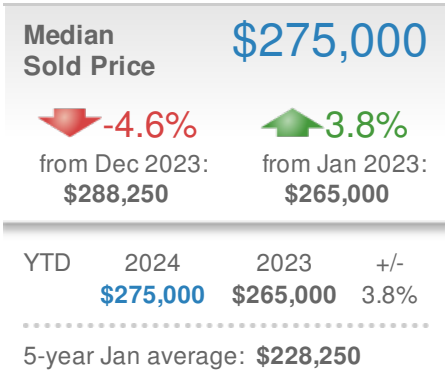
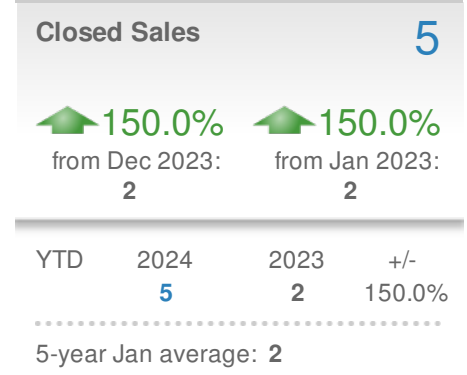
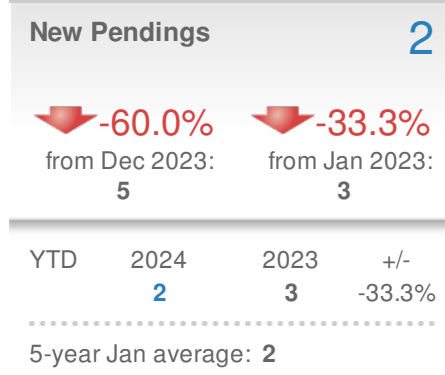
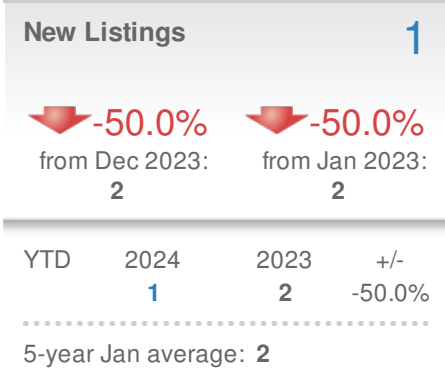
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, up from 0.00 in December and an increase from 0.50 in January 2023. The Contract Ratio is 300% higher than the 5-year January average of 0.50. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



January 2024

Spring-Ford Area (Chester, PA) - Attached

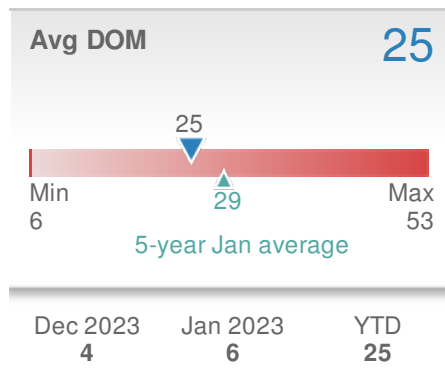
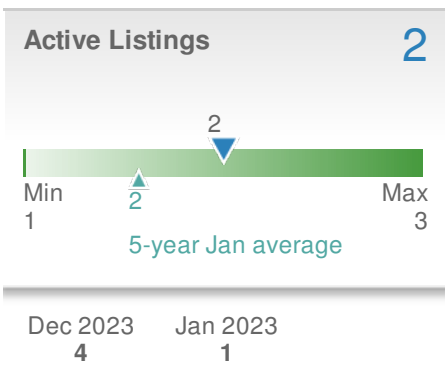
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Spring-Ford Area (Chester, PA), the median sold price for Attached properties for January was \$275,000, representing a decrease of 4.6% compared to last month and an increase of 3.8% from Jan 2023. The average days on market for units sold in January was 25 days, 15% below the 5-year January average of 29 days. There was a 60% month over month decrease in new contract activity with 2 New Pendings; a 50% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 3; and a 50% decrease in supply to 2 active units.

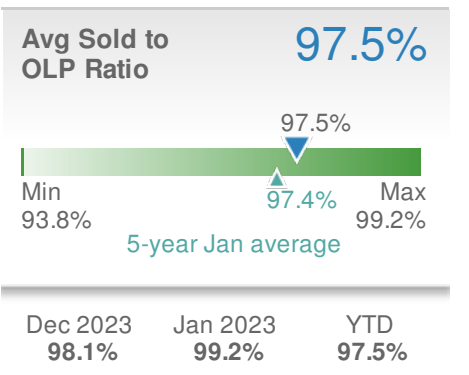
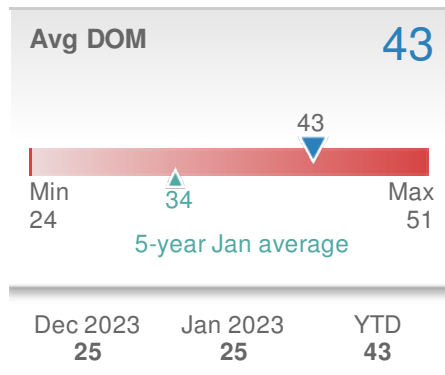
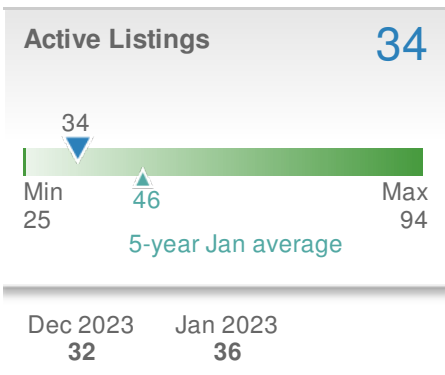
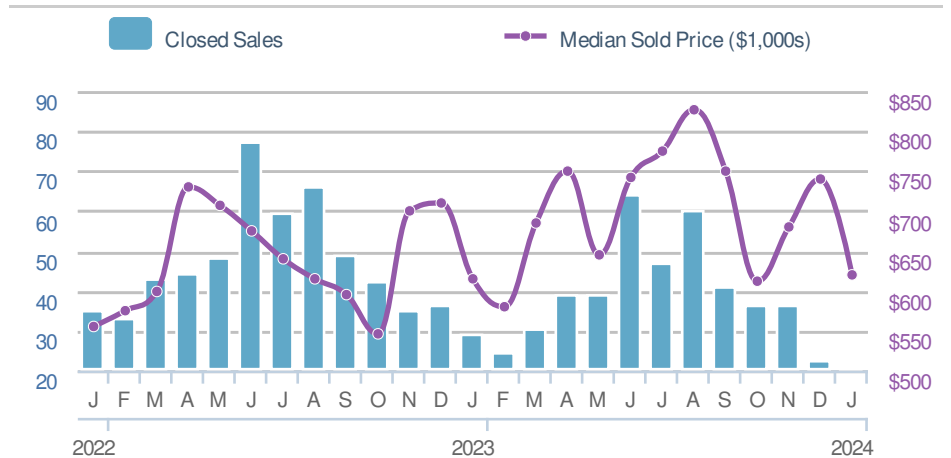
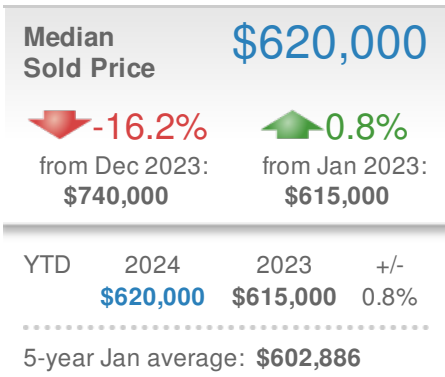
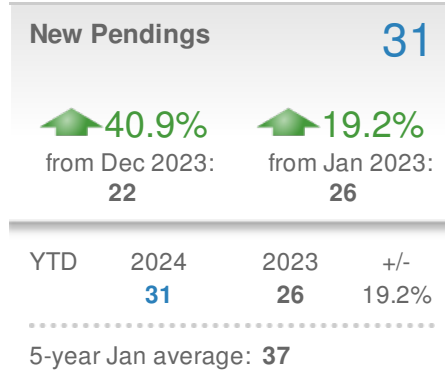
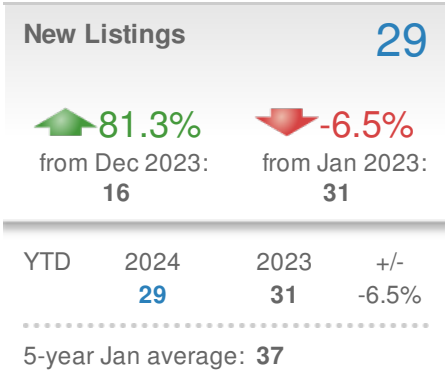
This activity resulted in a Contract Ratio of 1.50 pendings per active listing, no change from December and a decrease from 6.00 in January 2023. The Contract Ratio is 31% lower than the 5-year January average of 2.17. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



January 2024

Tredyffrin-Easttown (Chester, PA)

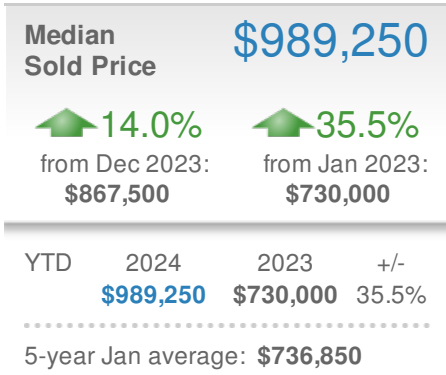
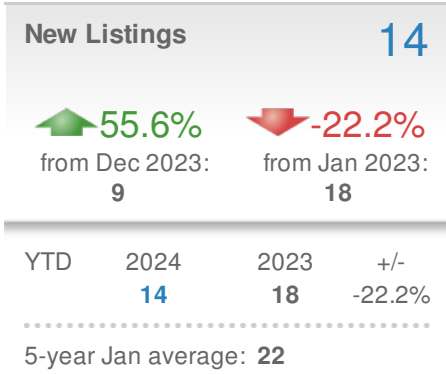
Email: ldavis@tcsr.realtor



January 2024

Tredyffrin-Easttown (Chester, PA) - Detached

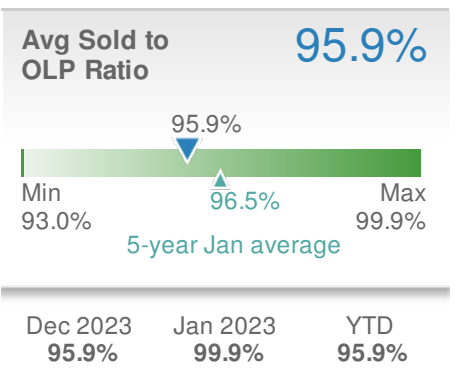
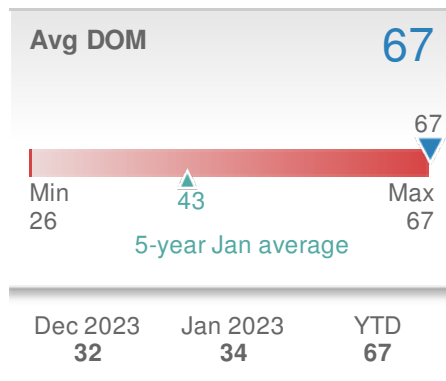
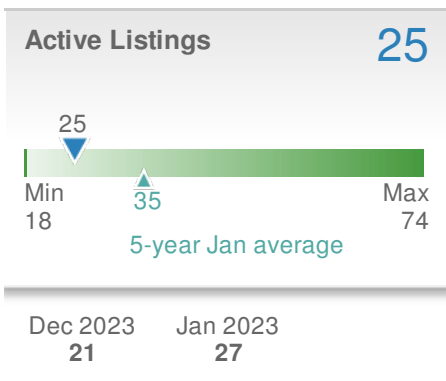
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Tredyffrin-Easttown (Chester, PA), the median sold price for Detached properties for January was \$989,250, representing an increase of 14% compared to last month and an increase of 35.5% from Jan 2023. The average days on market for units sold in January was 67 days, 57% above the 5-year January average of 43 days. There was a 7.1% month over month increase in new contract activity with 15 New Pendings; a 22.7% MoM increase in All Pendings (new contracts + contracts carried over from December) to 27; and a 19% increase in supply to 25 active units.

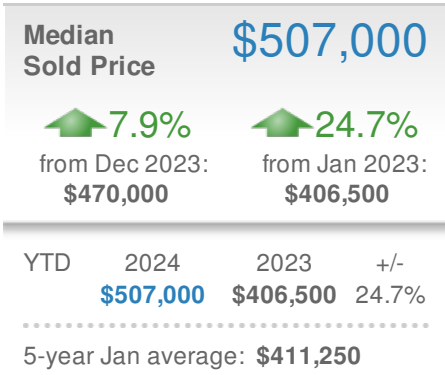
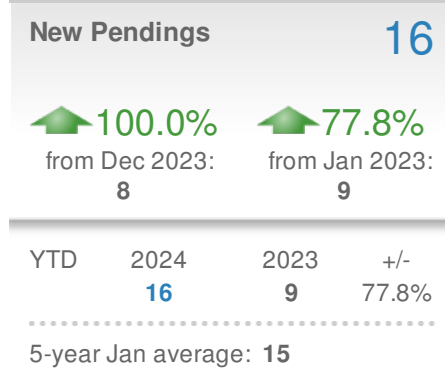
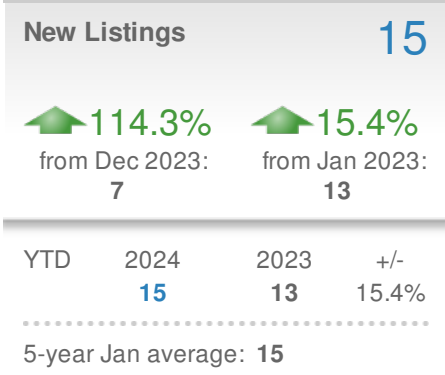
This activity resulted in a Contract Ratio of 1.08 pendings per active listing, up from 1.05 in December and a decrease from 1.11 in January 2023. The Contract Ratio is 21% lower than the 5-year January average of 1.37. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



January 2024

Tredyffrin-Easttown (Chester, PA) - Attached

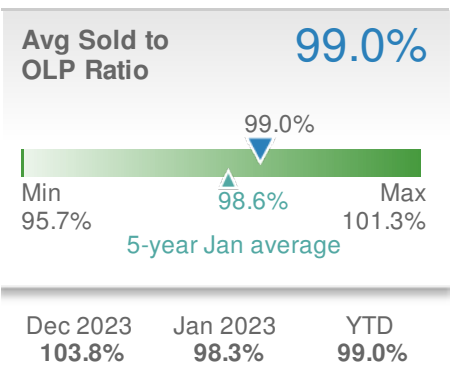
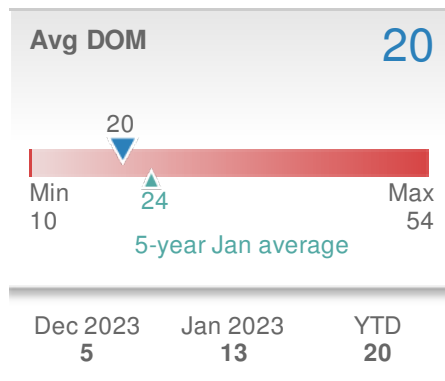
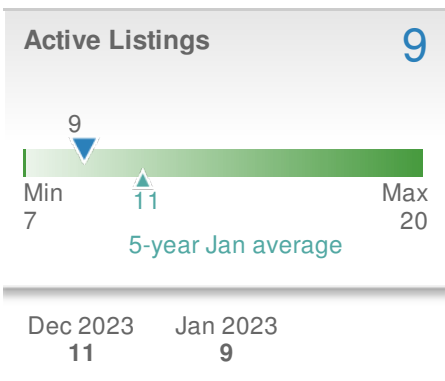
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Tredyffrin-Easttown (Chester, PA), the median sold price for Attached properties for January was \$507,000, representing an increase of 7.9% compared to last month and an increase of 24.7% from Jan 2023. The average days on market for units sold in January was 20 days, 16% below the 5-year January average of 24 days. There was a 100% month over month increase in new contract activity with 16 New Pendings; a 38.5% MoM increase in All Pendings (new contracts + contracts carried over from December) to 18; and an 18.2% decrease in supply to 9 active units.

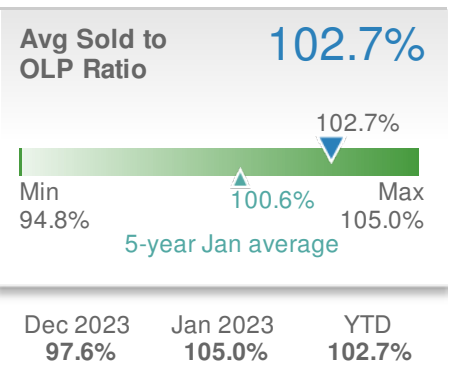
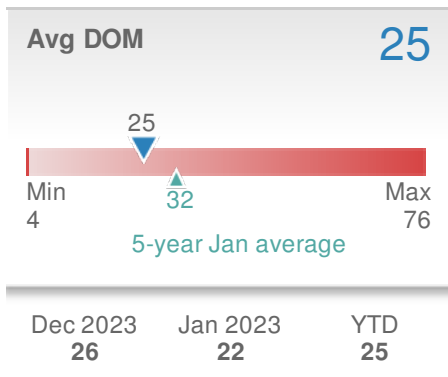
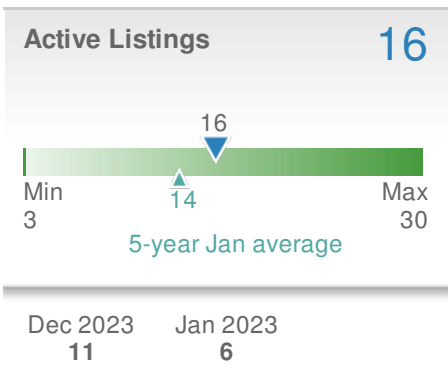
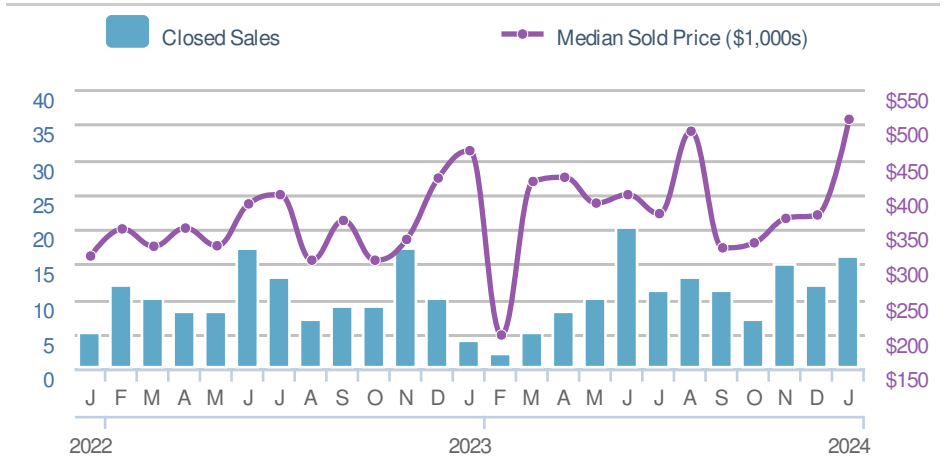
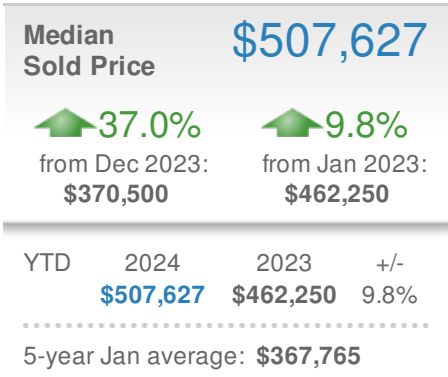
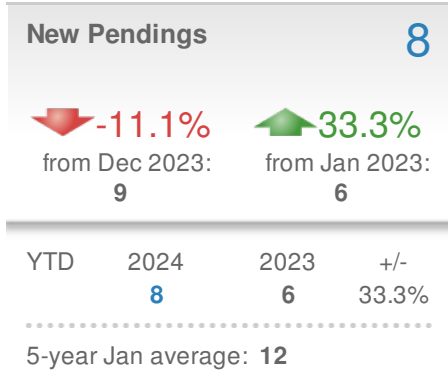
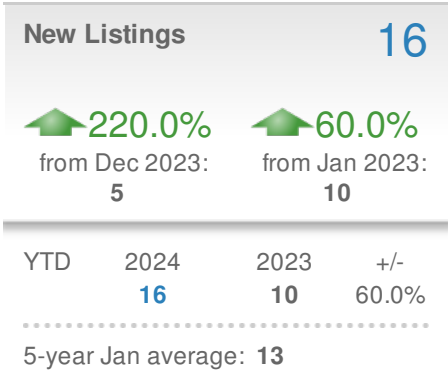
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, up from 1.18 in December and an increase from 1.22 in January 2023. The Contract Ratio is 17% lower than the 5-year January average of 2.42. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



January 2024

Twin Valley (Chester, PA)

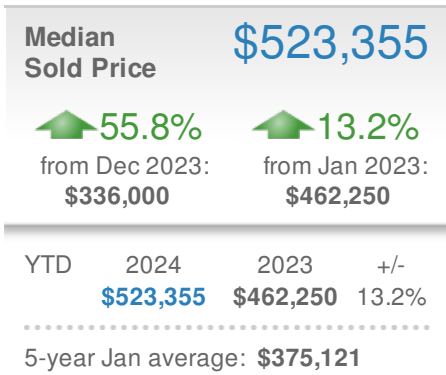
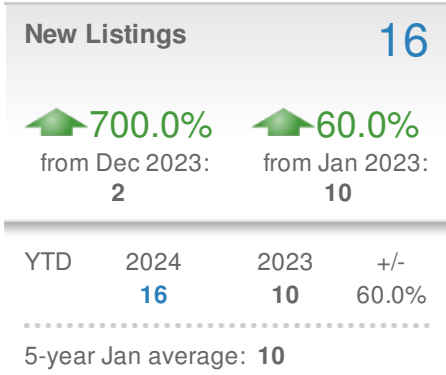
Email: ldavis@tcsr.realtor



January 2024

Twin Valley (Chester, PA) - Detached

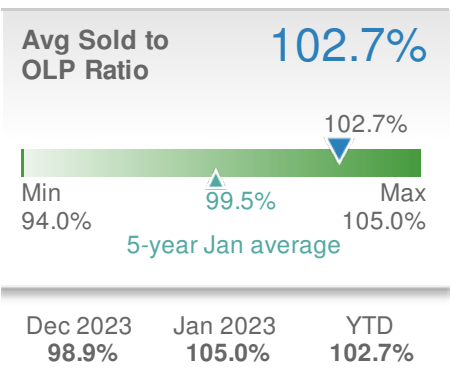
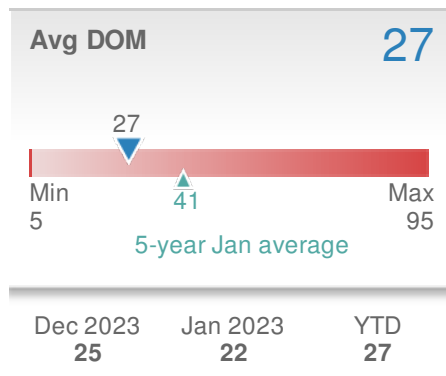
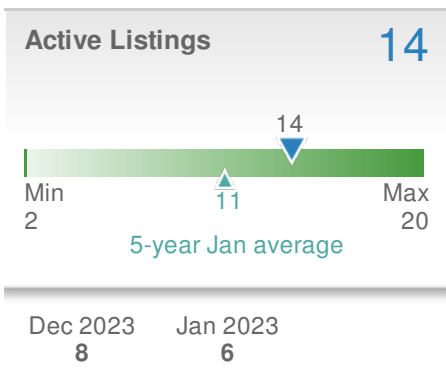
Tri-County Suburban REALTORS
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Summary

In Twin Valley (Chester, PA), the median sold price for Detached properties for January was \$523,355, representing an increase of 55.8% compared to last month and an increase of 13.2% from Jan 2023. The average days on market for units sold in January was 27 days, 34% below the 5-year January average of 41 days. There was a 25% month over month decrease in new contract activity with 6 New Pendings; a 13.9% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 31; and a 75% increase in supply to 14 active units.

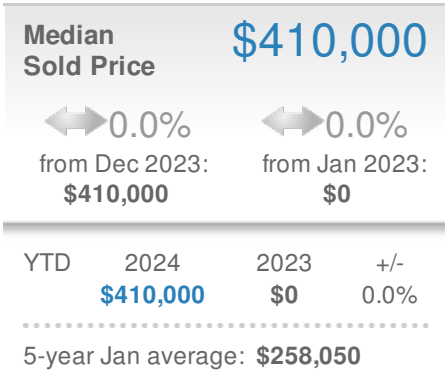
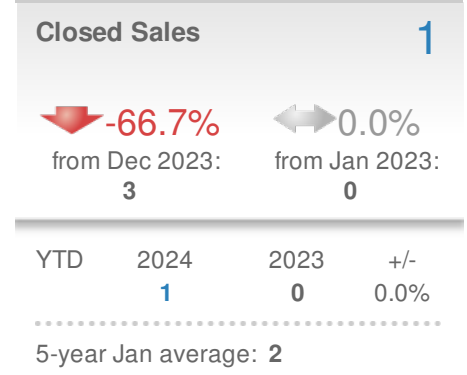
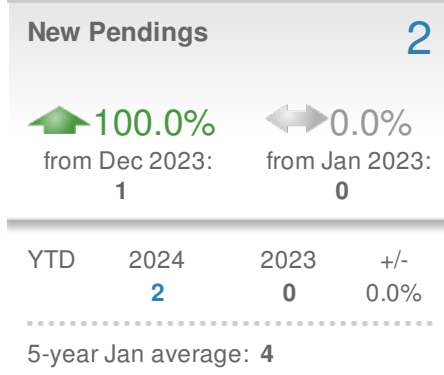
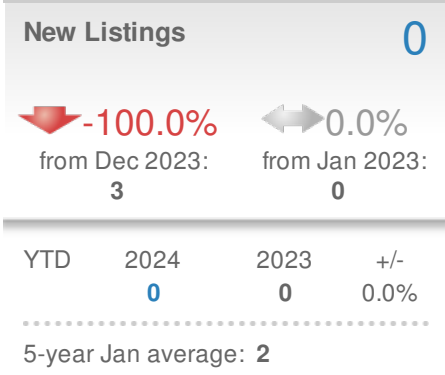
This activity resulted in a Contract Ratio of 2.21 pendings per active listing, down from 4.50 in December and an increase from 2.00 in January 2023. The Contract Ratio is 16% lower than the 5-year January average of 2.64. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



January 2024

Twin Valley (Chester, PA) - Attached

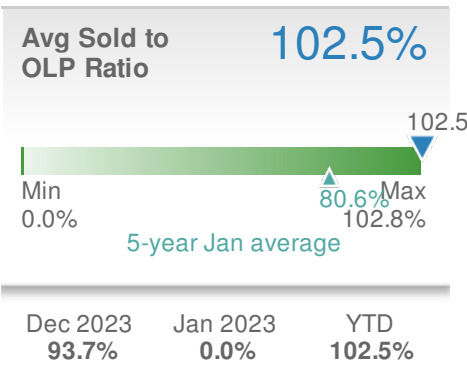
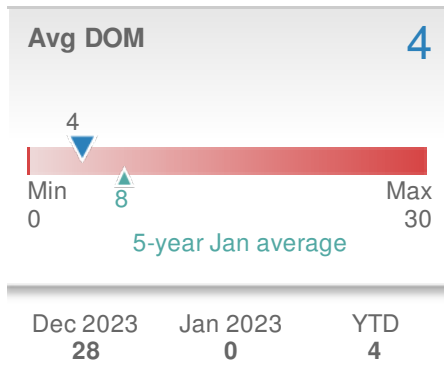
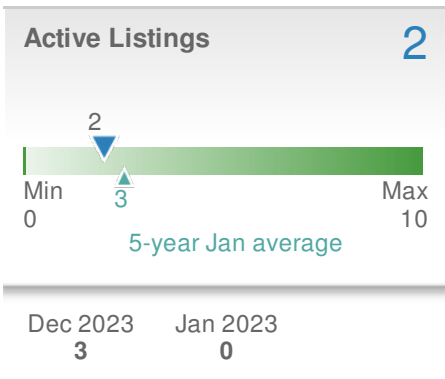
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Summary

In Twin Valley (Chester, PA), the median sold price for Attached properties for January was \$410,000, representing no change compared to last month and an increase of 0% from Jan 2023. The average days on market for units sold in January was 4 days, 47% below the 5-year January average of 8 days. There was a 100% month over month increase in new contract activity with 2 New Pendings; a 50% MoM increase in All Pendings (new contracts + contracts carried over from December) to 3; and a 33.3% decrease in supply to 2 active units.

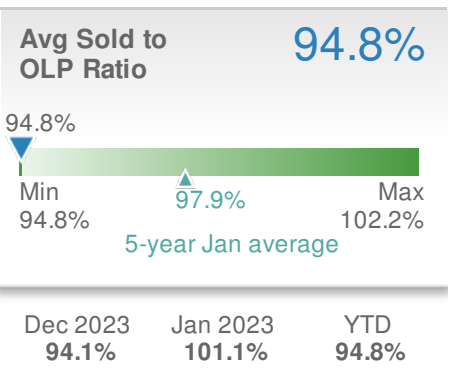
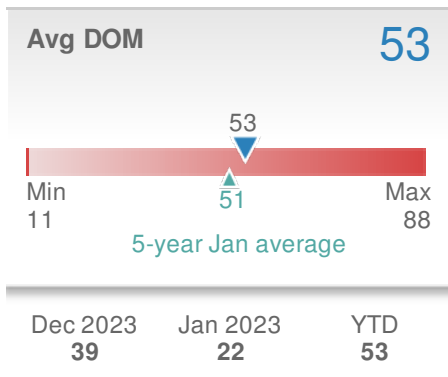
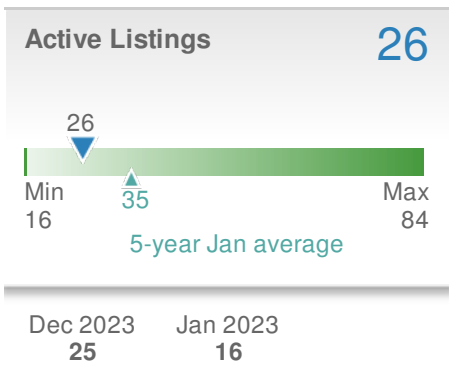
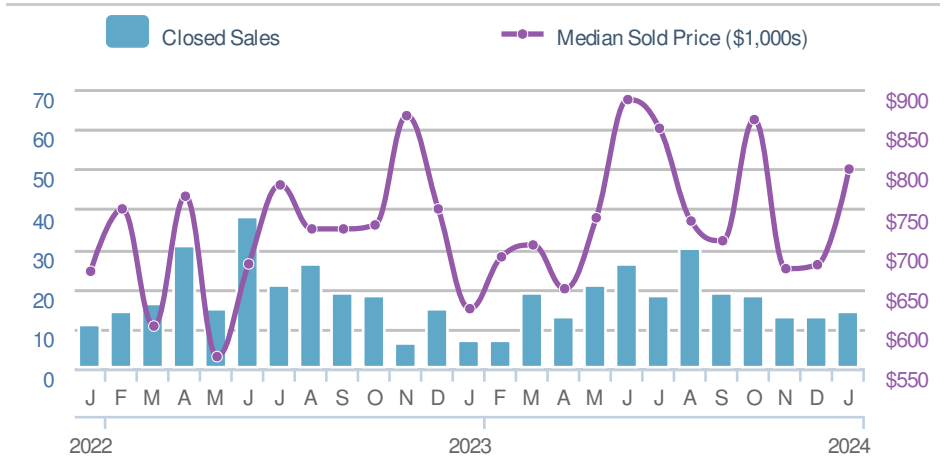
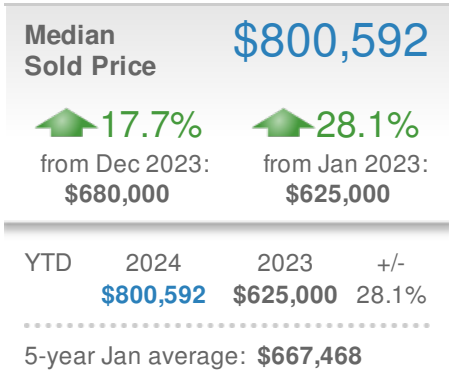
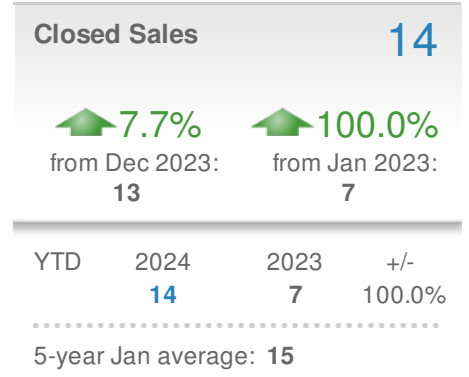
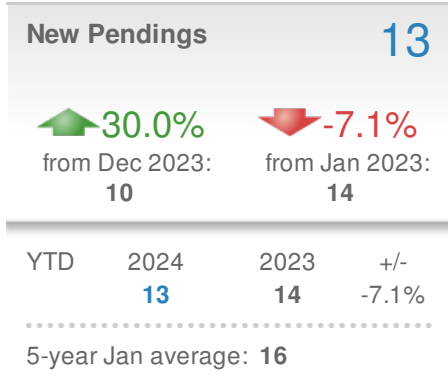
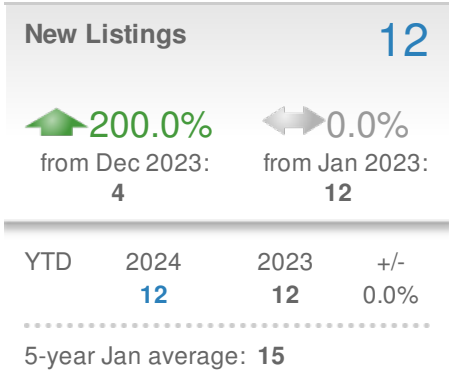
This activity resulted in a Contract Ratio of 1.50 pendings per active listing, up from 0.67 in December and an increase from 0.00 in January 2023. The Contract Ratio is 33% lower than the 5-year January average of 2.24. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



January 2024

Unionville-Chadds Ford (Chester, PA)

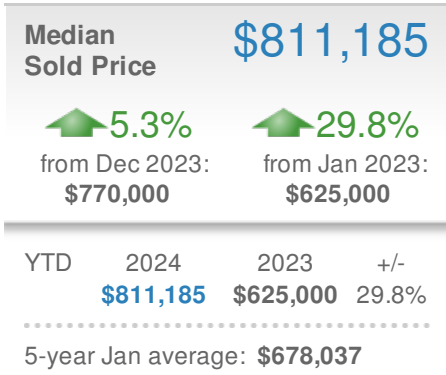
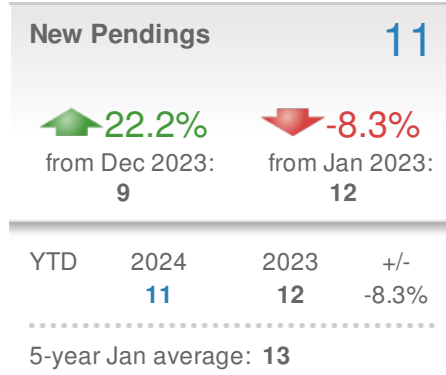
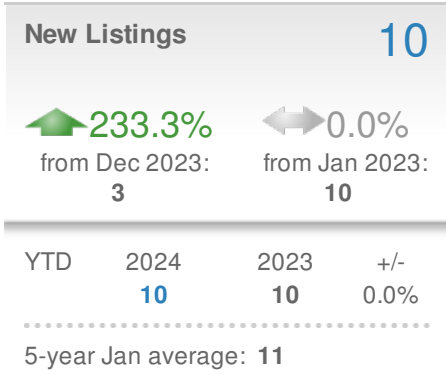
Email: ldavis@tcsr.realtor



January 2024

Unionville-Chadds Ford (Chester, PA) - Detached

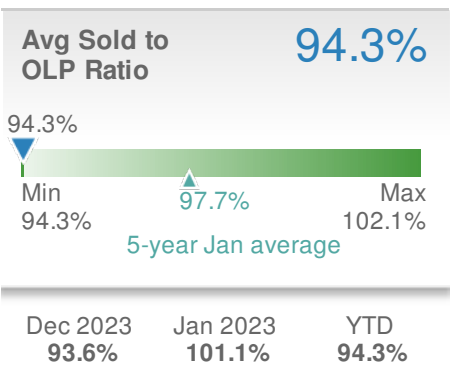
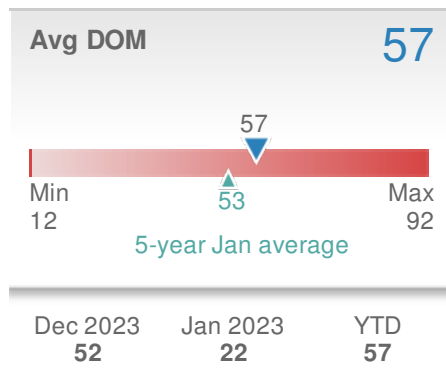
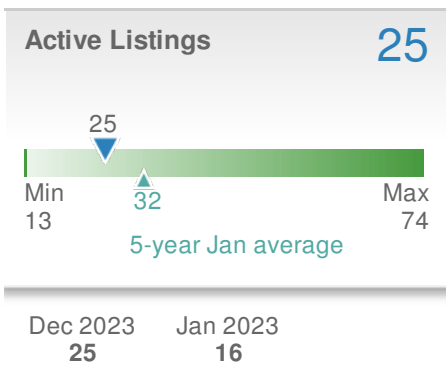
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Summary

In Unionville-Chadds Ford (Chester, PA), the median sold price for Detached properties for January was \$811,185, representing an increase of 5.3% compared to last month and an increase of 29.8% from Jan 2023. The average days on market for units sold in January was 57 days, 8% above the 5-year January average of 53 days. There was a 22.2% month over month increase in new contract activity with 11 New Pendings; an 11.8% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 15; and no change in supply with 25 active units.

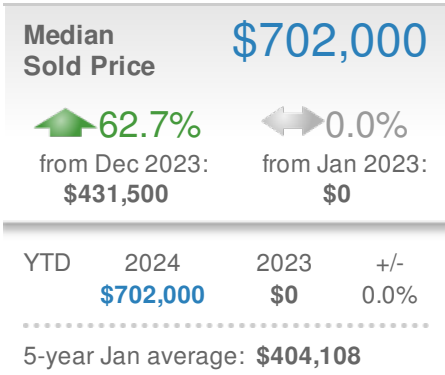
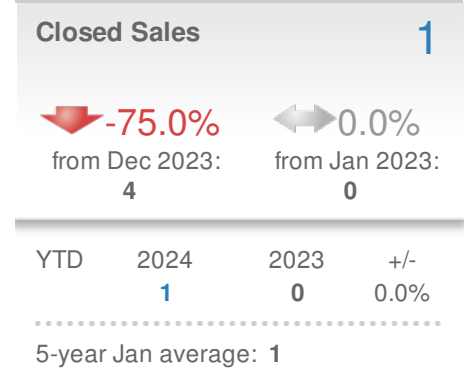
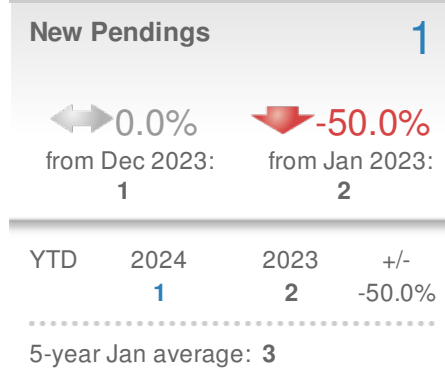
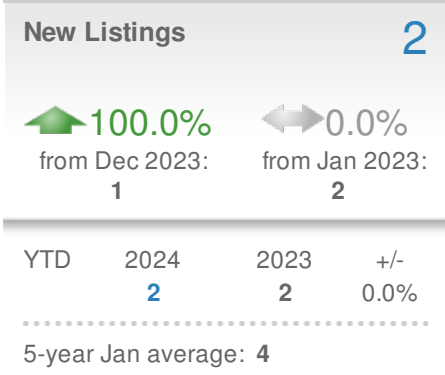
This activity resulted in a Contract Ratio of 0.60 pendings per active listing, down from 0.68 in December and a decrease from 1.25 in January 2023. The Contract Ratio is 44% lower than the 5-year January average of 1.07. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



January 2024

Unionville-Chadds Ford (Chester, PA) - Attached

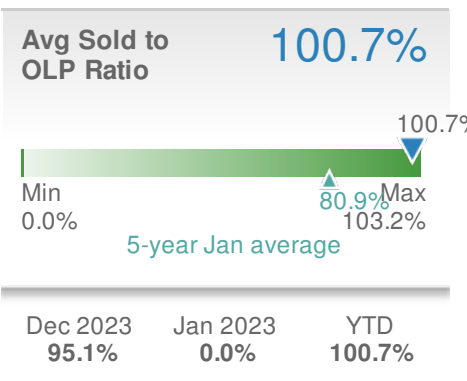
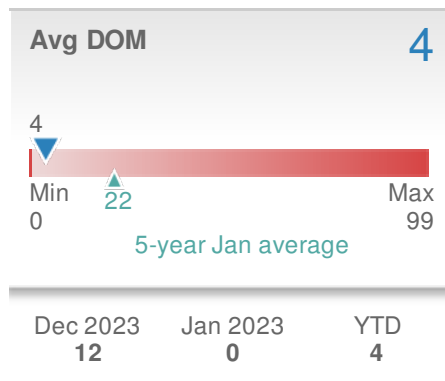
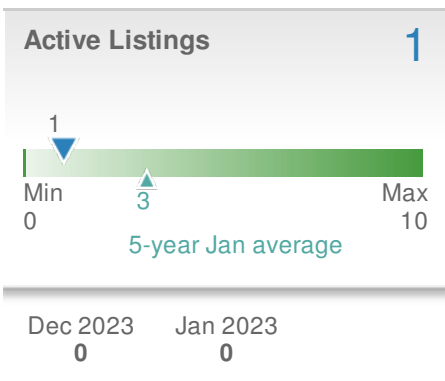
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Summary

In Unionville-Chadds Ford (Chester, PA), the median sold price for Attached properties for January was \$702,000, representing an increase of 62.7% compared to last month and an increase of 0% from Jan 2023. The average days on market for units sold in January was 4 days, 82% below the 5-year January average of 22 days. There was no month over month change in new contract activity with 1 New Pendings; a 100% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 0; and a 0% increase in supply to 1 active units.

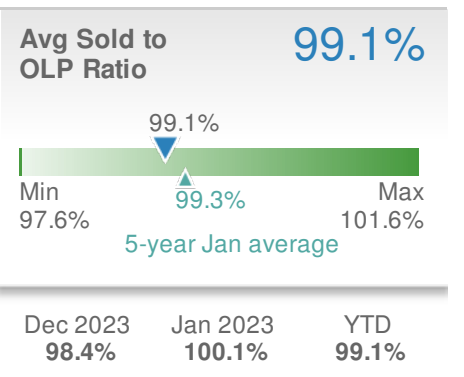
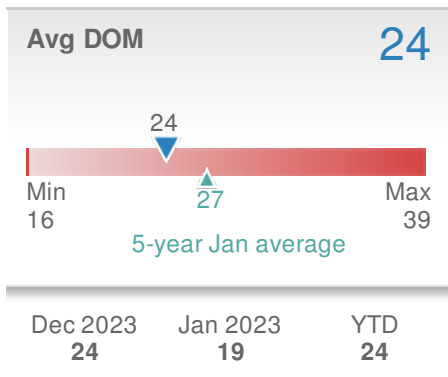
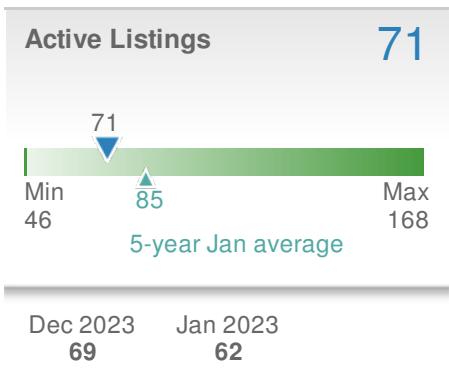
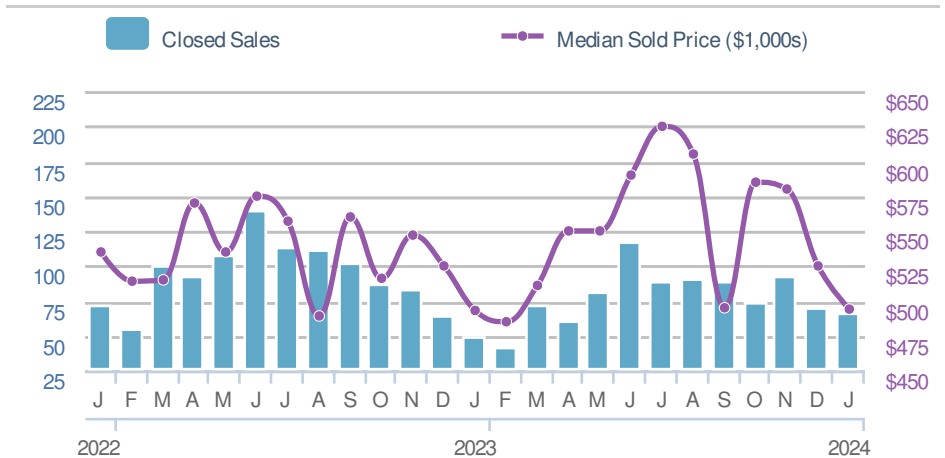
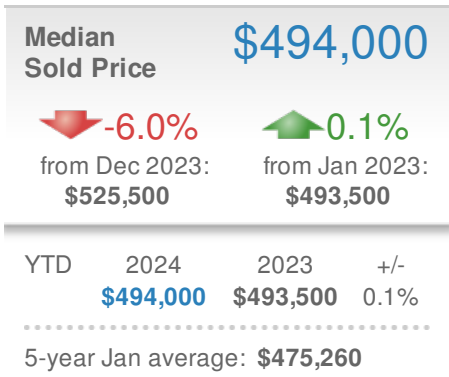
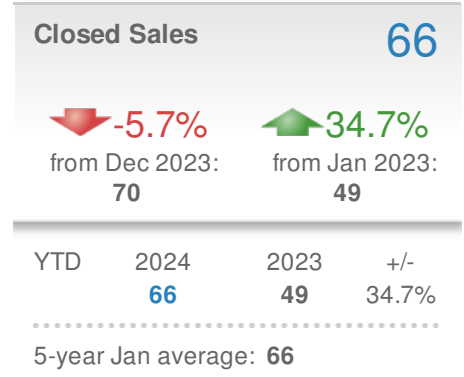
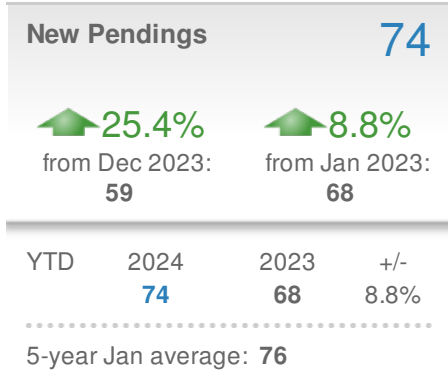
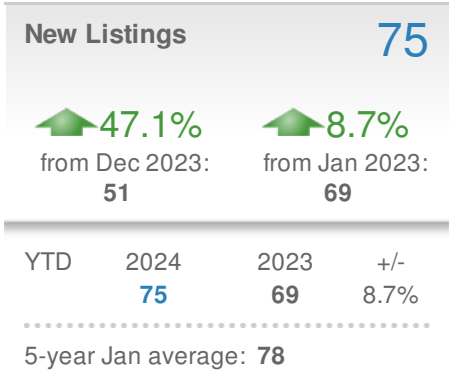
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from December and no change from January 2023. The Contract Ratio is 100% lower than the 5-year January average of 1.03. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



January 2024

West Chester Area (Chester, PA)

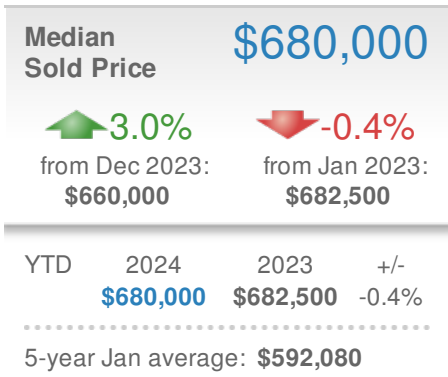
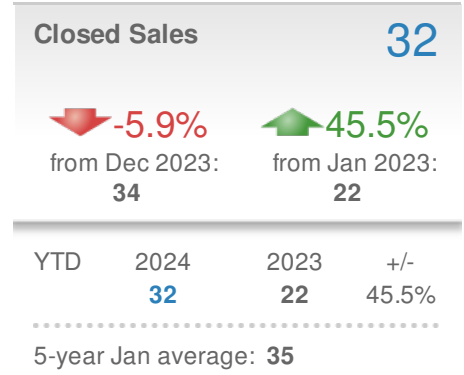
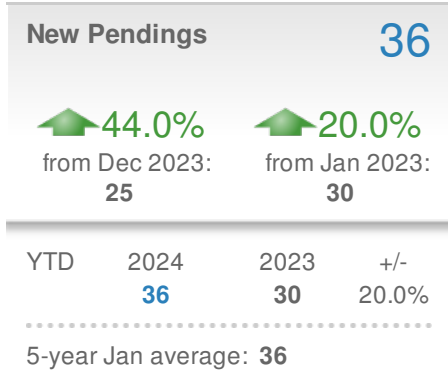
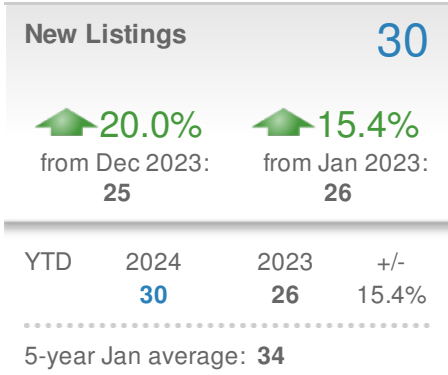
Email: ldavis@tcsr.realtor



January 2024

West Chester Area (Chester, PA) - Detached

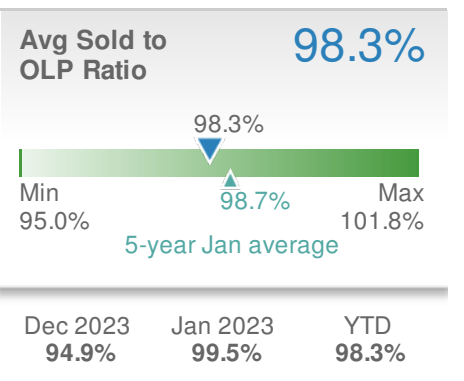
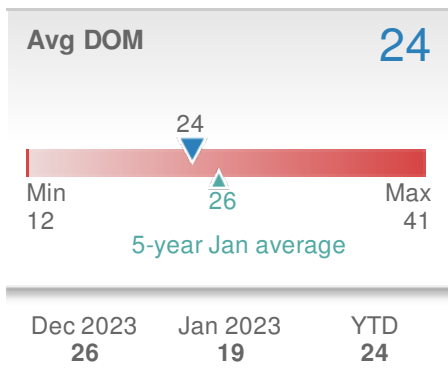
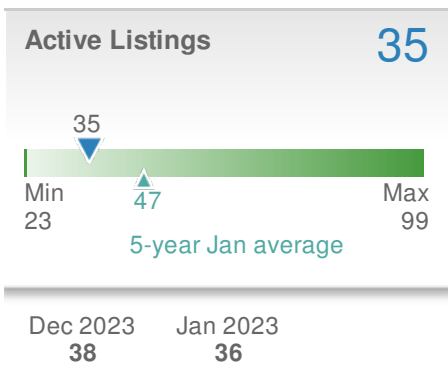
Tri-County Suburban REALTORS
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Summary

In West Chester Area (Chester, PA), the median sold price for Detached properties for January was \$680,000, representing an increase of 3% compared to last month and a decrease of 0.4% from Jan 2023. The average days on market for units sold in January was 24 days, 9% below the 5-year January average of 26 days. There was a 44% month over month increase in new contract activity with 36 New Pendings; a 2.2% MoM increase in All Pendings (new contracts + contracts carried over from December) to 94; and a 7.9% decrease in supply to 35 active units.

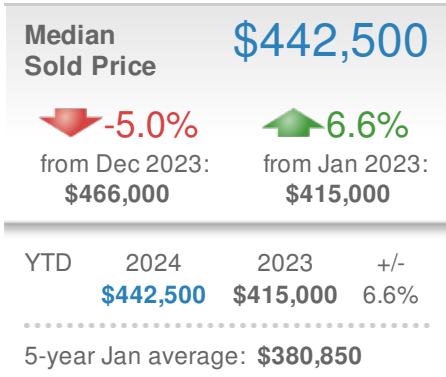
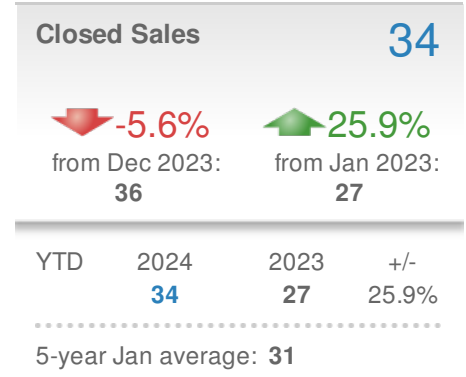
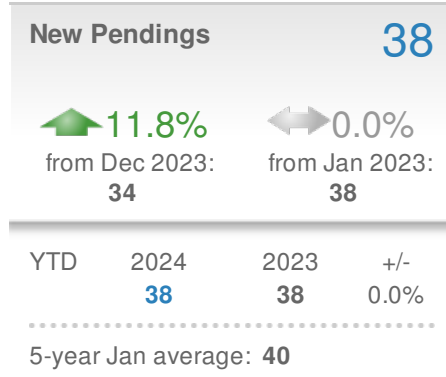
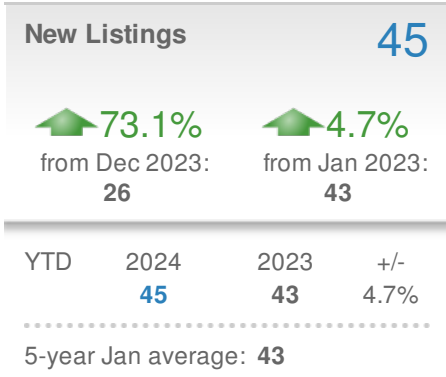
This activity resulted in a Contract Ratio of 2.69 pendings per active listing, up from 2.42 in December and an increase from 1.44 in January 2023. The Contract Ratio is 14% higher than the 5-year January average of 2.37. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



January 2024

West Chester Area (Chester, PA) - Attached

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Summary

In West Chester Area (Chester, PA), the median sold price for Attached properties for January was \$442,500, representing a decrease of 5% compared to last month and an increase of 6.6% from Jan 2023. The average days on market for units sold in January was 23 days, 15% below the 5-year January average of 27 days. There was an 11.8% month over month increase in new contract activity with 38 New Pendings; a 4.7% MoM increase in All Pendings (new contracts + contracts carried over from December) to 89; and a 16.1% increase in supply to 36 active units.

This activity resulted in a Contract Ratio of 2.47 pendings per active listing, down from 2.74 in December and an increase from 1.88 in January 2023. The Contract Ratio is 13% higher than the 5-year January average of 2.18. 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.

