

March 2024

All Home Types
Detached
Attached

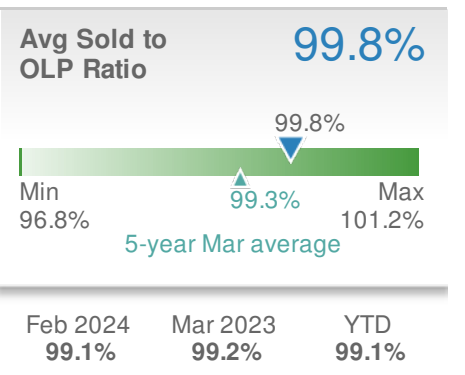
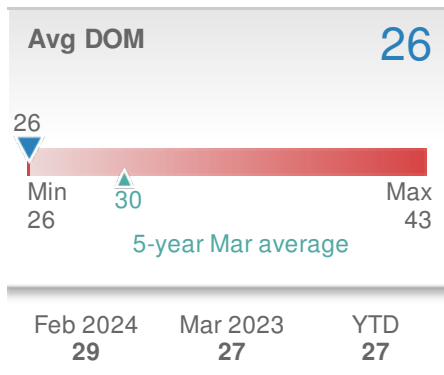
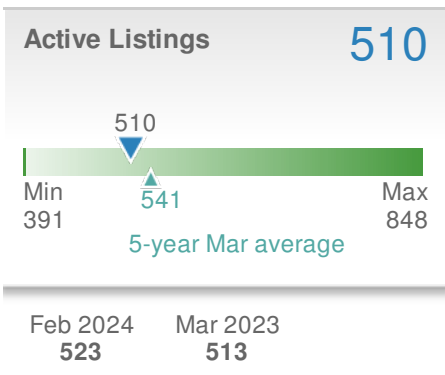
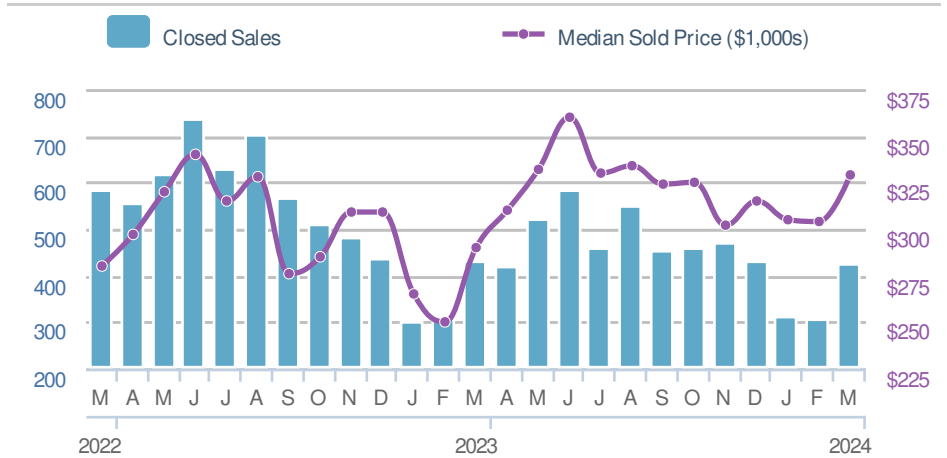
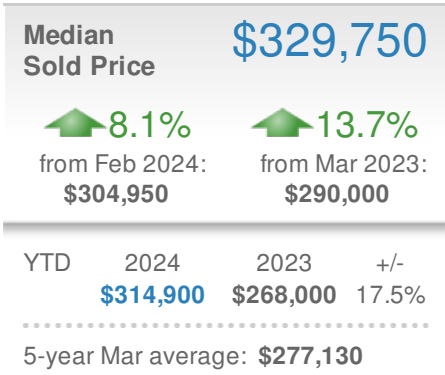
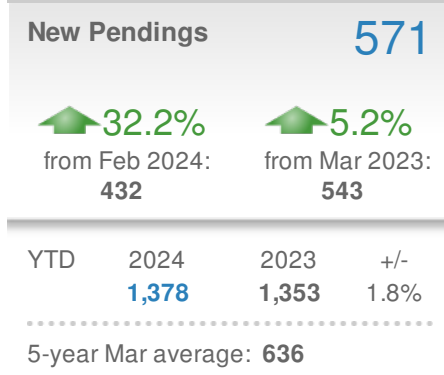
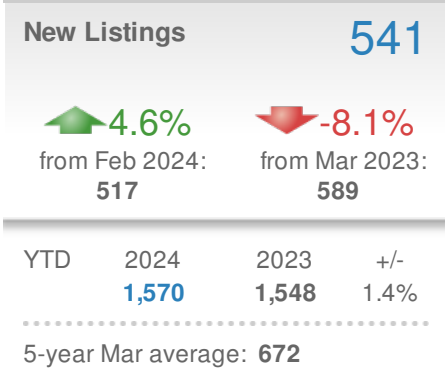
Local Market Insight

Delaware County, PA

March 2024

Delaware County, PA

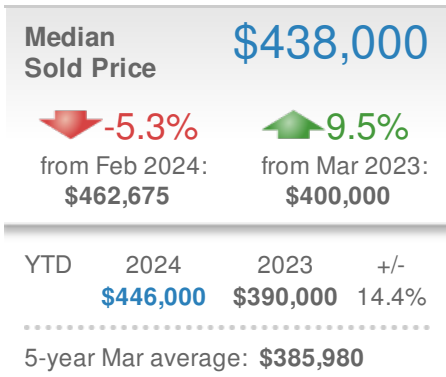
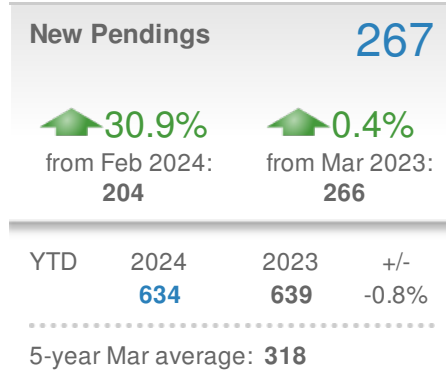
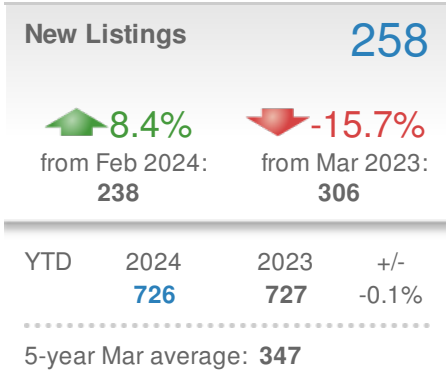
Email: ldavis@tcsr.realtor



March 2024

Delaware County, PA - Detached

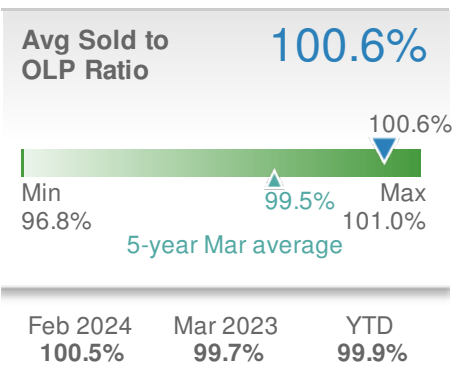
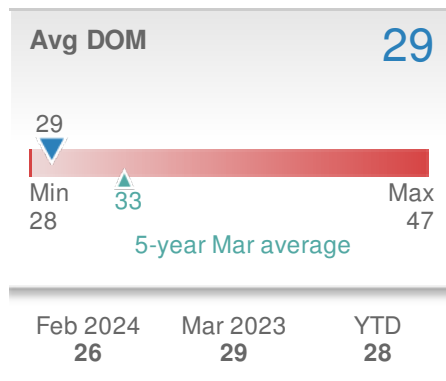
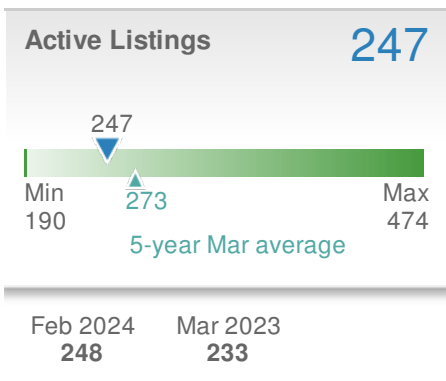
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Delaware County, PA, the median sold price for Detached properties for March was \$438,000, representing a decrease of 5.3% compared to last month and an increase of 9.5% from Mar 2023. The average days on market for units sold in March was 29 days, 12% below the 5-year March average of 33 days. There was a 30.9% month over month increase in new contract activity with 267 New Pendings; an 18.3% MoM increase in All Pendings (new contracts + contracts carried over from February) to 387; and a 0.4% decrease in supply to 247 active units.

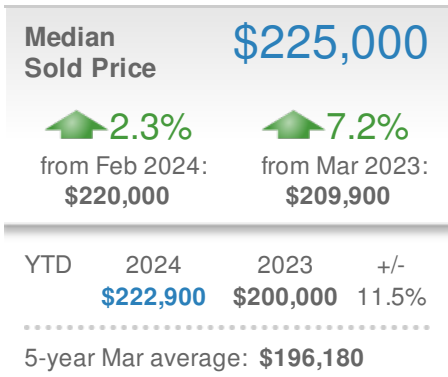
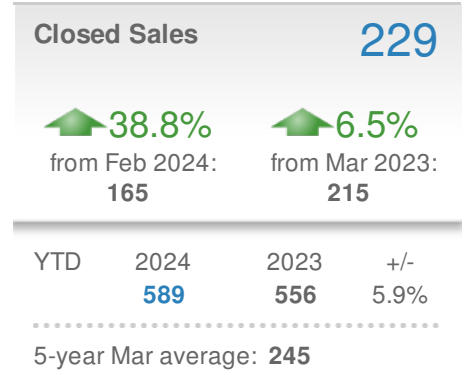
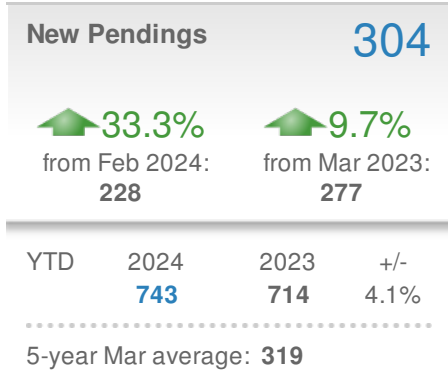
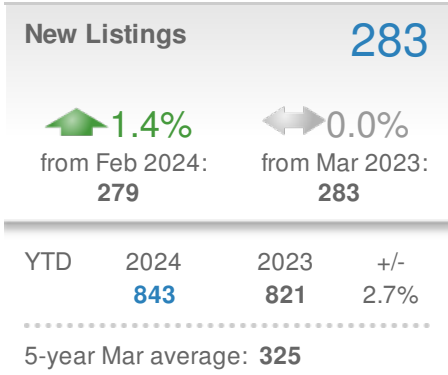
This activity resulted in a Contract Ratio of 1.57 pendings per active listing, up from 1.32 in February and an increase from 1.53 in March 2023. The Contract Ratio is 18% lower than the 5-year March average of 1.90. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



March 2024

Delaware County, PA - Attached

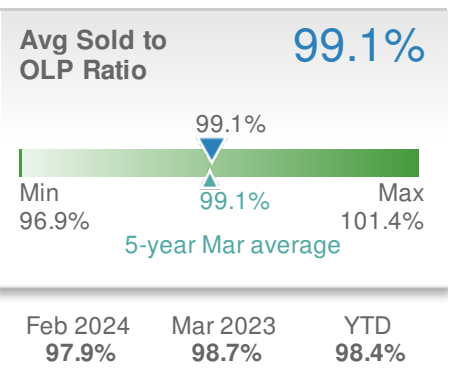
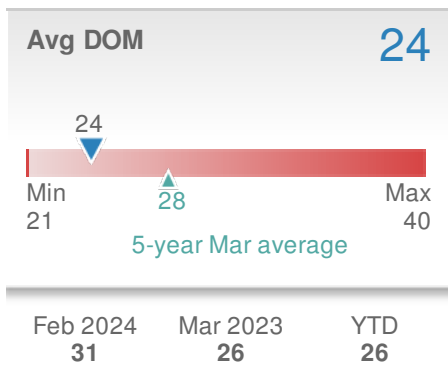
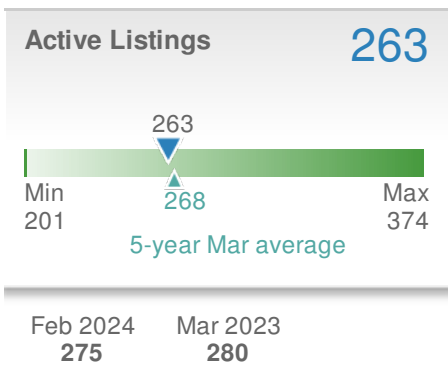
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Summary

In Delaware County, PA, the median sold price for Attached properties for March was \$225,000, representing an increase of 2.3% compared to last month and an increase of 7.2% from Mar 2023. The average days on market for units sold in March was 24 days, 14% below the 5-year March average of 28 days. There was a 33.3% month over month increase in new contract activity with 304 New Pendings; a 13.9% MoM increase in All Pendings (new contracts + contracts carried over from February) to 417; and a 4.4% decrease in supply to 263 active units.

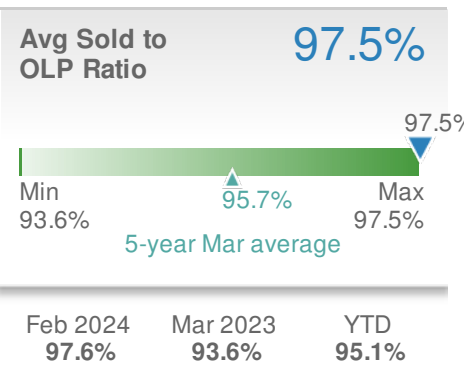
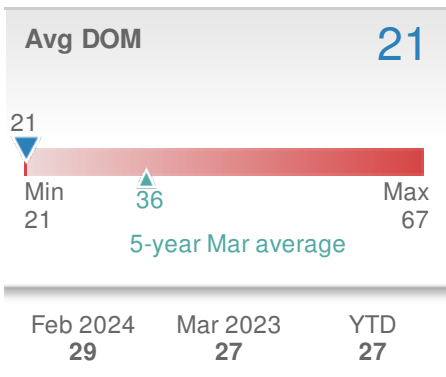
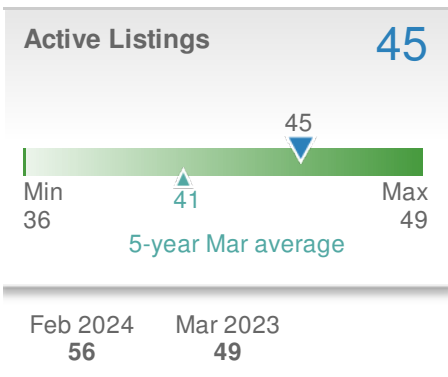
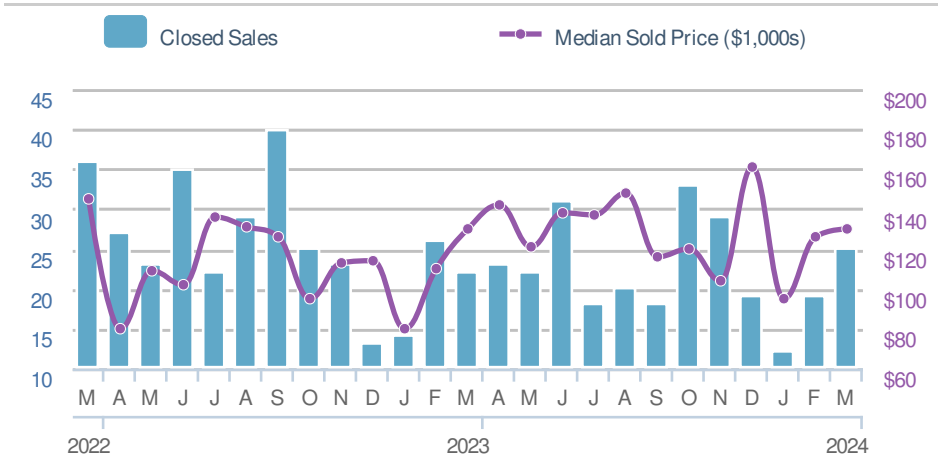
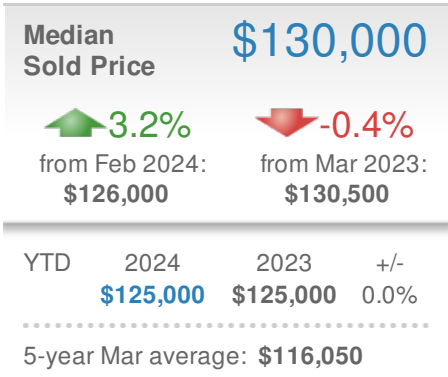
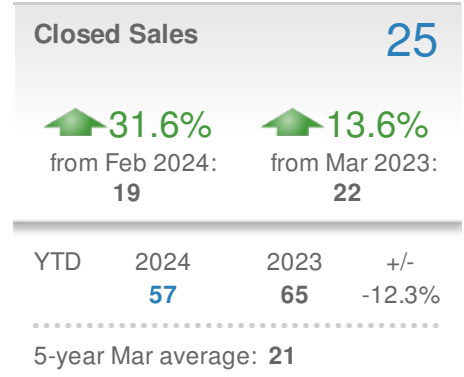
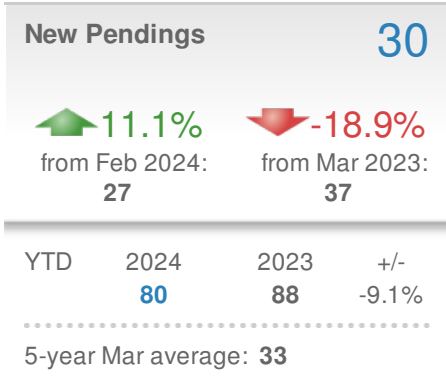
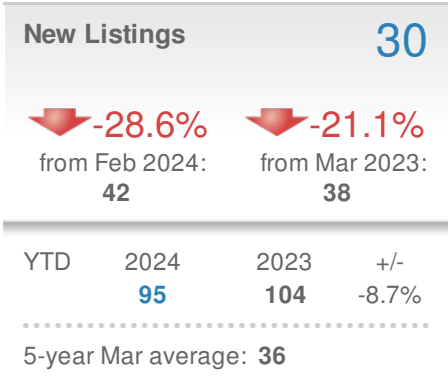
This activity resulted in a Contract Ratio of 1.59 pendings per active listing, up from 1.33 in February and an increase from 1.42 in March 2023. The Contract Ratio is 17% lower than the 5-year March average of 1.91. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



March 2024

Chester-Upland (Delaware, PA)

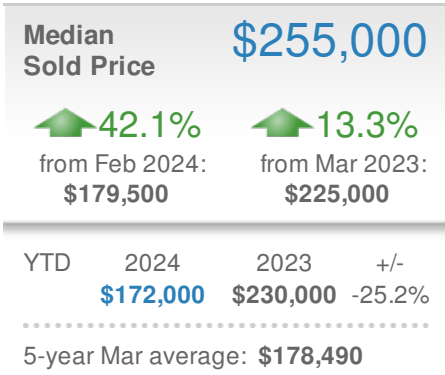
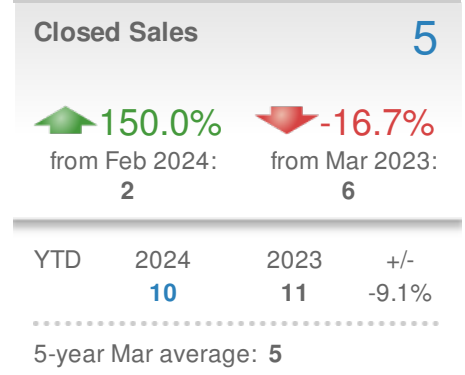
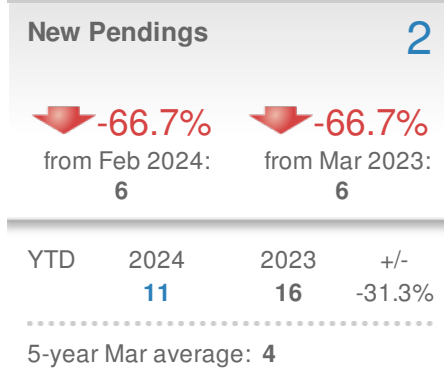
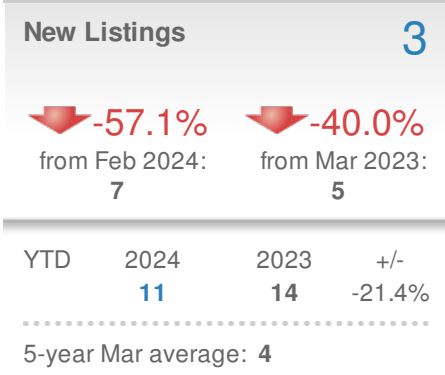
Email: ldavis@tcsr.realtor



March 2024

Chester-Upland (Delaware, PA) - Detached

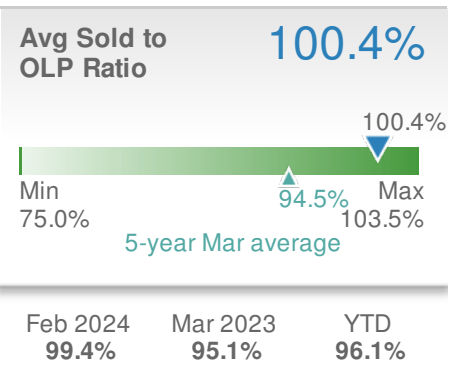
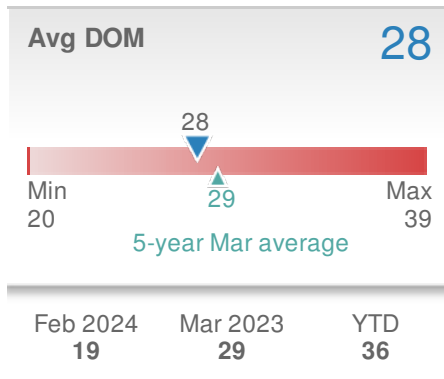
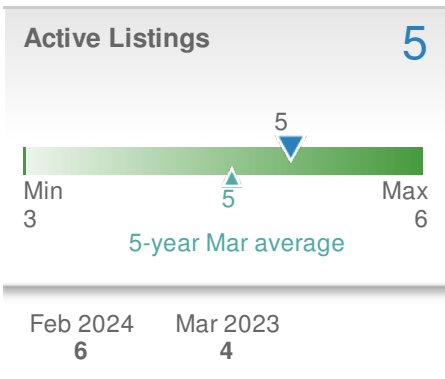
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Chester-Upland (Delaware, PA), the median sold price for Detached properties for March was \$255,000, representing an increase of 42.1% compared to last month and an increase of 13.3% from Mar 2023. The average days on market for units sold in March was 28 days, 4% below the 5-year March average of 29 days. There was a 66.7% month over month decrease in new contract activity with 2 New Pendings; a 28.6% MoM decrease in All Pendings (new contracts + contracts carried over from February) to 5; and a 16.7% decrease in supply to 5 active units.

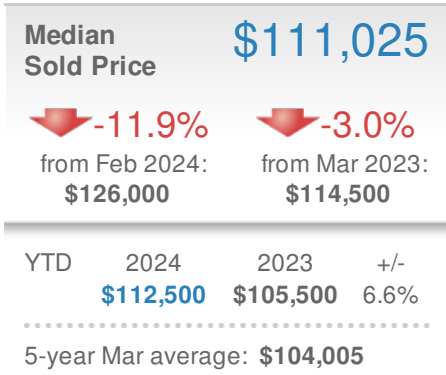
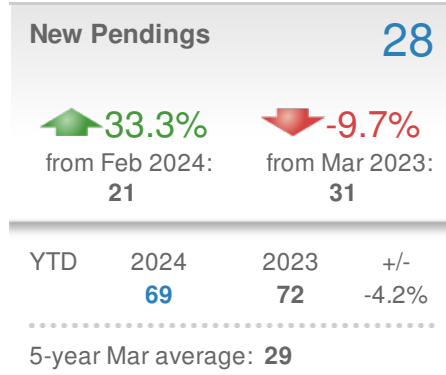
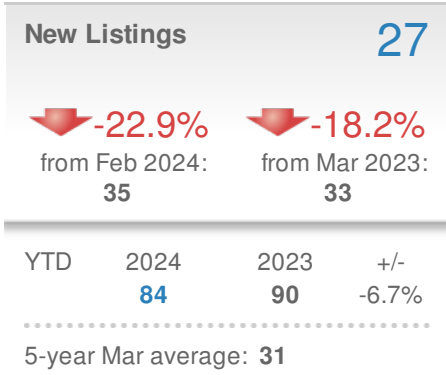
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 1.17 in February and a decrease from 1.25 in March 2023. The Contract Ratio is 28% lower than the 5-year March average of 1.38. A higher Contract Ratio signifies a relative increase in contract activity compared 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

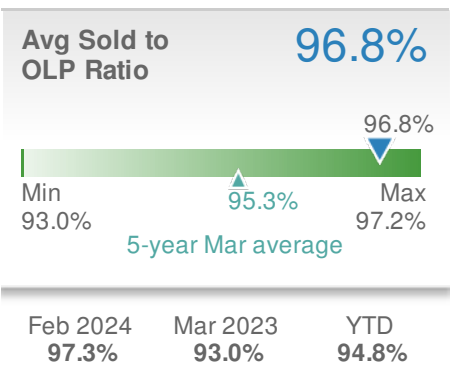
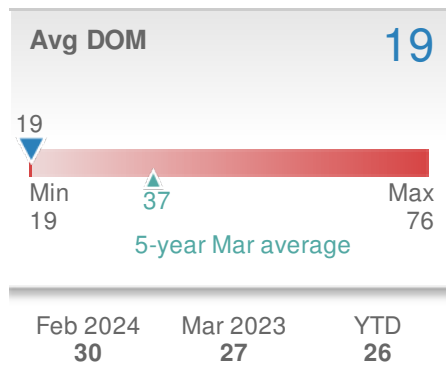
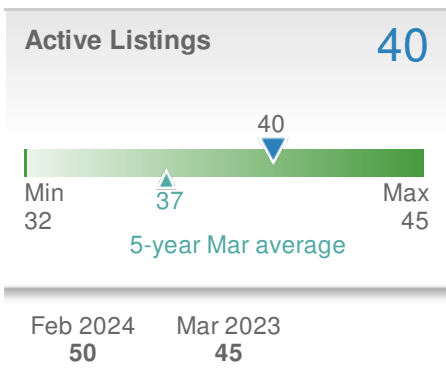
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Summary

In Chester-Upland (Delaware, PA), the median sold price for Attached properties for March was \$111,025, representing a decrease of 11.9% compared to last month and a decrease of 3% from Mar 2023. The average days on market for units sold in March was 19 days, 49% below the 5-year March average of 37 days. There was a 33.3% month over month increase in new contract activity with 28 New Pendings; a 23.3% MoM increase in All Pendings (new contracts + contracts carried over from February) to 37; and a 20% decrease in supply to 40 active units.

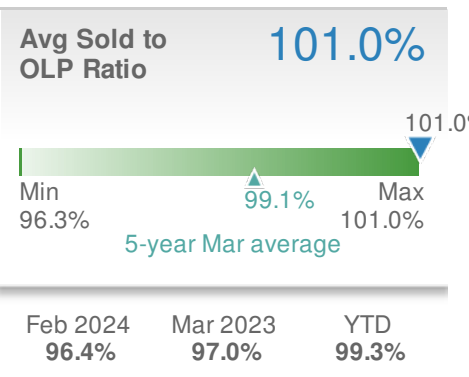
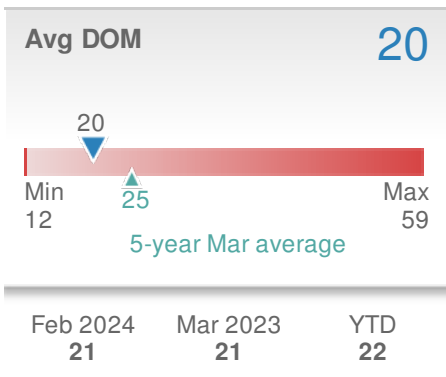
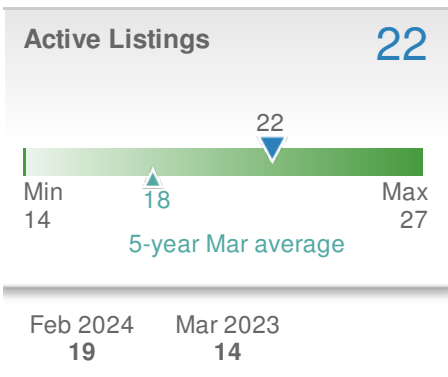
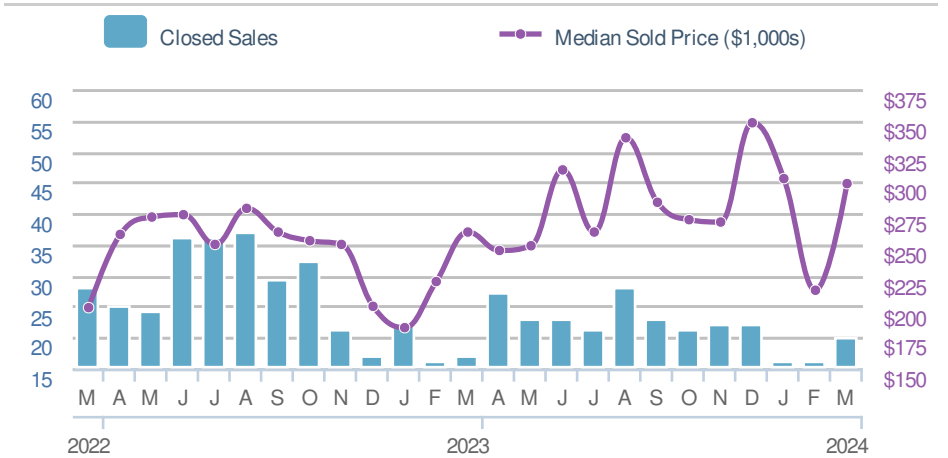
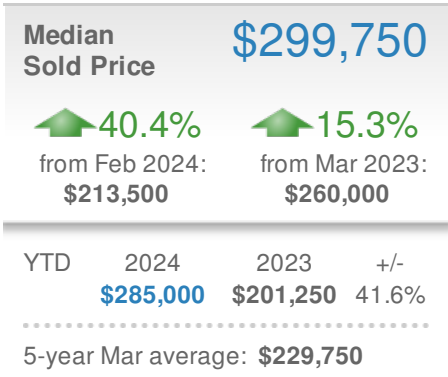
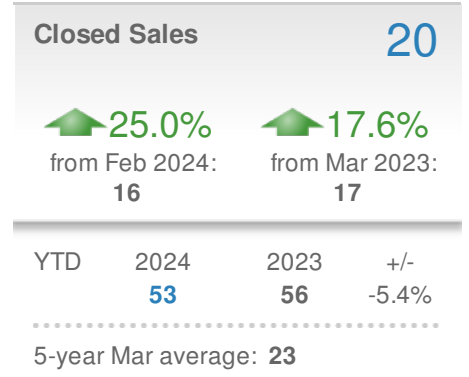
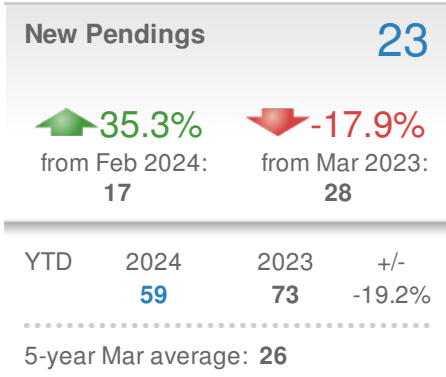
This activity resulted in a Contract Ratio of 0.93 pendings per active listing, up from 0.60 in February and an increase from 0.89 in March 2023. The Contract Ratio is 11% lower than the 5-year March average of 1.05. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



March 2024

Chichester (Delaware, PA)

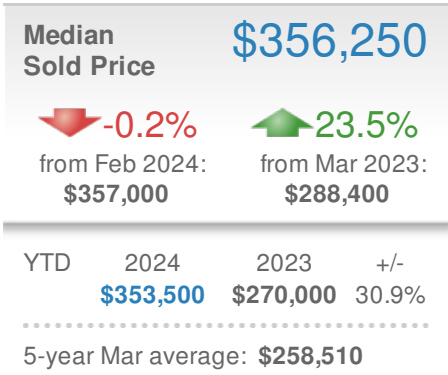
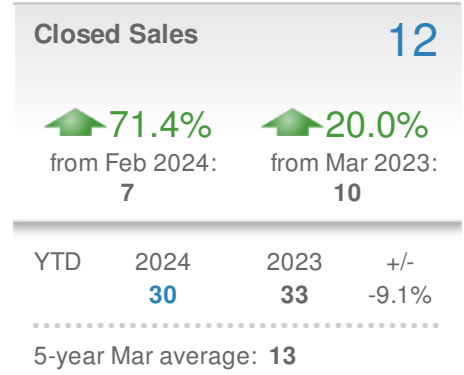
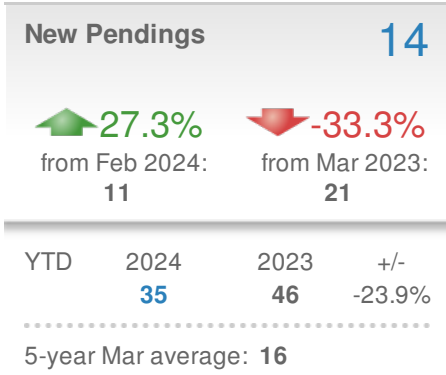
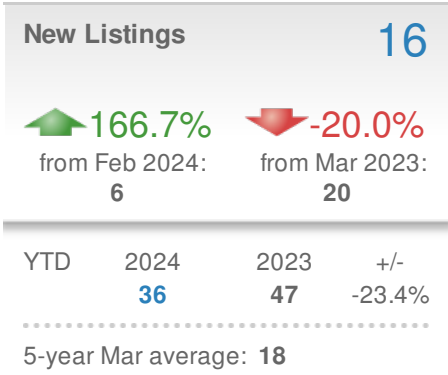
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Chichester (Delaware, PA) - Detached

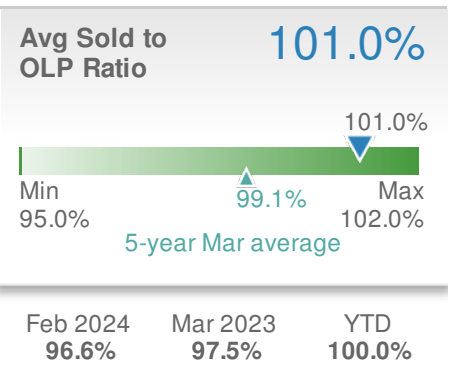
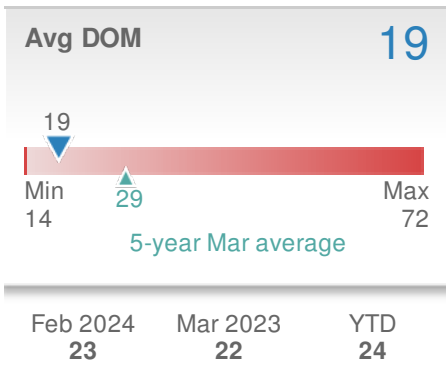
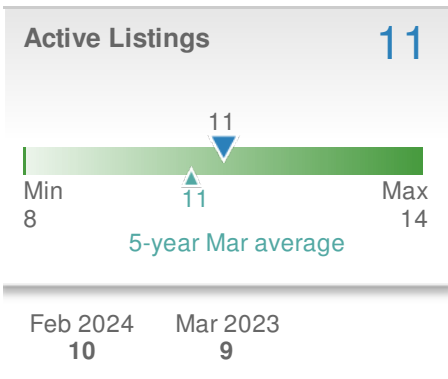
Tri-County Suburban REALTORS
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Summary

In Chichester (Delaware, PA), the median sold price for Detached properties for March was \$356,250, representing a decrease of 0.2% compared to last month and an increase of 23.5% from Mar 2023. The average days on market for units sold in March was 19 days, 35% below the 5-year March average of 29 days. There was a 27.3% month over month increase in new contract activity with 14 New Pendings; a 12.5% MoM increase in All Pendings (new contracts + contracts carried over from February) to 18; and a 10% increase in supply to 11 active units.

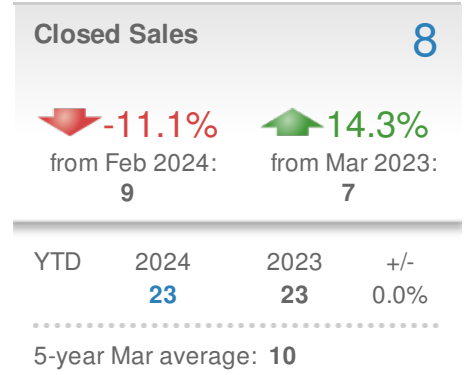
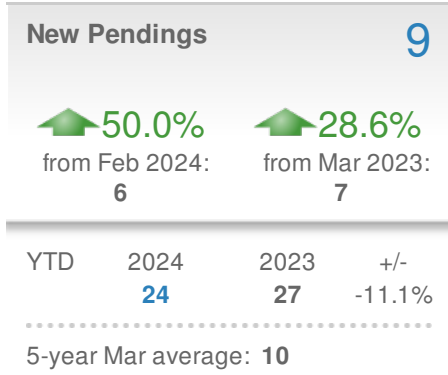
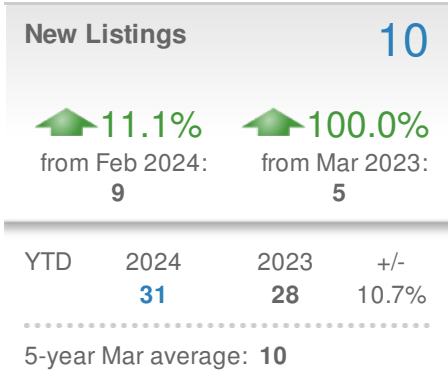
This activity resulted in a Contract Ratio of 1.64 pendings per active listing, up from 1.60 in February and a decrease from 2.89 in March 2023. The Contract Ratio is 32% lower than the 5-year March average of 2.40. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



March 2024

Chichester (Delaware, PA) - Attached

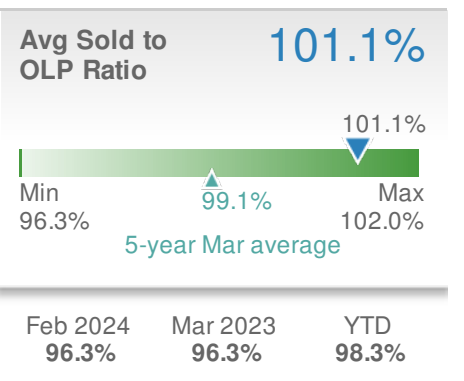
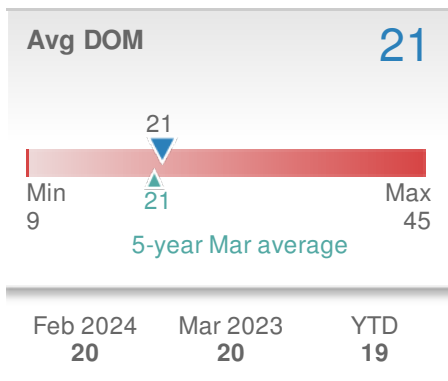
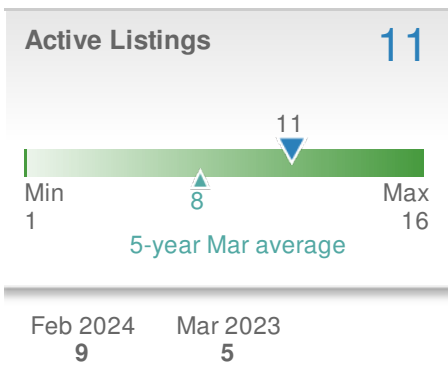
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Summary

In Chichester (Delaware, PA), the median sold price for Attached properties for March was \$190,750, representing an increase of 0.4% compared to last month and an increase of 6% from Mar 2023. The average days on market for units sold in March was 21 days, 1% above the 5-year March average of 21 days. There was a 50% month over month increase in new contract activity with 9 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from February) with 12; and a 22.2% increase in supply to 11 active units.

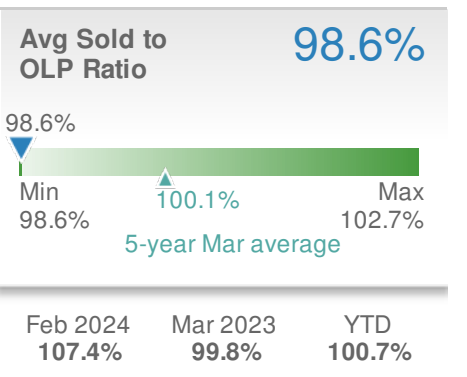
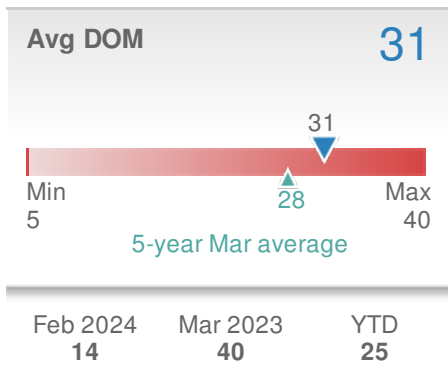
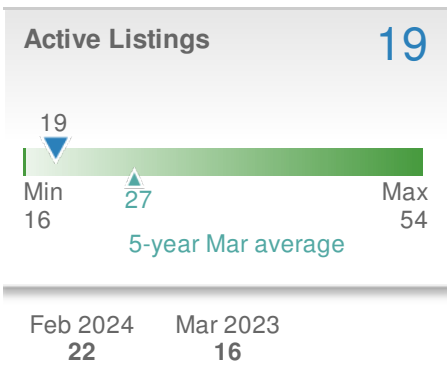
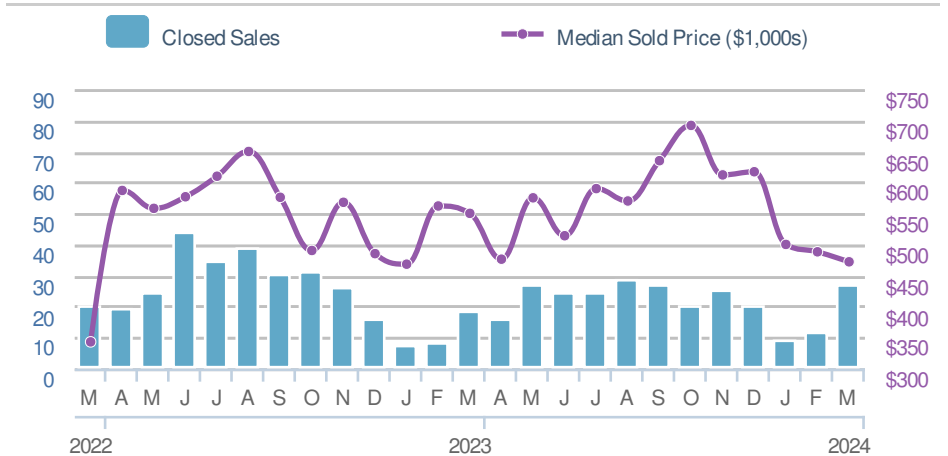
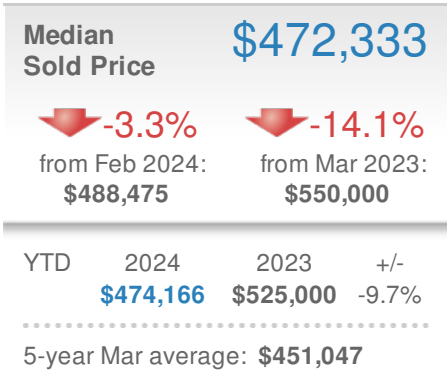
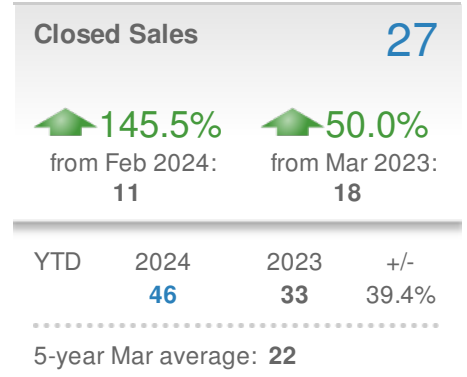
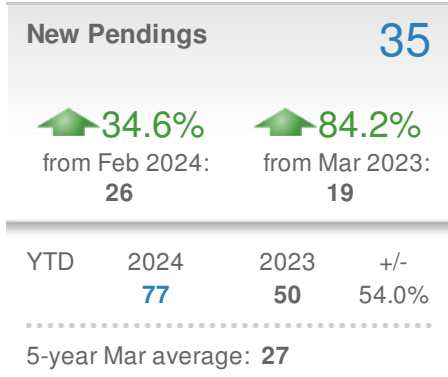
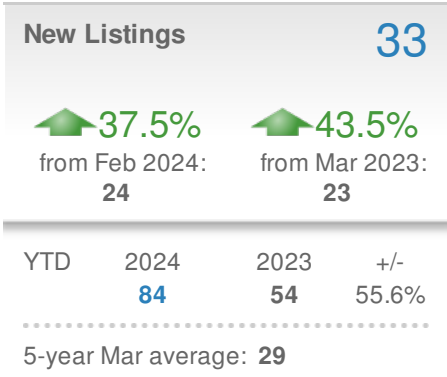
This activity resulted in a Contract Ratio of 1.09 pendings per active listing, down from 1.33 in February and a decrease from 2.80 in March 2023. The Contract Ratio is 77% lower than the 5-year March average of 4.67. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



March 2024

Garnet Valley (Delaware, PA)

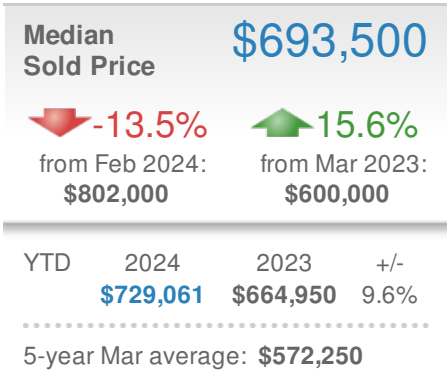
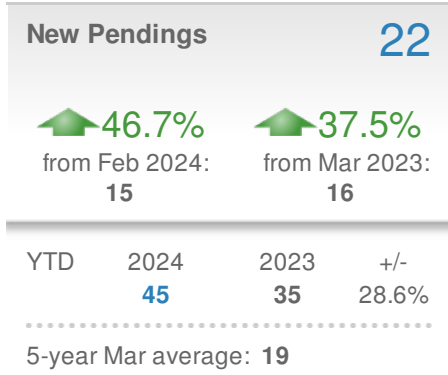
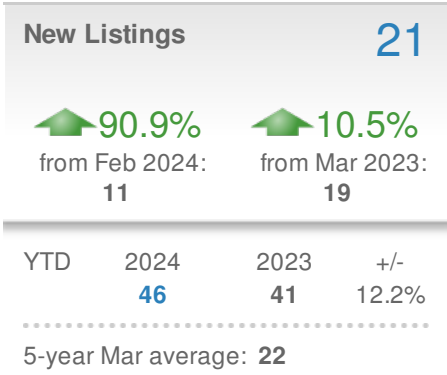
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Garnet Valley (Delaware, PA) - Detached

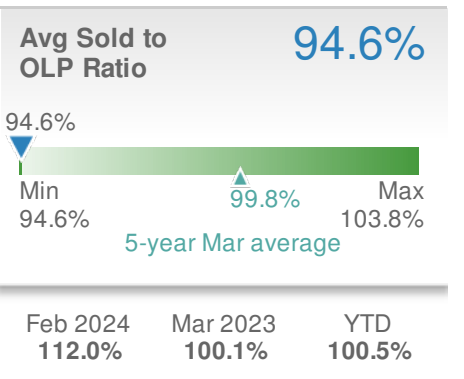
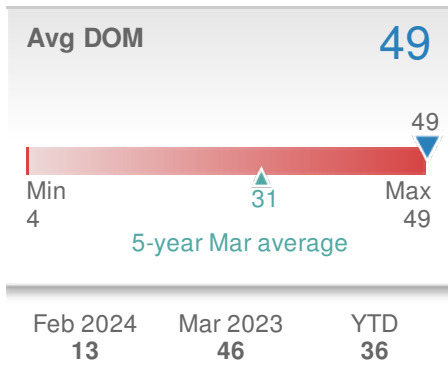
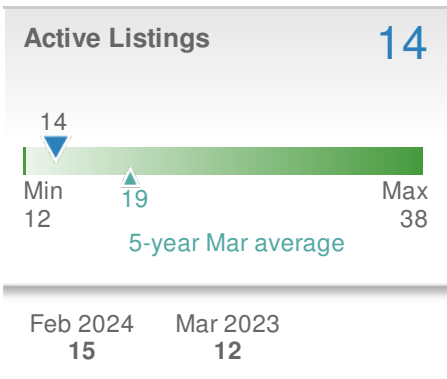
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Garnet Valley (Delaware, PA), the median sold price for Detached properties for March was \$693,500, representing a decrease of 13.5% compared to last month and an increase of 15.6% from Mar 2023. The average days on market for units sold in March was 49 days, 58% above the 5-year March average of 31 days. There was a 46.7% month over month increase in new contract activity with 22 New Pendings; a 22.5% MoM increase in All Pendings (new contracts + contracts carried over from February) to 49; and a 6.7% decrease in supply to 14 active units.

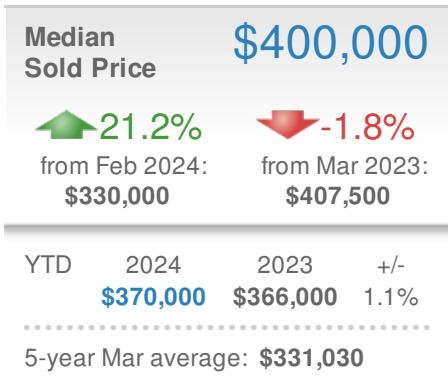
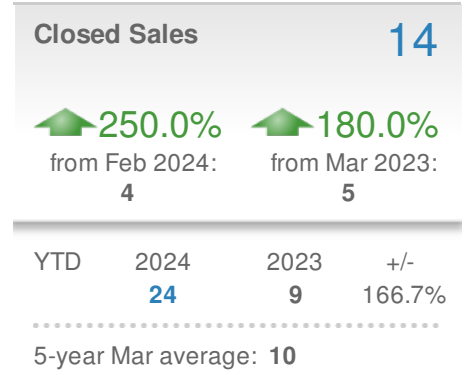
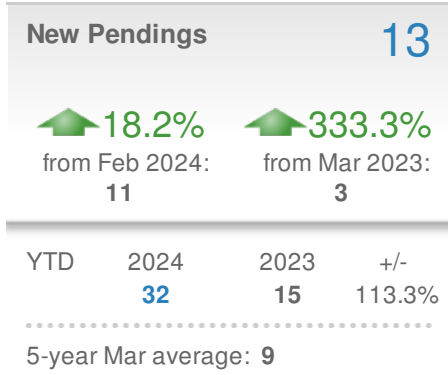
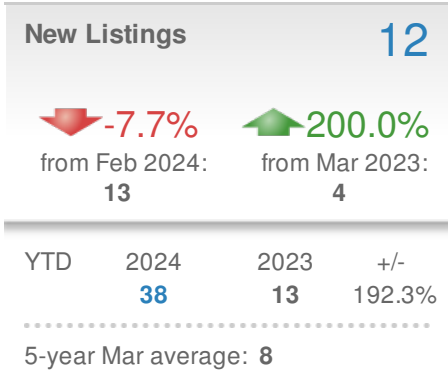
This activity resulted in a Contract Ratio of 3.50 pendings per active listing, up from 2.67 in February and an increase from 2.25 in March 2023. The Contract Ratio is 63% higher than the 5-year March average of 2.15. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



March 2024

Garnet Valley (Delaware, PA) - Attached

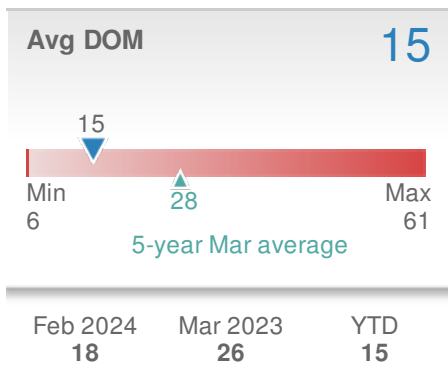
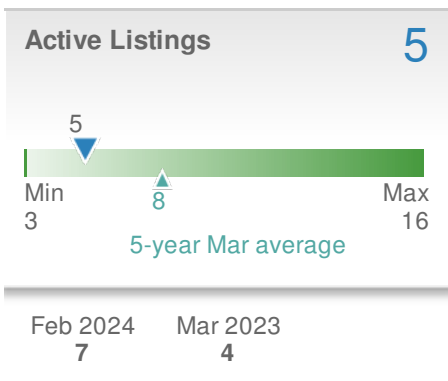
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Garnet Valley (Delaware, PA), the median sold price for Attached properties for March was \$400,000, representing an increase of 21.2% compared to last month and a decrease of 1.8% from Mar 2023. The average days on market for units sold in March was 15 days, 46% below the 5-year March average of 28 days. There was an 18.2% month over month increase in new contract activity with 13 New Pendings; a 5.6% MoM decrease in All Pendings (new contracts + contracts carried over from February) to 17; and a 28.6% decrease in supply to 5 active units.

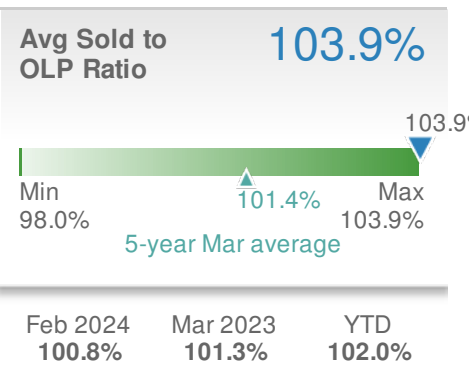
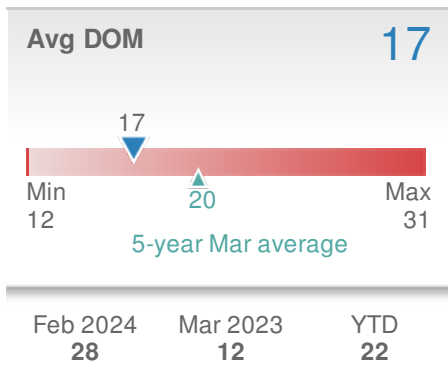
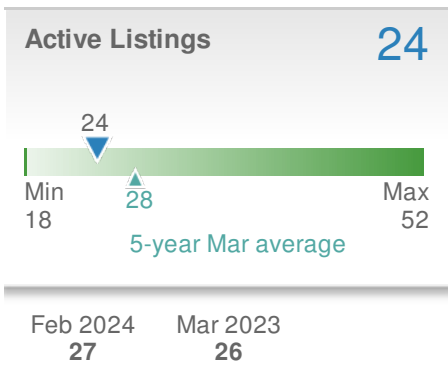
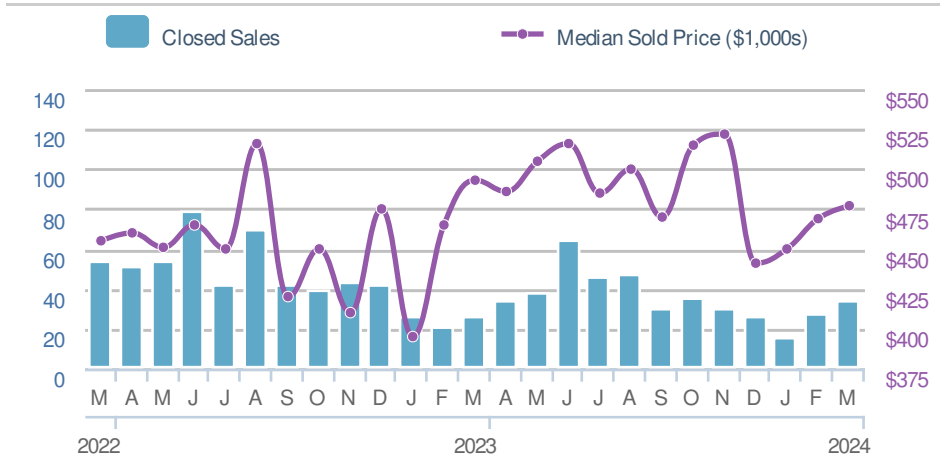
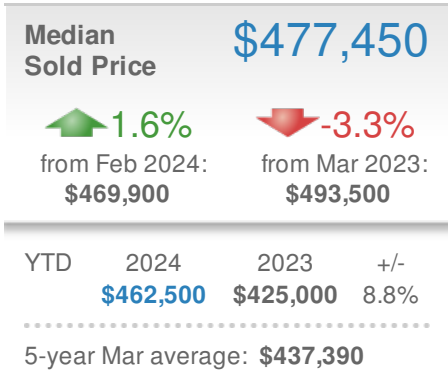
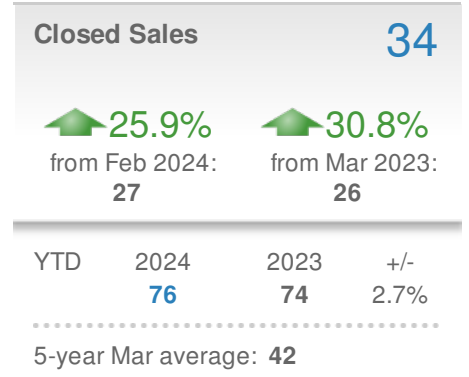
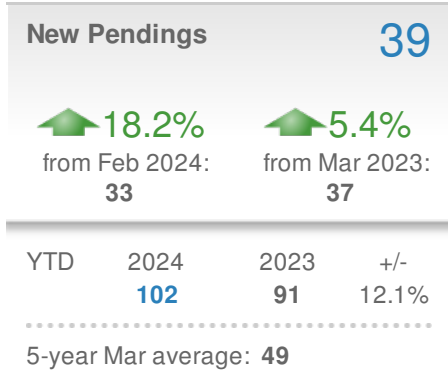
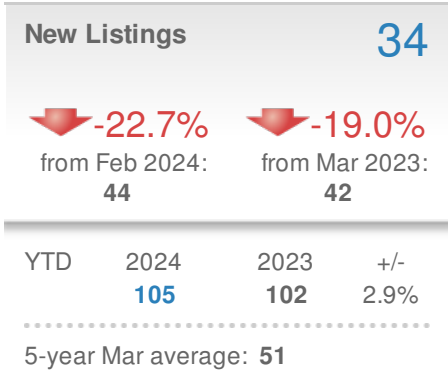
This activity resulted in a Contract Ratio of 3.40 pendings per active listing, up from 2.57 in February and an increase from 1.75 in March 2023. The Contract Ratio is 42% higher than the 5-year March average of 2.40. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



March 2024

Haverford Township (Delaware, PA)

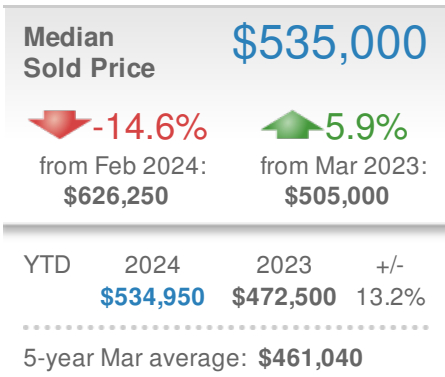
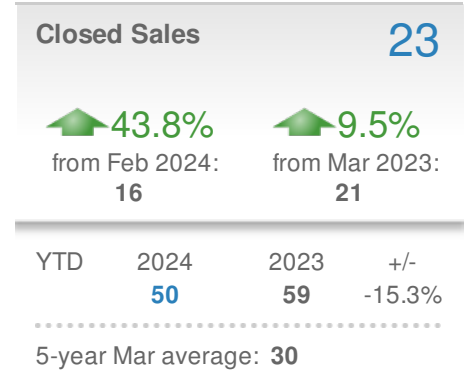
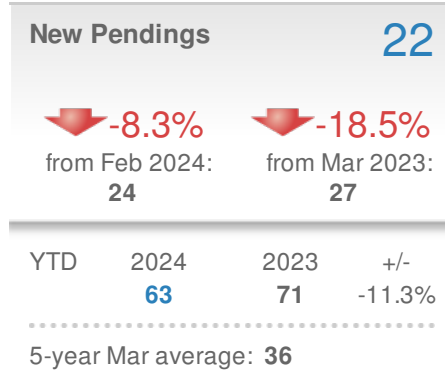
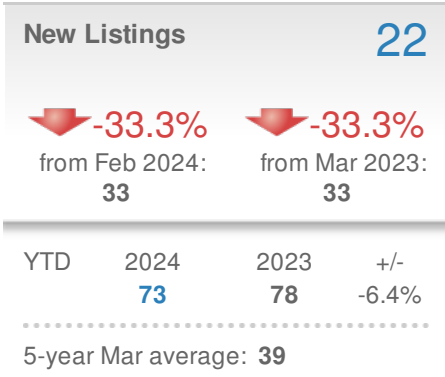
Email: ldavis@tcsr.realtor



March 2024

Haverford Township (Delaware, PA) - Detached

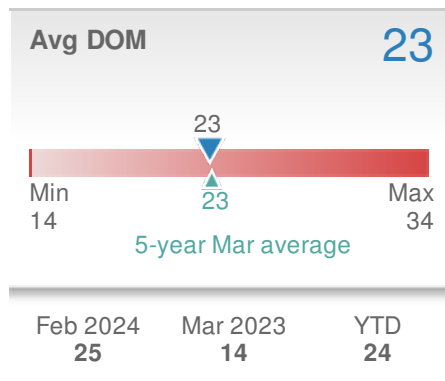
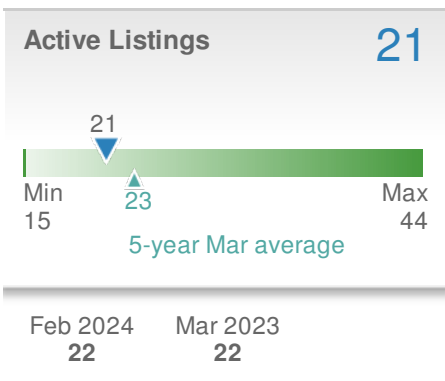
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Haverford Township (Delaware, PA), the median sold price for Detached properties for March was \$535,000, representing a decrease of 14.6% compared to last month and an increase of 5.9% from Mar 2023. The average days on market for units sold in March was 23 days, 2% below the 5-year March average of 23 days. There was an 8.3% month over month decrease in new contract activity with 22 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from February) with 30; and a 4.5% decrease in supply to 21 active units.

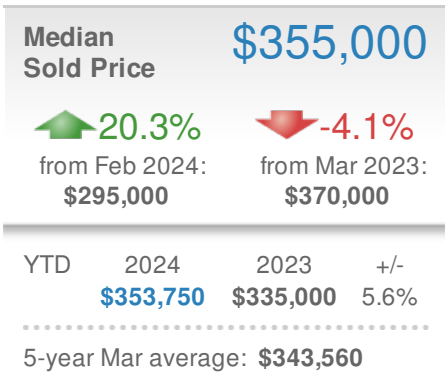
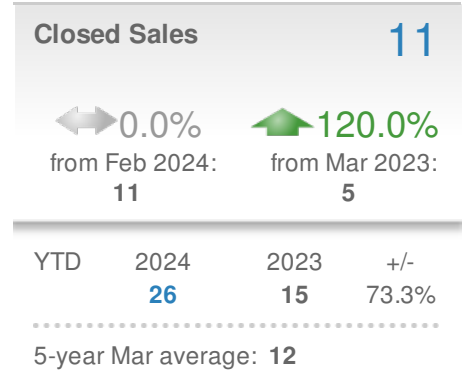
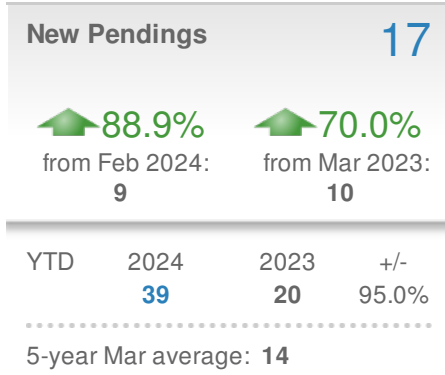
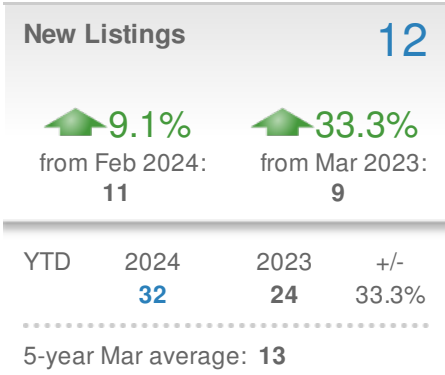
This activity resulted in a Contract Ratio of 1.43 pendings per active listing, up from 1.36 in February and a decrease from 1.55 in March 2023. The Contract Ratio is 45% lower than the 5-year March average of 2.58. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



March 2024

Haverford Township (Delaware, PA) - Attached

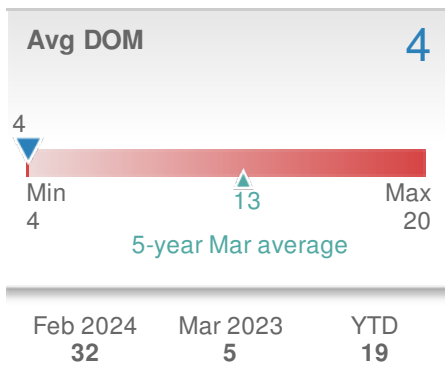
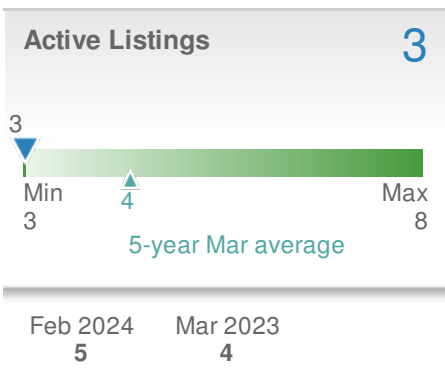
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Summary

In Haverford Township (Delaware, PA), the median sold price for Attached properties for March was \$355,000, representing an increase of 20.3% compared to last month and a decrease of 4.1% from Mar 2023. The average days on market for units sold in March was 4 days, 69% below the 5-year March average of 13 days. There was an 88.9% month over month increase in new contract activity with 17 New Pendings; a 54.5% MoM increase in All Pendings (new contracts + contracts carried over from February) to 17; and a 40% decrease in supply to 3 active units.

This activity resulted in a Contract Ratio of 5.67 pendings per active listing, up from 2.20 in February and an increase from 3.00 in March 2023. The Contract Ratio is 27% higher than the 5-year March average of 4.48. 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.



March 2024

Interboro (Delaware, PA)

Email: ldavis@tcsr.realtor

New Listings 26

▲ 62.5% from Feb 2024: 16

▲ 13.0% from Mar 2023: 23

YTD	2024	2023	+/-
	58	56	3.6%

5-year Mar average: 27

New Pendings 20

▲ 25.0% from Feb 2024: 16

▼ -4.8% from Mar 2023: 21

YTD	2024	2023	+/-
	53	57	-7.0%

5-year Mar average: 27

Closed Sales 12

▼ -33.3% from Feb 2024: 18

▼ -25.0% from Mar 2023: 16

YTD	2024	2023	+/-
	44	53	-17.0%

5-year Mar average: 21

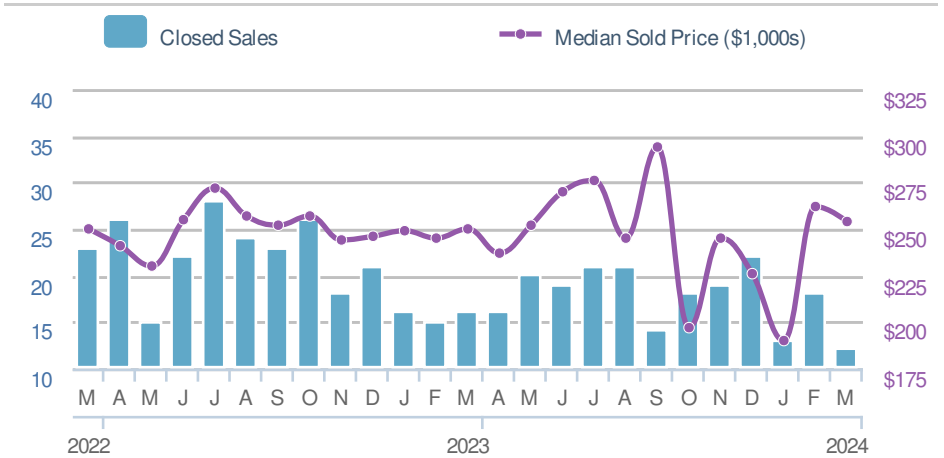
Median Sold Price \$254,950

▼ -3.0% from Feb 2024: \$262,950

▲ 2.0% from Mar 2023: \$250,000

YTD	2024	2023	+/-
	\$255,500	\$246,500	3.7%

5-year Mar average: \$222,780



Active Listings 20

▼ 20 (Current)

▲ 21 (5-year Mar average)

Min 13 | Max 40

Feb 2024	Mar 2023
13	20

Avg DOM 27

▼ 27 (Current)

▲ 29 (5-year Mar average)

Min 22 | Max 38

Feb 2024	Mar 2023	YTD
27	22	27

Avg Sold to OLP Ratio 95.9%

▼ 95.9% (Current)

▲ 97.4% (5-year Mar average)

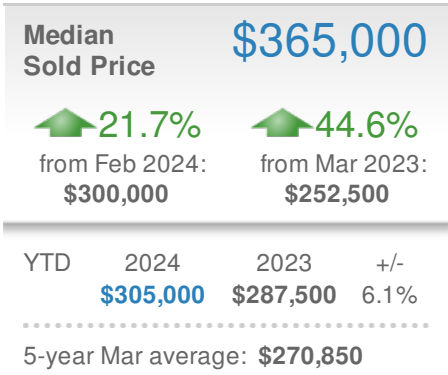
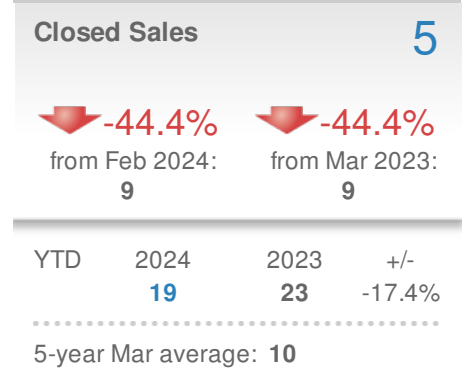
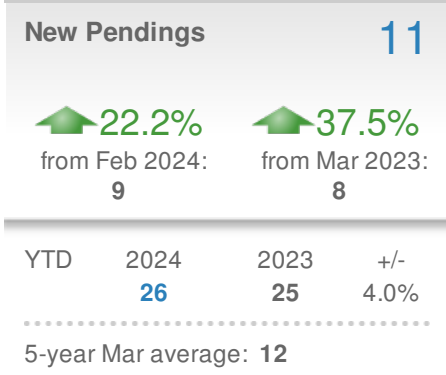
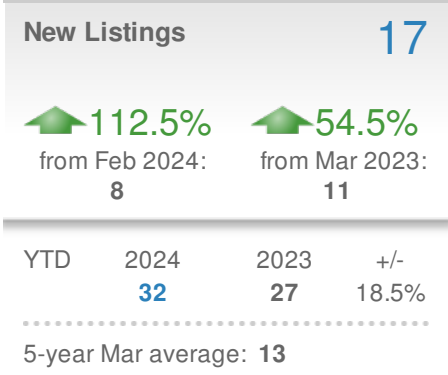
Min 95.9% | Max 99.8%

Feb 2024	Mar 2023	YTD
98.8%	97.0%	98.7%

March 2024

Interboro (Delaware, PA) - Detached

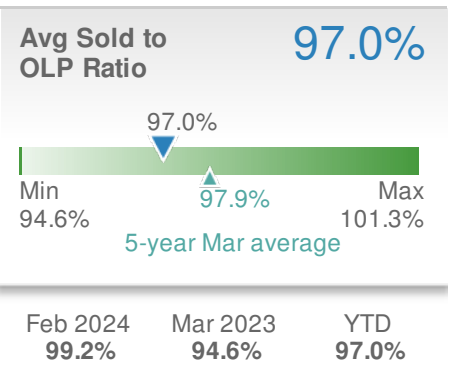
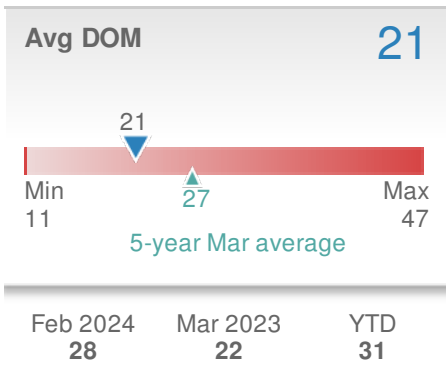
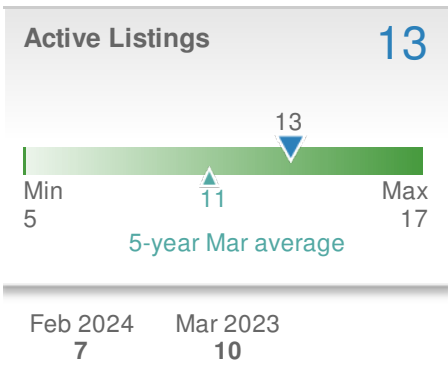
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Interboro (Delaware, PA), the median sold price for Detached properties for March was \$365,000, representing an increase of 21.7% compared to last month and an increase of 44.6% from Mar 2023. The average days on market for units sold in March was 21 days, 21% below the 5-year March average of 27 days. There was a 22.2% month over month increase in new contract activity with 11 New Pendings; a 15.4% MoM increase in All Pendings (new contracts + contracts carried over from February) to 15; and an 85.7% increase in supply to 13 active units.

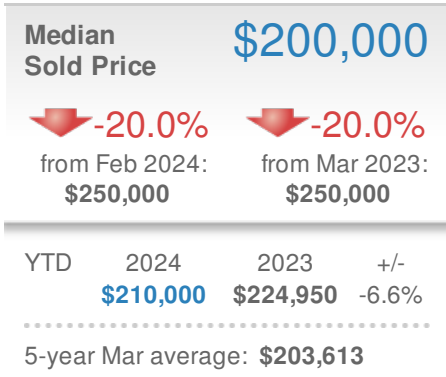
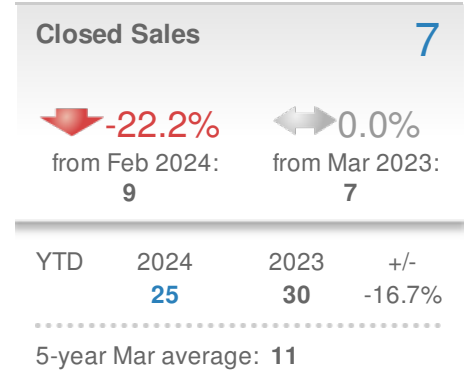
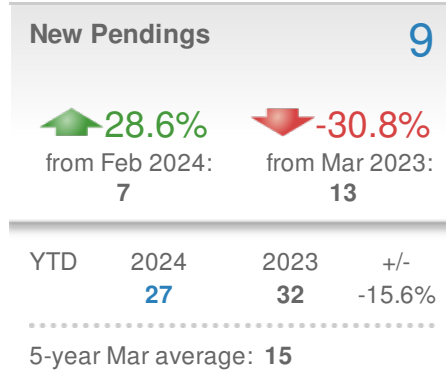
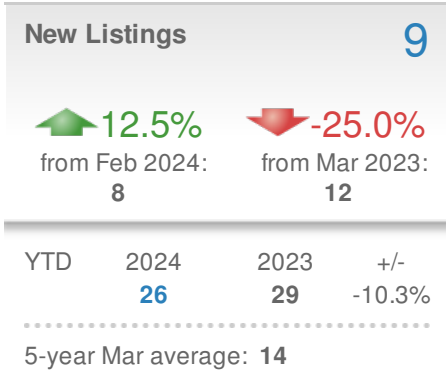
This activity resulted in a Contract Ratio of 1.15 pendings per active listing, down from 1.86 in February and an increase from 1.10 in March 2023. The Contract Ratio is 37% lower than the 5-year March average of 1.82. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



March 2024

Interboro (Delaware, PA) - Attached

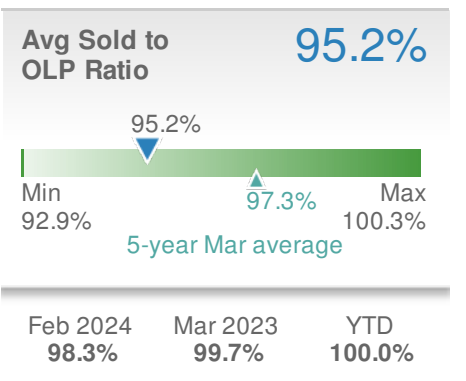
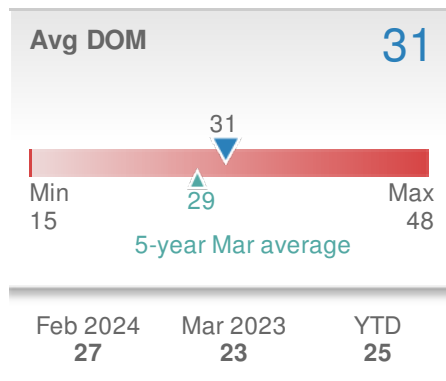
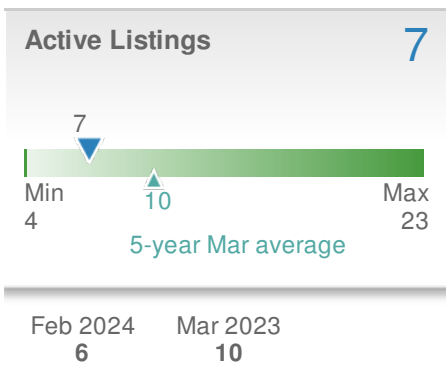
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Interboro (Delaware, PA), the median sold price for Attached properties for March was \$200,000, representing a decrease of 20% compared to last month and a decrease of 20% from Mar 2023. The average days on market for units sold in March was 31 days, 5% above the 5-year March average of 29 days. There was a 28.6% month over month increase in new contract activity with 9 New Pendings; a 9.1% MoM increase in All Pendings (new contracts + contracts carried over from February) to 12; and a 16.7% increase in supply to 7 active units.

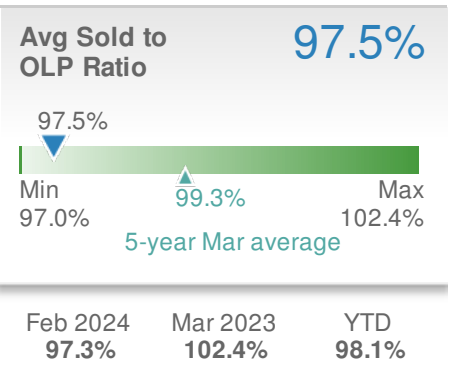
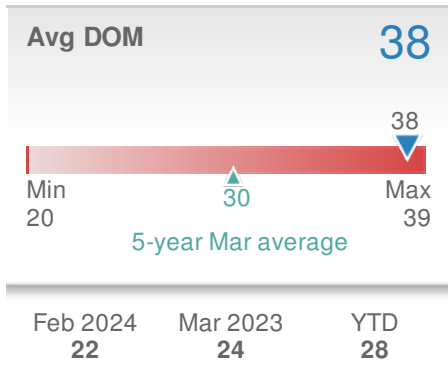
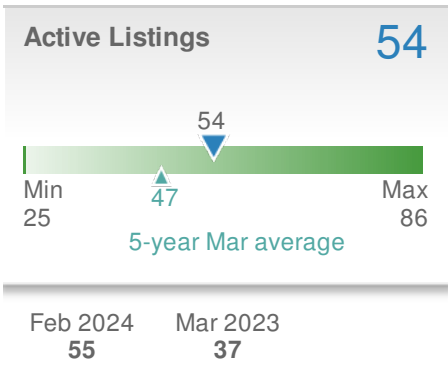
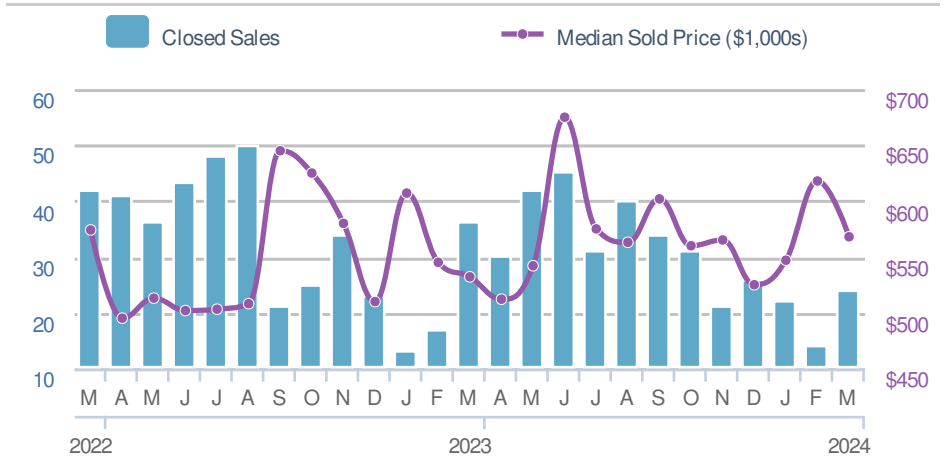
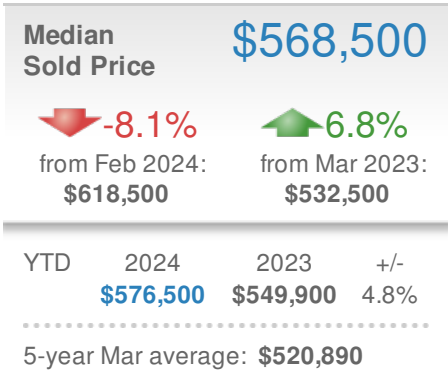
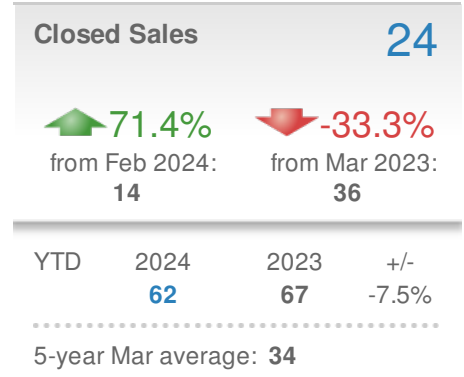
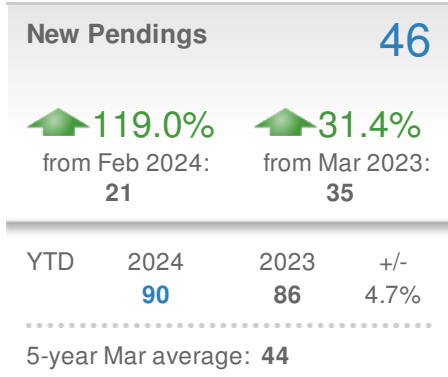
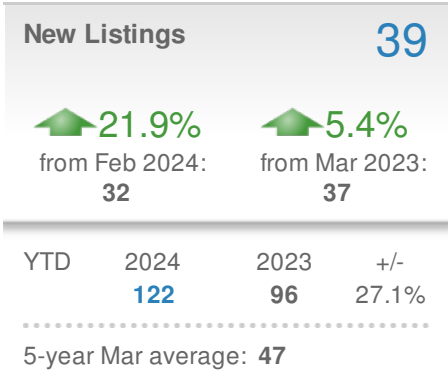
This activity resulted in a Contract Ratio of 1.71 pendings per active listing, down from 1.83 in February and an increase from 1.50 in March 2023. The Contract Ratio is 40% lower than the 5-year March average of 2.87. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



March 2024

Marple Newtown (Delaware, PA)

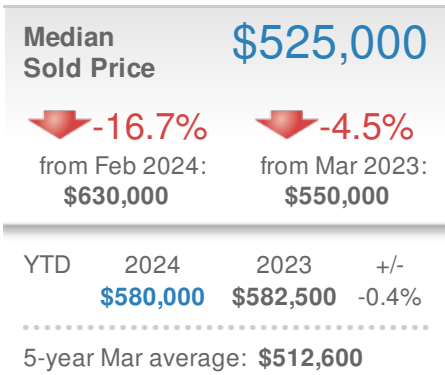
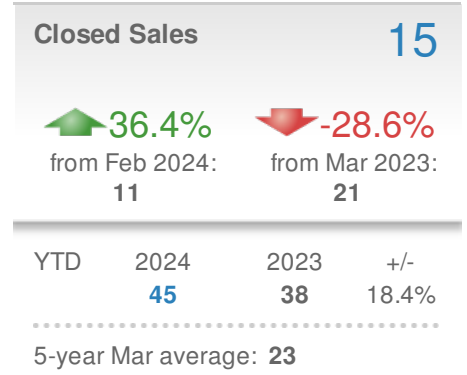
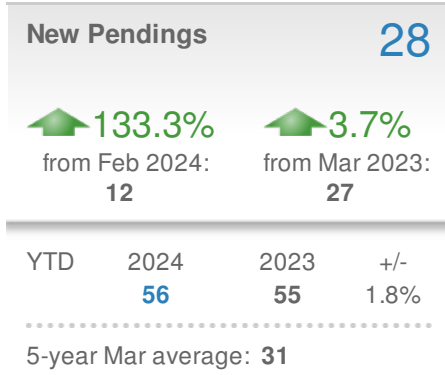
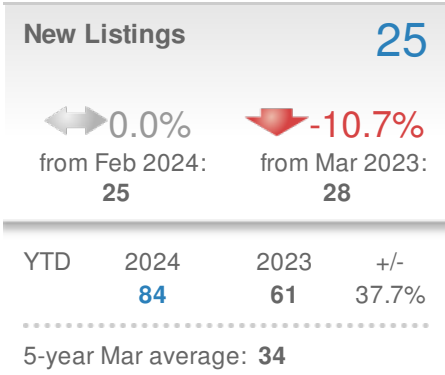
Email: ldavis@tcsr.realtor



March 2024

Marple Newtown (Delaware, PA) - Detached

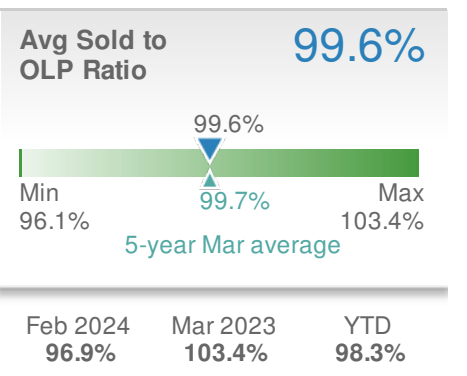
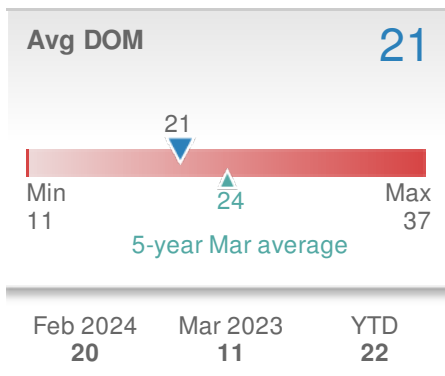
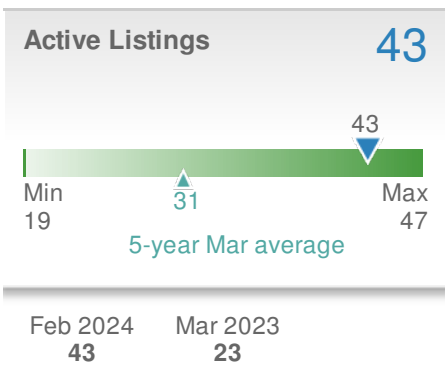
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Marple Newtown (Delaware, PA), the median sold price for Detached properties for March was \$525,000, representing a decrease of 16.7% compared to last month and a decrease of 4.5% from Mar 2023. The average days on market for units sold in March was 21 days, 14% below the 5-year March average of 24 days. There was a 133.3% month over month increase in new contract activity with 28 New Pendings; a 41.4% MoM increase in All Pendings (new contracts + contracts carried over from February) to 41; and no change in supply with 43 active units.

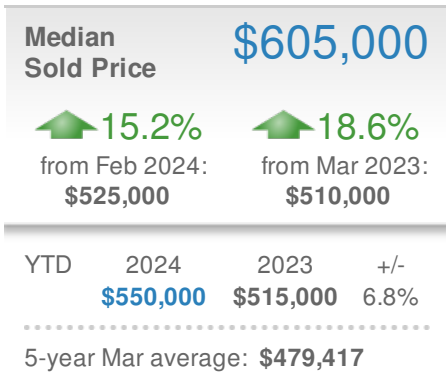
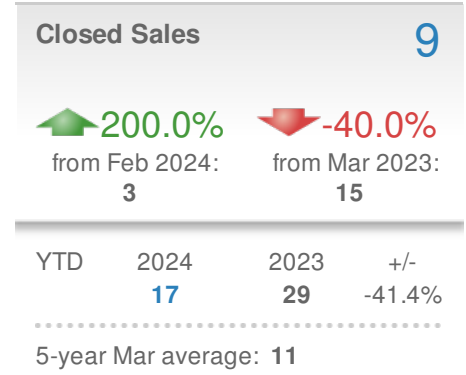
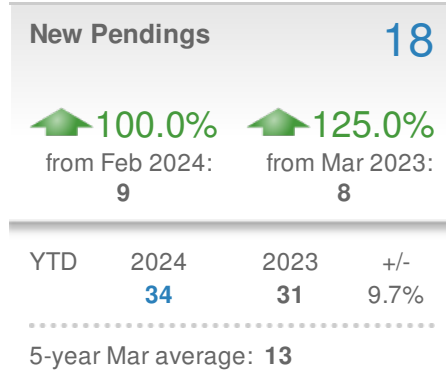
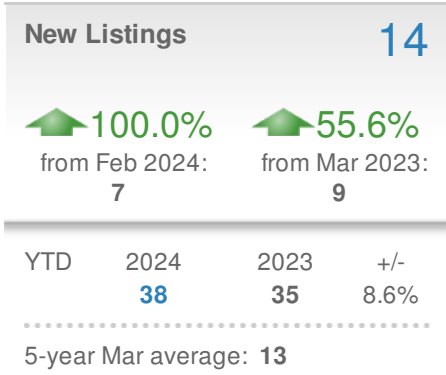
This activity resulted in a Contract Ratio of 0.95 pendings per active listing, up from 0.67 in February and a decrease from 1.96 in March 2023. The Contract Ratio is 47% lower than the 5-year March average of 1.80. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



March 2024

Marple Newtown (Delaware, PA) - Attached

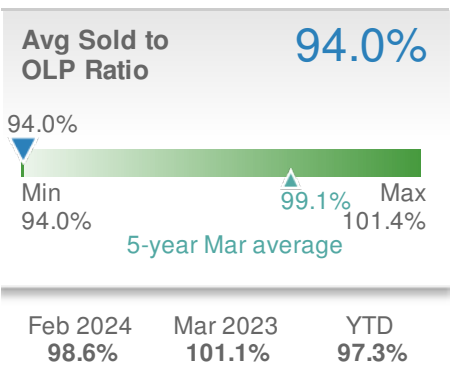
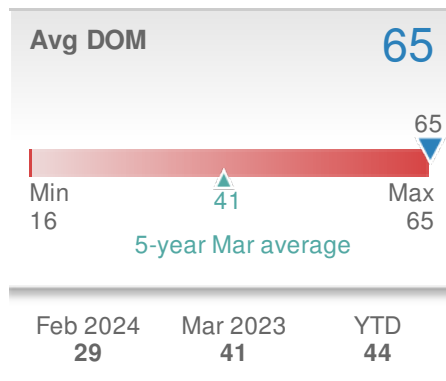
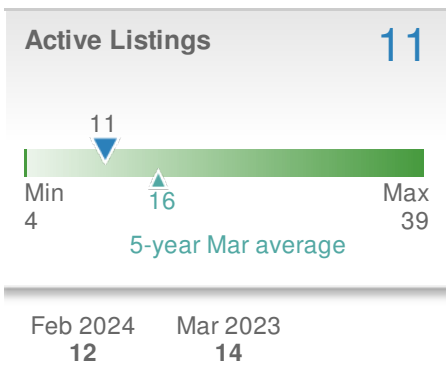
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Marple Newtown (Delaware, PA), the median sold price for Attached properties for March was \$605,000, representing an increase of 15.2% compared to last month and an increase of 18.6% from Mar 2023. The average days on market for units sold in March was 65 days, 60% above the 5-year March average of 41 days. There was a 100% month over month increase in new contract activity with 18 New Pendings; a 31.6% MoM increase in All Pendings (new contracts + contracts carried over from February) to 25; and an 8.3% decrease in supply to 11 active units.

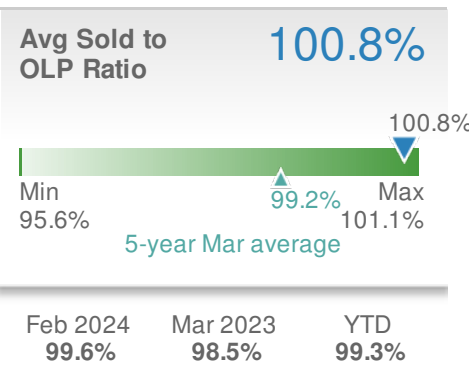
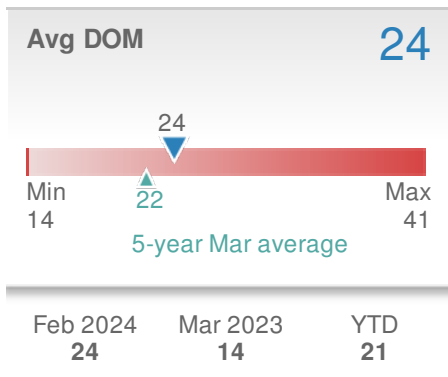
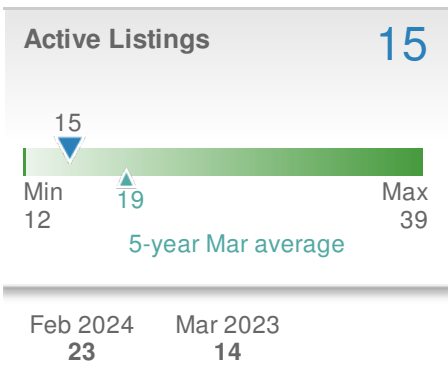
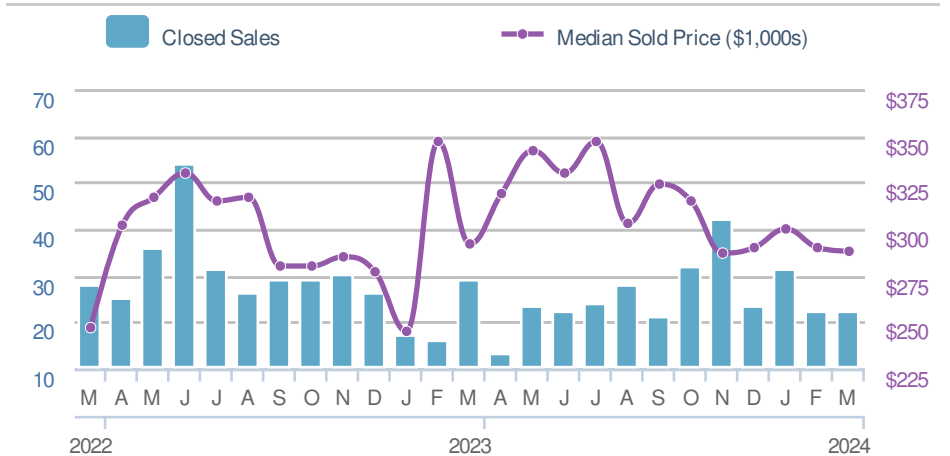
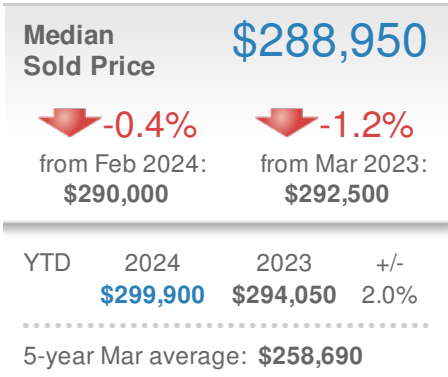
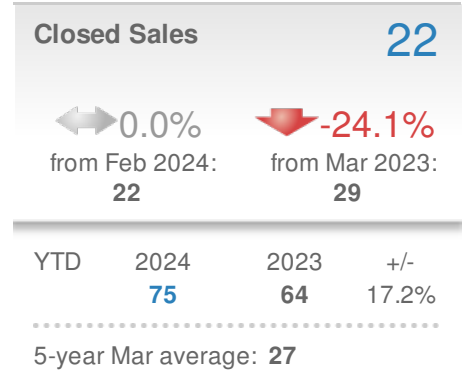
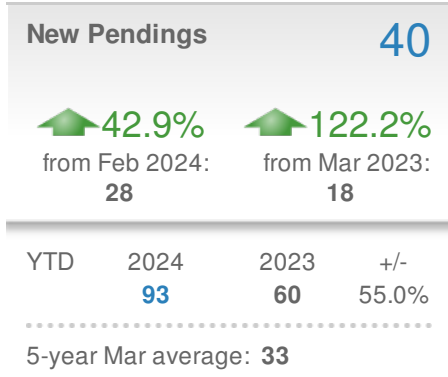
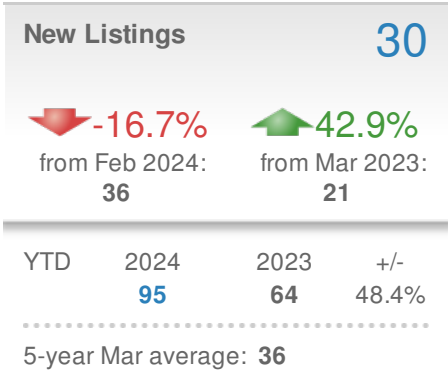
This activity resulted in a Contract Ratio of 2.27 pendings per active listing, up from 1.58 in February and an increase from 1.21 in March 2023. The Contract Ratio is 9% lower than the 5-year March average of 2.49. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



March 2024

Penn-Delco (Delaware, PA)

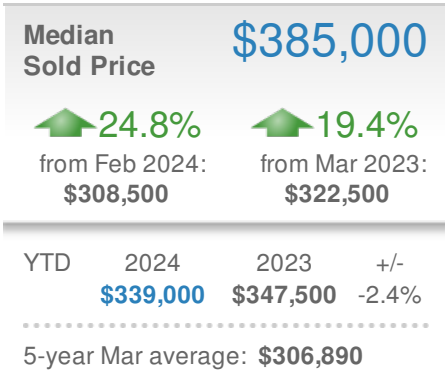
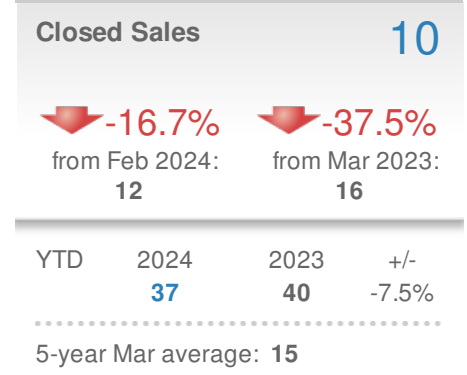
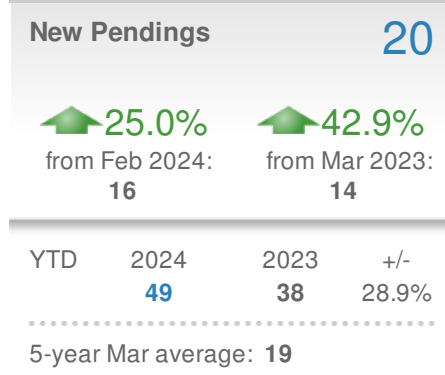
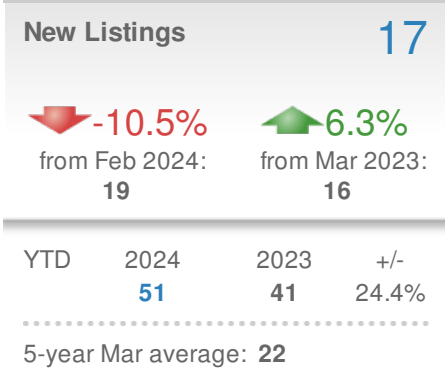
Email: ldavis@tcsr.realtor



March 2024

Penn-Delco (Delaware, PA) - Detached

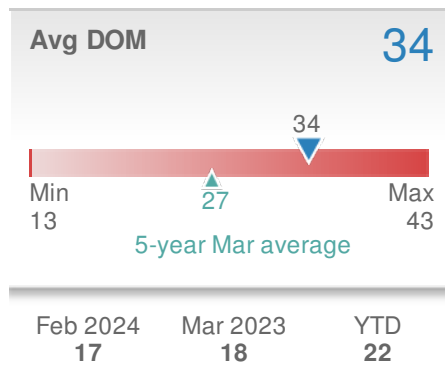
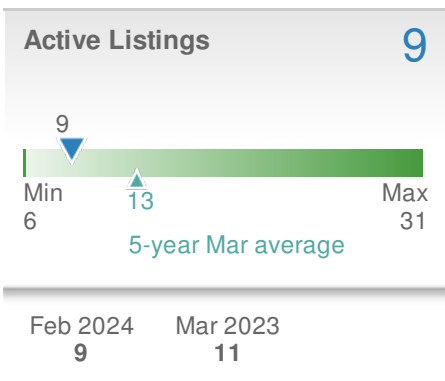
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Penn-Delco (Delaware, PA), the median sold price for Detached properties for March was \$385,000, representing an increase of 24.8% compared to last month and an increase of 19.4% from Mar 2023. The average days on market for units sold in March was 34 days, 26% above the 5-year March average of 27 days. There was a 25% month over month increase in new contract activity with 20 New Pendings; a 30% MoM increase in All Pendings (new contracts + contracts carried over from February) to 26; and no change in supply with 9 active units.

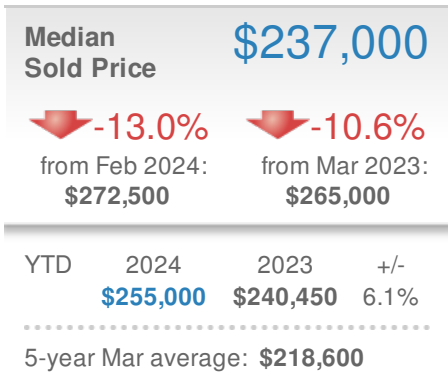
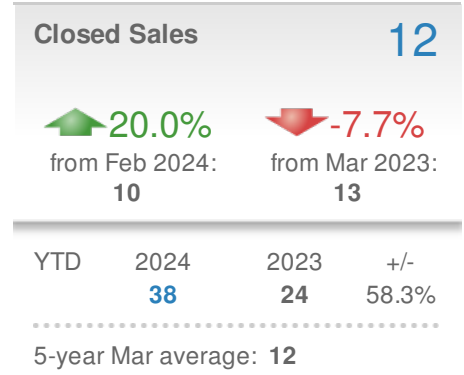
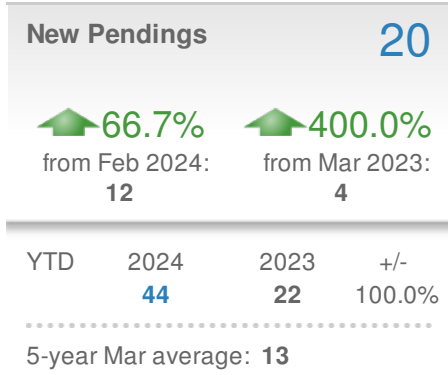
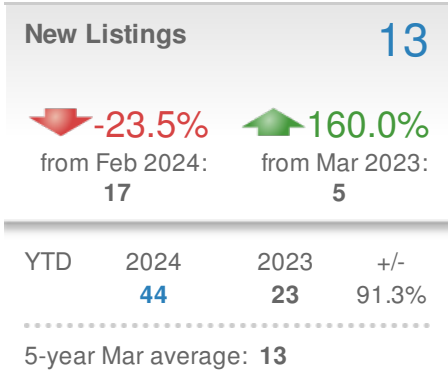
This activity resulted in a Contract Ratio of 2.89 pendings per active listing, up from 2.22 in February and an increase from 1.18 in March 2023. The Contract Ratio is 9% higher than the 5-year March average of 2.65. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



March 2024

Penn-Delco (Delaware, PA) - Attached

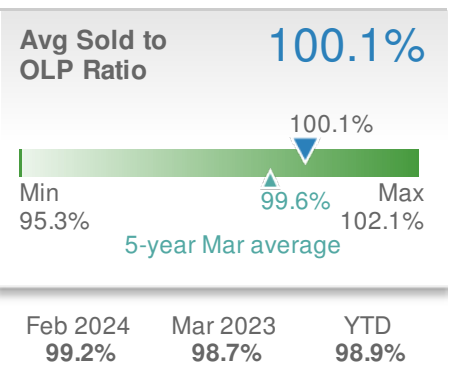
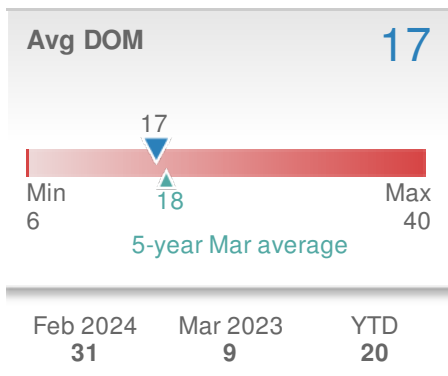
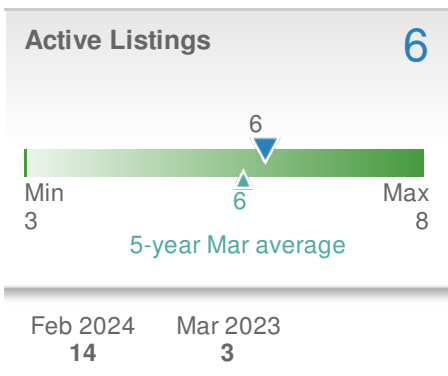
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Penn-Delco (Delaware, PA), the median sold price for Attached properties for March was \$237,000, representing a decrease of 13% compared to last month and a decrease of 10.6% from Mar 2023. The average days on market for units sold in March was 17 days, 8% below the 5-year March average of 18 days. There was a 66.7% month over month increase in new contract activity with 20 New Pendings; a 47.1% MoM increase in All Pendings (new contracts + contracts carried over from February) to 25; and a 57.1% decrease in supply to 6 active units.

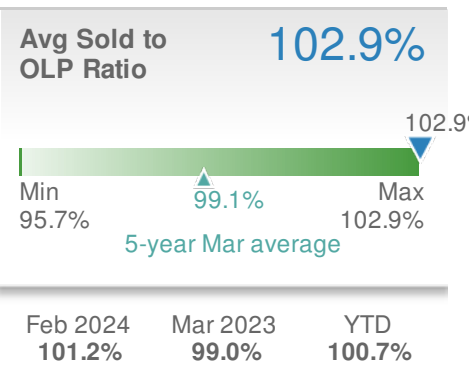
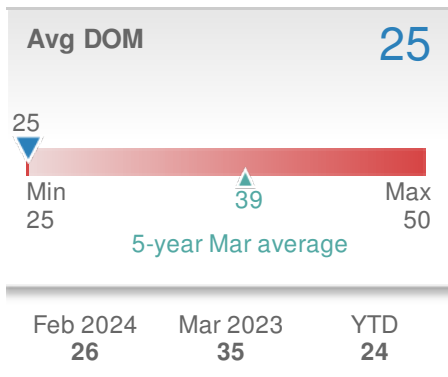
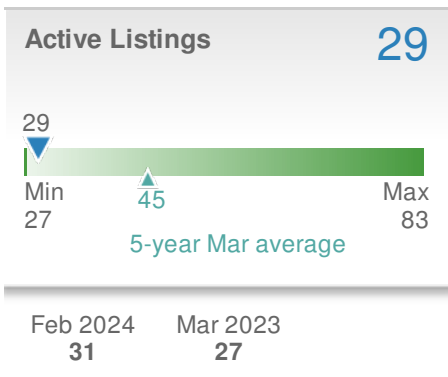
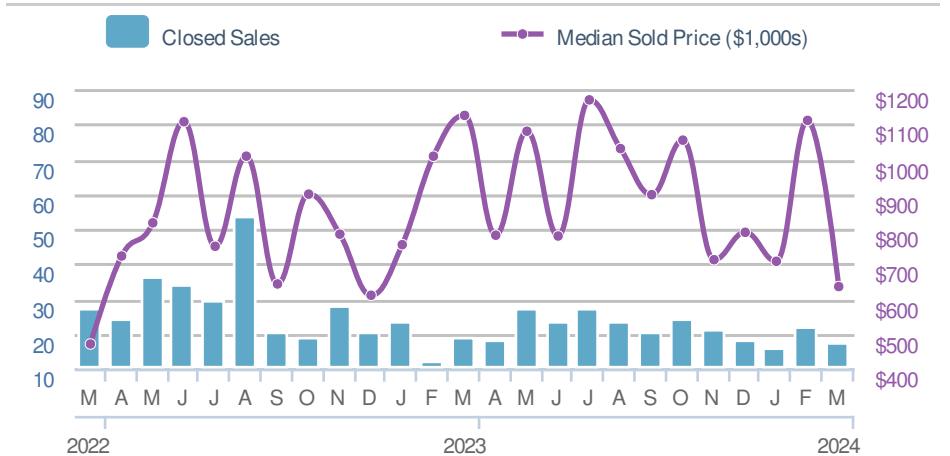
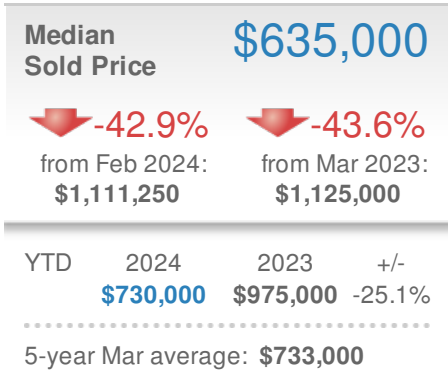
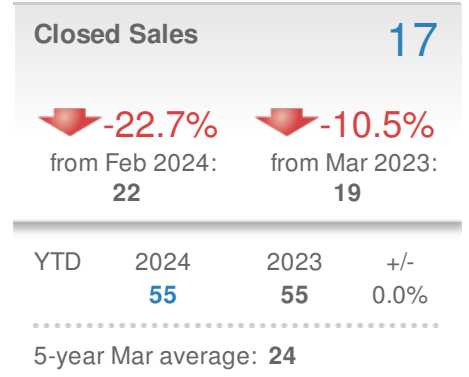
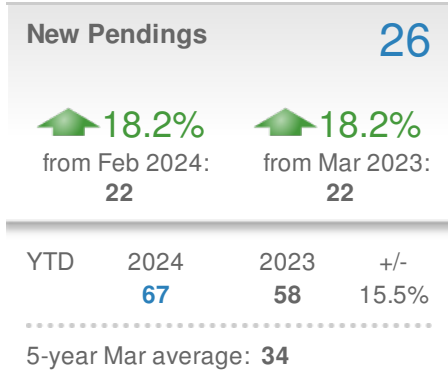
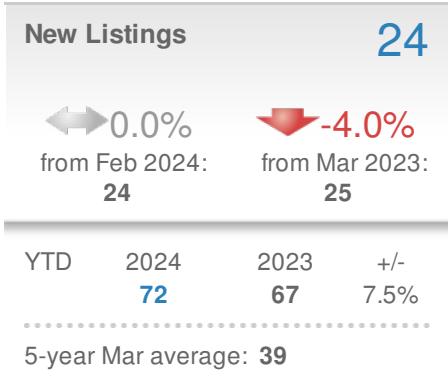
This activity resulted in a Contract Ratio of 4.17 pendings per active listing, up from 1.21 in February and an increase from 1.67 in March 2023. The Contract Ratio is 41% higher than the 5-year March average of 2.95. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



March 2024

Radnor Township (Delaware, PA)

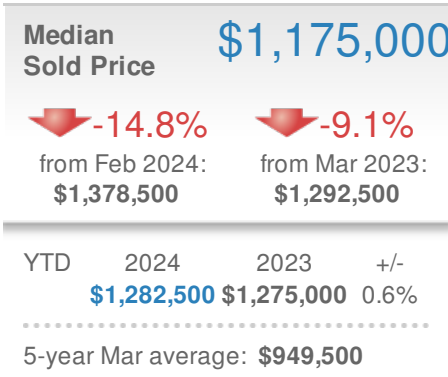
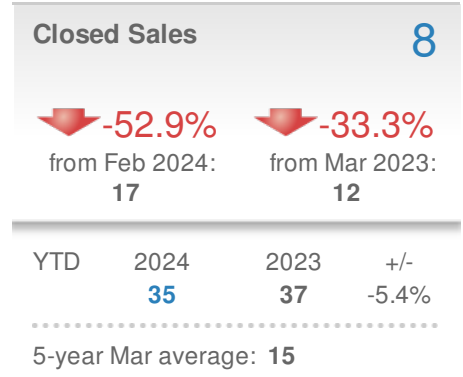
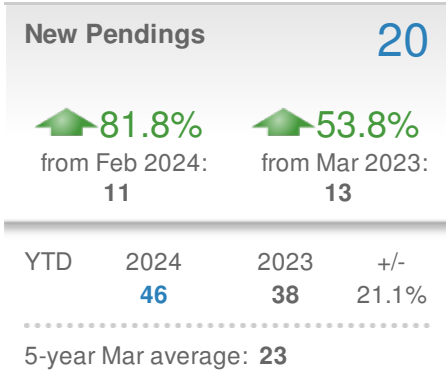
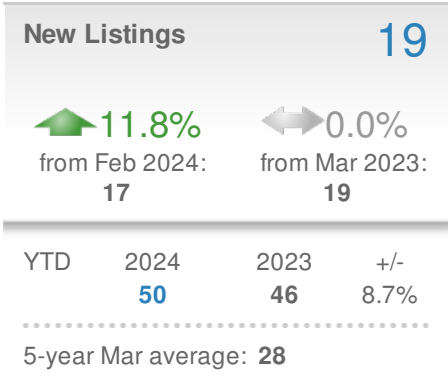
Email: ldavis@tcsr.realtor



March 2024

Radnor Township (Delaware, PA) - Detached

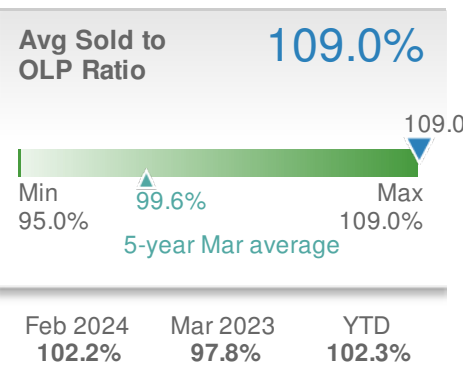
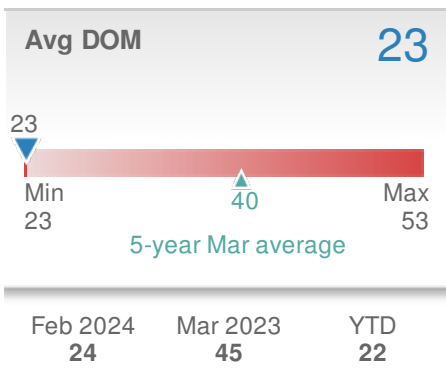
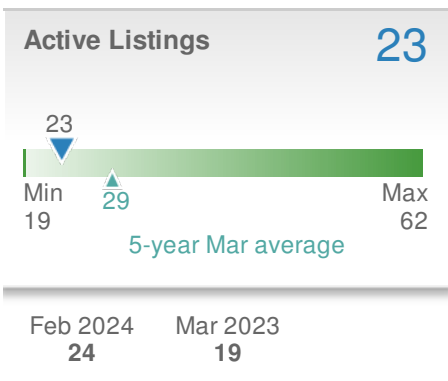
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Radnor Township (Delaware, PA), the median sold price for Detached properties for March was \$1,175,000, representing a decrease of 14.8% compared to last month and a decrease of 9.1% from Mar 2023. The average days on market for units sold in March was 23 days, 42% below the 5-year March average of 40 days. There was an 81.8% month over month increase in new contract activity with 20 New Pendings; a 52.4% MoM increase in All Pendings (new contracts + contracts carried over from February) to 32; and a 4.2% decrease in supply to 23 active units.

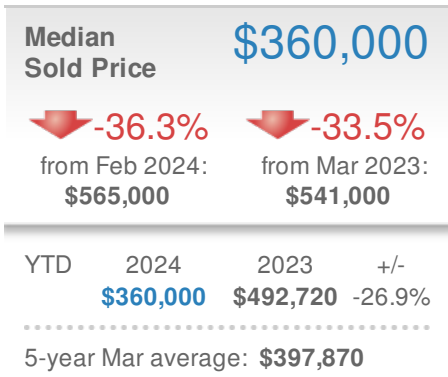
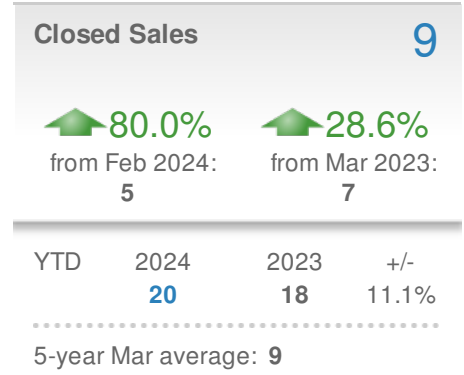
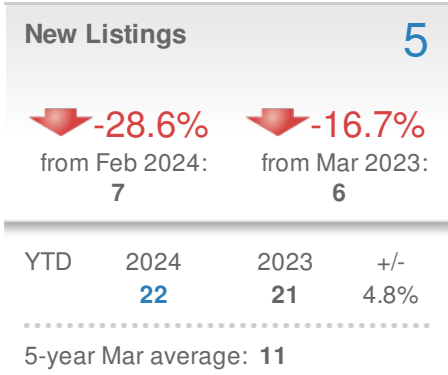
This activity resulted in a Contract Ratio of 1.39 pendings per active listing, up from 0.88 in February and a decrease from 1.47 in March 2023. The Contract Ratio is 16% lower than the 5-year March average of 1.65. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



March 2024

Radnor Township (Delaware, PA) - Attached

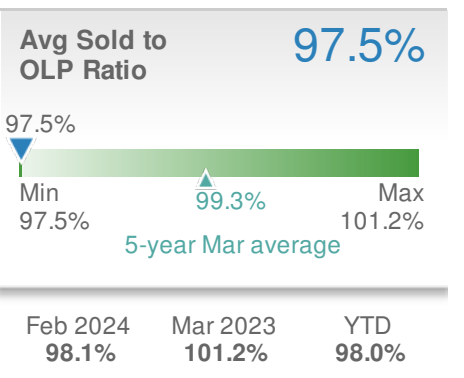
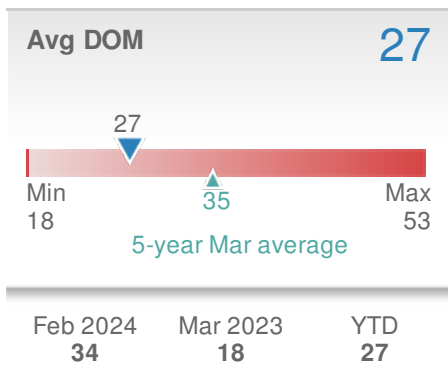
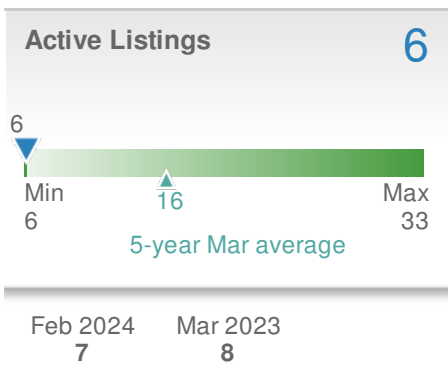
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Radnor Township (Delaware, PA), the median sold price for Attached properties for March was \$360,000, representing a decrease of 36.3% compared to last month and a decrease of 33.5% from Mar 2023. The average days on market for units sold in March was 27 days, 22% below the 5-year March average of 35 days. There was a 45.5% month over month decrease in new contract activity with 6 New Pendings; a 38.5% MoM decrease in All Pendings (new contracts + contracts carried over from February) to 8; and a 14.3% decrease in supply to 6 active units.

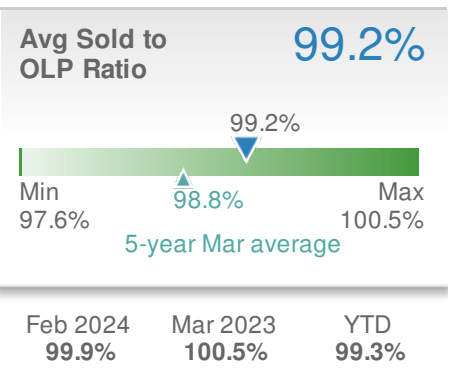
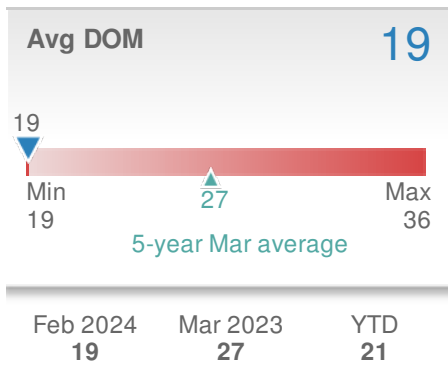
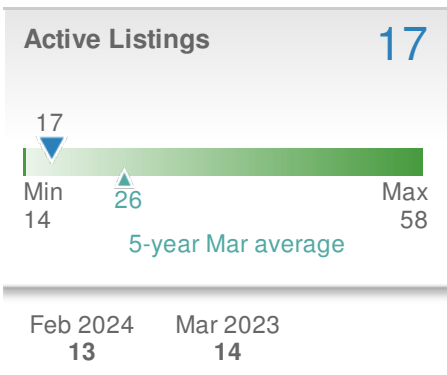
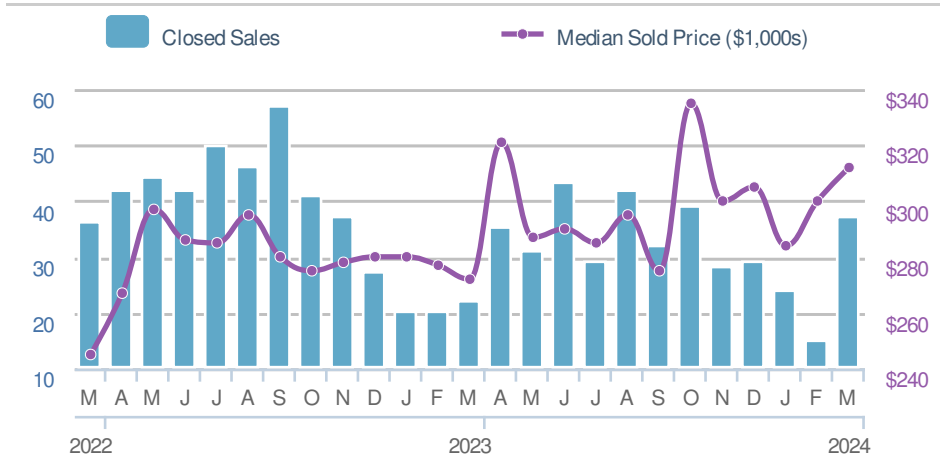
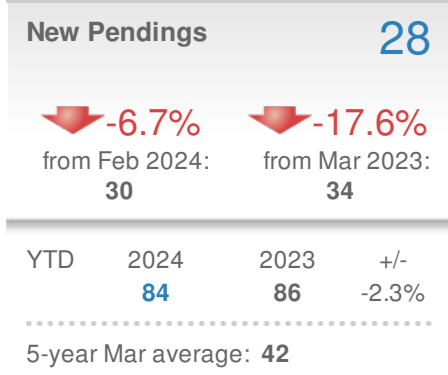
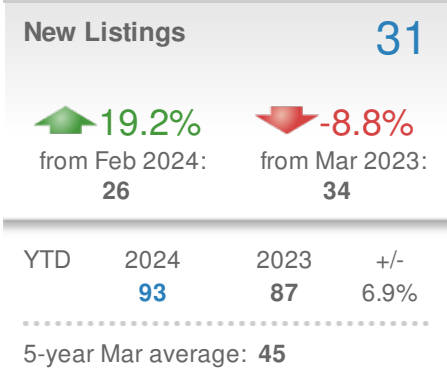
This activity resulted in a Contract Ratio of 1.33 pendings per active listing, down from 1.86 in February and a decrease from 2.38 in March 2023. The Contract Ratio is 12% lower than the 5-year March average of 1.50. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



March 2024

Ridley (Delaware, PA)

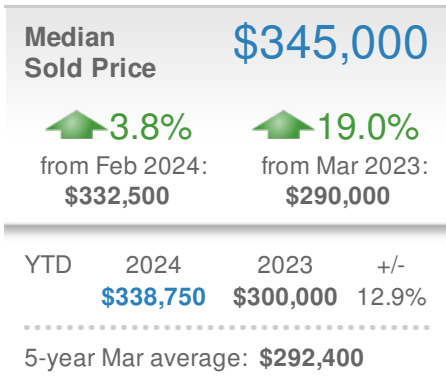
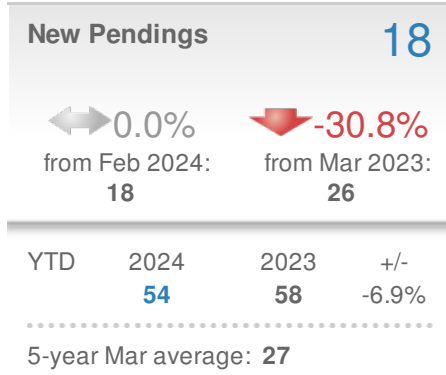
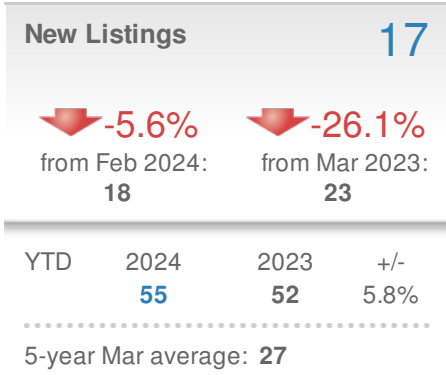
Email: ldavis@tcsr.realtor



March 2024

Ridley (Delaware, PA) - Detached

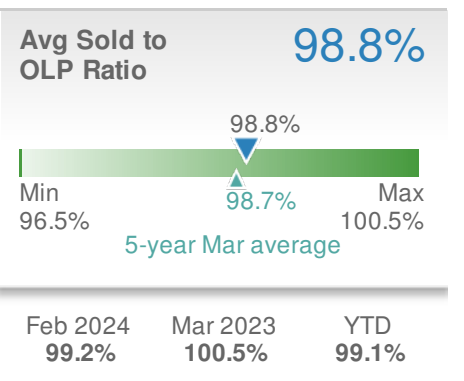
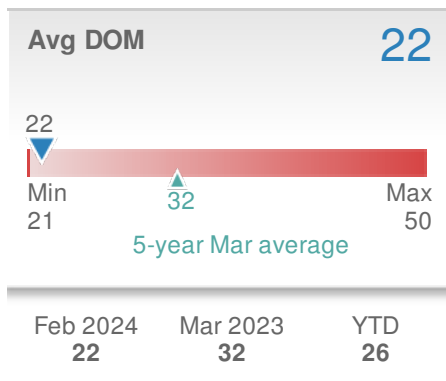
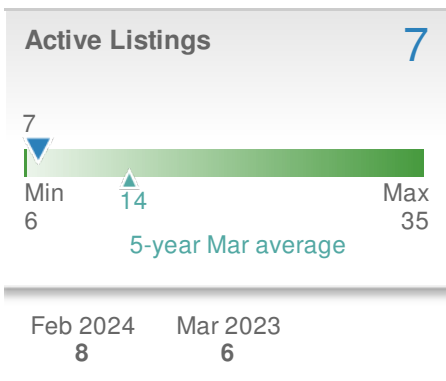
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Ridley (Delaware, PA), the median sold price for Detached properties for March was \$345,000, representing an increase of 3.8% compared to last month and an increase of 19% from Mar 2023. The average days on market for units sold in March was 22 days, 32% below the 5-year March average of 32 days. There was no month over month change in new contract activity with 18 New Pendings; a 16.7% MoM decrease in All Pendings (new contracts + contracts carried over from February) to 25; and a 12.5% decrease in supply to 7 active units.

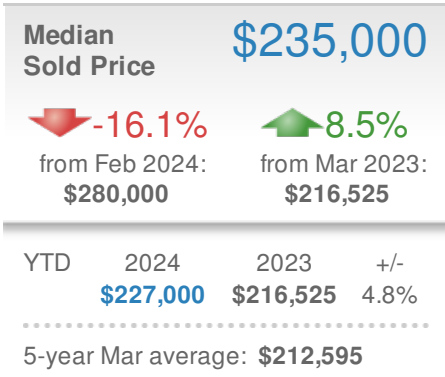
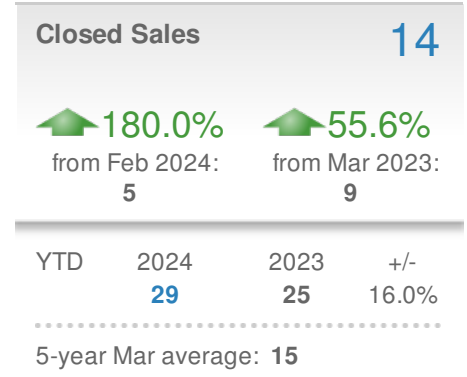
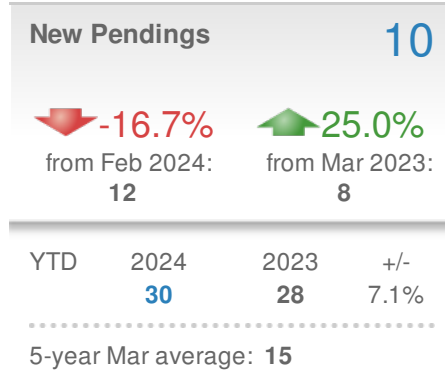
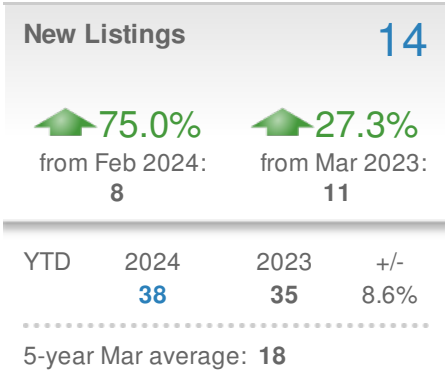
This activity resulted in a Contract Ratio of 3.57 pendings per active listing, down from 3.75 in February and a decrease from 6.17 in March 2023. The Contract Ratio is 7% lower than the 5-year March average of 3.83. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



March 2024

Ridley (Delaware, PA) - Attached

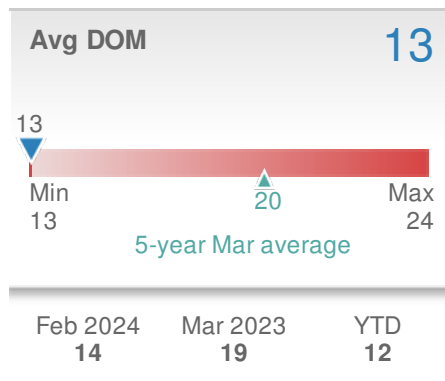
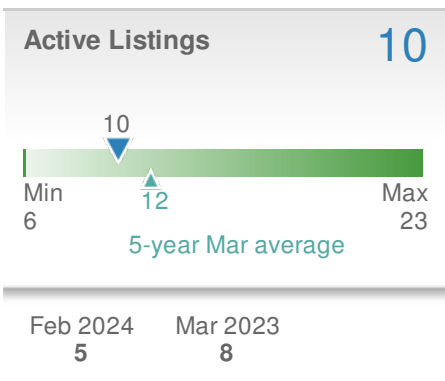
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Ridley (Delaware, PA), the median sold price for Attached properties for March was \$235,000, representing a decrease of 16.1% compared to last month and an increase of 8.5% from Mar 2023. The average days on market for units sold in March was 13 days, 34% below the 5-year March average of 20 days. There was a 16.7% month over month decrease in new contract activity with 10 New Pendings; a 28.6% MoM decrease in All Pendings (new contracts + contracts carried over from February) to 10; and a 100% increase in supply to 10 active units.

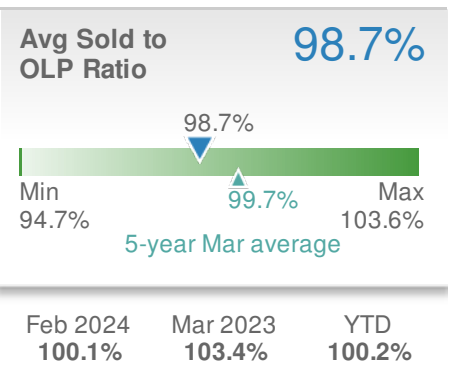
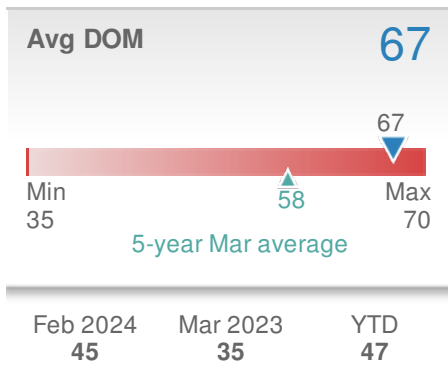
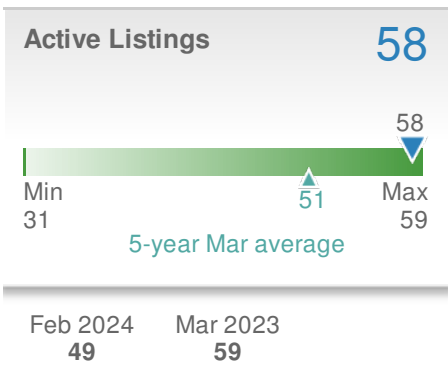
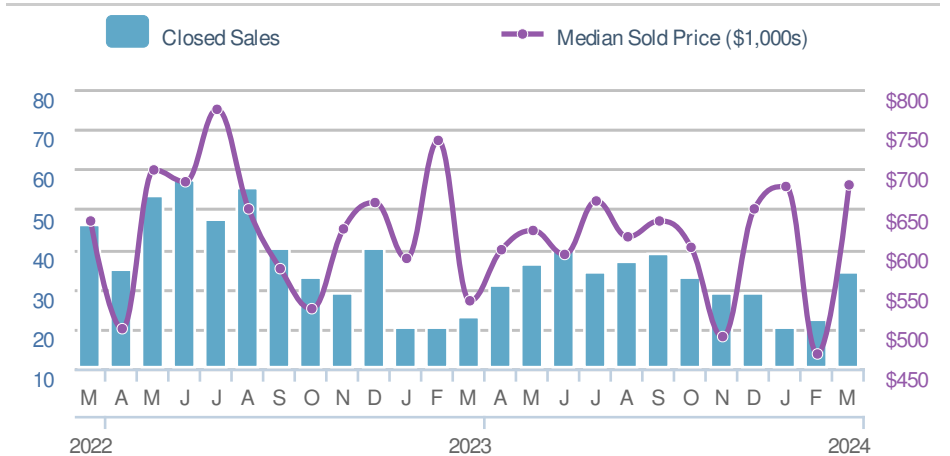
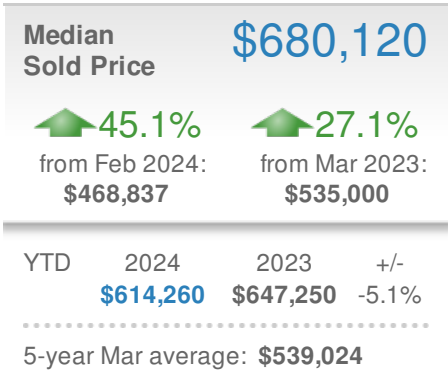
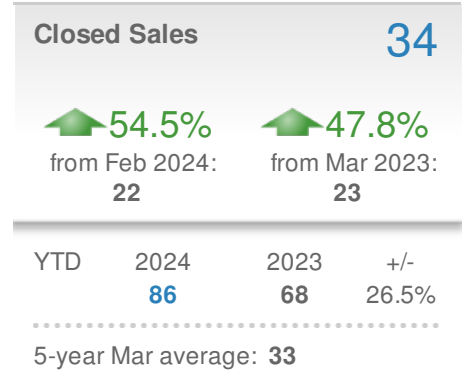
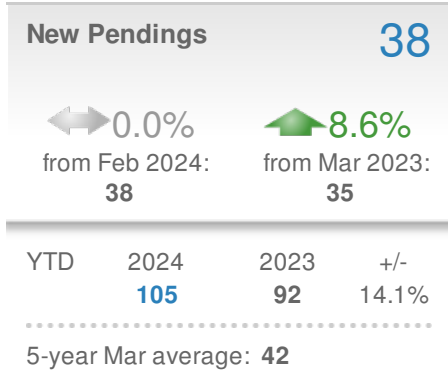
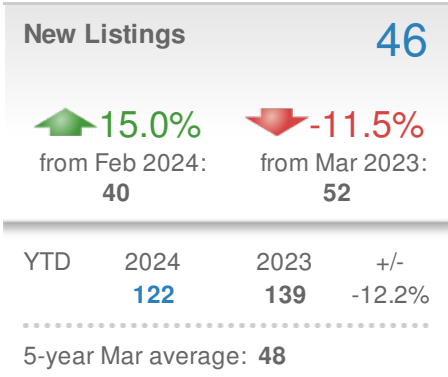
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 2.80 in February and a decrease from 1.50 in March 2023. The Contract Ratio is 55% lower than the 5-year March average of 2.21. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



March 2024

Rose Tree Media (Delaware, PA)

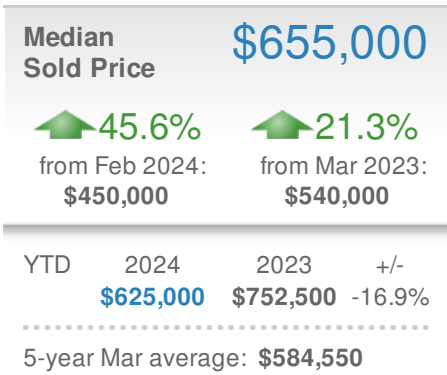
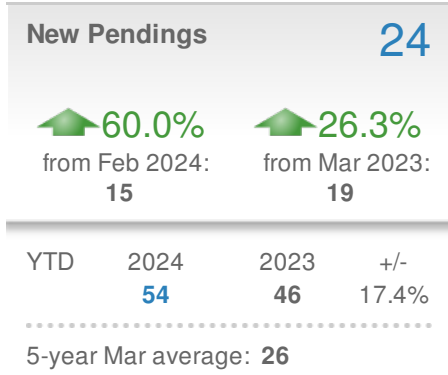
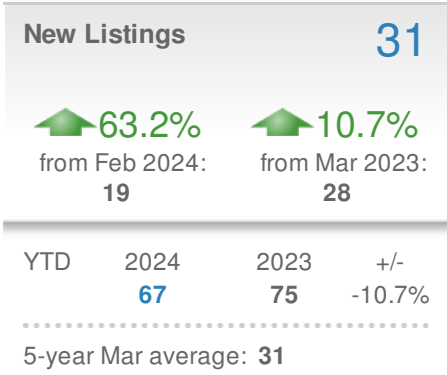
Email: ldavis@tcsr.realtor



March 2024

Rose Tree Media (Delaware, PA) - Detached

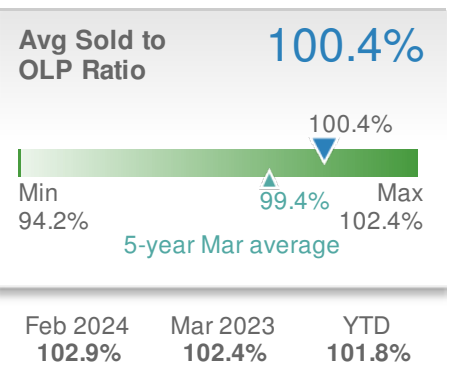
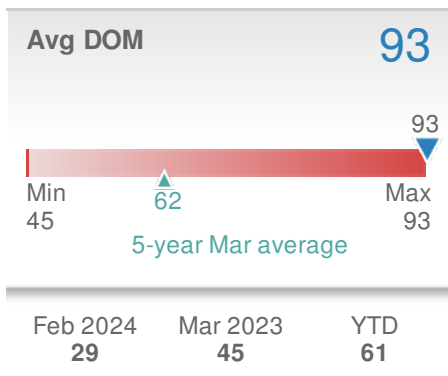
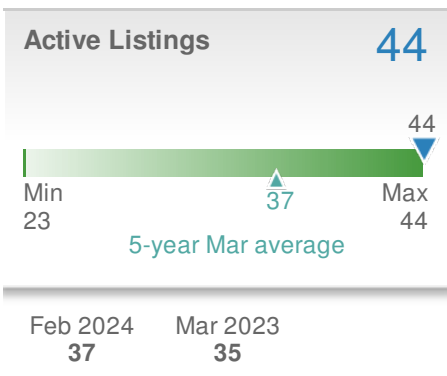
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Rose Tree Media (Delaware, PA), the median sold price for Detached properties for March was \$655,000, representing an increase of 45.6% compared to last month and an increase of 21.3% from Mar 2023. The average days on market for units sold in March was 93 days, 50% above the 5-year March average of 62 days. There was a 60% month over month increase in new contract activity with 24 New Pendings; a 25% MoM increase in All Pendings (new contracts + contracts carried over from February) to 35; and an 18.9% increase in supply to 44 active units.

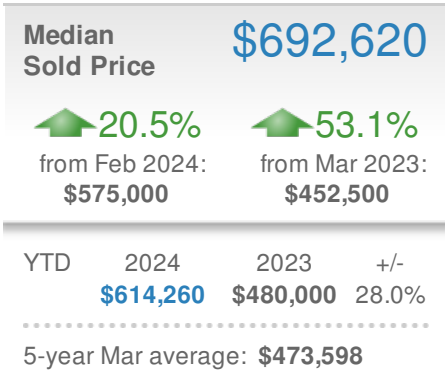
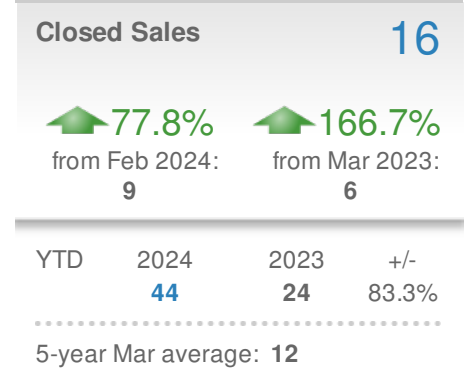
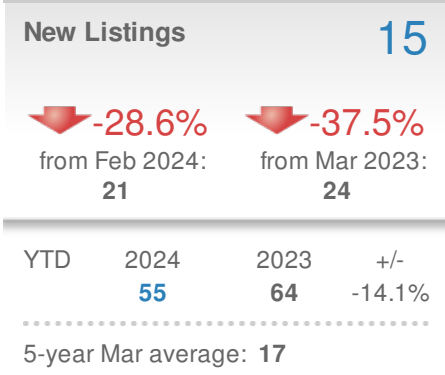
This activity resulted in a Contract Ratio of 0.80 pendings per active listing, up from 0.76 in February and an increase from 0.69 in March 2023. The Contract Ratio is 32% lower than the 5-year March average of 1.17. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



March 2024

Rose Tree Media (Delaware, PA) - Attached

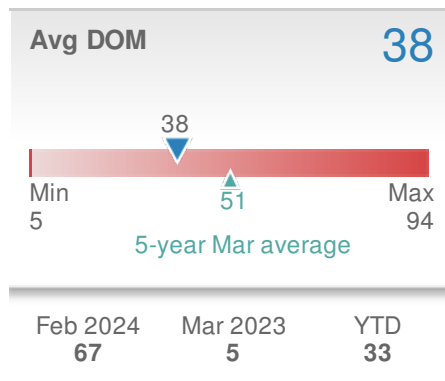
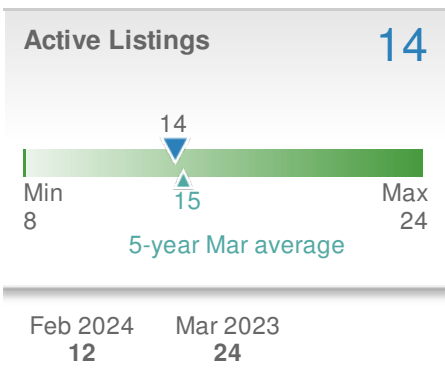
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Rose Tree Media (Delaware, PA), the median sold price for Attached properties for March was \$692,620, representing an increase of 20.5% compared to last month and an increase of 53.1% from Mar 2023. The average days on market for units sold in March was 38 days, 25% below the 5-year March average of 51 days. There was a 39.1% month over month decrease in new contract activity with 14 New Pendings; a 5.8% MoM decrease in All Pendings (new contracts + contracts carried over from February) to 65; and a 16.7% increase in supply to 14 active units.

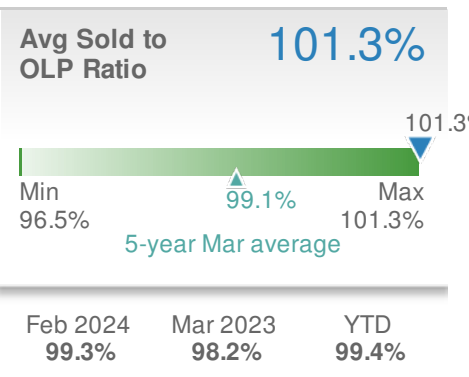
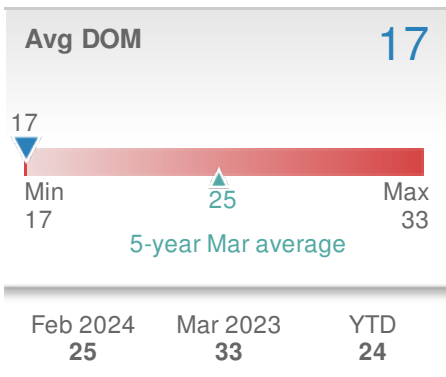
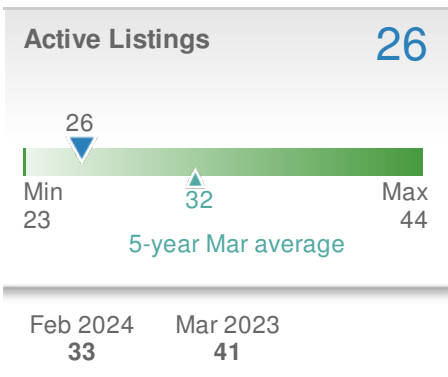
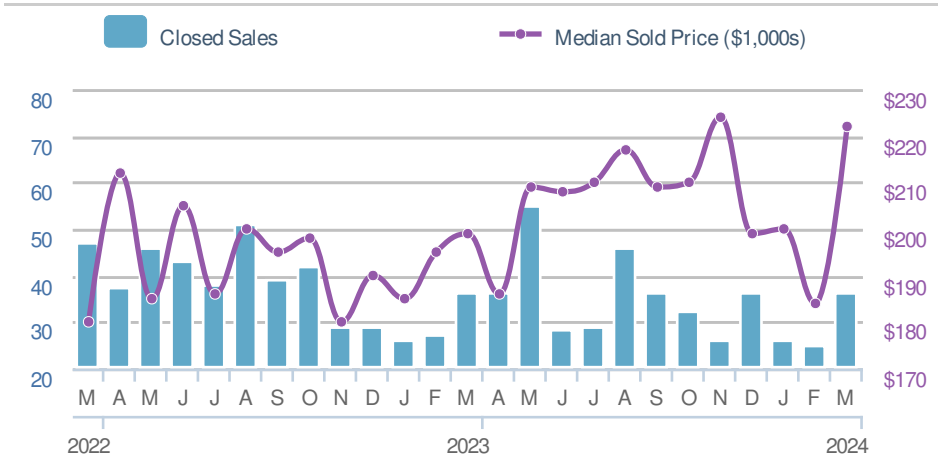
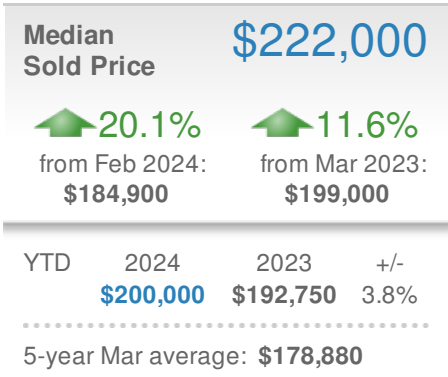
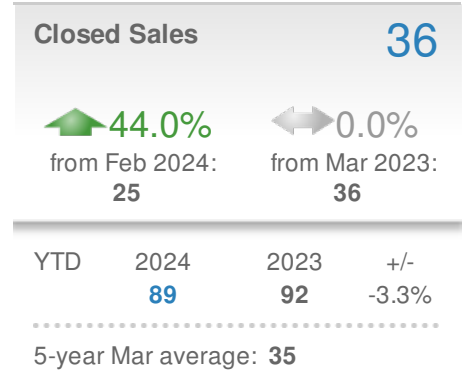
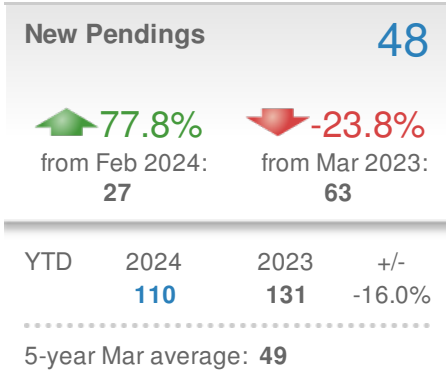
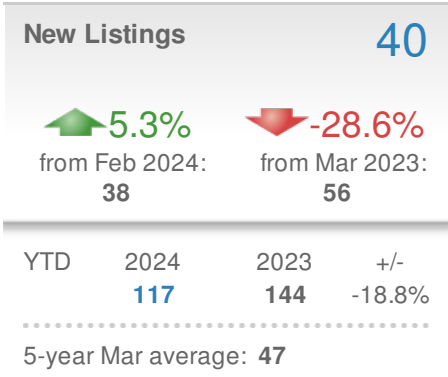
This activity resulted in a Contract Ratio of 4.64 pendings per active listing, down from 5.75 in February and an increase from 2.29 in March 2023. The Contract Ratio is 3% higher than the 5-year March average of 4.49. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



March 2024

Southeast Delco (Delaware, PA)

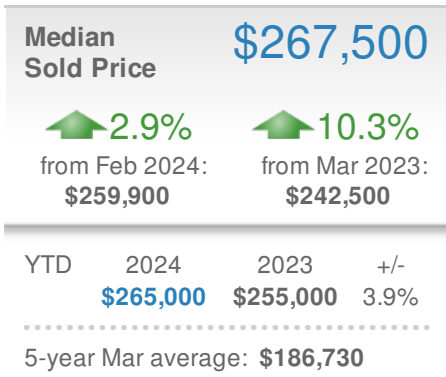
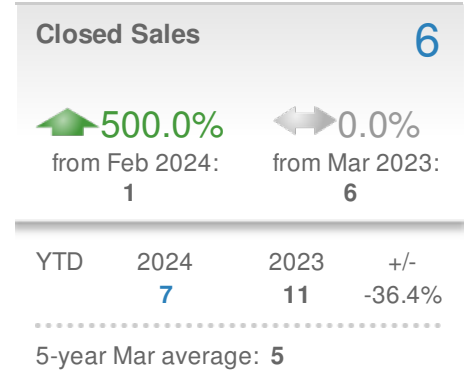
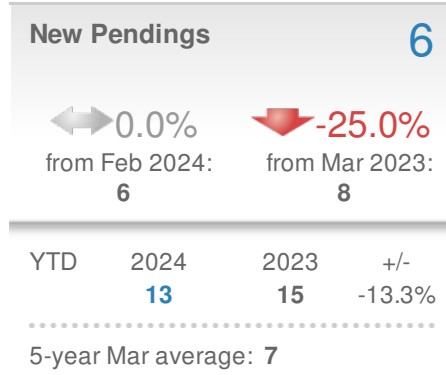
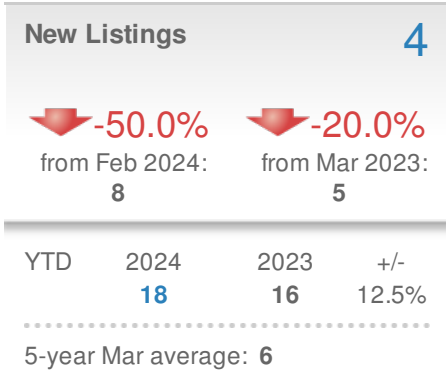
Email: ldavis@tcsr.realtor



March 2024

Southeast Delco (Delaware, PA) - Detached

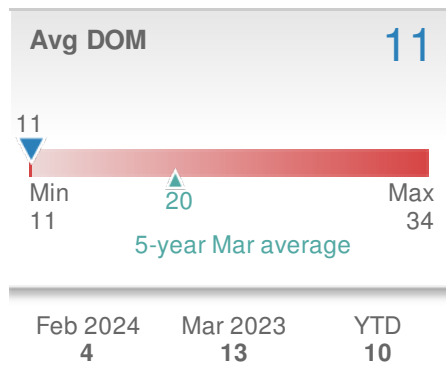
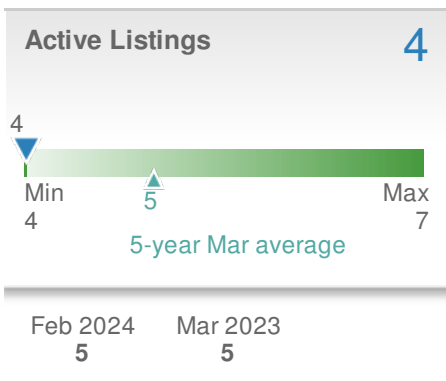
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Southeast Delco (Delaware, PA), the median sold price for Detached properties for March was \$267,500, representing an increase of 2.9% compared to last month and an increase of 10.3% from Mar 2023. The average days on market for units sold in March was 11 days, 44% below the 5-year March average of 20 days. There was no month over month change in new contract activity with 6 New Pendings; a 25% MoM decrease in All Pendings (new contracts + contracts carried over from February) to 6; and a 20% decrease in supply to 4 active units.

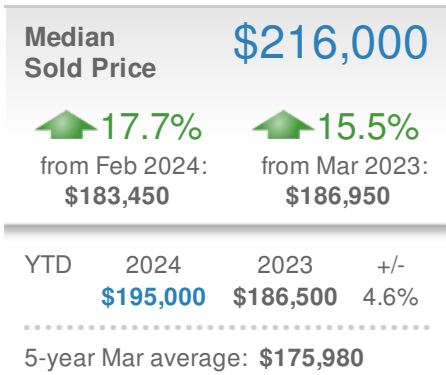
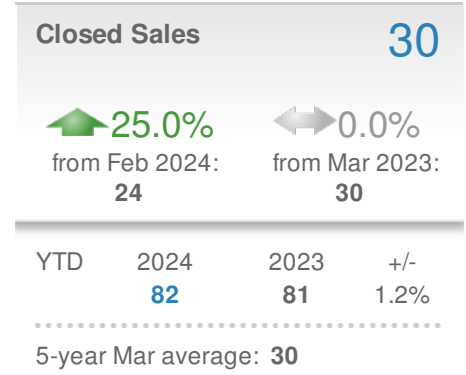
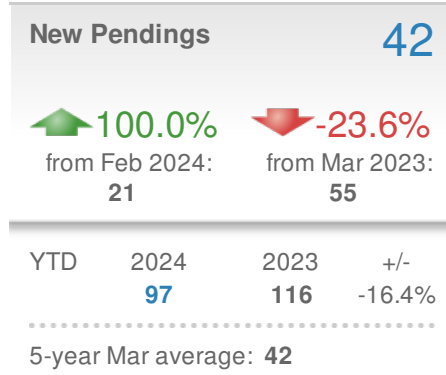
This activity resulted in a Contract Ratio of 1.50 pendings per active listing, down from 1.60 in February and an increase from 1.40 in March 2023. The Contract Ratio is 9% lower than the 5-year March average of 1.65. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



March 2024

Southeast Delco (Delaware, PA) - Attached

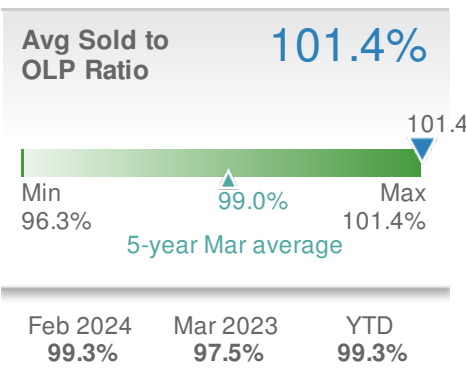
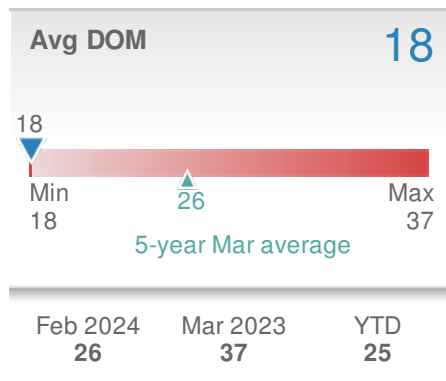
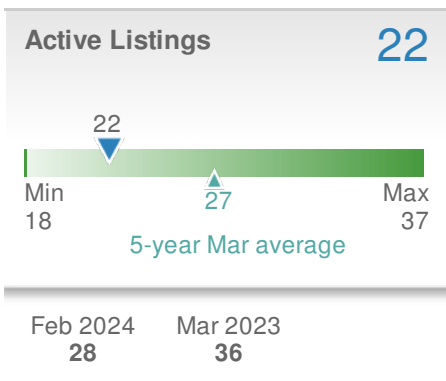
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Southeast Delco (Delaware, PA), the median sold price for Attached properties for March was \$216,000, representing an increase of 17.7% compared to last month and an increase of 15.5% from Mar 2023. The average days on market for units sold in March was 18 days, 30% below the 5-year March average of 26 days. There was a 100% month over month increase in new contract activity with 42 New Pendings; a 27.8% MoM increase in All Pendings (new contracts + contracts carried over from February) to 46; and a 21.4% decrease in supply to 22 active units.

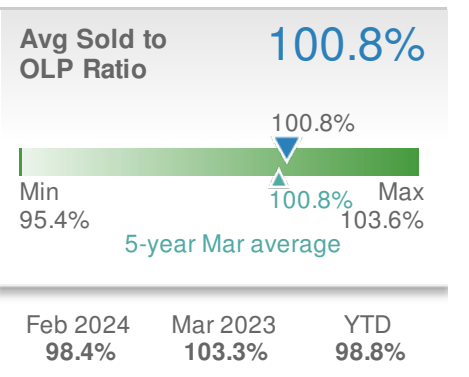
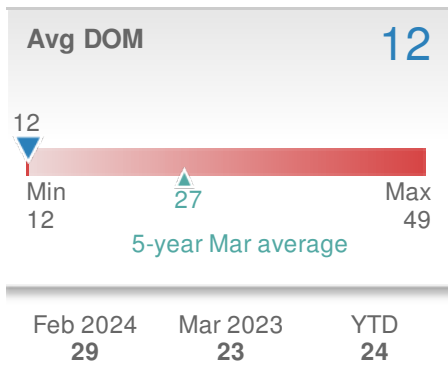
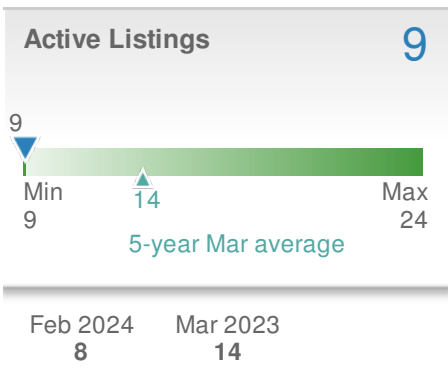
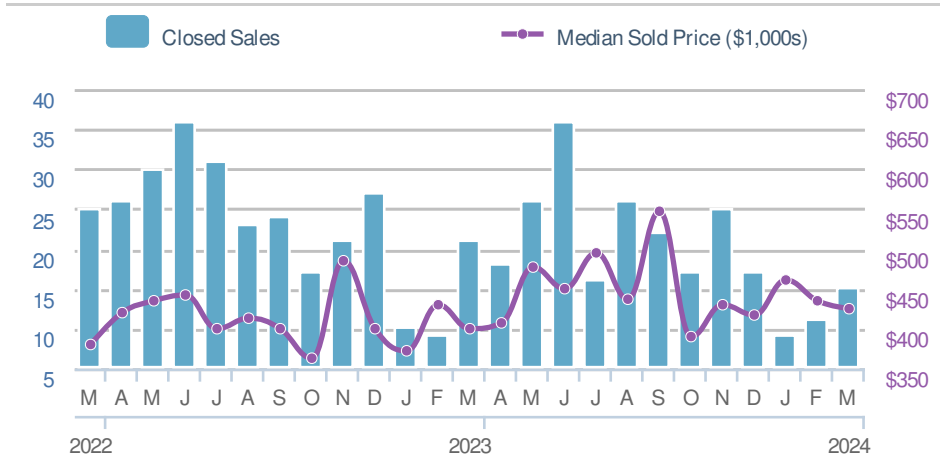
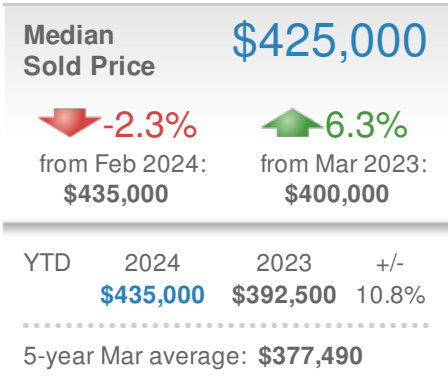
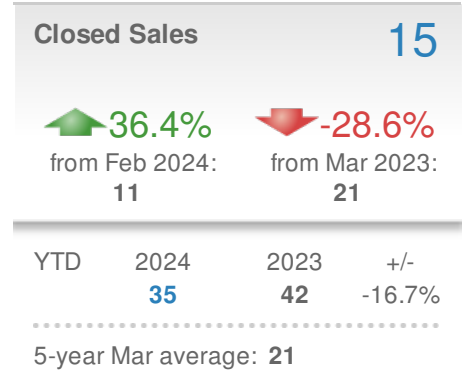
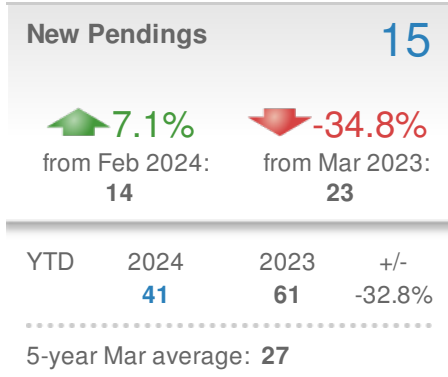
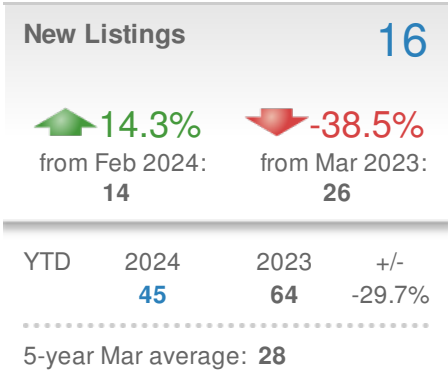
This activity resulted in a Contract Ratio of 2.09 pendings per active listing, up from 1.29 in February and an increase from 1.75 in March 2023. The Contract Ratio is 6% lower than the 5-year March average of 2.22. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



March 2024

Springfield (Delaware, PA)

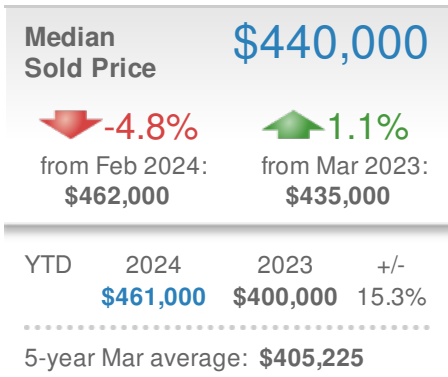
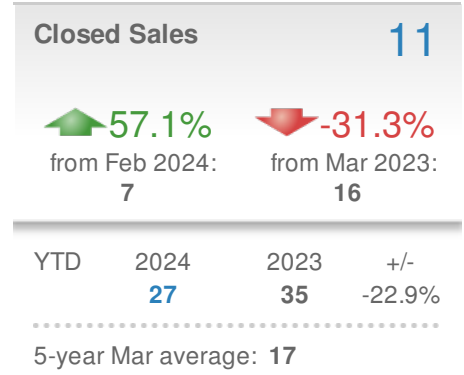
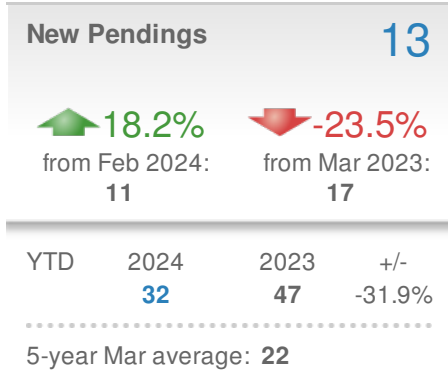
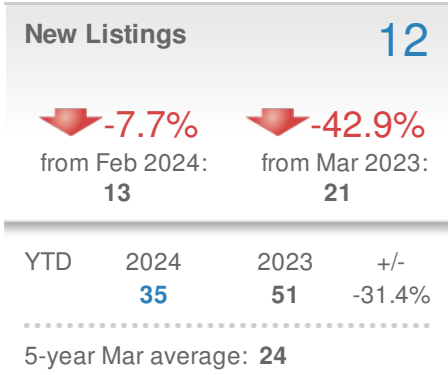
Email: ldavis@tcsr.realtor



March 2024

Springfield (Delaware, PA) - Detached

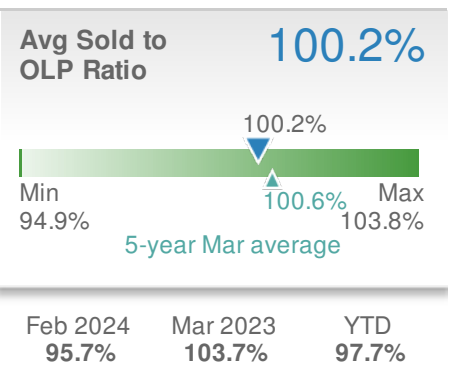
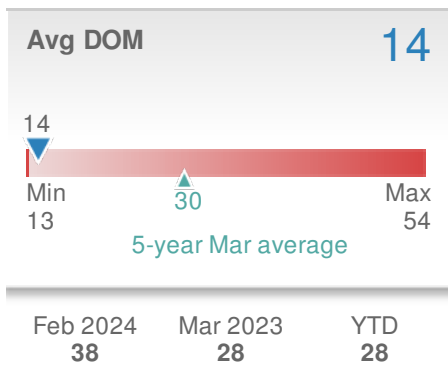
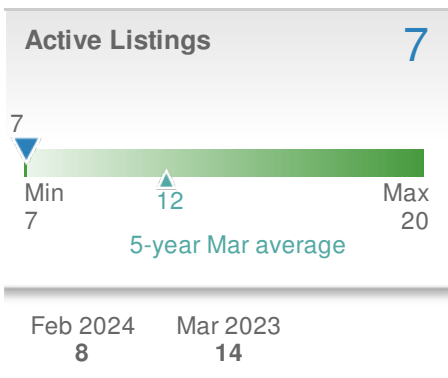
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Springfield (Delaware, PA), the median sold price for Detached properties for March was \$440,000, representing a decrease of 4.8% compared to last month and an increase of 1.1% from Mar 2023. The average days on market for units sold in March was 14 days, 53% below the 5-year March average of 30 days. There was an 18.2% month over month increase in new contract activity with 13 New Pendings; a 14.3% MoM increase in All Pendings (new contracts + contracts carried over from February) to 16; and a 12.5% decrease in supply to 7 active units.

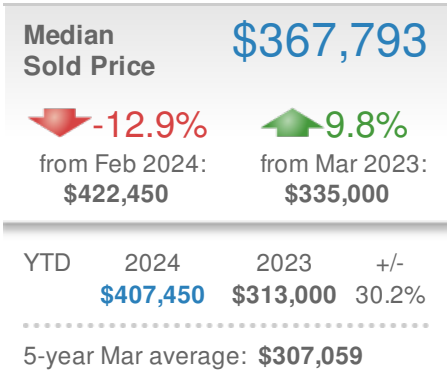
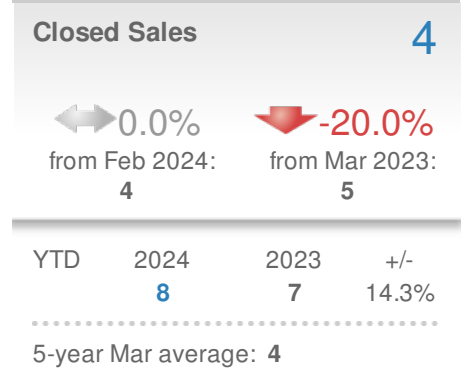
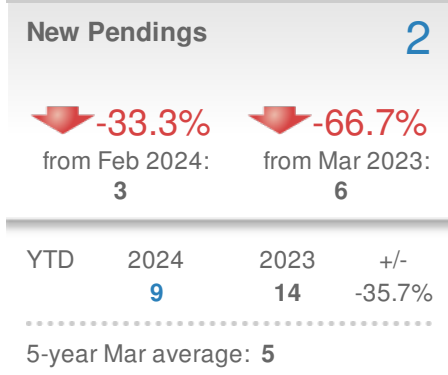
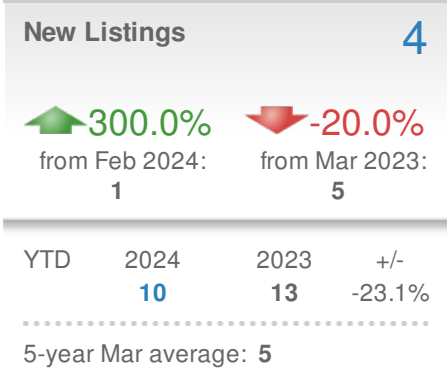
This activity resulted in a Contract Ratio of 2.29 pendings per active listing, up from 1.75 in February and an increase from 1.64 in March 2023. The Contract Ratio is 18% lower than the 5-year March average of 2.81. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



March 2024

Springfield (Delaware, PA) - Attached

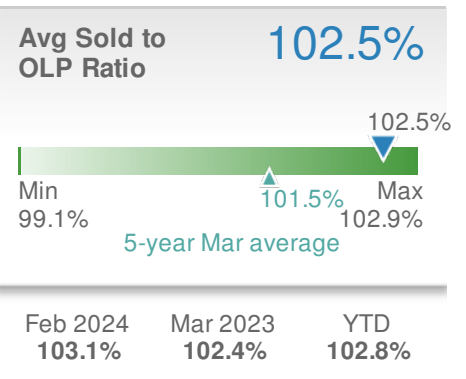
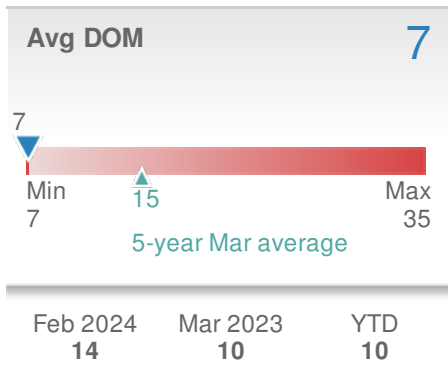
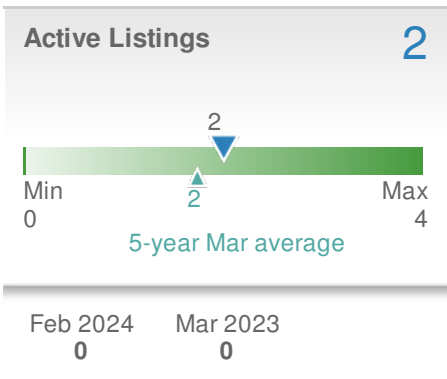
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Springfield (Delaware, PA), the median sold price for Attached properties for March was \$367,793, representing a decrease of 12.9% compared to last month and an increase of 9.8% from Mar 2023. The average days on market for units sold in March was 7 days, 55% below the 5-year March average of 15 days. There was a 33.3% 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 February) to 2; and a 0% increase in supply to 2 active units.

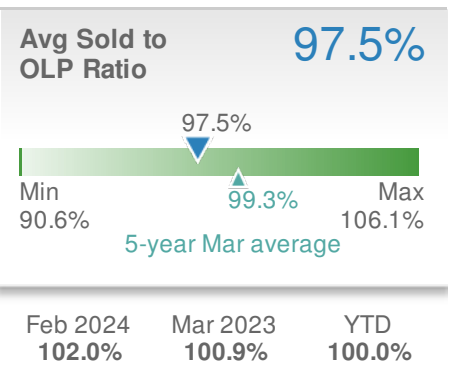
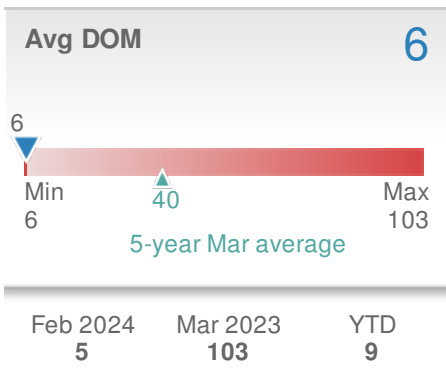
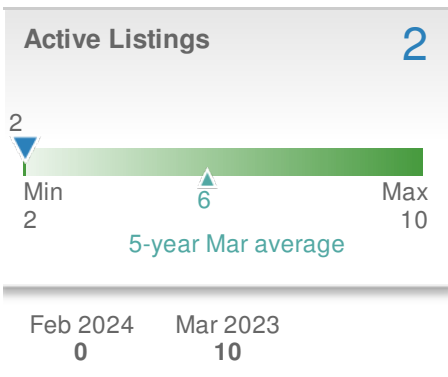
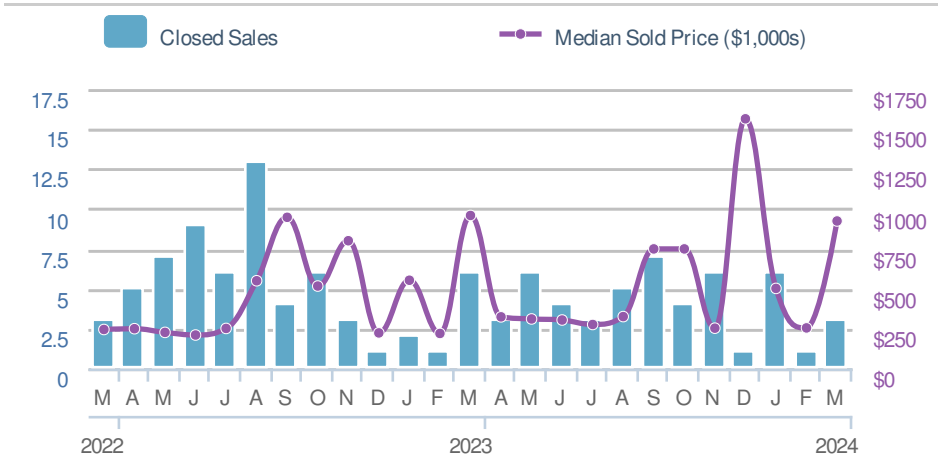
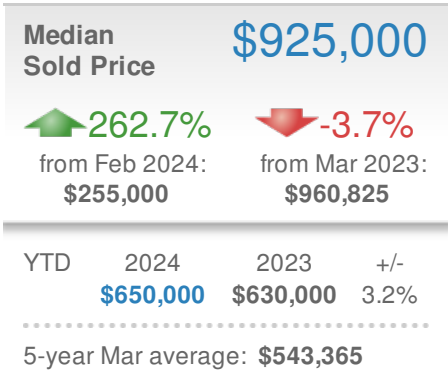
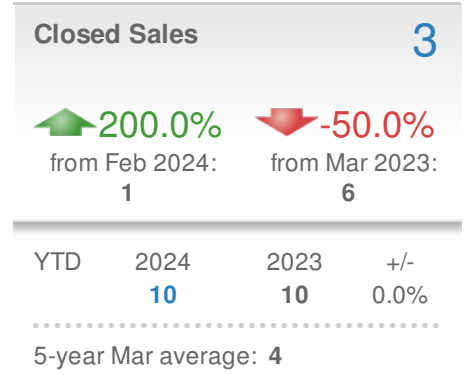
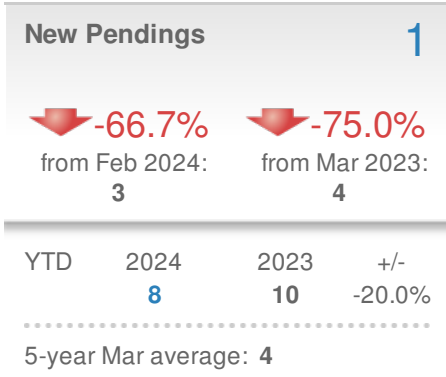
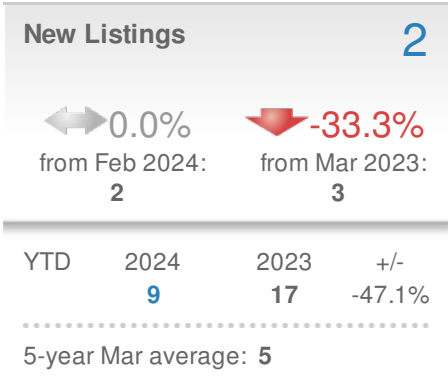
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, up from 0.00 in February and an increase from 0.00 in March 2023. The Contract Ratio is 61% lower than the 5-year March average of 2.55. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



March 2024

Unionville-Chadds Ford (Delaware, PA)

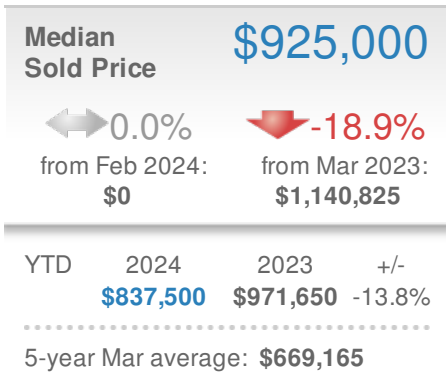
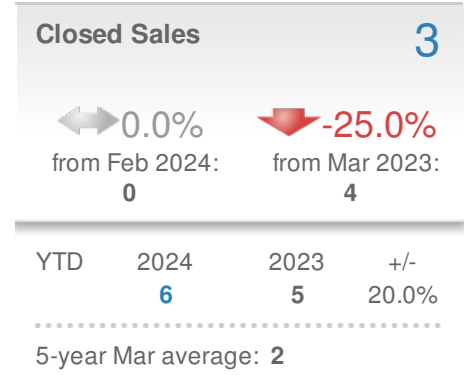
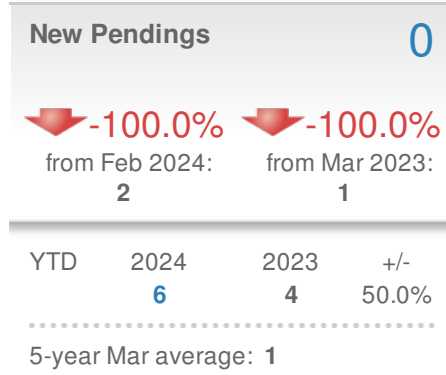
Email: ldavis@tcsr.realtor



March 2024

Unionville-Chadds Ford (Delaware, PA) - Detached

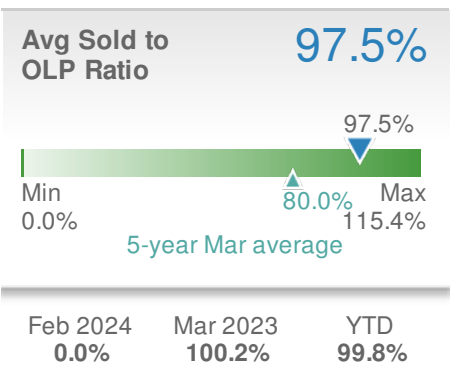
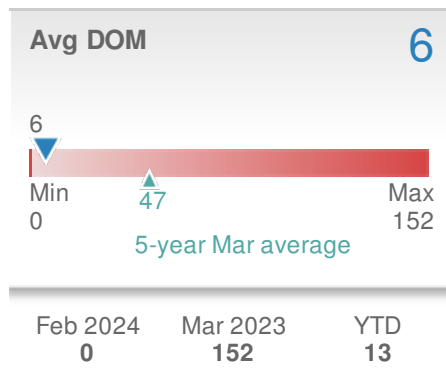
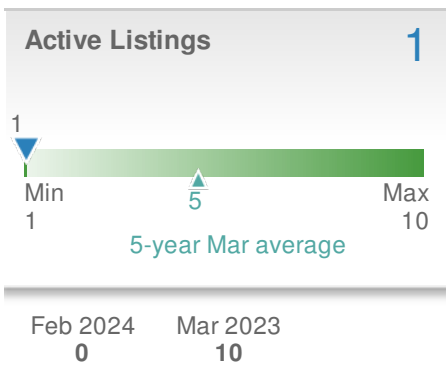
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Unionville-Chadds Ford (Delaware, PA), the median sold price for Detached properties for March was \$925,000, representing an increase of 0% compared to last month and a decrease of 18.9% from Mar 2023. The average days on market for units sold in March was 6 days, 87% below the 5-year March average of 47 days. There was a 100% month over month decrease in new contract activity with 0 New Pendings; a 50% MoM decrease in All Pendings (new contracts + contracts carried over from February) to 3; and a 0% increase in supply to 1 active units.

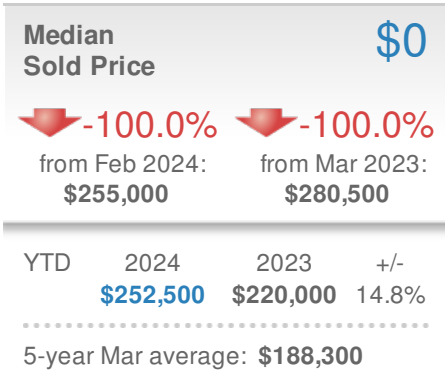
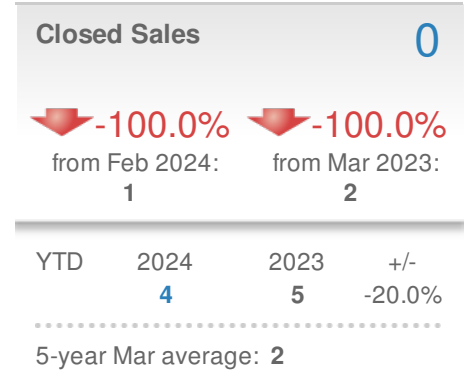
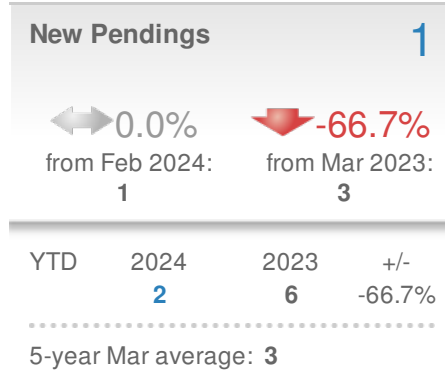
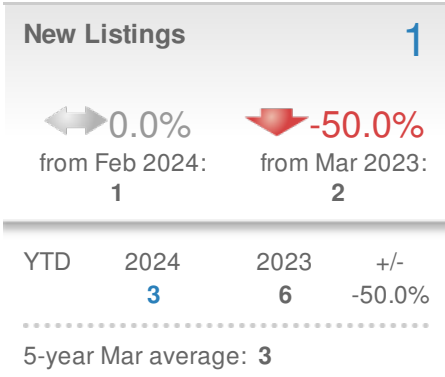
This activity resulted in a Contract Ratio of 3.00 pendings per active listing, up from 0.00 in February and an increase from 0.10 in March 2023. The Contract Ratio is 195% higher than the 5-year March average of 1.02. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



March 2024

Unionville-Chadds Ford (Delaware, PA) - Attached

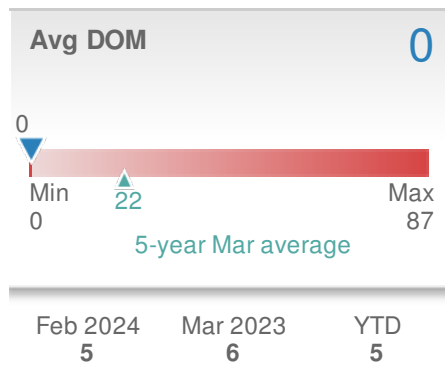
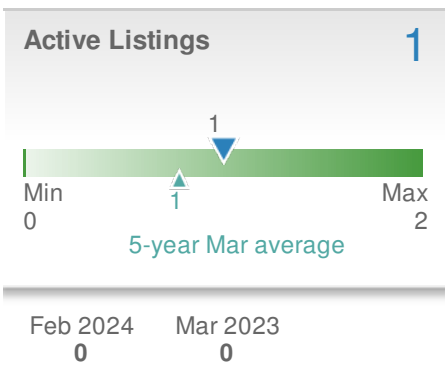
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Unionville-Chadds Ford (Delaware, PA), the median sold price for Attached properties for March was \$0, representing a decrease of 100% compared to last month and a decrease of 100% from Mar 2023. The average days on market for units sold in March was 0 days, 100% below the 5-year March average of 22 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 February) with 1; and a 0% increase in supply to 1 active units.

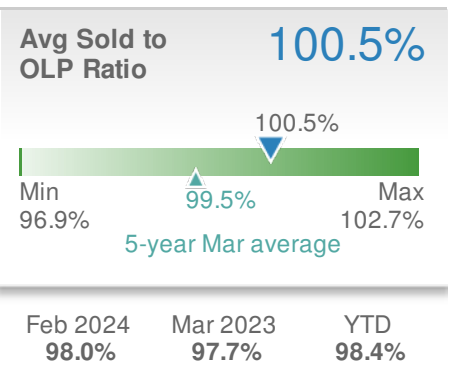
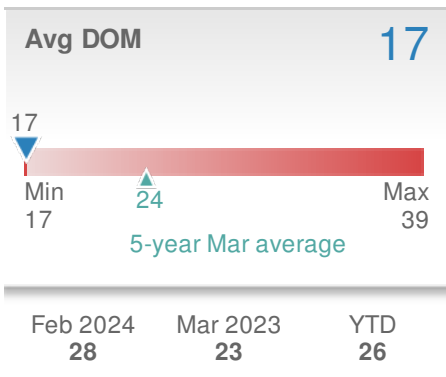
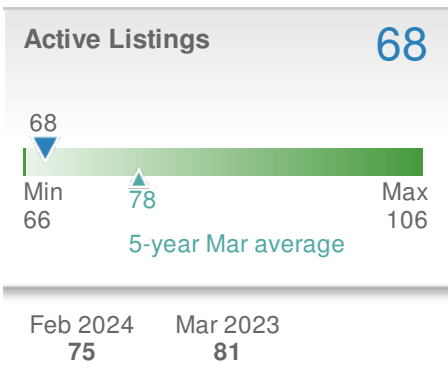
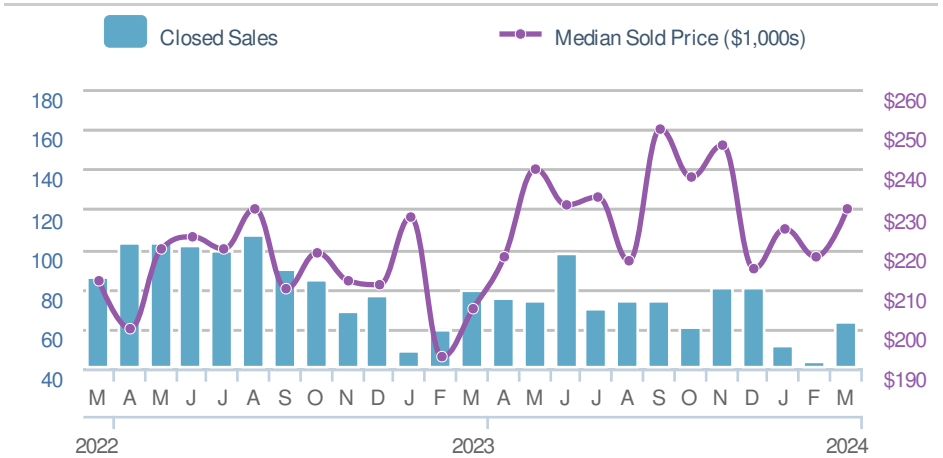
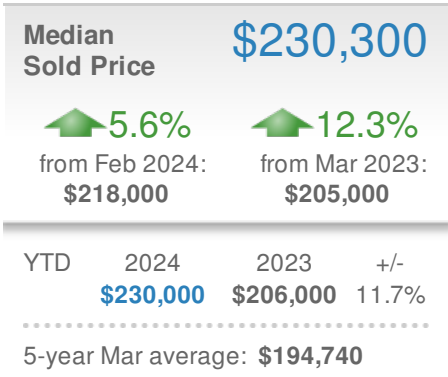
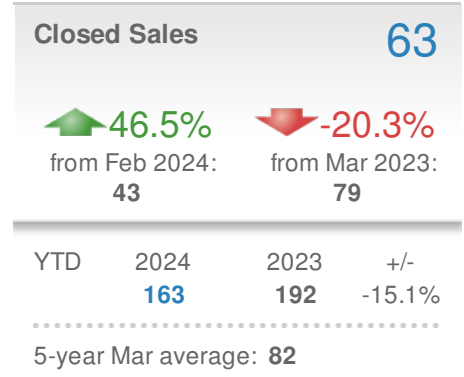
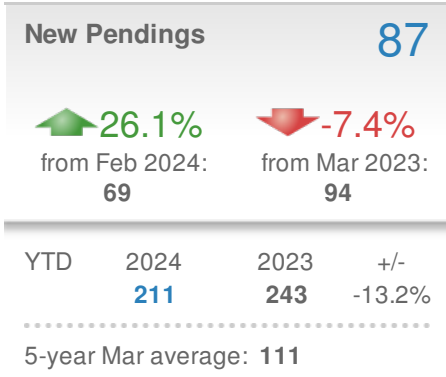
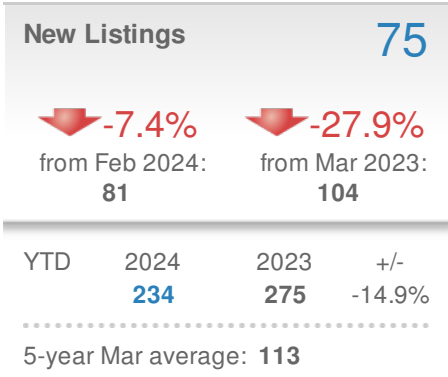
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, up from 0.00 in February and an increase from 0.00 in March 2023. The Contract Ratio is the same as the 5-year March average of 1.00. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



March 2024

Upper Darby (Delaware, PA)

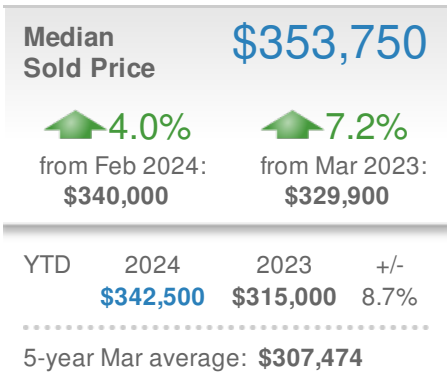
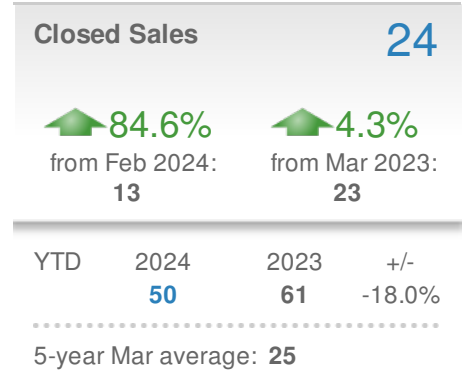
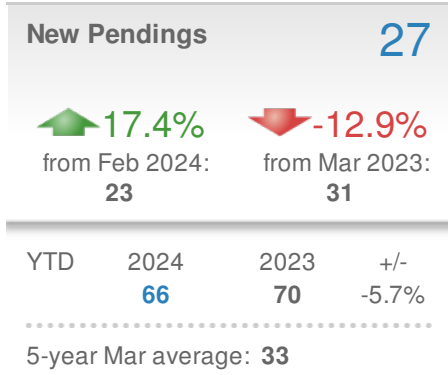
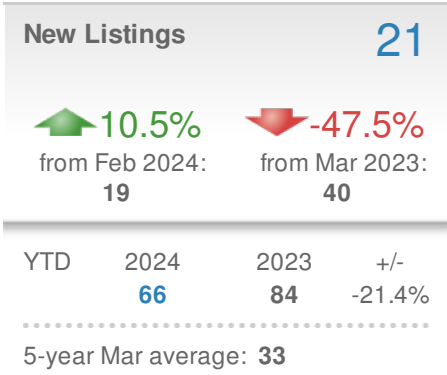
Email: ldavis@tcsr.realtor



March 2024

Upper Darby (Delaware, PA) - Detached

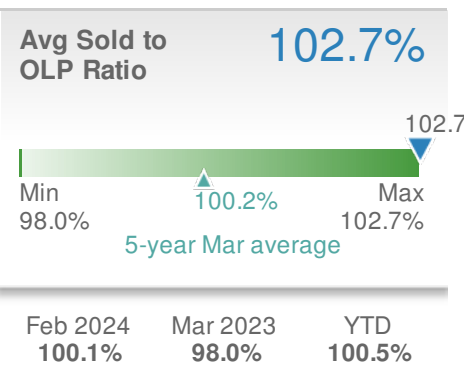
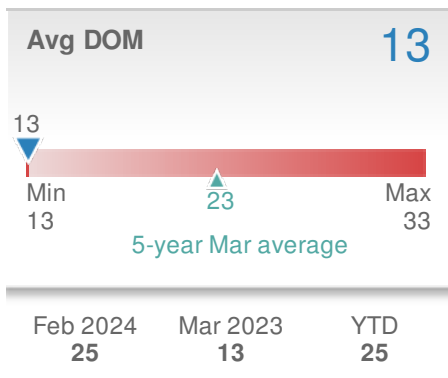
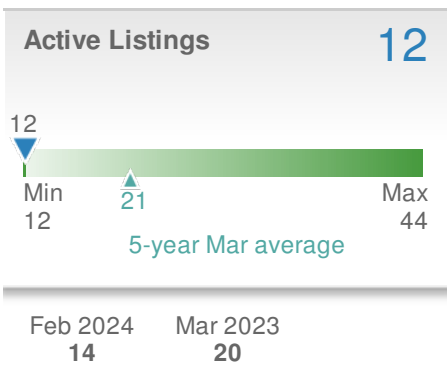
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Upper Darby (Delaware, PA), the median sold price for Detached properties for March was \$353,750, representing an increase of 4% compared to last month and an increase of 7.2% from Mar 2023. The average days on market for units sold in March was 13 days, 43% below the 5-year March average of 23 days. There was a 17.4% month over month increase in new contract activity with 27 New Pendings; a 3.1% MoM increase in All Pendings (new contracts + contracts carried over from February) to 33; and a 14.3% decrease in supply to 12 active units.

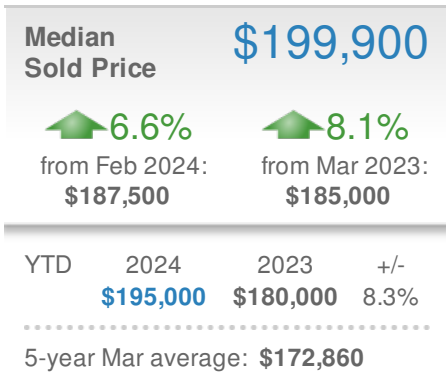
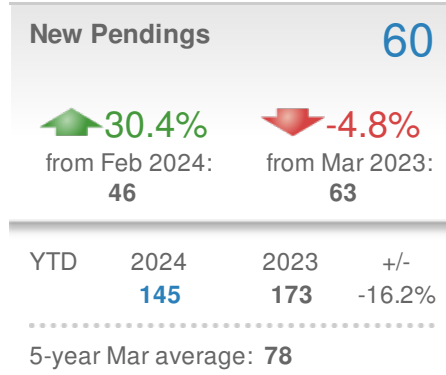
This activity resulted in a Contract Ratio of 2.75 pendings per active listing, up from 2.29 in February and an increase from 1.75 in March 2023. The Contract Ratio is 6% higher than the 5-year March average of 2.60. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



March 2024

Upper Darby (Delaware, PA) - Attached

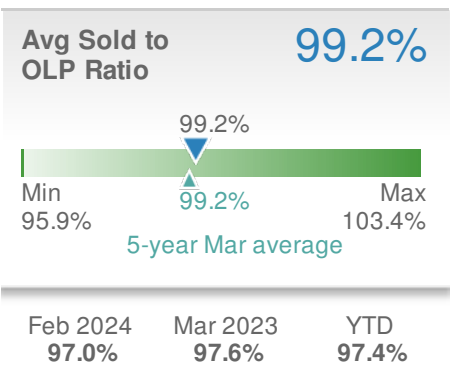
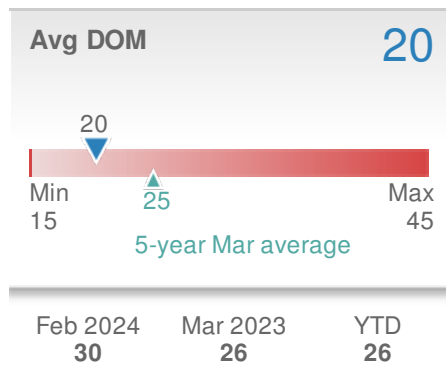
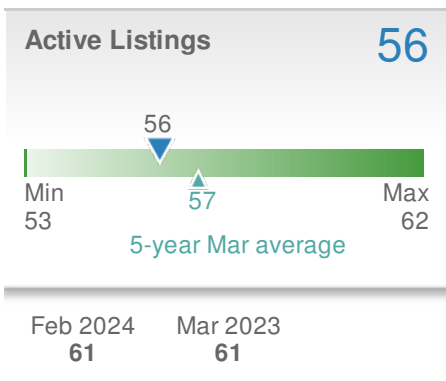
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Upper Darby (Delaware, PA), the median sold price for Attached properties for March was \$199,900, representing an increase of 6.6% compared to last month and an increase of 8.1% from Mar 2023. The average days on market for units sold in March was 20 days, 19% below the 5-year March average of 25 days. There was a 30.4% month over month increase in new contract activity with 60 New Pendings; a 27.9% MoM increase in All Pendings (new contracts + contracts carried over from February) to 78; and an 8.2% decrease in supply to 56 active units.

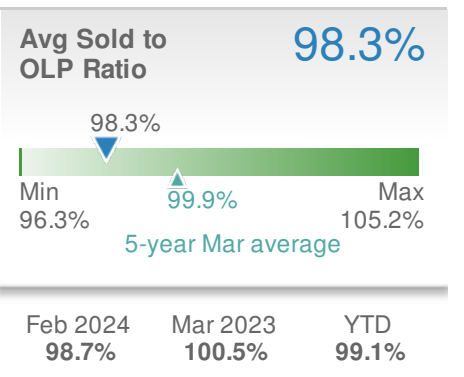
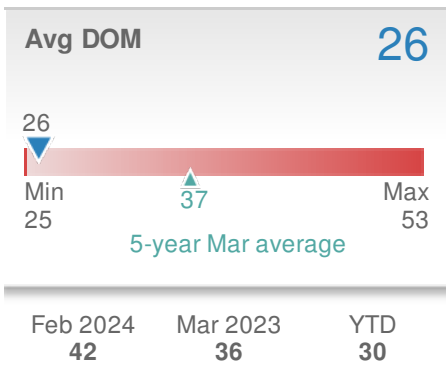
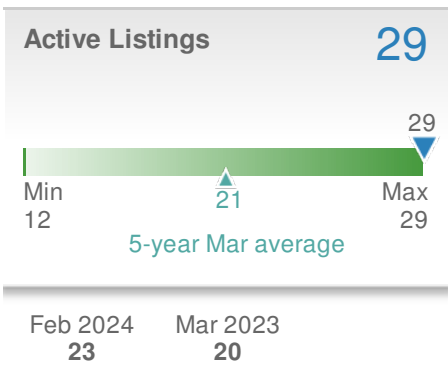
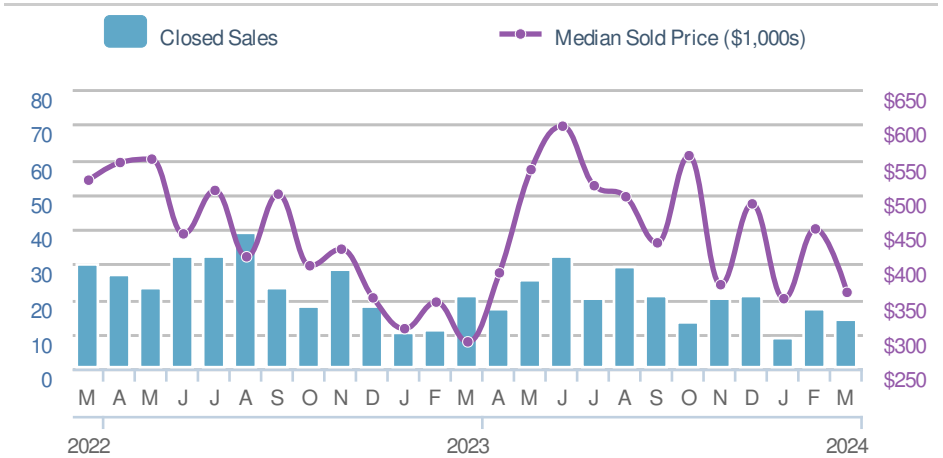
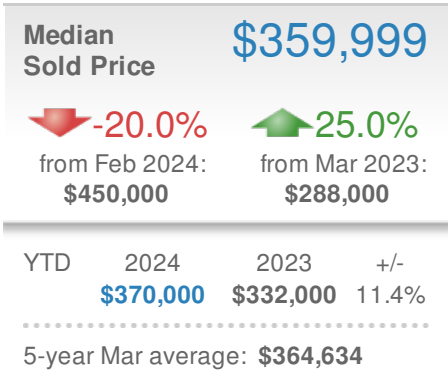
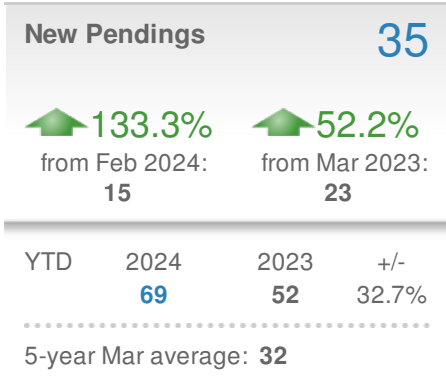
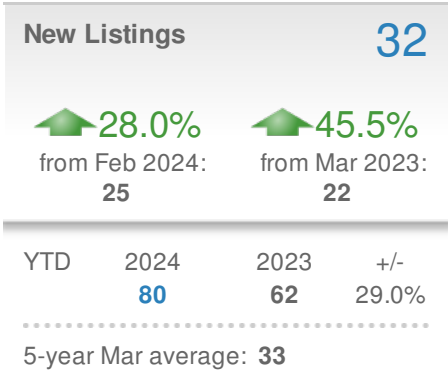
This activity resulted in a Contract Ratio of 1.39 pendings per active listing, up from 1.00 in February and an increase from 1.33 in March 2023. The Contract Ratio is 24% lower than the 5-year March average of 1.82. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



March 2024

Wallingford-Swarthmore (Delaware, PA)

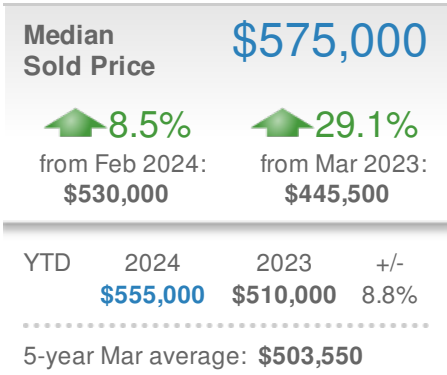
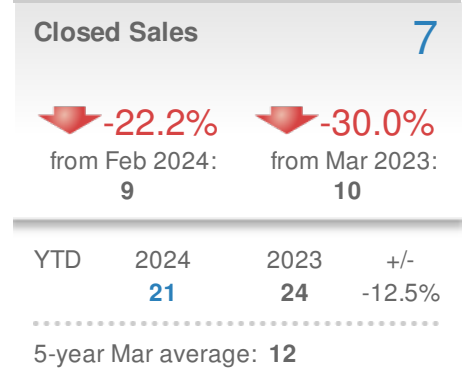
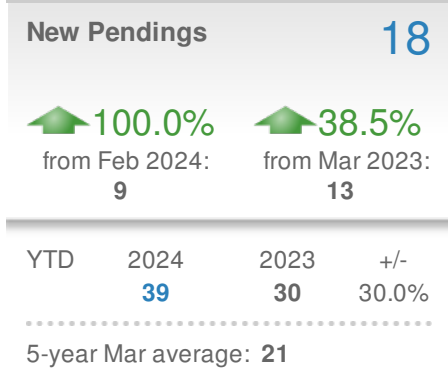
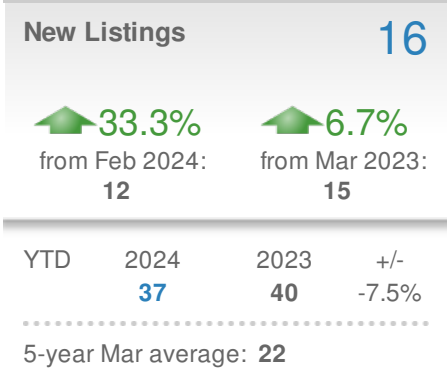
Email: ldavis@tcsr.realtor



March 2024

Wallingford-Swarthmore (Delaware, PA) - Detached

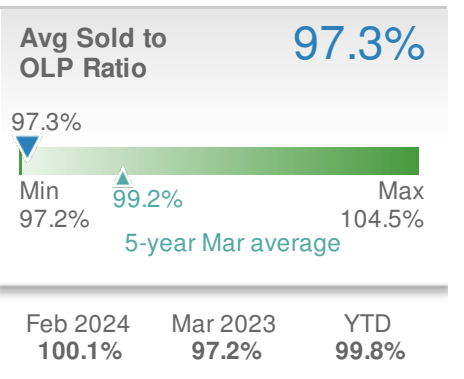
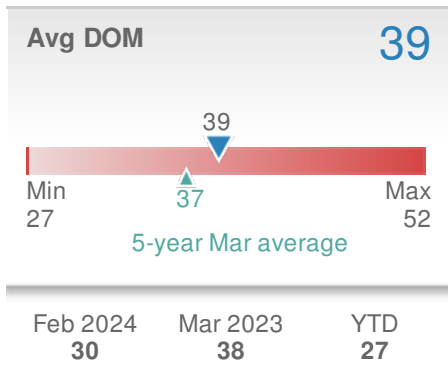
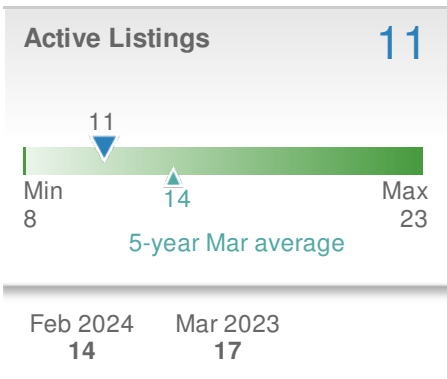
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Wallingford-Swarthmore (Delaware, PA), the median sold price for Detached properties for March was \$575,000, representing an increase of 8.5% compared to last month and an increase of 29.1% from Mar 2023. The average days on market for units sold in March was 39 days, 4% above the 5-year March average of 37 days. There was a 100% month over month increase in new contract activity with 18 New Pendings; an 84.6% MoM increase in All Pendings (new contracts + contracts carried over from February) to 24; and a 21.4% decrease in supply to 11 active units.

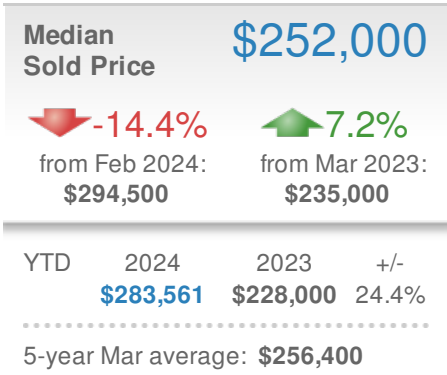
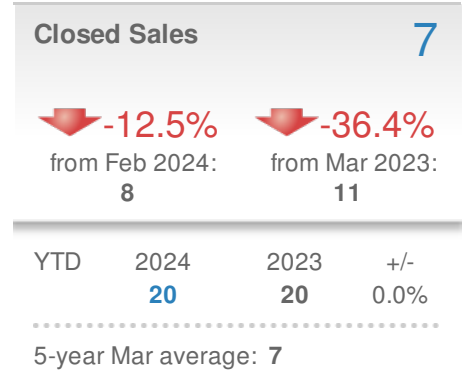
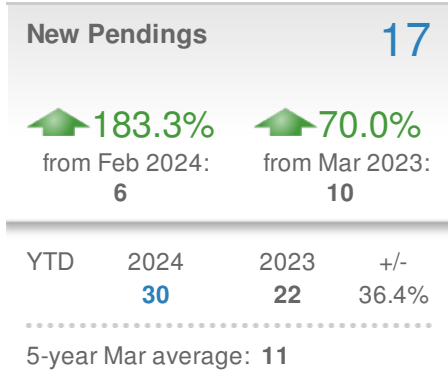
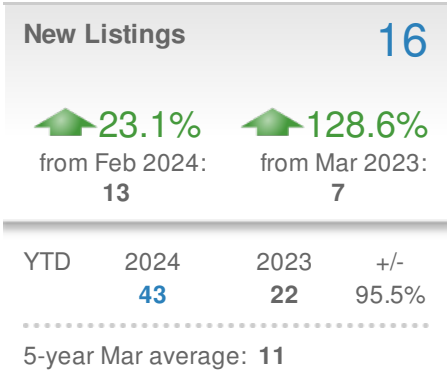
This activity resulted in a Contract Ratio of 2.18 pendings per active listing, up from 0.93 in February and an increase from 0.94 in March 2023. The Contract Ratio is 14% lower than the 5-year March average of 2.54. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



March 2024

Wallingford-Swarthmore (Delaware, PA) - Attached

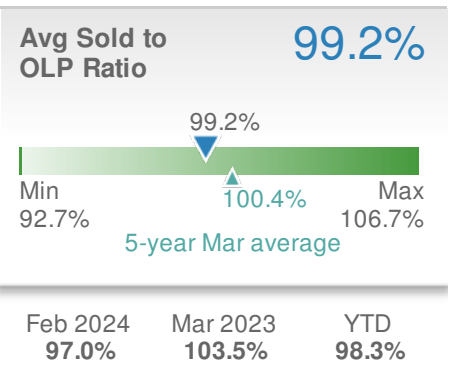
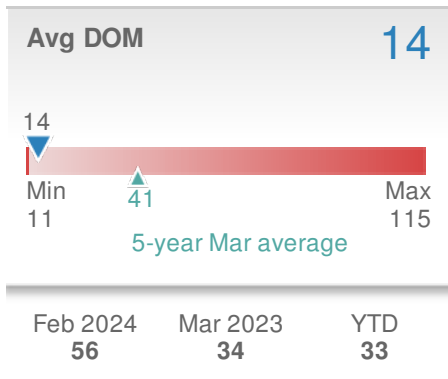
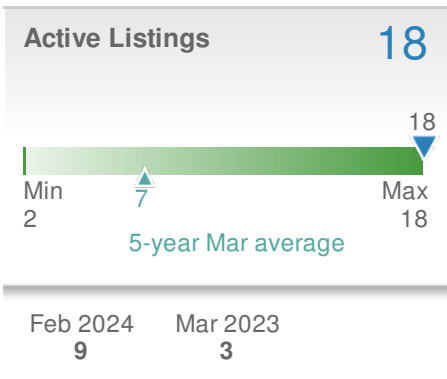
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Wallingford-Swarthmore (Delaware, PA), the median sold price for Attached properties for March was \$252,000, representing a decrease of 14.4% compared to last month and an increase of 7.2% from Mar 2023. The average days on market for units sold in March was 14 days, 66% below the 5-year March average of 41 days. There was a 183.3% month over month increase in new contract activity with 17 New Pendings; a 128.6% MoM increase in All Pendings (new contracts + contracts carried over from February) to 16; and a 100% increase in supply to 18 active units.

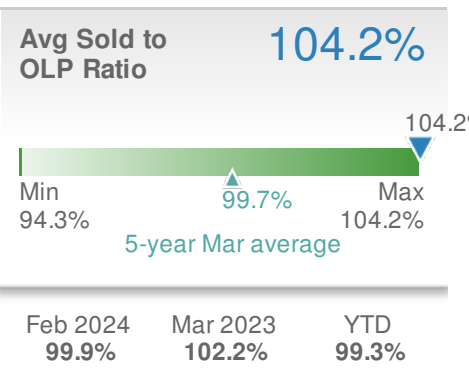
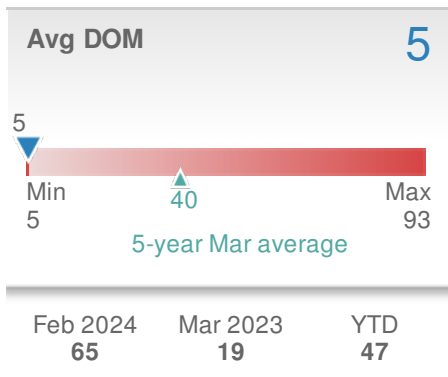
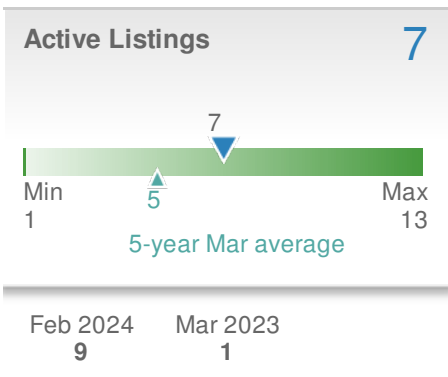
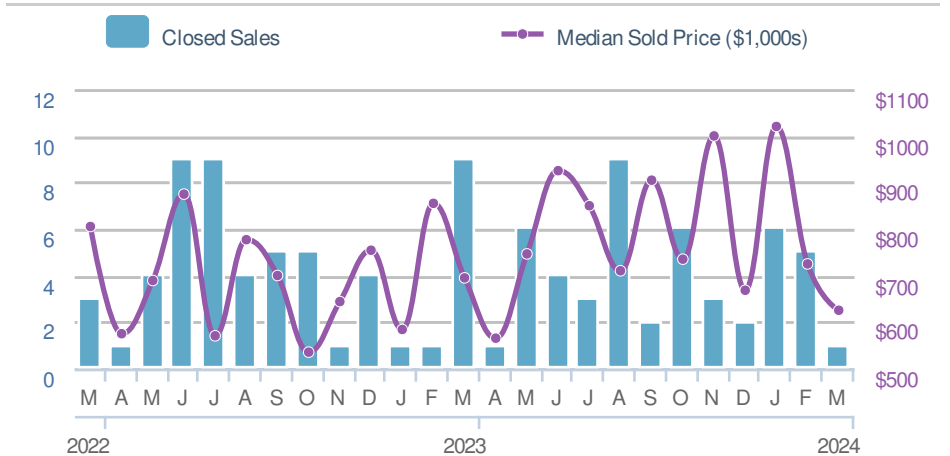
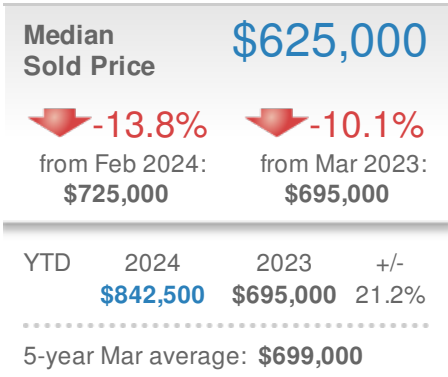
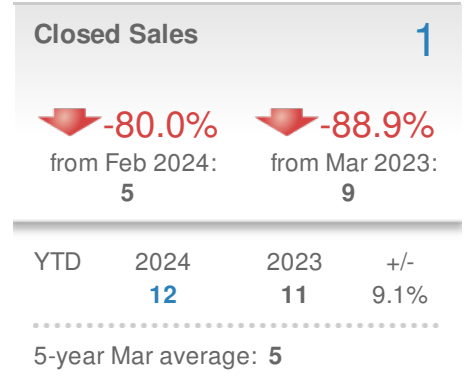
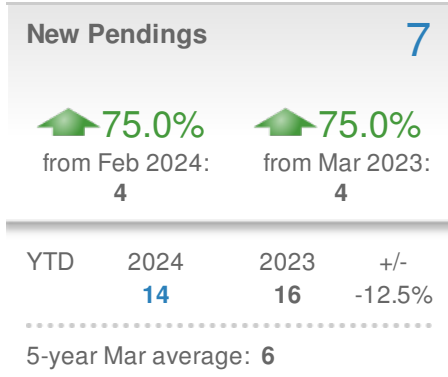
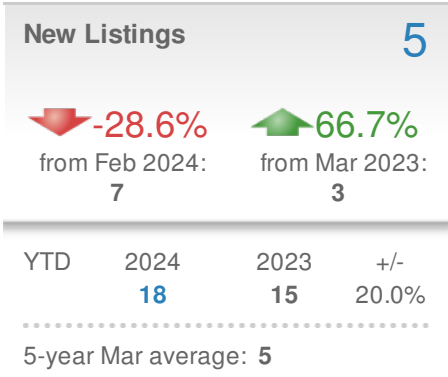
This activity resulted in a Contract Ratio of 0.89 pendings per active listing, up from 0.78 in February and a decrease from 4.00 in March 2023. The Contract Ratio is 77% lower than the 5-year March average of 3.91. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



March 2024

West Chester Area (Delaware, PA)

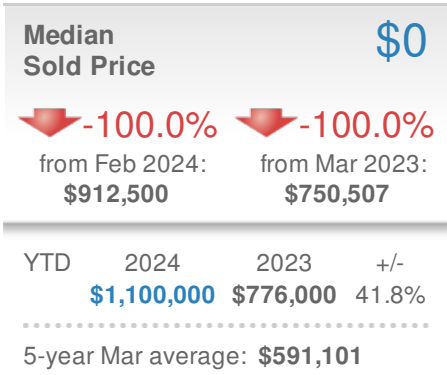
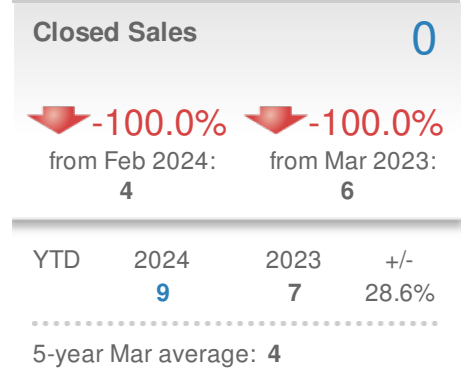
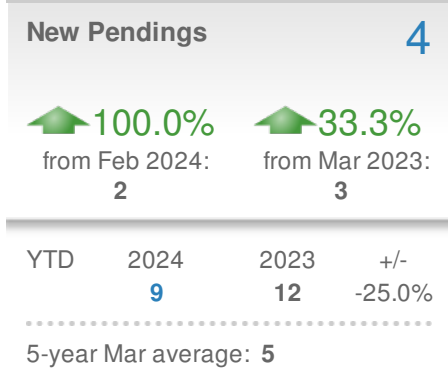
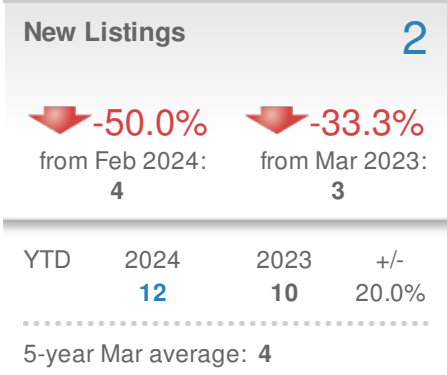
Email: ldavis@tcsr.realtor



March 2024

West Chester Area (Delaware, PA) - Detached

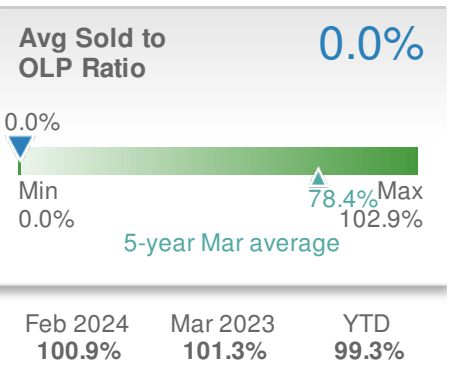
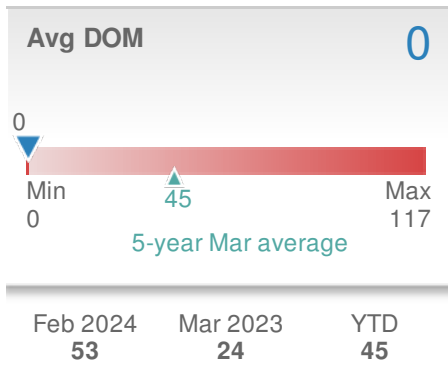
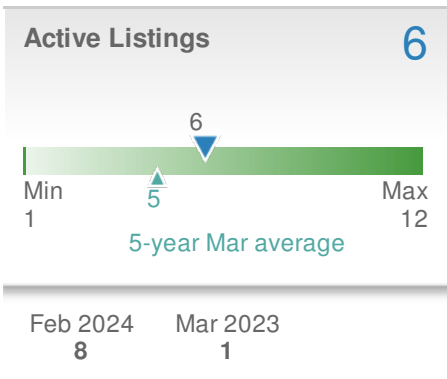
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In West Chester Area (Delaware, PA), the median sold price for Detached properties for March was \$0, representing a decrease of 100% compared to last month and a decrease of 100% from Mar 2023. The average days on market for units sold in March was 0 days, 100% below the 5-year March average of 45 days. There was a 100% month over month increase in new contract activity with 4 New Pendings; a 100% MoM increase in All Pendings (new contracts + contracts carried over from February) to 8; and a 25% decrease in supply to 6 active units.

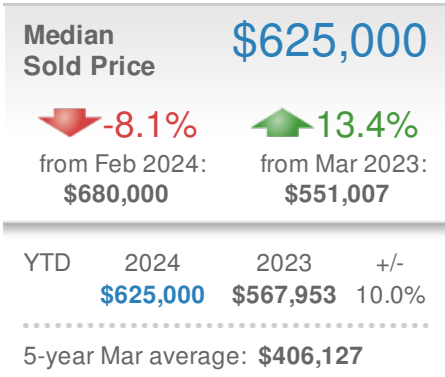
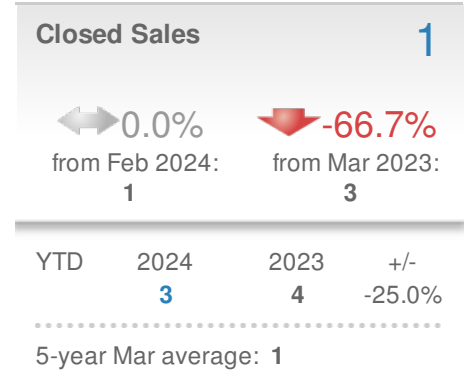
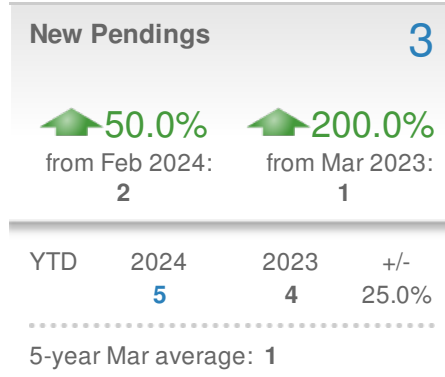
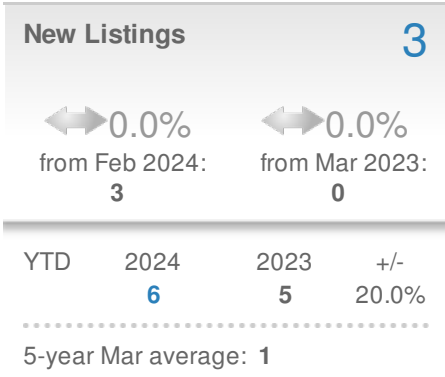
This activity resulted in a Contract Ratio of 1.33 pendings per active listing, up from 0.50 in February and a decrease from 5.00 in March 2023. The Contract Ratio is 49% lower than the 5-year March average of 2.58. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



March 2024

West Chester Area (Delaware, PA) - Attached

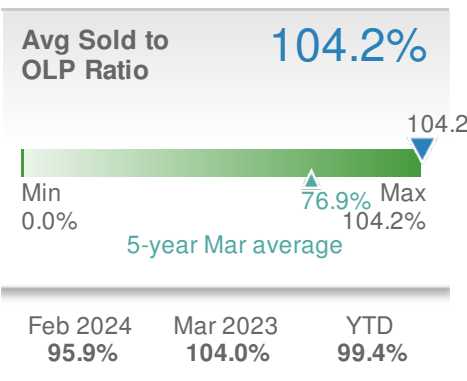
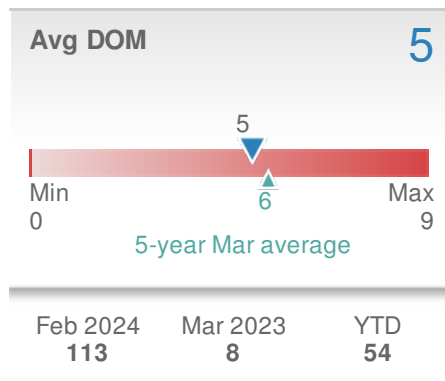
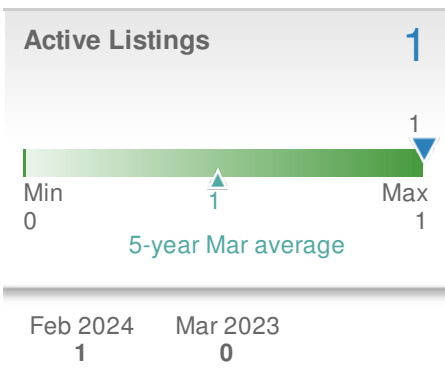
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In West Chester Area (Delaware, PA), the median sold price for Attached properties for March was \$625,000, representing a decrease of 8.1% compared to last month and an increase of 13.4% from Mar 2023. The average days on market for units sold in March was 5 days, 9% below the 5-year March average of 6 days. There was a 50% month over month increase in new contract activity with 3 New Pendings; a 100% MoM increase in All Pendings (new contracts + contracts carried over from February) to 4; and no change in supply with 1 active units.

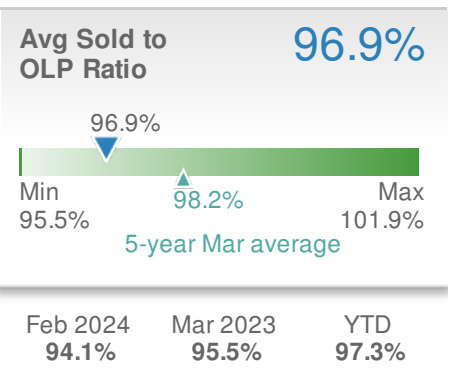
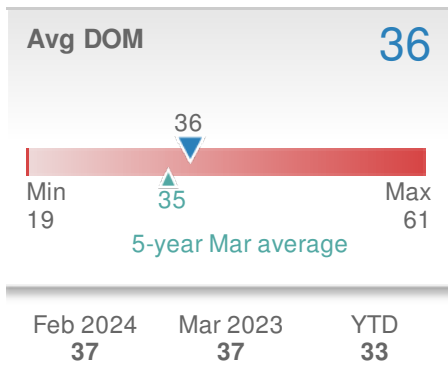
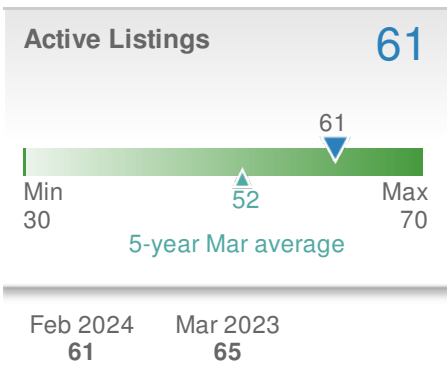
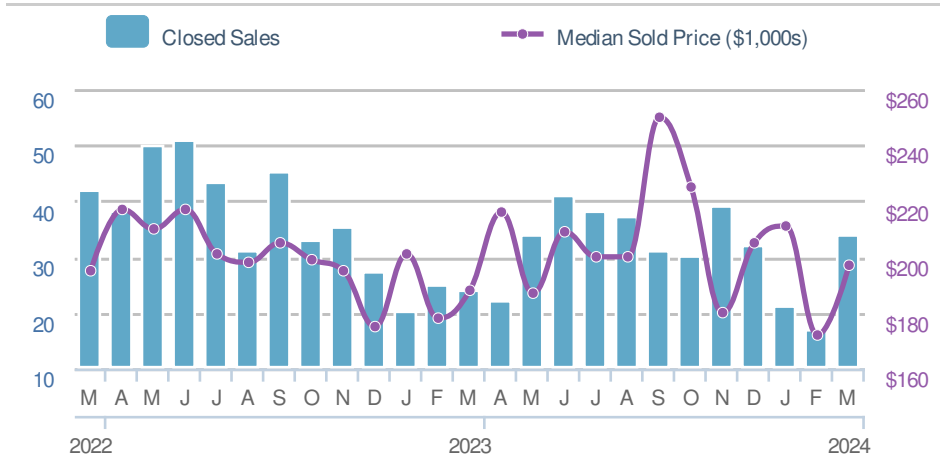
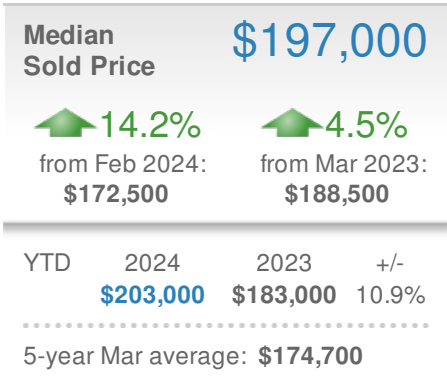
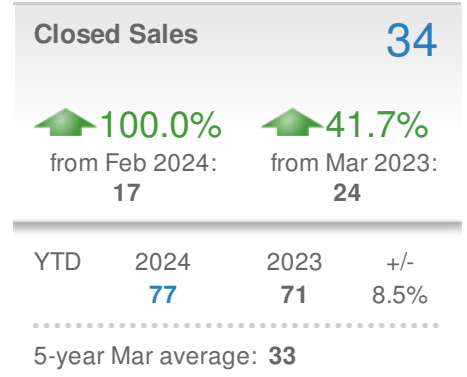
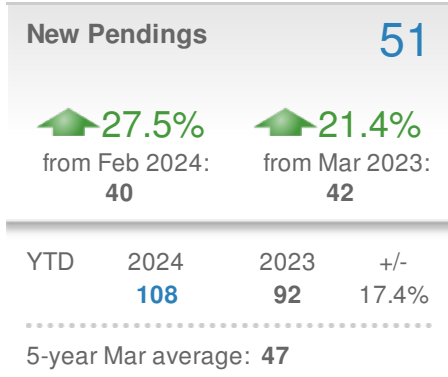
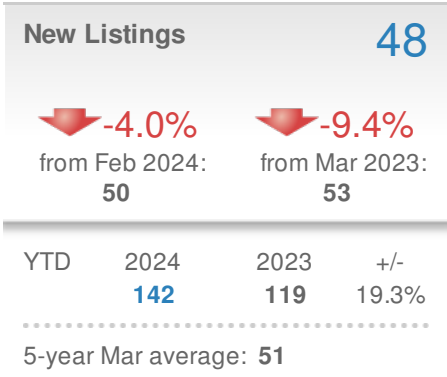
This activity resulted in a Contract Ratio of 4.00 pendings per active listing, up from 2.00 in February and an increase from 0.00 in March 2023. The Contract Ratio is 100% higher than the 5-year March average of 2.00. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



March 2024

William Penn (Delaware, PA)

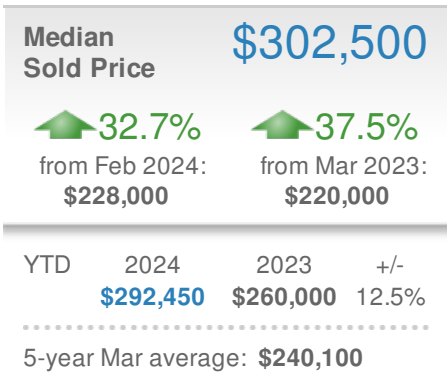
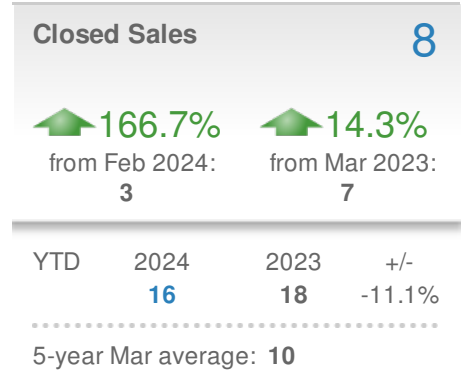
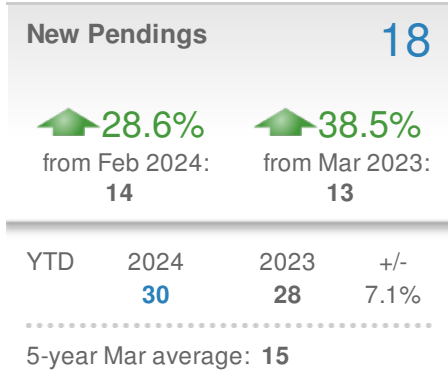
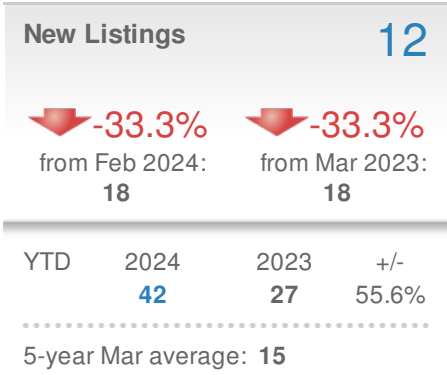
Email: ldavis@tcsr.realtor



March 2024

William Penn (Delaware, PA) - Detached

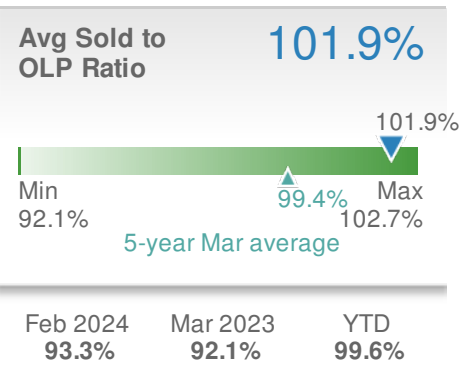
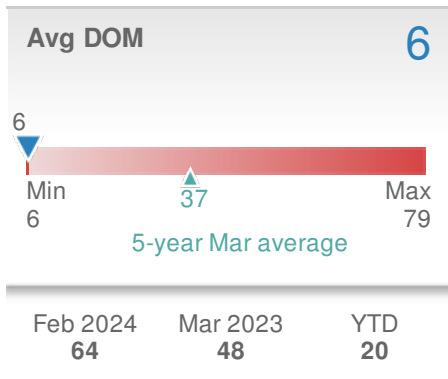
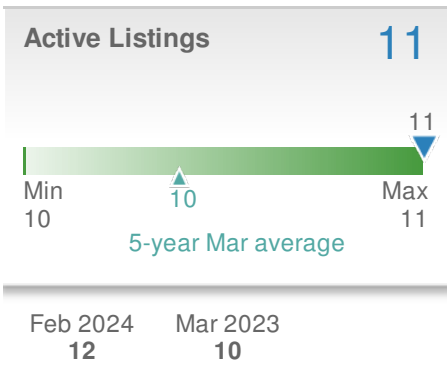
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In William Penn (Delaware, PA), the median sold price for Detached properties for March was \$302,500, representing an increase of 32.7% compared to last month and an increase of 37.5% from Mar 2023. The average days on market for units sold in March was 6 days, 84% below the 5-year March average of 37 days. There was a 28.6% month over month increase in new contract activity with 18 New Pendings; a 31.3% MoM increase in All Pendings (new contracts + contracts carried over from February) to 21; and an 8.3% decrease in supply to 11 active units.

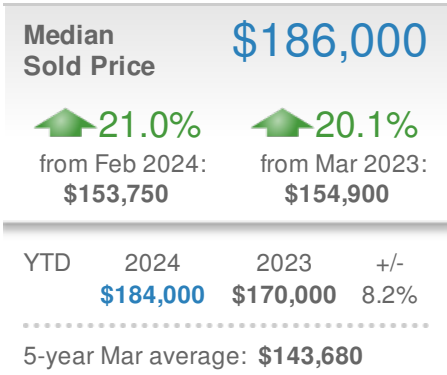
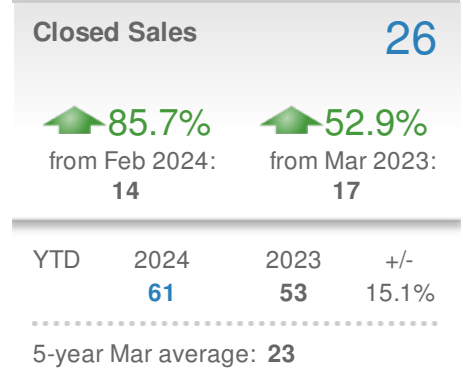
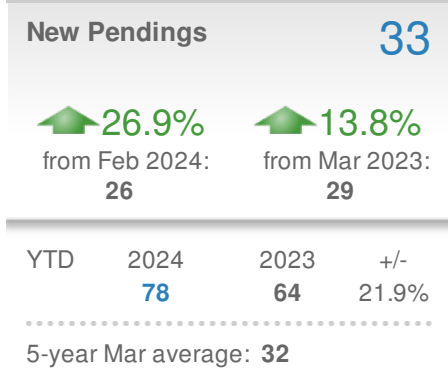
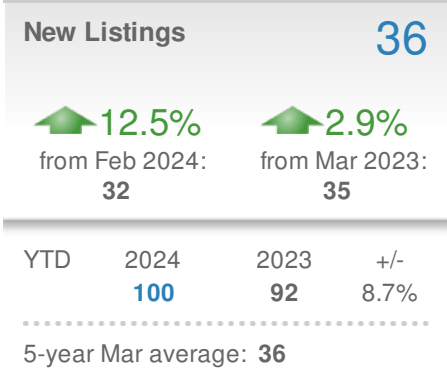
This activity resulted in a Contract Ratio of 1.91 pendings per active listing, up from 1.33 in February and an increase from 1.60 in March 2023. The Contract Ratio is 4% lower than the 5-year March average of 1.99. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



March 2024

William Penn (Delaware, PA) - Attached

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



Summary

In William Penn (Delaware, PA), the median sold price for Attached properties for March was \$186,000, representing an increase of 21% compared to last month and an increase of 20.1% from Mar 2023. The average days on market for units sold in March was 45 days, 42% above the 5-year March average of 32 days. There was a 26.9% month over month increase in new contract activity with 33 New Pendings; a 2.6% MoM increase in All Pendings (new contracts + contracts carried over from February) to 39; and a 2% increase in supply to 50 active units.

This activity resulted in a Contract Ratio of 0.78 pendings per active listing, no change from February and an increase from 0.62 in March 2023. The Contract Ratio is 38% lower than the 5-year March average of 1.25. 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.

