

March 2024

All Home Types
Detached
Attached

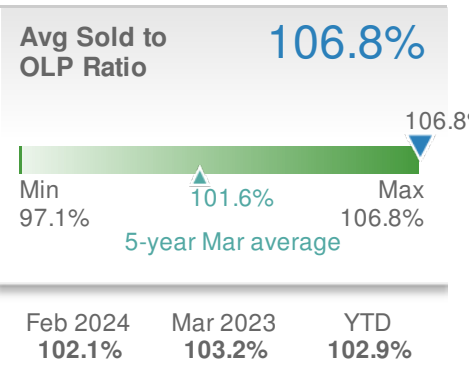
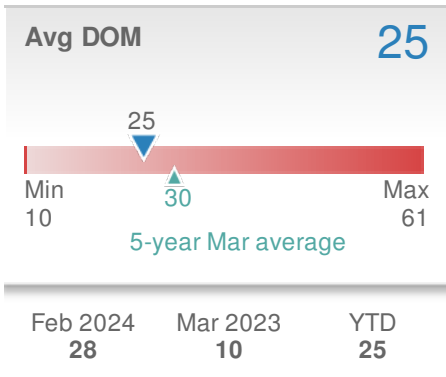
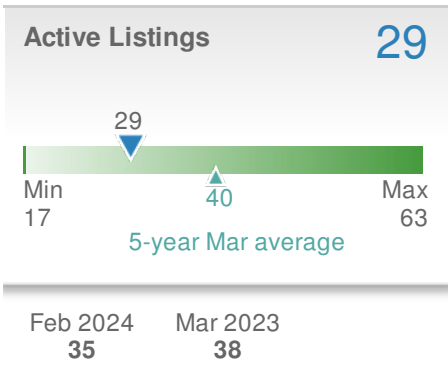
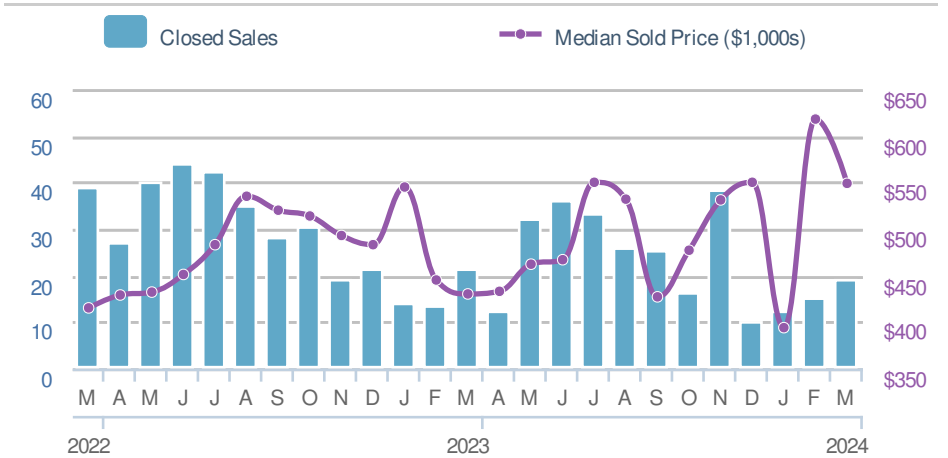
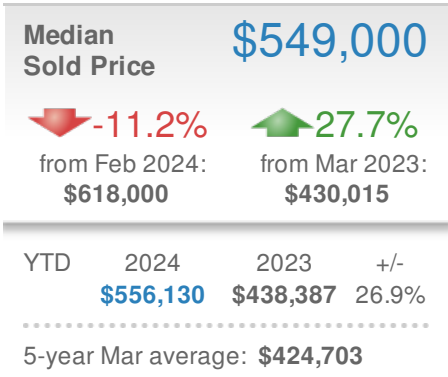
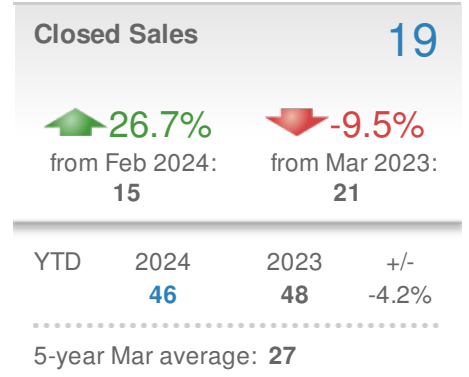
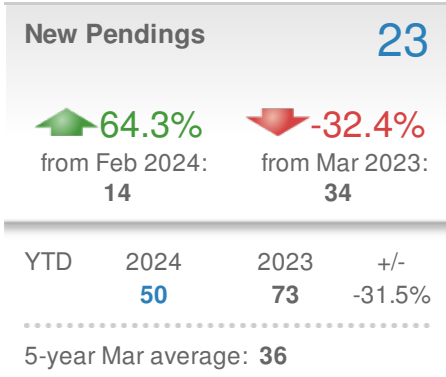
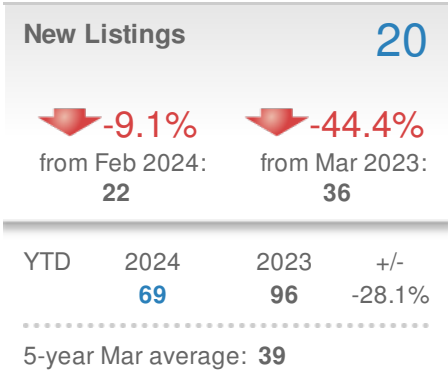
Local Market Insight

Avon Grove (Chester, PA)

March 2024

Avon Grove (Chester, PA)

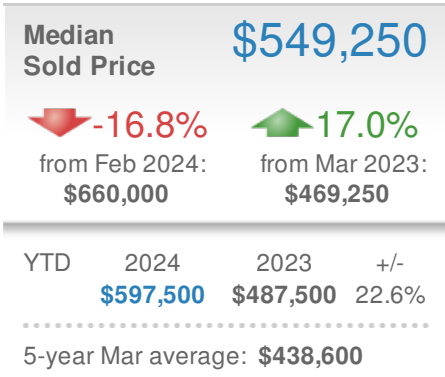
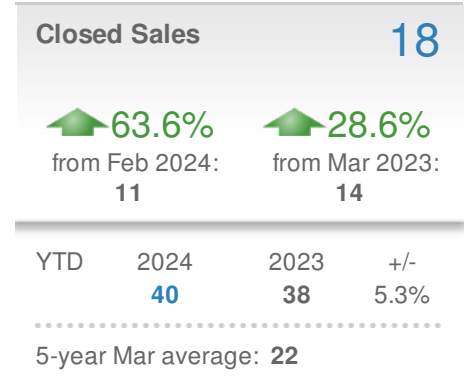
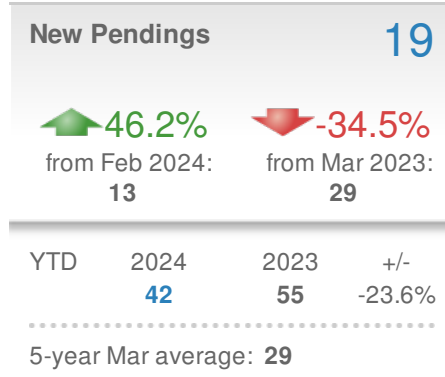
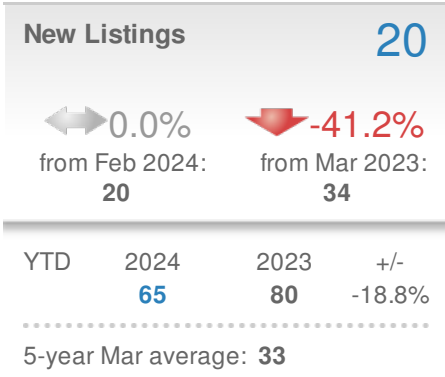
Email: ldavis@tcsr.realtor



March 2024

Avon Grove (Chester, PA) - Detached

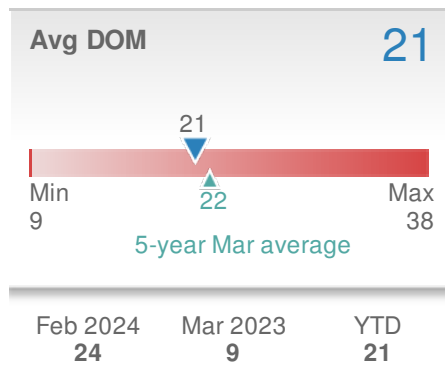
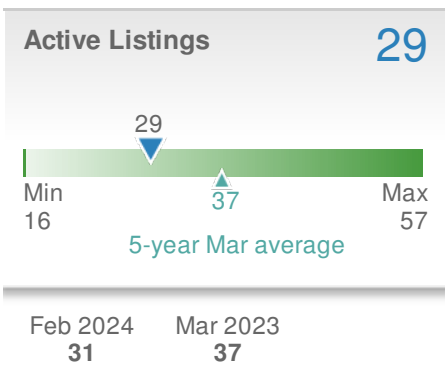
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Avon Grove (Chester, PA), the median sold price for Detached properties for March was \$549,250, representing a decrease of 16.8% compared to last month and an increase of 17% from Mar 2023. The average days on market for units sold in March was 21 days, 6% below the 5-year March average of 22 days. There was a 46.2% month over month increase in new contract activity with 19 New Pendings; a 5.3% MoM increase in All Pendings (new contracts + contracts carried over from February) to 40; and a 6.5% decrease in supply to 29 active units.

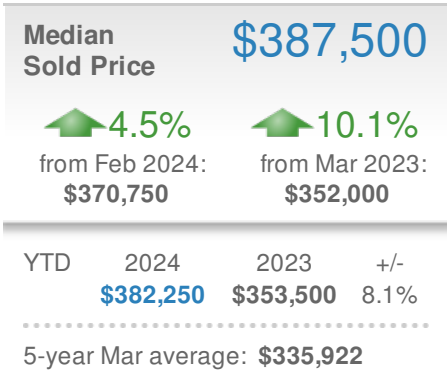
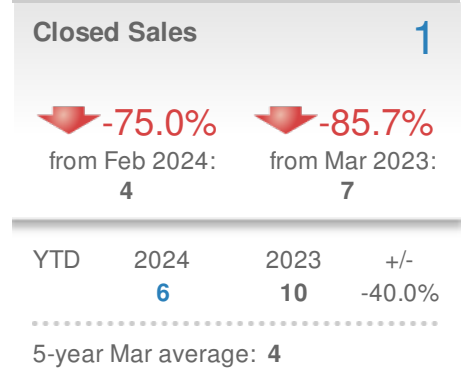
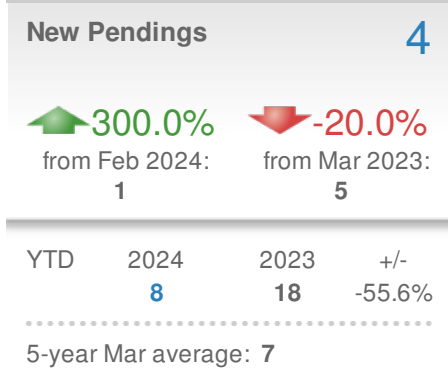
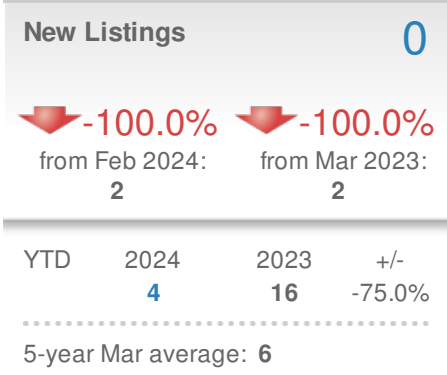
This activity resulted in a Contract Ratio of 1.38 pendings per active listing, up from 1.23 in February and an increase from 1.03 in March 2023. The Contract Ratio is 24% lower than the 5-year March average of 1.82. A higher Contract Ratio signifies a relative increase in contract activity compared 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

Avon Grove (Chester, PA) - Attached

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



Summary

In Avon Grove (Chester, PA), the median sold price for Attached properties for March was \$387,500, representing an increase of 4.5% compared to last month and an increase of 10.1% from Mar 2023. The average days on market for units sold in March was 100 days, 11% below the 5-year March average of 112 days. There was a 300% month over month increase in new contract activity with 4 New Pendings; a 300% MoM increase in All Pendings (new contracts + contracts carried over from February) to 4; and a 100% decrease in supply to 0 active units.

This activity resulted in a Contract Ratio of 0.00 pendings per active listing, down from 0.25 in February and a decrease from 19.00 in March 2023. The Contract Ratio is 100% lower than the 5-year March average of 10.31. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

