

March 2024

All Home Types
Detached
Attached

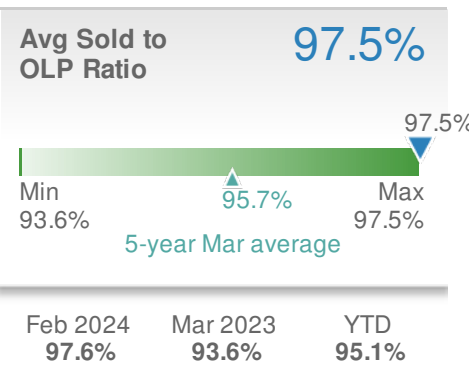
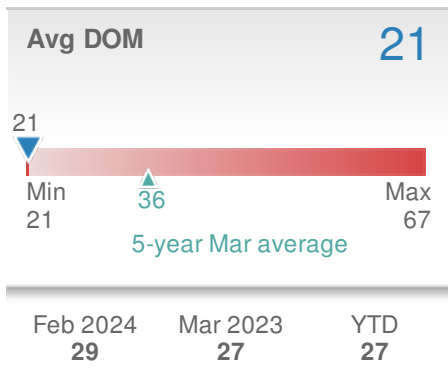
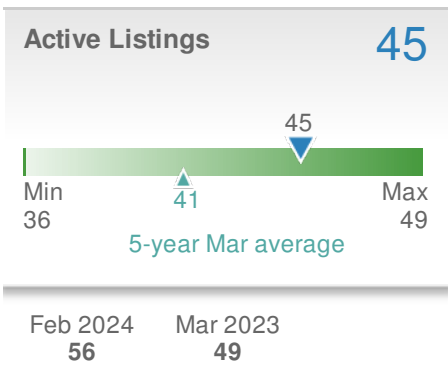
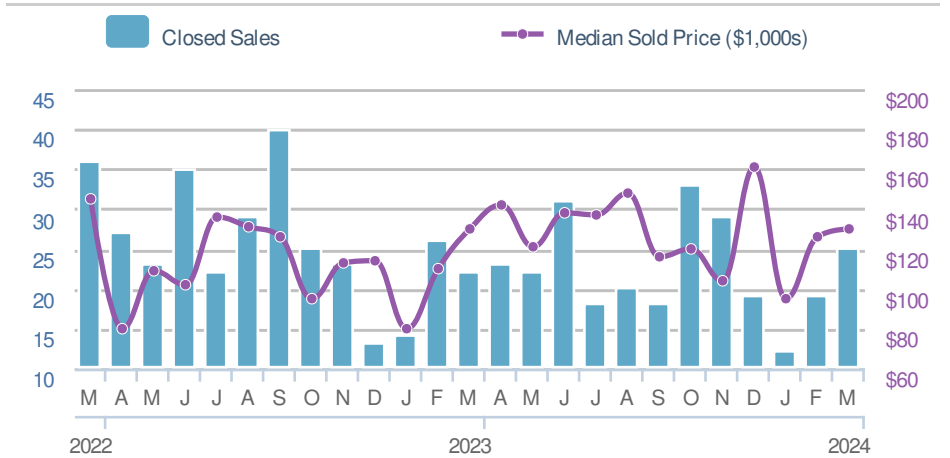
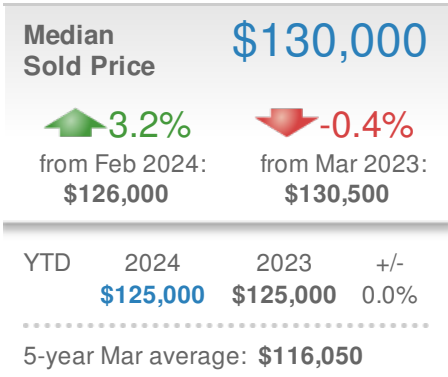
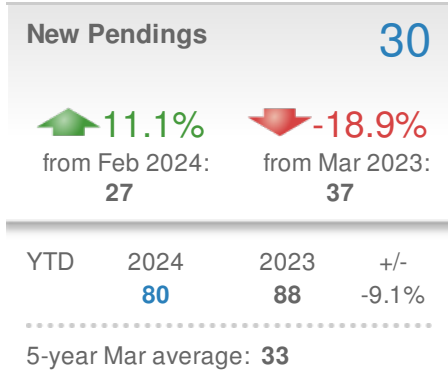
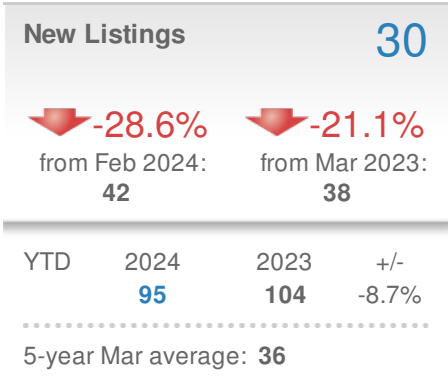
Local Market Insight

Chester-Upland (Delaware, PA)

March 2024

Chester-Upland (Delaware, PA)

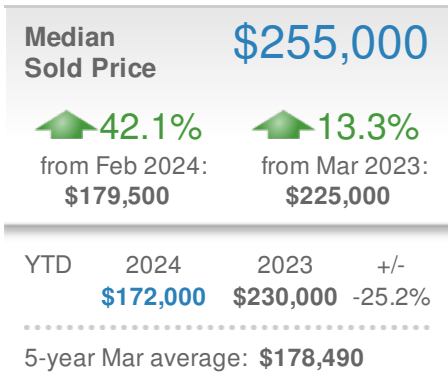
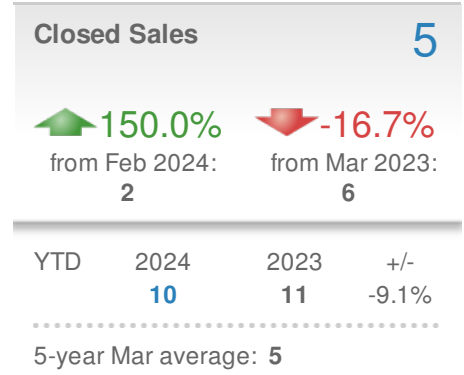
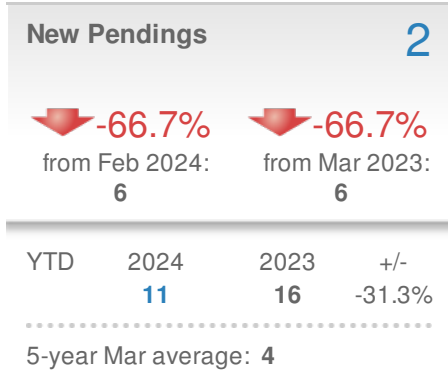
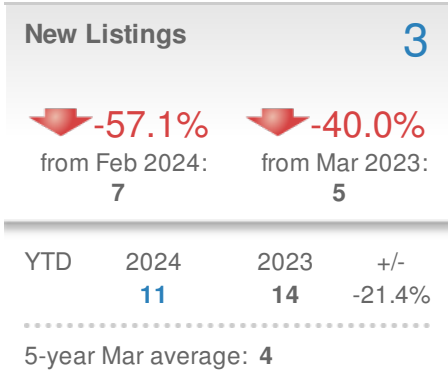
Email: ldavis@tcsr.realtor



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Chester-Upland (Delaware, PA) - Detached

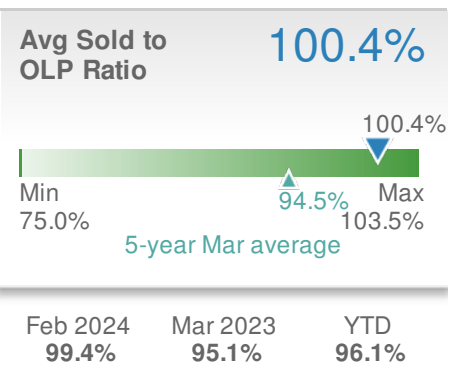
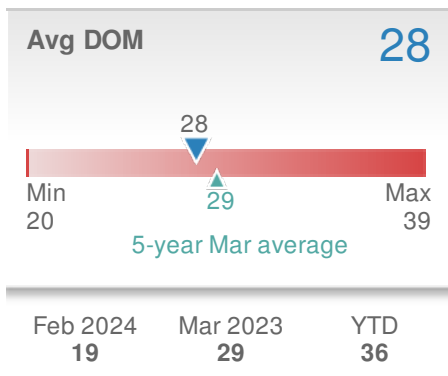
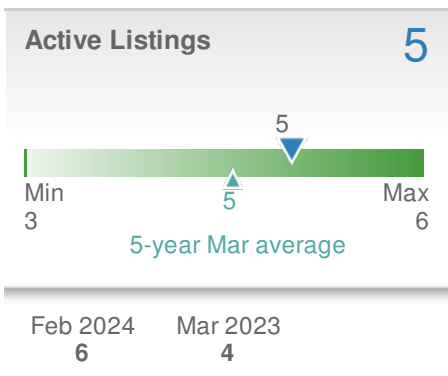
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



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.

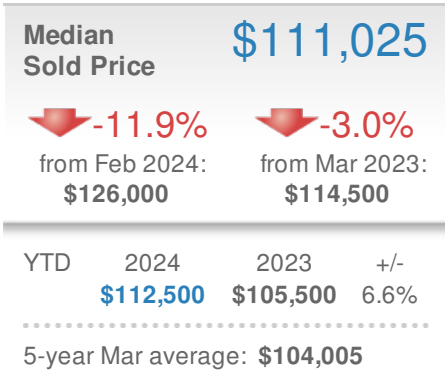
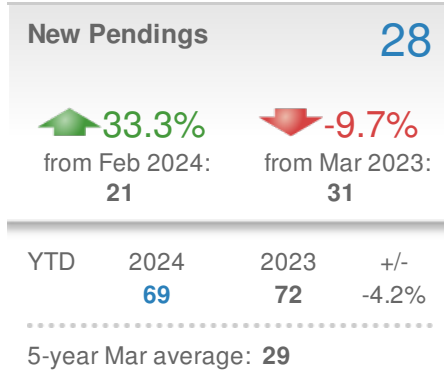
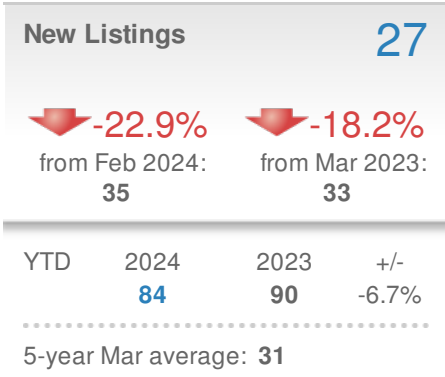
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 1.17 in February and a decrease from 1.25 in March 2023. The Contract Ratio is 28% lower than the 5-year March average of 1.38. A higher Contract Ratio signifies a relative increase in contract activity compared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



March 2024

Chester-Upland (Delaware, PA) - Attached

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Email: ldavis@tcsr.realtor



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.

