

March 2024

All Home Types
Detached
Attached

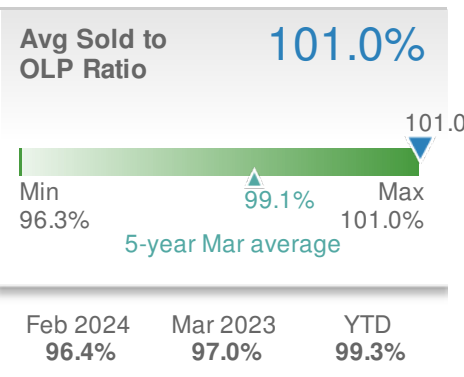
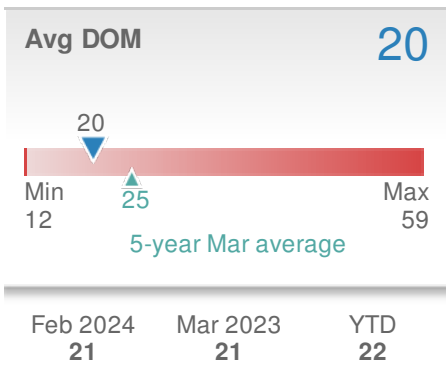
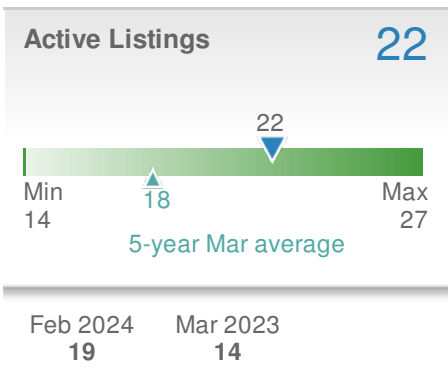
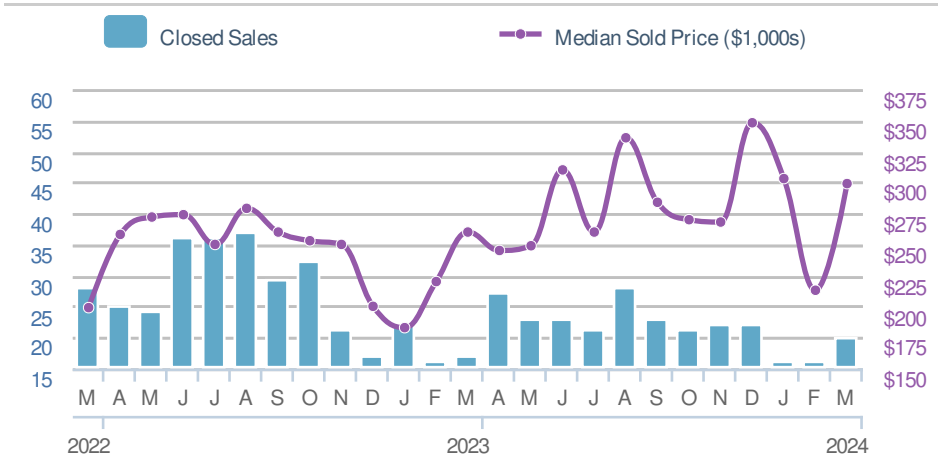
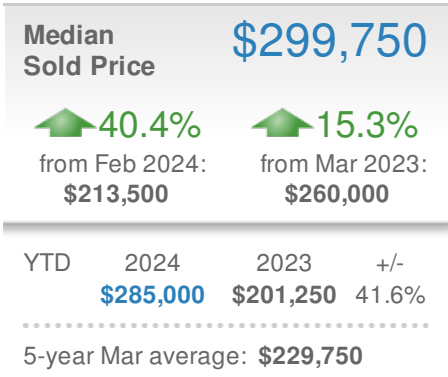
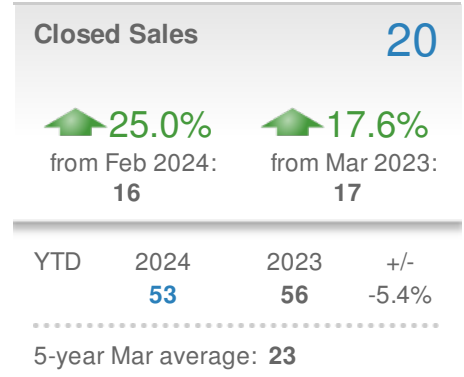
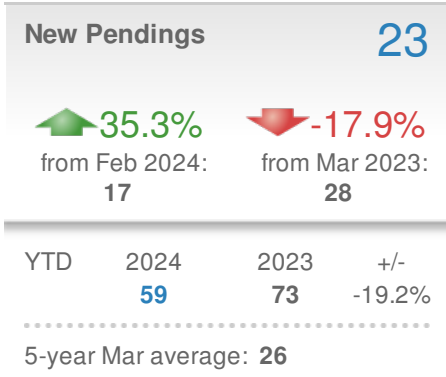
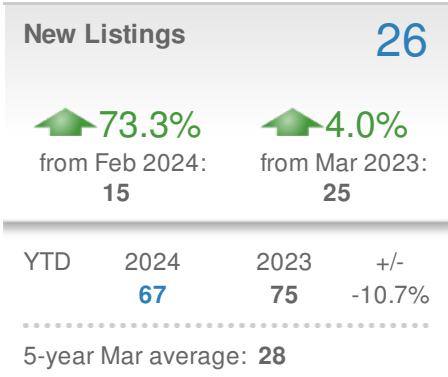
Local Market Insight

Chichester (Delaware, PA)

March 2024

Chichester (Delaware, PA)

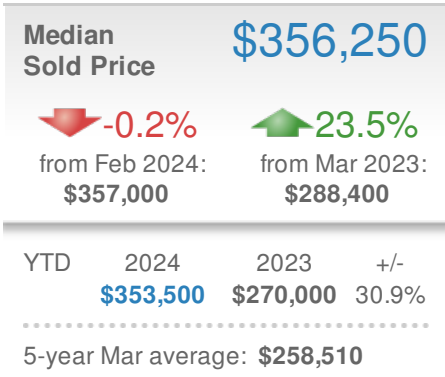
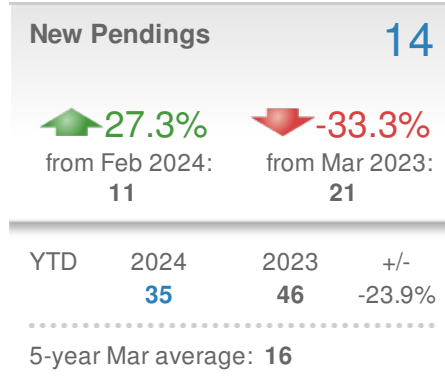
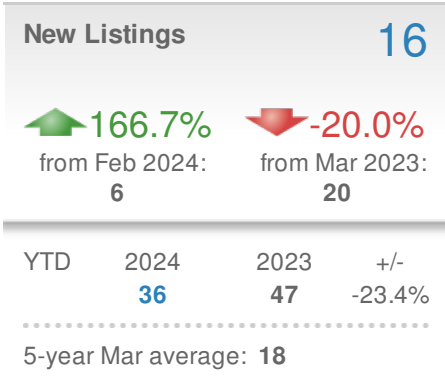
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March 2024

Chichester (Delaware, PA) - Detached

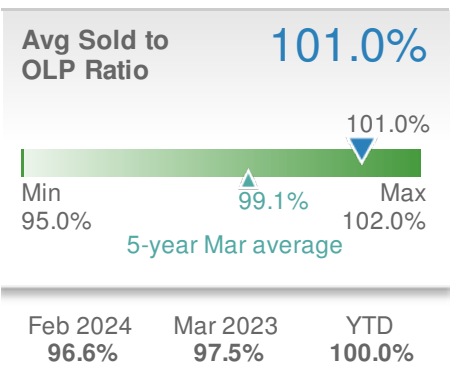
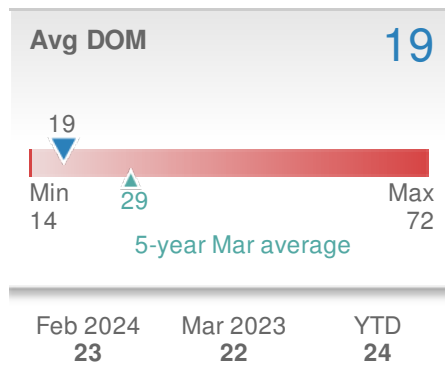
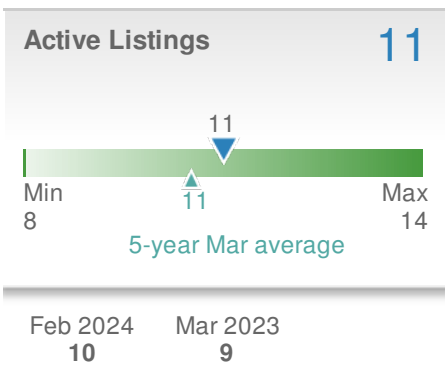
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Summary

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.

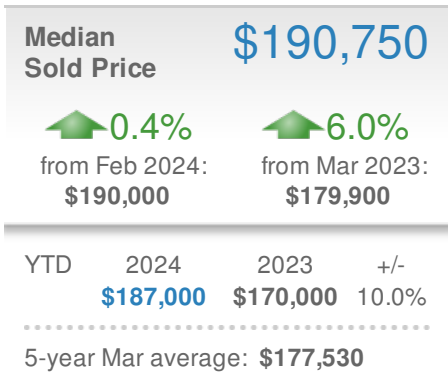
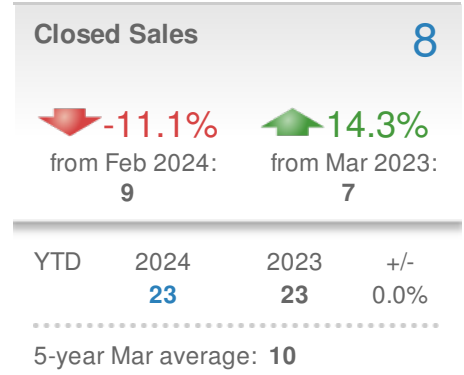
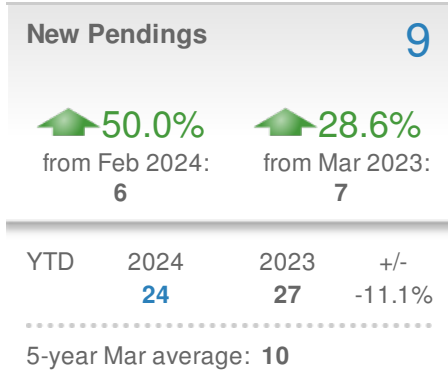
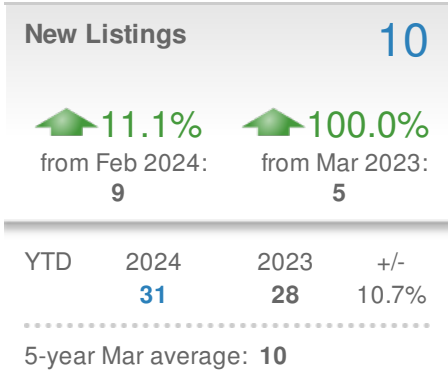
This activity resulted in a Contract Ratio of 1.64 pendings per active listing, up from 1.60 in February and a decrease from 2.89 in March 2023. The Contract Ratio is 32% lower than the 5-year March average of 2.40. A higher Contract Ratio signifies a relative increase in contract activity compared to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

