

# March 2024

All Home Types  
Detached  
Attached

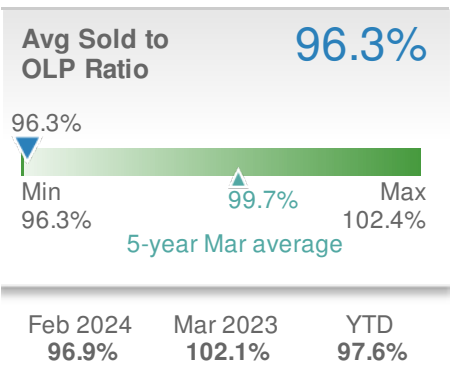
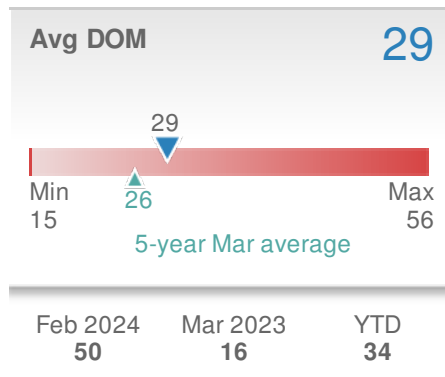
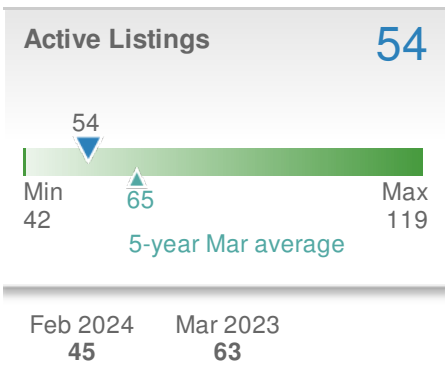
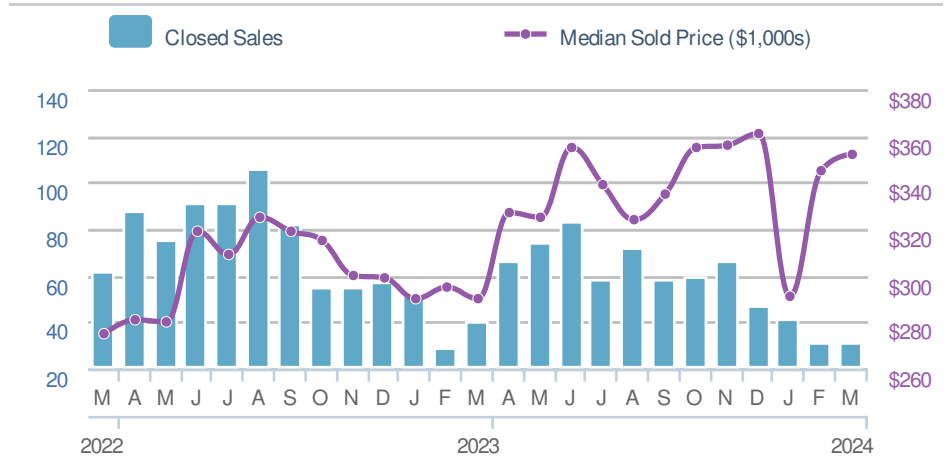
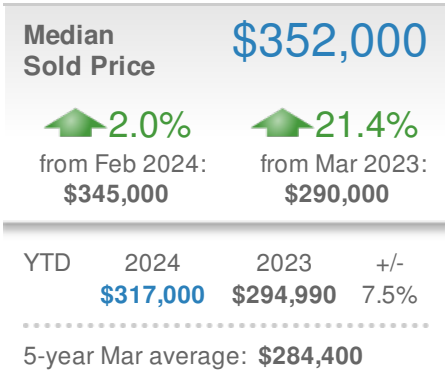
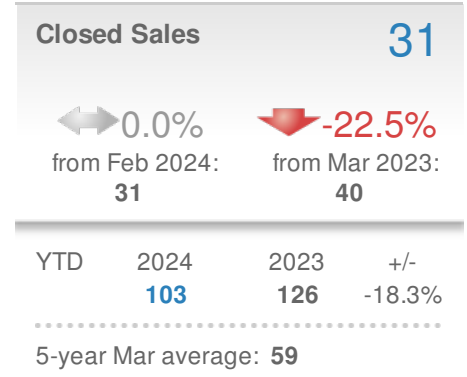
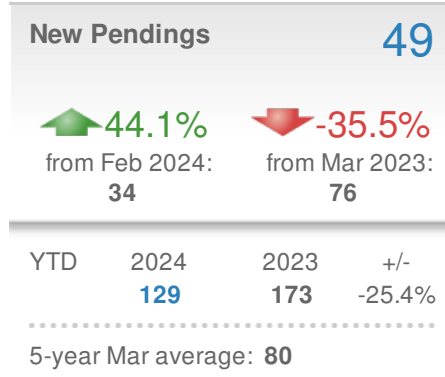
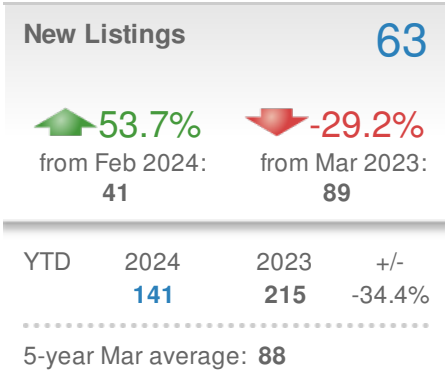
## Local Market Insight

### Coatesville Area (Chester, PA)

## March 2024

### Coatesville Area (Chester, PA)

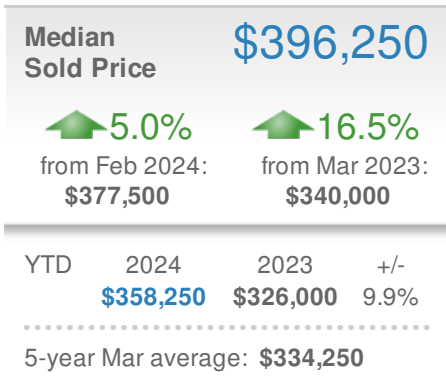
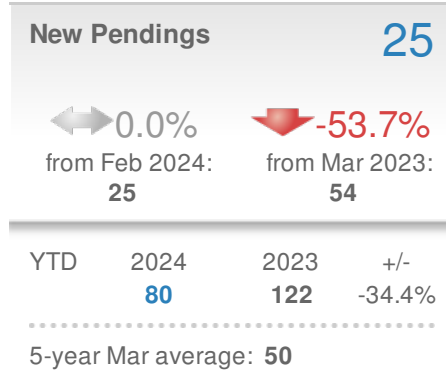
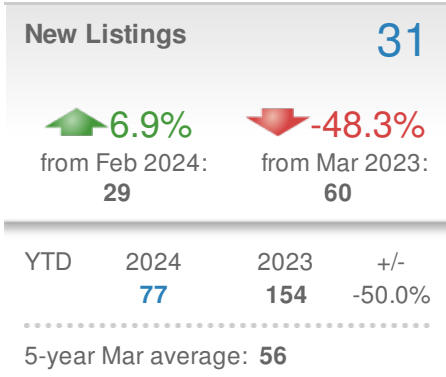
Email: ldavis@tcsr.realtor



**March 2024**

Coatesville Area (Chester, PA) - Detached

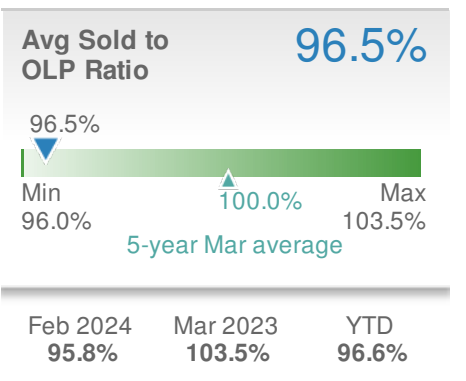
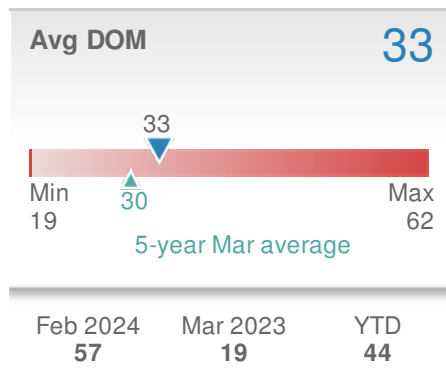
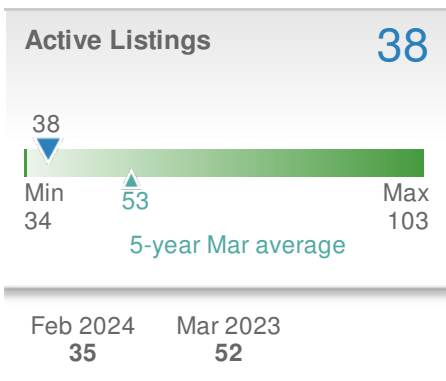
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**Summary**

In Coatesville Area (Chester, PA), the median sold price for Detached properties for March was \$396,250, representing an increase of 5% compared to last month and an increase of 16.5% from Mar 2023. The average days on market for units sold in March was 33 days, 9% above the 5-year March average of 30 days. There was no month over month change in new contract activity with 25 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from February) with 40; and an 8.6% increase in supply to 38 active units.

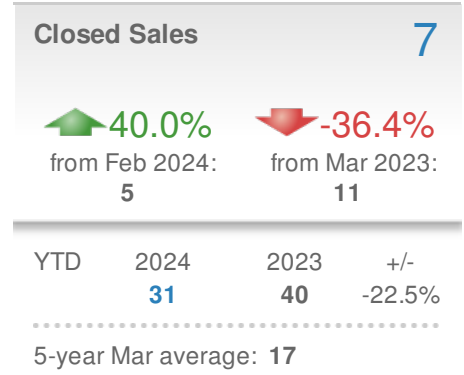
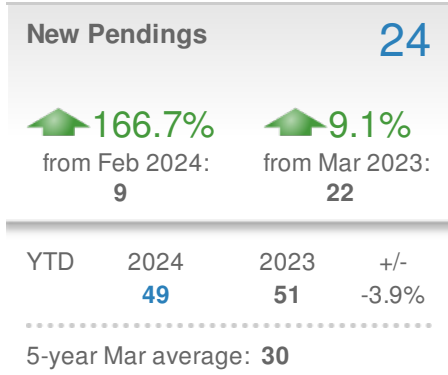
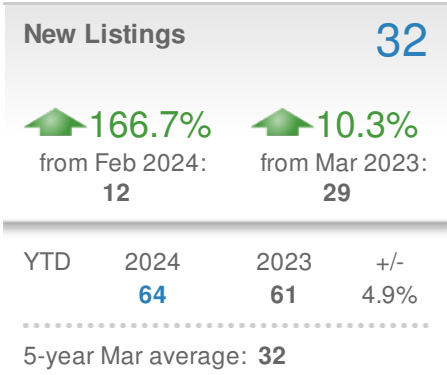
This activity resulted in a Contract Ratio of 1.05 pendings per active listing, down from 1.14 in February and a decrease from 1.48 in March 2023. The Contract Ratio is 35% lower than the 5-year March average of 1.61. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Coatesville Area (Chester, PA) - Attached

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**Summary**

In Coatesville Area (Chester, PA), the median sold price for Attached properties for March was \$250,000, representing an increase of 30.2% compared to last month and an increase of 11.4% from Mar 2023. The average days on market for units sold in March was 14 days, 4% below the 5-year March average of 15 days. There was a 166.7% month over month increase in new contract activity with 24 New Pendings; a 34% MoM increase in All Pendings (new contracts + contracts carried over from February) to 63; and a 60% increase in supply to 16 active units.

This activity resulted in a Contract Ratio of 3.94 pendings per active listing, down from 4.70 in February and an increase from 3.73 in March 2023. The Contract Ratio is 15% lower than the 5-year March average of 4.61. 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.

