

# March 2024

All Home Types  
Detached  
Attached

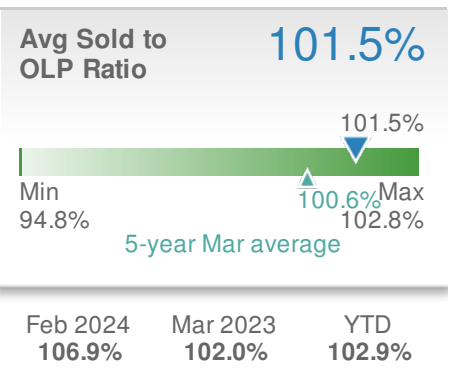
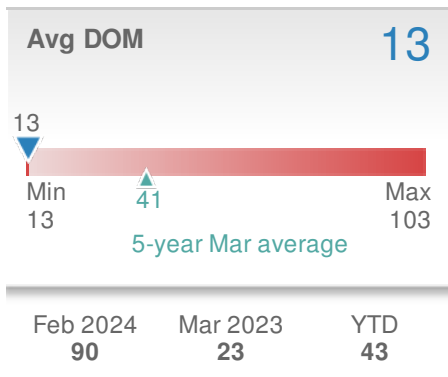
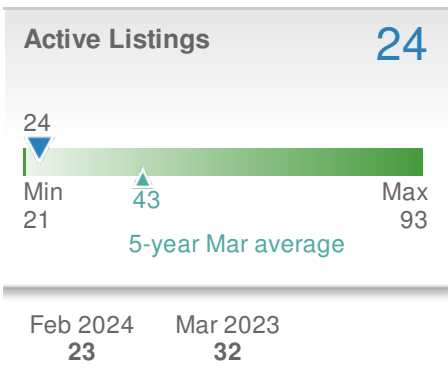
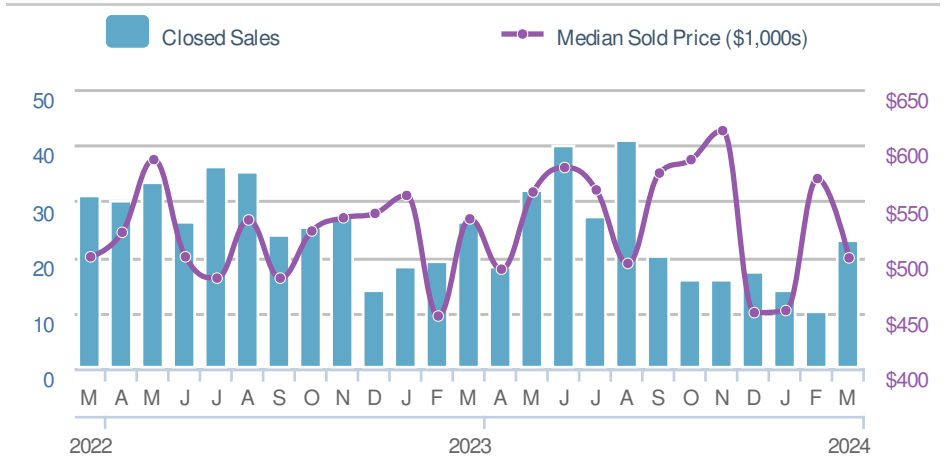
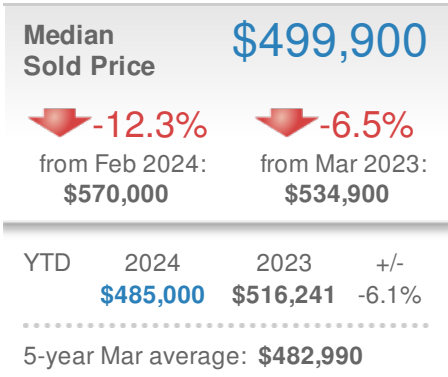
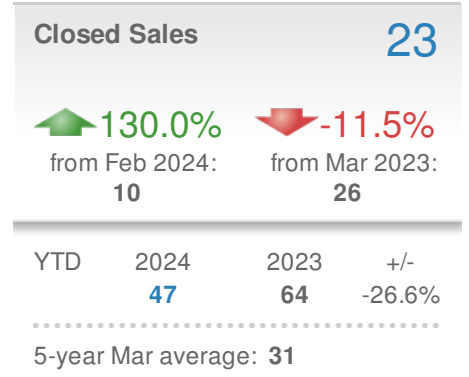
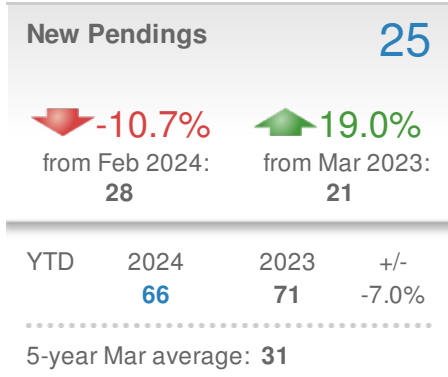
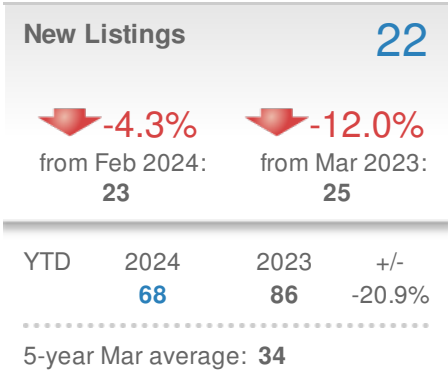
## Local Market Insight

### Kennett Consolidated (Chester, PA)

**March 2024**

Kennett Consolidated (Chester, PA)

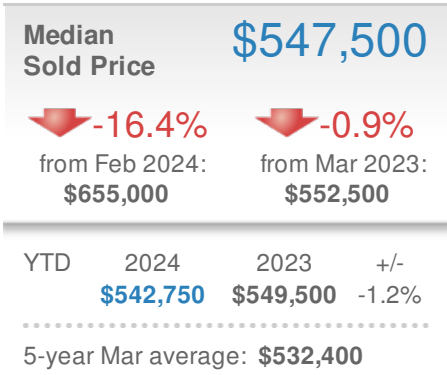
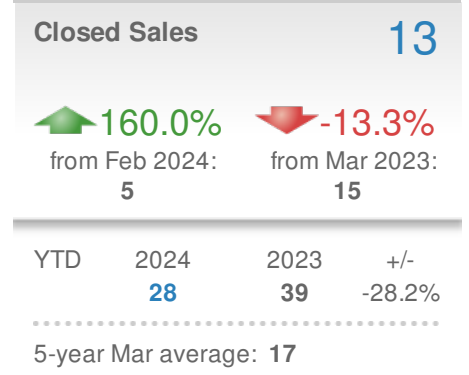
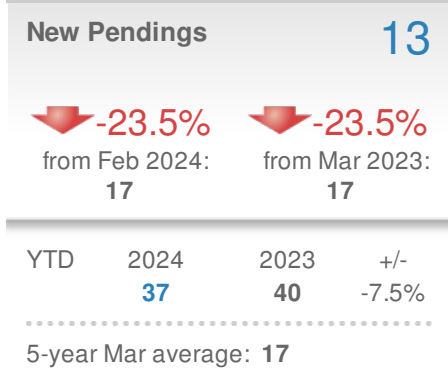
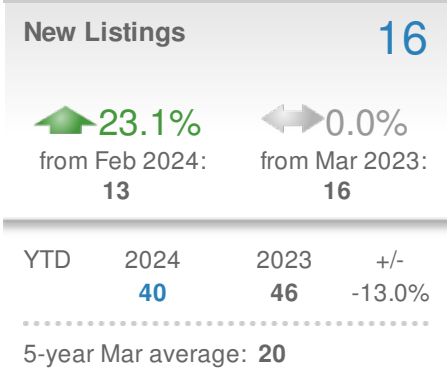
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**March 2024**

Kennett Consolidated (Chester, PA) - Detached

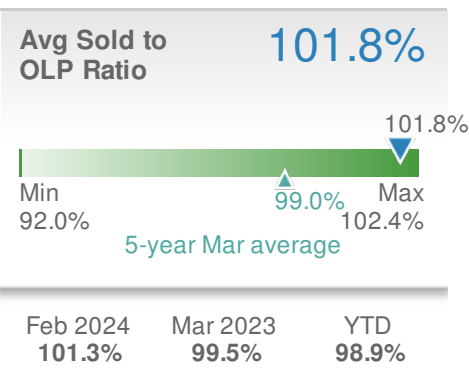
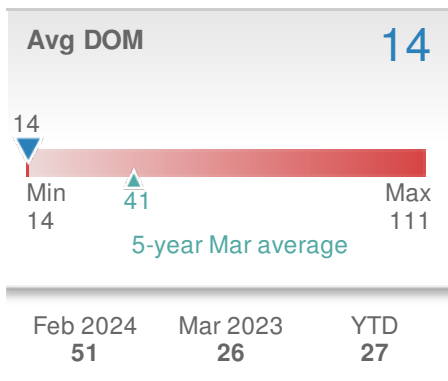
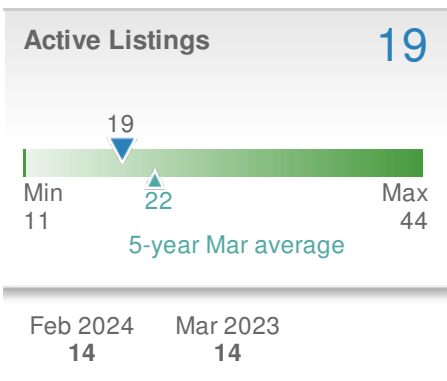
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**Summary**

In Kennett Consolidated (Chester, PA), the median sold price for Detached properties for March was \$547,500, representing a decrease of 16.4% compared to last month and a decrease of 0.9% 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 23.5% month over month decrease in new contract activity with 13 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from February) with 18; and a 35.7% increase in supply to 19 active units.

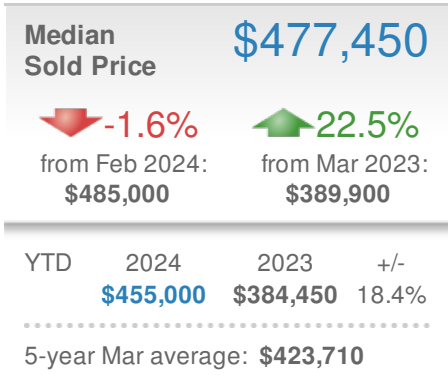
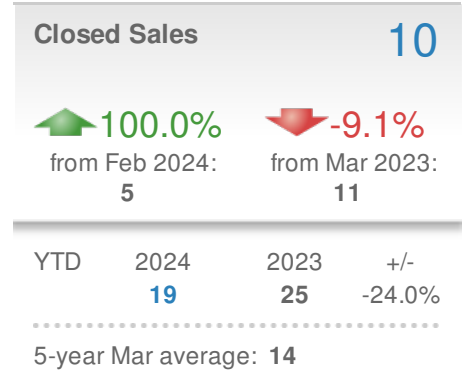
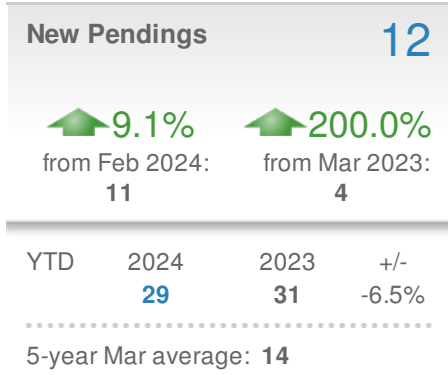
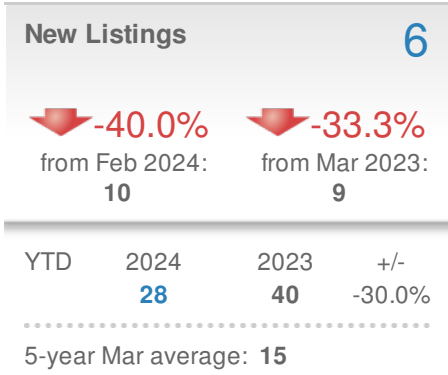
This activity resulted in a Contract Ratio of 0.95 pendings per active listing, down from 1.29 in February and a decrease from 1.36 in March 2023. The Contract Ratio is 27% lower than the 5-year March average of 1.30. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Kennett Consolidated (Chester, PA) - Attached

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**Summary**

In Kennett Consolidated (Chester, PA), the median sold price for Attached properties for March was \$477,450, representing a decrease of 1.6% compared to last month and an increase of 22.5% from Mar 2023. The average days on market for units sold in March was 11 days, 70% below the 5-year March average of 37 days. There was a 9.1% month over month increase in new contract activity with 12 New Pendings; a 12.5% MoM increase in All Pendings (new contracts + contracts carried over from February) to 18; and a 44.4% decrease in supply to 5 active units.

This activity resulted in a Contract Ratio of 3.60 pendings per active listing, up from 1.78 in February and an increase from 2.28 in March 2023. The Contract Ratio is 12% higher than the 5-year March average of 3.23. 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.

