

March 2024

All Home Types
Detached
Attached

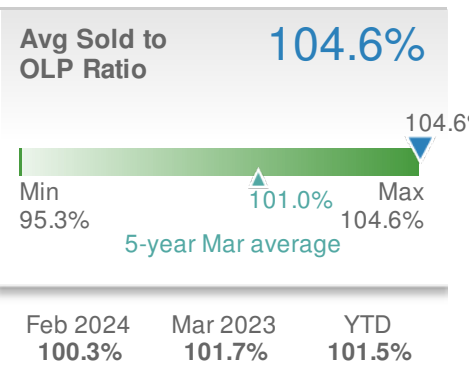
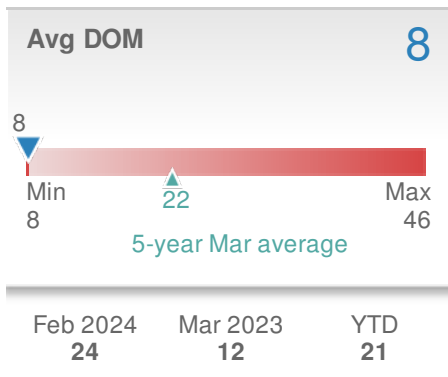
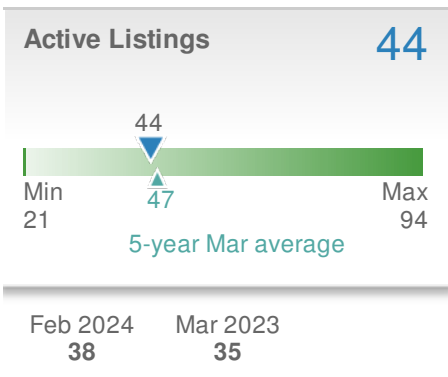
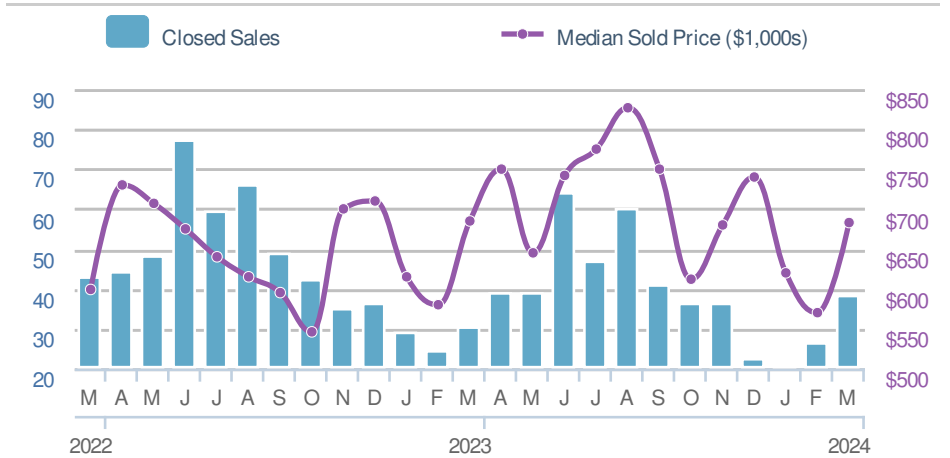
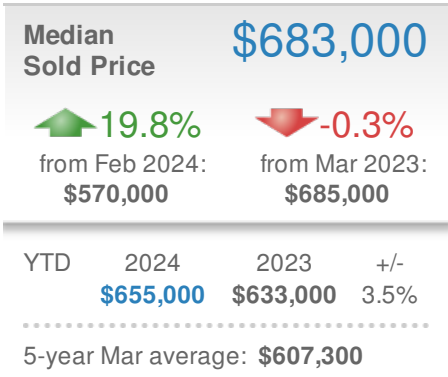
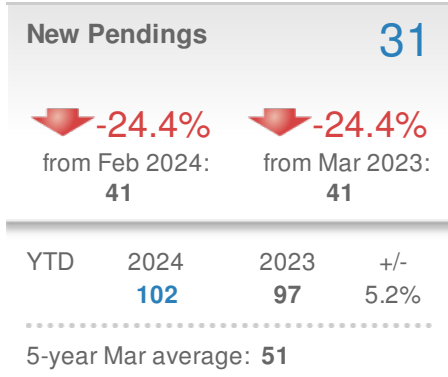
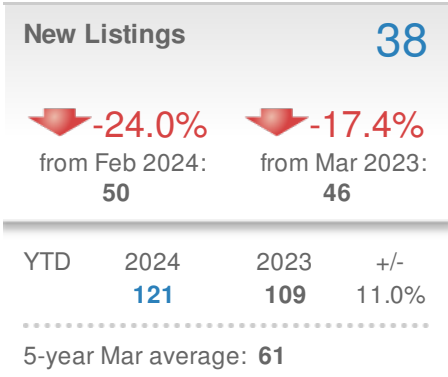
Local Market Insight

Tredyffrin-Easttown (Chester, PA)

March 2024

Tredyffrin-Easttown (Chester, PA)

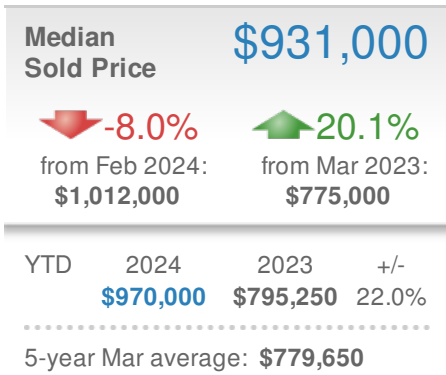
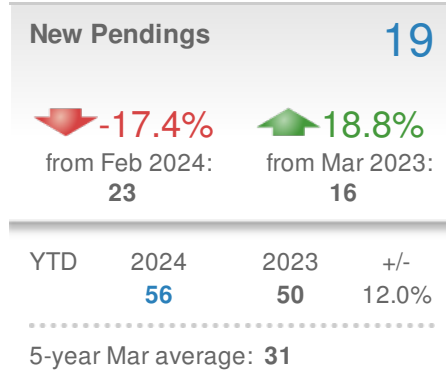
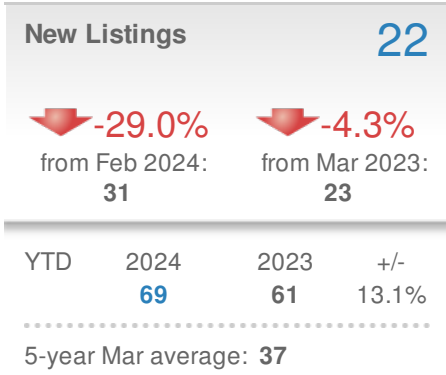
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Tredyffrin-Easttown (Chester, PA) - Detached

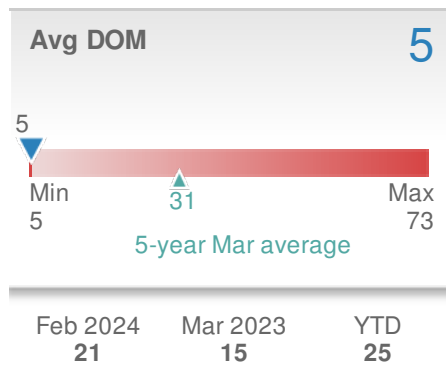
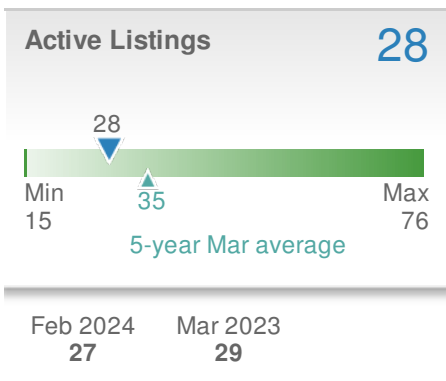
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Summary

In Tredyffrin-Easttown (Chester, PA), the median sold price for Detached properties for March was \$931,000, representing a decrease of 8% compared to last month and an increase of 20.1% from Mar 2023. The average days on market for units sold in March was 5 days, 84% below the 5-year March average of 31 days. There was a 17.4% month over month decrease in new contract activity with 19 New Pendings; a 5.9% MoM increase in All Pendings (new contracts + contracts carried over from February) to 36; and a 3.7% increase in supply to 28 active units.

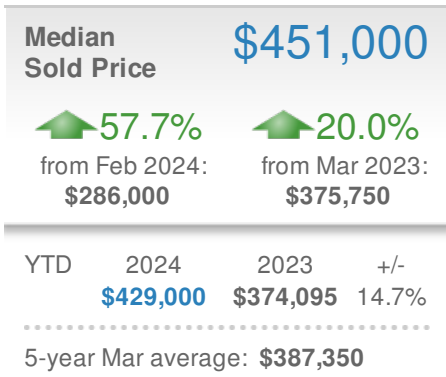
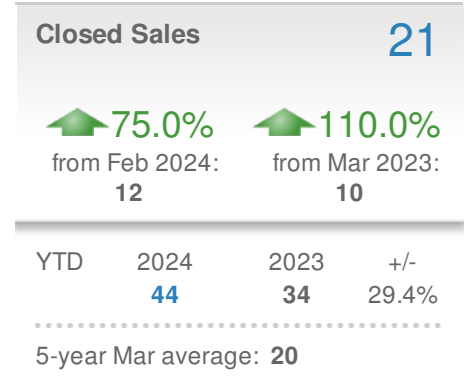
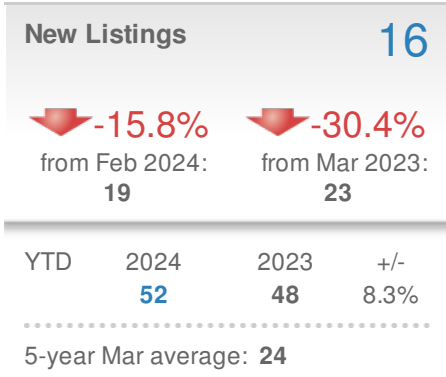
This activity resulted in a Contract Ratio of 1.29 pendings per active listing, up from 1.26 in February and an increase from 1.03 in March 2023. The Contract Ratio is 45% lower than the 5-year March average of 2.36. A higher Contract Ratio signifies a relative increase in contract activity compared 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

Tredyffrin-Easttown (Chester, PA) - Attached

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Summary

In Tredyffrin-Easttown (Chester, PA), the median sold price for Attached properties for March was \$451,000, representing an increase of 57.7% compared to last month and an increase of 20% from Mar 2023. The average days on market for units sold in March was 9 days, 31% below the 5-year March average of 13 days. There was a 33.3% month over month decrease in new contract activity with 12 New Pendings; a 37.5% MoM decrease in All Pendings (new contracts + contracts carried over from February) to 15; and a 45.5% increase in supply to 16 active units.

This activity resulted in a Contract Ratio of 0.94 pendings per active listing, down from 2.18 in February and a decrease from 4.50 in March 2023. The Contract Ratio is 67% lower than the 5-year March average of 2.83. 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.

