

March 2024

All Home Types
Detached
Attached

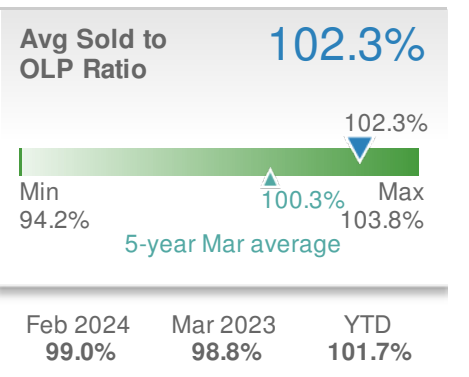
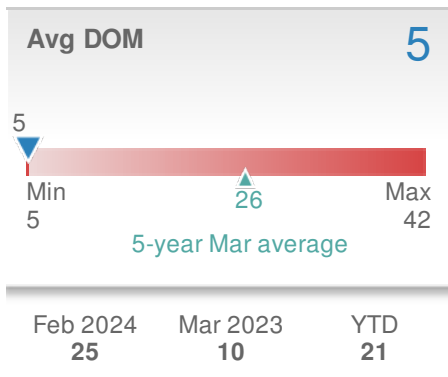
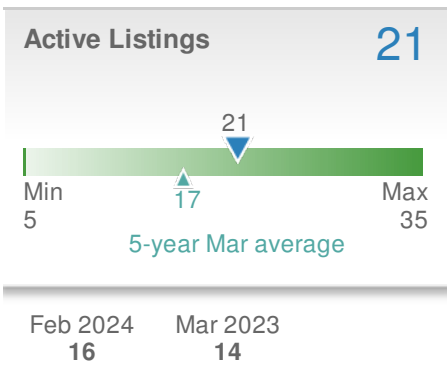
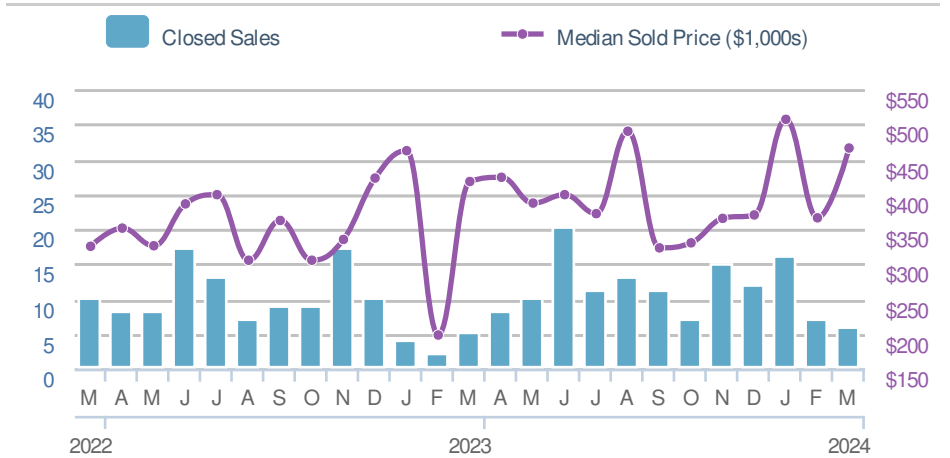
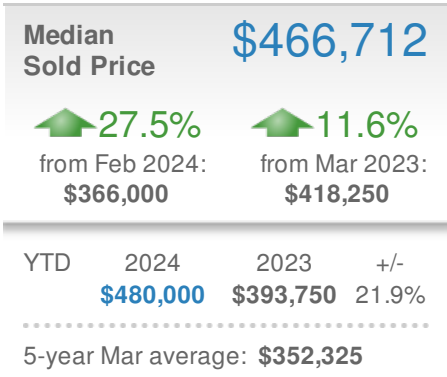
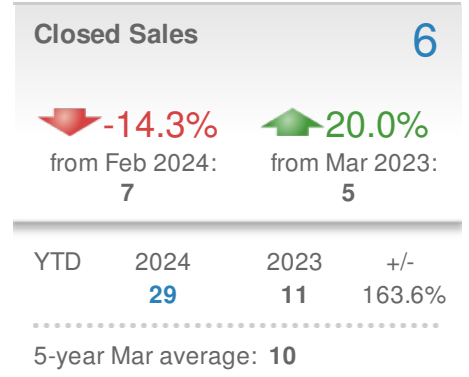
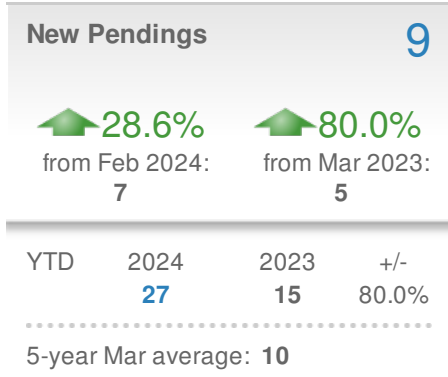
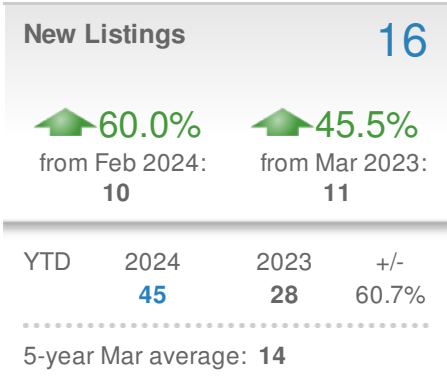
Local Market Insight

Twin Valley (Chester, PA)

March 2024

Twin Valley (Chester, PA)

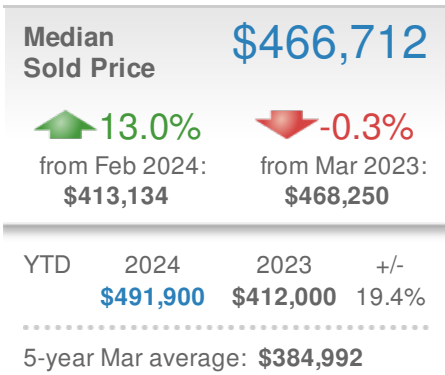
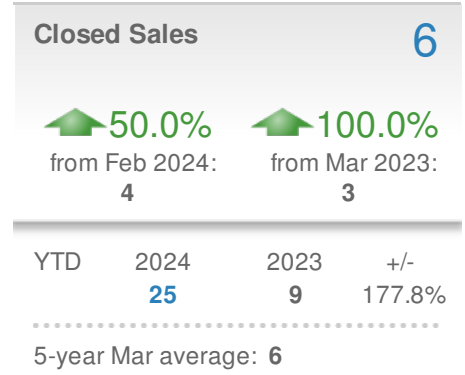
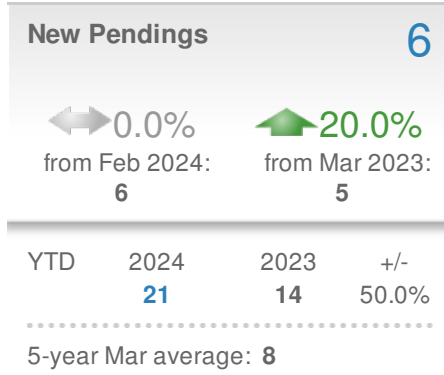
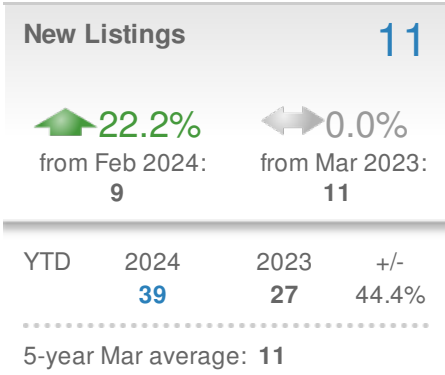
Email: ldavis@tcsr.realtor



March 2024

Twin Valley (Chester, PA) - Detached

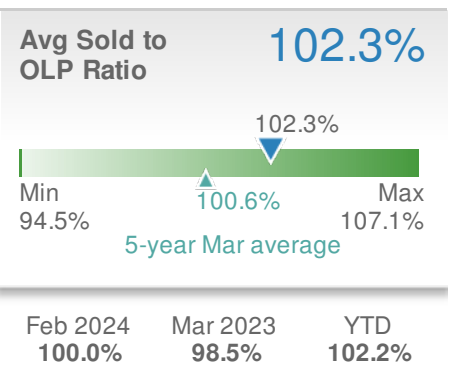
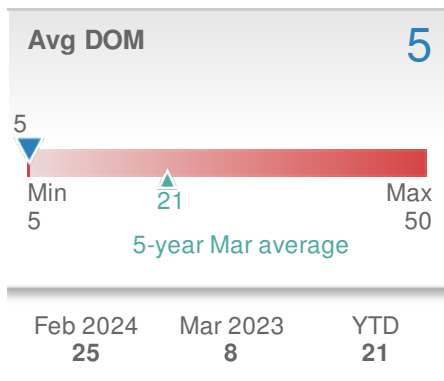
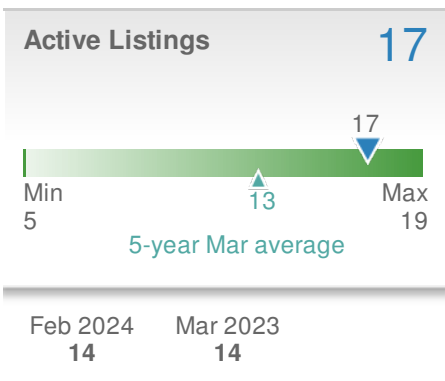
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Twin Valley (Chester, PA), the median sold price for Detached properties for March was \$466,712, representing an increase of 13% compared to last month and a decrease of 0.3% from Mar 2023. The average days on market for units sold in March was 5 days, 76% below the 5-year March average of 21 days. There was no month over month change in new contract activity with 6 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from February) with 36; and a 21.4% increase in supply to 17 active units.

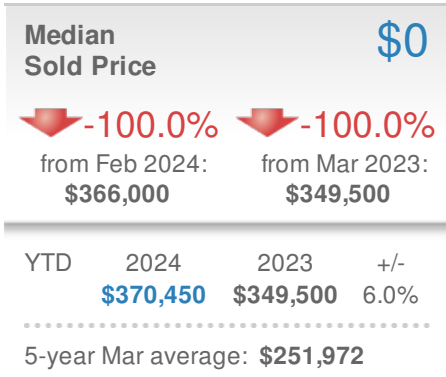
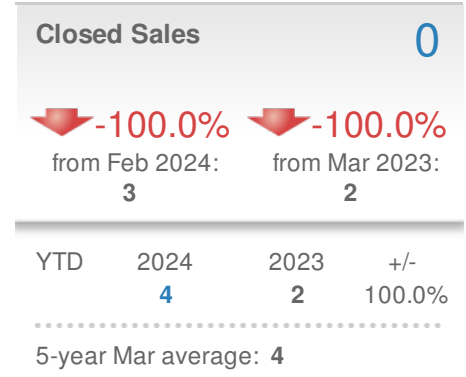
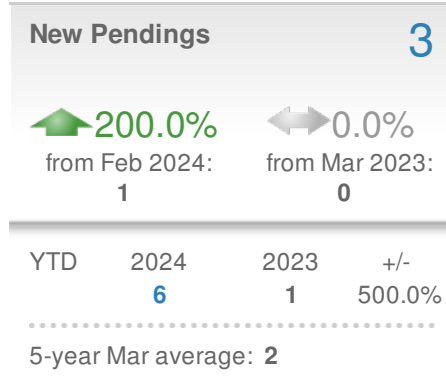
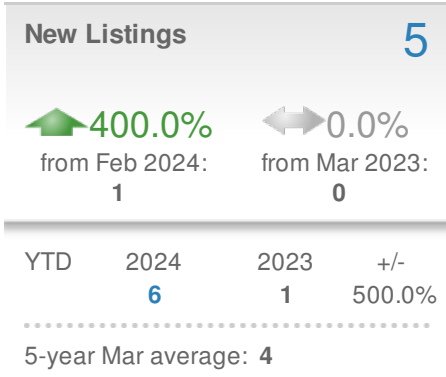
This activity resulted in a Contract Ratio of 2.12 pendings per active listing, down from 2.57 in February and an increase from 1.00 in March 2023. The Contract Ratio is 20% higher than the 5-year March average of 1.76. A higher Contract Ratio signifies a relative increase in contract activity compared 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

Twin Valley (Chester, PA) - Attached

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



Summary

In Twin Valley (Chester, PA), the median sold price for Attached properties for March was \$0, representing a decrease of 100% compared to last month and a decrease of 100% from Mar 2023. The average days on market for units sold in March was 0 days, 100% below the 5-year March average of 29 days. There was a 200% month over month increase in new contract activity with 3 New Pendings; a 300% MoM increase in All Pendings (new contracts + contracts carried over from February) to 4; and a 100% increase in supply to 4 active units.

This activity resulted in a Contract Ratio of 1.00 pendings per active listing, up from 0.50 in February and an increase from 0.00 in March 2023. The Contract Ratio is 150% higher than the 5-year March average of 0.40. 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.

