

# March 2024

All Home Types  
Detached  
Attached

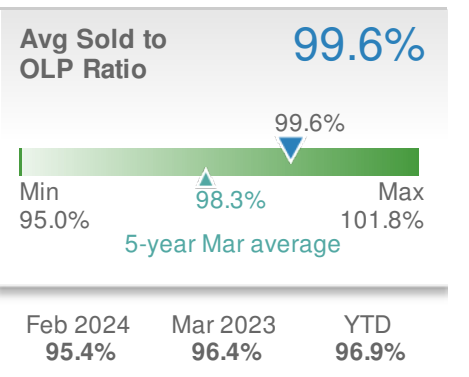
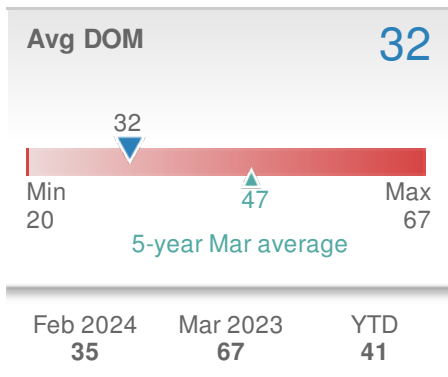
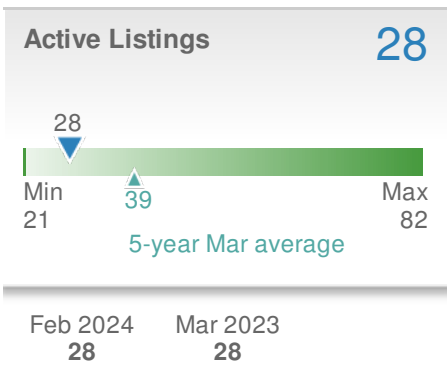
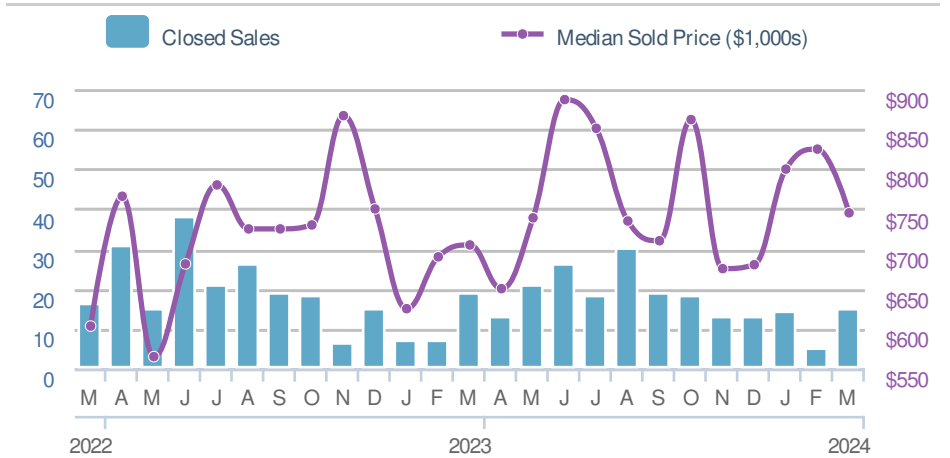
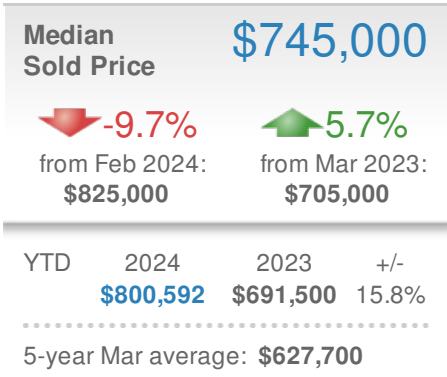
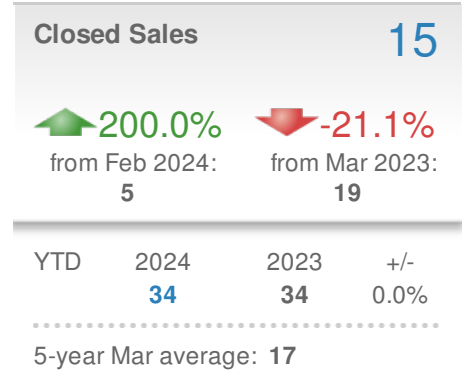
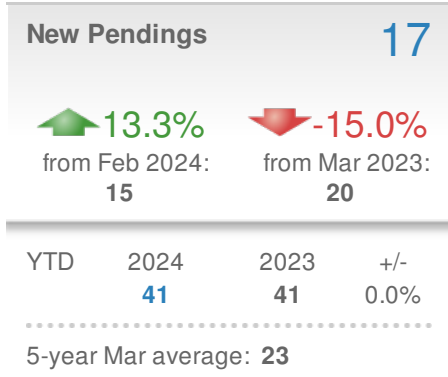
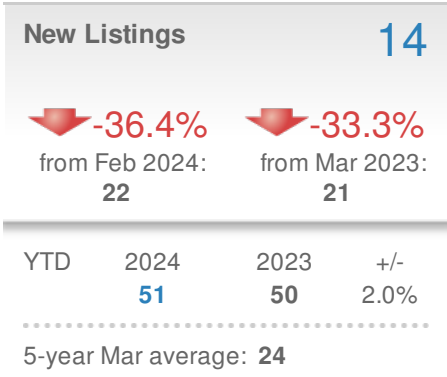
## Local Market Insight

### Unionville-Chadds Ford (Chester, PA)

## March 2024

Unionville-Chadds Ford (Chester, PA)

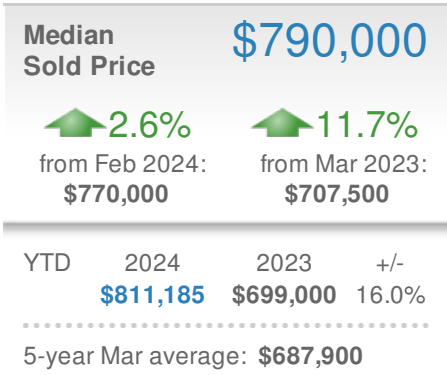
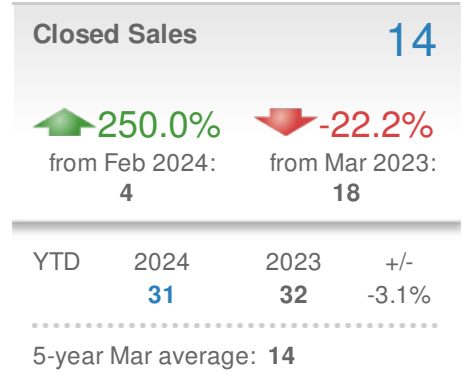
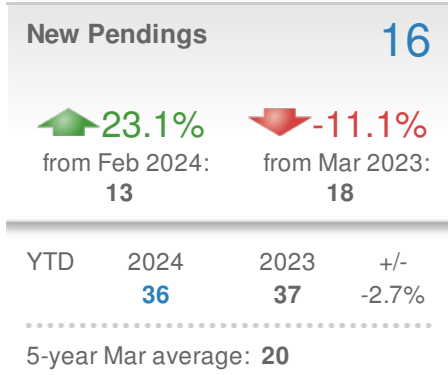
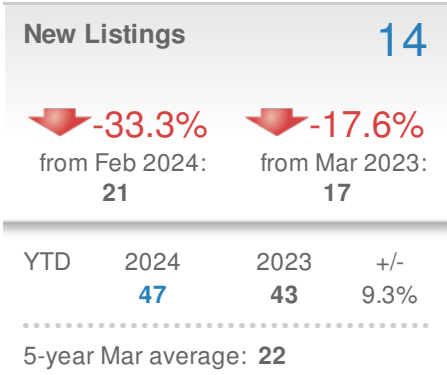
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**March 2024**

Unionville-Chadds Ford (Chester, PA) - Detached

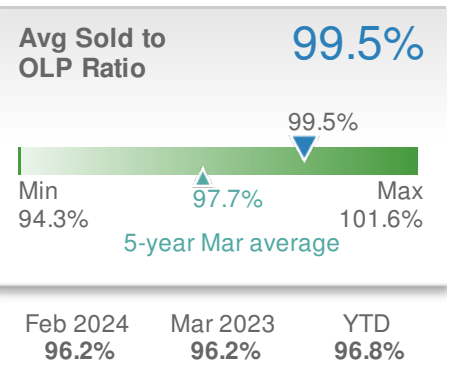
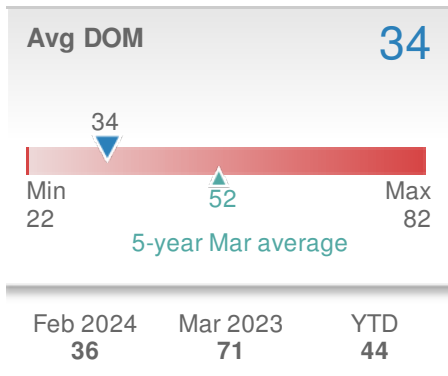
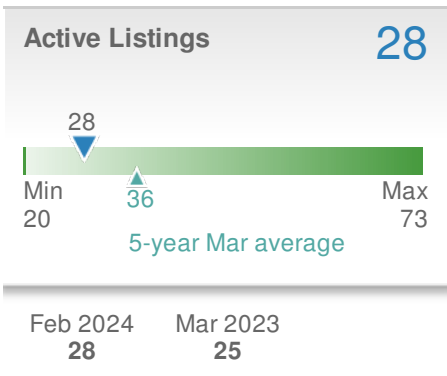
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**Summary**

In Unionville-Chadds Ford (Chester, PA), the median sold price for Detached properties for March was \$790,000, representing an increase of 2.6% compared to last month and an increase of 11.7% from Mar 2023. The average days on market for units sold in March was 34 days, 34% below the 5-year March average of 52 days. There was a 23.1% month over month increase in new contract activity with 16 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from February) with 22; and no change in supply with 28 active units.

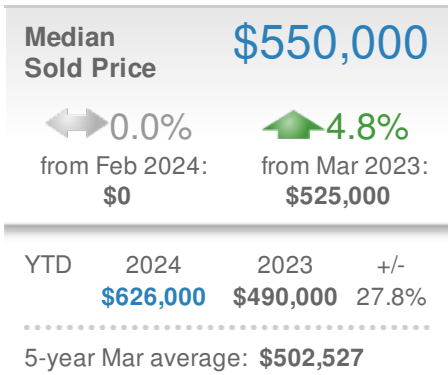
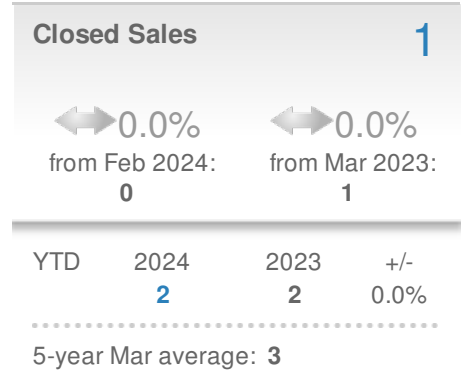
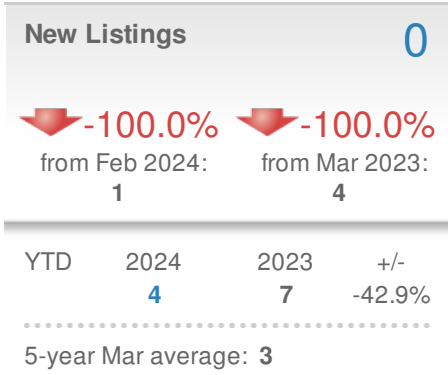
This activity resulted in a Contract Ratio of 0.79 pendings per active listing, no change from February and a decrease from 0.84 in March 2023. The Contract Ratio is 29% lower than the 5-year March average of 1.12. A higher Contract Ratio signifies a relative increase in contract activity compared to 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**

Unionville-Chadds Ford (Chester, PA) - Attached

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**Summary**

In Unionville-Chadds Ford (Chester, PA), the median sold price for Attached properties for March was \$550,000, representing an increase of 0% compared to last month and an increase of 4.8% from Mar 2023. The average days on market for units sold in March was 6 days, 84% below the 5-year March average of 38 days. There was a 50% month over month decrease in new contract activity with 1 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from February) with 2; and no change in supply with 0 active units.

This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from February and a decrease from 0.67 in March 2023. The Contract Ratio is 100% lower than the 5-year March average of 1.93. 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.

