

April 2024

All Home Types
Detached
Attached

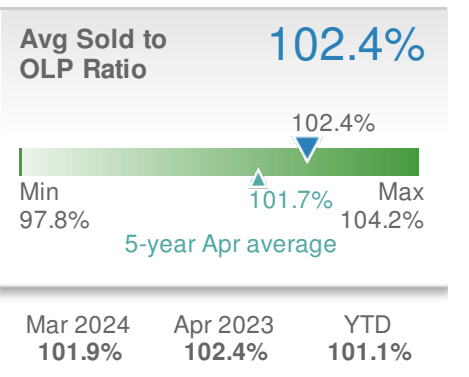
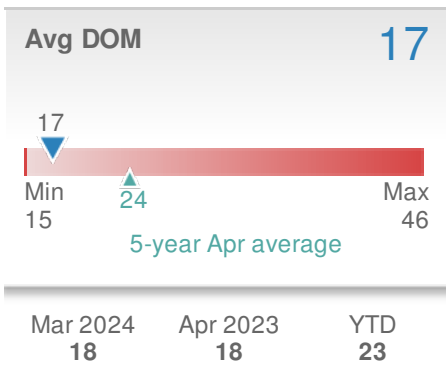
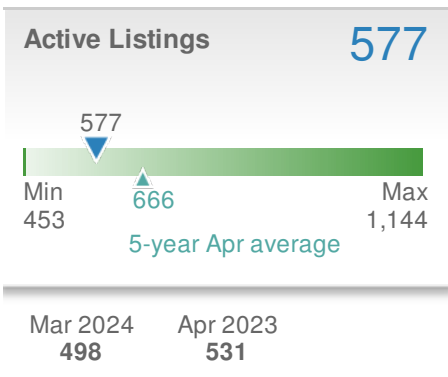
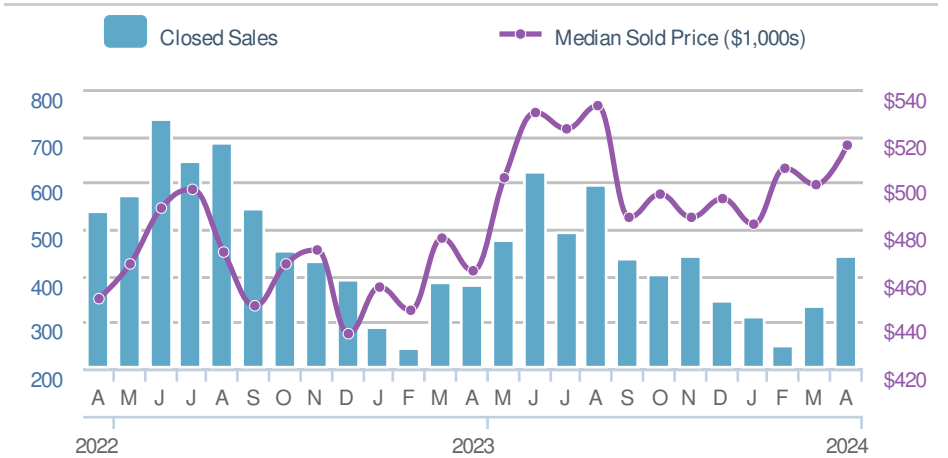
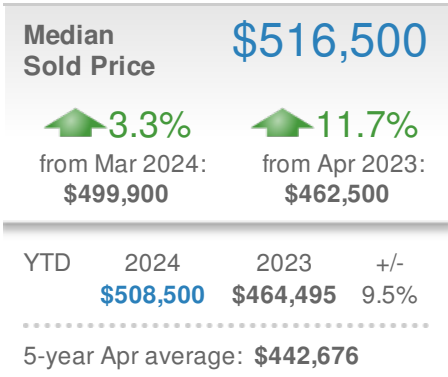
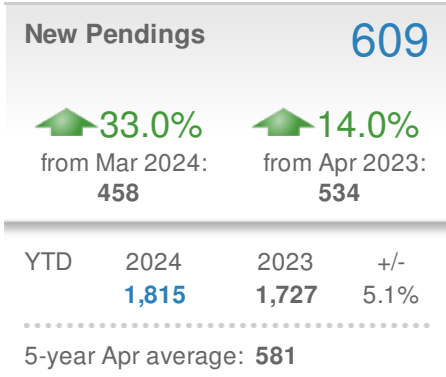
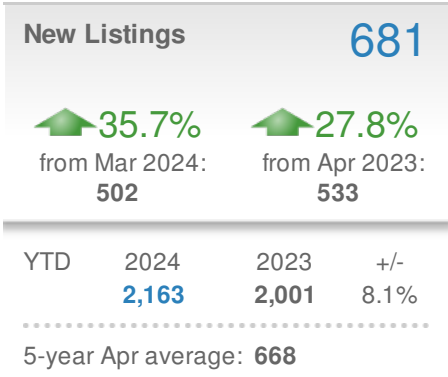
Local Market Insight

Chester County, PA

April 2024

Chester County, PA

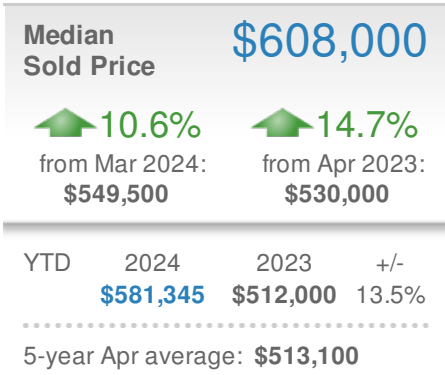
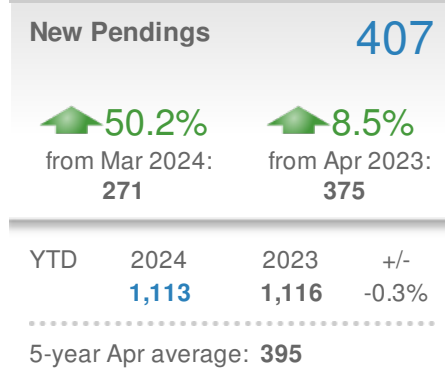
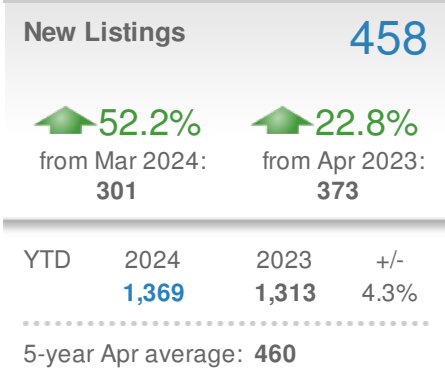
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April 2024

Chester County, PA - Detached

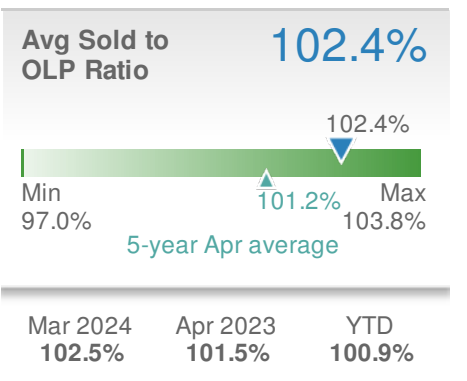
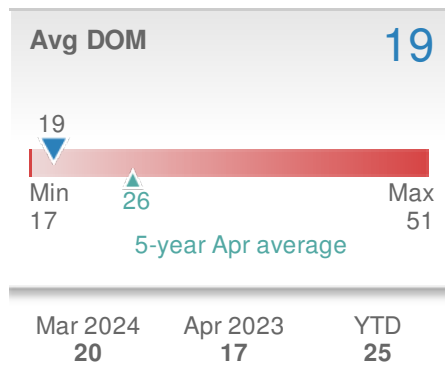
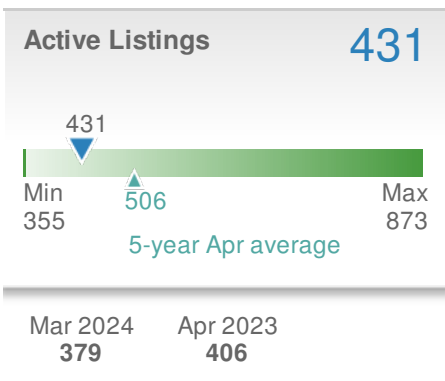
Tri-County Suburban REALTORS
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Summary

In Chester County, PA, the median sold price for Detached properties for April was \$608,000, representing an increase of 10.6% compared to last month and an increase of 14.7% from Apr 2023. The average days on market for units sold in April was 19 days, 28% below the 5-year April average of 26 days. There was a 50.2% month over month increase in new contract activity with 407 New Pendings; a 28.9% MoM increase in All Pendings (new contracts + contracts carried over from March) to 651; and a 13.7% increase in supply to 431 active units.

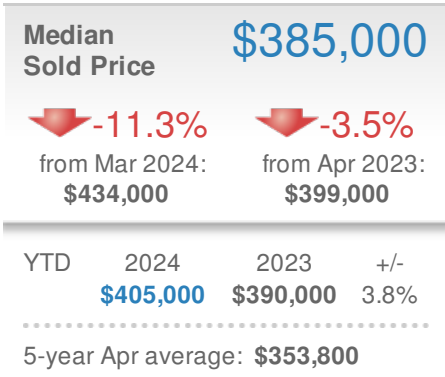
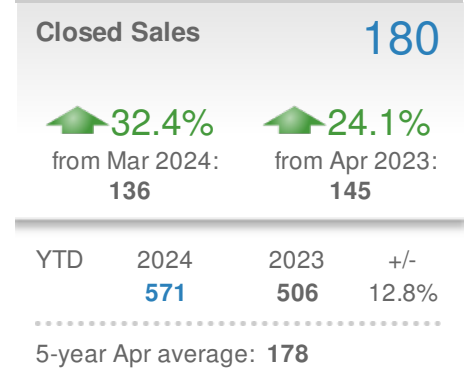
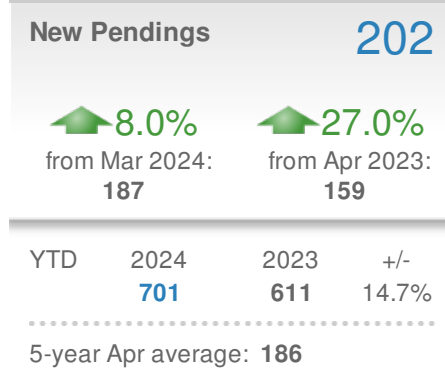
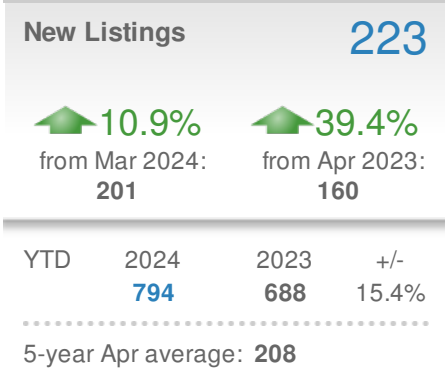
This activity resulted in a Contract Ratio of 1.51 pendings per active listing, up from 1.33 in March and a decrease from 1.53 in April 2023. The Contract Ratio is 11% lower than the 5-year April average of 1.70. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



April 2024

Chester County, PA - Attached

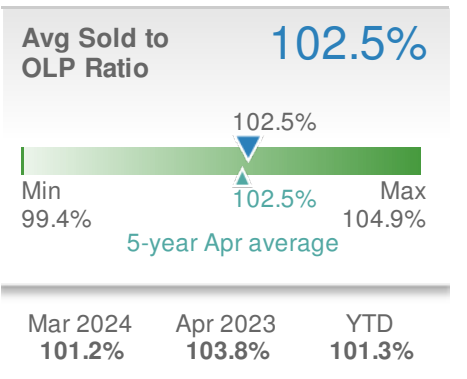
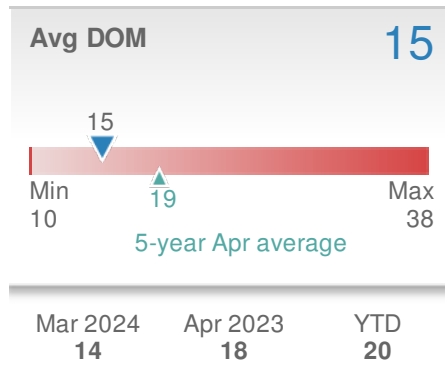
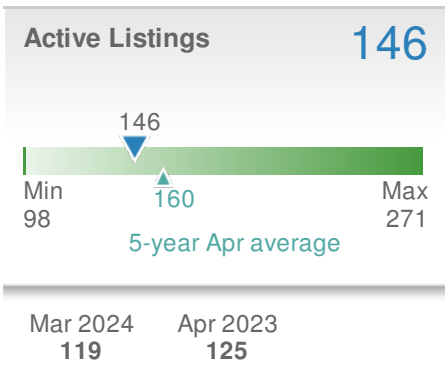
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Summary

In Chester County, PA, the median sold price for Attached properties for April was \$385,000, representing a decrease of 11.3% compared to last month and a decrease of 3.5% from Apr 2023. The average days on market for units sold in April was 15 days, 23% below the 5-year April average of 19 days. There was an 8% month over month increase in new contract activity with 202 New Pendings; a 0.3% MoM increase in All Pendings (new contracts + contracts carried over from March) to 373; and a 22.7% increase in supply to 146 active units.

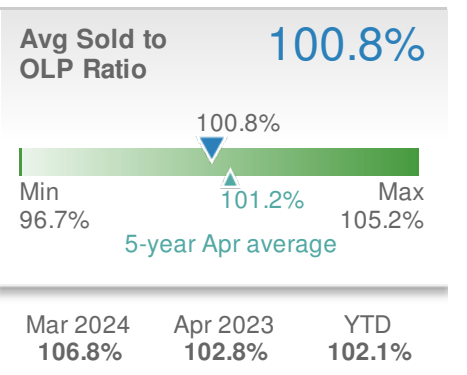
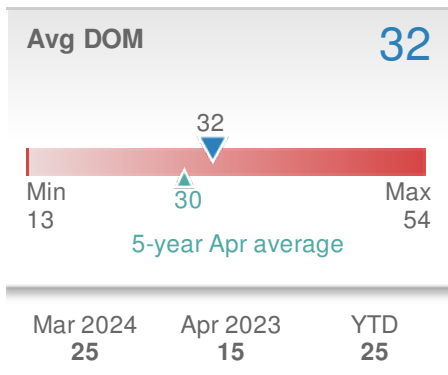
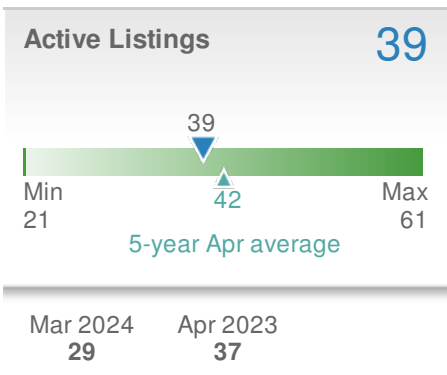
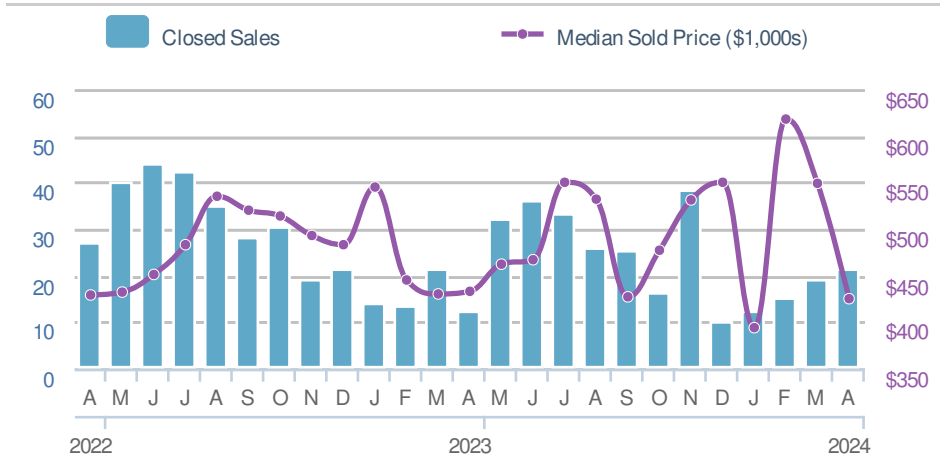
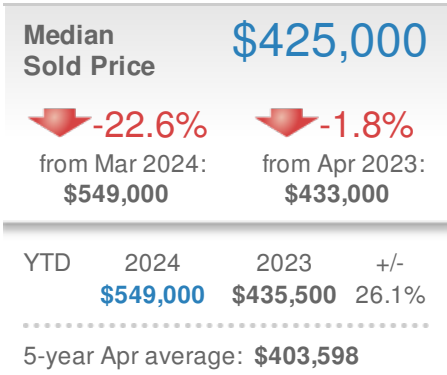
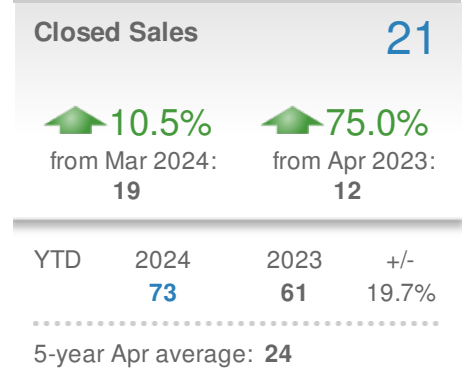
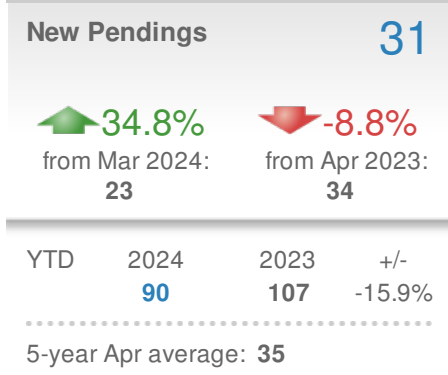
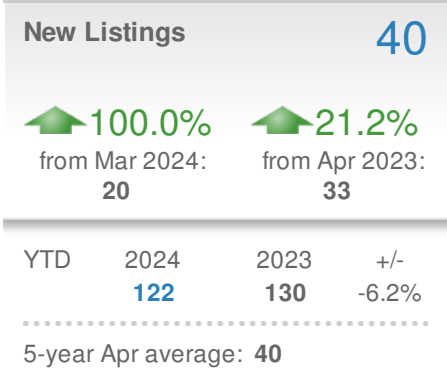
This activity resulted in a Contract Ratio of 2.55 pendings per active listing, down from 3.13 in March and an increase from 2.53 in April 2023. The Contract Ratio is 14% lower than the 5-year April average of 2.95. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



April 2024

Avon Grove (Chester, PA)

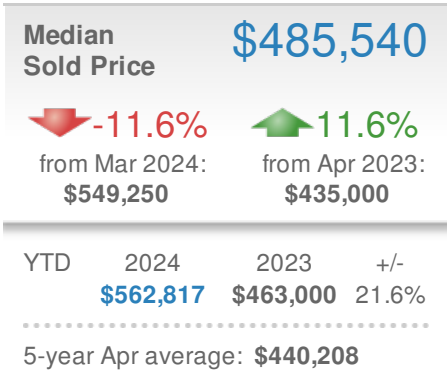
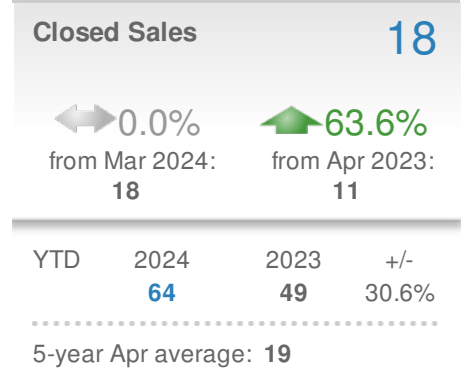
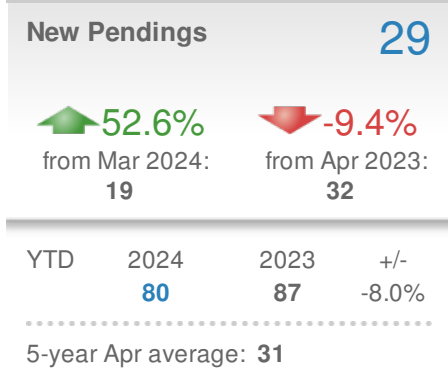
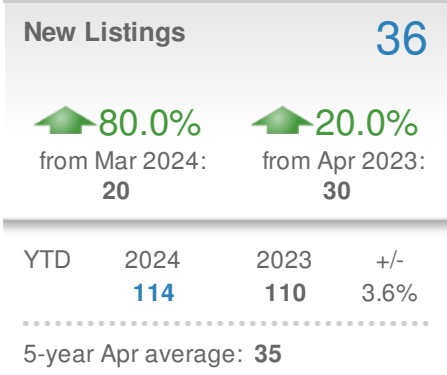
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April 2024

Avon Grove (Chester, PA) - Detached

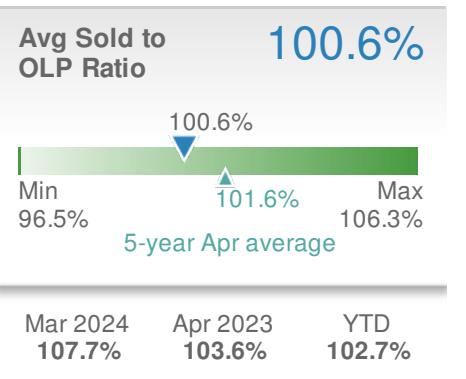
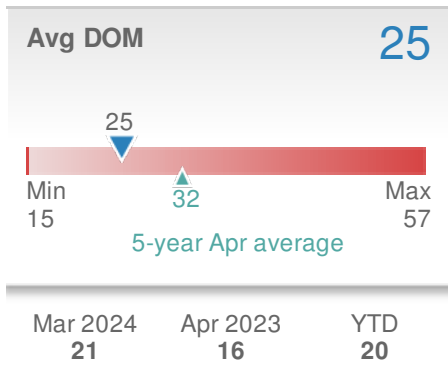
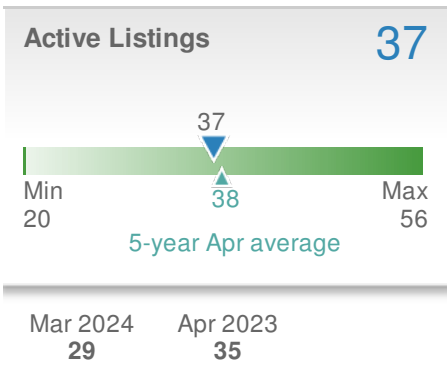
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Summary

In Avon Grove (Chester, PA), the median sold price for Detached properties for April was \$485,540, representing a decrease of 11.6% compared to last month and an increase of 11.6% from Apr 2023. The average days on market for units sold in April was 25 days, 21% below the 5-year April average of 32 days. There was a 52.6% month over month increase in new contract activity with 29 New Pendings; a 35% MoM increase in All Pendings (new contracts + contracts carried over from March) to 54; and a 27.6% increase in supply to 37 active units.

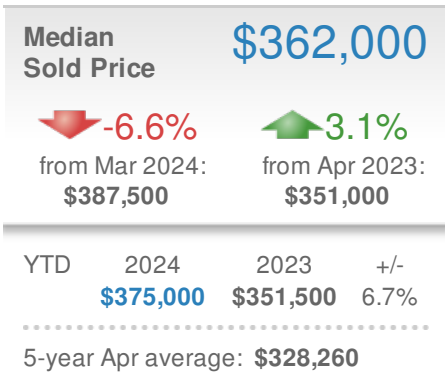
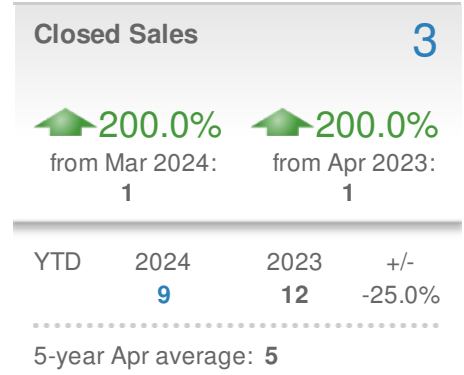
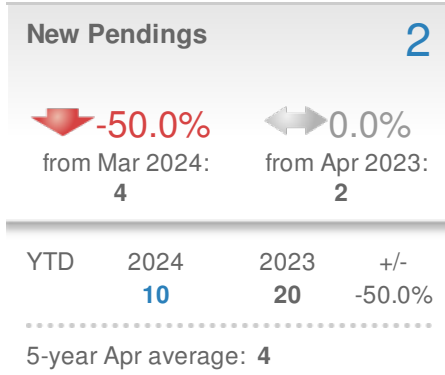
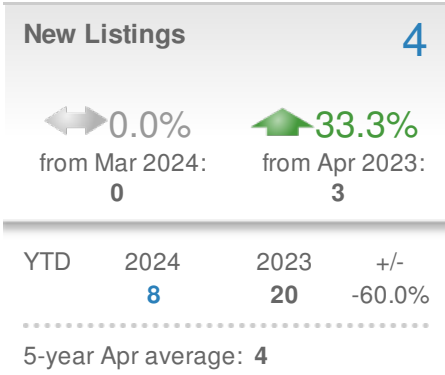
This activity resulted in a Contract Ratio of 1.46 pendings per active listing, up from 1.38 in March and a decrease from 1.69 in April 2023. The Contract Ratio is 29% lower than the 5-year April average of 2.06. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



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Avon Grove (Chester, PA) - Attached

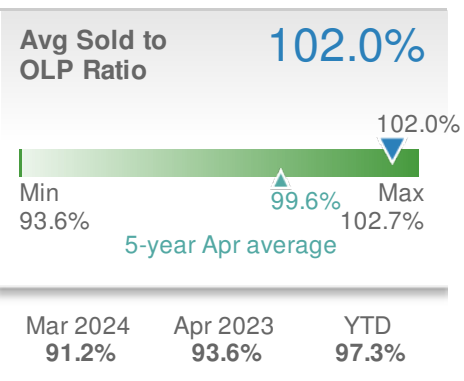
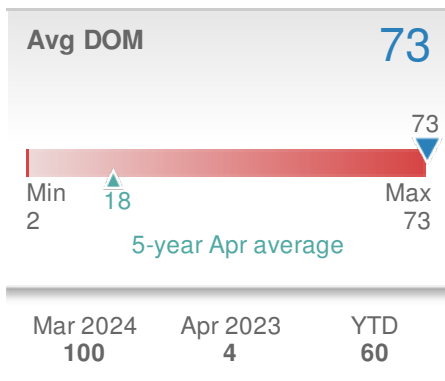
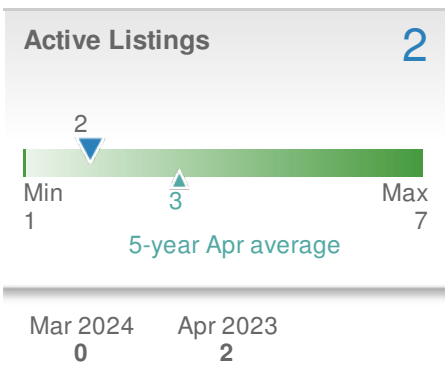
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Summary

In Avon Grove (Chester, PA), the median sold price for Attached properties for April was \$362,000, representing a decrease of 6.6% compared to last month and an increase of 3.1% from Apr 2023. The average days on market for units sold in April was 73 days, 301% above the 5-year April average of 18 days. There was a 50% month over month decrease in new contract activity with 2 New Pendings; a 25% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 3; and a 0% increase in supply to 2 active units.

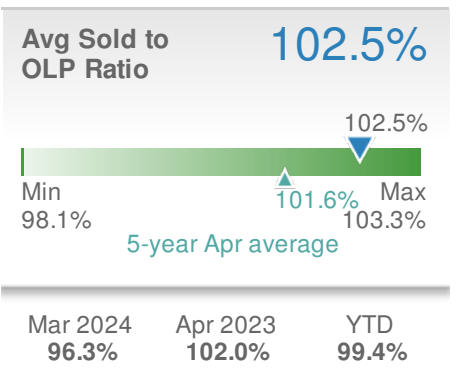
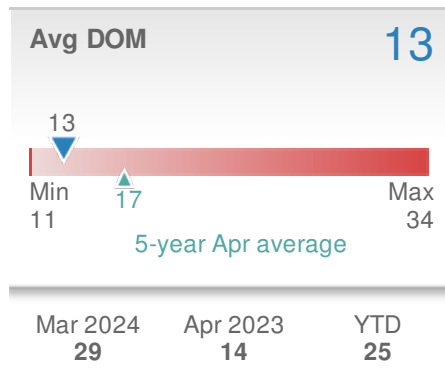
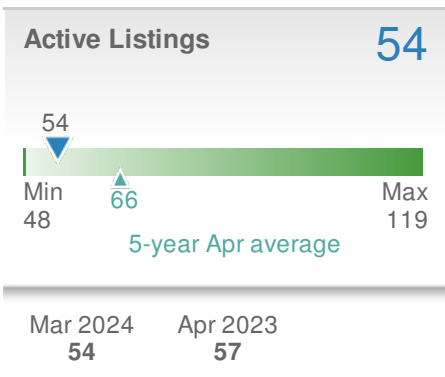
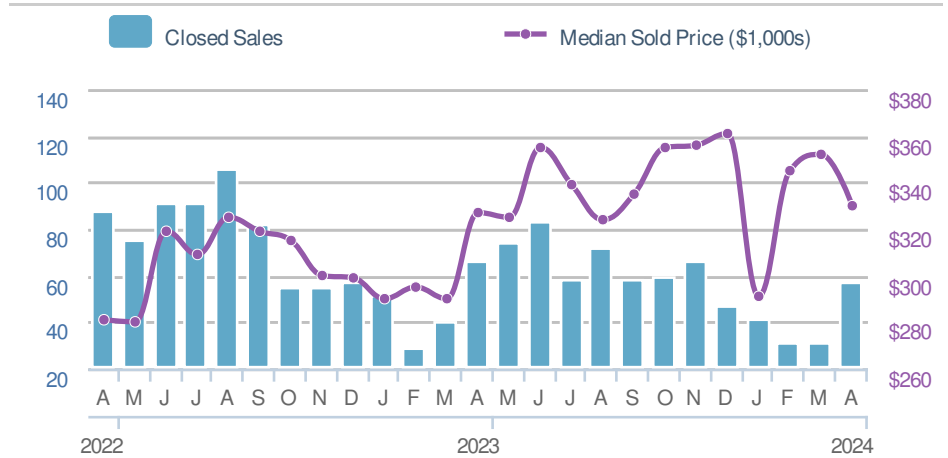
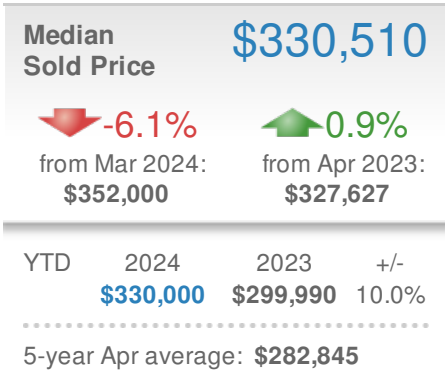
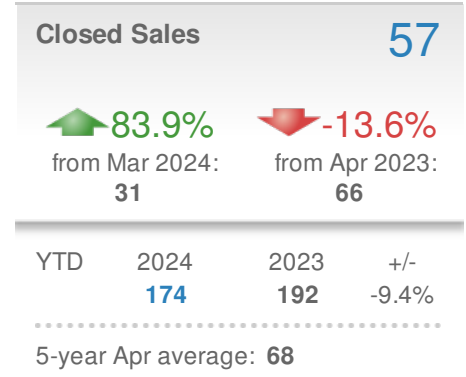
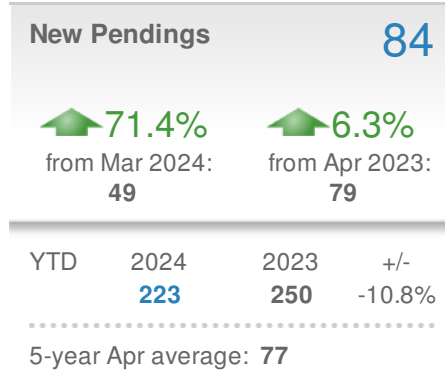
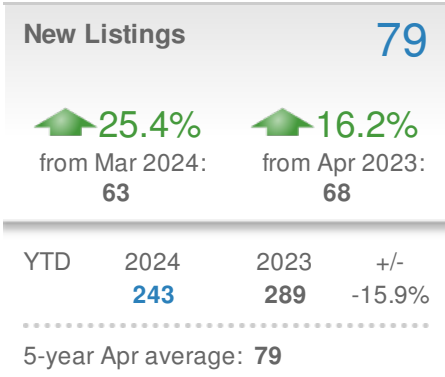
This activity resulted in a Contract Ratio of 1.50 pendings per active listing, up from 0.00 in March and a decrease from 8.50 in April 2023. The Contract Ratio is 81% lower than the 5-year April average of 8.03. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



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Coatesville Area (Chester, PA)

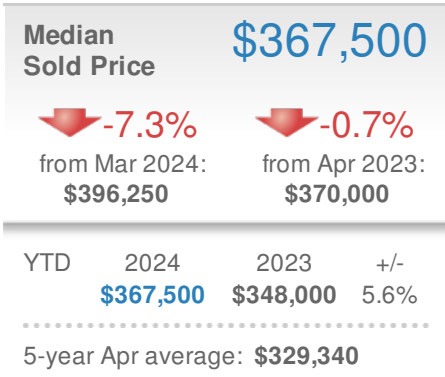
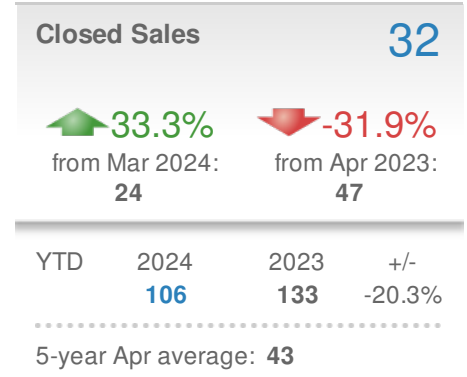
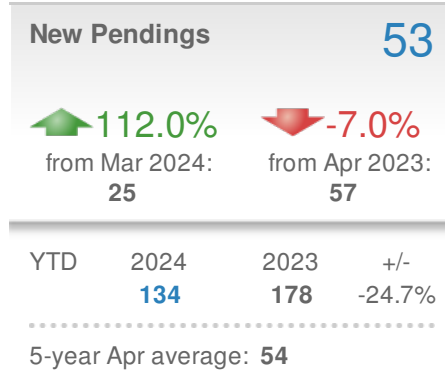
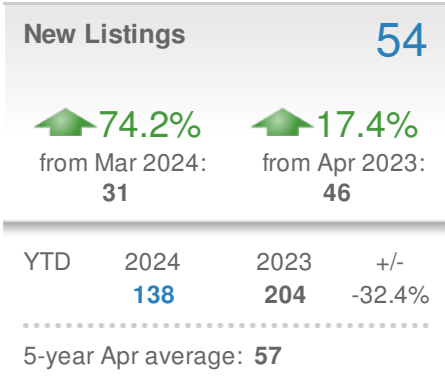
Email: ldavis@tcsr.realtor



April 2024

Coatesville Area (Chester, PA) - Detached

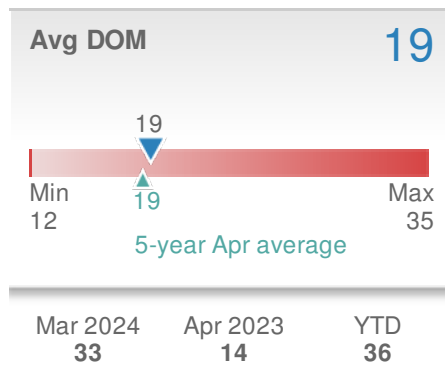
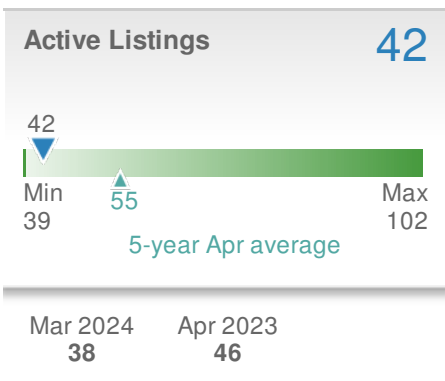
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Summary

In Coatesville Area (Chester, PA), the median sold price for Detached properties for April was \$367,500, representing a decrease of 7.3% compared to last month and a decrease of 0.7% from Apr 2023. The average days on market for units sold in April was 19 days, 1% above the 5-year April average of 19 days. There was a 112% month over month increase in new contract activity with 53 New Pendings; a 50% MoM increase in All Pendings (new contracts + contracts carried over from March) to 60; and a 10.5% increase in supply to 42 active units.

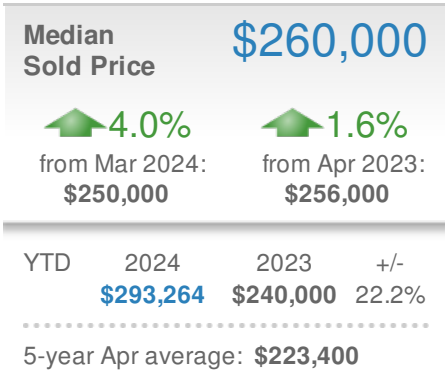
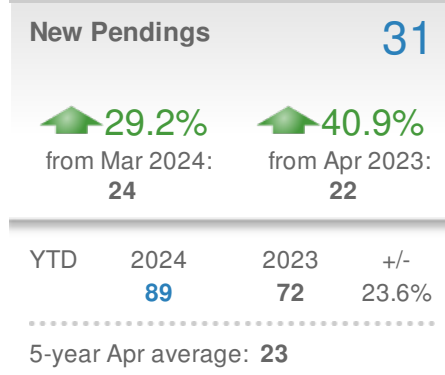
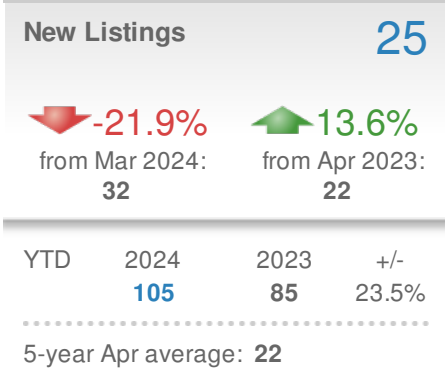
This activity resulted in a Contract Ratio of 1.43 pendings per active listing, up from 1.05 in March and a decrease from 1.87 in April 2023. The Contract Ratio is 18% lower than the 5-year April average of 1.75. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



April 2024

Coatesville Area (Chester, PA) - Attached

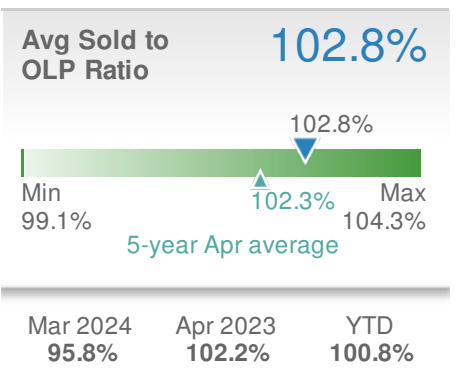
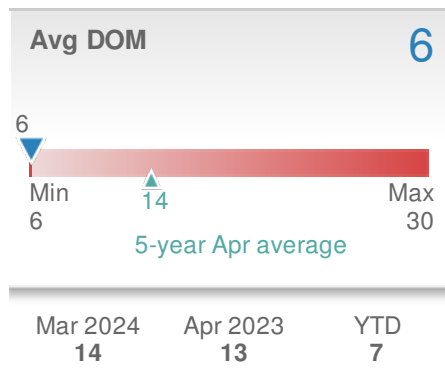
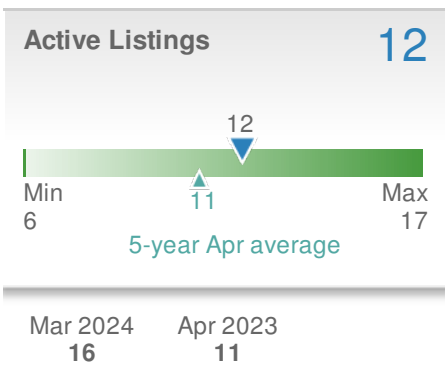
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Summary

In Coatesville Area (Chester, PA), the median sold price for Attached properties for April was \$260,000, representing an increase of 4% compared to last month and an increase of 1.6% from Apr 2023. The average days on market for units sold in April was 6 days, 56% below the 5-year April average of 14 days. There was a 29.2% month over month increase in new contract activity with 31 New Pendings; a 3.2% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 61; and a 25% decrease in supply to 12 active units.

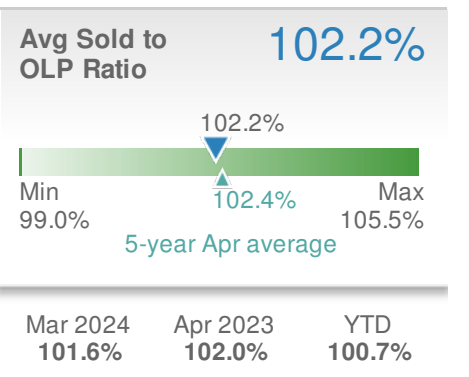
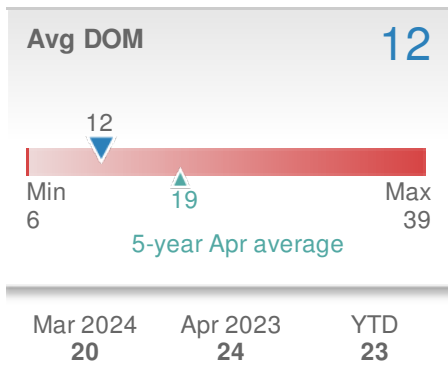
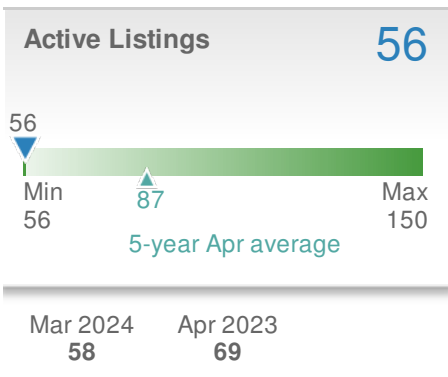
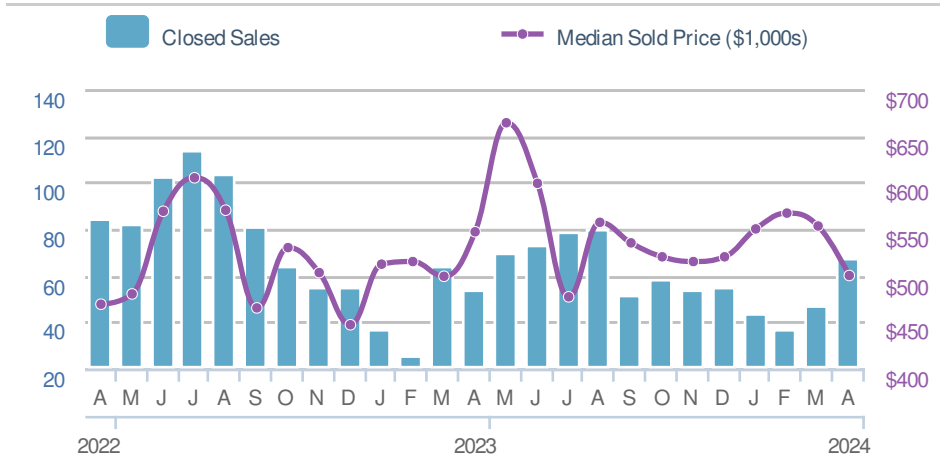
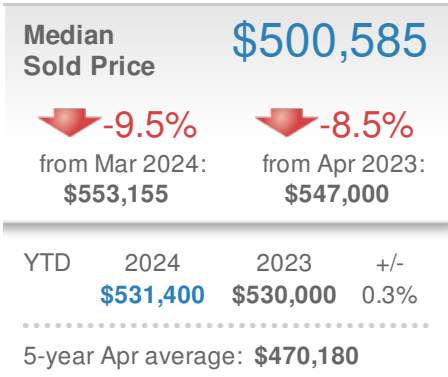
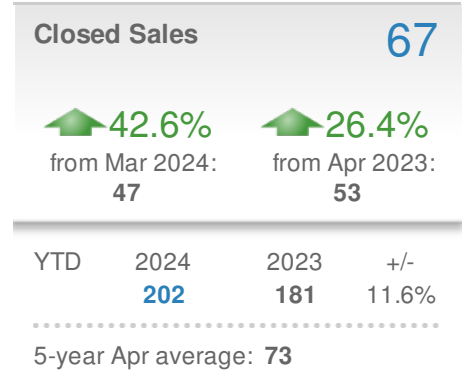
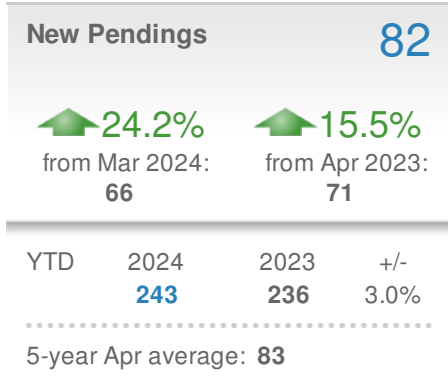
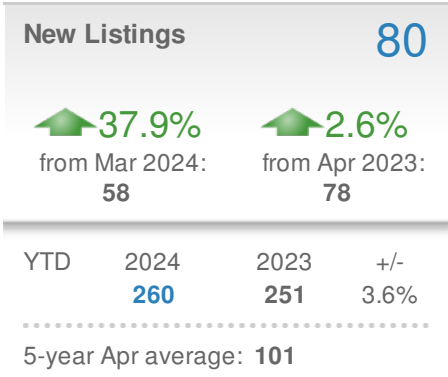
This activity resulted in a Contract Ratio of 5.08 pendings per active listing, up from 3.94 in March and an increase from 3.91 in April 2023. The Contract Ratio is 15% higher than the 5-year April average of 4.42. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



April 2024

Downingtown Area (Chester, PA)

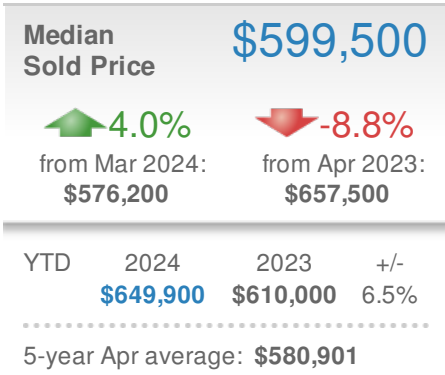
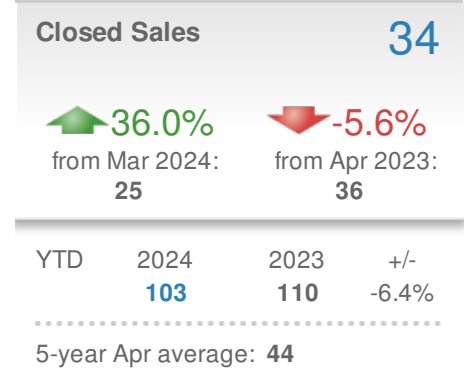
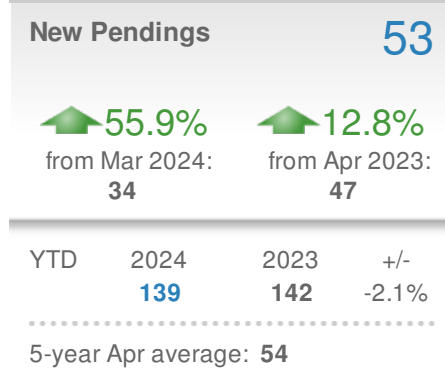
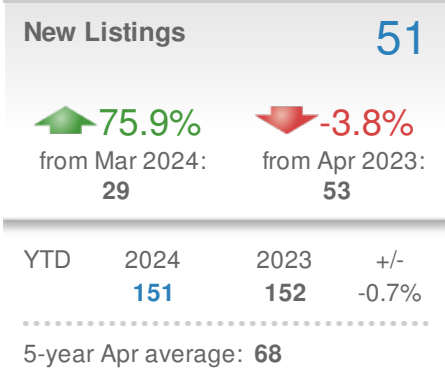
Email: ldavis@tcsr.realtor



April 2024

Downingtown Area (Chester, PA) - Detached

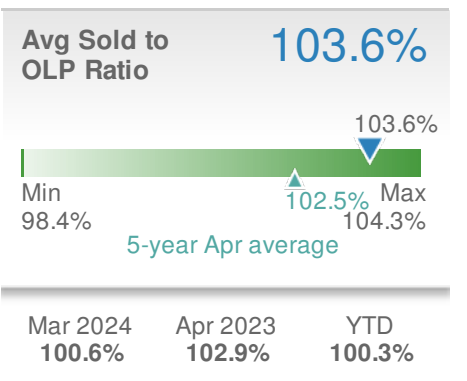
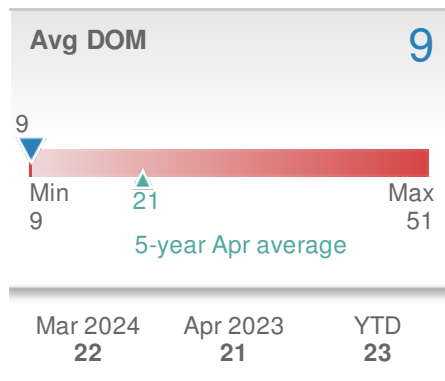
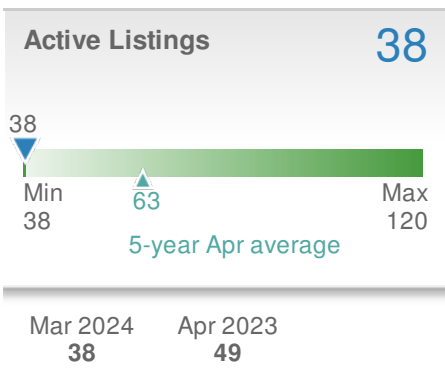
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Downingtown Area (Chester, PA), the median sold price for Detached properties for April was \$599,500, representing an increase of 4% compared to last month and a decrease of 8.8% from Apr 2023. The average days on market for units sold in April was 9 days, 58% below the 5-year April average of 21 days. There was a 55.9% month over month increase in new contract activity with 53 New Pendings; a 33.3% MoM increase in All Pendings (new contracts + contracts carried over from March) to 68; and no change in supply with 38 active units.

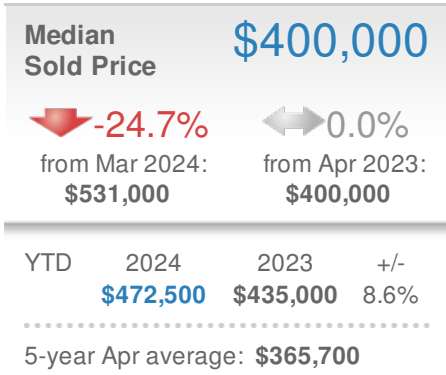
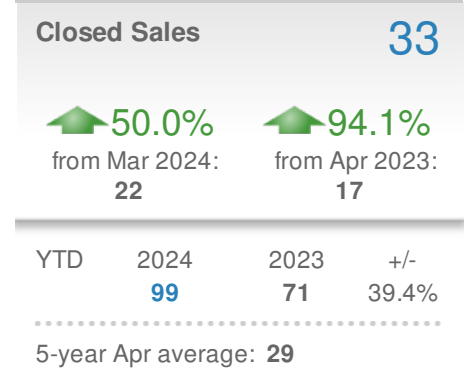
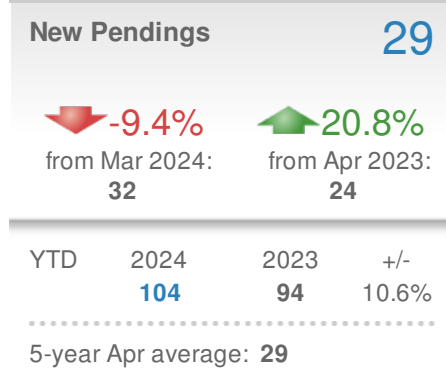
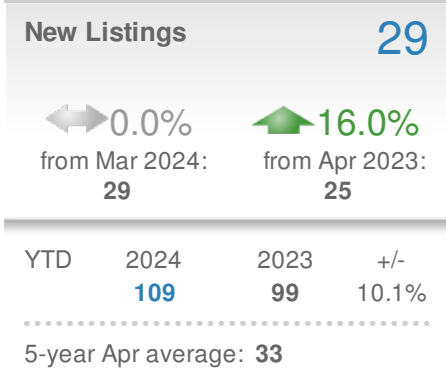
This activity resulted in a Contract Ratio of 1.79 pendings per active listing, up from 1.34 in March and an increase from 1.76 in April 2023. The Contract Ratio is 15% lower than the 5-year April average of 2.10. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



April 2024

Downingtown Area (Chester, PA) - Attached

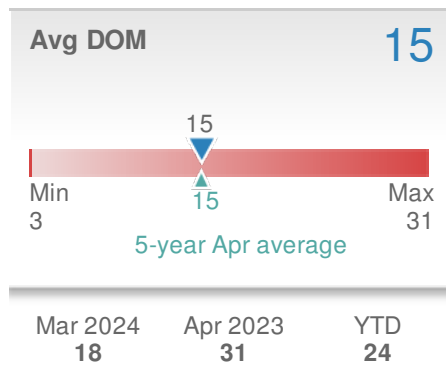
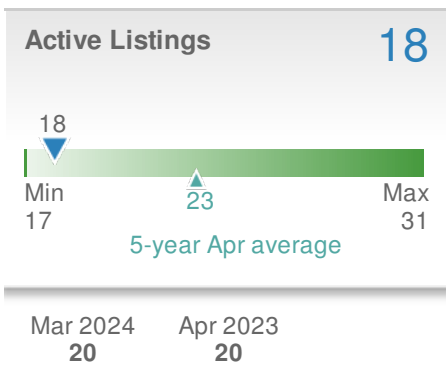
Tri-County Suburban REALTORS
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Summary

In Downingtown Area (Chester, PA), the median sold price for Attached properties for April was \$400,000, representing a decrease of 24.7% compared to last month and no change from Apr 2023. The average days on market for units sold in April was 15 days, 3% below the 5-year April average of 15 days. There was a 9.4% month over month decrease in new contract activity with 29 New Pendings; a 15% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 68; and a 10% decrease in supply to 18 active units.

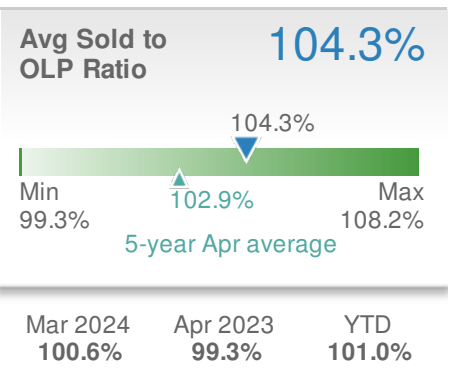
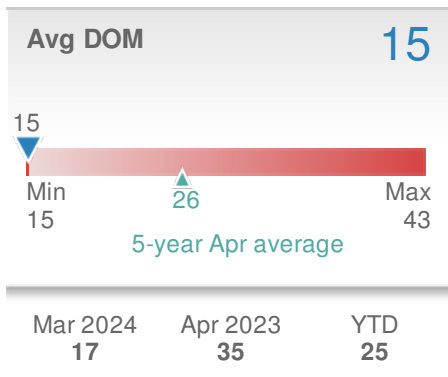
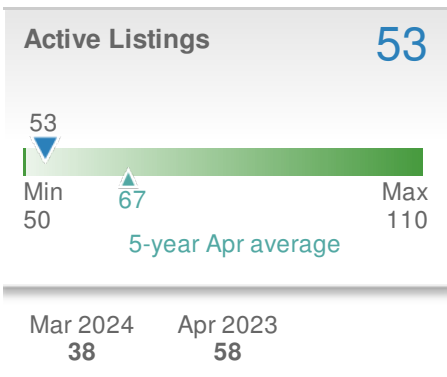
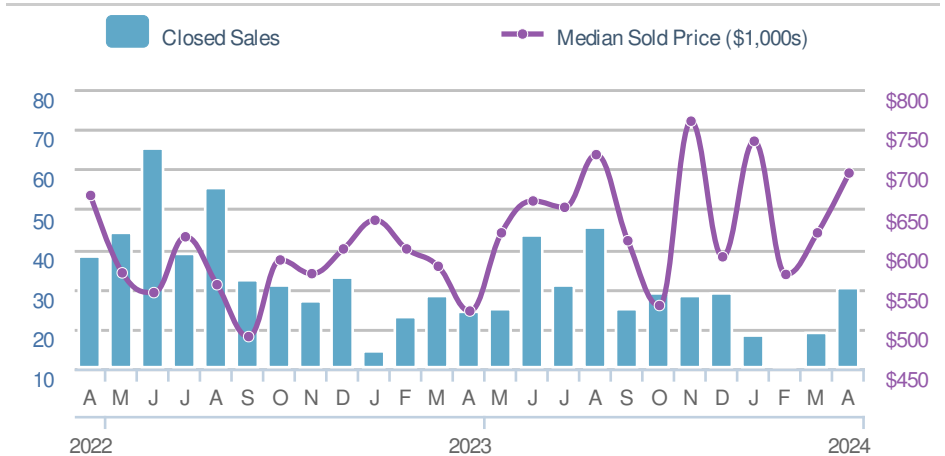
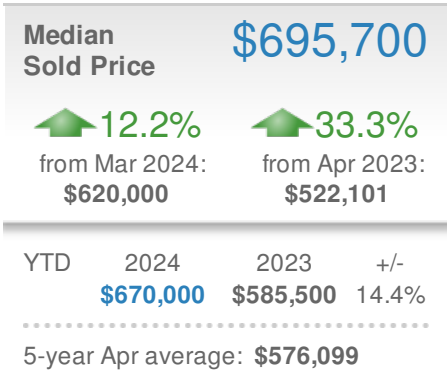
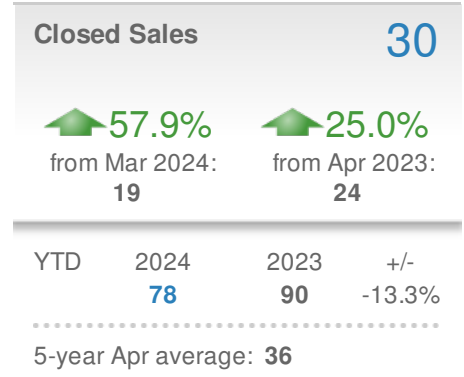
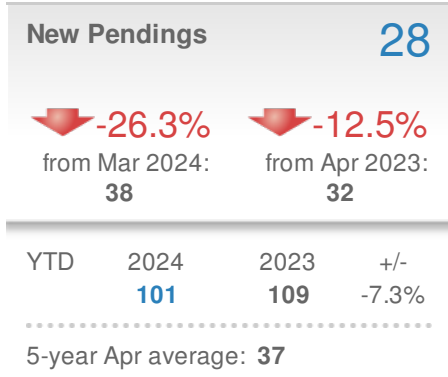
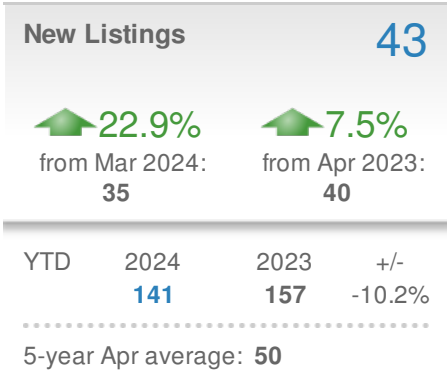
This activity resulted in a Contract Ratio of 3.78 pendings per active listing, down from 4.00 in March and an increase from 3.05 in April 2023. The Contract Ratio is 2% lower than the 5-year April average of 3.84. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



April 2024

Great Valley (Chester, PA)

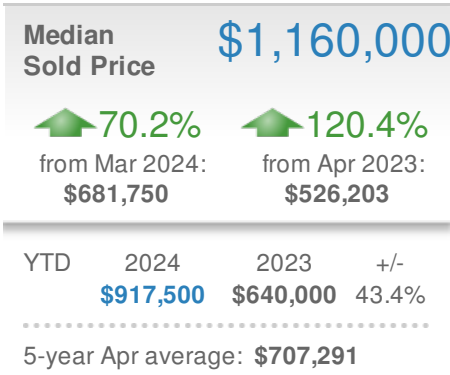
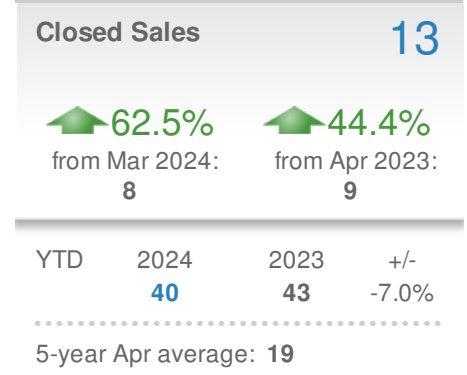
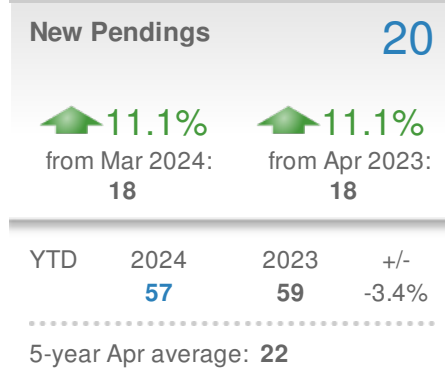
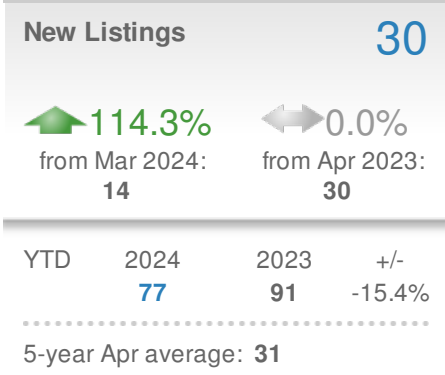
Email: ldavis@tcsr.realtor



April 2024

Great Valley (Chester, PA) - Detached

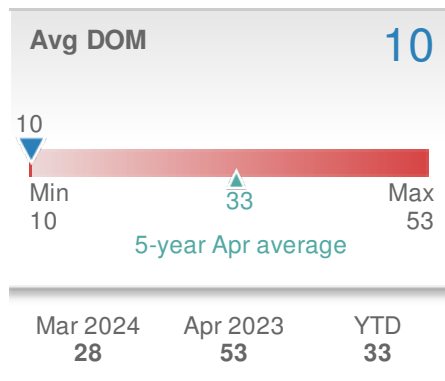
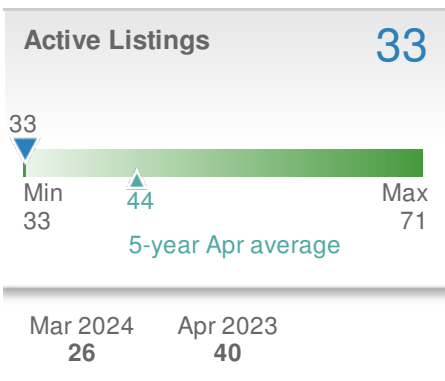
Tri-County Suburban REALTORS
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Summary

In Great Valley (Chester, PA), the median sold price for Detached properties for April was \$1,160,000, representing an increase of 70.2% compared to last month and an increase of 120.4% from Apr 2023. The average days on market for units sold in April was 10 days, 69% below the 5-year April average of 33 days. There was an 11.1% month over month increase in new contract activity with 20 New Pendings; a 17.6% MoM increase in All Pendings (new contracts + contracts carried over from March) to 40; and a 26.9% increase in supply to 33 active units.

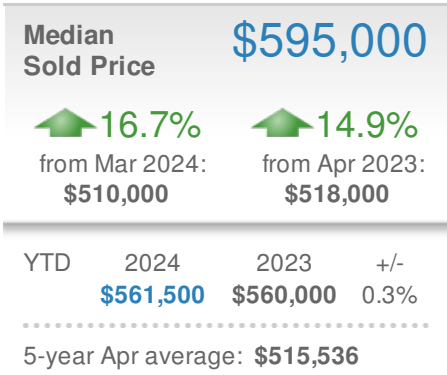
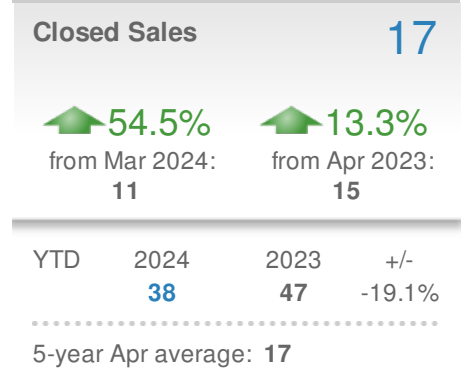
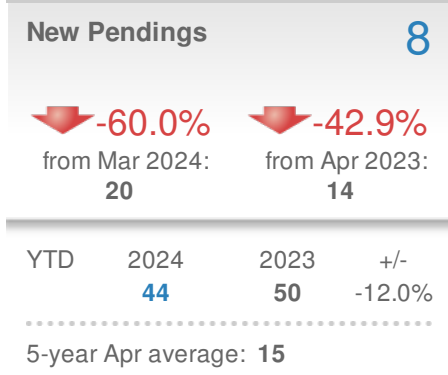
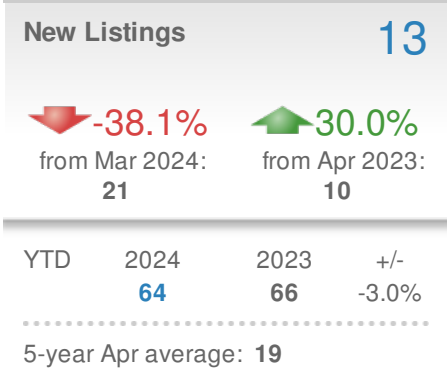
This activity resulted in a Contract Ratio of 1.21 pendings per active listing, down from 1.31 in March and an increase from 0.98 in April 2023. The Contract Ratio is 6% lower than the 5-year April average of 1.28. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



April 2024

Great Valley (Chester, PA) - Attached

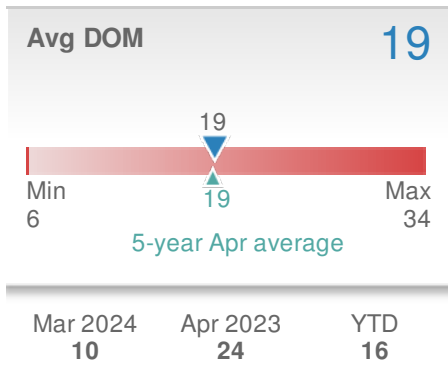
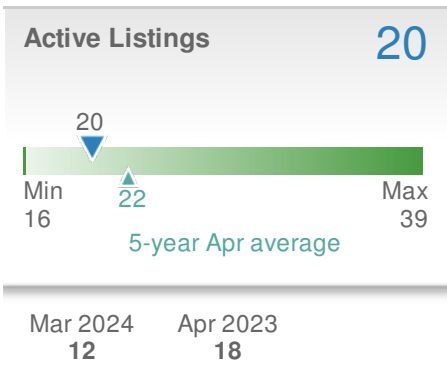
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Great Valley (Chester, PA), the median sold price for Attached properties for April was \$595,000, representing an increase of 16.7% compared to last month and an increase of 14.9% from Apr 2023. The average days on market for units sold in April was 19 days, 2% below the 5-year April average of 19 days. There was a 60% month over month decrease in new contract activity with 8 New Pendings; a 42.3% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 15; and a 66.7% increase in supply to 20 active units.

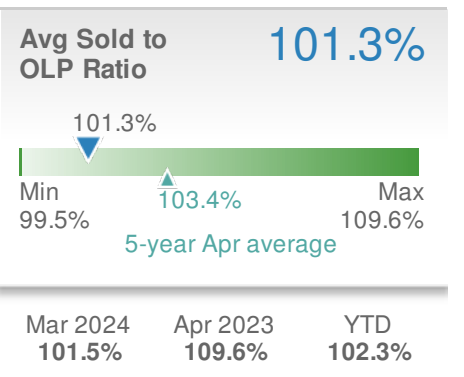
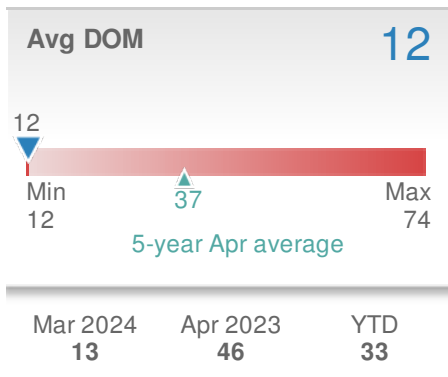
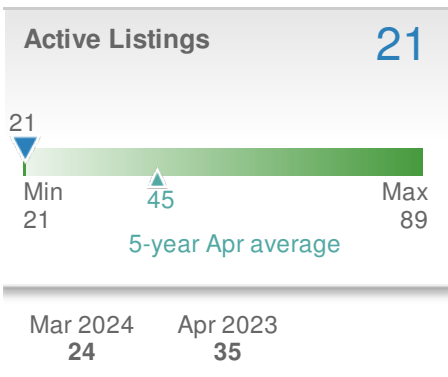
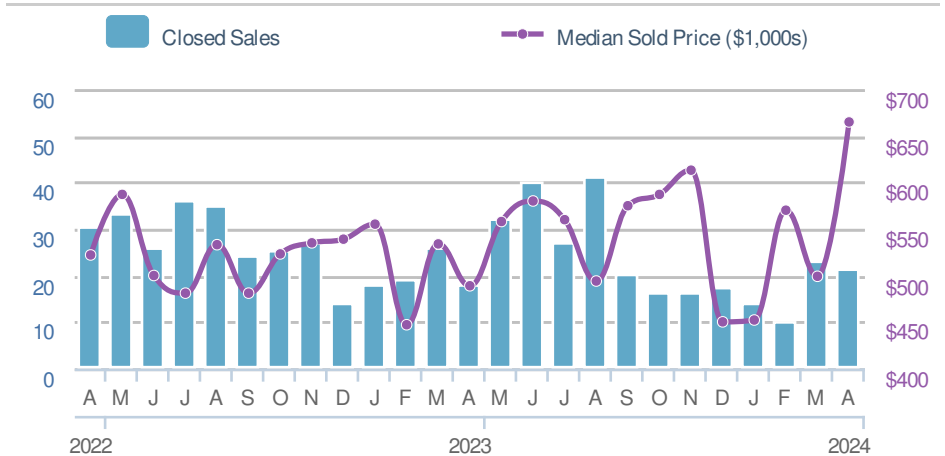
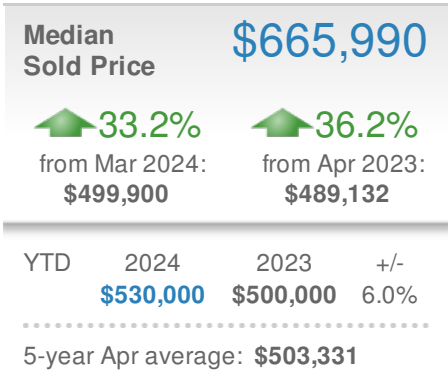
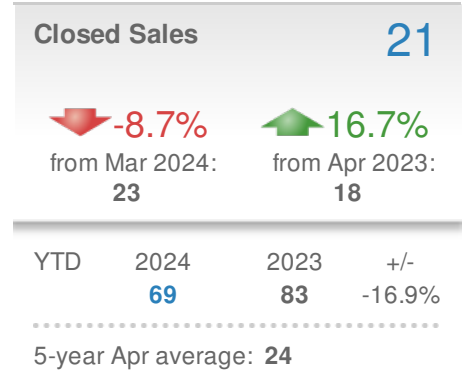
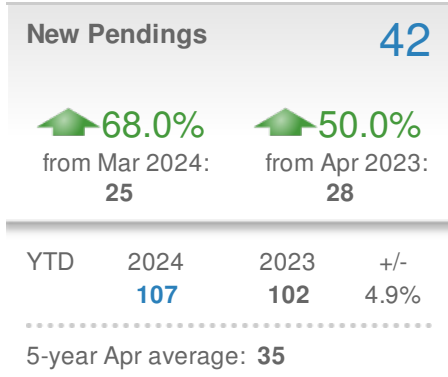
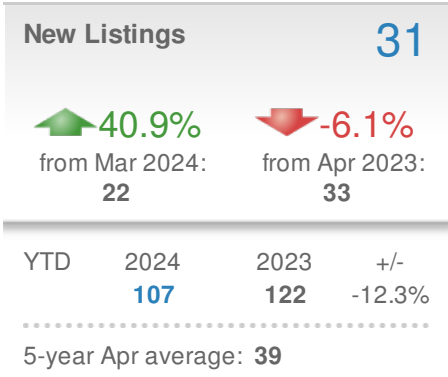
This activity resulted in a Contract Ratio of 0.75 pendings per active listing, down from 2.17 in March and a decrease from 1.11 in April 2023. The Contract Ratio is 57% lower than the 5-year April average of 1.75. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



April 2024

Kennett Consolidated (Chester, PA)

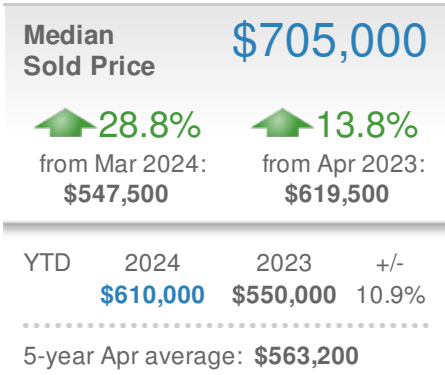
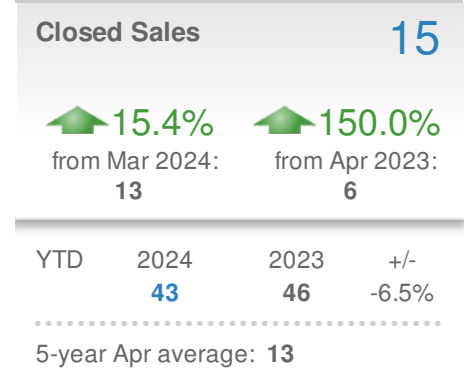
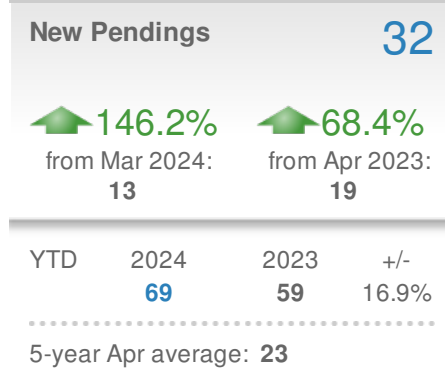
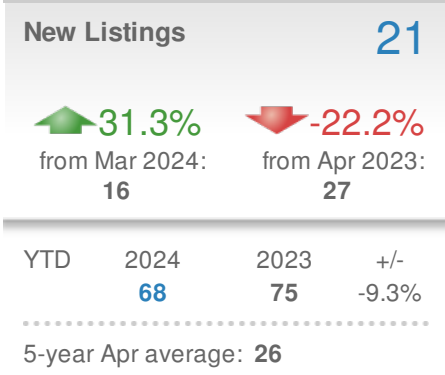
Email: ldavis@tcsr.realtor



April 2024

Kennett Consolidated (Chester, PA) - Detached

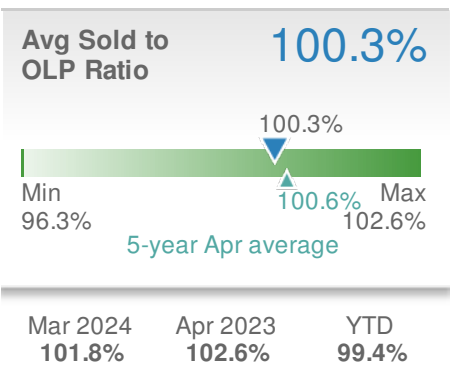
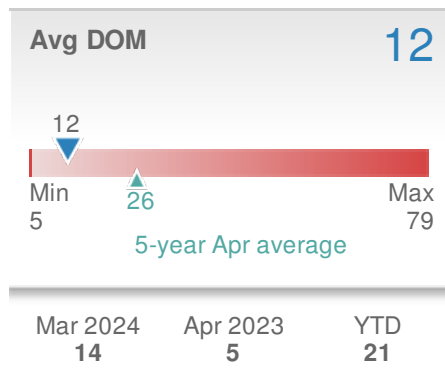
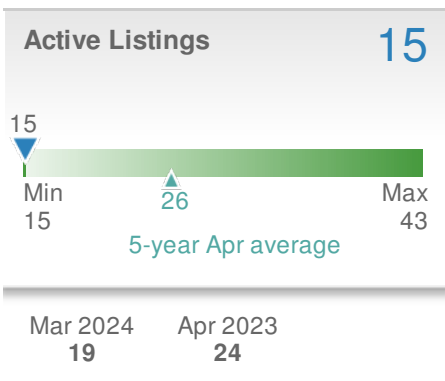
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Kennett Consolidated (Chester, PA), the median sold price for Detached properties for April was \$705,000, representing an increase of 28.8% compared to last month and an increase of 13.8% from Apr 2023. The average days on market for units sold in April was 12 days, 54% below the 5-year April average of 26 days. There was a 146.2% month over month increase in new contract activity with 32 New Pendings; a 94.4% MoM increase in All Pendings (new contracts + contracts carried over from March) to 35; and a 21.1% decrease in supply to 15 active units.

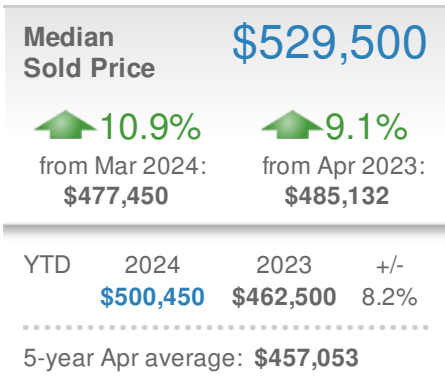
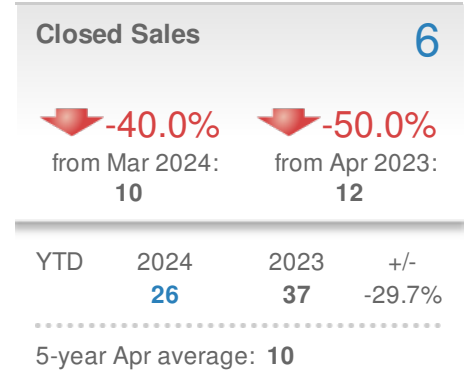
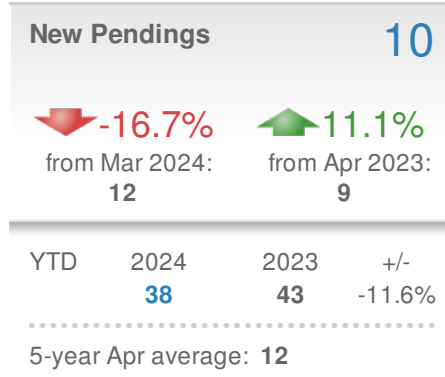
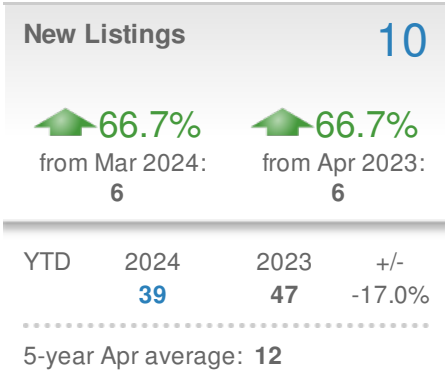
This activity resulted in a Contract Ratio of 2.33 pendings per active listing, up from 0.95 in March and an increase from 1.29 in April 2023. The Contract Ratio is 60% higher than the 5-year April average of 1.46. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



April 2024

Kennett Consolidated (Chester, PA) - Attached

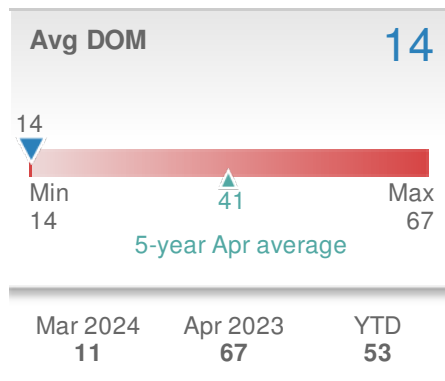
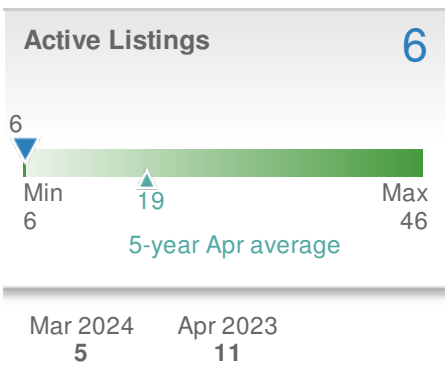
Tri-County Suburban REALTORS
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Summary

In Kennett Consolidated (Chester, PA), the median sold price for Attached properties for April was \$529,500, representing an increase of 10.9% compared to last month and an increase of 9.1% from Apr 2023. The average days on market for units sold in April was 14 days, 66% below the 5-year April average of 41 days. There was a 16.7% month over month decrease in new contract activity with 10 New Pendings; an 11.1% MoM increase in All Pendings (new contracts + contracts carried over from March) to 20; and a 20% increase in supply to 6 active units.

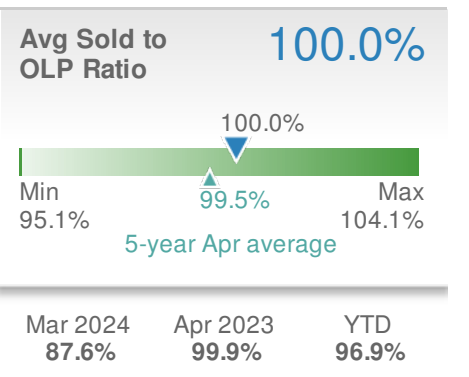
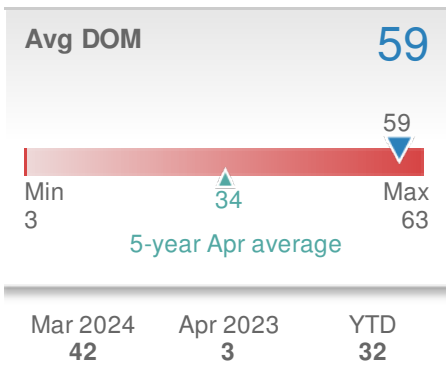
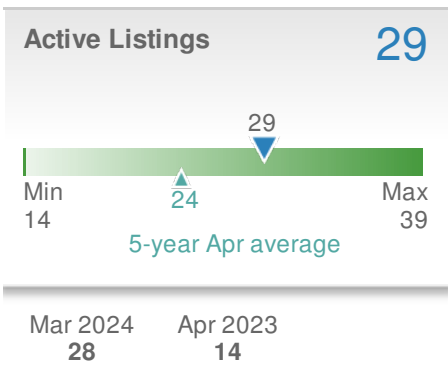
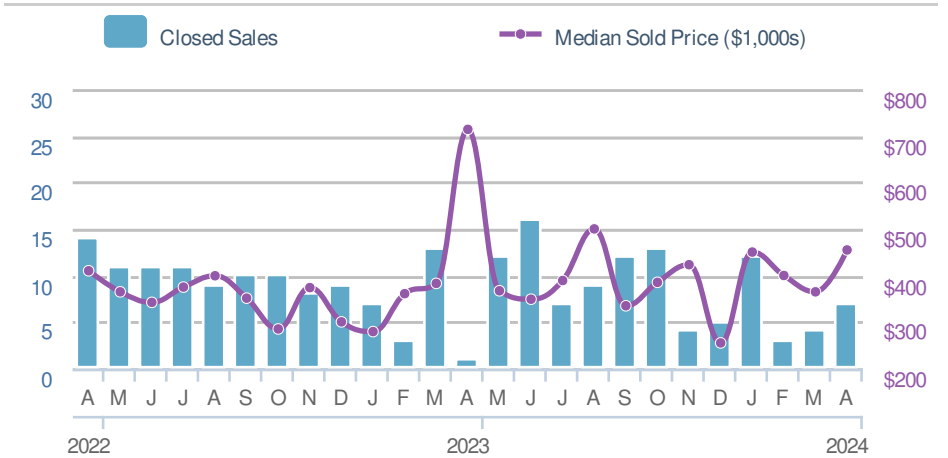
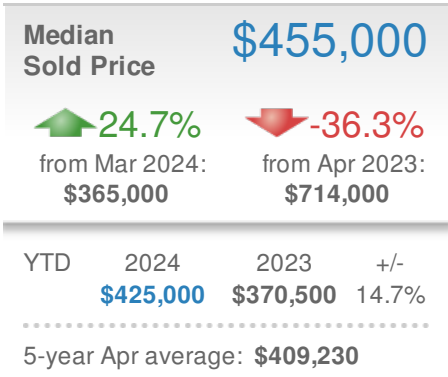
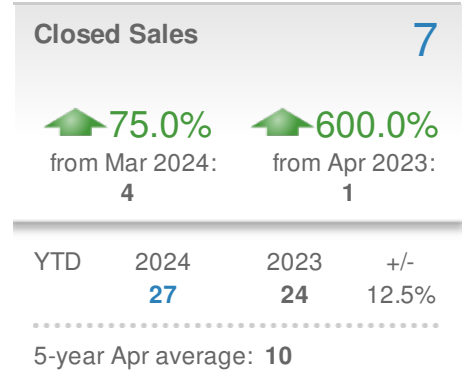
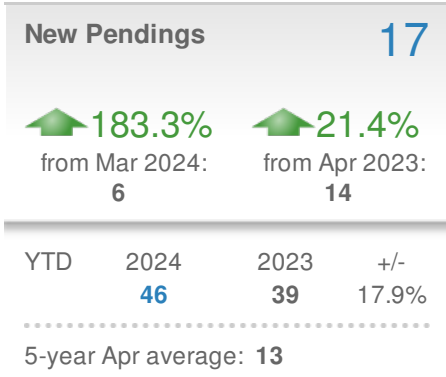
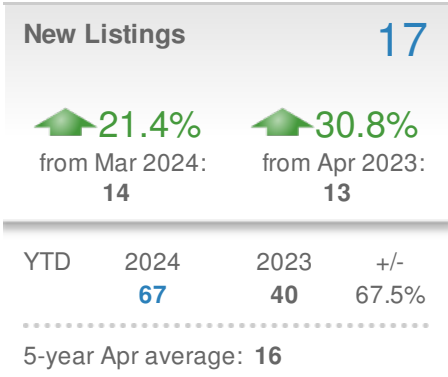
This activity resulted in a Contract Ratio of 3.33 pendings per active listing, down from 3.60 in March and a decrease from 3.73 in April 2023. The Contract Ratio is 3% lower than the 5-year April average of 3.45. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



April 2024

Octorara Area (Chester, PA)

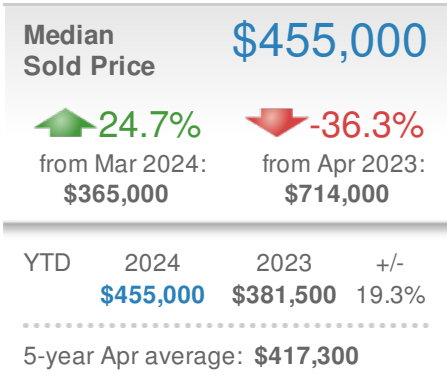
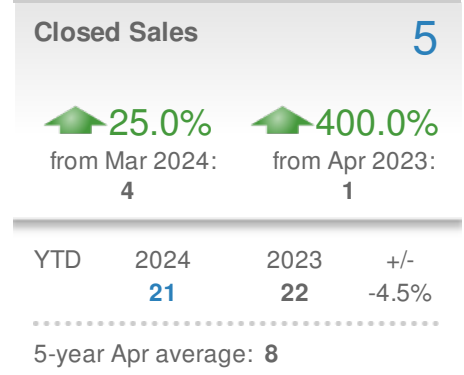
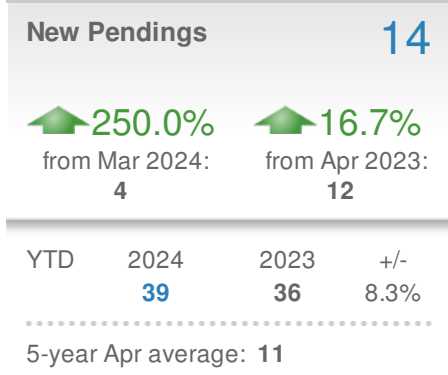
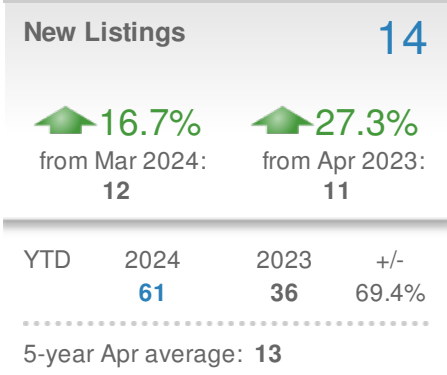
Email: ldavis@tcsr.realtor



April 2024

Octorara Area (Chester, PA) - Detached

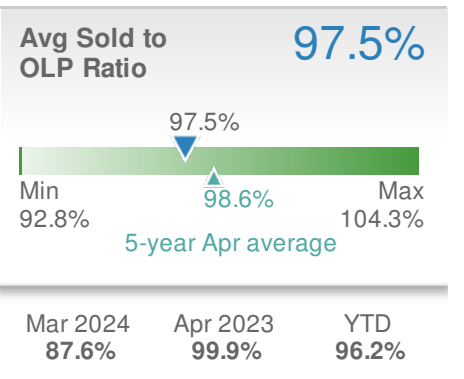
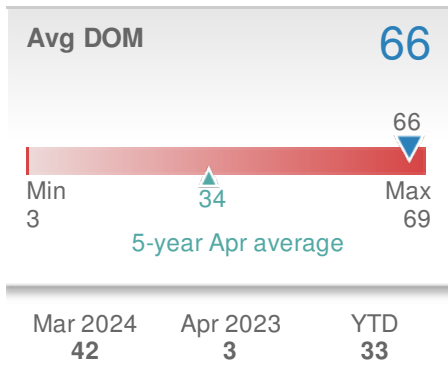
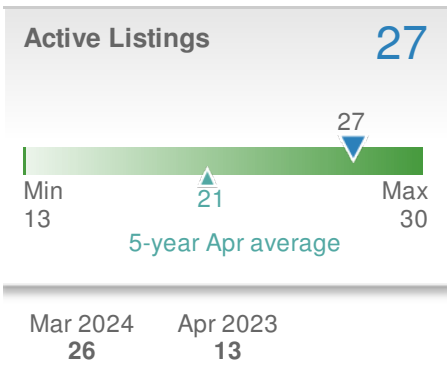
Tri-County Suburban REALTORS
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Summary

In Octorara Area (Chester, PA), the median sold price for Detached properties for April was \$455,000, representing an increase of 24.7% compared to last month and a decrease of 36.3% from Apr 2023. The average days on market for units sold in April was 66 days, 94% above the 5-year April average of 34 days. There was a 250% month over month increase in new contract activity with 14 New Pendings; a 211.1% MoM increase in All Pendings (new contracts + contracts carried over from March) to 28; and a 3.8% increase in supply to 27 active units.

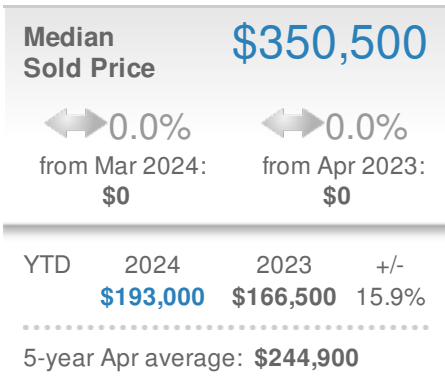
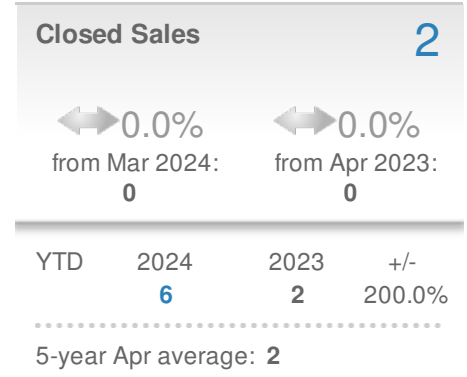
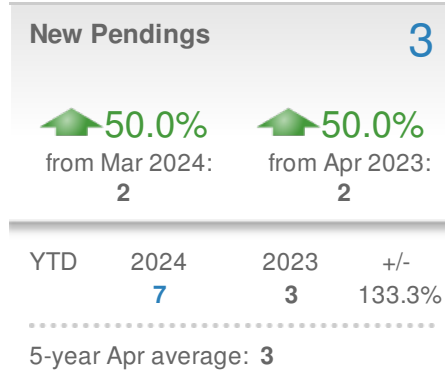
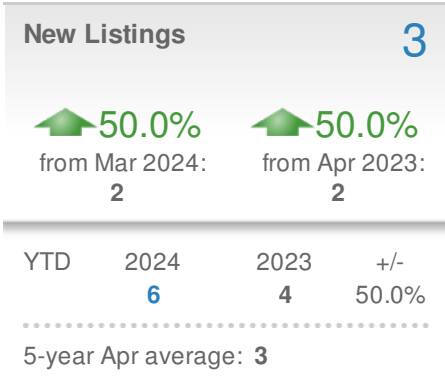
This activity resulted in a Contract Ratio of 1.04 pendings per active listing, up from 0.35 in March and a decrease from 1.62 in April 2023. The Contract Ratio is 12% lower than the 5-year April average of 1.18. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



April 2024

Octorara Area (Chester, PA) - Attached

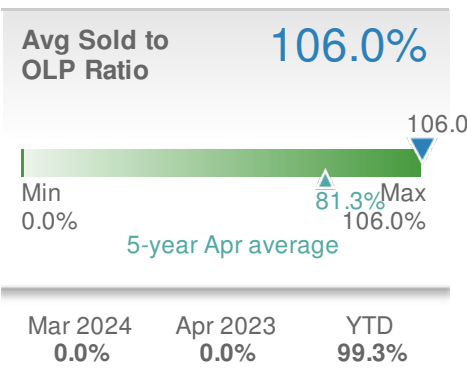
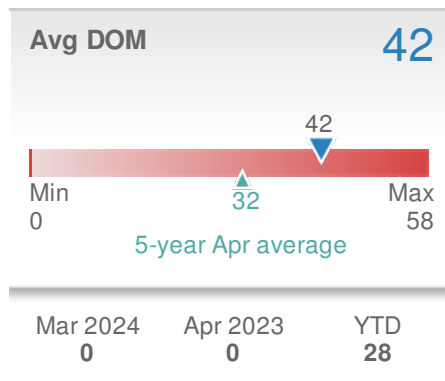
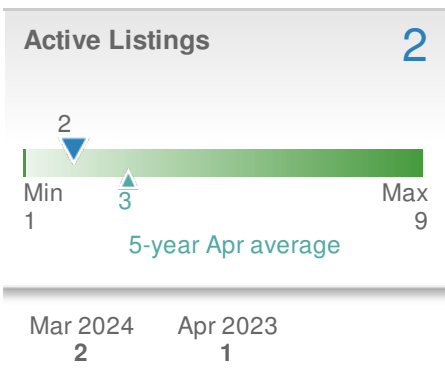
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Octorara Area (Chester, PA), the median sold price for Attached properties for April was \$350,500, representing an increase of 0% compared to last month and an increase of 0% from Apr 2023. The average days on market for units sold in April was 42 days, 33% above the 5-year April average of 32 days. There was a 50% month over month increase in new contract activity with 3 New Pendings; a 33.3% MoM increase in All Pendings (new contracts + contracts carried over from March) to 4; and no change in supply with 2 active units.

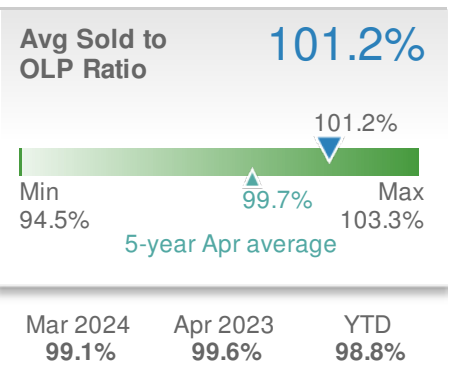
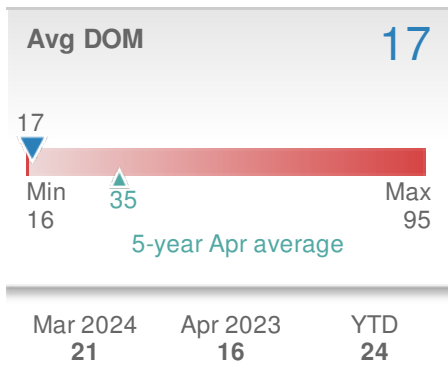
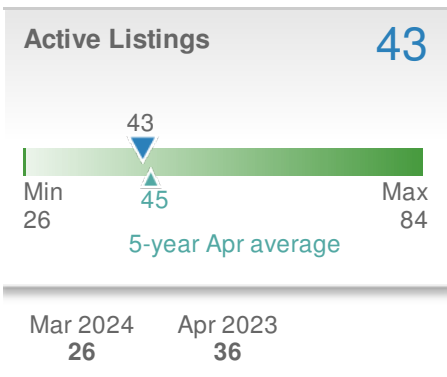
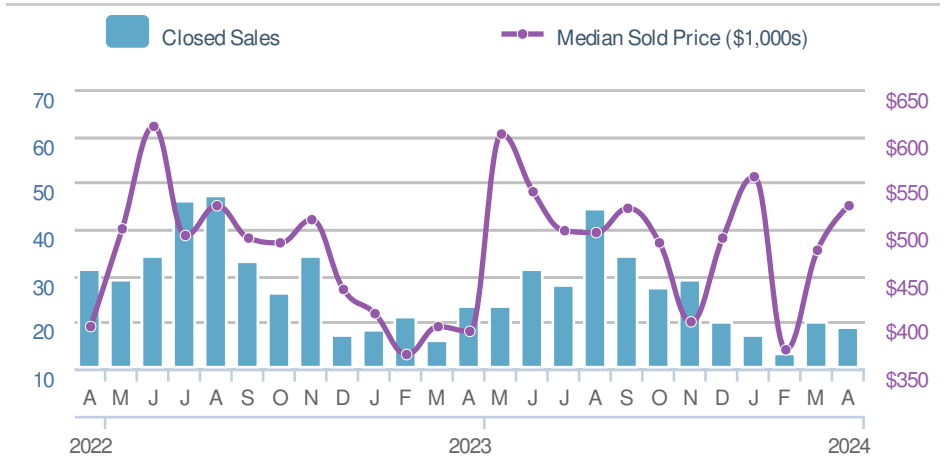
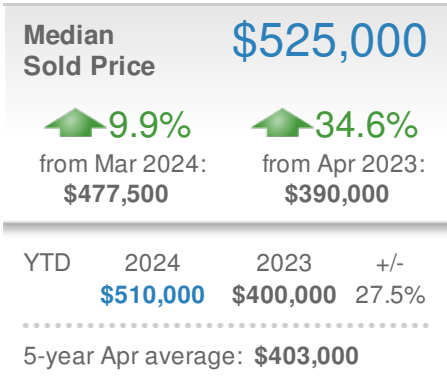
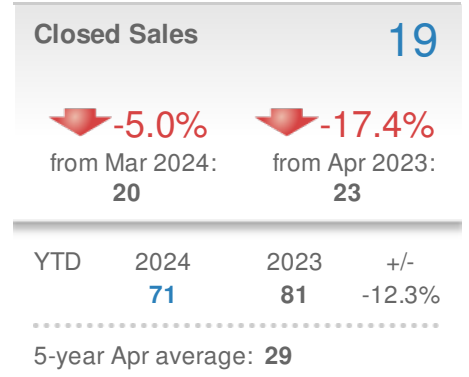
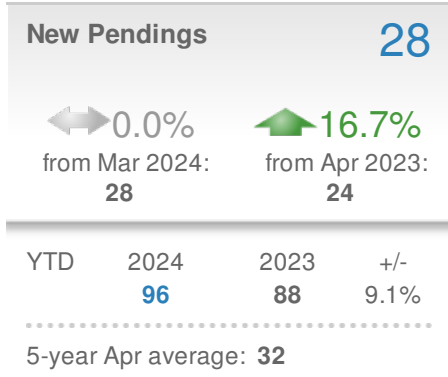
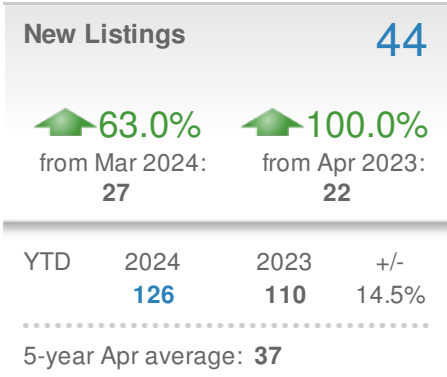
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, up from 1.50 in March and no change from April 2023. The Contract Ratio is 7% lower than the 5-year April average of 2.15. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and 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.



April 2024

Owen J Roberts (Chester, PA)

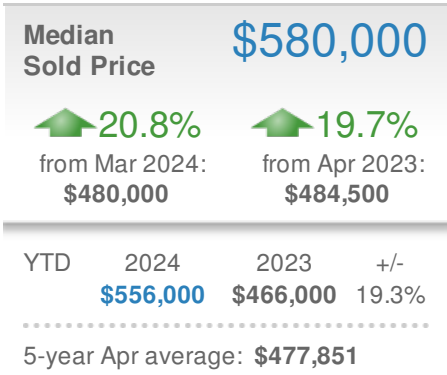
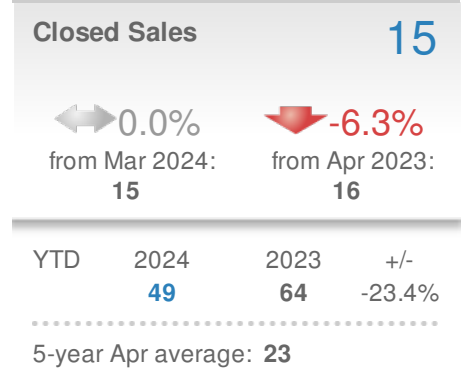
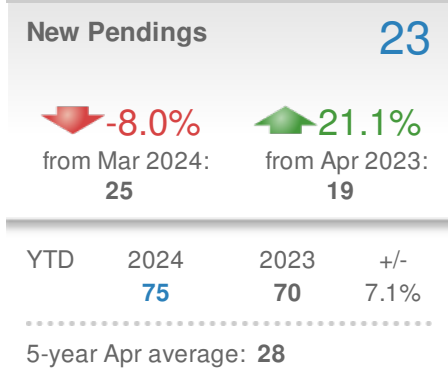
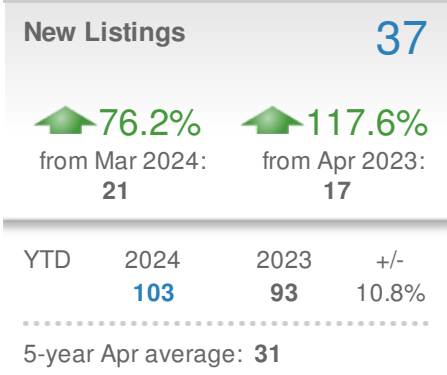
Email: ldavis@tcsr.realtor



April 2024

Owen J Roberts (Chester, PA) - Detached

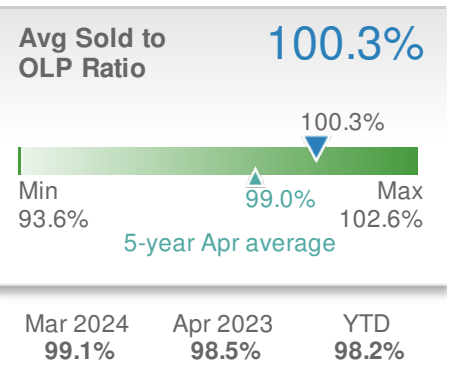
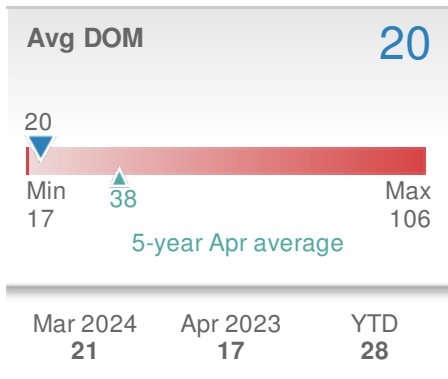
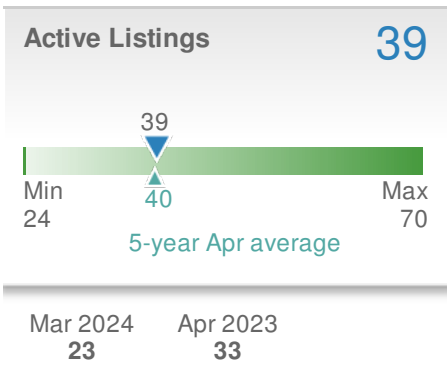
Tri-County Suburban REALTORS
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Summary

In Owen J Roberts (Chester, PA), the median sold price for Detached properties for April was \$580,000, representing an increase of 20.8% compared to last month and an increase of 19.7% from Apr 2023. The average days on market for units sold in April was 20 days, 48% below the 5-year April average of 38 days. There was an 8% month over month decrease in new contract activity with 23 New Pendings; a 21.2% MoM increase in All Pendings (new contracts + contracts carried over from March) to 40; and a 69.6% increase in supply to 39 active units.

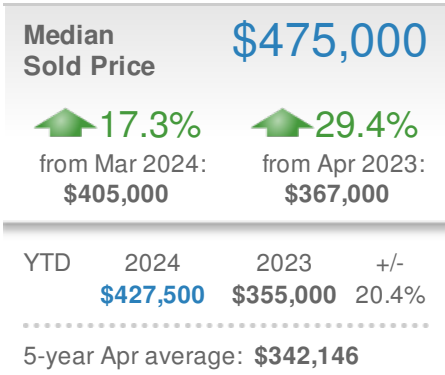
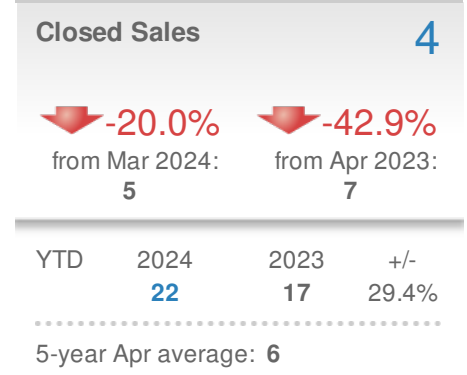
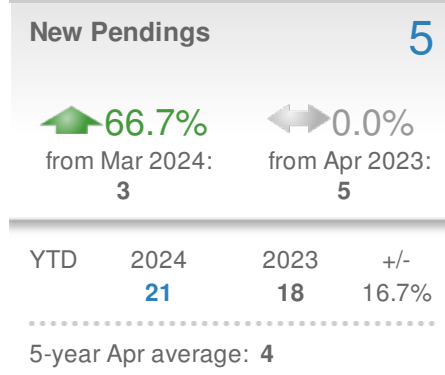
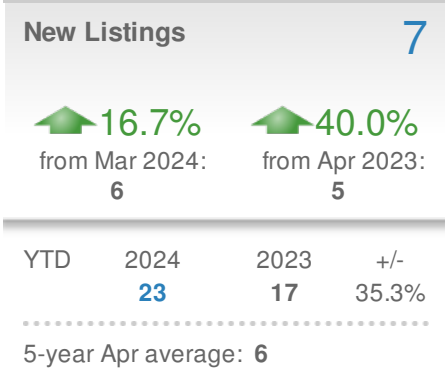
This activity resulted in a Contract Ratio of 1.03 pendings per active listing, down from 1.43 in March and an increase from 0.97 in April 2023. The Contract Ratio is 28% lower than the 5-year April average of 1.43. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



April 2024

Owen J Roberts (Chester, PA) - Attached

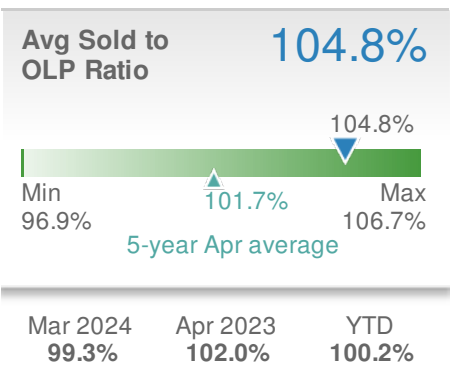
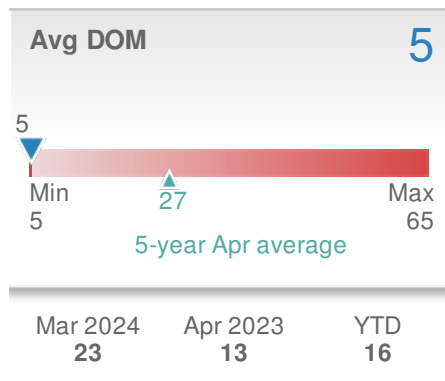
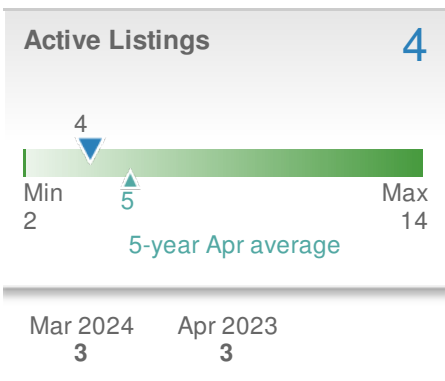
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Summary

In Owen J Roberts (Chester, PA), the median sold price for Attached properties for April was \$475,000, representing an increase of 17.3% compared to last month and an increase of 29.4% from Apr 2023. The average days on market for units sold in April was 5 days, 81% below the 5-year April average of 27 days. There was a 66.7% month over month increase in new contract activity with 5 New Pendings; a 20% MoM increase in All Pendings (new contracts + contracts carried over from March) to 6; and a 33.3% increase in supply to 4 active units.

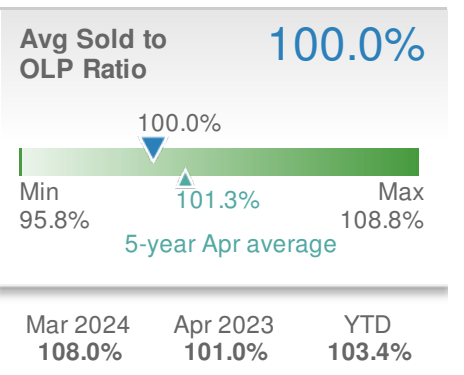
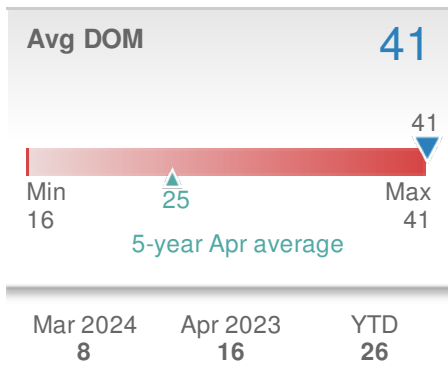
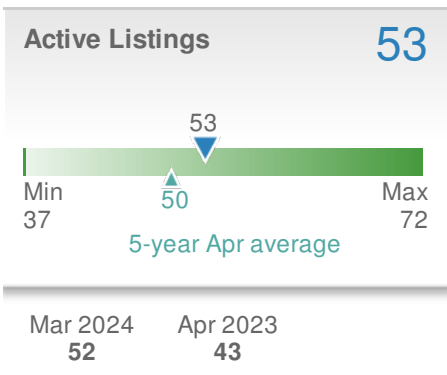
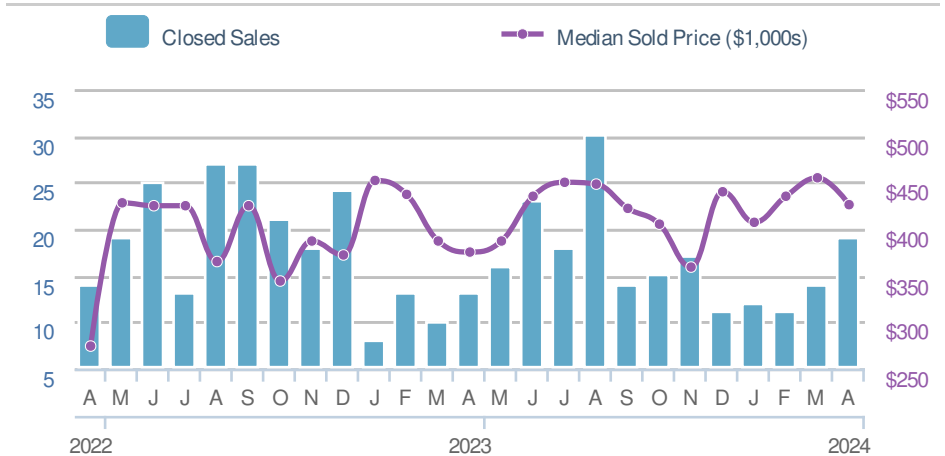
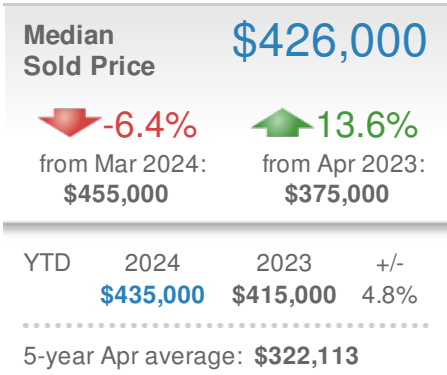
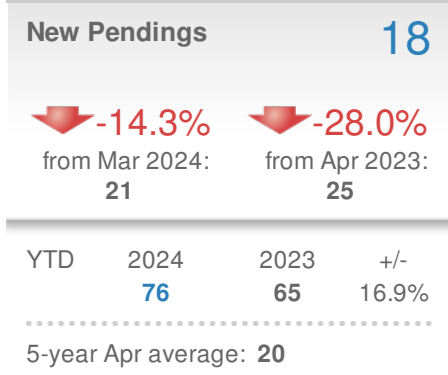
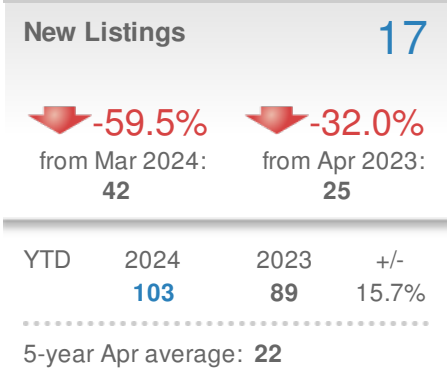
This activity resulted in a Contract Ratio of 1.50 pendings per active listing, down from 1.67 in March and a decrease from 1.67 in April 2023. The Contract Ratio is 1% higher than the 5-year April average of 1.48. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



April 2024

Oxford Area (Chester, PA)

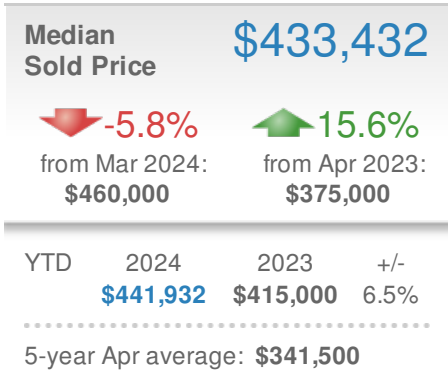
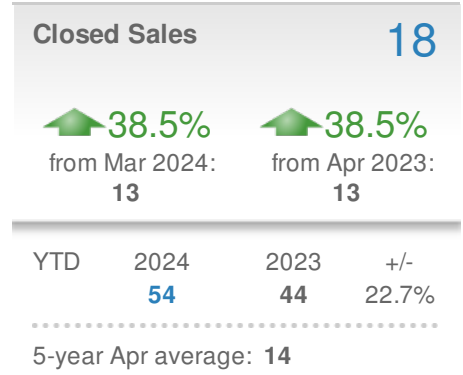
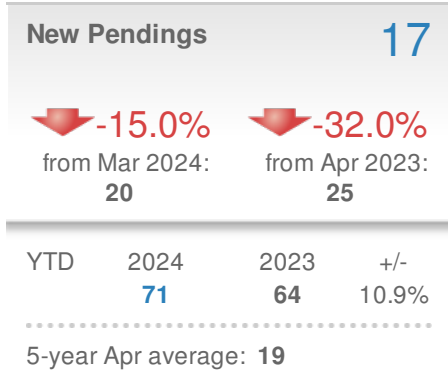
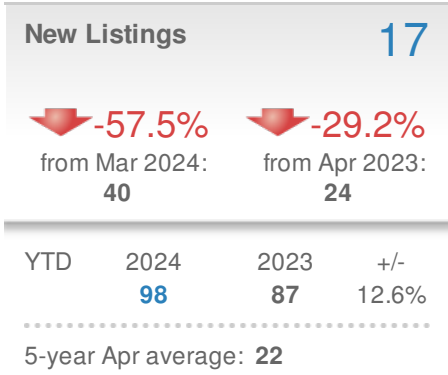
Email: ldavis@tcsr.realtor



April 2024

Oxford Area (Chester, PA) - Detached

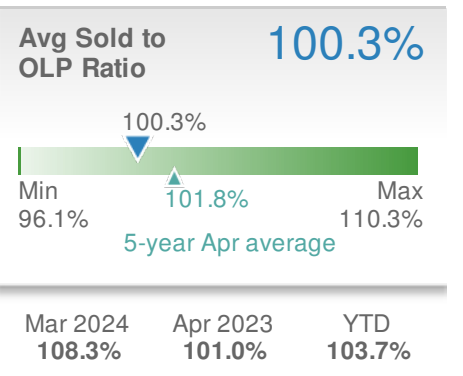
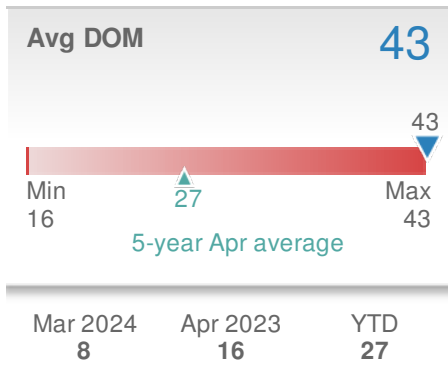
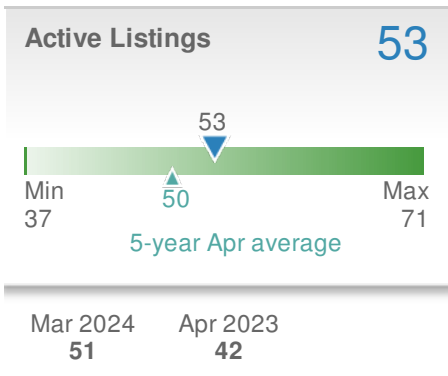
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Summary

In Oxford Area (Chester, PA), the median sold price for Detached properties for April was \$433,432, representing a decrease of 5.8% compared to last month and an increase of 15.6% from Apr 2023. The average days on market for units sold in April was 43 days, 59% above the 5-year April average of 27 days. There was a 15% month over month decrease in new contract activity with 17 New Pendings; a 2% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 50; and a 3.9% increase in supply to 53 active units.

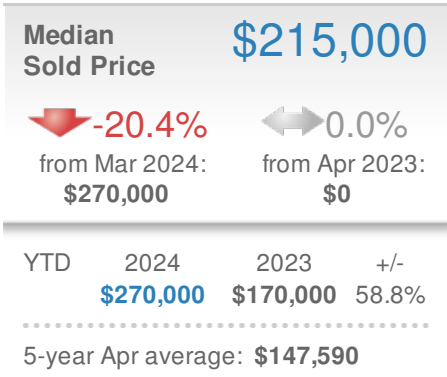
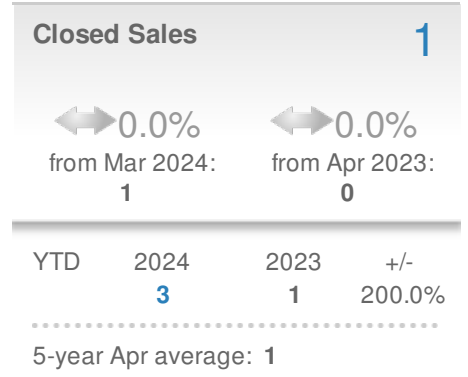
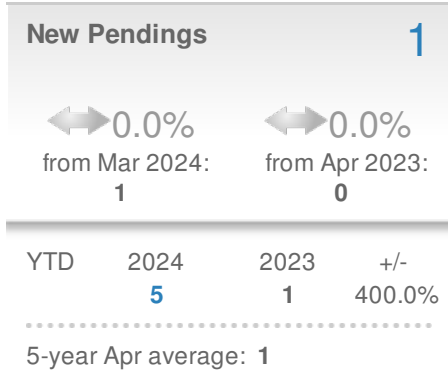
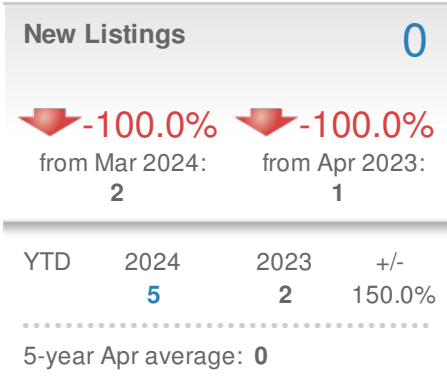
This activity resulted in a Contract Ratio of 0.94 pendings per active listing, down from 1.00 in March and an increase from 0.88 in April 2023. The Contract Ratio is 12% lower than the 5-year April average of 1.07. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



April 2024

Oxford Area (Chester, PA) - Attached

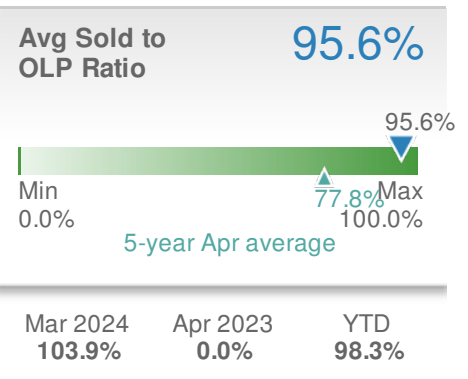
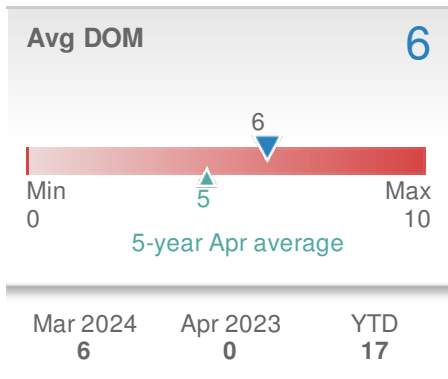
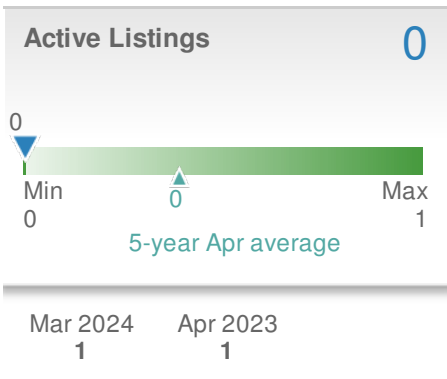
Tri-County Suburban REALTORS
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Summary

In Oxford Area (Chester, PA), the median sold price for Attached properties for April was \$215,000, representing a decrease of 20.4% compared to last month and an increase of 0% from Apr 2023. The average days on market for units sold in April was 6 days, 30% above the 5-year April average of 5 days. There was no month over month change in new contract activity with 1 New Pendings; a 100% MoM increase in All Pendings (new contracts + contracts carried over from March) to 2; and a 100% decrease in supply to 0 active units.

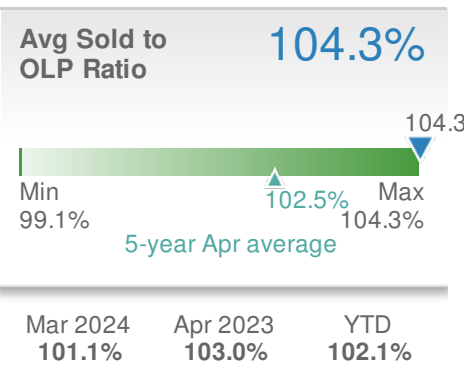
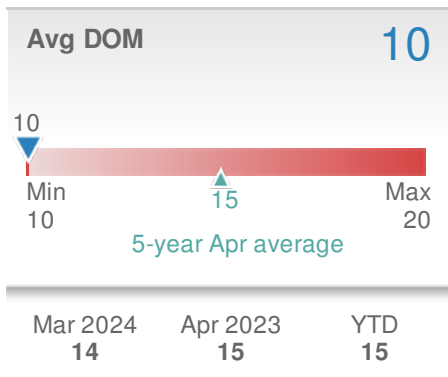
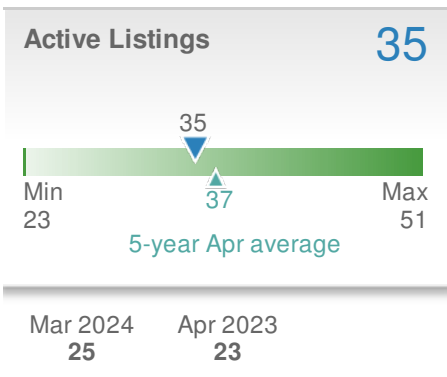
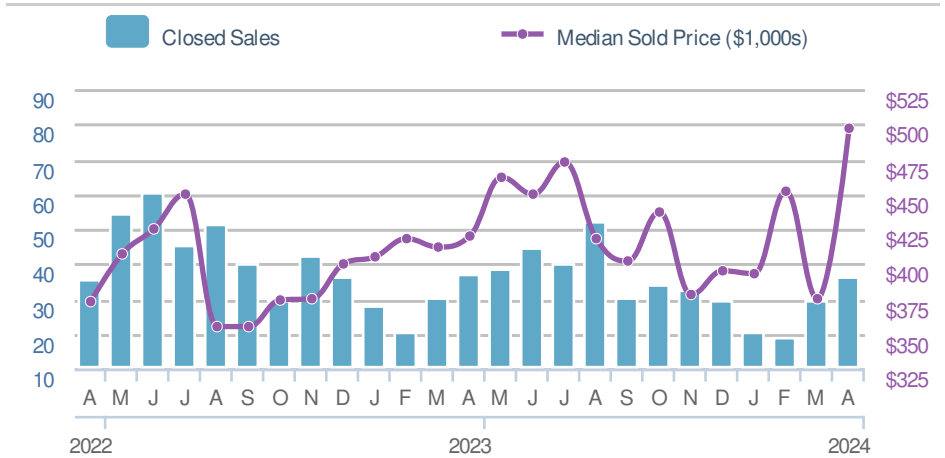
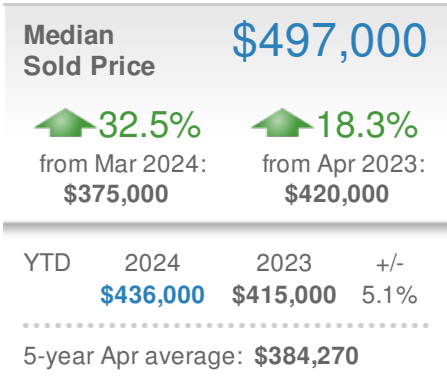
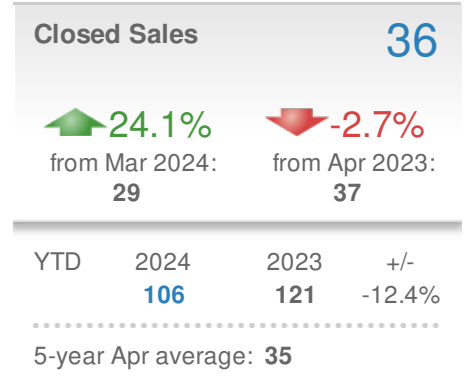
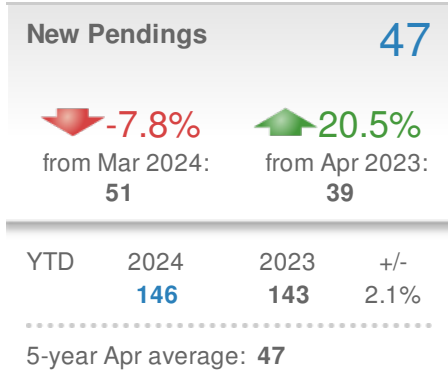
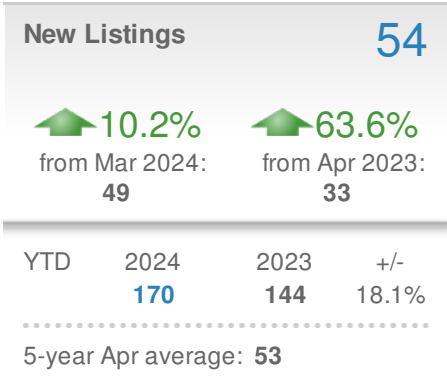
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, down from 1.00 in March and no change from April 2023. The Contract Ratio is the same as the 5-year April average of 0.00. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and 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.



April 2024

Phoenixville Area (Chester, PA)

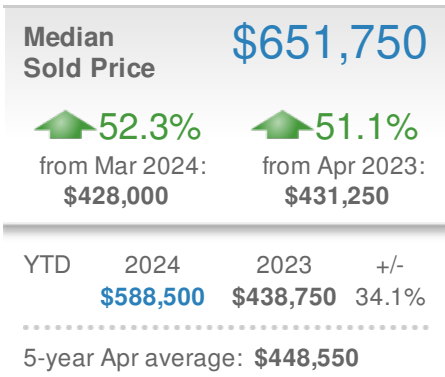
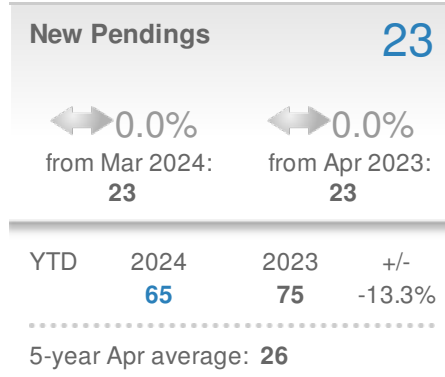
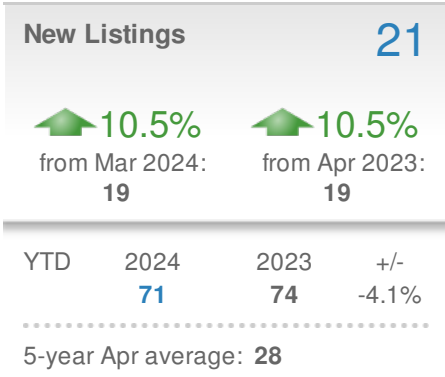
Email: ldavis@tcsr.realtor



April 2024

Phoenixville Area (Chester, PA) - Detached

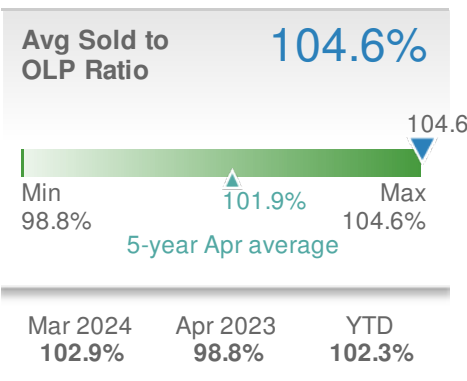
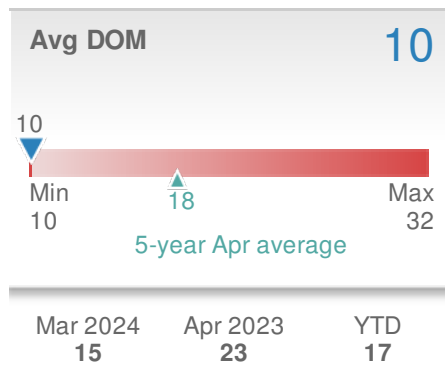
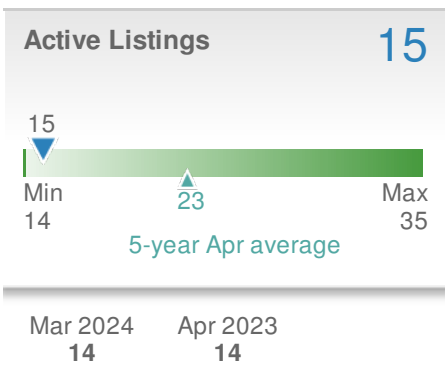
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Summary

In Phoenixville Area (Chester, PA), the median sold price for Detached properties for April was \$651,750, representing an increase of 52.3% compared to last month and an increase of 51.1% from Apr 2023. The average days on market for units sold in April was 10 days, 46% below the 5-year April average of 18 days. There was no month over month change in new contract activity with 23 New Pendings; a 7.4% MoM increase in All Pendings (new contracts + contracts carried over from March) to 29; and a 7.1% increase in supply to 15 active units.

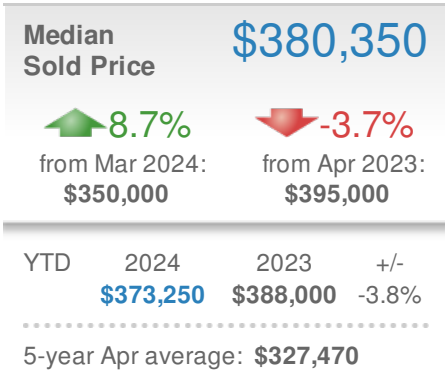
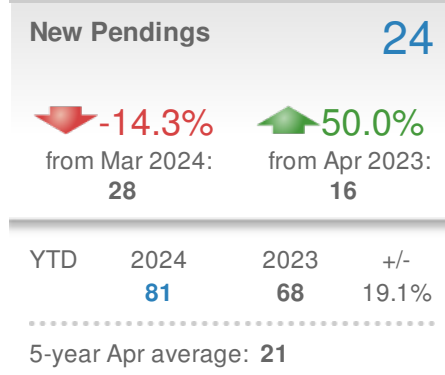
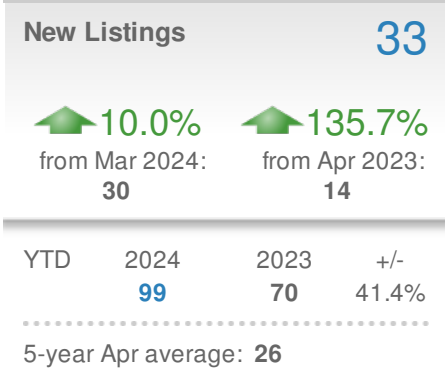
This activity resulted in a Contract Ratio of 1.93 pendings per active listing, no change from March and a decrease from 2.50 in April 2023. The Contract Ratio is 6% higher than the 5-year April average of 1.83. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



April 2024

Phoenixville Area (Chester, PA) - Attached

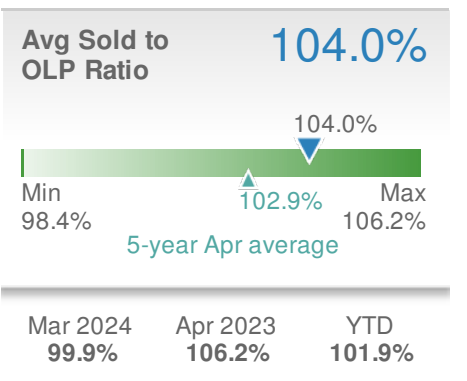
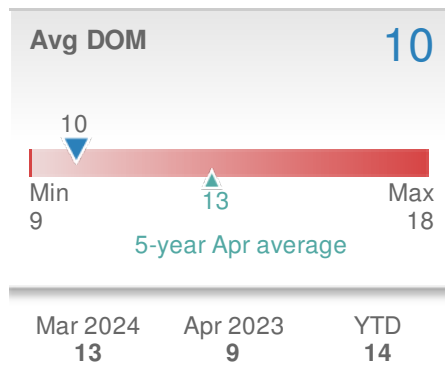
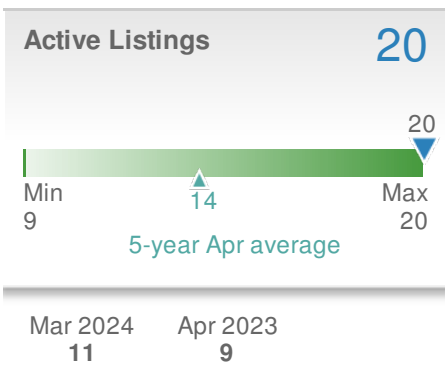
Tri-County Suburban REALTORS
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Summary

In Phoenixville Area (Chester, PA), the median sold price for Attached properties for April was \$380,350, representing an increase of 8.7% compared to last month and a decrease of 3.7% from Apr 2023. The average days on market for units sold in April was 10 days, 24% below the 5-year April average of 13 days. There was a 14.3% month over month decrease in new contract activity with 24 New Pendings; a 13.3% MoM increase in All Pendings (new contracts + contracts carried over from March) to 34; and an 81.8% increase in supply to 20 active units.

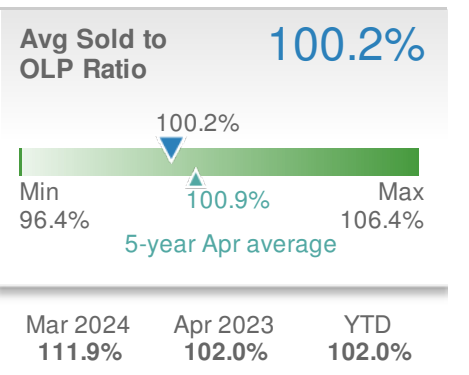
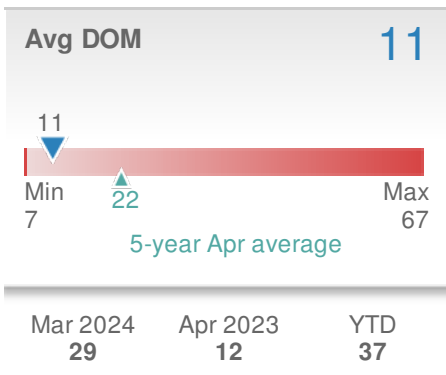
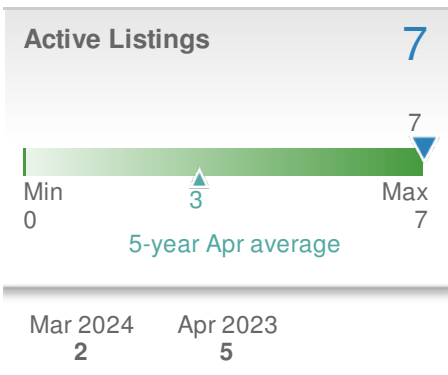
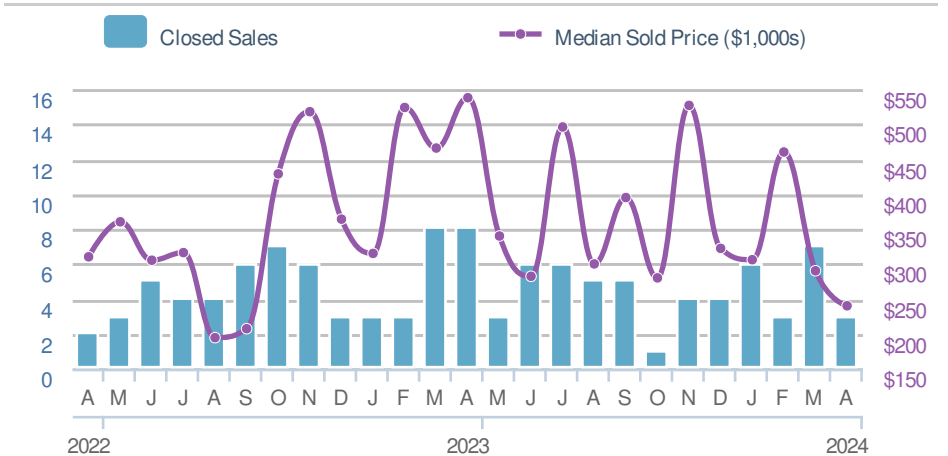
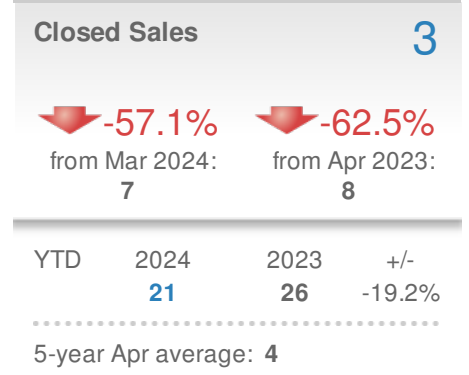
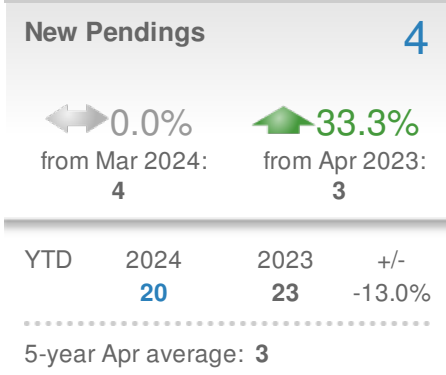
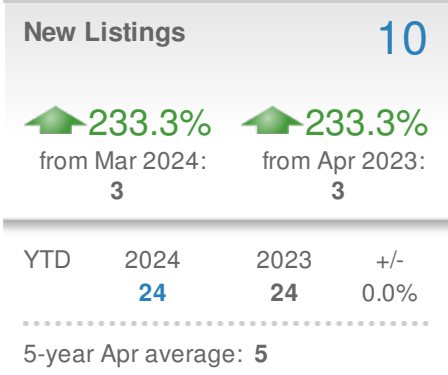
This activity resulted in a Contract Ratio of 1.70 pendings per active listing, down from 2.73 in March and a decrease from 2.78 in April 2023. The Contract Ratio is 34% lower than the 5-year April average of 2.58. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



April 2024

Spring-Ford Area (Chester, PA)

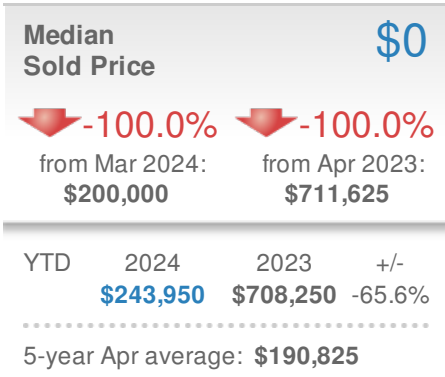
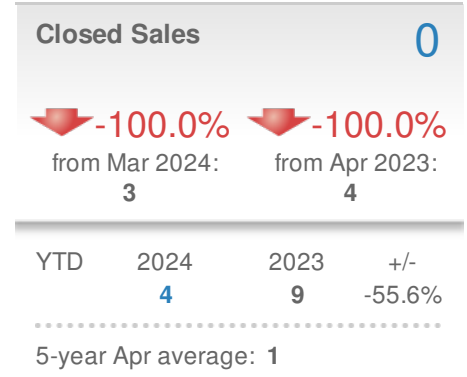
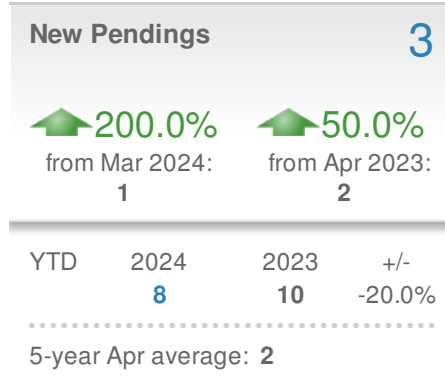
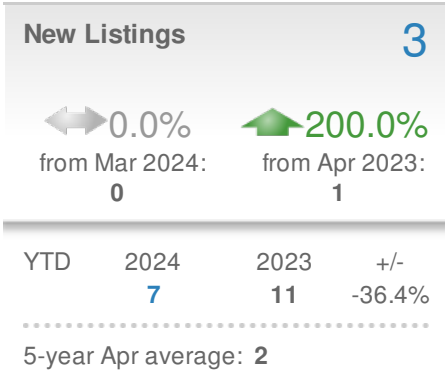
Email: ldavis@tcsr.realtor



April 2024

Spring-Ford Area (Chester, PA) - Detached

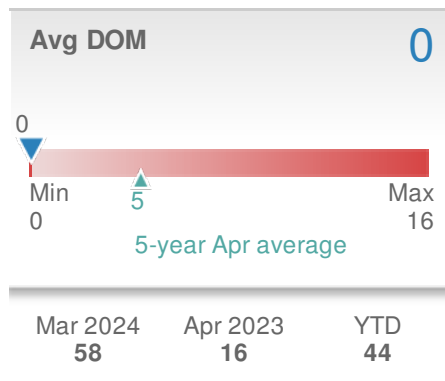
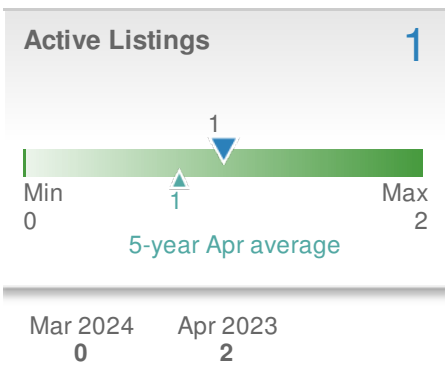
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Spring-Ford Area (Chester, PA), the median sold price for Detached properties for April was \$0, representing a decrease of 100% compared to last month and a decrease of 100% from Apr 2023. The average days on market for units sold in April was 0 days, 100% below the 5-year April average of 5 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 March) to 4; and a 0% increase in supply to 1 active units.

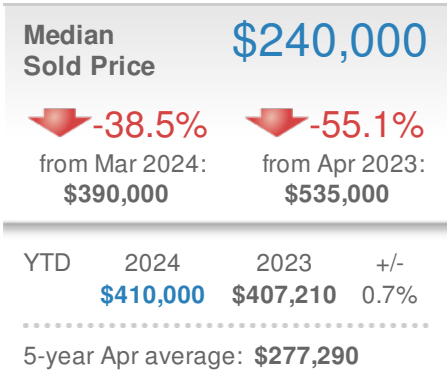
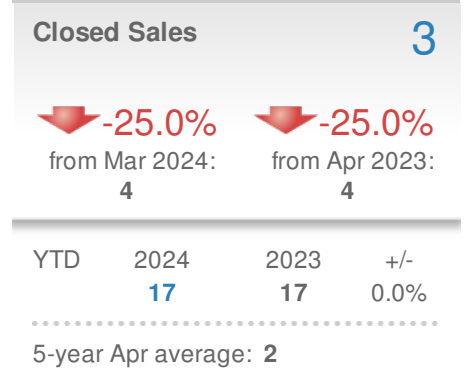
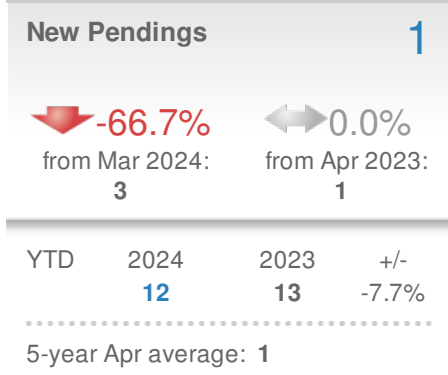
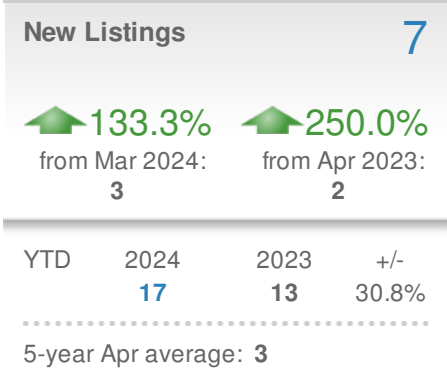
This activity resulted in a Contract Ratio of 4.00 pendings per active listing, up from 0.00 in March and an increase from 1.00 in April 2023. The Contract Ratio is 233% higher than the 5-year April average of 1.20. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



April 2024

Spring-Ford Area (Chester, PA) - Attached

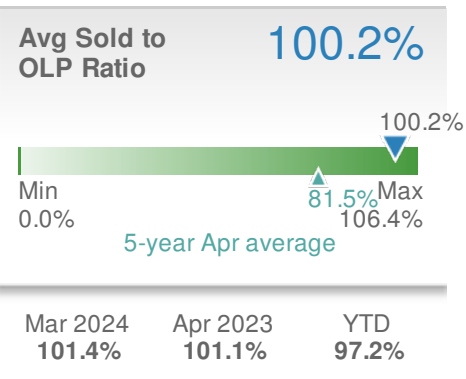
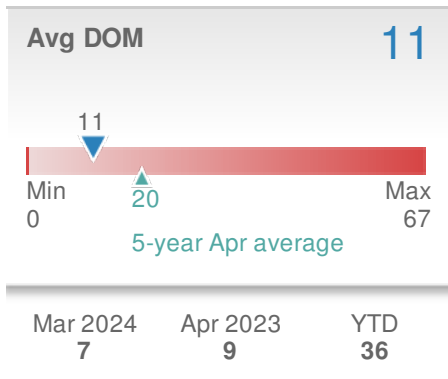
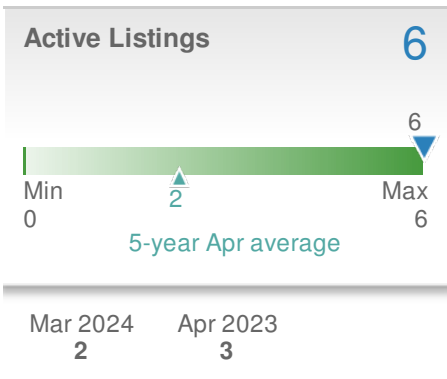
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Spring-Ford Area (Chester, PA), the median sold price for Attached properties for April was \$240,000, representing a decrease of 38.5% compared to last month and a decrease of 55.1% from Apr 2023. The average days on market for units sold in April was 11 days, 46% below the 5-year April average of 20 days. There was a 66.7% month over month decrease in new contract activity with 1 New Pendings; a 66.7% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 1; and a 200% increase in supply to 6 active units.

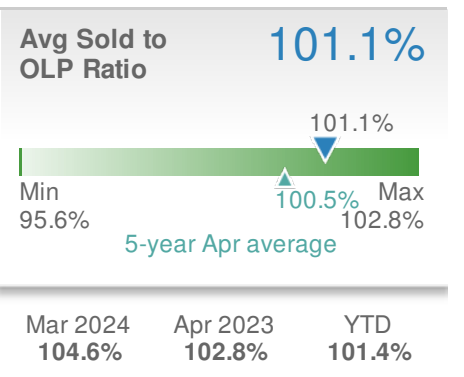
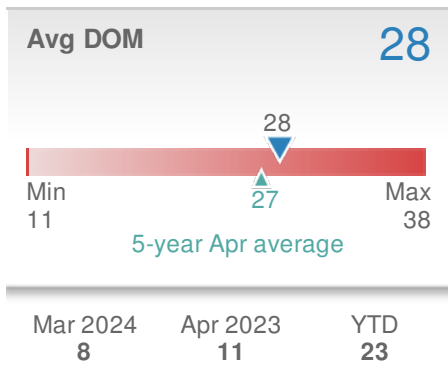
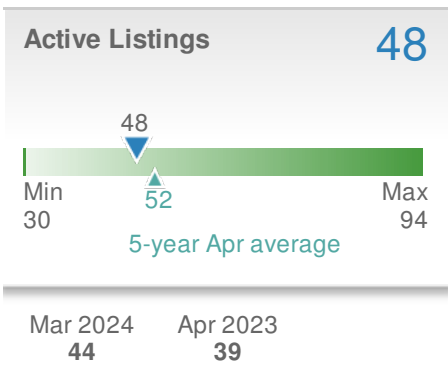
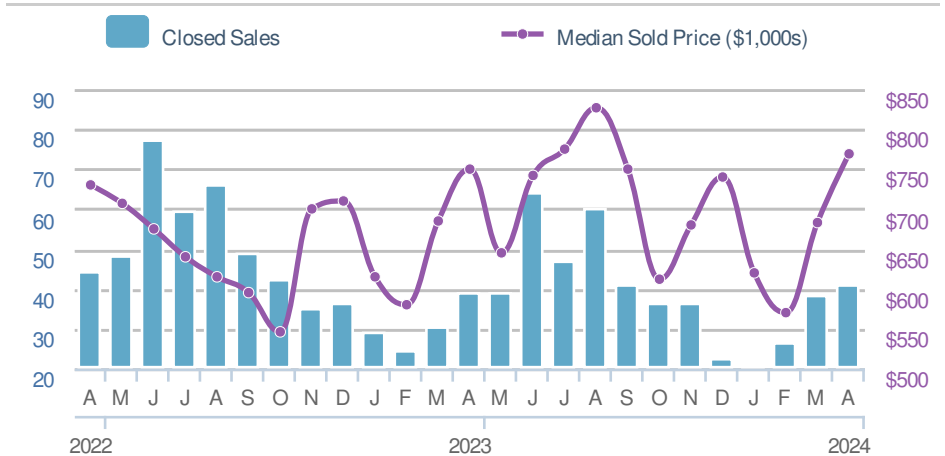
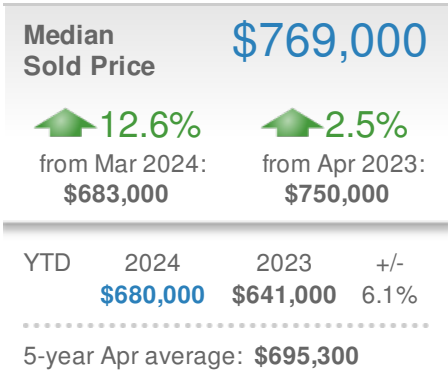
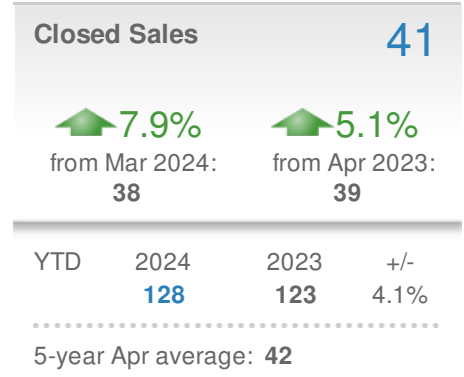
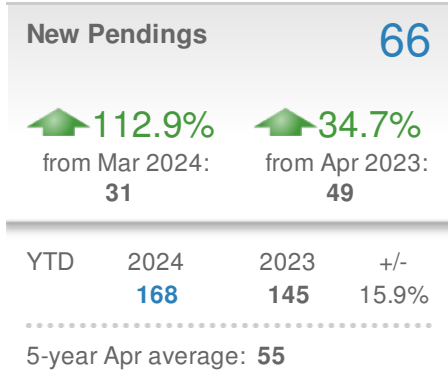
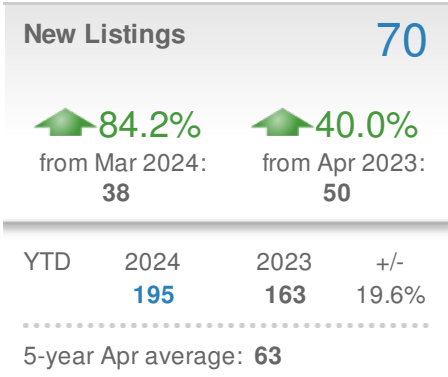
This activity resulted in a Contract Ratio of 0.17 pendings per active listing, down from 1.50 in March and a decrease from 0.33 in April 2023. The Contract Ratio is 79% lower than the 5-year April average of 0.80. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



April 2024

Tredyffrin-Easttown (Chester, PA)

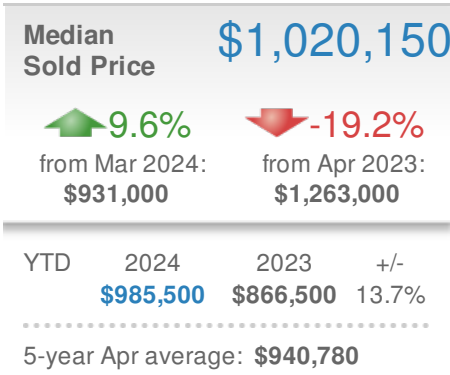
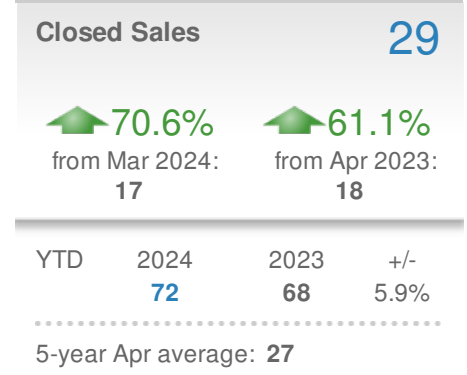
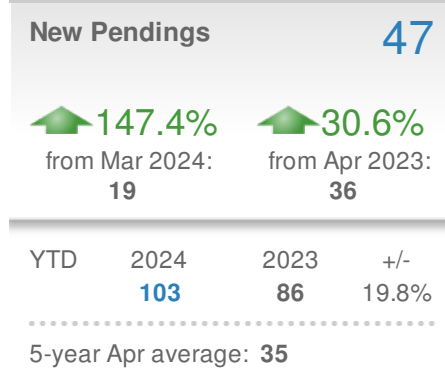
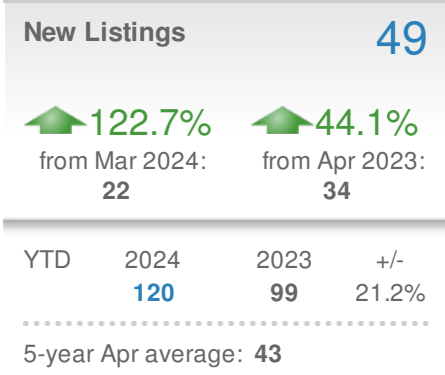
Email: ldavis@tcsr.realtor



April 2024

Tredyffrin-Easttown (Chester, PA) - Detached

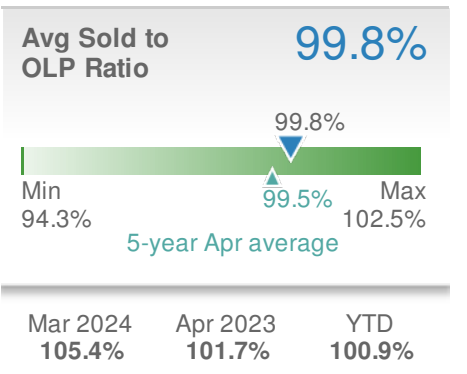
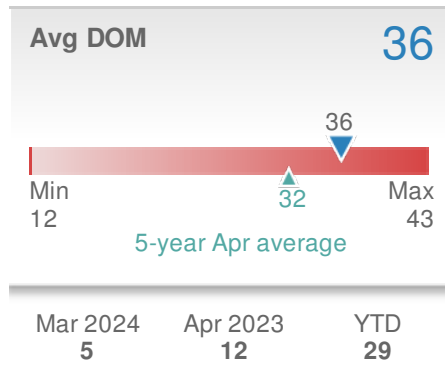
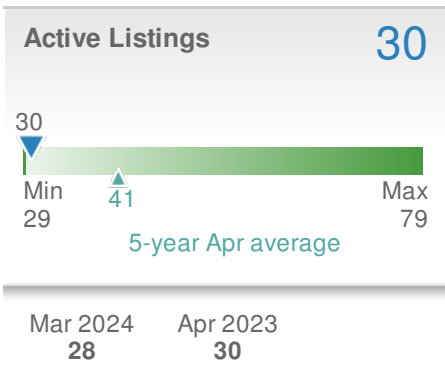
Tri-County Suburban REALTORS
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Summary

In Tredyffrin-Easttown (Chester, PA), the median sold price for Detached properties for April was \$1,020,150, representing an increase of 9.6% compared to last month and a decrease of 19.2% from Apr 2023. The average days on market for units sold in April was 36 days, 11% above the 5-year April average of 32 days. There was a 147.4% month over month increase in new contract activity with 47 New Pendings; a 50% MoM increase in All Pendings (new contracts + contracts carried over from March) to 54; and a 7.1% increase in supply to 30 active units.

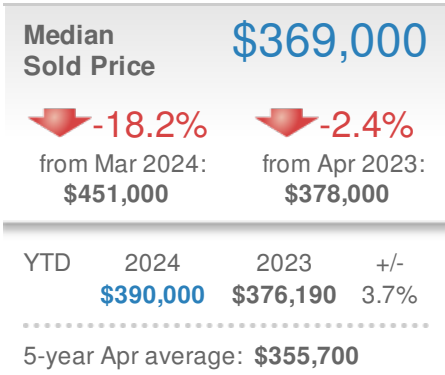
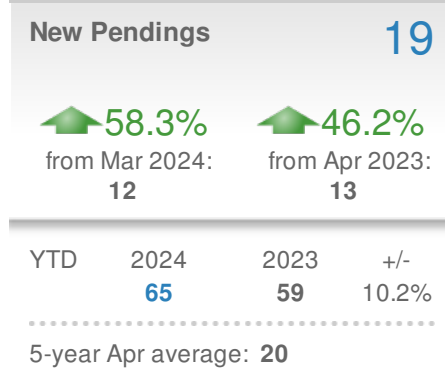
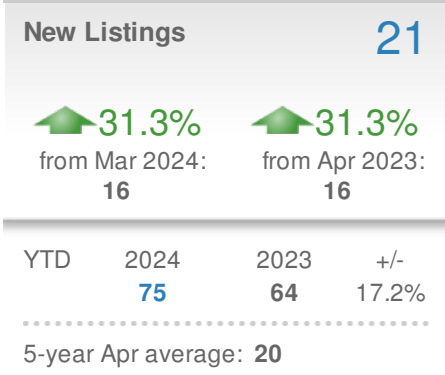
This activity resulted in a Contract Ratio of 1.80 pendings per active listing, up from 1.29 in March and an increase from 1.60 in April 2023. The Contract Ratio is the same as the 5-year April average of 1.82. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



April 2024

Tredyffrin-Easttown (Chester, PA) - Attached

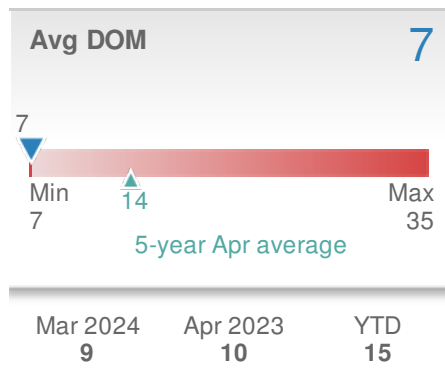
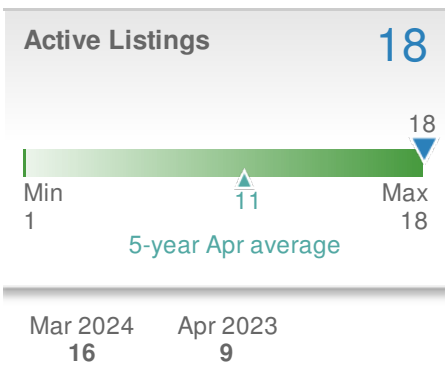
Tri-County Suburban REALTORS
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Summary

In Tredyffrin-Easttown (Chester, PA), the median sold price for Attached properties for April was \$369,000, representing a decrease of 18.2% compared to last month and a decrease of 2.4% from Apr 2023. The average days on market for units sold in April was 7 days, 51% below the 5-year April average of 14 days. There was a 58.3% month over month increase in new contract activity with 19 New Pendings; a 46.7% MoM increase in All Pendings (new contracts + contracts carried over from March) to 22; and a 12.5% increase in supply to 18 active units.

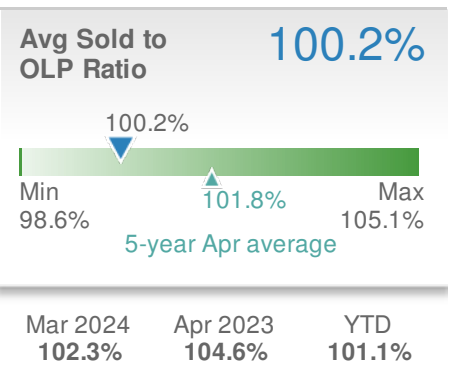
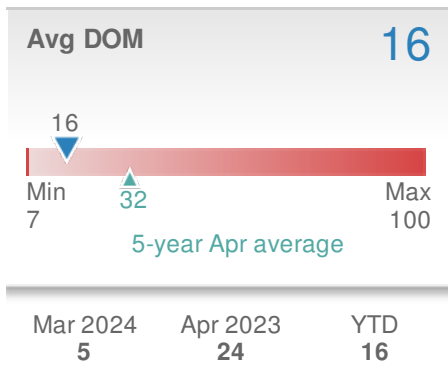
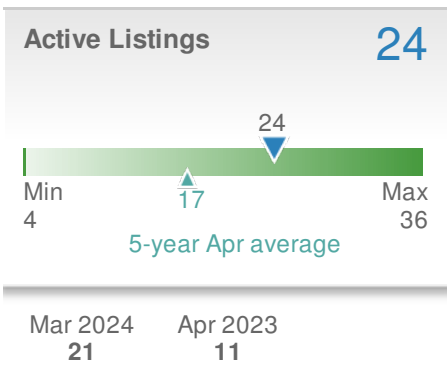
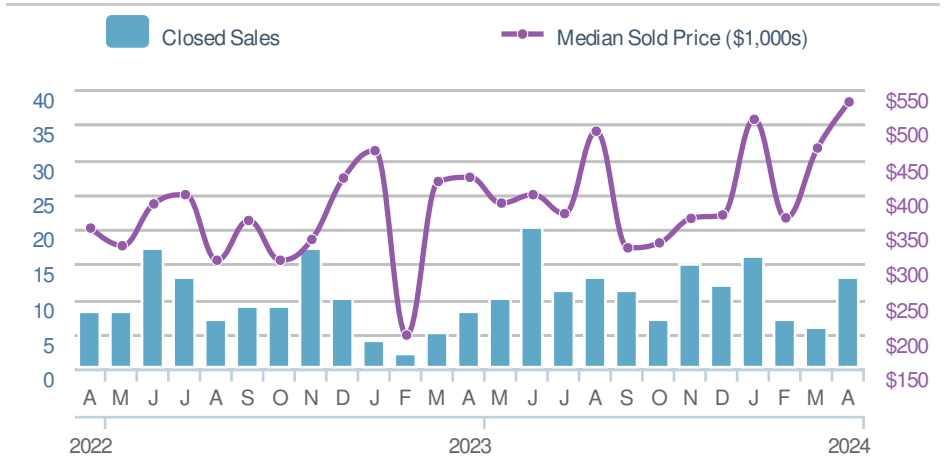
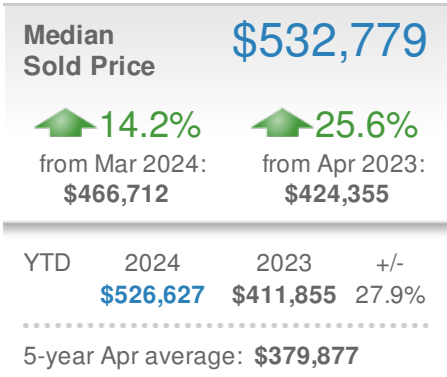
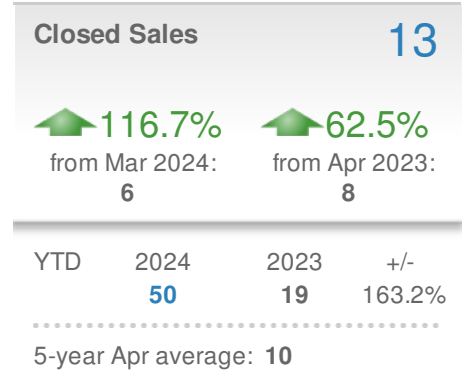
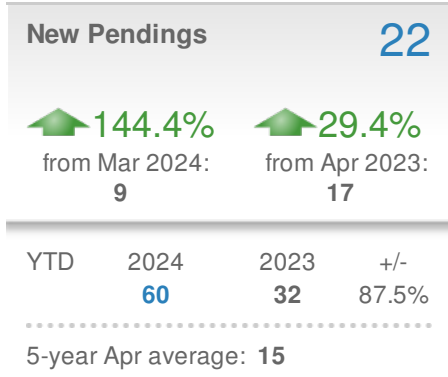
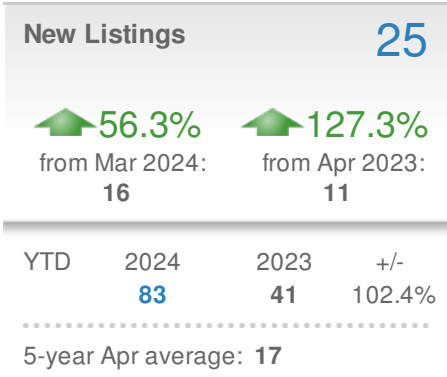
This activity resulted in a Contract Ratio of 1.22 pendings per active listing, up from 0.94 in March and a decrease from 2.00 in April 2023. The Contract Ratio is 86% lower than the 5-year April average of 8.42. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



April 2024

Twin Valley (Chester, PA)

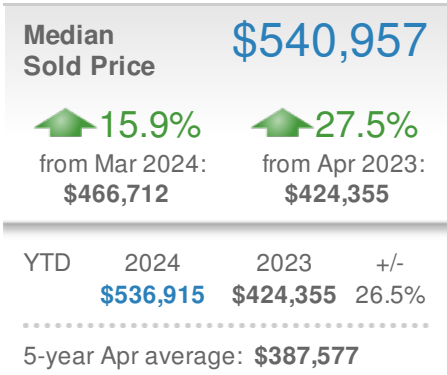
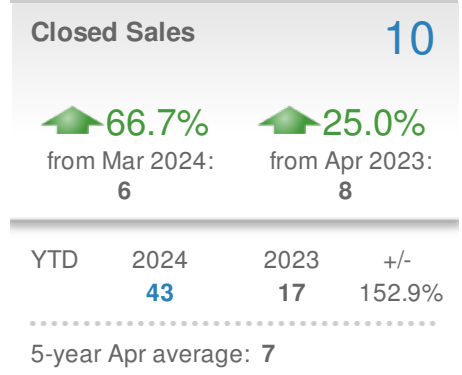
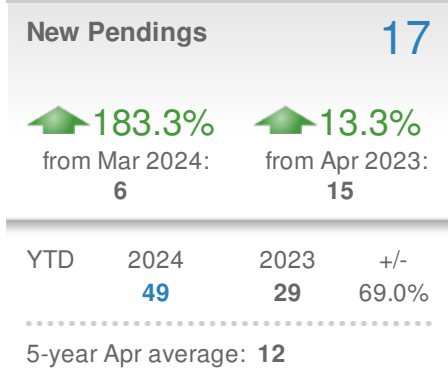
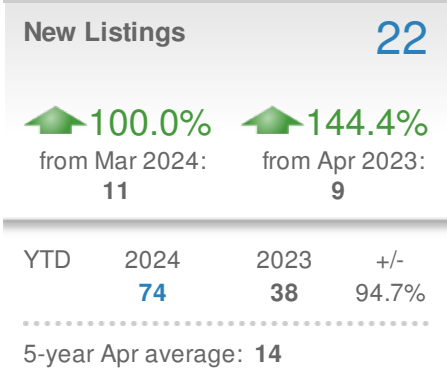
Email: ldavis@tcsr.realtor



April 2024

Twin Valley (Chester, PA) - Detached

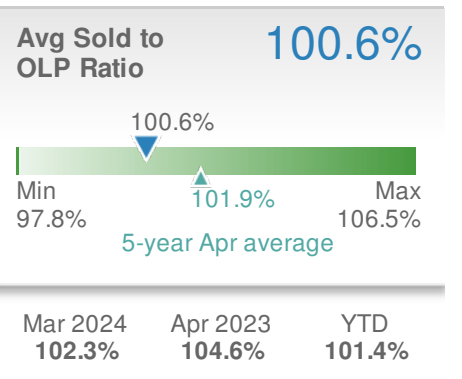
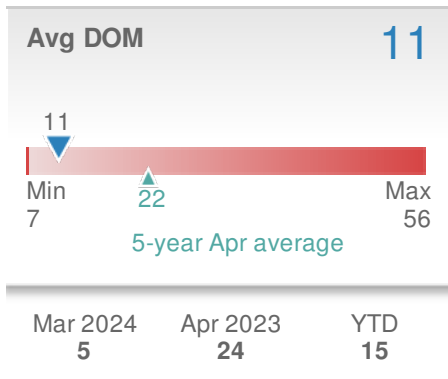
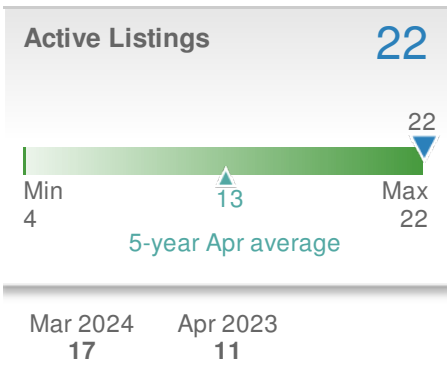
Tri-County Suburban REALTORS
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Summary

In Twin Valley (Chester, PA), the median sold price for Detached properties for April was \$540,957, representing an increase of 15.9% compared to last month and an increase of 27.5% from Apr 2023. The average days on market for units sold in April was 11 days, 51% below the 5-year April average of 22 days. There was a 183.3% month over month increase in new contract activity with 17 New Pendings; a 27.8% MoM increase in All Pendings (new contracts + contracts carried over from March) to 46; and a 29.4% increase in supply to 22 active units.

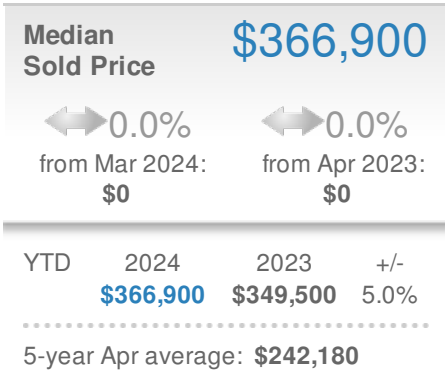
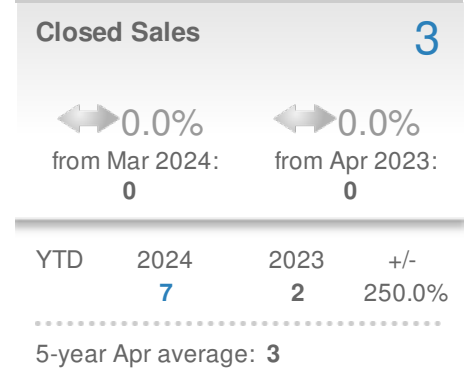
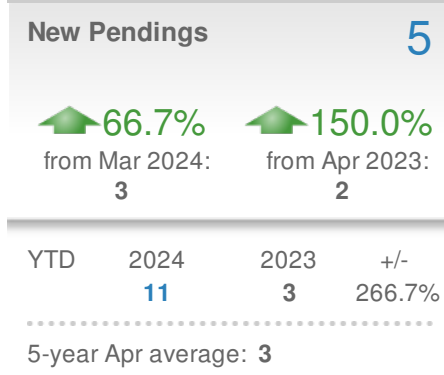
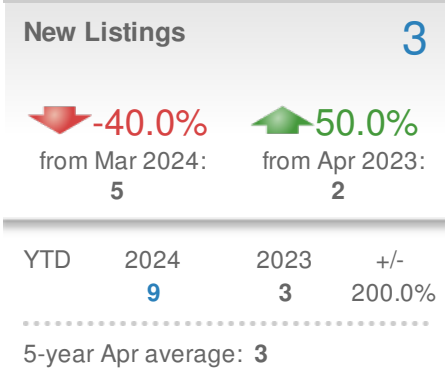
This activity resulted in a Contract Ratio of 2.09 pendings per active listing, down from 2.12 in March and an increase from 1.82 in April 2023. The Contract Ratio is 13% lower than the 5-year April average of 2.40. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



April 2024

Twin Valley (Chester, PA) - Attached

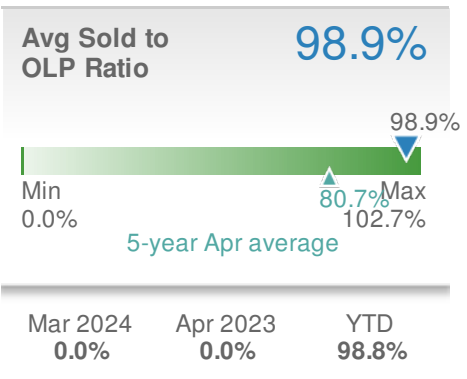
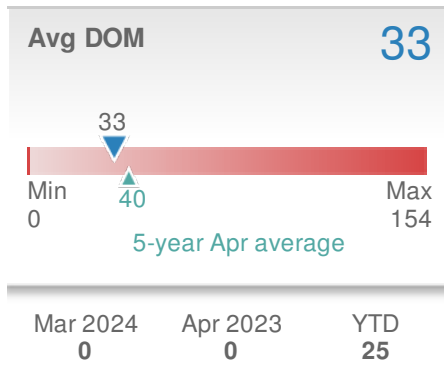
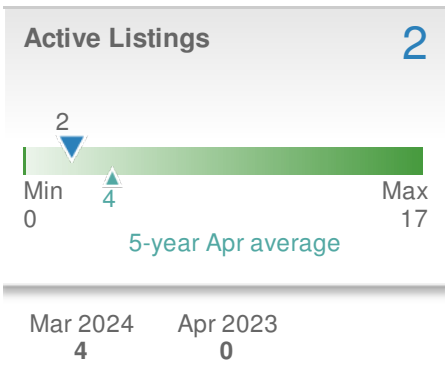
Tri-County Suburban REALTORS
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Summary

In Twin Valley (Chester, PA), the median sold price for Attached properties for April was \$366,900, representing an increase of 0% compared to last month and an increase of 0% from Apr 2023. The average days on market for units sold in April was 33 days, 18% below the 5-year April average of 40 days. There was a 66.7% month over month increase in new contract activity with 5 New Pendings; a 50% MoM increase in All Pendings (new contracts + contracts carried over from March) to 6; and a 50% decrease in supply to 2 active units.

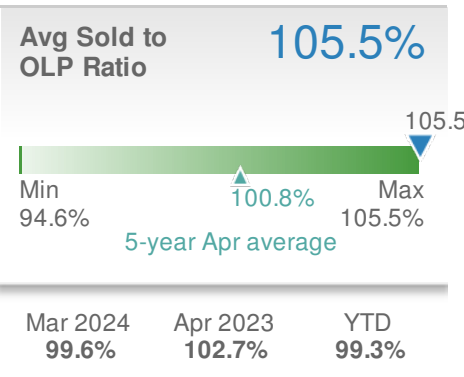
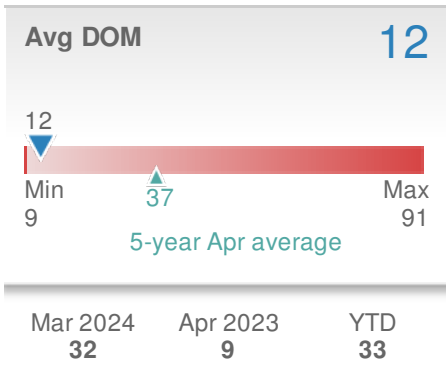
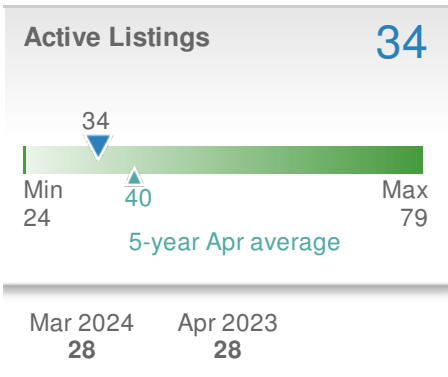
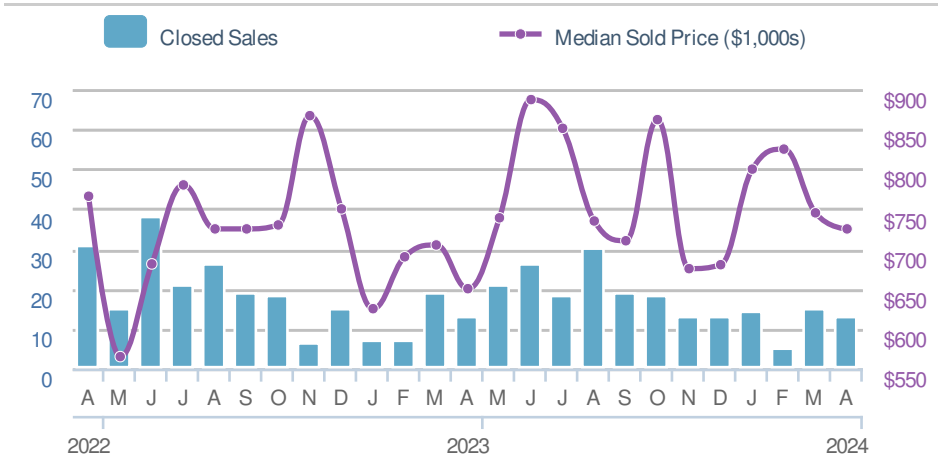
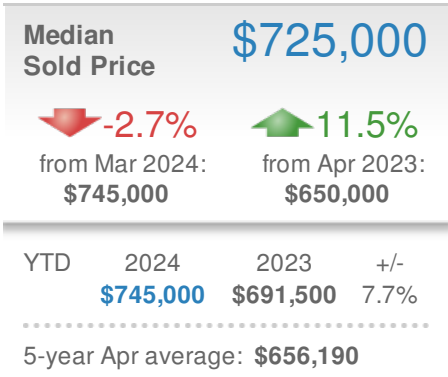
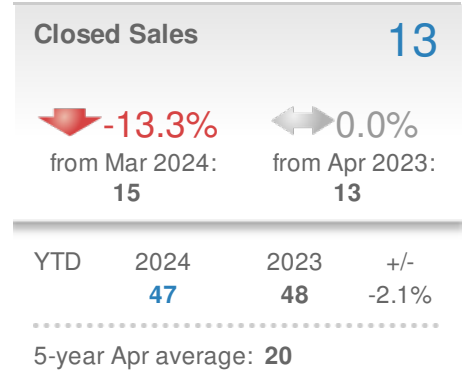
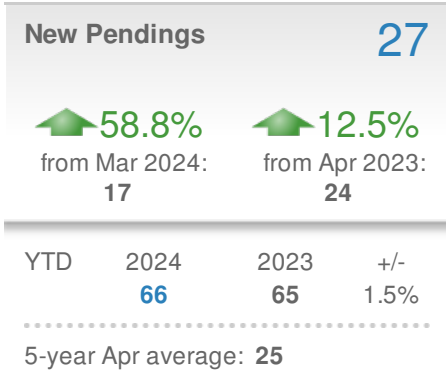
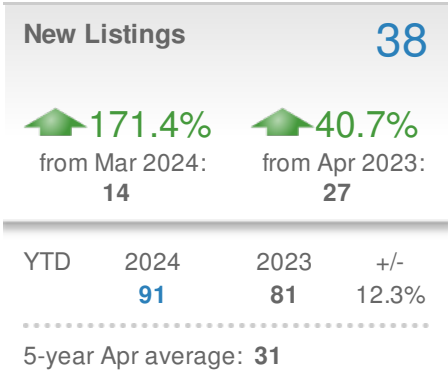
This activity resulted in a Contract Ratio of 3.00 pendings per active listing, up from 1.00 in March and an increase from 0.00 in April 2023. The Contract Ratio is 2% higher than the 5-year April average of 2.95. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



April 2024

Unionville-Chadds Ford (Chester, PA)

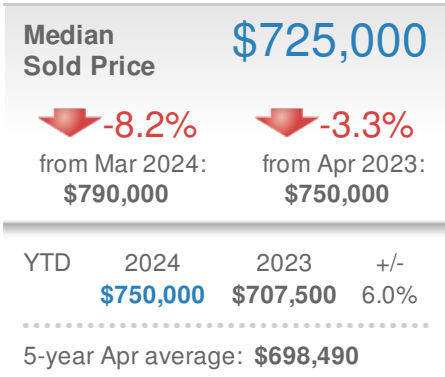
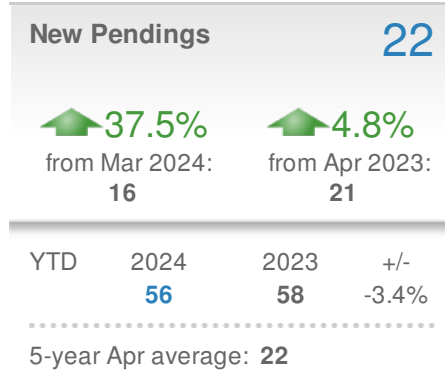
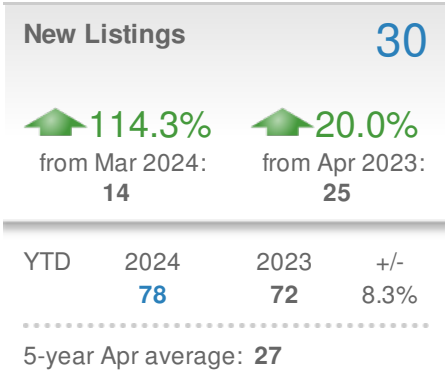
Email: ldavis@tcsr.realtor



April 2024

Unionville-Chadds Ford (Chester, PA) - Detached

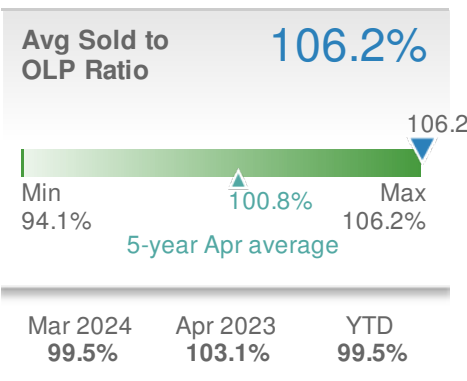
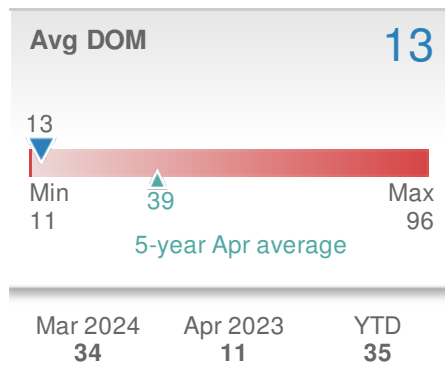
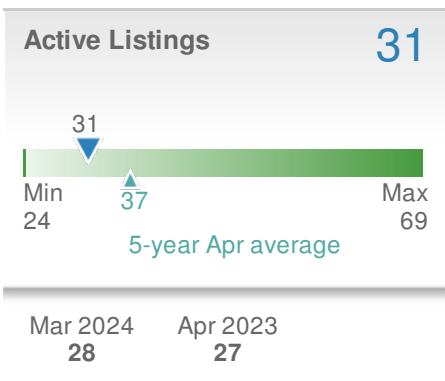
Tri-County Suburban REALTORS
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Summary

In Unionville-Chadds Ford (Chester, PA), the median sold price for Detached properties for April was \$725,000, representing a decrease of 8.2% compared to last month and a decrease of 3.3% from Apr 2023. The average days on market for units sold in April was 13 days, 67% below the 5-year April average of 39 days. There was a 37.5% month over month increase in new contract activity with 22 New Pendings; a 36.4% MoM increase in All Pendings (new contracts + contracts carried over from March) to 30; and a 10.7% increase in supply to 31 active units.

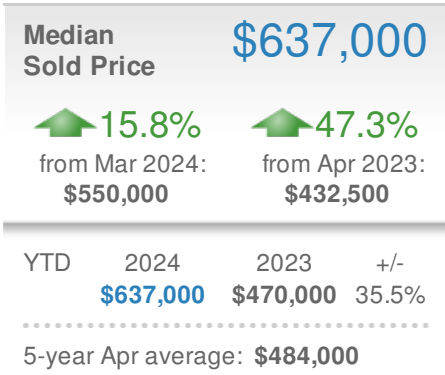
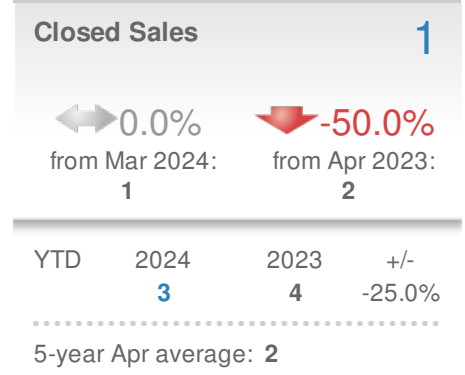
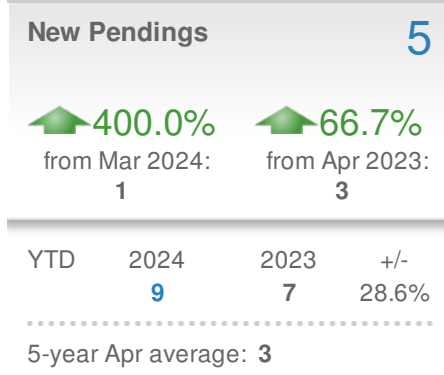
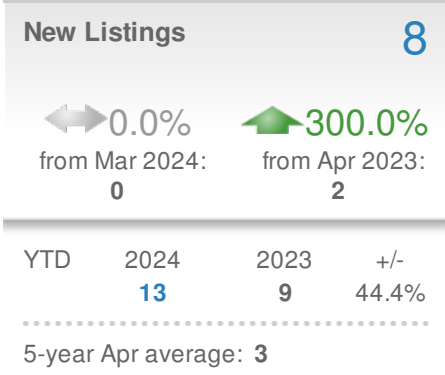
This activity resulted in a Contract Ratio of 0.97 pendings per active listing, up from 0.79 in March and a decrease from 1.11 in April 2023. The Contract Ratio is 17% lower than the 5-year April average of 1.17. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



April 2024

Unionville-Chadds Ford (Chester, PA) - Attached

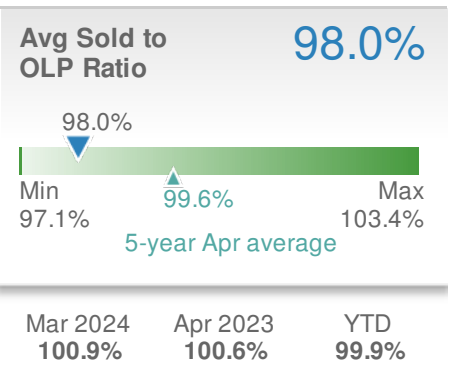
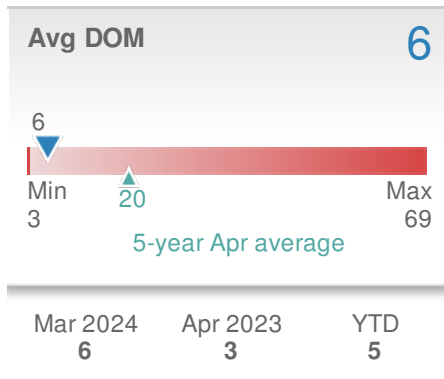
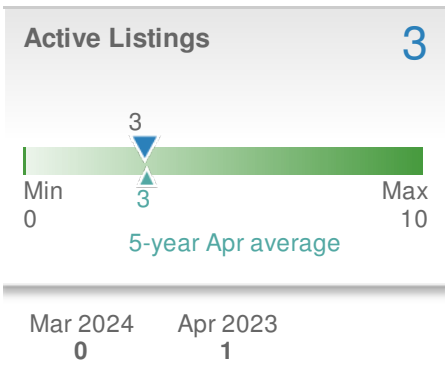
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Summary

In Unionville-Chadds Ford (Chester, PA), the median sold price for Attached properties for April was \$637,000, representing an increase of 15.8% compared to last month and an increase of 47.3% from Apr 2023. The average days on market for units sold in April was 6 days, 71% below the 5-year April average of 20 days. There was a 400% month over month increase in new contract activity with 5 New Pendings; a 200% MoM increase in All Pendings (new contracts + contracts carried over from March) to 6; and a 0% increase in supply to 3 active units.

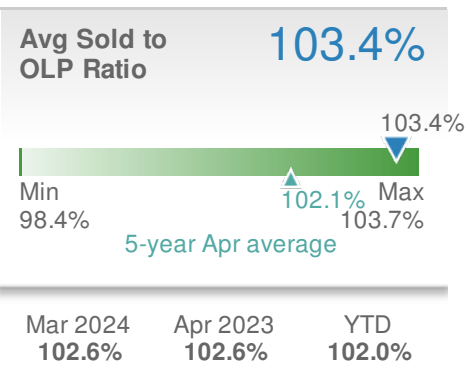
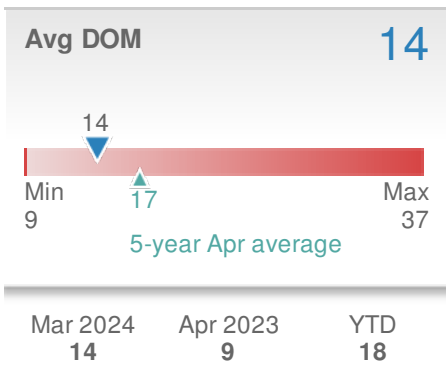
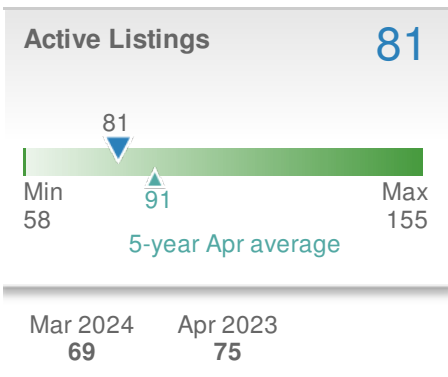
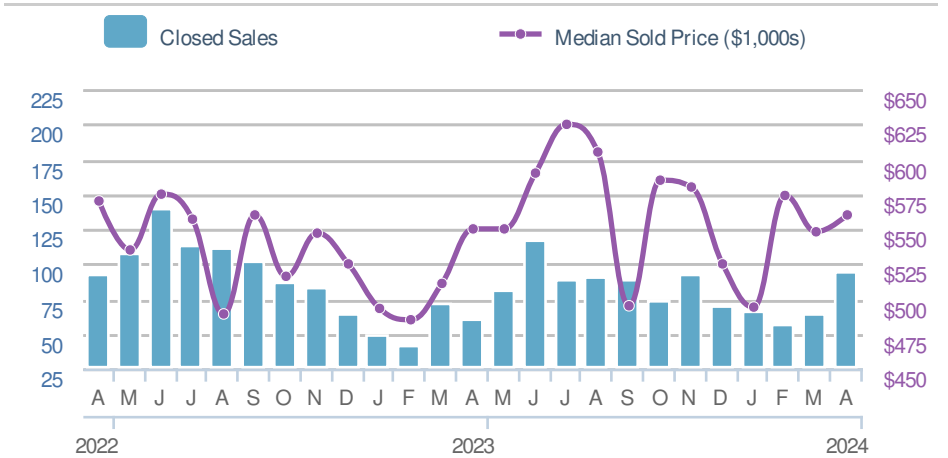
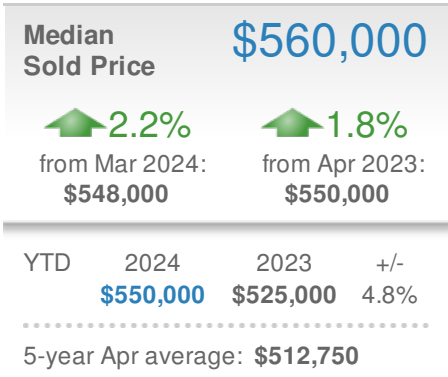
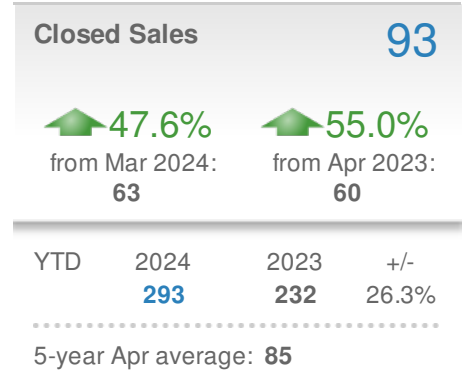
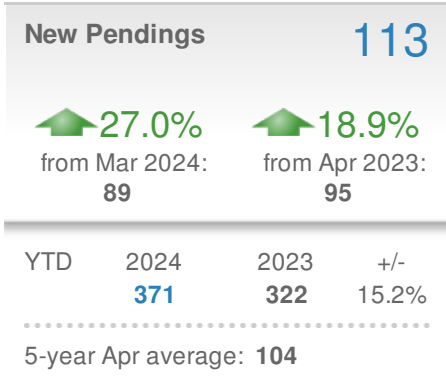
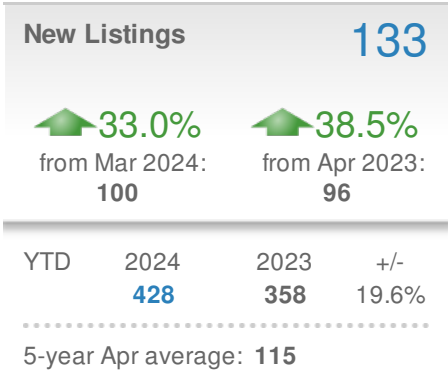
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, up from 0.00 in March and a decrease from 3.00 in April 2023. The Contract Ratio is 35% higher than the 5-year April average of 1.48. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



April 2024

West Chester Area (Chester, PA)

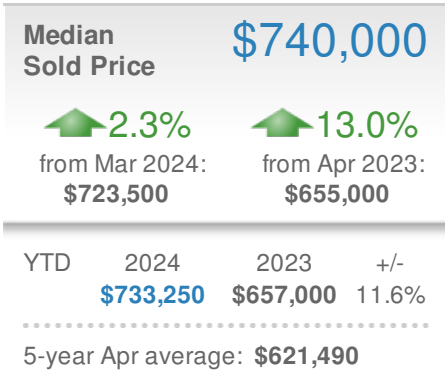
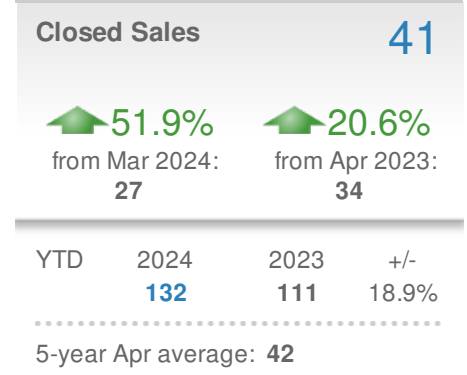
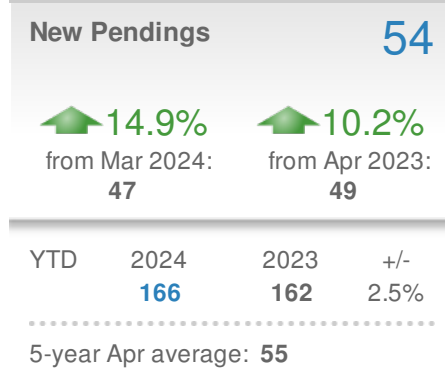
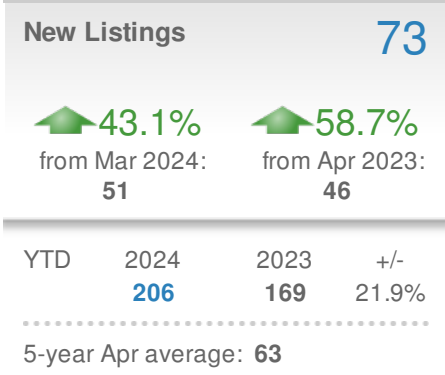
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April 2024

West Chester Area (Chester, PA) - Detached

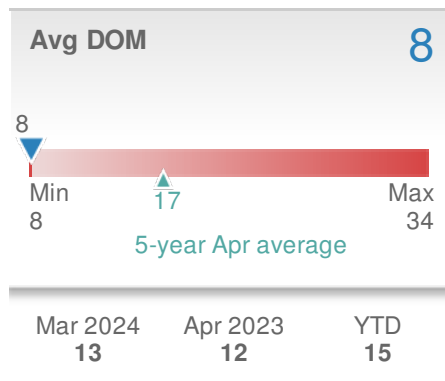
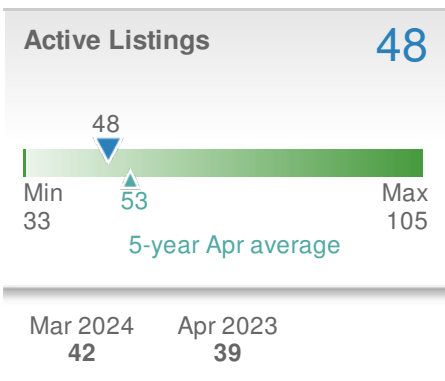
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Summary

In West Chester Area (Chester, PA), the median sold price for Detached properties for April was \$740,000, representing an increase of 2.3% compared to last month and an increase of 13% from Apr 2023. The average days on market for units sold in April was 8 days, 53% below the 5-year April average of 17 days. There was a 14.9% month over month increase in new contract activity with 54 New Pendings; a 7.6% MoM increase in All Pendings (new contracts + contracts carried over from March) to 113; and a 14.3% increase in supply to 48 active units.

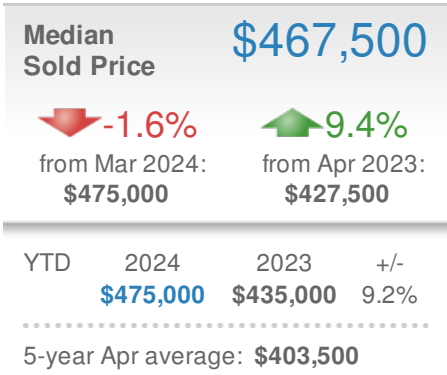
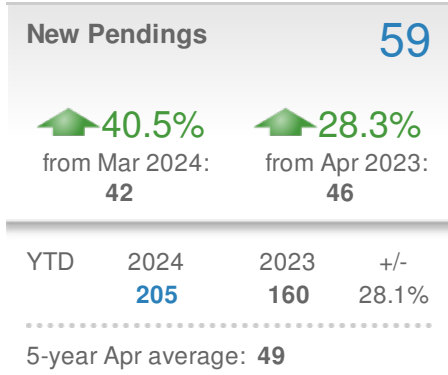
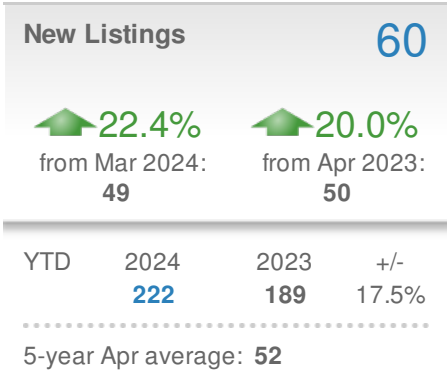
This activity resulted in a Contract Ratio of 2.35 pendings per active listing, down from 2.50 in March and a decrease from 2.41 in April 2023. The Contract Ratio is 13% lower than the 5-year April average of 2.71. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



April 2024

West Chester Area (Chester, PA) - Attached

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Summary

In West Chester Area (Chester, PA), the median sold price for Attached properties for April was \$467,500, representing a decrease of 1.6% compared to last month and an increase of 9.4% from Apr 2023. The average days on market for units sold in April was 18 days, 1% above the 5-year April average of 18 days. There was a 40.5% month over month increase in new contract activity with 59 New Pendings; a 5.9% MoM increase in All Pendings (new contracts + contracts carried over from March) to 125; and a 22.2% increase in supply to 33 active units.

This activity resulted in a Contract Ratio of 3.79 pendings per active listing, down from 4.37 in March and an increase from 2.17 in April 2023. The Contract Ratio is 43% higher than the 5-year April average of 2.65. 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.

