# April 2024

All Home Types Detached Attached

# Local Market Insight

## Chester County, PA



Presented by Lauren Davis Tri-County Suburban REALTORS Email: Idavis@tcsr.realtor

## April 2024

Chester County, PA

#### Email: Idavis@tcsr.realtor

New L	istings.	681				
	<b>35.7%</b> Mar 2024: <b>502</b>		<b>7.8%</b> pr 2023: <b>33</b>			
YTD	2024 <b>2,163</b>	2023 <b>2,001</b>	+/- 8.1%			
5-vear	Apr average	· 668				

New F	Pendings		609
from	<b>33.0%</b> Mar 2024: <b>458</b>	from Ap 53	or 2023:
YTD	2024 <b>1,815</b>	2023 <b>1,727</b>	+/- 5.1%
5-year	Apr average	: 581	











Apr 2023

18

Mar 2024

18

YTD

23



Avg Sold to **OLP** Ratio

5-year Apr average: 668

t

102.4%

## April 2024

Chester County, PA - Detached

Email:	Idavis@tcsr.realtor	

New Listings 458		New F	New Pendings 407		Close	d Sales	262				
from	<b>52.2%</b> Mar 2024: <b>301</b>	from A	<b>2.8%</b> pr 2023: <b>73</b>	from	<b>50.2%</b> Mar 2024: <b>271</b>	from A	<b>3.5%</b> pr 2023: <b>75</b>		<b>31.7%</b> Mar 2024: <b>199</b>	from A	<b>3.4%</b> pr 2023: <b>31</b>
YTD	2024 <b>1,369</b>	2023 <b>1,313</b>	+/- 4.3%	YTD	2024 <b>1,113</b>	2023 <b>1,116</b>	+/- -0.3%	YTD	2024 <b>826</b>	2023 <b>821</b>	+/- 0.6%
5-year Apr average: <b>460</b>			5-year Apr average: <b>395</b>			5-year Apr average: <b>297</b>					

Medi Sold	an Price	\$608,000				
from	10.6% Mar 2024: 549,500	<b>14.7%</b> from Apr 2023: <b>\$530,000</b>				
YTD	2024 <b>\$581,345</b>	2023 +/- <b>\$512,000</b> 13.5%				
5-yea	r Apr averag	je: <b>\$513,100</b>				

### 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 5year 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 seller's favor.





## April 2024

Chester County, PA - Attached

Email: Idavis@tcsr.realtor

New Listings 223		New F	New Pendings 202			Closed Sales 180					
▲ 10.9% from Mar 2024: 201 from Apr 2023: 160		<b>8.0%</b> from Mar 2024: <b>187</b>		from A	27.0% from Apr 2023: 159		Apr 2023: from Mar 2024:		24.1% from Apr 2023: 145		
YTD	2024 <b>794</b>	2023 688	+/- 15.4%	YTD	2024 <b>701</b>	2023 <b>611</b>	+/- 14.7%	YTD	2024 <b>571</b>	2023 <b>506</b>	+/- 12.8%
5-year Apr average: <b>208</b>			5-year Apr average: <b>186</b>			5-year Apr average: <b>178</b>					

Medi Sold	an Price	\$385,000							
from	-11.3% Mar 2024: 434,000	from Ap \$399,							
YTD	2024 <b>\$405,000</b>	2023 <b>\$390,000</b>	+/- 3.8%						
5-yea	5-year Apr average: <b>\$353,800</b>								

### 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 5year 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 he market is moving in the buyer's favor.





## April 2024

Avon Grove (Chester, PA)

#### **New Listings** 40 **100.0% ~~**21.2% from Mar 2024: from Apr 2023: 20 33 2023 YTD 2024 +/-122 130 -6.2% 5-year Apr average: 40













Mar 2024	Apr 2023	YTD	
<b>25</b>	<b>15</b>	25	





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## April 2024

Avon Grove (Chester, PA) - Detached

Email: Idavis@tcsr.realtor



Medi Sold	an Price	\$485,540				
from	-11.6% Mar 2024: 549,250	11.6% from Apr 2023: \$435,000				
YTD	2024 <b>\$562,817</b>	2023 +/- <b>\$463,000</b> 21.6%				
5-yea	r Apr averag	je: <b>\$440,208</b>				

## 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 seller's favor.



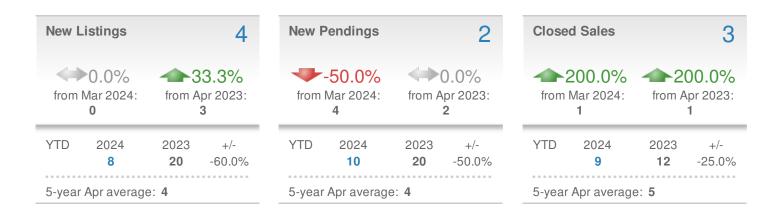


## April 2024

Avon Grove (Chester, PA) - Attached

Tri-County Suburban REALTORS

Email: Idavis@tcsr.realtor



Medi Sold	an Price	\$362,000				
from	-6.6% Mar 2024: 387,500	from Apt \$351,	r 2023:			
YTD	2024 <b>\$375,000</b>	2023 <b>\$351,500</b>	+/- 6.7%			
5-yea	ır Apr averag	je: <b>\$328,26</b> 0	)			

### 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 seller's favor.





## April 2024

Coatesville Area (Chester, PA)

Email: Idavis@tcsr.realtor















Mar 2024	Apr 2023	YTD	
<b>29</b>	<b>14</b>	25	



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## April 2024

Coatesville Area (Chester, PA) - Detached

Email: Idavis@tcsr.realtor

New Listings 54		New F	New Pendings 53		Closed Sales 32						
★ 74.2% from Mar 2024: 31 ★ 17.4% from Apr 2023: 46		from Mar 2024: from A		<ul> <li>         →-7.0%         from Apr 2023:         57         57         24     </li> </ul>		Mar 2024:					
YTD	2024 <b>138</b>	2023 <b>204</b>	+/- -32.4%	YTD	2024 <b>134</b>	2023 <b>178</b>	+/- -24.7%	YTD	2024 <b>106</b>	2023 <b>133</b>	+/- -20.3%
5-year Apr average: <b>57</b>				5-year	5-year Apr average: <b>54</b>			5-year Apr average: <b>43</b>			

Medi Sold	an Price	\$367,500			
from	-7.3% Mar 2024: 396,250	from Ap <b>\$370</b> ,	r 2023:		
YTD	2024 <b>\$367,500</b>	2023 <b>\$348,000</b>	+/- 5.6%		
5-yea	r Apr averag	je: <b>\$329,34</b>	0		

## 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 source to supply, and indicates the market is moving in the buyer's favor.

Active Listings	42	Avg DOM		19	Avg Sold to OLP Ratio		102.2%	
42		19					102.2	
Min 55 39 5-year Apr average	Max 102	Min 19 12 5-	year Apr avera	Max 35 Ige	Min 97.6% 5-	year Apr av	101.1% Max 102.6% verage	
Mar 2024 Apr 2023 38 46		Mar 2024 <b>33</b>	Apr 2023 <b>14</b>	YTD <b>36</b>	Mar 2024 <b>96.5%</b>	Apr 2023 <b>101.9%</b>	98.5%	



## April 2024

Coatesville Area (Chester, PA) - Attached

Tri-County Suburban REALTORS

Email: Idavis@tcsr.realtor

New L	New Listings 25		New F	New Pendings 31			Closed Sales 25				
	- <b>21.9%</b> Mar 2024: <b>32</b>	from A	<b>3.6%</b> pr 2023: <b>2</b>		<b>29.2%</b> Mar 2024: <b>24</b>	from A	<b>10.9%</b> Apr 2023: <b>22</b>	-	← 257.1% from Mar 2024: 7 19		pr 2023:
YTD	2024 <b>105</b>	2023 <b>85</b>	+/- 23.5%	YTD	2024 <b>89</b>	2023 <b>72</b>	+/- 23.6%	YTD	2024 <b>68</b>	2023 <b>59</b>	+/- 15.3%
5-year Apr average: <b>22</b>			5-year	5-year Apr average: <b>23</b>			5-year Apr average: <b>24</b>				

Medi Sold	an Price	\$260,000
from	• 4.0% Mar 2024: 250,000	<b>1.6%</b> from Apr 2023: <b>\$256,000</b>
YTD	2024 <b>\$293,264</b>	2023 +/- <b>\$240,000</b> 22.2%
5-yea	r Apr averag	je: <b>\$223,400</b>

## 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 seller's favor.





## April 2024

Downingtown Area (Chester, PA)

Email: Idavis@tcsr.realtor











Mar 2024	Apr 2023	YTD
<b>20</b>	<b>24</b>	23





## April 2024

Downingtown Area (Chester, PA) - Detached

Tri-County Suburban REALTORS

Email: Idavis@tcsr.realtor



Medi Sold	an Price	\$599,	500
from	•4.0% Mar 2024: 576,200	from Ap <b>\$657</b> ,	
YTD	2024 <b>\$649,900</b>	2023 <b>\$610,000</b>	+/- 6.5%
5-yea	r Apr averag	je: <b>\$580,90</b>	1

### 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 seller's favor.

Active Listings	38	Avg DOM		9	Avg Sold t OLP Ratio	<sup></sup>	03.6%
38		9					103.6%
Min 63 38 5-year Apr avera	Max 120 age	Min 21 9 5-	year Apr avera	Max 51 Ige	Min 98.4% 5-	year Apr ave	02.5% Max 104.3% rage
Mar 2024 Apr 2023 38 49		Mar 2024 <b>22</b>	Apr 2023 <b>21</b>	YTD 23	Mar 2024 <b>100.6%</b>	Apr 2023 <b>102.9%</b>	YTD 100.3%



## April 2024

Downingtown Area (Chester, PA) - Attached

Tri-County Suburban REALTORS

Email: Idavis@tcsr.realtor

New L	New Listings		29	New F	Pendings		29	Close	d Sales		33
	0.0% Mar 2024: 29	from A	<b>6.0%</b> pr 2023: <b>25</b>		-9.4% Mar 2024: 32	from A	20.8% Apr 2023: 24		50.0% Mar 2024: 22		
YTD	2024 <b>109</b>	2023 <b>99</b>	+/- 10.1%	YTD	2024 <b>104</b>	2023 <b>94</b>	+/- 10.6%	YTD	2024 <b>99</b>	2023 <b>71</b>	+/- 39.4%
5-year Apr average: <b>33</b>			5-year	Apr averag	je: <b>29</b>		5-year	Apr averag	je: <b>29</b>		

Medi Sold	an Price	\$400,	000
from	-24.7% Mar 2024: 531,000	from Ap <b>\$400</b> ,	r 2023:
YTD	2024 <b>\$472,500</b>	2023 <b>\$435,000</b>	+/- 8.6%
5-yea	r Apr averag	je: <b>\$365,70</b>	0

### 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 seller's favor.





## April 2024

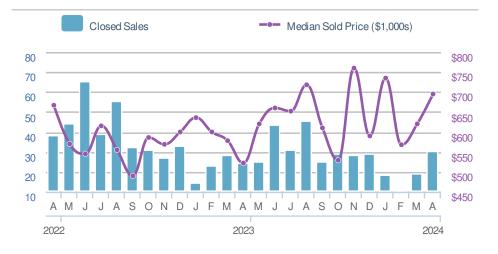
Great Valley (Chester, PA)

#### **New Listings** 43 **~~**22.9% **~**7.5% from Mar 2024: from Apr 2023: 35 40 2023 YTD 2024 +/--10.2% 141 157 5-year Apr average: 50





Medi Sold	an Price	\$695,700			
from	<b>12.2%</b> Mar 2024: 520,000	433.3% from Apr 2023: \$522,101	:		
YTD	2024 <b>\$670,000</b>	2023 +/- <b>\$585,500</b> 14.4%	)		
5-yea	r Apr averag	je: <b>\$576,099</b>			







Apr 2023

35

Mar 2024

17

YTD

25

OLP Ratio		
	104.39	%
Min 99.3%	102.9%	Max 108.2%
5-	year Apr avera	age
Mar 2024	Apr 2023	YTD

Avg Sold to

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104.3%

## April 2024

Great Valley (Chester, PA) - Detached

Email: Idavis@tcsr.realtor

New L	New Listings 30		New F	Pendings		20	Close	Closed Sales 1			
	114.3% Mar 2024: 14	from A	0.0% pr 2023: 80		11.1% Mar 2024: 18		<b>1.1%</b> pr 2023: <b>8</b>		← 62.5% from Mar 2024: 8 9		pr 2023:
YTD	2024 <b>77</b>	2023 <b>91</b>	+/- -15.4%	YTD	2024 <b>57</b>	2023 <b>59</b>	+/- -3.4%	YTD	2024 <b>40</b>	2023 <b>43</b>	+/- -7.0%
5-year Apr average: <b>31</b>				5-year	Apr averag	je: <b>22</b>		5-year	Apr averag	e: <b>19</b>	

Medi Sold	an Price	\$1,160	),000
from	<b>70.2%</b> Mar 2024: 581,750	12 from Ap \$526,	r 2023:
YTD	2024 <b>\$917,500</b>	2023 <b>\$640,000</b>	+/- 43.4%
5-yea	ır Apr averaç	ge: <b>\$707,29</b>	1

## 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 seller's favor.





## April 2024

Great Valley (Chester, PA) - Attached

Email: Idavis@tcsr.realtor

New L	istings		13	New F	Pendings		8	Close	d Sales		17
	-38.1% Mar 2024: 21		<b>0.0%</b> pr 2023: <b>0</b>		-60.0% Mar 2024: 20	from A	<b>42.9%</b> Apr 2023: <b>14</b>		<b>54.5%</b> Mar 2024: <b>11</b>	from A	<b>3.3%</b> apr 2023: <b>15</b>
YTD	2024 <b>64</b>	2023 66	+/- -3.0%	YTD	2024 <b>44</b>	2023 <b>50</b>	+/- -12.0%	YTD	2024 <b>38</b>	2023 <b>47</b>	+/- -19.1%
5-year	Apr average	e: <b>19</b>		5-year	Apr averag	je: <b>15</b>		5-year	Apr averag	e: <b>17</b>	

Median Sold Price		\$595,000		
<b>16.7%</b>		14.9%		
from Mar 2024:		from Apr 2023:		
<b>\$510,000</b>		\$518,000		
YTD	2024	2023	+/-	
	<b>\$561,500</b>	<b>\$560,000</b>	0.3%	
5-yea	ır Apr averag	je: <b>\$515,53</b>	6	

## 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 he market is moving in the buyer's favor.





## April 2024

Kennett Consolidated (Chester, PA)

Email: Idavis@tcsr.realtor















Apr 2023

46

YTD

33

Mar 2024

13

Avg Sold t OLP Ratio	• 1(	01.3%
101.3% Min 99.5% 5-3	103.4% year Apr avera	Max 109.6% age
Mar 2024 <b>101.5%</b>	Apr 2023 <b>109.6%</b>	YTD 102.3%



## April 2024

Kennett Consolidated (Chester, PA) - Detached

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

New Listings 21 **~**31.3% -22.2% from Mar 2024: from Apr 2023: 16 27 YTD 2024 2023 +/-68 75 -9.3% 5-year Apr average: 26





Median Sold Price		\$705,000		
from	28.8% Mar 2024: 547,500	13.8% from Apr 2023: \$619,500		
YTD	2024 <b>\$610,000</b>	2023 +/- <b>\$550,000</b> 10.9%		
5-yea	ır Apr averag	je: <b>\$563,200</b>		

## 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 seller's favor.





## April 2024

Kennett Consolidated (Chester, PA) - Attached

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

New L	istings		10	New F	Pendings		10	Close	d Sales		6
	66.7% Mar 2024: 6	from A	6.7% pr 2023: 6		-16.7% Mar 2024: 12		<b>1.1%</b> Apr 2023: <b>9</b>		- <b>40.0%</b> Mar 2024: <b>10</b>	from A	50.0% opr 2023: 12
YTD	2024 <b>39</b>	2023 <b>47</b>	+/- -17.0%	YTD	2024 <b>38</b>	2023 <b>43</b>	+/- -11.6%	YTD	2024 <b>26</b>	2023 <b>37</b>	+/- -29.7%
5-year	Apr averag	e: <b>12</b>		5-year	Apr averag	e: <b>12</b>		5-year	Apr averag	e: <b>10</b>	

Median Sold Price		\$529,500		
10.9%		<b>9.1%</b>		
from Mar 2024:		from Apr 2023:		
\$477,450		<b>\$485,132</b>		
YTD	2024	2023	+/-	
	<b>\$500,450</b>	<b>\$462,500</b>	8.2%	
5-yea	r Apr averag	je: <b>\$457,05</b>	3	

## 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 seller's favor.





Email: Idavis@tcsr.realtor

## April 2024

Octorara Area (Chester, PA)













Mar 2024

42

63 95.1% year Apr average Apr 2023 YTD Mar 2 3 32 87.0





## April 2024

Octorara Area (Chester, PA) - Detached

Email: Idavis@tcsr.realtor

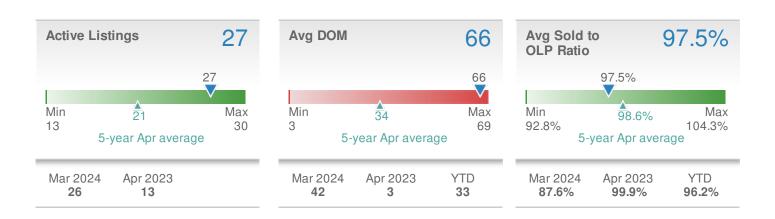
New L	istings		14	New F	Pendings		14	Close	d Sales		5
	16.7% Mar 2024: 12	from A	7.3% pr 2023: 1		250.0% Mar 2024: 4	from A	<b>6.7%</b> pr 2023: <b>2</b>		25.0% Mar 2024: 4		<b>)0.0%</b> pr 2023: <b>1</b>
YTD	2024 <b>61</b>	2023 <b>36</b>	+/- 69.4%	YTD	2024 <b>39</b>	2023 <b>36</b>	+/- 8.3%	YTD	2024 <b>21</b>	2023 <b>22</b>	+/- -4.5%
5-year	Apr averag	e: <b>13</b>		5-year	Apr averag	ge: <b>11</b>		5-year	Apr averag	ge: <b>8</b>	

Median Sold Price		\$455,000		
<b>4.7%</b> from Mar 2024: <b>\$365,000</b>		<b>-36.3%</b> from Apr 2023: <b>\$714,000</b>		
YTD	2024 <b>\$455,000</b>	=0=0	⊦/- .3%	
5-yea	ır Apr averag	je: <b>\$417,300</b>		

## 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 seller's favor.





## April 2024

Octorara Area (Chester, PA) - Attached

Tri-County Suburban REALTORS

Email: Idavis@tcsr.realtor

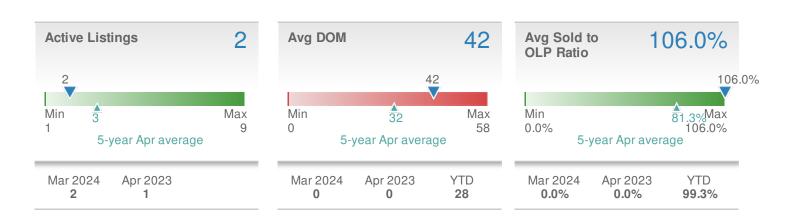


Median Sold Price		\$350,500		
	0.0% Mar 2024: \$0	0.0% from Apr 2023: \$0		
YTD	2024 <b>\$193,000</b>	2023 +/- <b>\$166,500</b> 15.9%		
5-yea	r Apr averag	je: <b>\$244,900</b>		

### 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 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: Idavis@tcsr.realtor

New L	istings.		44
	<b>63.0%</b> Mar 2024: <b>27</b>		<b>)0.0%</b> pr 2023: 2 <b>2</b>
YTD	2024 <b>126</b>	2023 <b>110</b>	+/- 14.5%
5-year	Apr average	e: <b>37</b>	





Median Sold Price		\$525,000		
<b>9.9%</b>		<b>34.6%</b>		
from Mar 2024:		from Apr 2023:		
<b>\$477,500</b>		<b>\$390,000</b>		
YTD	2024	2023 +	-/-	
	<b>\$510,000</b>	<b>\$400,000</b> 27	.5%	
5-yea	r Apr averag	e: <b>\$403,000</b>	0 0 0 0	





Avg DOM	17
17 Min 16 5-year Apr average	Max 95

Mar 2024	Apr 2023	YTD
<b>21</b>	<b>16</b>	24





## April 2024

Owen J Roberts (Chester, PA) - Detached

Tri-County Suburban REALTORS

Email: Idavis@tcsr.realtor



Medi Sold	an Price	\$580,000	
from	<b>20.8%</b> Mar 2024: <b>480,000</b>	+19.7% from Apr 2023: \$484,500	
YTD 2024 <b>\$556,000</b>		2023 +/- <b>\$466,000</b> 19.3%	
5-yea	ır Apr averag	je: <b>\$477,851</b>	

## 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 he market is moving in the buyer's favor.





## April 2024

Owen J Roberts (Chester, PA) - Attached

Tri-County Suburban REALTORS

Email: Idavis@tcsr.realtor



Median Sold Price		\$475,000	
from	<b>17.3%</b> Mar 2024: <b>405,000</b>	<b>29.4%</b> from Apr 2023: <b>\$367,000</b>	
YTD 2024 <b>\$427,500</b>		2023 +/- <b>\$355,000</b> 20.4%	
5-yea	ır Apr averag	je: <b>\$342,146</b>	

### 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 he market is moving in the buyer's favor.





## April 2024

Oxford Area (Chester, PA)

New Listings			17
	- <b>59.5%</b> Mar 2024: <b>42</b>	from A	8 <mark>2.0%</mark> pr 2023: 2 <b>5</b>
YTD	2024 <b>103</b>	2023 <b>89</b>	+/- 15.7%
5-year	Apr average	e: <b>22</b>	





Median Sold Price		\$426,000		
from	-6.4% Mar 2024: 155,000	+13.6% from Apr 2023: \$375,000		
YTD 2024 <b>\$435,000</b>		2023 <b>\$415,000</b>	+/- 4.8%	
5-yea	r Apr averag	je: <b>\$322,11</b>	3	







16

8

26

Avg Sold t OLP Ratio	to 1	00.0%
1	00.0%	
Min 95.8% 5-	101.3% year Apr ave	Max 108.8% erage
Mar 2024 <b>108.0%</b>	Apr 2023 101.0%	YTD 103.4%

#### Email: Idavis@tcsr.realtor

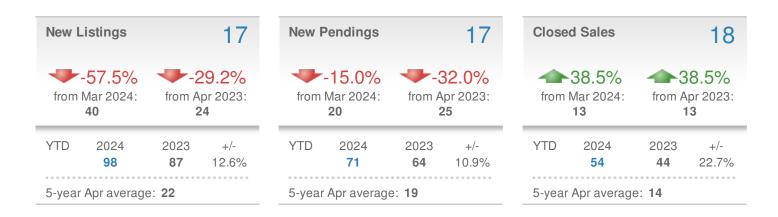


## April 2024

Oxford Area (Chester, PA) - Detached

## Tri-County Suburban REALTORS

Email: Idavis@tcsr.realtor

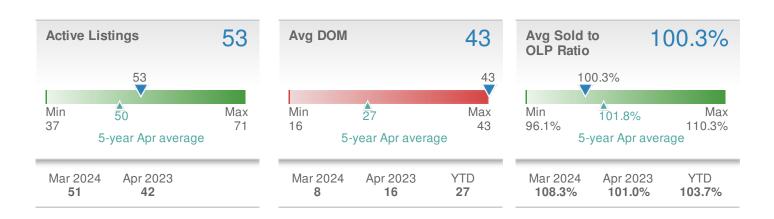


Medi Sold	an Price	\$433,432		
from	-5.8% Mar 2024: 460,000	15.6% from Apr 2023: \$375,000		
YTD 2024 <b>\$441,932</b>		2023 +/- <b>\$415,000</b> 6.5%		
5-yea	ır Apr averaç	ge: <b>\$341,50</b>	0	

## 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 he market is moving in the buyer's favor.





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

�₽0.0%

from Apr 2023:

+/-

200.0%

0

2023

1

## April 2024

Oxford Area (Chester, PA) - Attached

## New Listings 0 ← -100.0% ← -100.0% from Apr 2023: 1 YTD 2024 2023 +/- 5 2 1 1 YTD 2024 2023 +/-5 2 150.0% 5-year Apr average: 0

New F	Pendings		1	Close	d Sales	
	▶0.0% Mar 2024: 1		<b>).0%</b> pr 2023: <b>0</b>		►0.0% Mar 2024: 1	fr
YTD	2024 <b>5</b>	2023 1	+/- 400.0%	YTD	2024 <b>3</b>	2(
5-year	5-year Apr average: <b>1</b> 5-year Apr averag		e: 1			

#### 

## 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.

Active Listings	0	Avg DOM		6	Avg Sold t OLP Ratio		95.6%
			6				95.6
Min 0	Max 1	Min 0	5	Max 10	Min 0.0%		77.8%Max 100.0%
5-year Apr average	<del>)</del>	5-	year Apr avera	ge	5-	year Apr ave	erage
Mar 2024 Apr 2023 1 1		Mar 2024 <b>6</b>	Apr 2023 <b>0</b>	YTD 17	Mar 2024 <b>103.9%</b>	Apr 2023 <b>0.0%</b>	YTD 98.3%



## April 2024

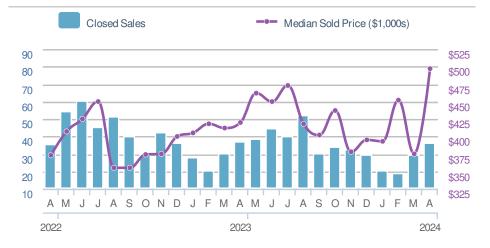
Phoenixville Area (Chester, PA)

Email: Idavis@tcsr.realtor





Median Sold Price		\$497,000	
<b>32.5%</b>		18.3%	
from Mar 2024:		from Apr 2023:	
<b>\$375,000</b>		\$420,000	
YTD 2024		2023	+/-
<b>\$436,000</b>		<b>\$415,000</b>	5.1%
5-yea	r Apr averag	je: <b>\$384,27</b>	0







15

15

14





## April 2024

Phoenixville Area (Chester, PA) - Detached

Tri-County Suburban REALTORS

Email: Idavis@tcsr.realtor

New L	istings		21	New F	Pendings		23	Close	d Sales		18
	10.5% Mar 2024: 19	from A	<b>0.5%</b> pr 2023: <b>9</b>		•0.0% Mar 2024: 23	from A	<b>0.0%</b> Apr 2023: <b>23</b>		50.0% Mar 2024: 12	from A	<b>2.5%</b> Apr 2023: <b>16</b>
YTD	2024 <b>71</b>	2023 <b>74</b>	+/- -4.1%	YTD	2024 <b>65</b>	2023 <b>75</b>	+/- -13.3%	YTD	2024 <b>50</b>	2023 <b>60</b>	+/- -16.7%
5-year	Apr averag	e: <b>28</b>		5-year	Apr averag	ge: <b>26</b>		5-year	Apr averag	je: <b>16</b>	

Medi Sold	an Price	\$651,750
from	<b>52.3%</b> Mar 2024: <b>128,000</b>	<b>431,250</b>
YTD	2024 <b>\$588,500</b>	2023 +/- <b>\$438,750</b> 34.1%
5-yea	r Apr averag	je: <b>\$448,550</b>

### 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 market is moving in the buyer's favor.





## April 2024

Phoenixville Area (Chester, PA) - Attached

Tri-County Suburban REALTORS

Email: Idavis@tcsr.realtor

New L	istings.		33	New F	Pendings		24	Close	d Sales		18
	10.0% Mar 2024: 30	from A	3 <b>5.7%</b> pr 2023: 1 <b>4</b>		-14.3% Mar 2024: 28	from A	0.0% pr 2023: 16		<b>5.9%</b> Mar 2024: <b>17</b>	from A	<b>4.3%</b> pr 2023: 21
YTD	2024 <b>99</b>	2023 <b>70</b>	+/- 41.4%	YTD	2024 <b>81</b>	2023 <b>68</b>	+/- 19.1%	YTD	2024 <b>56</b>	2023 <b>61</b>	+/- -8.2%
5-year	Apr averag	je: <b>26</b>		5-year	Apr averag	je: <b>21</b>		5-year	Apr averag	e: <b>19</b>	

Medi Sold	an Price	\$380,350					
from	<b>8.7%</b> Mar 2024: <b>350,000</b>	-3.7% from Apr 2023: \$395,000					
YTD	2024 <b>\$373,250</b>	2023 +/- <b>\$388,000</b> -3.8%					
5-yea	5-year Apr average: <b>\$327,470</b>						

### 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 he market is moving in the buyer's favor.





## April 2024

Spring-Ford Area (Chester, PA)

Email: Idavis@tcsr.realtor















Mar 2024	Apr 2023	YTD	
<b>29</b>	<b>12</b>	37	

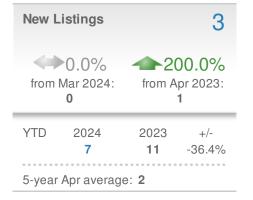


## April 2024

Spring-Ford Area (Chester, PA) - Detached

Tri-County Suburban REALTORS

Email: Idavis@tcsr.realtor







Medi Sold	an Price	\$0
from	-100.0% Mar 2024: 200,000	+-100.0% from Apr 2023: \$711,625
YTD	2024 <b>\$243,950</b>	2023 +/- <b>\$708,250</b> -65.6%
5-yea	ır Apr averag	e: <b>\$190,825</b>

### 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 seller's favor.





## April 2024

Spring-Ford Area (Chester, PA) - Attached

Tri-County Suburban REALTORS

Email: Idavis@tcsr.realtor

5-year Apr average: <b>3</b>			5-year	5-year Apr average: 1			5-year Apr average: <b>2</b>				
YTD	2024 <b>17</b>	2023 <b>13</b>	+/- 30.8%	YTD	2024 <b>12</b>	2023 <b>13</b>	+/- -7.7%	YTD	2024 <b>17</b>	2023 <b>17</b>	+/- 0.0%
	<b>33.3%</b> Mar 2024: <b>3</b>		50.0% pr 2023: 2		-66.7% Mar 2024: 3		).0% pr 2023: 1		- <b>25.0%</b> Mar 2024: <b>4</b>		25.0% pr 2023: 4
New L	istings		7	New F	Pendings		1	Close	d Sales		3

Medi Sold	an Price	\$240,	000				
from	-38.5% Mar 2024: 390,000	from Ap \$535,					
YTD	2024 <b>\$410,000</b>	2023 <b>\$407,210</b>	+/- 0.7%				
5-yea	5-year Apr average: <b>\$277,290</b>						

### 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 he market is moving in the buyer's favor.





## April 2024

Tredyffrin-Easttown (Chester, PA)

Email: Idavis@tcsr.realtor







Medi Sold	an Price	\$769,000			
from	<b>12.6%</b> Mar 2024: 583,000	42 from Ap <b>\$750</b> ,	r 2023:		
YTD	2024 <b>\$680,000</b>	2023 <b>\$641,000</b>	+/- 6.1%		
5-yea	r Apr averag	e: <b>\$695,30</b>	0		







8

27	Max	Min	5-y
r Apr average	38	95.6%	
pr 2023	YTD	Mar 202	
<b>11</b>	23	<b>104.6</b> 9	





## **April 2024**

Tredyffrin-Easttown (Chester, PA) - Detached

**Tri-County Suburban REALTORS** Email: Idavis@tcsr.realtor

5-vear	Apr averag	e: <b>43</b>		5-vear	Apr averag	ie: <b>35</b>		5-vear	Apr averac	ie: <b>27</b>	
YTD	2024 <b>120</b>	2023 <b>99</b>	+/- 21.2%	YTD	2024 <b>103</b>	2023 <b>86</b>	+/- 19.8%	YTD	2024 <b>72</b>	2023 <b>68</b>	+/- 5.9%
	122.7% Mar 2024: 22	from A	. <b>4.1%</b> pr 2023: 3 <b>4</b>		<b>147.4%</b> Mar 2024: <b>19</b>	from A	<b>30.6%</b> Apr 2023: <b>36</b>		70.6% Mar 2024: 17	from A	0 <b>1.1%</b> pr 2023: 1 <b>8</b>
New L	istings.		49	New F	Pendings		47	Close	d Sales		29

Medi Sold	an Price	\$1,020	),150
from	9.6% Mar 2024: 931,000	from Apr \$1,263	2023:
YTD	2024 <b>\$985,500</b>	2023 <b>\$866,500</b>	+/- 13.7%
5-yea	r Apr averaç	ge: <b>\$940,780</b>	)

## 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.

Active Listings	30	Avg DOM		36	Avg Sold t OLP Ratio	0	99.8%
30 Min 41 29 5-year Apr average	Max 79	Min 12 5-	32 year Apr avera	36 Max 43 ge	Min 94.3% 5	99 99. 99. year Apr aver	102.5%
Mar 2024 Apr 2023 28 30		Mar 2024 <b>5</b>	Apr 2023 <b>12</b>	YTD 29	Mar 2024 105.4%	Apr 2023 <b>101.7%</b>	YTD 100.9%



## **April 2024**

Tredyffrin-Easttown (Chester, PA) - Attached

**Tri-County Suburban REALTORS** Email: Idavis@tcsr.realtor

New L	.istings		21	New F	Pendings		19	Close	d Sales		12
	<b>31.3%</b> Mar 2024: <b>16</b>	from A	1.3% pr 2023: 6		58.3% Mar 2024: 12	from A	<b>16.2%</b> Apr 2023: <b>13</b>		- <b>42.9%</b> Mar 2024: <b>21</b>	from A	pr 2023:
YTD	2024 <b>75</b>	2023 <b>64</b>	+/- 17.2%	YTD	2024 <b>65</b>	2023 <b>59</b>	+/- 10.2%	YTD	2024 <b>56</b>	2023 <b>55</b>	+/- 1.8%
5-year Apr average: <b>20</b>			5-year	5-year Apr average: <b>20</b>			5-year Apr average: <b>15</b>				

Medi Sold	an Price	\$369,	000
from	-18.2% Mar 2024: <b>151,000</b>	from Ap <b>\$378</b> ,	
YTD	2024 <b>\$390,000</b>	2023 <b>\$376,190</b>	+/- 3.7%
5-yea	r Apr averag	je: <b>\$355,70</b>	0

## 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.

Active Listings	18	Avg DOM		7	Avg Sold t OLP Ratio	to 1	04.3%
Min 11 1 5-year Apr average	18 Max 18	7 Min 14 7 5-	year Apr avera	Max 35 age	Min 97.9% 5-	year Apr aver	104.3 02.3% Max 104.3% rage
Mar 2024 Apr 2023 <b>16 9</b>		Mar 2024 <b>9</b>	Apr 2023 <b>10</b>	YTD 15	Mar 2024 <b>104.0%</b>	Apr 2023 <b>103.9%</b>	YTD 102.0%



## April 2024

Twin Valley (Chester, PA)

#### Email: Idavis@tcsr.realtor

New L	istings.		25
	<b>56.3%</b> Mar 2024: <b>16</b>	from A	2 <b>7.3%</b> pr 2023: 1
YTD	2024 <b>83</b>	2023 <b>41</b>	+/- 102.4%
5-year	Apr average	e: <b>17</b>	

New F	Pendings		22
	<b>  44.4%</b> Mar 2024: <b>9</b>		<b>9.4%</b> pr 2023: <b>7</b>
YTD	2024 <b>60</b>	2023 <b>32</b>	+/- 87.5%
5-year	Apr average	: 15	



Medi Sold	an Price	\$532,779				
from	<b>14.2%</b> Mar 2024: <b>166,712</b>	425. from Apr \$424,3	2023:			
YTD	2024 <b>\$526,627</b>	2023 <b>\$411,855</b> 2	+/- 27.9%			
5-yea	r Apr averag	je: <b>\$379,877</b>				







Mar 2024	Apr 2023	YTD	
5	24	16	





## April 2024

Twin Valley (Chester, PA) - Detached

## Tri-County Suburban REALTORS

Email: Idavis@tcsr.realtor



Medi Sold	an Price	\$540,957								
from	<b>15.9%</b> Mar 2024: <b>466,712</b>	<b>427.5%</b> from Apr 2023: <b>\$424,355</b>								
YTD	2024 <b>\$536,915</b>	2023 +/- <b>\$424,355</b> 26.5%								
5-yea	5-year Apr average: <b>\$387,577</b>									

## 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 he market is moving in the buyer's favor.

Active Listings	22	Avg DOM		11	Avg Sold t OLP Ratio	• 1	00.6%
Min 13 4 5-year Apr average	22 Max 22	11 Min 22 7	2 year Apr avera	Max 56	Min 97.8%	00.6%	Max 106.5%
Mar 2024 Apr 2023 17 11		Mar 2024 5	Apr 2023 <b>24</b>	YTD 15	Mar 2024 <b>102.3</b> %	Apr 2023 <b>104.6</b> %	YTD 101.4%



## April 2024

Twin Valley (Chester, PA) - Attached

Tri-County Suburban REALTORS

Email: Idavis@tcsr.realtor

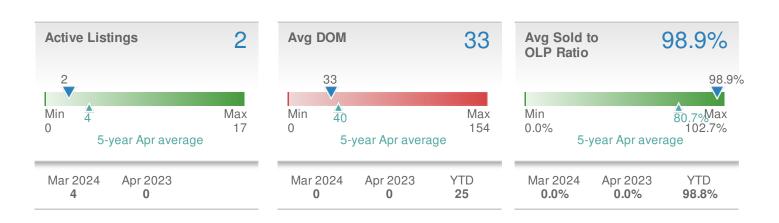
New Listings 3		New F	New Pendings 5			Closed Sales			3		
	- <b>40.0%</b> Mar 2024: <b>5</b>	-	0.0% pr 2023: 2		66.7% Mar 2024: 3	-	50.0% Apr 2023: 2		•0.0% Mar 2024: 0		0.0% opr 2023: 0
YTD	2024 <b>9</b>	2023 <b>3</b>	+/- 200.0%	YTD	2024 <b>11</b>	2023 <b>3</b>	+/- 266.7%	YTD	2024 <b>7</b>	2023 <b>2</b>	+/- 250.0%
5-year Apr average: <b>3</b>			5-year Apr average: <b>3</b>			5-year Apr average: <b>3</b>					

Medi Sold	an Price	\$366,900				
	• 0.0% Mar 2024: <b>\$0</b>	0.0% from Apr 2023: \$0				
YTD	2024 <b>\$366,900</b>	2023 +/- <b>\$349,500</b> 5.0%				
5-yea	ır Apr averag	je: <b>\$242,180</b>				

## 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 seller's favor.





## April 2024

Unionville-Chadds Ford (Chester, PA)

Email: Idavis@tcsr.realtor

5-year Apr average: <b>31</b>			5-year	5-year Apr average: <b>25</b>			5-year Apr average: <b>20</b>				
YTD	2024 <b>91</b>	2023 <b>81</b>	+/- 12.3%	YTD	2024 <b>66</b>	2023 <b>65</b>	+/- 1.5%	YTD	2024 <b>47</b>	2023 <b>48</b>	+/- -2.1%
	1 <b>71.4%</b> Mar 2024: 14	from A	0.7% pr 2023: 27		58.8% Mar 2024: 17	from A	<b>2.5%</b> pr 2023: <b>24</b>		-13.3% Mar 2024: 15	from A	D.0% pr 2023: <b>3</b>
New L	istings		38	New F	ew Pendings 27 Closed Sales		Closed Sales		13		

Medi Sold	an Price	\$725,000				
from	-2.7% Mar 2024: 745,000	<b>11</b> from Ap <b>\$650</b> ,	r 2023:			
YTD	2024 <b>\$745,000</b>	2023 <b>\$691,500</b>	+/- 7.7%			
5-year Apr average: <b>\$656,190</b>						





Avg DOM	12
12 Min 37 9 5-year Apr average	Max 91

Mar 2024	Apr 2023	YTD
32	9	33





## April 2024

Unionville-Chadds Ford (Chester, PA) - Detached

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

New L	istings		30	New F
	<b>114.3%</b> Mar 2024: <b>14</b>		<b>0.0%</b> pr 2023: <b>5</b>	from
YTD	2024 <b>78</b>	2023 <b>72</b>	+/- 8.3%	YTD
5-year	Apr average	e: <b>27</b>		5-year





Medi Sold	an Price	\$725,000			
from	-8.2% Mar 2024: 790,000	<b>-3.3%</b> from Apr 2023: <b>\$750,000</b>			
YTD	2024 <b>\$750,000</b>	2023 <b>\$707,500</b>	+/- 6.0%		
5-year Apr average: <b>\$698,490</b>					

## 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 seller's favor.





## **April 2024**

Unionville-Chadds Ford (Chester, PA) - Attached

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



Medi Sold	an Price	\$637,000			
from	<b>15.8%</b> Mar 2024: <b>550,000</b>	47.3% from Apr 2023: \$432,500			
YTD	2024 <b>\$637,000</b>	2023 +/- <b>\$470,000</b> 35.5%			
5-year Apr average: <b>\$484,000</b>					

### 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)

Email: Idavis@tcsr.realtor







Medi Sold	an Price	\$560,000		
from	<b>2.2%</b> Mar 2024: 548,000	<b>1.8%</b> from Apr 2023: <b>\$550,000</b>		
YTD	2024 <b>\$550,000</b>	2023 <b>\$525,000</b>	+/- 4.8%	
5-yea	r Apr averag	je: <b>\$512,75</b>	0	







Mar 2024	Apr 2023	YTD
14	9	18



## **April 2024**

West Chester Area (Chester, PA) - Detached

**Tri-County Suburban REALTORS** Email: Idavis@tcsr.realtor

New L	w Listings 73		New F	New Pendings 54		Closed Sales 4			41		
	43.1% Mar 2024: 51	from A	8.7% pr 2023: 16		14.9% Mar 2024: 47	from A	<b>0.2%</b> pr 2023: <b>9</b>		51.9% Mar 2024: 27	from A	0.6% pr 2023: 4
YTD	2024 <b>206</b>	2023 <b>169</b>	+/- 21.9%	YTD	2024 <b>166</b>	2023 <b>162</b>	+/- 2.5%	YTD	2024 <b>132</b>	2023 111	+/- 18.9%
5-year Apr average: <b>63</b>			5-year	5-year Apr average: <b>55</b>			5-year Apr average: <b>42</b>				

Medi Sold	an Price	\$740,000				
from	<b>2.3%</b> Mar 2024: <b>723,500</b>	<b>13.0%</b> from Apr 2023: <b>\$655,000</b>				
YTD	2024 <b>\$733,250</b>	2023 +/- <b>\$657,000</b> 11.6	%			
5-yea	5-year Apr average: <b>\$621,490</b>					

### 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.

Active Listings	48	Avg DOM		8	Avg Sold t OLP Ratio	to <b>1</b>	04.9%
48 Min 53 33 5-year Apr average	Max 105	8	▲ 17 year Apr avera	Max 34 age	Min 98.8% 5-1	102.1% year Apr aver	104.9%
Mar 2024 Apr 2023 <b>42 39</b>		Mar 2024 <b>13</b>	Apr 2023 <b>12</b>	YTD 15	Mar 2024 <b>105.0%</b>	Apr 2023 <b>101.6%</b>	YTD 102.9%



## April 2024

West Chester Area (Chester, PA) - Attached

Tri-County Suburban REALTORS

Email: Idavis@tcsr.realtor

New Listings		60		New F	New Pendings		59		Closed Sales		52	
	<b>22.4%</b> Mar 2024: <b>49</b>	from A	<b>0.0%</b> pr 2023: <b>0</b>		40.5% Mar 2024: 42	from A	28.3% Apr 2023: 46		44.4% Mar 2024: 36	from A	00.0% pr 2023: 26	
YTD	2024 <b>222</b>	2023 <b>189</b>	+/- 17.5%	YTD	2024 <b>205</b>	2023 <b>160</b>	+/- 28.1%	YTD	2024 <b>161</b>	2023 <b>121</b>	+/- 33.1%	
5-year Apr average: <b>52</b>			5-year Apr average: <b>49</b>				5-year Apr average: <b>43</b>					

Medi Sold	an Price	\$467,500					
from	-1.6% Mar 2024: 175,000	<b>9.4%</b> from Apr 2023: <b>\$427,500</b>					
YTD	2024 <b>\$475,000</b>	2023 <b>\$435,000</b>	+/- 9.2%				
5-year Apr average: <b>\$403,500</b>							

## 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 market is 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.



