April 2024

All Home Types Detached Attached

Local Market Insight

Delaware County, PA



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

Presented by Lauren Davis Tri-County Suburban REALTORS

April 2024

Delaware County, PA





Closed Sales			473
from	12.4% Mar 2024: 421	from Ap	or 2023:
YTD	2024 1,563	2023 1,498	+/- 4.3%
5-year Apr average: 491			











April 2024

Delaware County, PA - Detached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor



New F	New Pendings		297	
from	11.2% Mar 2024: 267	from A	3.6% pr 2023:	
YTD 2024 921		2023 944	+/- -2.4%	
5-year Apr average: 310				

Closed Sales			237
from	24.1% Mar 2024: 191		4.5% pr 2023:
YTD	2024 721	2023 724	+/- -0.4%
5-year Apr average: 257			

Median Sold Price \$485,000 10.7% from Mar 2024: \$438,000 15.2% from Apr 2023: \$421,000 YTD 2024 2023 +/- \$450,000 \$399,000 12.8%

5-year Apr average: \$413,420

Summary

In Delaware County, PA, the median sold price for Detached properties for April was \$485,000, representing an increase of 10.7% compared to last month and an increase of 15.2% from Apr 2023. The average days on market for units sold in April was 12 days, 48% below the 5-year April average of 23 days. There was an 11.2% month over month increase in new contract activity with 297 New Pendings; a 10.6% MoM increase in All Pendings (new contracts + contracts carried over from March) to 428; and a 26.3% increase in supply to 312 active units.

This activity resulted in a Contract Ratio of 1.37 pendings per active listing, down from 1.57 in March and a decrease from 2.18 in April 2023. The Contract Ratio is 24% lower than the 5-year April average of 1.80. 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

Delaware County, PA - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New L	New Listings		294
from	3.9% Mar 2024: 283	from Ap	or 2023:
YTD	2024 1,167	2023 1,117	+/- 4.5%
5-year Apr average: 304			

New P	New Pendings		316	
from	3.9% Mar 2024: 304		6.2% or 2023:	
YTD 2024 1,038		2023 969	+/- 7.1%	
5-year Apr average: 283				

Closed Sales			236
from	-3.1% Mar 2024: 229	from A	pr 2023:
YTD 2024 841		2023 774	+/- 8.7%
5-year Apr average: 234			

Medi Sold	an Price	\$230,	000
from	2.2% Mar 2024: 225,000	from Ap \$215 ,	r 2023:
YTD 2024 \$225,000		2023 \$200,700	+/- 12.1%

5-year Apr average: \$199,690

Summary

In Delaware County, PA, the median sold price for Attached properties for April was \$230,000, representing an increase of 2.2% compared to last month and an increase of 7% from Apr 2023. The average days on market for units sold in April was 20 days, 21% below the 5-year April average of 25 days. There was a 3.9% month over month increase in new contract activity with 316 New Pendings; a 10.1% MoM increase in All Pendings (new contracts + contracts carried over from March) to 459; and a 1.5% decrease in supply to 259 active units.

This activity resulted in a Contract Ratio of 1.77 pendings per active listing, up from 1.59 in March and an increase from 1.60 in April 2023. The Contract Ratio is 9% lower than the 5-year April average of 1.94. 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.







Presented by Lauren Davis

Tri-County Suburban REALTORS

April 2024

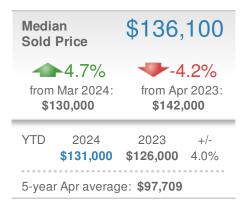
Chester-Upland (Delaware, PA)

Email: ldavis@tcsr.realtor

















MarketStats

April 2024

Chester-Upland (Delaware, PA) - Detached

Tri-County Suburban REALTORS

Email: Idavis@tcsr.realtor









Summary

In Chester-Upland (Delaware, PA), the median sold price for Detached properties for April was \$170,000, representing a decrease of 33.3% compared to last month and an increase of 21.4% from Apr 2023. The average days on market for units sold in April was 57 days, 83% above the 5-year April average of 31 days. There was no month over month change in new contract activity with 2 New Pendings; a 40% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 3; and an 80% increase in supply to 9 active units.

This activity resulted in a Contract Ratio of 0.33 pendings per active listing, down from 1.00 in March and an increase from 0.25 in April 2023. The Contract Ratio is 56% lower than the 5-year April average of 0.75. 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

Chester-Upland (Delaware, PA) - Attached

Tri-County Suburban REALTORS

Email: Idavis@tcsr.realtor





Closed Sales			20
0.0% from Mar 2024:			1.1% pr 2023: 8
YTD 2024 70		2023 73	+/- -4.1%
5-year Apr average: 18			

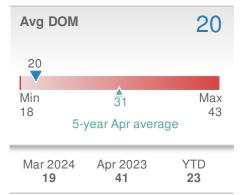


Summary

In Chester-Upland (Delaware, PA), the median sold price for Attached properties for April was \$134,050, representing an increase of 20.7% compared to last month and a decrease of 6.3% from Apr 2023. The average days on market for units sold in April was 20 days, 35% below the 5-year April average of 31 days. There was a 14.3% month over month decrease in new contract activity with 24 New Pendings; a 5.4% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 35; and a 25% increase in supply to 50 active units.

This activity resulted in a Contract Ratio of 0.70 pendings per active listing, down from 0.93 in March and a decrease from 1.00 in April 2023. The Contract Ratio is 31% lower than the 5-year April average of 1.02. 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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Tri-County Suburban REALTORS

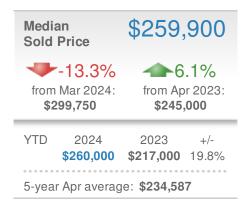
April 2024

Chichester (Delaware, PA)



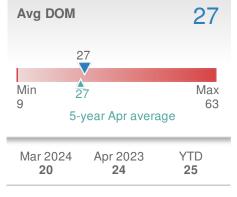












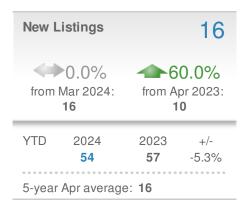


April 2024

Chichester (Delaware, PA) - Detached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor



New Pendings			19	
	35.7% Mar 2024: 14	from A	8.3% pr 2023:	
YTD	2024 54	2023 57	+/- -5.3%	
5-year Apr average: 15				

Closed Sales			12
0.0% from Mar 2024:		from A	29.4% pr 2023:
YTD 2024 43		2023 51	+/- -15.7%
5-year Apr average: 14			



Summary

In Chichester (Delaware, PA), the median sold price for Detached properties for April was \$323,000, representing a decrease of 9.3% compared to last month and an increase of 5.9% from Apr 2023. The average days on market for units sold in April was 21 days, 7% above the 5-year April average of 20 days. There was a 35.7% month over month increase in new contract activity with 19 New Pendings; a 33.3% MoM increase in All Pendings (new contracts + contracts carried over from March) to 24; and a 9.1% decrease in supply to 10 active units.

This activity resulted in a Contract Ratio of 2.40 pendings per active listing, up from 1.64 in March and an increase from 2.38 in April 2023. The Contract Ratio is 15% higher than the 5-year April average of 2.09. 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.





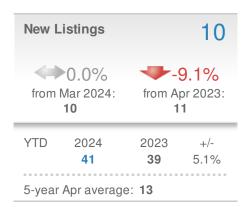


April 2024

Chichester (Delaware, PA) - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor





Closed Sales			12
	50.0% Mar 2024:		0.0% pr 2023:
YTD	2024 37	2023 33	+/- 12.1%
5-year Apr average: 10			

Median Sold Price \$197,000 →3.3% from Mar 2024: \$190,750 →13.1% from Apr 2023: \$174,200 YTD 2024 2023 +/- \$188,500 \$170,000 10.9%

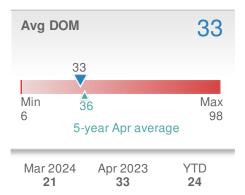
5-year Apr average: \$164,220

Summary

In Chichester (Delaware, PA), the median sold price for Attached properties for April was \$197,000, representing an increase of 3.3% compared to last month and an increase of 13.1% from Apr 2023. The average days on market for units sold in April was 33 days, 9% below the 5-year April average of 36 days. There was a 44.4% month over month increase in new contract activity with 13 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from March) with 12; and a 45.5% decrease in supply to 6 active units.

This activity resulted in a Contract Ratio of 2.00 pendings per active listing, up from 1.09 in March and a decrease from 3.25 in April 2023. The Contract Ratio is 5% higher than the 5-year April average of 1.90. 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.







Presented by Lauren Davis

Tri-County Suburban REALTORS

April 2024

Garnet Valley (Delaware, PA)

















April 2024

Garnet Valley (Delaware, PA) - Detached

Tri-County Suburban REALTORS

Email: Idavis@tcsr.realtor





Closed Sales			21	
	61.5% Mar 2024:	from A	0.9% pr 2023:	
YTD 2024 43		2023 35	+/- 22.9%	
5-year Apr average: 16				

Median Sold Price \$720,000 → 3.8% from Mar 2024: \$693,500 → 35.3% from Apr 2023: \$532,000 YTD 2024 2023 +/- \$720,000 \$600,000 20.0%

5-year Apr average: **\$569,890**

Summary

In Garnet Valley (Delaware, PA), the median sold price for Detached properties for April was \$720,000, representing an increase of 3.8% compared to last month and an increase of 35.3% from Apr 2023. The average days on market for units sold in April was 11 days, 71% below the 5-year April average of 38 days. There was a 13.6% month over month decrease in new contract activity with 19 New Pendings; a 10.2% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 44; and a 50% increase in supply to 21 active units.

This activity resulted in a Contract Ratio of 2.10 pendings per active listing, down from 3.50 in March and an increase from 1.94 in April 2023. The Contract Ratio is 29% higher than the 5-year April average of 1.63. 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

Garnet Valley (Delaware, PA) - Attached

Tri-County Suburban REALTORS

Email: Idavis@tcsr.realtor









Summary

In Garnet Valley (Delaware, PA), the median sold price for Attached properties for April was \$425,000, representing an increase of 6.3% compared to last month and an increase of 34.5% from Apr 2023. The average days on market for units sold in April was 14 days, 73% below the 5-year April average of 53 days. There was a 38.5% month over month decrease in new contract activity with 8 New Pendings; a 17.6% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 14; and a 140% increase in supply to 12 active units.

This activity resulted in a Contract Ratio of 1.17 pendings per active listing, down from 3.40 in March and a decrease from 11.00 in April 2023. The Contract Ratio is 74% lower than the 5-year April average of 4.43. 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.







Presented by Lauren Davis Tri-County Suburban REALTORS

April 2024

Haverford Township (Delaware, PA)





Closed Sales			37
8.8% from Mar 2024:		from A	pr 2023:
YTD 2024 2023 +/- 113 108 4.6%			.,
5-year Apr average: 43			











April 2024

Haverford Township (Delaware, PA) - Detached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor



New Pendings			39
	77.3% Mar 2024: 22	from A	7.1% pr 2023:
YTD	2024 102	2023 114	+/- -10.5%
5-year Apr average: 43			

Closed Sales			24
	4.3% Mar 2024: 23	from A	1.3% pr 2023:
YTD 2024 74		2023 82	+/- -9.8%
5-year Apr average: 32			



Summary

In Haverford Township (Delaware, PA), the median sold price for Detached properties for April was \$542,500, representing an increase of 1.4% compared to last month and a decrease of 10.3% from Apr 2023. The average days on market for units sold in April was 5 days, 62% below the 5-year April average of 13 days. There was a 77.3% month over month increase in new contract activity with 39 New Pendings; a 50% MoM increase in All Pendings (new contracts + contracts carried over from March) to 45; and a 57.1% increase in supply to 33 active units.

This activity resulted in a Contract Ratio of 1.36 pendings per active listing, down from 1.43 in March and a decrease from 3.38 in April 2023. The Contract Ratio is 61% lower than the 5-year April average of 3.44. 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

Haverford Township (Delaware, PA) - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor





Closed Sales			13
18.2% from Mar 2024:		18.2% from Apr 2023:	
YTD	2024 39	2023 26	+/- 50.0%
5-year Apr average: 12			

Median Sold Price \$365,000 ♣2.8% from Mar 2024: \$355,000 from Apr 2023: \$365,000 YTD 2024 2023 +/- \$355,000 \$355,000 \$342,500 3.6%

5-year Apr average: \$328,290

Summary

In Haverford Township (Delaware, PA), the median sold price for Attached properties for April was \$365,000, representing an increase of 2.8% compared to last month and no change from Apr 2023. The average days on market for units sold in April was 19 days, 25% above the 5-year April average of 15 days. There was a 35.3% month over month decrease in new contract activity with 11 New Pendings; an 11.8% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 15; and a 200% increase in supply to 9 active units.

This activity resulted in a Contract Ratio of 1.67 pendings per active listing, down from 5.67 in March and a decrease from 3.25 in April 2023. The Contract Ratio is 38% lower than the 5-year April average of 2.68. 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.







Presented by **Lauren Davis**

Tri-County Suburban REALTORS

April 2024

Interboro (Delaware, PA)















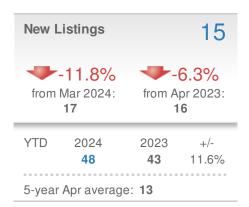


April 2024

Interboro (Delaware, PA) - Detached

Tri-County Suburban REALTORS

Email: Idavis@tcsr.realtor









Summary

In Interboro (Delaware, PA), the median sold price for Detached properties for April was \$310,500, representing a decrease of 14.9% compared to last month and an increase of 3.7% from Apr 2023. The average days on market for units sold in April was 11 days, 56% below the 5-year April average of 25 days. There was a 54.5% month over month increase in new contract activity with 17 New Pendings; a 40% MoM increase in All Pendings (new contracts + contracts carried over from March) to 21; and a 38.5% decrease in supply to 8 active units.

This activity resulted in a Contract Ratio of 2.63 pendings per active listing, up from 1.15 in March and a decrease from 2.86 in April 2023. The Contract Ratio is 8% higher than the 5-year April average of 2.44. 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.





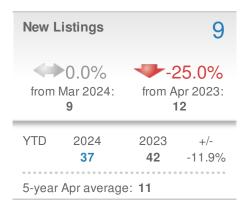


April 2024

Interboro (Delaware, PA) - Attached

Tri-County Suburban REALTORS

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Summary

In Interboro (Delaware, PA), the median sold price for Attached properties for April was \$268,500, representing an increase of 34.3% compared to last month and an increase of 23.2% from Apr 2023. The average days on market for units sold in April was 16 days, 22% below the 5-year April average of 21 days. There was an 11.1% month over month increase in new contract activity with 10 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from March) with 12; and a 14.3% increase in supply to 8 active units.

This activity resulted in a Contract Ratio of 1.50 pendings per active listing, down from 1.71 in March and a decrease from 1.64 in April 2023. The Contract Ratio is 48% lower than the 5-year April average of 2.86. 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.







Presented by Lauren Davis Tri-County Suburban REALTORS

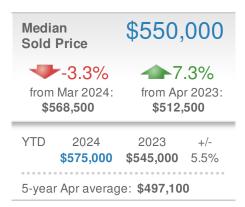
April 2024

Marple Newtown (Delaware, PA)





Closed Sales			28	
	16.7% from Mar 2024:		6.7% pr 2023:	
YTD	2024 91	2023 97	+/- -6.2%	
5-year Apr average: 33				











April 2024

Marple Newtown (Delaware, PA) - Detached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor







Median Sold Price \$529,250 ♣0.8% from Mar 2024: \$525,000 ♣5.9% from Apr 2023: \$500,000 YTD 2024 2023 +/- \$575,000 \$550,000 4.5%

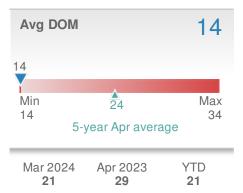
5-year Apr average: \$484,950

Summary

In Marple Newtown (Delaware, PA), the median sold price for Detached properties for April was \$529,250, representing an increase of 0.8% compared to last month and an increase of 5.9% from Apr 2023. The average days on market for units sold in April was 14 days, 41% below the 5-year April average of 24 days. There was a 10.7% month over month decrease in new contract activity with 25 New Pendings; a 12.2% MoM increase in All Pendings (new contracts + contracts carried over from March) to 46; and a 14% increase in supply to 49 active units.

This activity resulted in a Contract Ratio of 0.94 pendings per active listing, down from 0.95 in March and a decrease from 2.07 in April 2023. The Contract Ratio is 40% lower than the 5-year April average of 1.55. 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

Marple Newtown (Delaware, PA) - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor





Closed Sales			10	
	11.1% Mar 2024:		25.0% pr 2023:	
YTD 2024 2023 +/- 27 37 -27.0%				
5-year Apr average: 8				

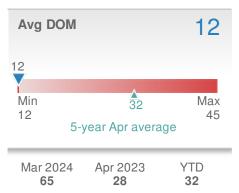


Summary

In Marple Newtown (Delaware, PA), the median sold price for Attached properties for April was \$568,500, representing a decrease of 6% compared to last month and a decrease of 4.5% from Apr 2023. The average days on market for units sold in April was 12 days, 62% below the 5-year April average of 32 days. There was a 22.2% month over month increase in new contract activity with 22 New Pendings; a 48% MoM increase in All Pendings (new contracts + contracts carried over from March) to 37; and a 54.5% decrease in supply to 5 active units.

This activity resulted in a Contract Ratio of 7.40 pendings per active listing, up from 2.27 in March and an increase from 1.36 in April 2023. The Contract Ratio is 105% higher than the 5-year April average of 3.60. 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.







Presented by Lauren Davis

Tri-County Suburban REALTORS

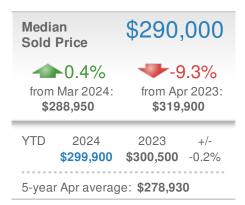
April 2024

Penn-Delco (Delaware, PA)

















April 2024

Penn-Delco (Delaware, PA) - Detached

Tri-County Suburban REALTORS

Email: Idavis@tcsr.realtor





Closed Sales			18
80.0% from Mar 2024:		from A	00.0% pr 2023:
YTD	2024 57	2023 49	+/- 16.3%
5-year Apr average: 16			



Summary

In Penn-Delco (Delaware, PA), the median sold price for Detached properties for April was \$376,750, representing a decrease of 2.1% compared to last month and an increase of 4.7% from Apr 2023. The average days on market for units sold in April was 10 days, 47% below the 5-year April average of 19 days. There was a 30% month over month decrease in new contract activity with 14 New Pendings; a 23.1% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 20; and a 77.8% increase in supply to 16 active units.

This activity resulted in a Contract Ratio of 1.25 pendings per active listing, down from 2.89 in March and a decrease from 1.91 in April 2023. The Contract Ratio is 29% lower than the 5-year April average of 1.76. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.







Presented by

Lauren Davis

April 2024

Penn-Delco (Delaware, PA) - Attached

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Close	Closed Sales		17
	41.7% from Mar 2024:		25.0% pr 2023:
YTD	2024 55	2023 28	+/- 96.4%
5-year Apr average: 12			

Median Sold Price \$250,000 ◆5.5% from Mar 2024: \$237,000 ♠9.2% from Apr 2023: \$229,000 YTD 2024 2023 +/-\$250,000 \$250,000 \$239,500 4.4% 5-year Apr average: \$196,250

Summary

In Penn-Delco (Delaware, PA), the median sold price for Attached properties for April was \$250,000, representing an increase of 5.5% compared to last month and an increase of 9.2% from Apr 2023. The average days on market for units sold in April was 16 days, 54% above the 5-year April average of 10 days. There was a 20% month over month decrease in new contract activity with 16 New Pendings; a 4% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 24; and no change in supply with 6 active units.

This activity resulted in a Contract Ratio of 4.00 pendings per active listing, down from 4.17 in March and an increase from 1.17 in April 2023. The Contract Ratio is 6% higher than the 5-year April average of 3.77. 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.







Presented by **Lauren Davis**

Tri-County Suburban REALTORS

April 2024

Radnor Township (Delaware, PA)

















April 2024

Radnor Township (Delaware, PA) - Detached

Tri-County Suburban REALTORS

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New Pendings			21
	5.0% Mar 2024: 20	from A	0.5% pr 2023: 9
YTD 2024 2023 +/- 67 57 17.5%			
5-year Apr average: 22			

Closed Sales			14	
	75.0% Mar 2024:		6.7% pr 2023:	
YTD	2024 49	2023 50	+/- -2.0%	
5-year Apr average: 18				



\$1,225,000 \$1,100,000 11.4%

5-year Apr average: **\$954,200**

Summary

In Radnor Township (Delaware, PA), the median sold price for Detached properties for April was \$1,217,500, representing an increase of 3.6% compared to last month and an increase of 23.3% from Apr 2023. The average days on market for units sold in April was 4 days, 81% below the 5-year April average of 21 days. There was a 5% month over month increase in new contract activity with 21 New Pendings; a 21.9% MoM increase in All Pendings (new contracts + contracts carried over from March) to 39; and a 26.1% increase in supply to 29 active units.

This activity resulted in a Contract Ratio of 1.34 pendings per active listing, down from 1.39 in March and a decrease from 1.55 in April 2023. The Contract Ratio is 11% lower than the 5-year April average of 1.51. 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

Radnor Township (Delaware, PA) - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor









Summary

In Radnor Township (Delaware, PA), the median sold price for Attached properties for April was \$215,000, representing a decrease of 40.3% compared to last month and a decrease of 27.7% from Apr 2023. The average days on market for units sold in April was 40 days, 38% above the 5-year April average of 29 days. There was a 183.3% month over month increase in new contract activity with 17 New Pendings; a 112.5% MoM increase in All Pendings (new contracts + contracts carried over from March) to 17; and a 33.3% increase in supply to 8 active units.

This activity resulted in a Contract Ratio of 2.13 pendings per active listing, up from 1.33 in March and a decrease from 2.57 in April 2023. The Contract Ratio is 24% higher than the 5-year April average of 1.72. 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.







Presented by **Lauren Davis**

Tri-County Suburban REALTORS

April 2024

Ridley (Delaware, PA)

















April 2024

Ridley (Delaware, PA) - Detached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor









Summary

In Ridley (Delaware, PA), the median sold price for Detached properties for April was \$379,900, representing an increase of 10.1% compared to last month and an increase of 10.4% from Apr 2023. The average days on market for units sold in April was 9 days, 46% below the 5-year April average of 17 days. There was a 44.4% month over month increase in new contract activity with 26 New Pendings; a 20% MoM increase in All Pendings (new contracts + contracts carried over from March) to 30; and a 71.4% increase in supply to 12 active units.

This activity resulted in a Contract Ratio of 2.50 pendings per active listing, down from 3.57 in March and a decrease from 6.50 in April 2023. The Contract Ratio is 16% lower than the 5-year April average of 2.99. 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.





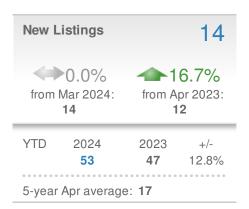


April 2024

Ridley (Delaware, PA) - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor







Median Sold Price \$293,750 → 25.0% from Mar 2024: \$235,000 → 13.2% from Apr 2023: \$259,500 YTD 2024 2023 +/- \$260,000 \$225,000 15.6%

5-year Apr average: **\$245,100**

Summary

In Ridley (Delaware, PA), the median sold price for Attached properties for April was \$293,750, representing an increase of 25% compared to last month and an increase of 13.2% from Apr 2023. The average days on market for units sold in April was 6 days, 52% below the 5-year April average of 12 days. There was a 40% month over month increase in new contract activity with 14 New Pendings; a 70% MoM increase in All Pendings (new contracts + contracts carried over from March) to 17; and a 10% increase in supply to 11 active units.

This activity resulted in a Contract Ratio of 1.55 pendings per active listing, up from 1.00 in March and an increase from 1.00 in April 2023. The Contract Ratio is 33% lower than the 5-year April average of 2.30. 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.







Presented by Lauren Davis Tri-County Suburban REALTORS

April 2024

Rose Tree Media (Delaware, PA)





Closed Sales			34
	0.0% from Mar 2024:		9.7% pr 2023:
YTD 2024 2023 +/- 123 99 24.2%			
5-year Apr average: 34			











April 2024

Rose Tree Media (Delaware, PA) - Detached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor



New F	New Pendings		25	
	4.2% Mar 2024: 24	from A	3.6% pr 2023:	
YTD	2024 78	2023 70	+/- 11.4%	
5-year Apr average: 27				

Closed Sales		18	
0.0% from Mar 2024: 18		5.9% from Apr 2023:	
YTD	2024 60	2023 61	+/- -1.6%
5-year	Apr average	e: 20	



Summary

In Rose Tree Media (Delaware, PA), the median sold price for Detached properties for April was \$640,000, representing a decrease of 2.3% compared to last month and a decrease of 1.3% from Apr 2023. The average days on market for units sold in April was 17 days, 49% below the 5-year April average of 33 days. There was a 4.2% month over month increase in new contract activity with 25 New Pendings; a 17.1% MoM increase in All Pendings (new contracts + contracts carried over from March) to 41; and a 9.1% increase in supply to 48 active units.

This activity resulted in a Contract Ratio of 0.85 pendings per active listing, up from 0.80 in March and an increase from 0.84 in April 2023. The Contract Ratio is 31% lower than the 5-year April average of 1.23. 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

Rose Tree Media (Delaware, PA) - Attached

Tri-County Suburban REALTORS

Email: Idavis@tcsr.realtor



New Pendings			23		
64.3% from Mar 2024:		0.0% from Apr 2023: 23			
YTD	2024 74	2023 68	+/- 8.8%		
5-year Apr average: 17					

Closed Sales		16	
0.0% from Mar 2024: 16		14.3% from Apr 2023:	
YTD	2024 63	2023 38	+/- 65.8%
5-year	Apr average	e: 14	

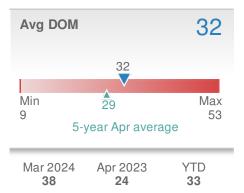


Summary

In Rose Tree Media (Delaware, PA), the median sold price for Attached properties for April was \$610,790, representing a decrease of 11.8% compared to last month and an increase of 6.2% from Apr 2023. The average days on market for units sold in April was 32 days, 11% above the 5-year April average of 29 days. There was a 64.3% month over month increase in new contract activity with 23 New Pendings; a 4.6% MoM increase in All Pendings (new contracts + contracts carried over from March) to 68; and a 14.3% increase in supply to 16 active units.

This activity resulted in a Contract Ratio of 4.25 pendings per active listing, down from 4.64 in March and an increase from 3.50 in April 2023. The Contract Ratio is 25% higher than the 5-year April average of 3.39. 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.







Presented by Lauren Davis Tri-County Suburban REALTORS

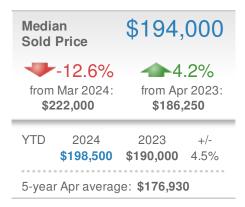
April 2024

Southeast Delco (Delaware, PA)

















April 2024

Southeast Delco (Delaware, PA) - Detached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor









Summary

In Southeast Delco (Delaware, PA), the median sold price for Detached properties for April was \$181,000, representing a decrease of 32.3% compared to last month and a decrease of 19.9% from Apr 2023. The average days on market for units sold in April was 23 days, 35% below the 5-year April average of 35 days. There was a 50% month over month decrease in new contract activity with 3 New Pendings; a 33.3% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 4; and a 75% increase in supply to 7 active units.

This activity resulted in a Contract Ratio of 0.57 pendings per active listing, down from 1.50 in March and a decrease from 1.60 in April 2023. The Contract Ratio is 67% lower than the 5-year April average of 1.72. 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

Southeast Delco (Delaware, PA) - Attached

Tri-County Suburban REALTORS

Email: Idavis@tcsr.realtor





Close	Closed Sales		29
	7-3.3% Mar 2024: 30	from A	2.1% pr 2023:
YTD 2024 2023 +/- 113 114 -0.9%			+/- -0.9%
5-year Apr average: 28			



Summary

In Southeast Delco (Delaware, PA), the median sold price for Attached properties for April was \$200,000, representing a decrease of 7.4% compared to last month and an increase of 10.5% from Apr 2023. The average days on market for units sold in April was 17 days, 27% below the 5-year April average of 23 days. There was a 19% month over month decrease in new contract activity with 34 New Pendings; a 6.5% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 43; and an 18.2% decrease in supply to 18 active units.

This activity resulted in a Contract Ratio of 2.39 pendings per active listing, up from 2.09 in March and an increase from 1.64 in April 2023. The Contract Ratio is 6% lower than the 5-year April average of 2.55. 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.







Presented by Lauren Davis Tri-County Suburban REALTORS

April 2024

Springfield (Delaware, PA)

















April 2024

Springfield (Delaware, PA) - Detached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor





Closed Sales			13
18.2% from Mar 2024:		from A	7.1% pr 2023:
YTD 2024 40		2023 49	+/- -18.4%
5-year Apr average: 17			



Summary

In Springfield (Delaware, PA), the median sold price for Detached properties for April was \$475,000, representing an increase of 8% compared to last month and an increase of 11.8% from Apr 2023. The average days on market for units sold in April was 14 days, 16% below the 5-year April average of 17 days. There was an 84.6% month over month increase in new contract activity with 24 New Pendings; a 68.8% MoM increase in All Pendings (new contracts + contracts carried over from March) to 27; and a 100% increase in supply to 14 active units.

This activity resulted in a Contract Ratio of 1.93 pendings per active listing, down from 2.29 in March and a decrease from 4.44 in April 2023. The Contract Ratio is 33% lower than the 5-year April average of 2.89. 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

Springfield (Delaware, PA) - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor









Summary

In Springfield (Delaware, PA), the median sold price for Attached properties for April was \$375,000, representing an increase of 2% compared to last month and an increase of 1.4% from Apr 2023. The average days on market for units sold in April was 3 days, 74% below the 5-year April average of 11 days. There was a 100% month over month increase in new contract activity with 4 New Pendings; a 100% MoM increase in All Pendings (new contracts + contracts carried over from March) to 4; and a 50% increase in supply to 3 active units.

This activity resulted in a Contract Ratio of 1.33 pendings per active listing, up from 1.00 in March and a decrease from 2.50 in April 2023. The Contract Ratio is 9% higher than the 5-year April average of 1.22. 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.







Presented by Lauren Davis

Tri-County Suburban REALTORS

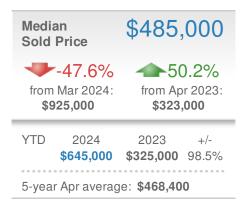
April 2024

Unionville-Chadds Ford (Delaware, PA)















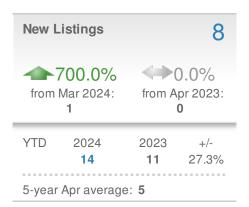


April 2024

Unionville-Chadds Ford (Delaware, PA) - Detached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor









Summary

In Unionville-Chadds Ford (Delaware, PA), the median sold price for Detached properties for April was \$935,000, representing an increase of 1.1% compared to last month and a decrease of 11% from Apr 2023. The average days on market for units sold in April was 5 days, 84% below the 5-year April average of 32 days. There was a 0% month over month increase in new contract activity with 5 New Pendings; a 66.7% MoM increase in All Pendings (new contracts + contracts carried over from March) to 5; and a 300% increase in supply to 4 active units.

This activity resulted in a Contract Ratio of 1.25 pendings per active listing, down from 3.00 in March and an increase from 0.00 in April 2023. The Contract Ratio is 98% higher than the 5-year April average of 0.63. 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.





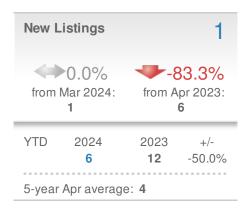


April 2024

Unionville-Chadds Ford (Delaware, PA) - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor



New F	Pendings		3
	200.0% Mar 2024:		0.0% pr 2023: 3
YTD	2024 5	2023 9	+/- -44.4%
5-year	Apr average	: 4	



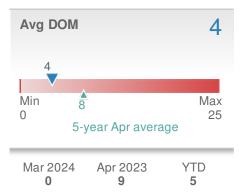
Median Sold Price \$367,500 → 0.0% from Mar 2024: \$0 → 32.9% from Apr 2023: \$276,500 YTD 2024 2023 +/- \$302,500 \$230,000 31.5% 5-year Apr average: \$203,400

Summary

In Unionville-Chadds Ford (Delaware, PA), the median sold price for Attached properties for April was \$367,500, representing an increase of 0% compared to last month and an increase of 32.9% from Apr 2023. The average days on market for units sold in April was 4 days, 51% below the 5-year April average of 8 days. There was a 200% month over month increase in new contract activity with 3 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 a decrease from 1.00 in April 2023. The Contract Ratio is 100% lower than the 5-year April average of 2.00. 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.







Presented by Lauren Davis Tri-County Suburban REALTORS

April 2024

Upper Darby (Delaware, PA)

















April 2024

Upper Darby (Delaware, PA) - Detached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor









Summary

In Upper Darby (Delaware, PA), the median sold price for Detached properties for April was \$328,450, representing a decrease of 7.2% compared to last month and a decrease of 13.2% from Apr 2023. The average days on market for units sold in April was 14 days, 21% below the 5-year April average of 18 days. There was a 33.3% month over month decrease in new contract activity with 18 New Pendings; a 15.2% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 28; and a 25% increase in supply to 15 active units.

This activity resulted in a Contract Ratio of 1.87 pendings per active listing, down from 2.75 in March and a decrease from 2.50 in April 2023. The Contract Ratio is 10% lower than the 5-year April average of 2.07. 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

Upper Darby (Delaware, PA) - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New L	istings		68
	25.9% Mar 2024: 54	from A	9.7% pr 2023:
YTD	2024 241	2023 255	+/- -5.5%
5-year Apr average: 77			

New F	Pendings		66
	10.0% Mar 2024:	from A	0.0% pr 2023:
YTD	2024 208	2023 237	+/- -12.2%
5-year Apr average: 72			

Close	Closed Sales		57
	46.2% Mar 2024: 39		3.6% pr 2023: 5
YTD 2024 172		2023 190	+/- -9.5%
5-year Apr average: 59			

Medi Sold	an Price	\$215,	000
from	7.6% Mar 2024: 199,900	from Ap \$198,	r 2023:
YTD	2024 \$199,450	2023 \$189,275	+/- 5.4%
5-year Apr average: \$184,264			

Summary

In Upper Darby (Delaware, PA), the median sold price for Attached properties for April was \$215,000, representing an increase of 7.6% compared to last month and an increase of 8.6% from Apr 2023. The average days on market for units sold in April was 18 days, 20% below the 5-year April average of 23 days. There was a 10% month over month increase in new contract activity with 66 New Pendings; a 5.1% MoM increase in All Pendings (new contracts + contracts carried over from March) to 82; and a 3.6% decrease in supply to 54 active units.

This activity resulted in a Contract Ratio of 1.52 pendings per active listing, up from 1.39 in March and a decrease from 1.56 in April 2023. The Contract Ratio is 22% lower than the 5-year April average of 1.95. 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.





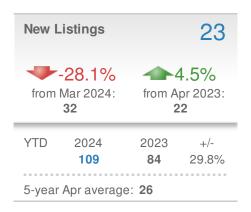


Presented by Lauren Davis

Tri-County Suburban REALTORS

April 2024

Wallingford-Swarthmore (Delaware, PA)

















April 2024

Wallingford-Swarthmore (Delaware, PA) - Detached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor



New F	New Pendings		20
11.1% from Mar 2024:			4.8% pr 2023:
YTD 2024 60		2023 51	+/- 17.6%
5-year Apr average: 17			

Closed Sales			20
185.7% from Mar 2024:		from A	22.2% pr 2023:
YTD 2024 2023 +/- 42 33 27.3%			.,
5-year Apr average: 16			



Summary

In Wallingford-Swarthmore (Delaware, PA), the median sold price for Detached properties for April was \$715,000, representing an increase of 24.3% compared to last month and an increase of 58.5% from Apr 2023. The average days on market for units sold in April was 18 days, 29% above the 5-year April average of 14 days. There was an 11.1% month over month increase in new contract activity with 20 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from March) with 24; and a 9.1% decrease in supply to 10 active units.

This activity resulted in a Contract Ratio of 2.40 pendings per active listing, up from 2.18 in March and a decrease from 2.55 in April 2023. The Contract Ratio is 3% higher than the 5-year April average of 2.33. 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

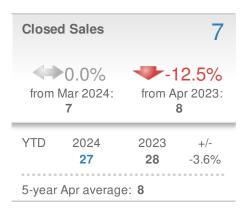
Wallingford-Swarthmore (Delaware, PA) - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor







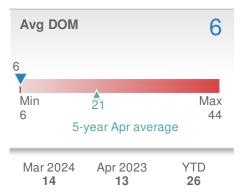


Summary

In Wallingford-Swarthmore (Delaware, PA), the median sold price for Attached properties for April was \$210,000, representing a decrease of 16.7% compared to last month and an increase of 14.4% from Apr 2023. The average days on market for units sold in April was 6 days, 71% below the 5-year April average of 21 days. There was a 23.5% month over month decrease in new contract activity with 13 New Pendings; a 37.5% MoM increase in All Pendings (new contracts + contracts carried over from March) to 22; and a 27.8% decrease in supply to 13 active units.

This activity resulted in a Contract Ratio of 1.69 pendings per active listing, up from 0.89 in March and a decrease from 2.25 in April 2023. The Contract Ratio is 33% lower than the 5-year April average of 2.50. 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.



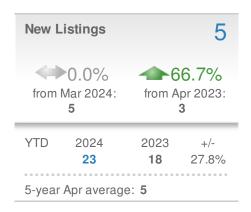




Presented by Lauren Davis Tri-County Suburban REALTORS

April 2024

West Chester Area (Delaware, PA)

















April 2024

West Chester Area (Delaware, PA) - Detached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor





Closed Sales			5
	0.0% Mar 2024:		0.0% pr 2023:
YTD 2024 2023 +/- 14 7 100.0%			
5-year	Apr average	e: 3	



Summary

In West Chester Area (Delaware, PA), the median sold price for Detached properties for April was \$810,000, 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 7 days, 59% below the 5-year April average of 17 days. There was a 50% month over month decrease in new contract activity with 2 New Pendings; a 50% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 4; and a 33.3% increase in supply to 8 active units.

This activity resulted in a Contract Ratio of 0.50 pendings per active listing, down from 1.33 in March and a decrease from 7.00 in April 2023. The Contract Ratio is 82% lower than the 5-year April average of 2.75. 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.





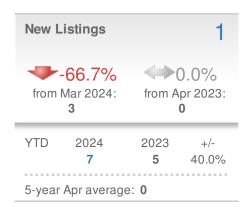


April 2024

West Chester Area (Delaware, PA) - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor







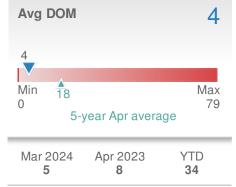


Summary

In West Chester Area (Delaware, PA), the median sold price for Attached properties for April was \$647,500, representing an increase of 3.6% compared to last month and an increase of 14.6% from Apr 2023. The average days on market for units sold in April was 4 days, 78% below the 5-year April average of 18 days. There was a 33.3% 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 no change in supply with 1 active units.

This activity resulted in a Contract Ratio of 3.00 pendings per active listing, down from 4.00 in March and an increase from 0.00 in April 2023. The Contract Ratio is 200% higher than the 5-year April average of 1.00. 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.



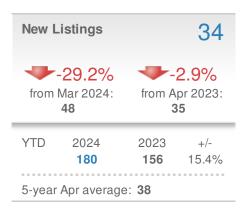




Presented by Lauren Davis Tri-County Suburban REALTORS

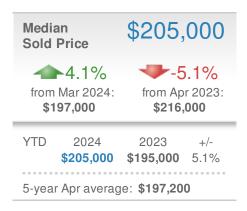
April 2024

William Penn (Delaware, PA)

















April 2024

William Penn (Delaware, PA) - Detached

Tri-County Suburban REALTORS

Email: Idavis@tcsr.realtor







Median Sold Price \$320,000 ◆5.8% from Mar 2024: \$302,500 ◆33.3% from Apr 2023: \$240,000 YTD 2024 \$299,900 \$250,000 20.0%

5-year Apr average: **\$252,890**

Summary

In William Penn (Delaware, PA), the median sold price for Detached properties for April was \$320,000, representing an increase of 5.8% compared to last month and an increase of 33.3% from Apr 2023. The average days on market for units sold in April was 9 days, 77% below the 5-year April average of 39 days. There was an 11.1% month over month decrease in new contract activity with 16 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from March) with 21; and a 45.5% increase in supply to 16 active units.

This activity resulted in a Contract Ratio of 1.31 pendings per active listing, down from 1.91 in March and a decrease from 4.75 in April 2023. The Contract Ratio is 54% lower than the 5-year April average of 2.83. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.





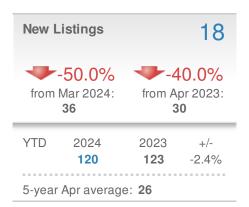


April 2024

William Penn (Delaware, PA) - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor









Summary

In William Penn (Delaware, PA), the median sold price for Attached properties for April was \$155,000, representing a decrease of 16.7% compared to last month and a decrease of 27.9% from Apr 2023. The average days on market for units sold in April was 40 days, the same as the 5-year April average of 40 days. There was a 6.1% month over month increase in new contract activity with 35 New Pendings; a 30.8% MoM increase in All Pendings (new contracts + contracts carried over from March) to 51; and a 26% decrease in supply to 37 active units.

This activity resulted in a Contract Ratio of 1.38 pendings per active listing, up from 0.78 in March and an increase from 0.98 in April 2023. The Contract Ratio is 4% higher than the 5-year April average of 1.33. 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.



