

# April 2024

All Home Types  
Detached  
Attached

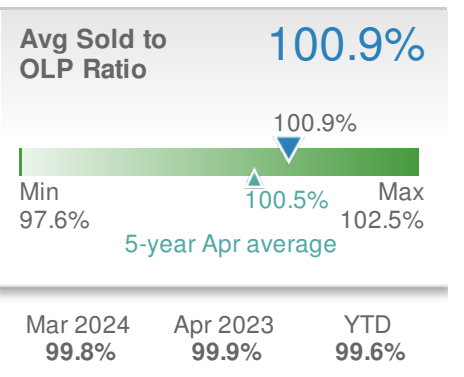
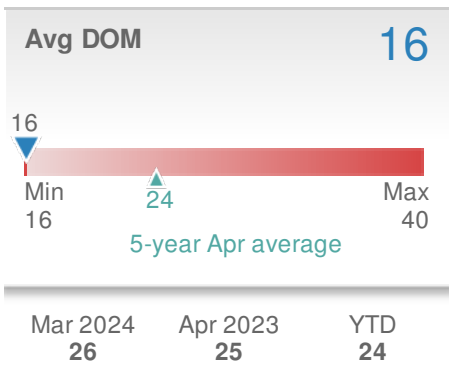
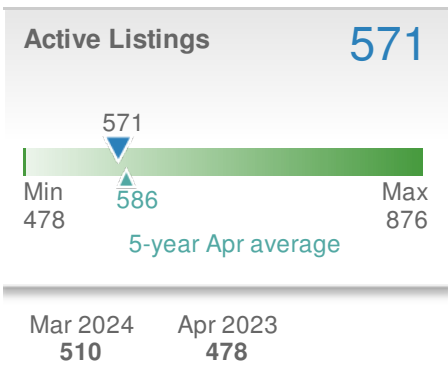
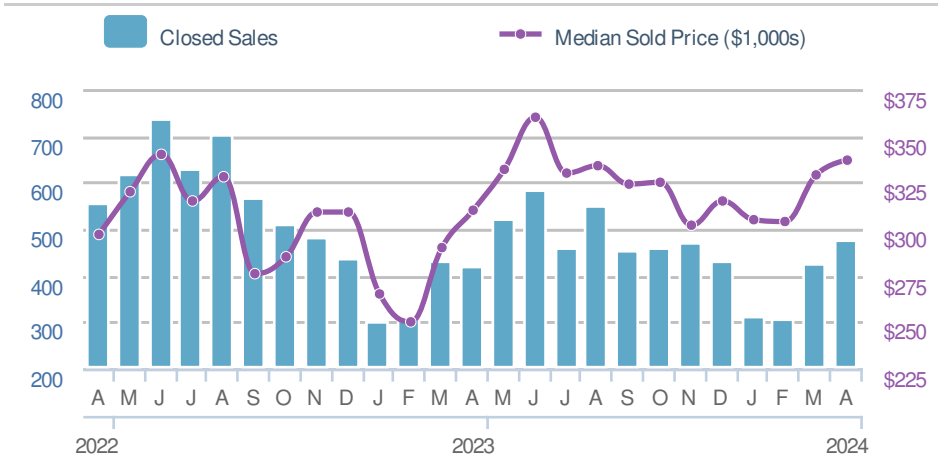
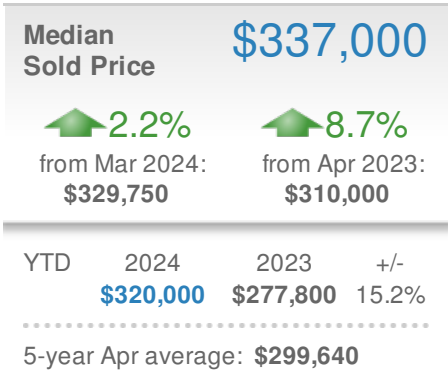
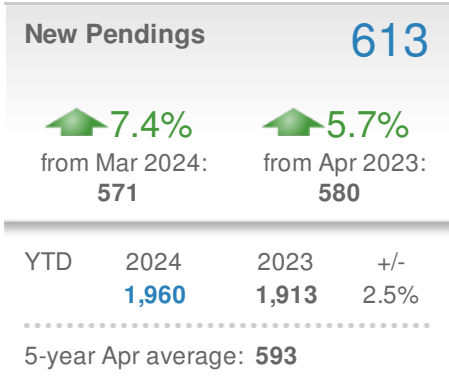
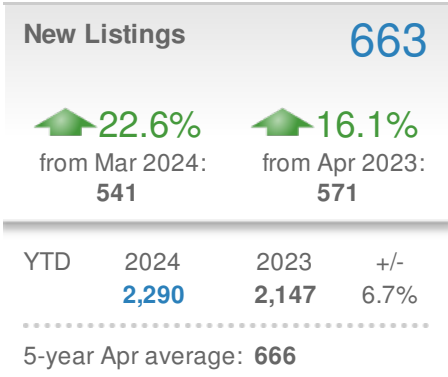
## Local Market Insight

### Delaware County, PA

**April 2024**

Delaware County, PA

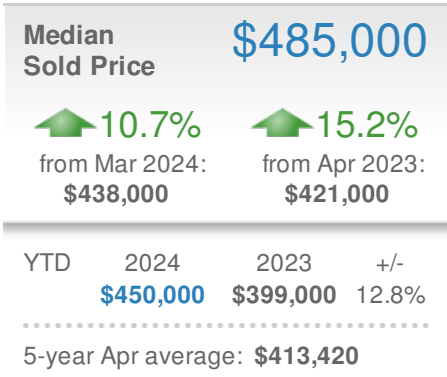
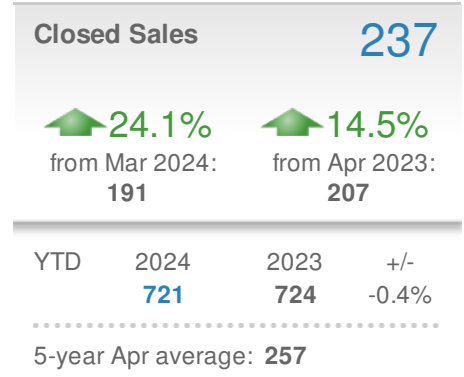
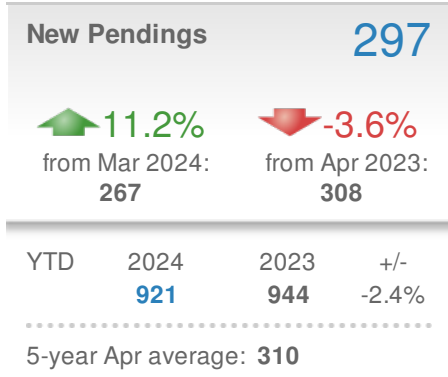
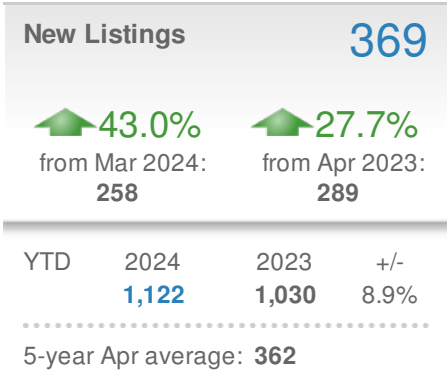
Email: ldavis@tcsr.realtor



**April 2024**

Delaware County, PA - Detached

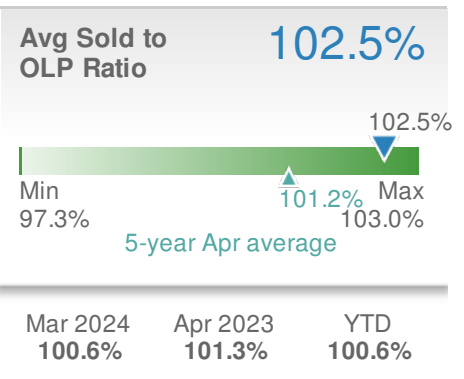
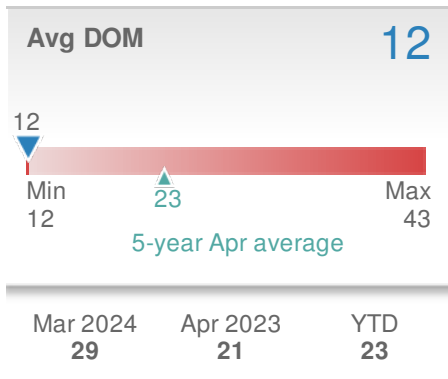
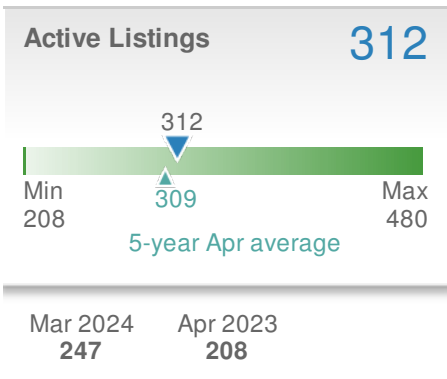
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**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.

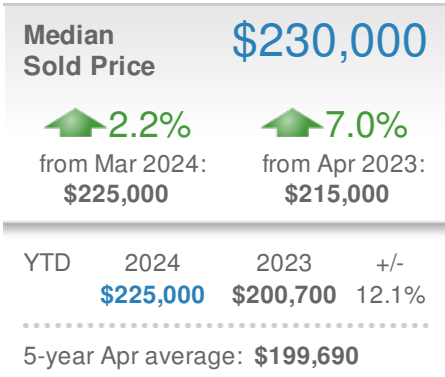
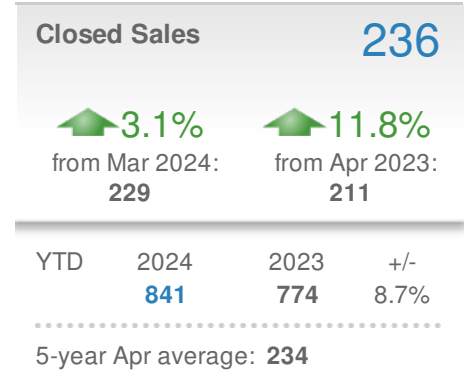
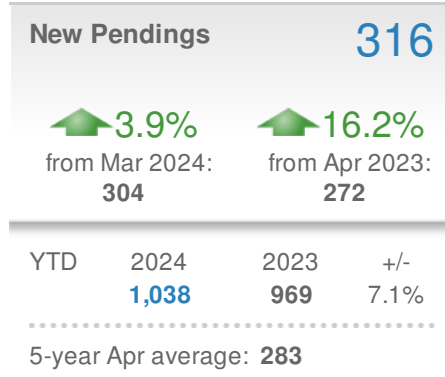
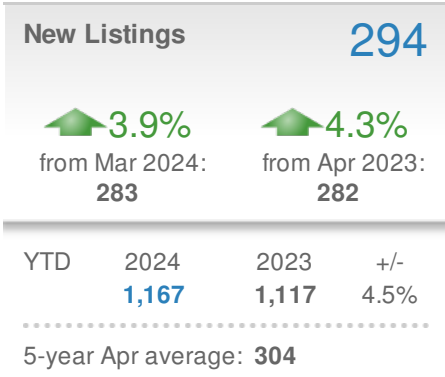
This activity resulted in a Contract Ratio of 1.37 pendings per active listing, down from 1.57 in March and a decrease from 2.18 in April 2023. The Contract Ratio is 24% lower than the 5-year April average of 1.80. A higher Contract Ratio signifies a relative increase in contract activity compared to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

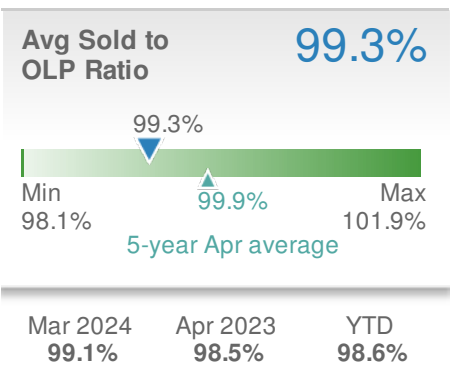
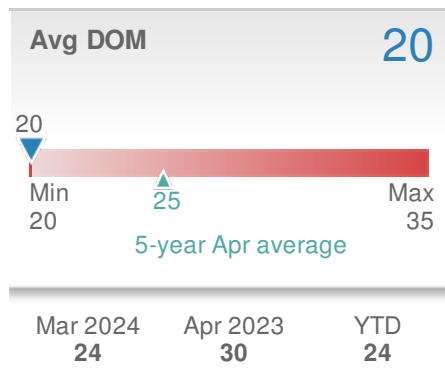
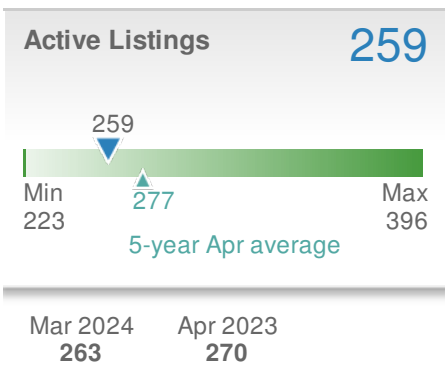
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Email: ldavis@tcsr.realtor



**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.

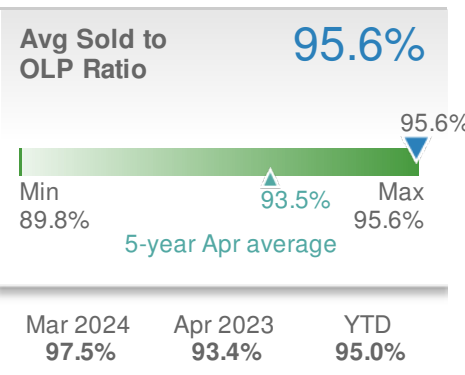
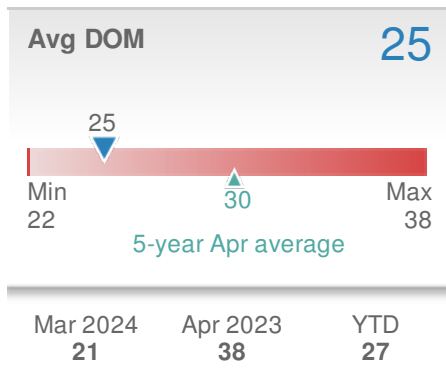
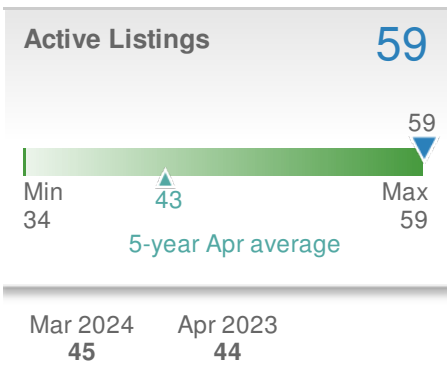
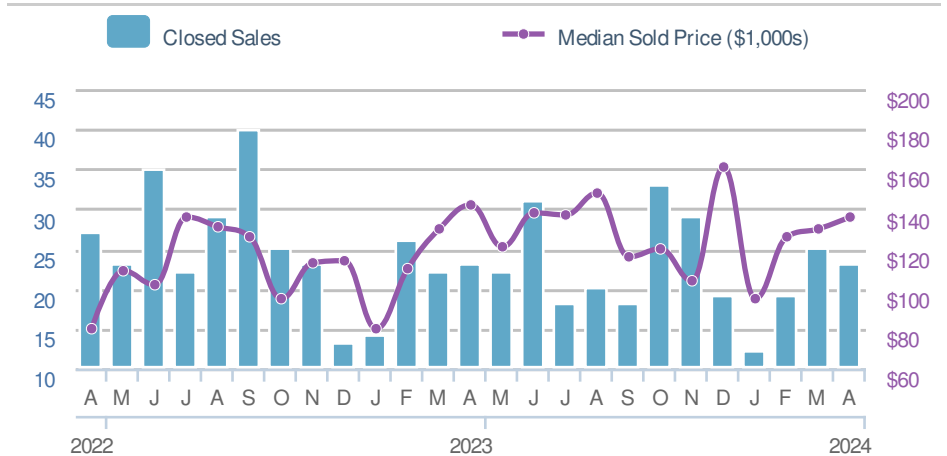
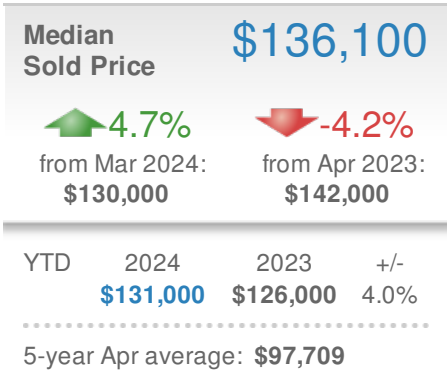
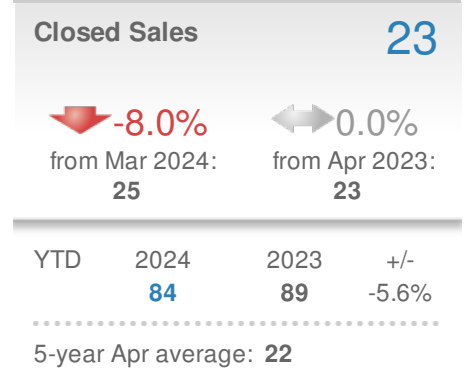
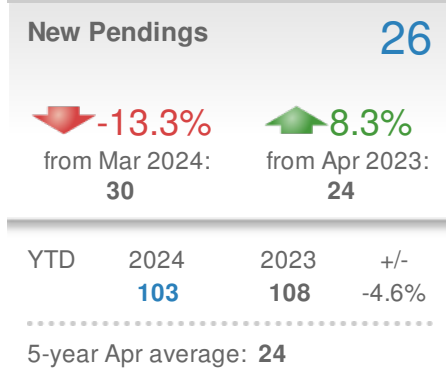
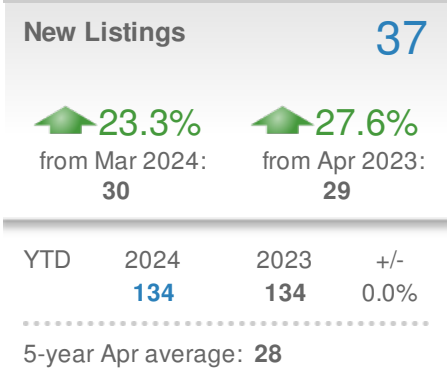
This activity resulted in a Contract Ratio of 1.77 pendings per active listing, up from 1.59 in March and an increase from 1.60 in April 2023. The Contract Ratio is 9% lower than the 5-year April average of 1.94. A higher Contract Ratio signifies a relative increase in contract activity compared to supply,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



**April 2024**

Chester-Upland (Delaware, PA)

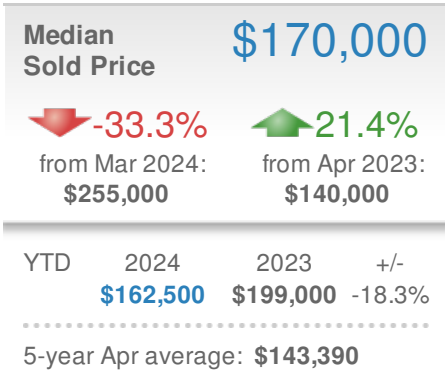
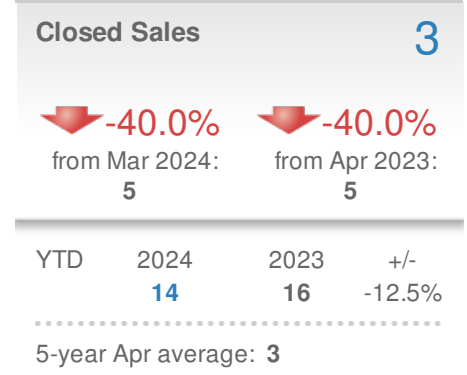
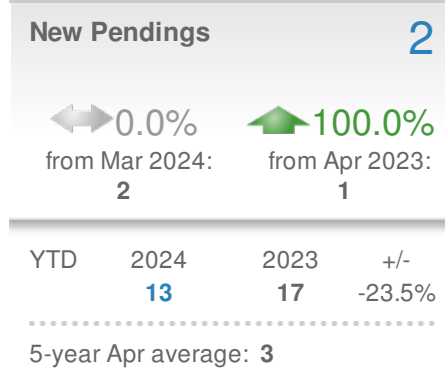
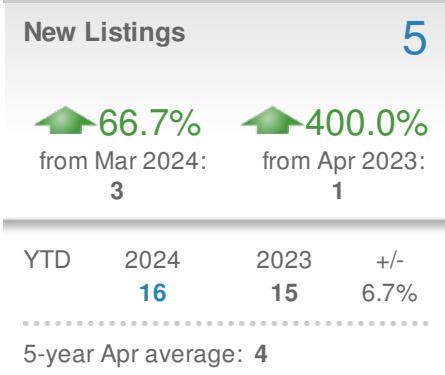
Email: ldavis@tcsr.realtor



**April 2024**

Chester-Upland (Delaware, PA) - Detached

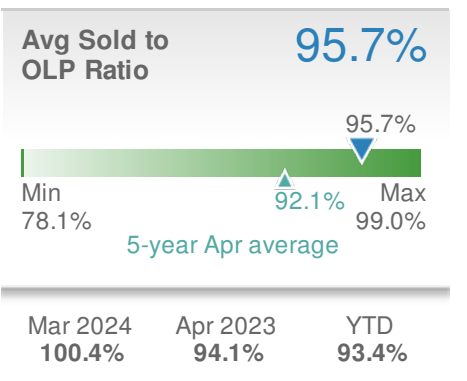
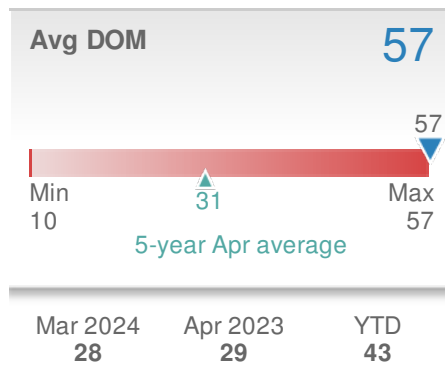
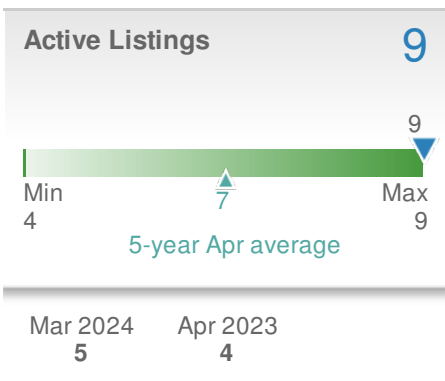
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**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.

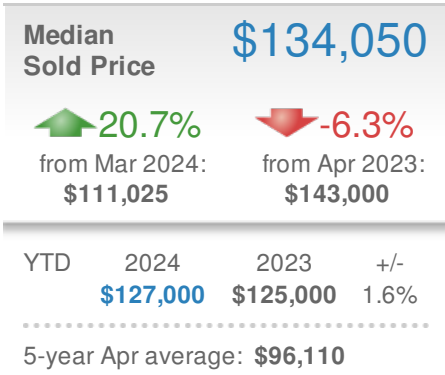
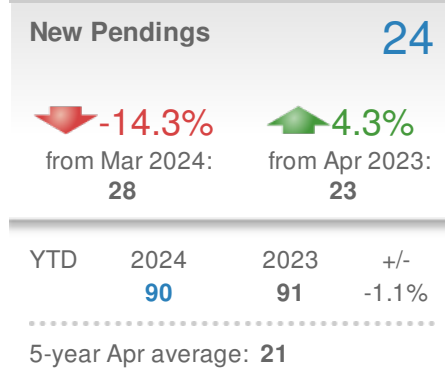
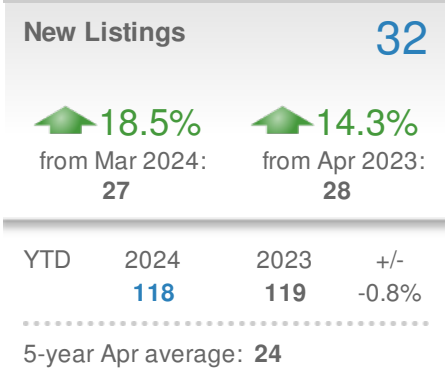
This activity resulted in a Contract Ratio of 0.33 pendings per active listing, down from 1.00 in March and an increase from 0.25 in April 2023. The Contract Ratio is 56% lower than the 5-year April average of 0.75. A higher Contract Ratio signifies a relative increase in contract activity compared to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

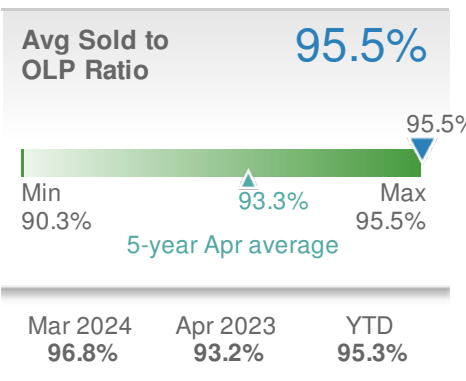
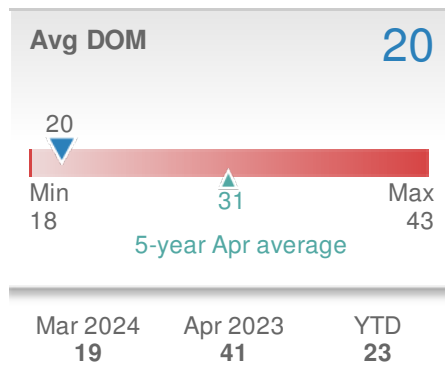
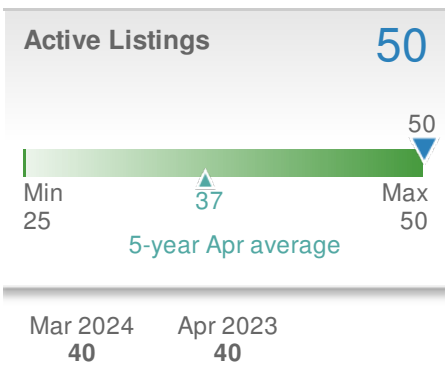
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**Summary**

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.

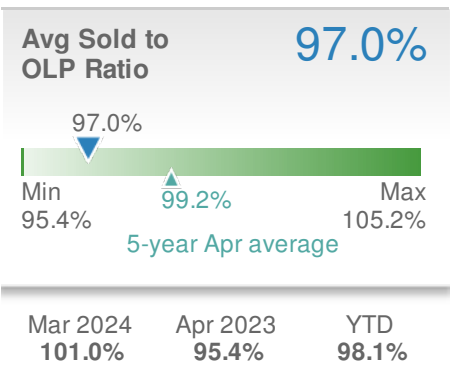
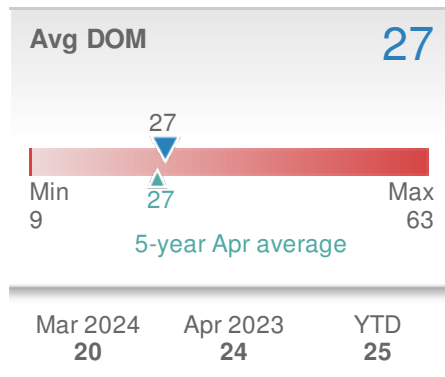
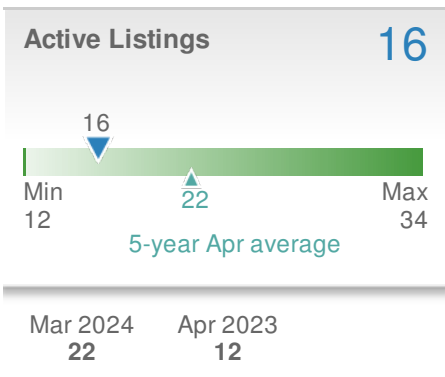
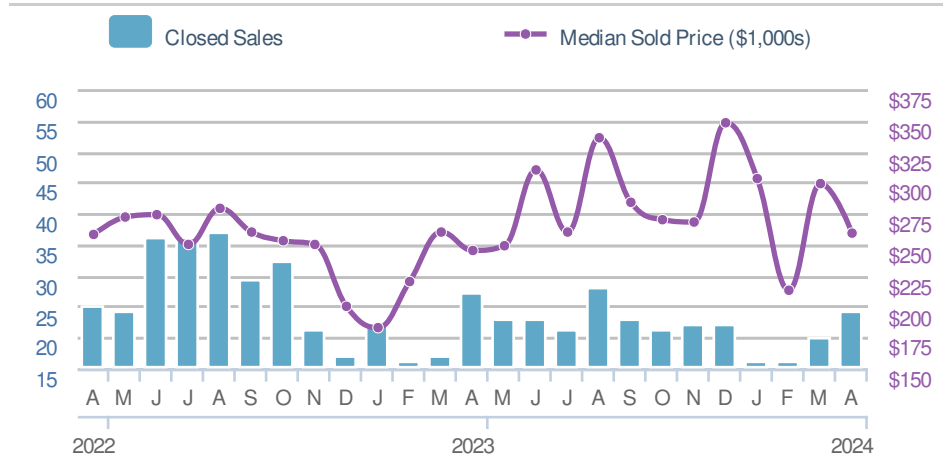
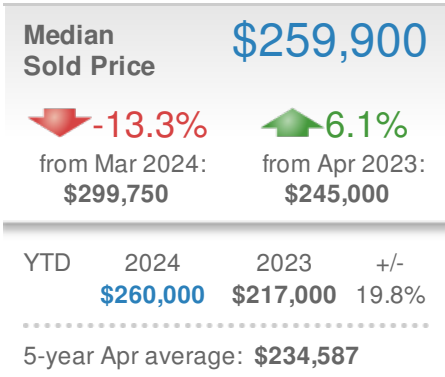
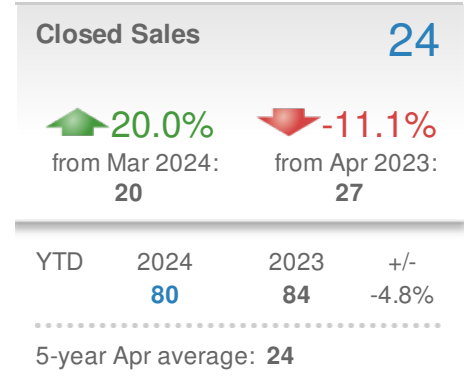
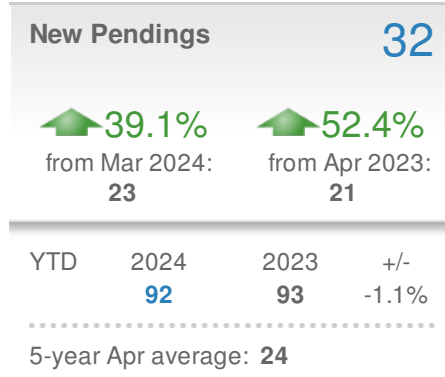
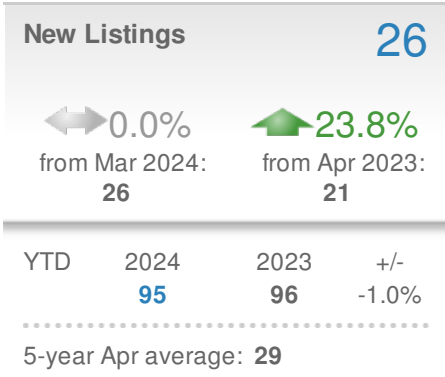
This activity resulted in a Contract Ratio of 0.70 pendings per active listing, down from 0.93 in March and a decrease from 1.00 in April 2023. The Contract Ratio is 31% lower than the 5-year April average of 1.02. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



## April 2024

Chichester (Delaware, PA)

Email: ldavis@tcsr.realtor

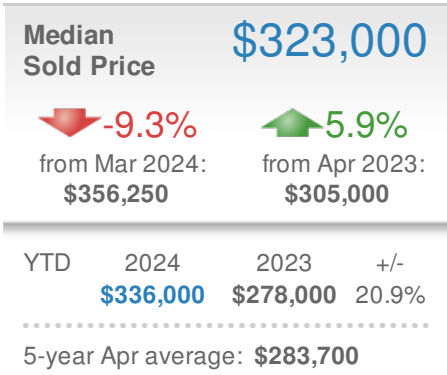
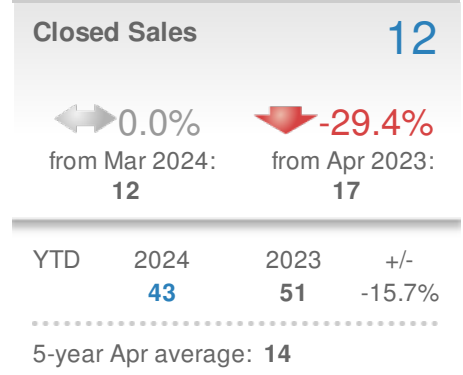
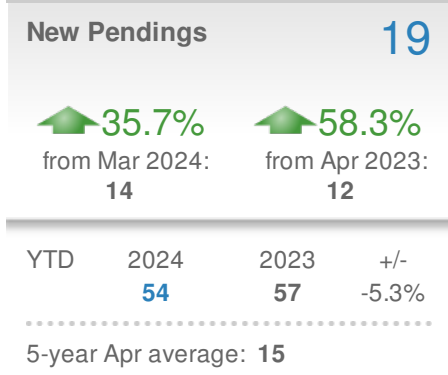
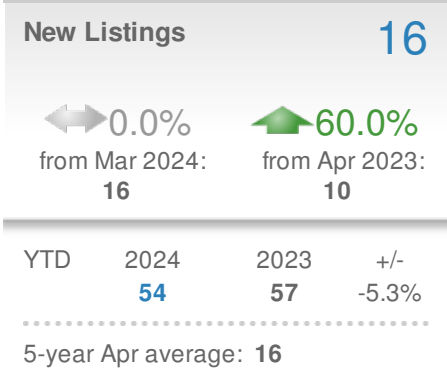




**April 2024**

Chichester (Delaware, PA) - Detached

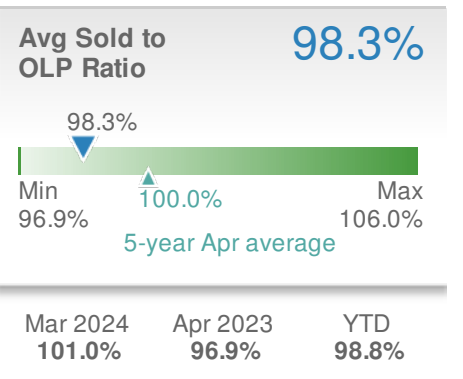
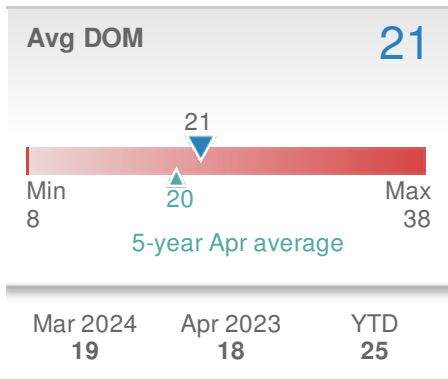
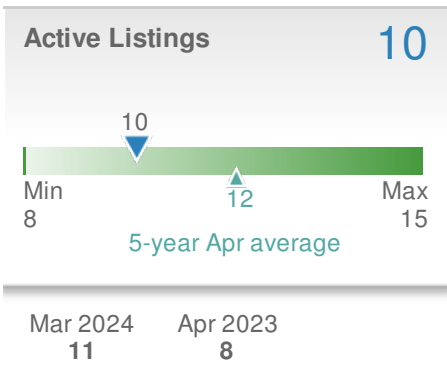
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**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.

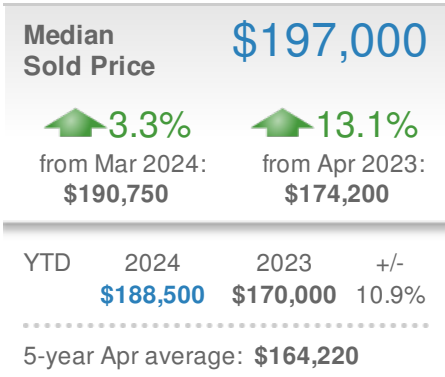
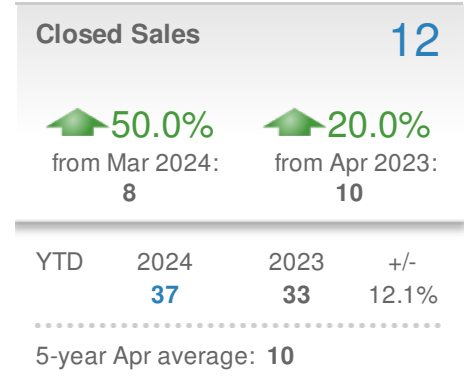
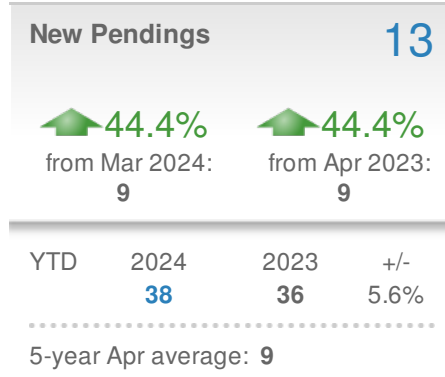
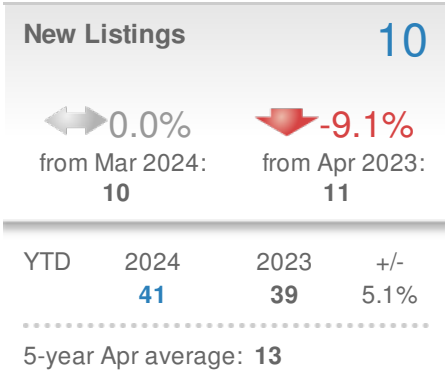
This activity resulted in a Contract Ratio of 2.40 pendings per active listing, up from 1.64 in March and an increase from 2.38 in April 2023. The Contract Ratio is 15% higher than the 5-year April average of 2.09. A higher Contract Ratio signifies a relative increase in contract activity compared to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

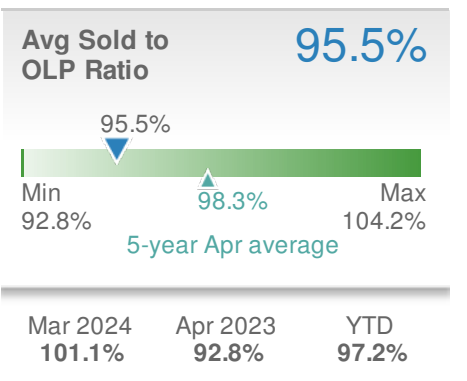
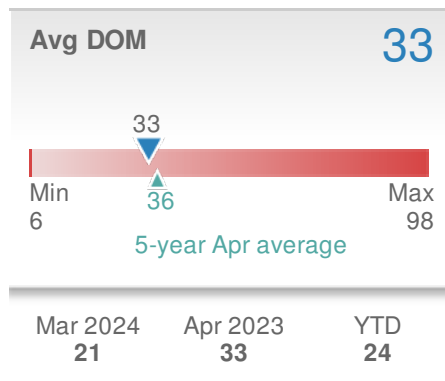
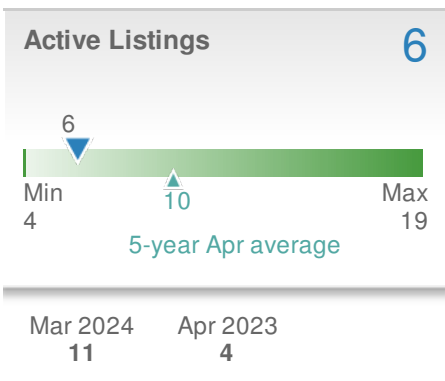
Tri-County Suburban REALTORS  
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**Summary**

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.

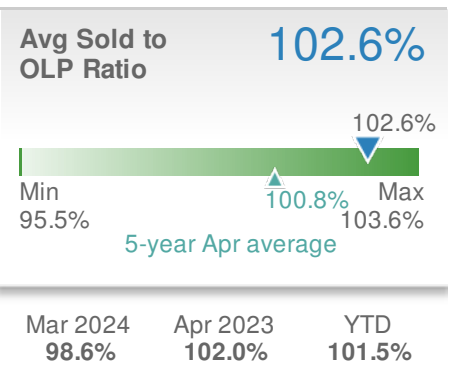
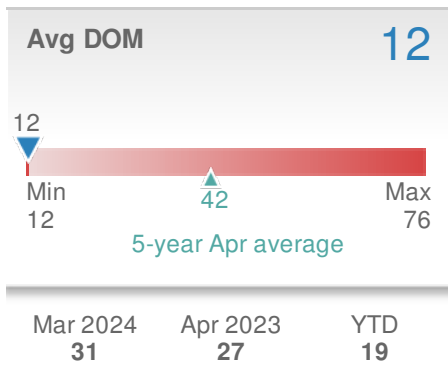
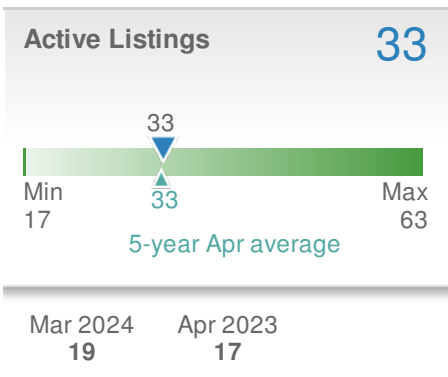
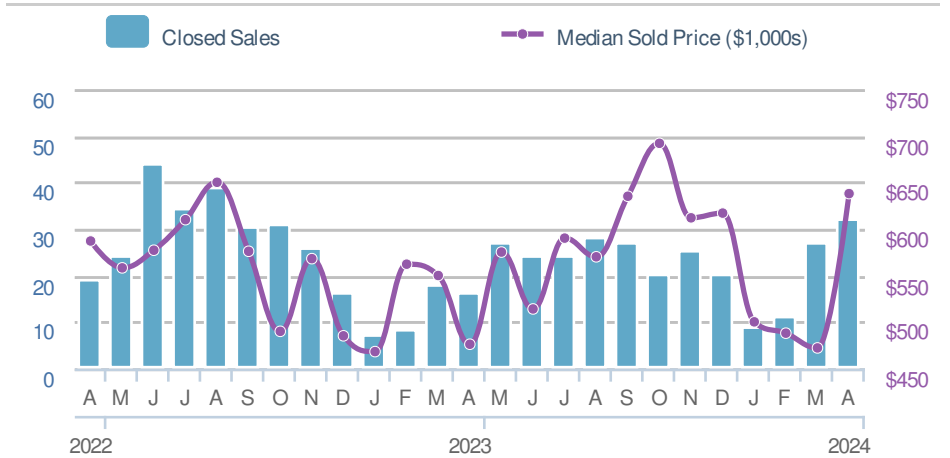
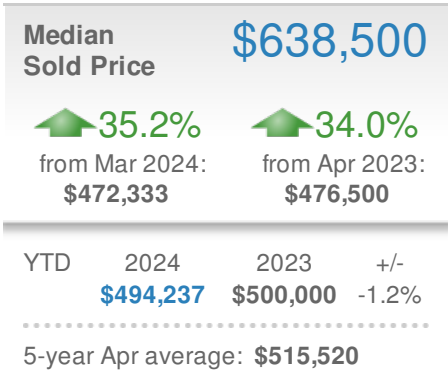
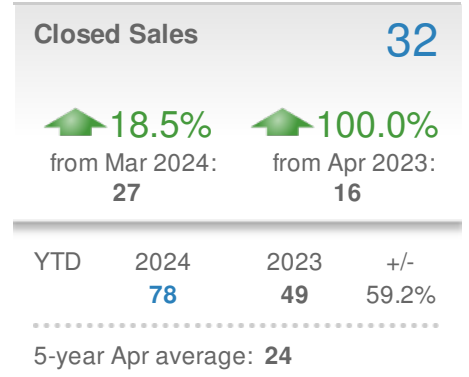
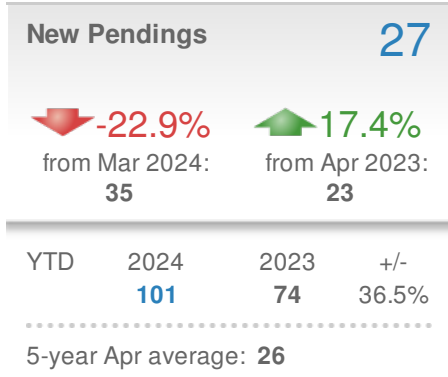
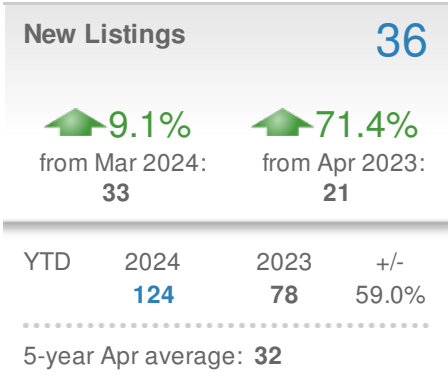
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, up from 1.09 in March and a decrease from 3.25 in April 2023. The Contract Ratio is 5% higher than the 5-year April average of 1.90. A higher Contract Ratio signifies a relative increase in contract activity compared to supply,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



**April 2024**

Garnet Valley (Delaware, PA)

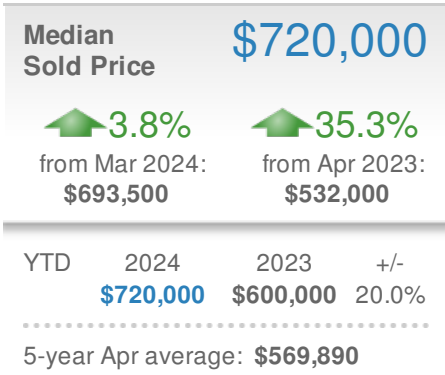
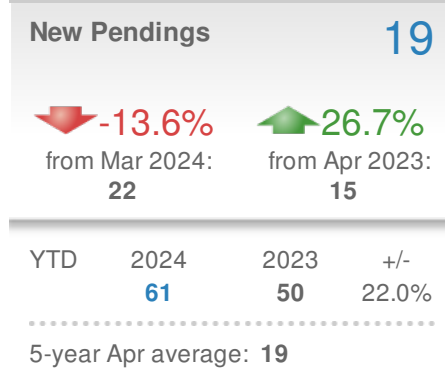
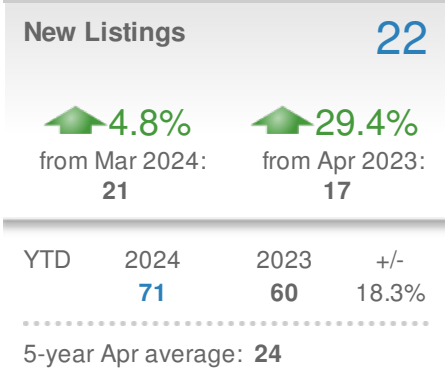
Email: ldavis@tcsr.realtor



**April 2024**

Garnet Valley (Delaware, PA) - Detached

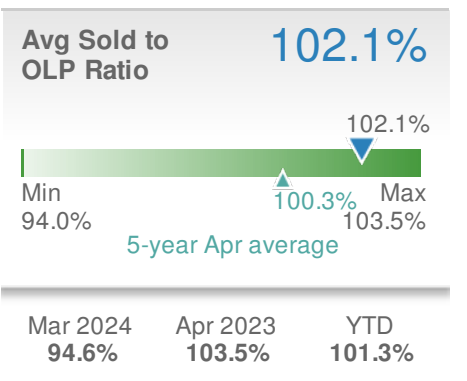
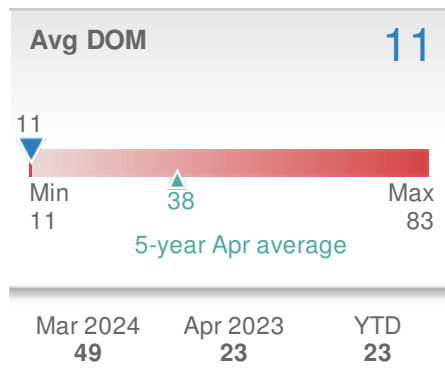
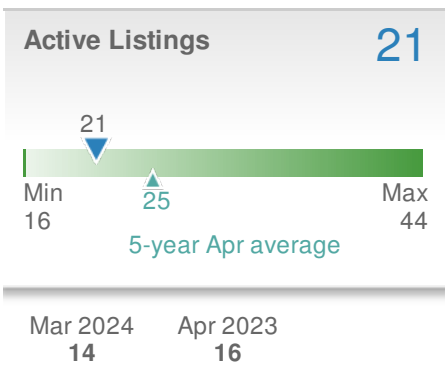
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



### 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.

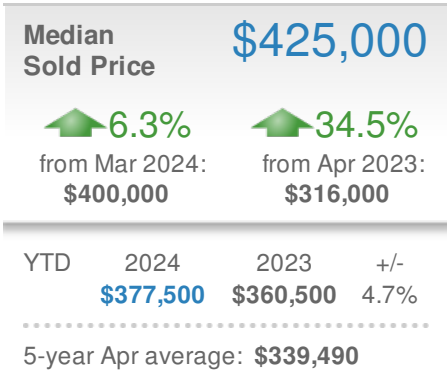
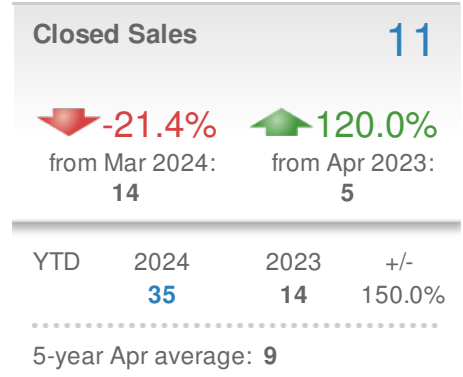
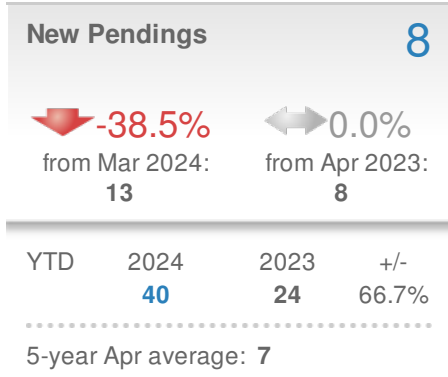
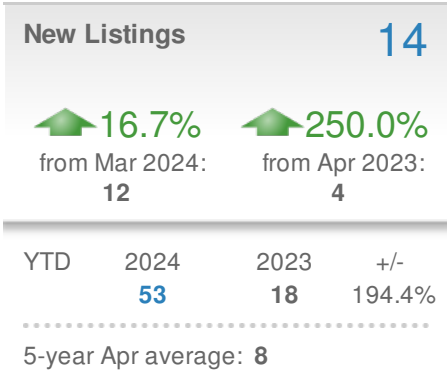
This activity resulted in a Contract Ratio of 2.10 pendings per active listing, down from 3.50 in March and an increase from 1.94 in April 2023. The Contract Ratio is 29% higher than the 5-year April average of 1.63. A higher Contract Ratio signifies a relative increase in contract activity compared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

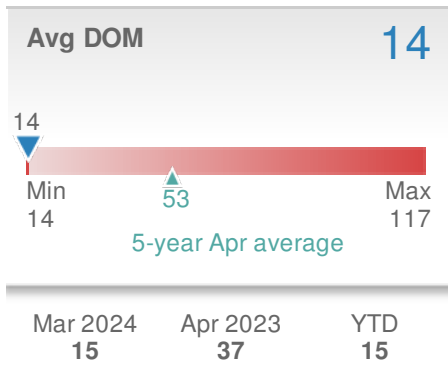
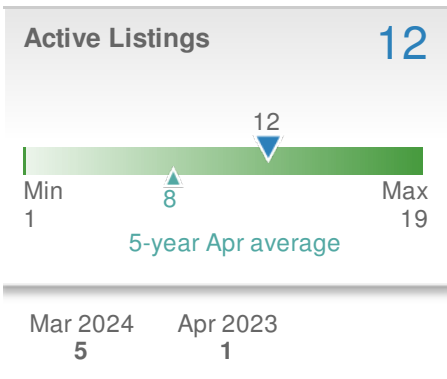
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**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.

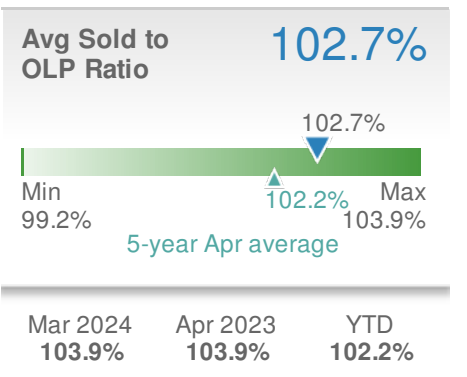
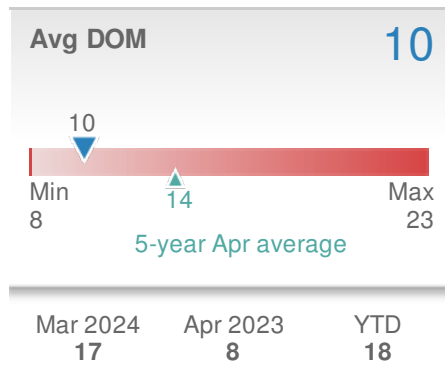
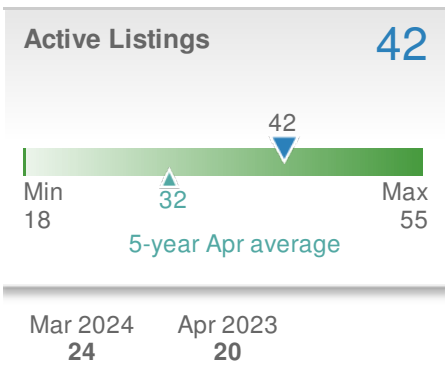
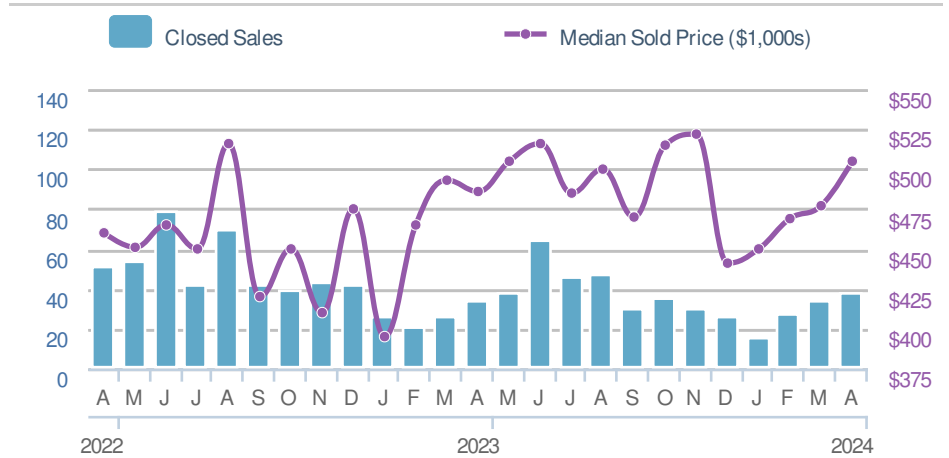
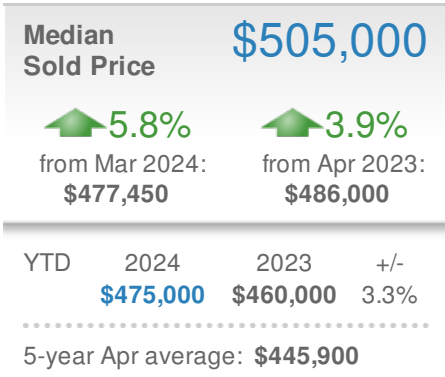
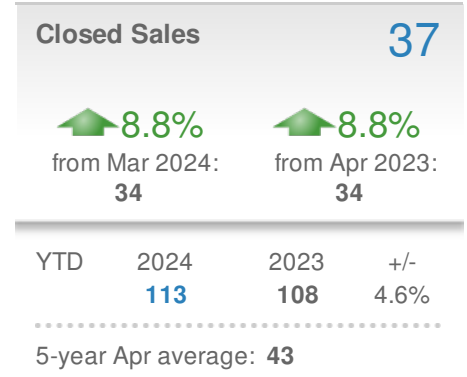
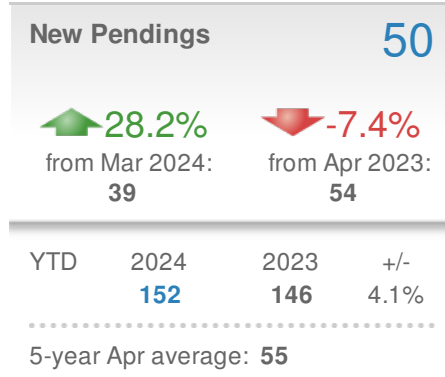
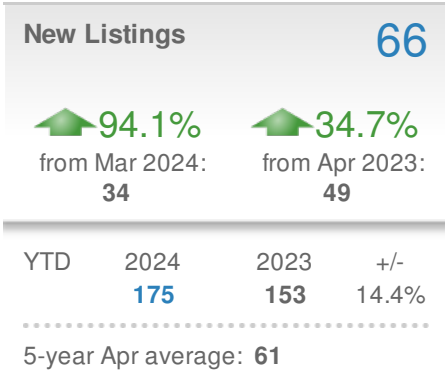
This activity resulted in a Contract Ratio of 1.17 pendings per active listing, down from 3.40 in March and a decrease from 11.00 in April 2023. The Contract Ratio is 74% lower than the 5-year April average of 4.43. A higher Contract Ratio signifies a relative increase in contract activity compared to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



## April 2024

### Haverford Township (Delaware, PA)

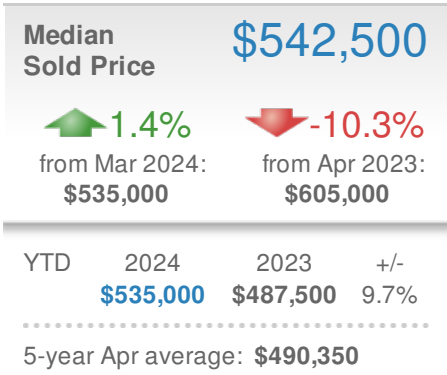
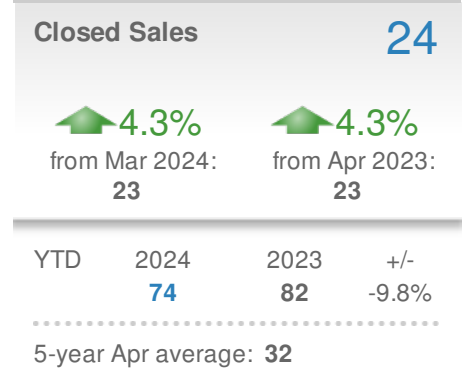
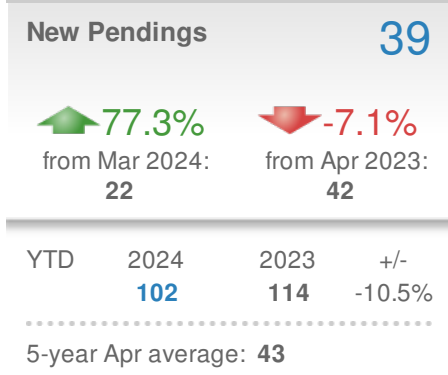
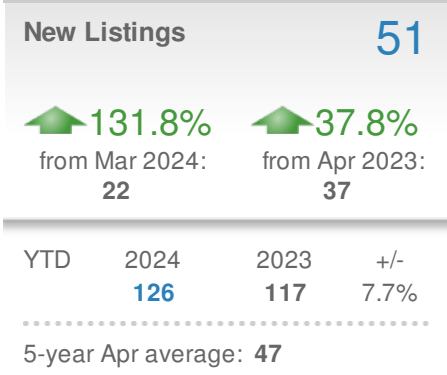
Email: ldavis@tcsr.realtor



**April 2024**

Haverford Township (Delaware, PA) - Detached

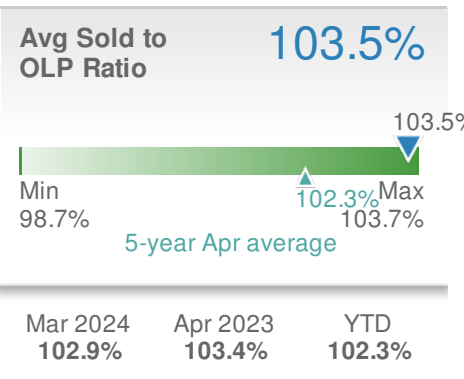
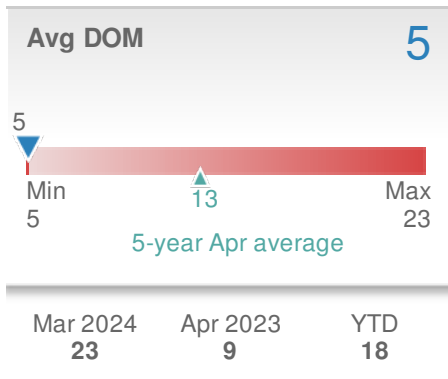
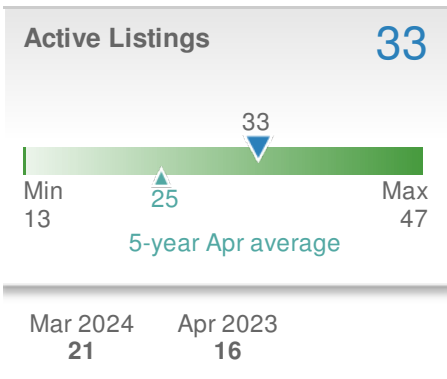
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**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.

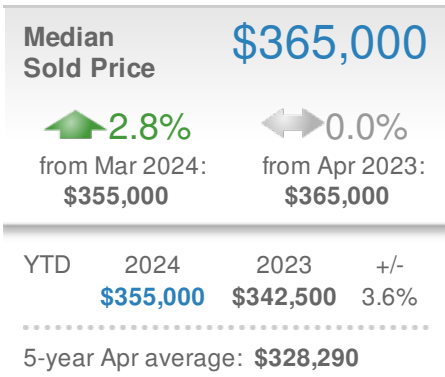
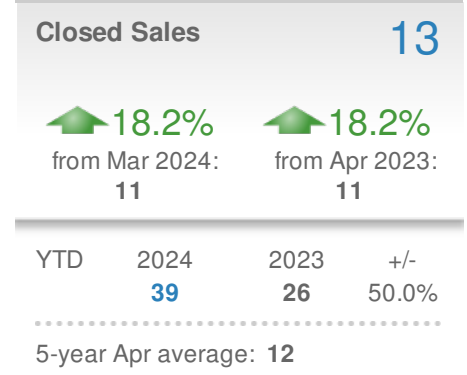
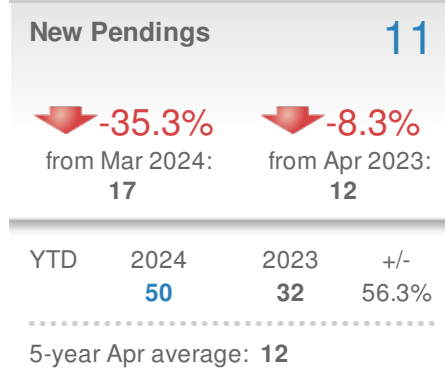
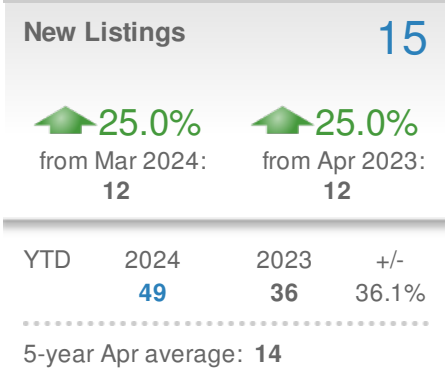
This activity resulted in a Contract Ratio of 1.36 pendings per active listing, down from 1.43 in March and a decrease from 3.38 in April 2023. The Contract Ratio is 61% lower than the 5-year April average of 3.44. A higher Contract Ratio signifies a relative increase in contract activity compared to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

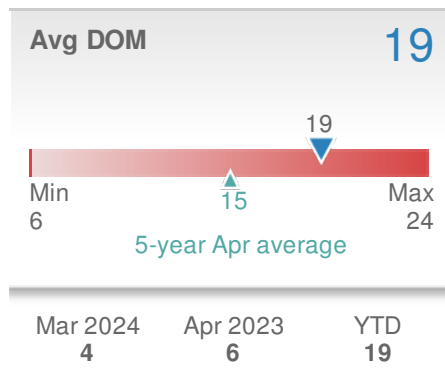
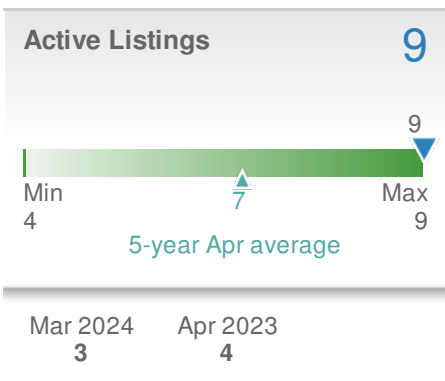
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**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.

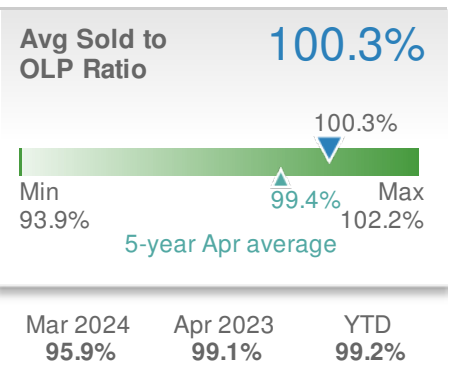
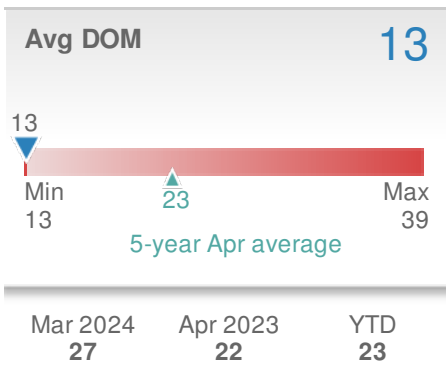
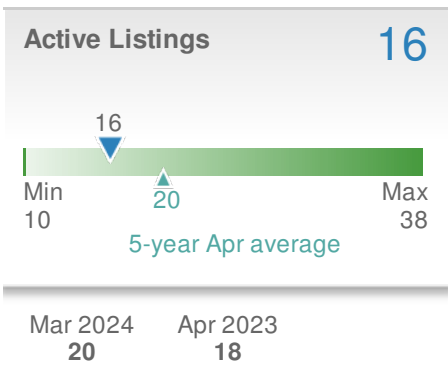
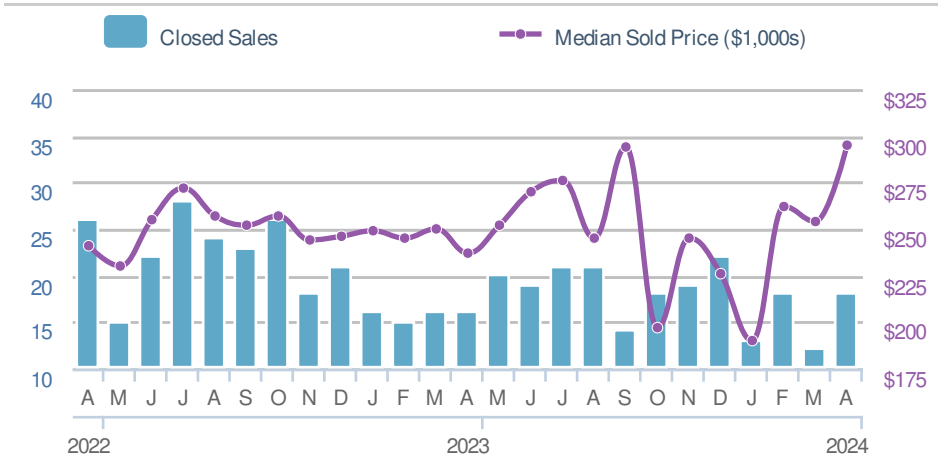
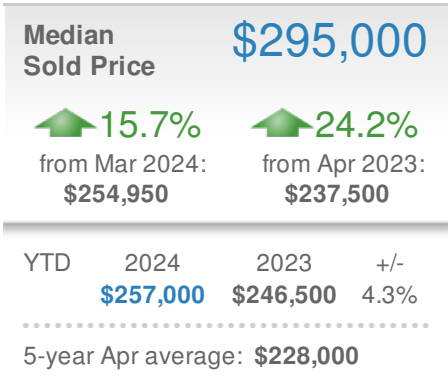
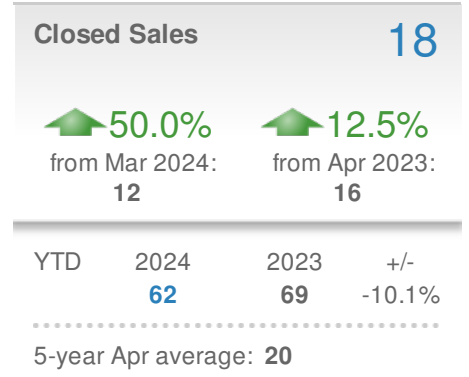
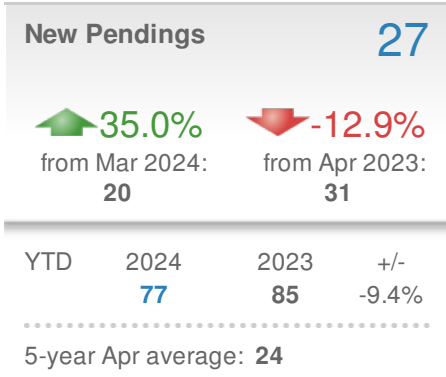
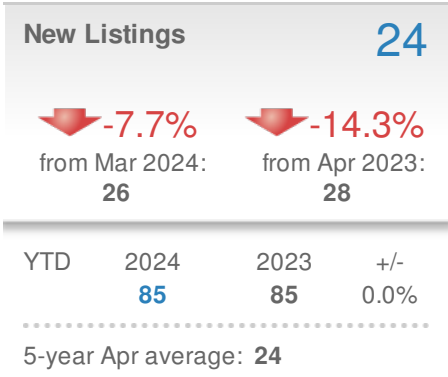




**April 2024**

Interboro (Delaware, PA)

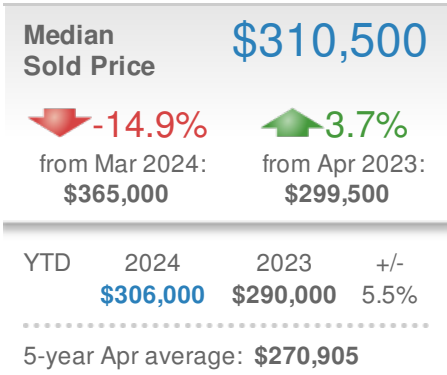
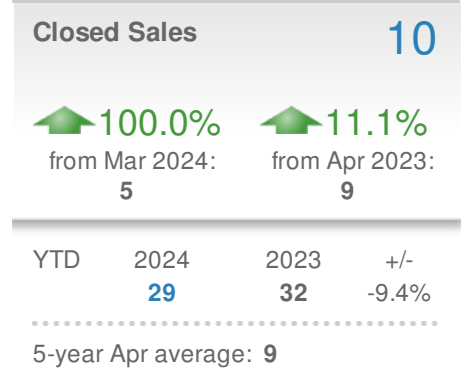
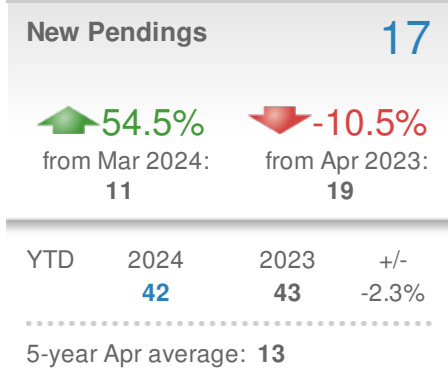
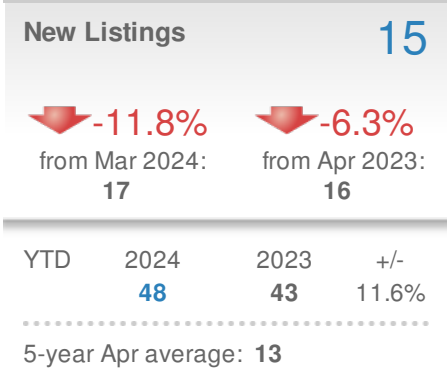
Email: ldavis@tcsr.realtor



**April 2024**

Interboro (Delaware, PA) - Detached

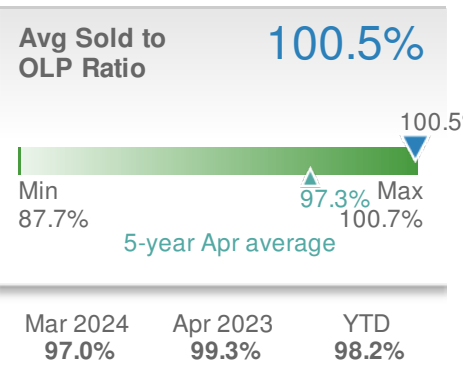
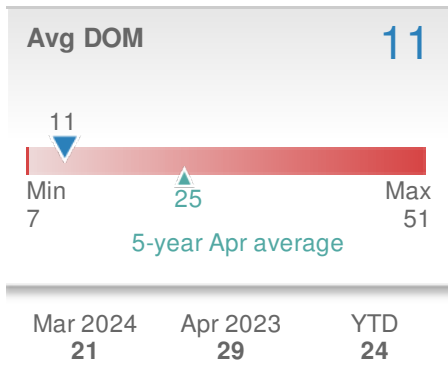
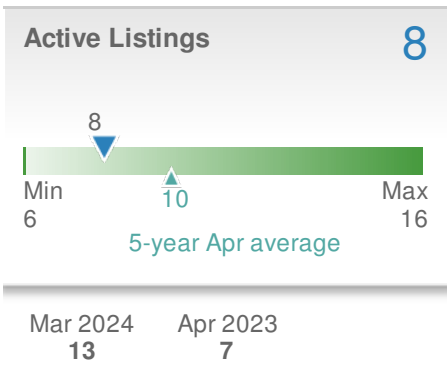
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**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.

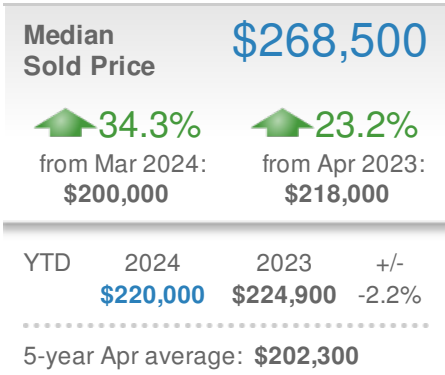
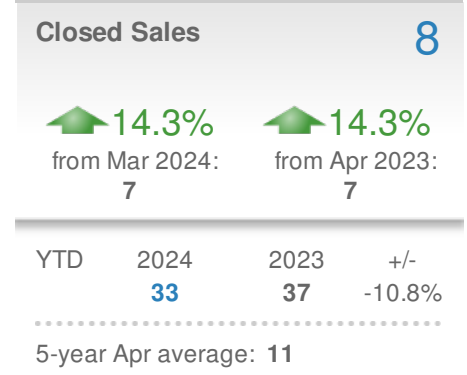
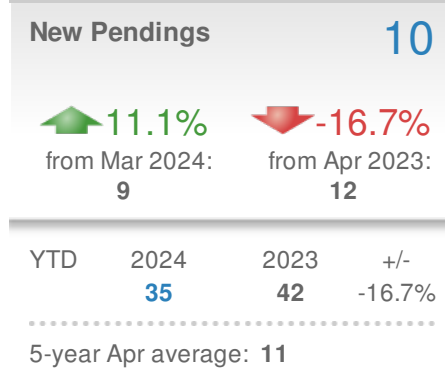
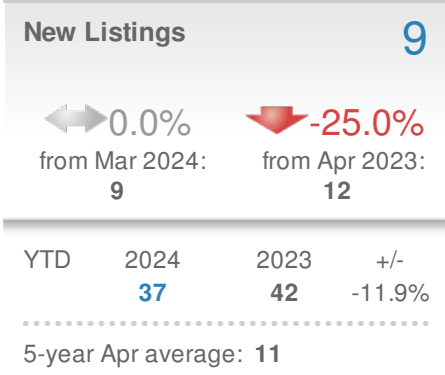
This activity resulted in a Contract Ratio of 2.63 pendings per active listing, up from 1.15 in March and a decrease from 2.86 in April 2023. The Contract Ratio is 8% higher than the 5-year April average of 2.44. A higher Contract Ratio signifies a relative increase in contract activity compared to supply,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

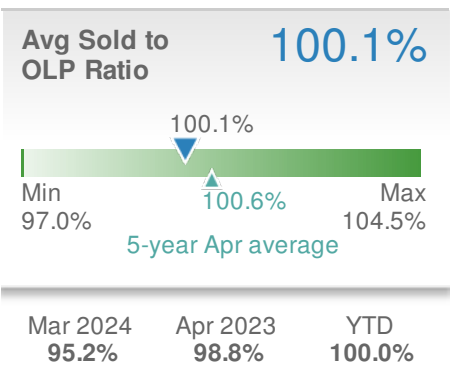
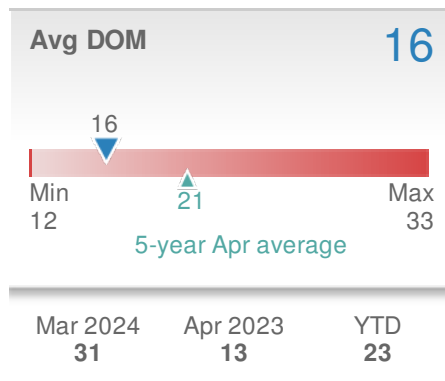
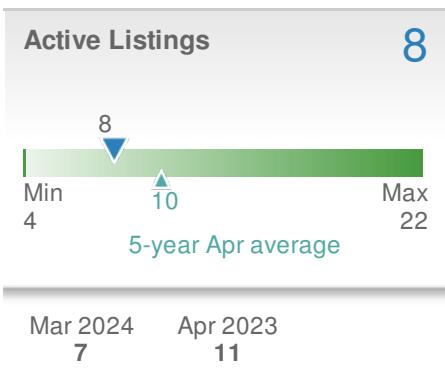
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**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.

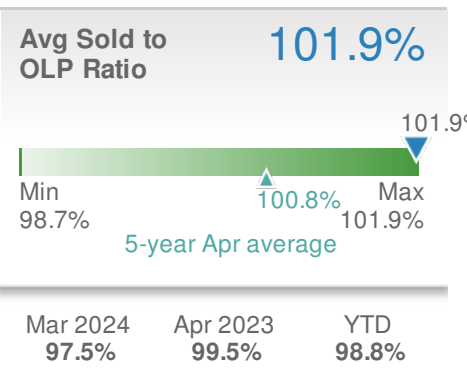
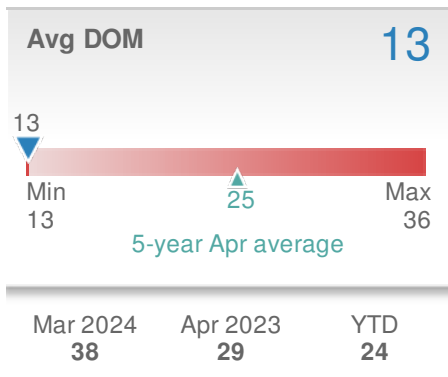
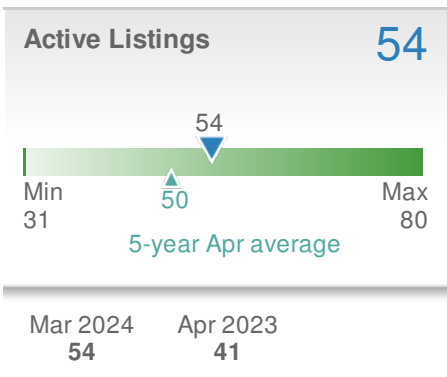
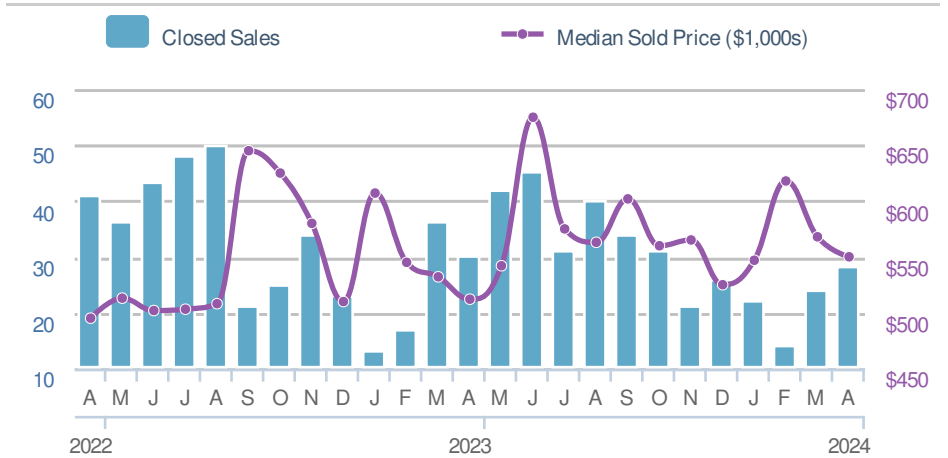
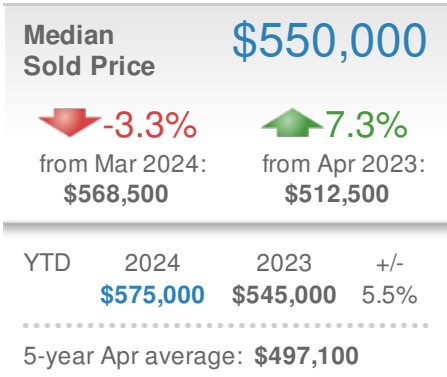
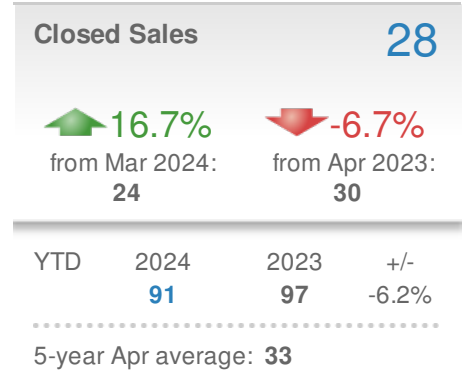
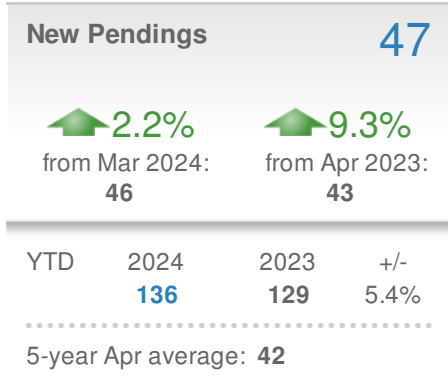
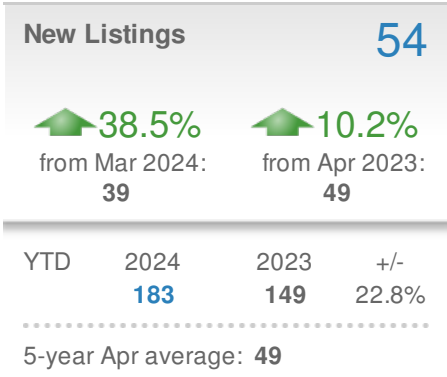
This activity resulted in a Contract Ratio of 1.50 pendings per active listing, down from 1.71 in March and a decrease from 1.64 in April 2023. The Contract Ratio is 48% lower than the 5-year April average of 2.86. A higher Contract Ratio signifies a relative increase in contract activity compared to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



## April 2024

### Marple Newtown (Delaware, PA)

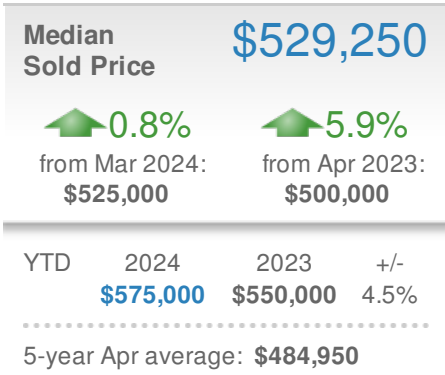
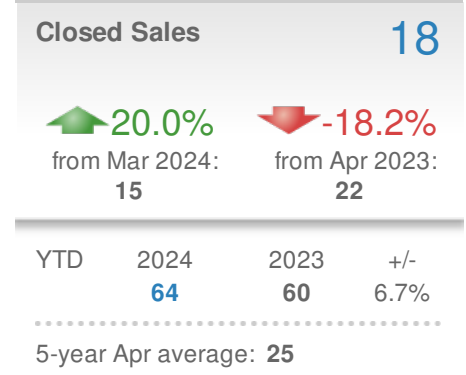
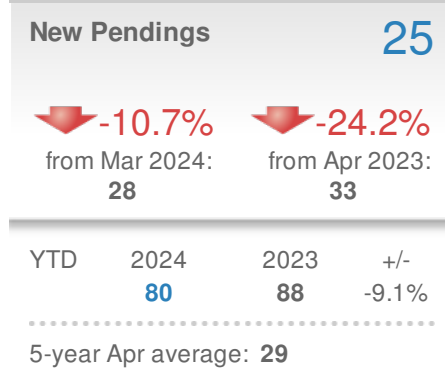
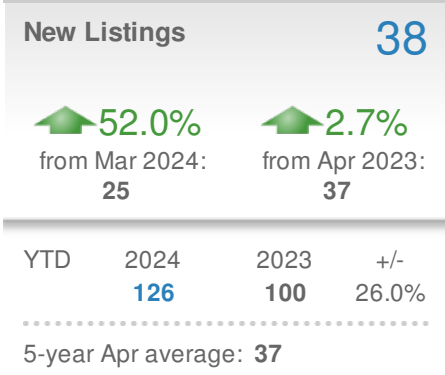
Email: ldavis@tcsr.realtor



**April 2024**

Marple Newtown (Delaware, PA) - Detached

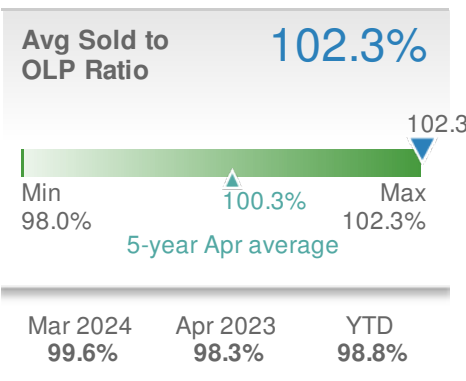
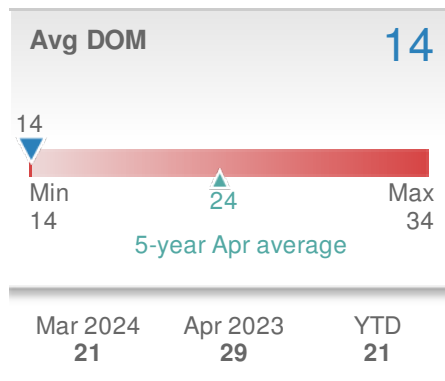
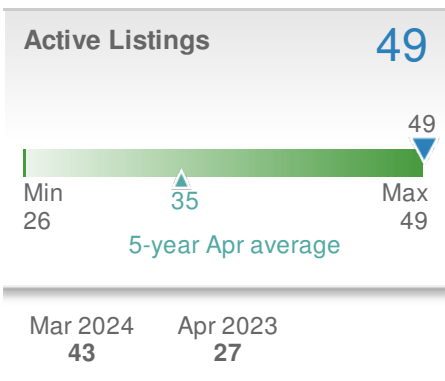
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**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.

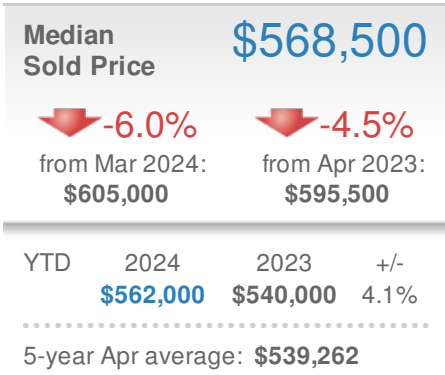
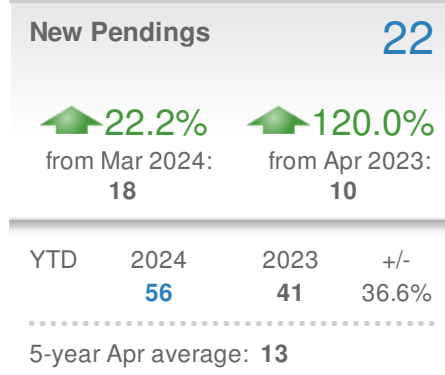
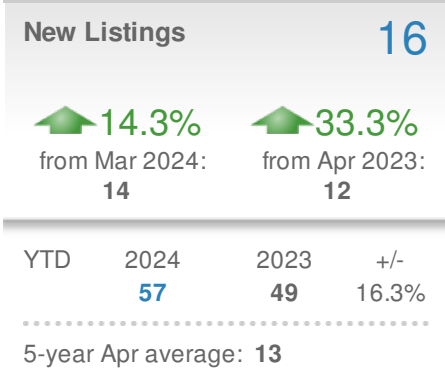
This activity resulted in a Contract Ratio of 0.94 pendings per active listing, down from 0.95 in March and a decrease from 2.07 in April 2023. The Contract Ratio is 40% lower than the 5-year April average of 1.55. A higher Contract Ratio signifies a relative increase in contract activity compared to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

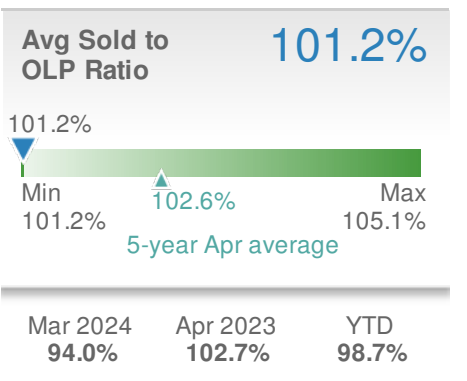
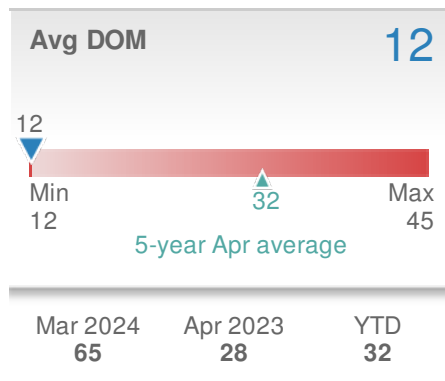
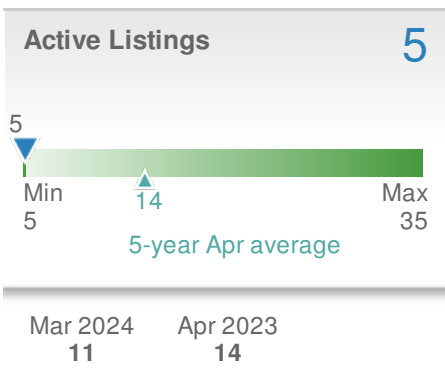
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**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.

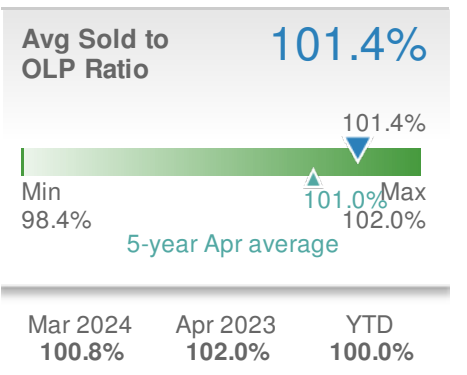
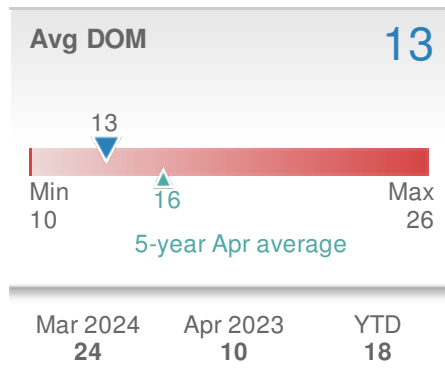
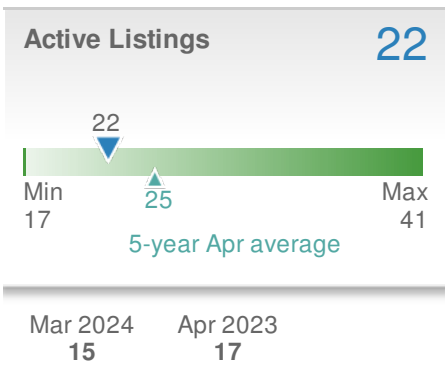
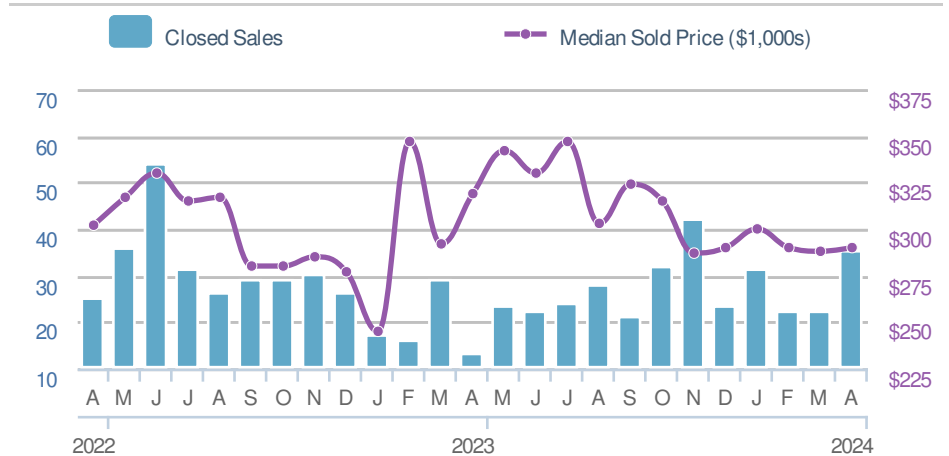
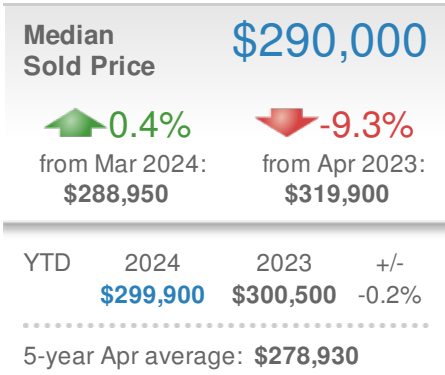
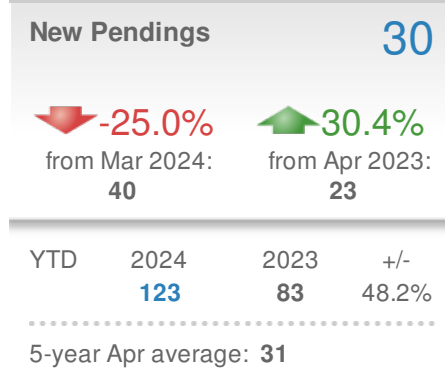
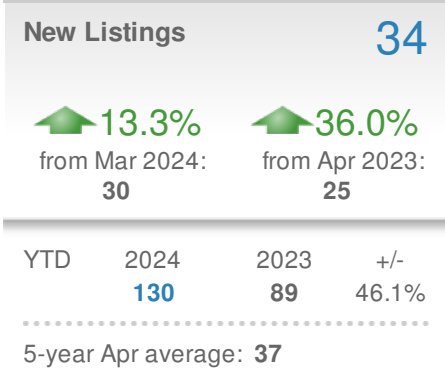
This activity resulted in a Contract Ratio of 7.40 pendings per active listing, up from 2.27 in March and an increase from 1.36 in April 2023. The Contract Ratio is 105% higher than the 5-year April average of 3.60. A higher Contract Ratio signifies a relative increase in contract activity compared to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



## April 2024

Penn-Delco (Delaware, PA)

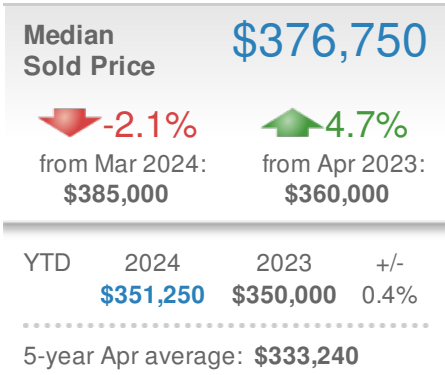
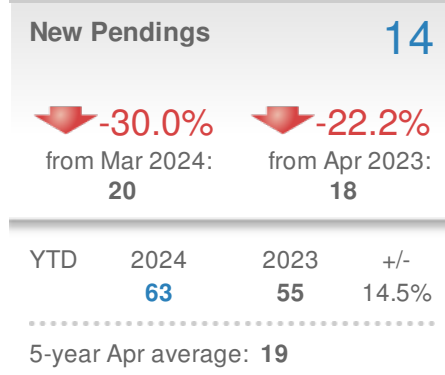
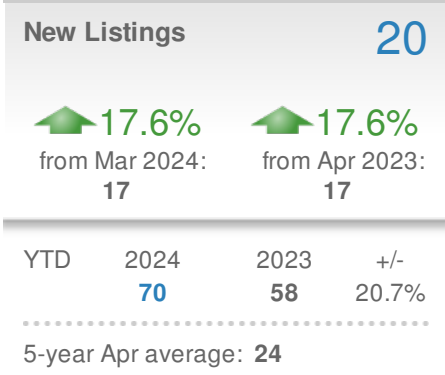
Email: ldavis@tcsr.realtor



**April 2024**

Penn-Delco (Delaware, PA) - Detached

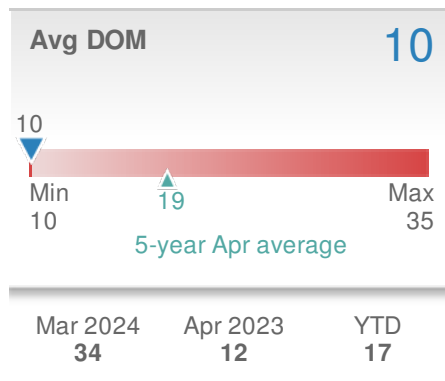
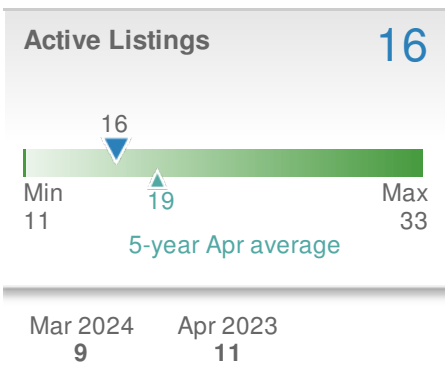
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**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.

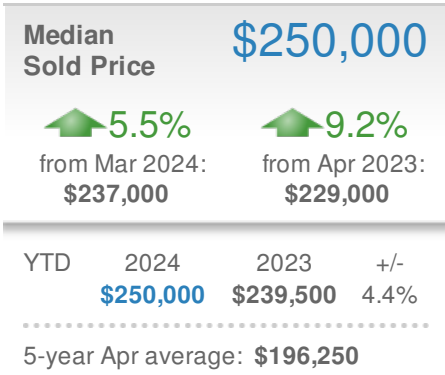
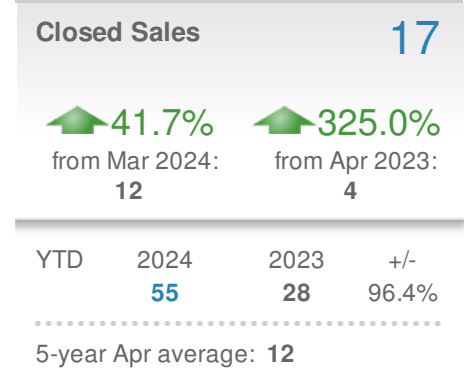
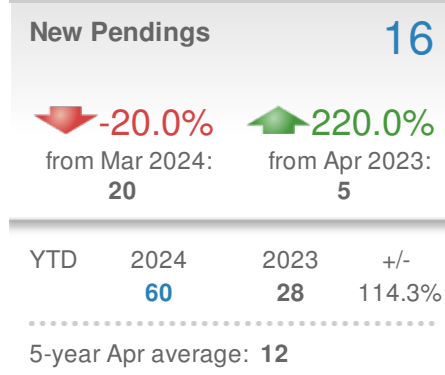
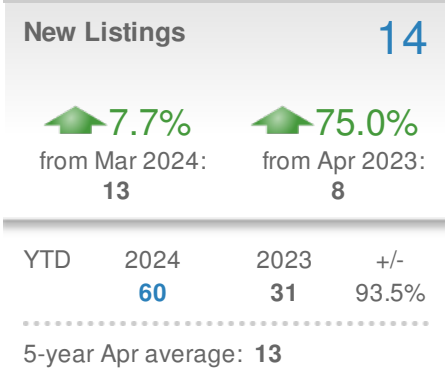




**April 2024**

Penn-Delco (Delaware, PA) - Attached

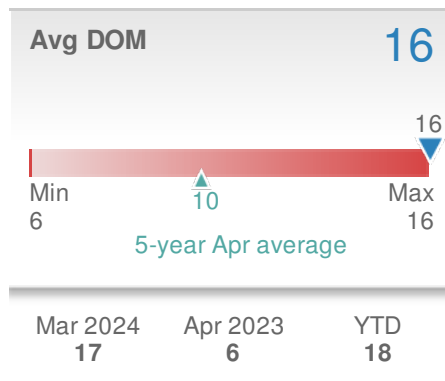
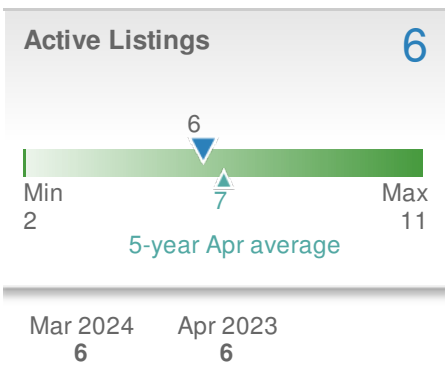
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**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.

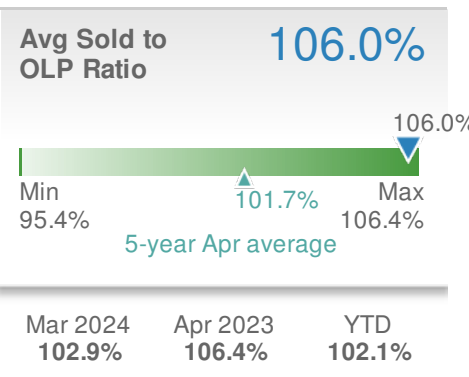
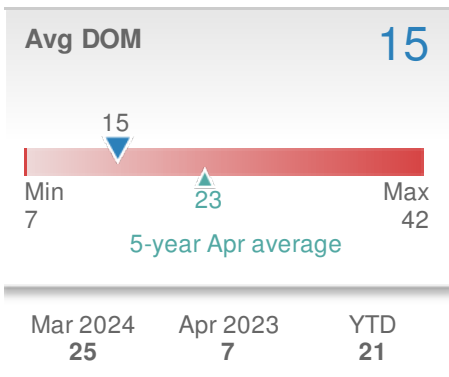
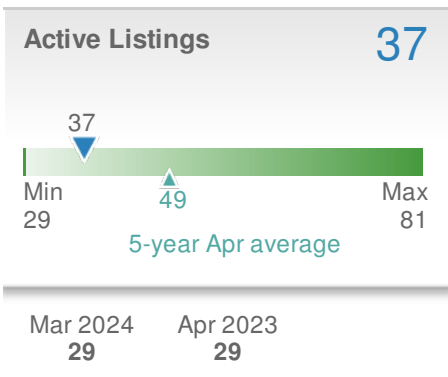
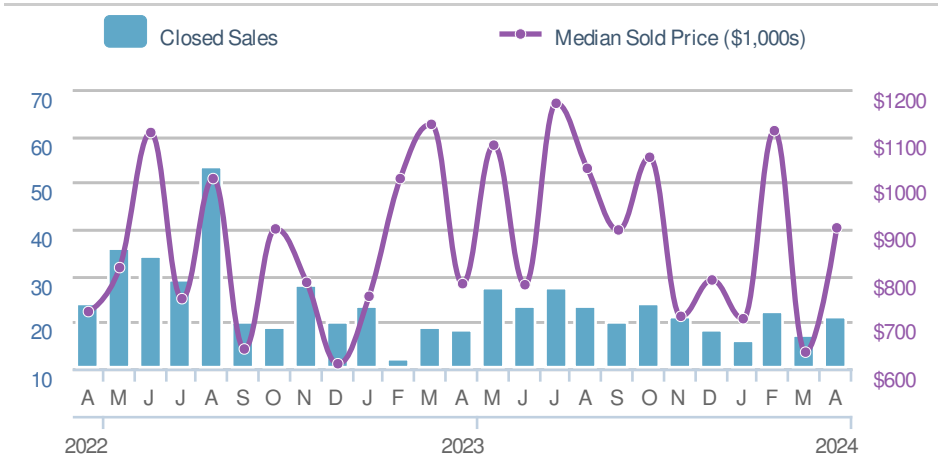
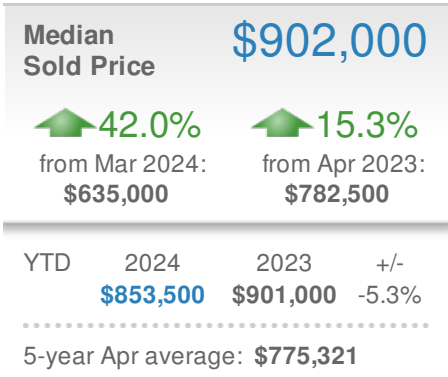
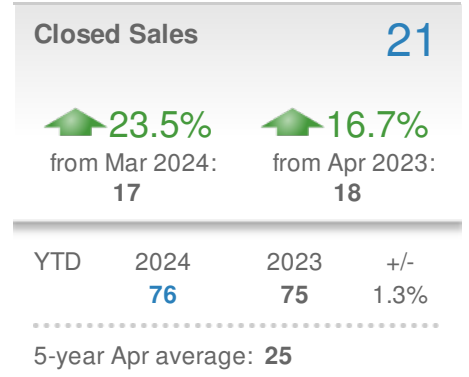
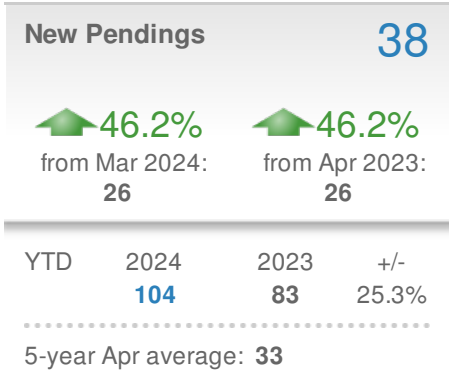
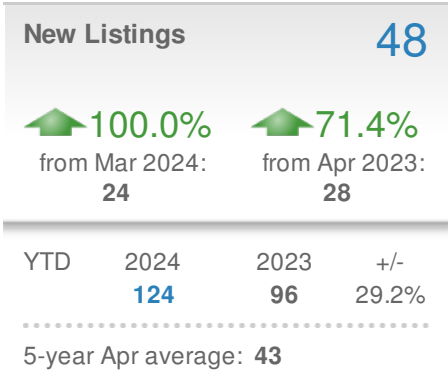
This activity resulted in a Contract Ratio of 4.00 pendings per active listing, down from 4.17 in March and an increase from 1.17 in April 2023. The Contract Ratio is 6% higher than the 5-year April average of 3.77. A higher Contract Ratio signifies a relative increase in contract activity compared to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



**April 2024**

Radnor Township (Delaware, PA)

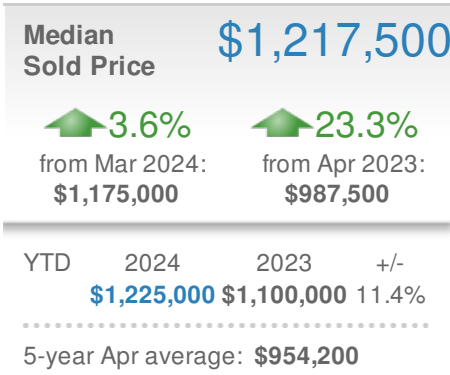
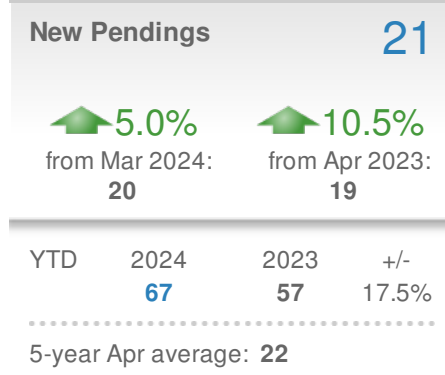
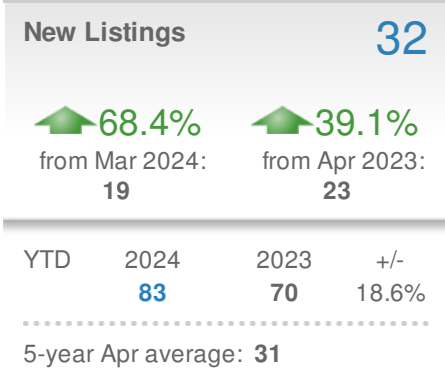
Email: ldavis@tcsr.realtor



**April 2024**

Radnor Township (Delaware, PA) - Detached

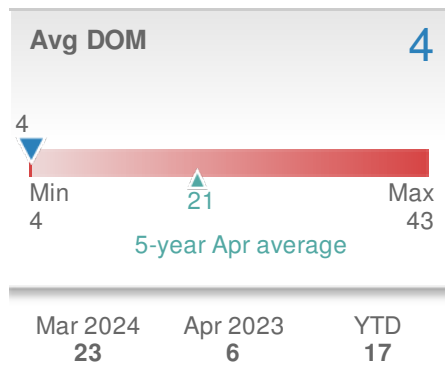
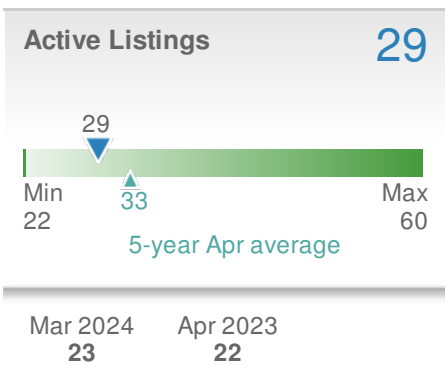
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



### 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.

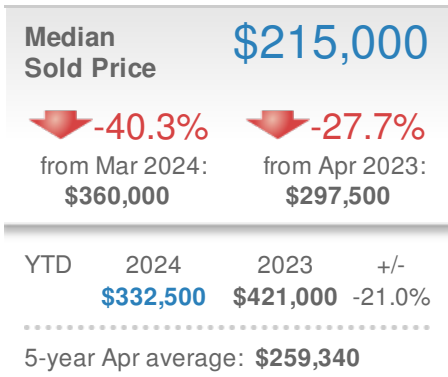
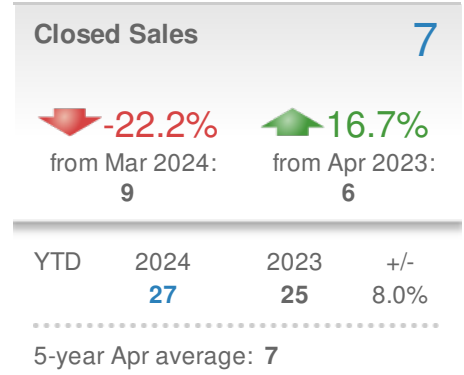
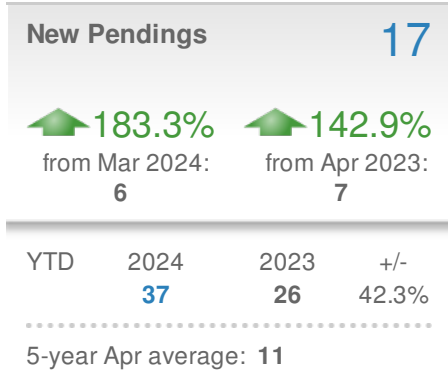
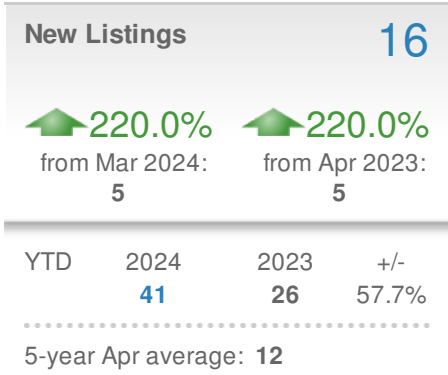
This activity resulted in a Contract Ratio of 1.34 pendings per active listing, down from 1.39 in March and a decrease from 1.55 in April 2023. The Contract Ratio is 11% lower than the 5-year April average of 1.51. A higher Contract Ratio signifies a relative increase in contract activity compared to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

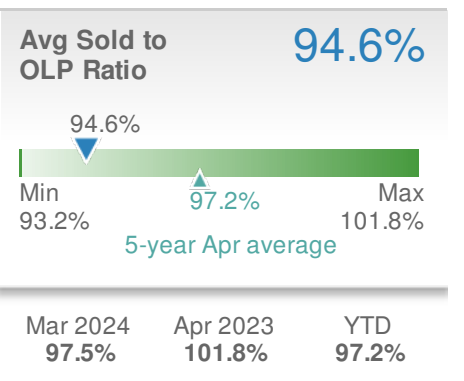
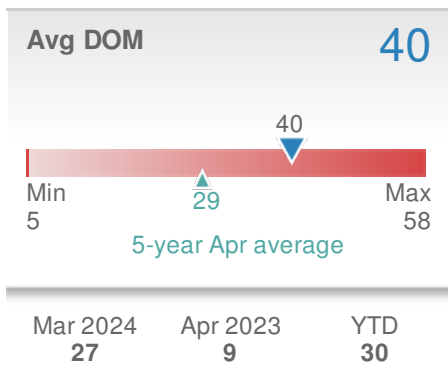
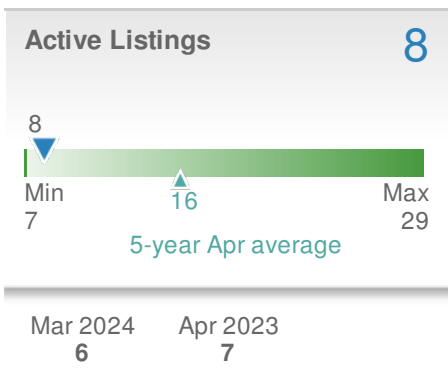
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**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.

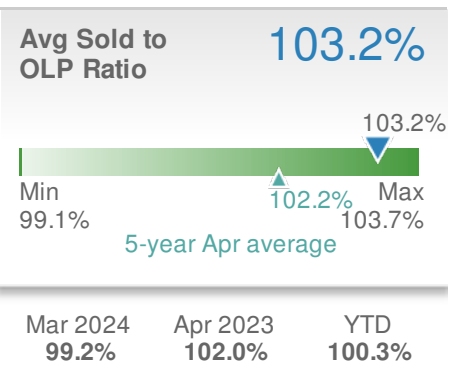
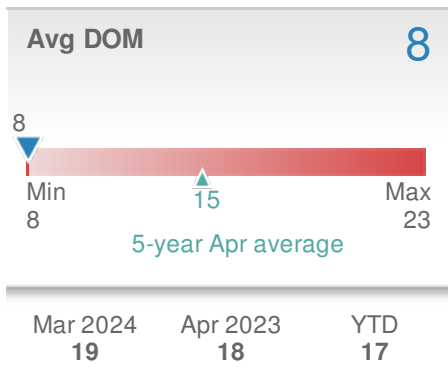
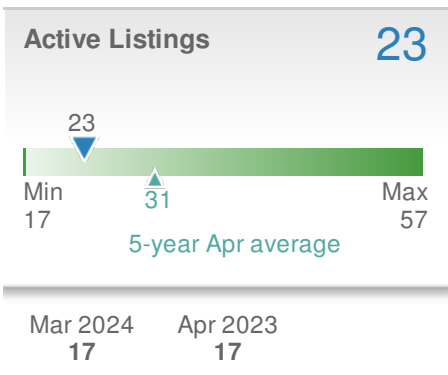
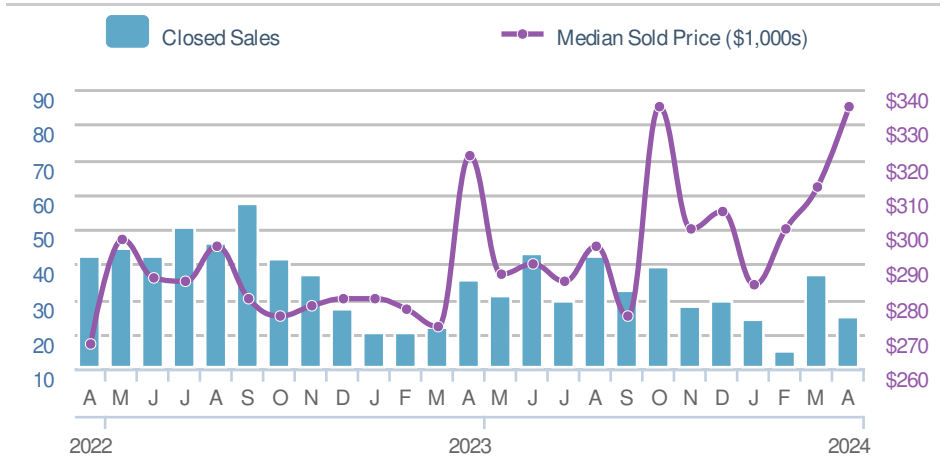
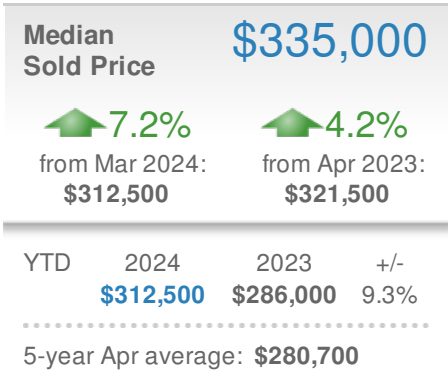
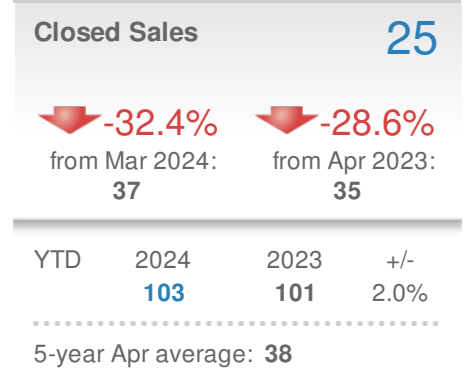
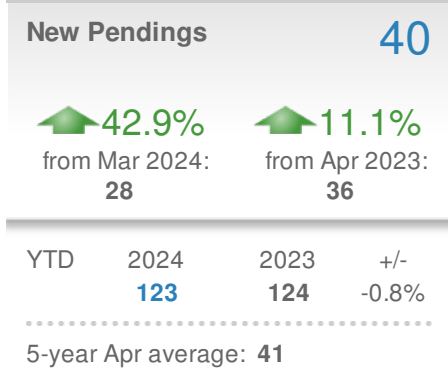
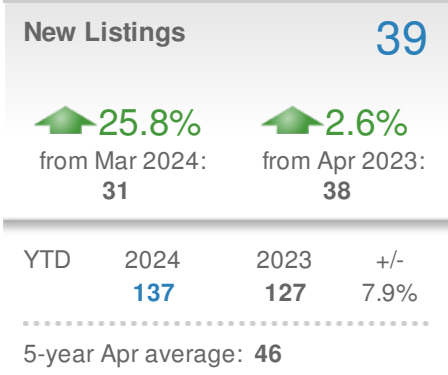
This activity resulted in a Contract Ratio of 2.13 pendings per active listing, up from 1.33 in March and a decrease from 2.57 in April 2023. The Contract Ratio is 24% higher than the 5-year April average of 1.72. A higher Contract Ratio signifies a relative increase in contract activity compared to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



**April 2024**

Ridley (Delaware, PA)

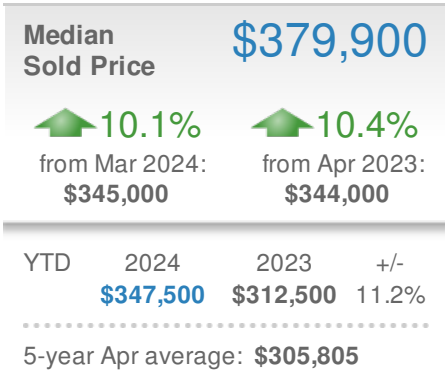
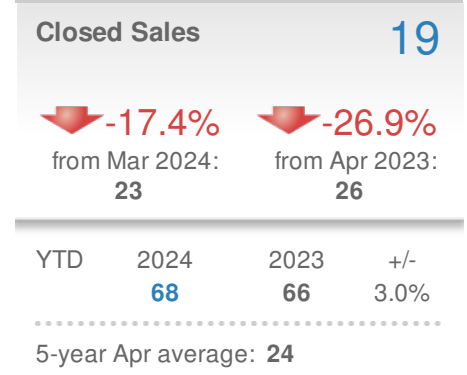
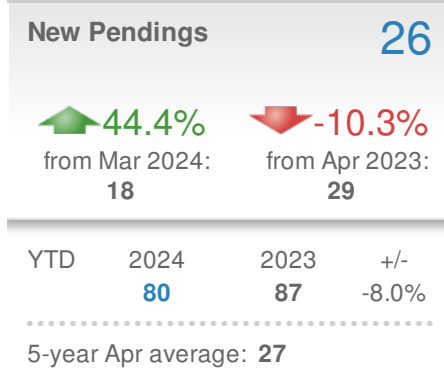
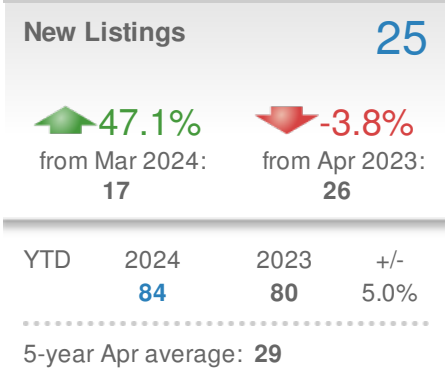
Email: ldavis@tcsr.realtor



**April 2024**

Ridley (Delaware, PA) - Detached

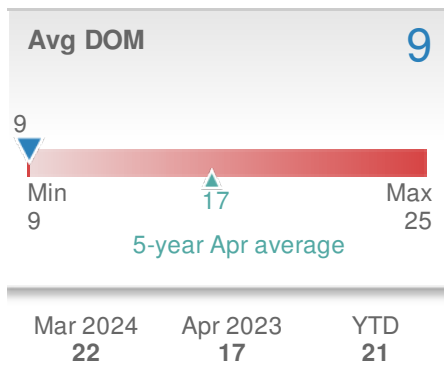
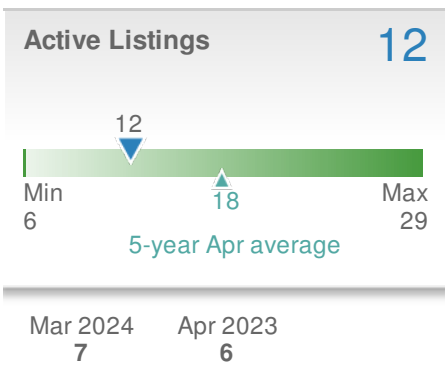
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**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.

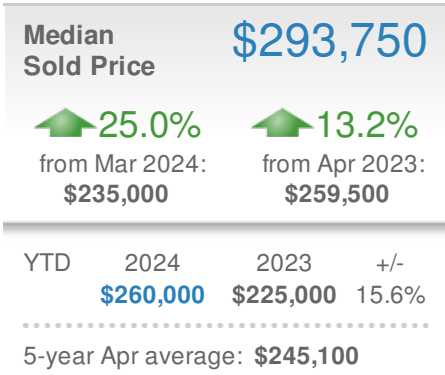
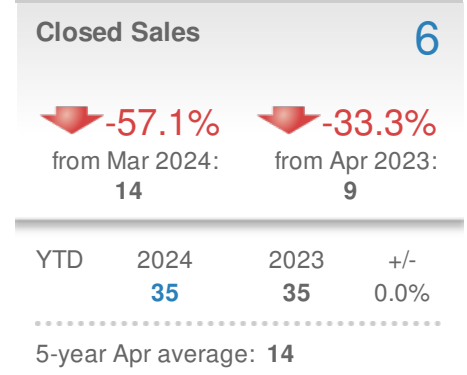
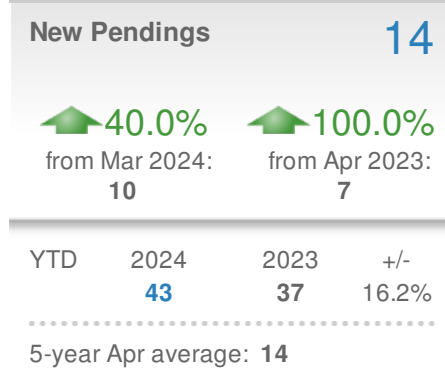
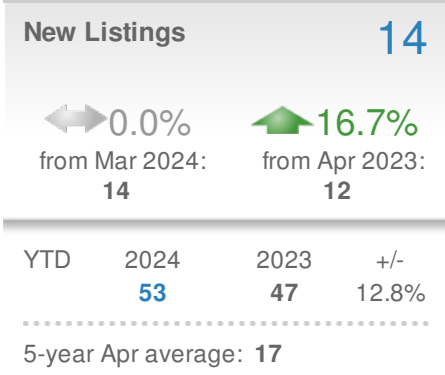
This activity resulted in a Contract Ratio of 2.50 pendings per active listing, down from 3.57 in March and a decrease from 6.50 in April 2023. The Contract Ratio is 16% lower than the 5-year April average of 2.99. A higher Contract Ratio signifies a relative increase in contract activity compared to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

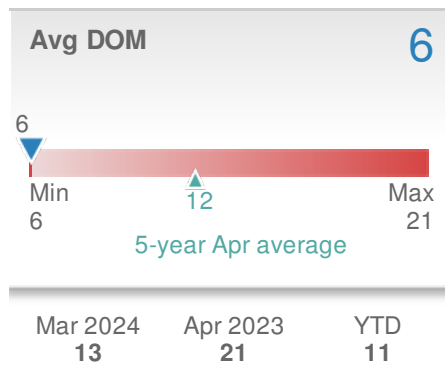
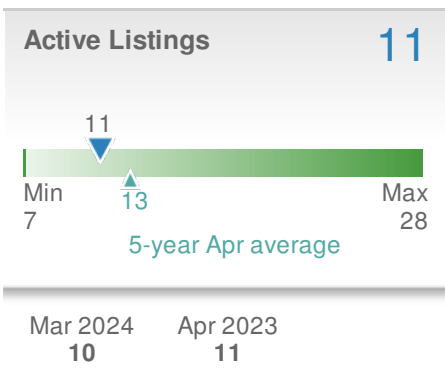
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**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.

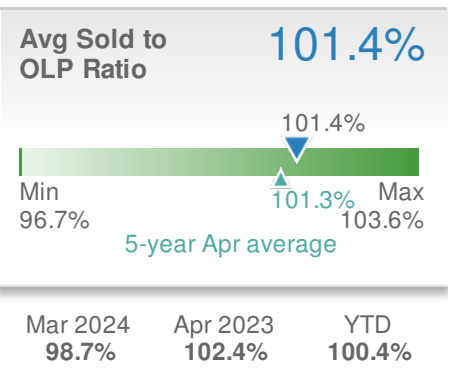
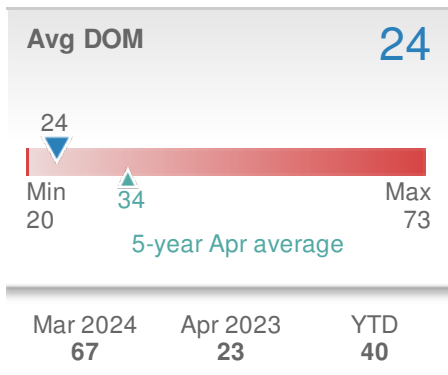
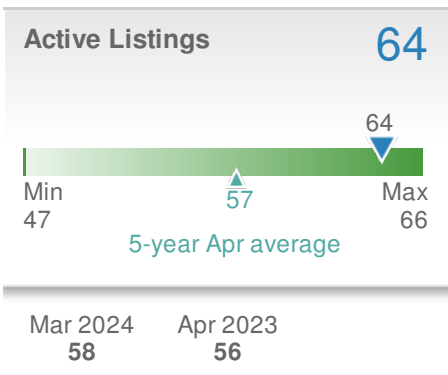
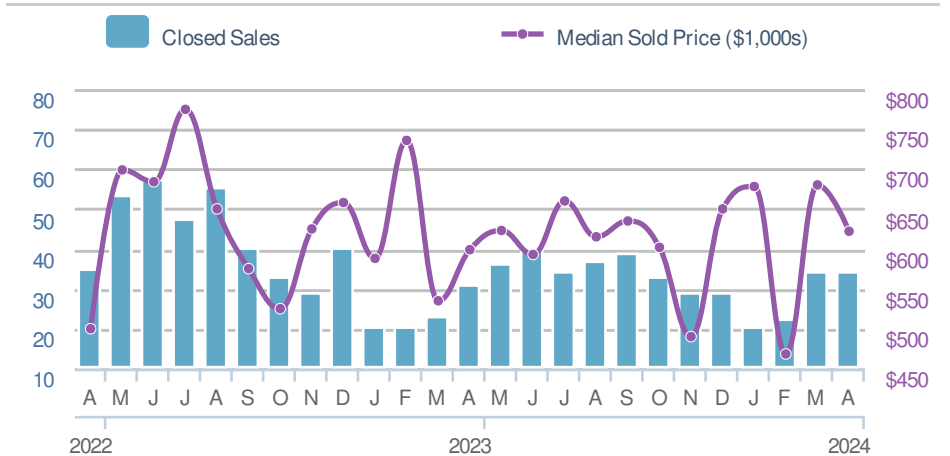
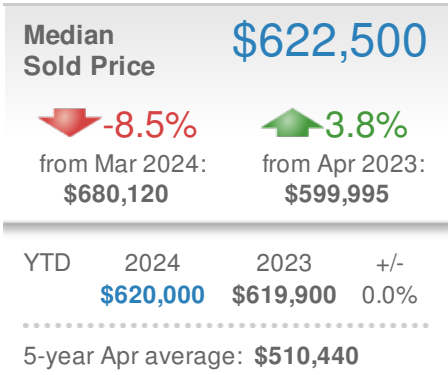
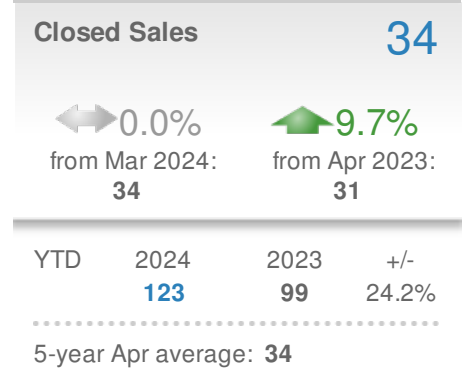
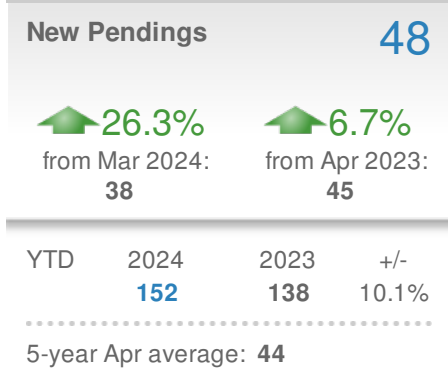
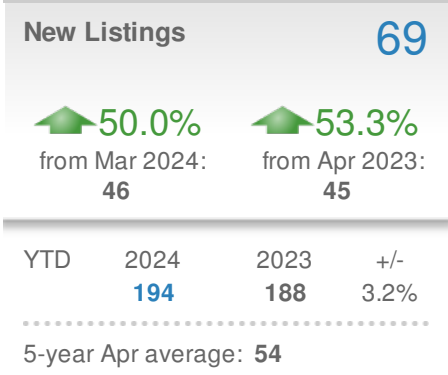
This activity resulted in a Contract Ratio of 1.55 pendings per active listing, up from 1.00 in March and an increase from 1.00 in April 2023. The Contract Ratio is 33% lower than the 5-year April average of 2.30. A higher Contract Ratio signifies a relative increase in contract activity compared to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



**April 2024**

Rose Tree Media (Delaware, PA)

Email: ldavis@tcsr.realtor

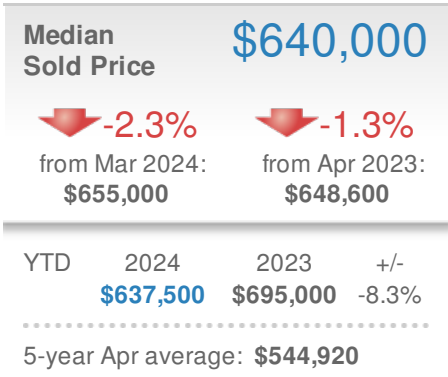
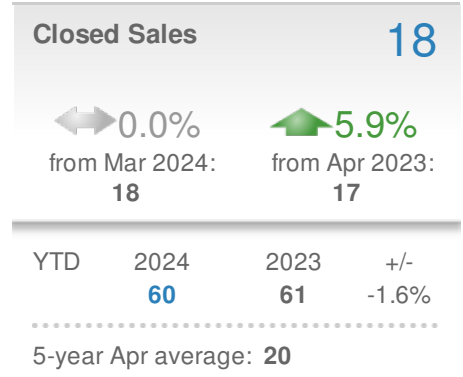
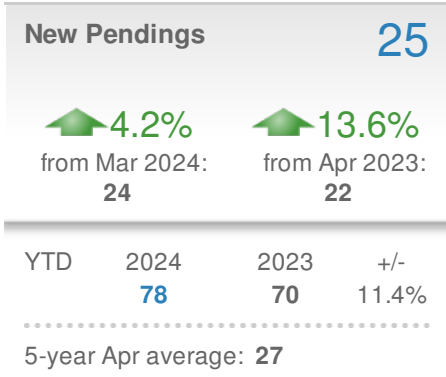
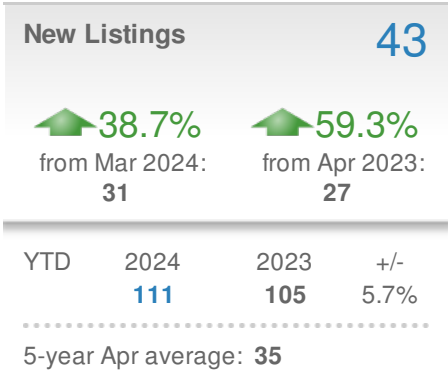




**April 2024**

Rose Tree Media (Delaware, PA) - Detached

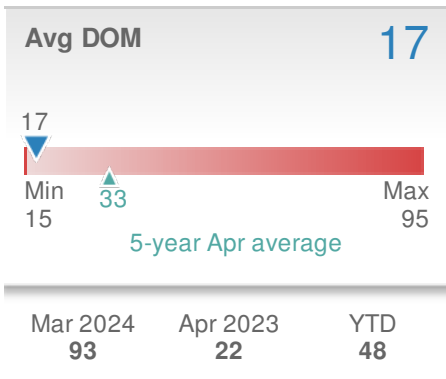
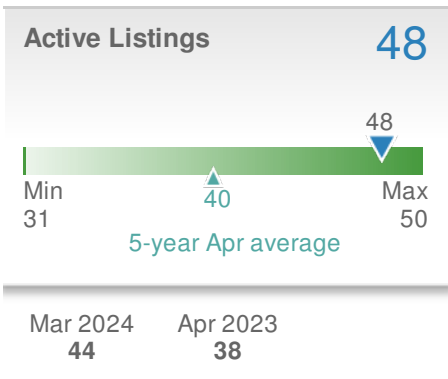
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**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.

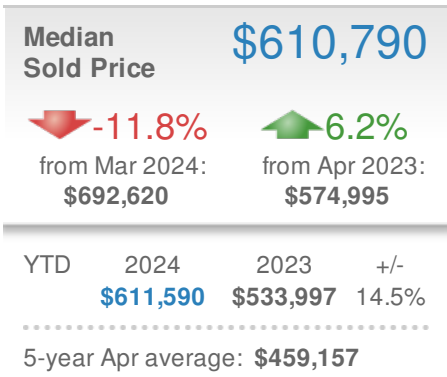
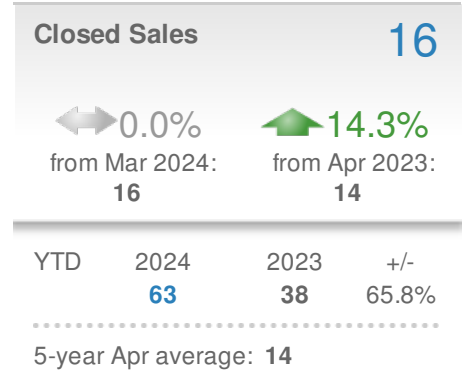
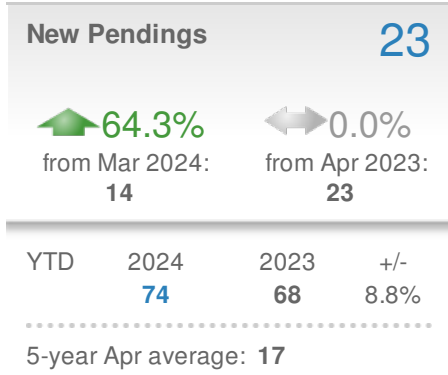
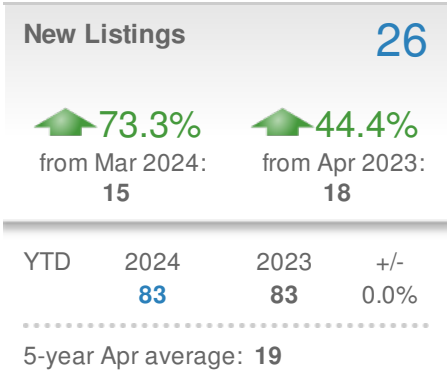
This activity resulted in a Contract Ratio of 0.85 pendings per active listing, up from 0.80 in March and an increase from 0.84 in April 2023. The Contract Ratio is 31% lower than the 5-year April average of 1.23. A higher Contract Ratio signifies a relative increase in contract activity compared to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

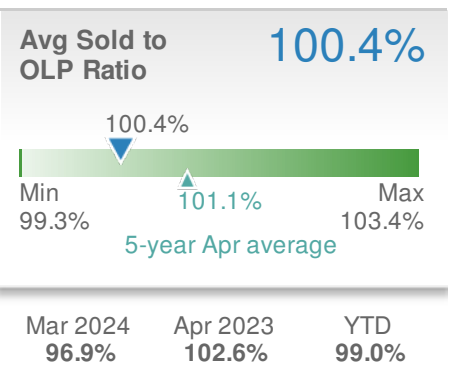
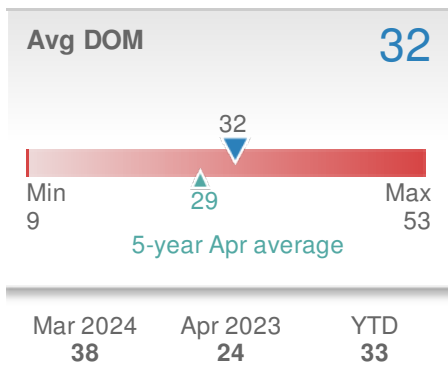
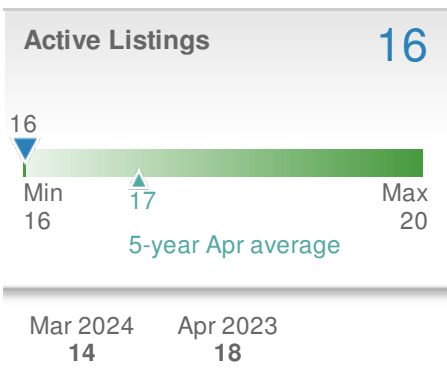
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**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.

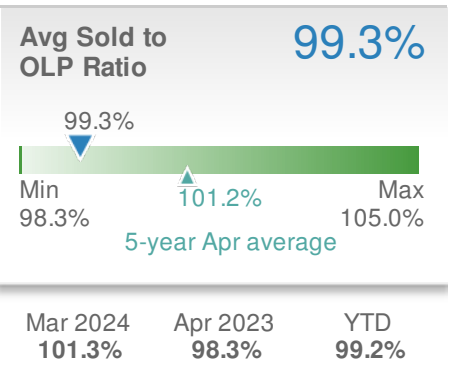
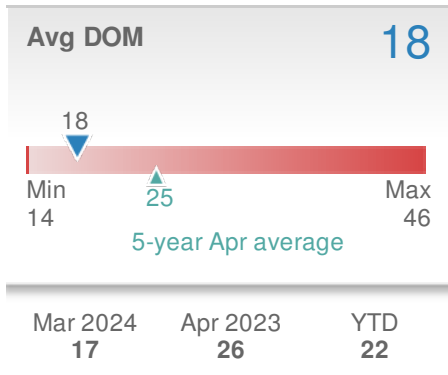
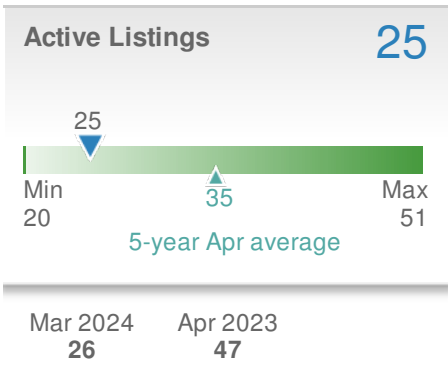
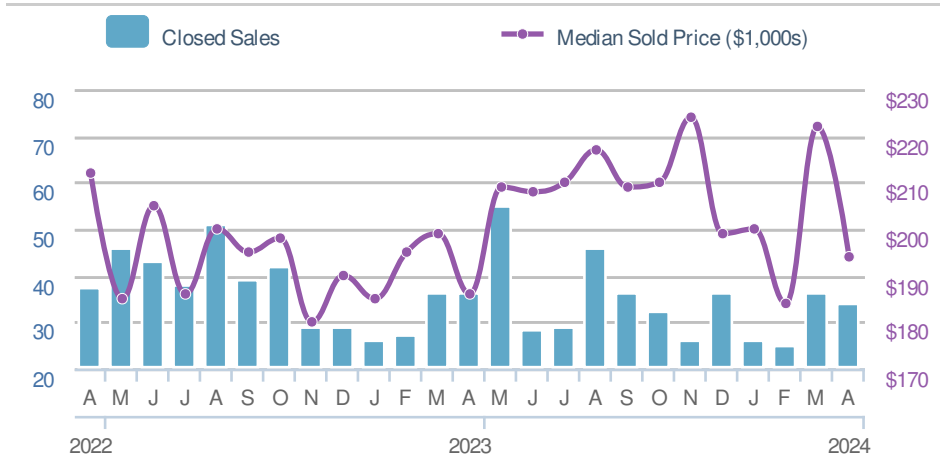
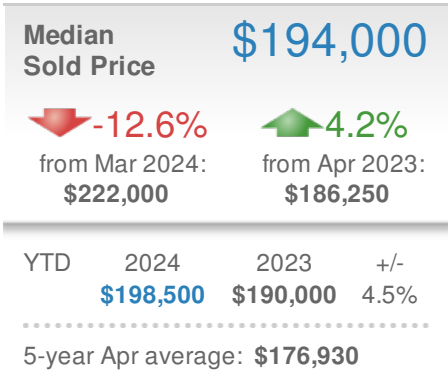
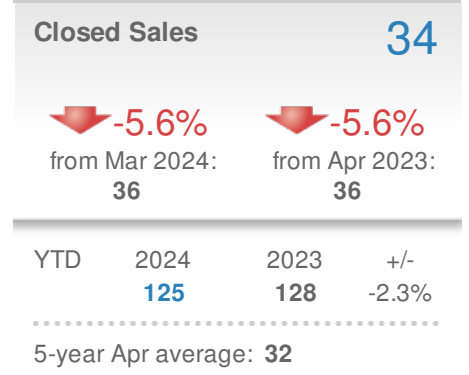
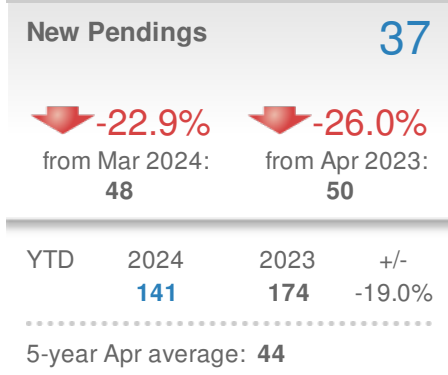
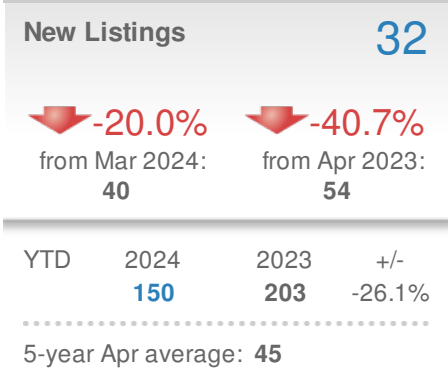
This activity resulted in a Contract Ratio of 4.25 pendings per active listing, down from 4.64 in March and an increase from 3.50 in April 2023. The Contract Ratio is 25% higher than the 5-year April average of 3.39. A higher Contract Ratio signifies a relative increase in contract activity compared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



**April 2024**

Southeast Delco (Delaware, PA)

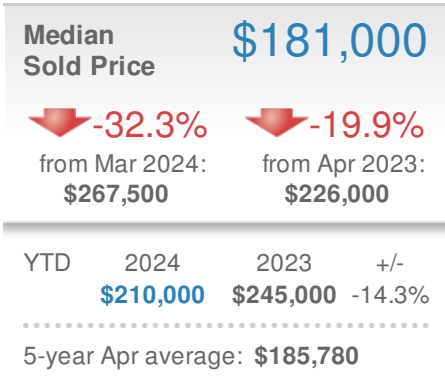
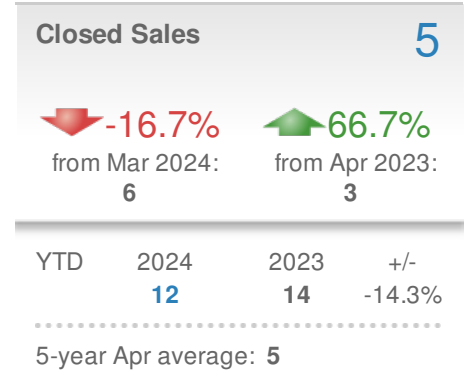
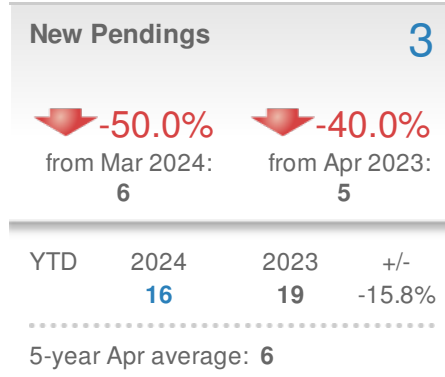
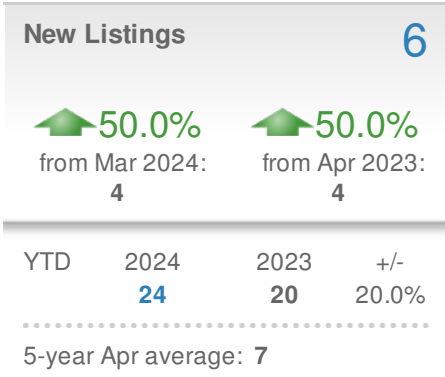
Email: ldavis@tcsr.realtor



**April 2024**

Southeast Delco (Delaware, PA) - Detached

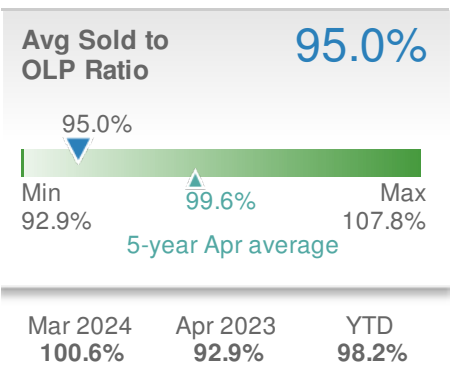
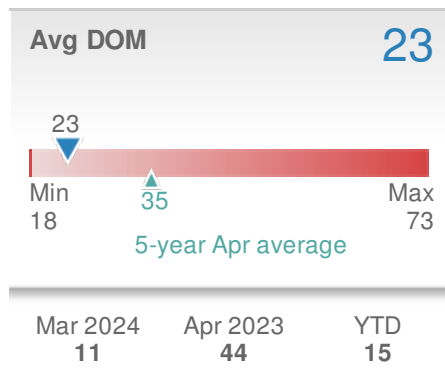
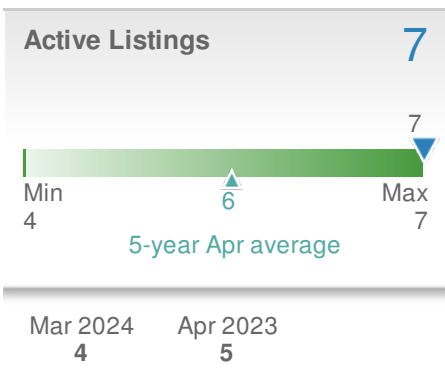
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**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.

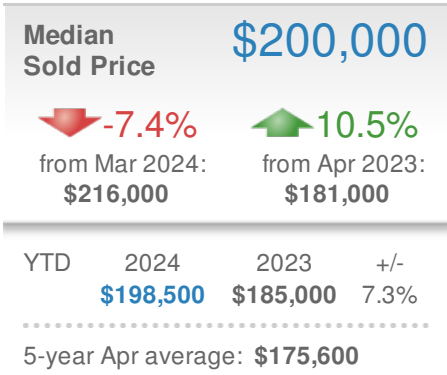
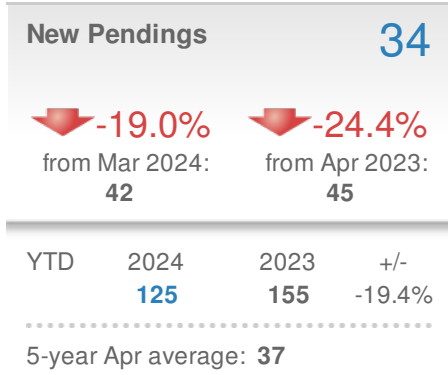
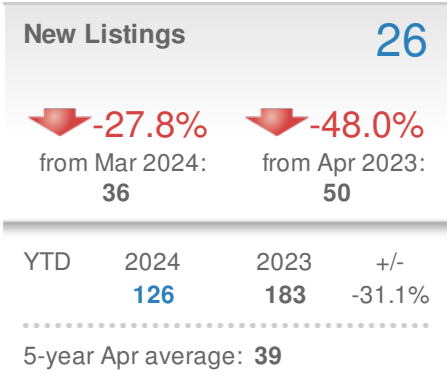
This activity resulted in a Contract Ratio of 0.57 pendings per active listing, down from 1.50 in March and a decrease from 1.60 in April 2023. The Contract Ratio is 67% lower than the 5-year April average of 1.72. A higher Contract Ratio signifies a relative increase in contract activity compared to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

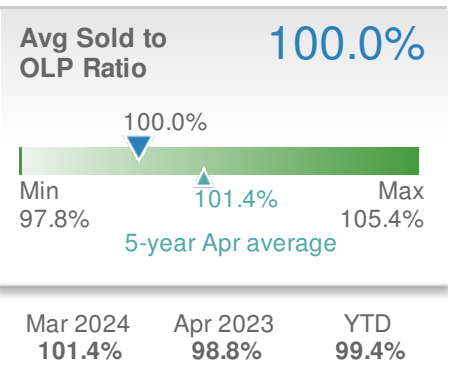
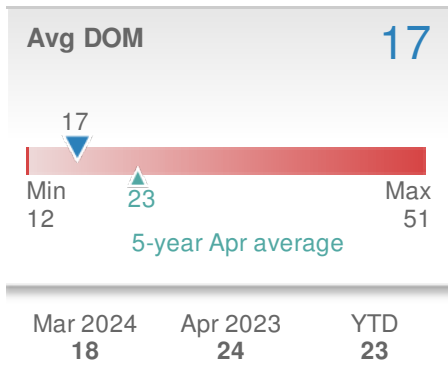
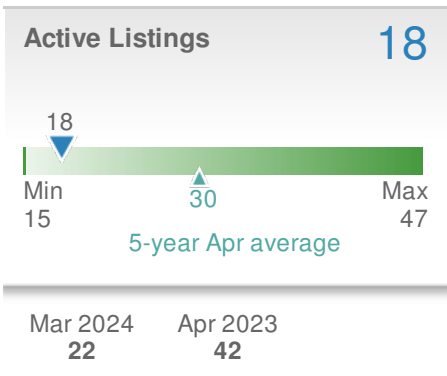
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**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.

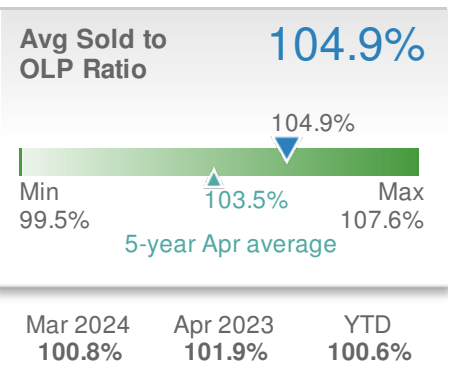
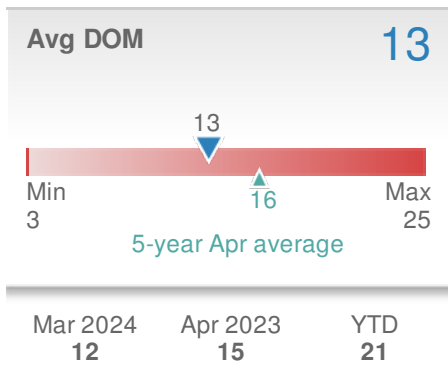
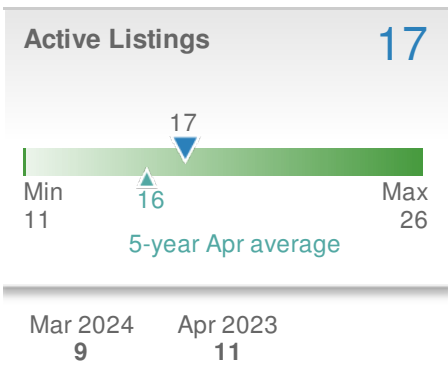
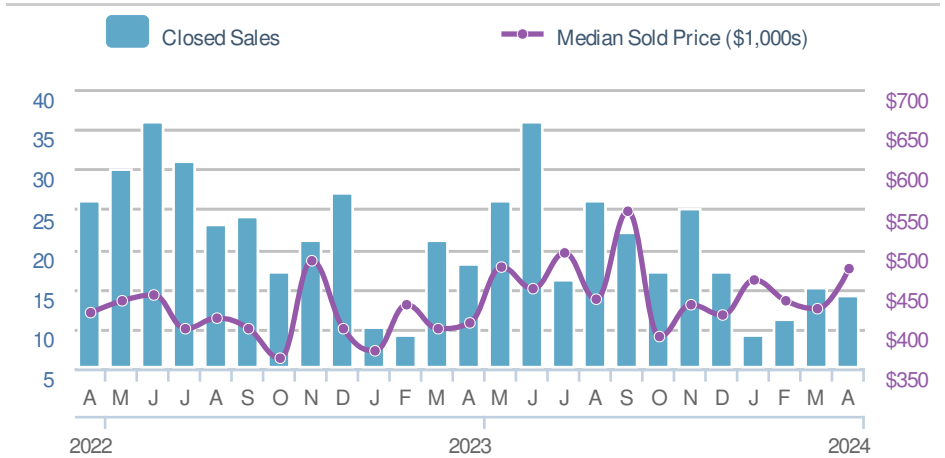
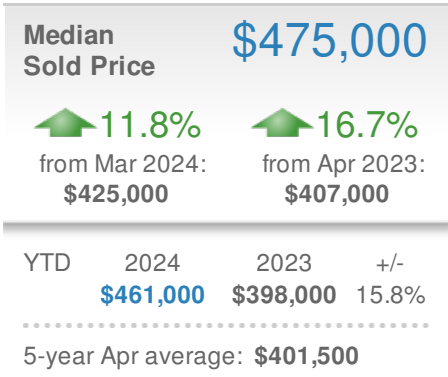
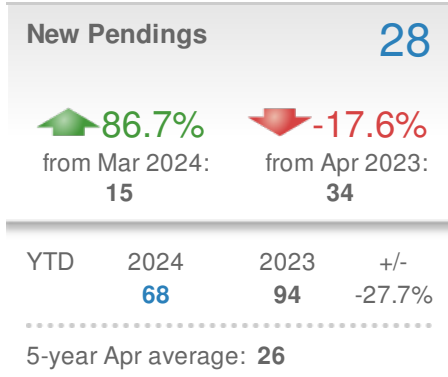
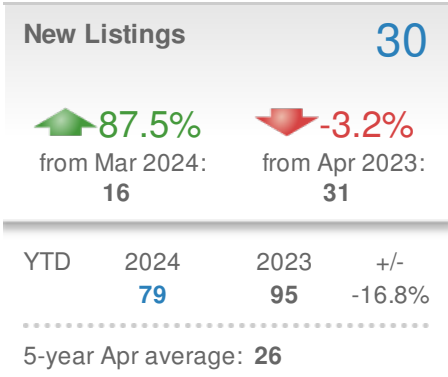
This activity resulted in a Contract Ratio of 2.39 pendings per active listing, up from 2.09 in March and an increase from 1.64 in April 2023. The Contract Ratio is 6% lower than the 5-year April average of 2.55. A higher Contract Ratio signifies a relative increase in contract activity compared to supply,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



**April 2024**

Springfield (Delaware, PA)

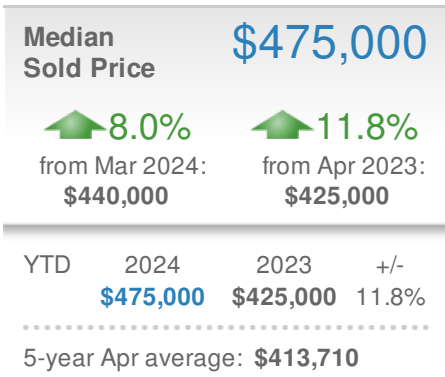
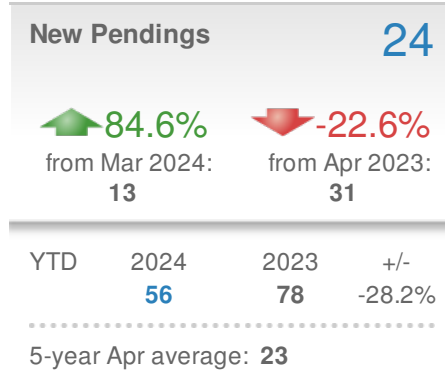
Email: ldavis@tcsr.realtor



**April 2024**

Springfield (Delaware, PA) - Detached

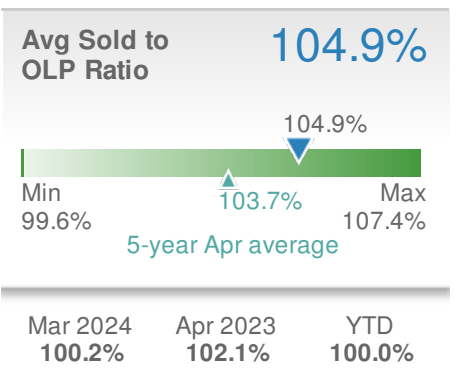
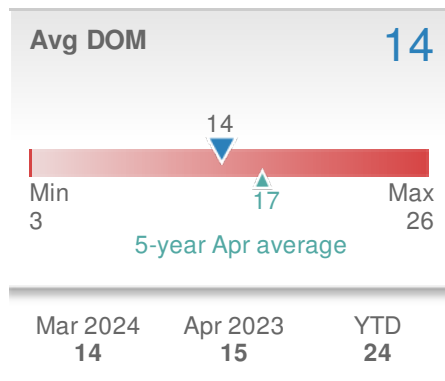
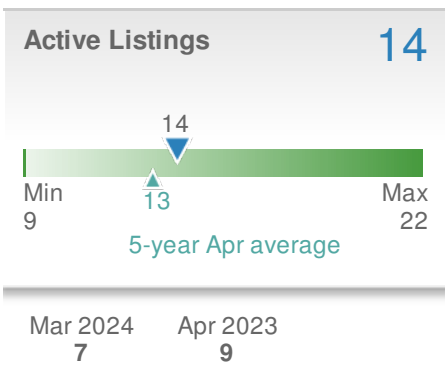
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**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.

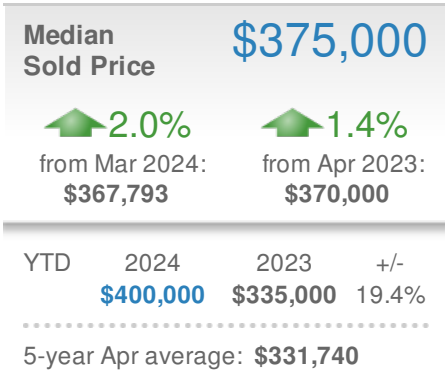
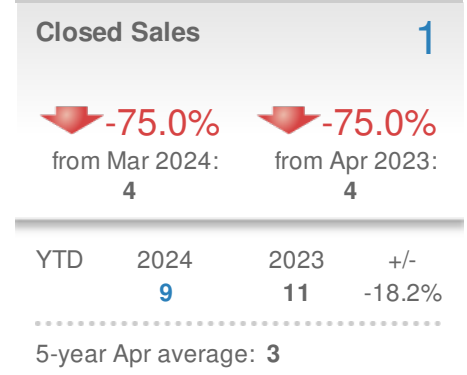
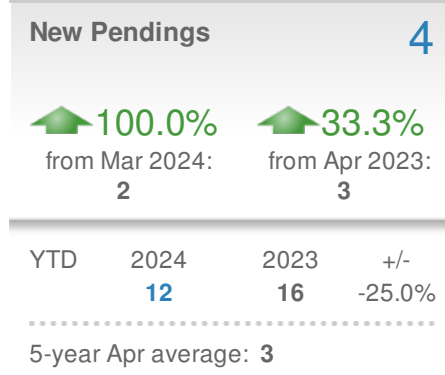
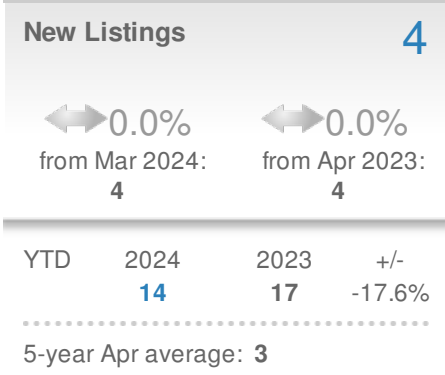
This activity resulted in a Contract Ratio of 1.93 pendings per active listing, down from 2.29 in March and a decrease from 4.44 in April 2023. The Contract Ratio is 33% lower than the 5-year April average of 2.89. A higher Contract Ratio signifies a relative increase in contract activity compared to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

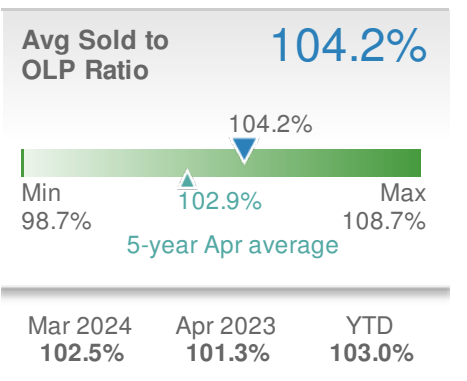
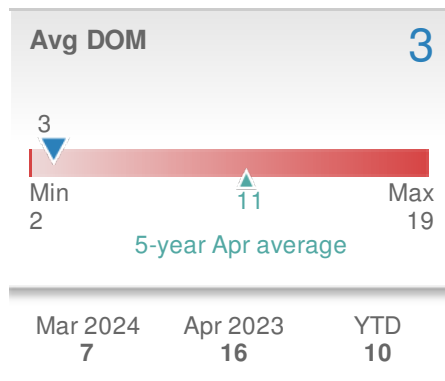
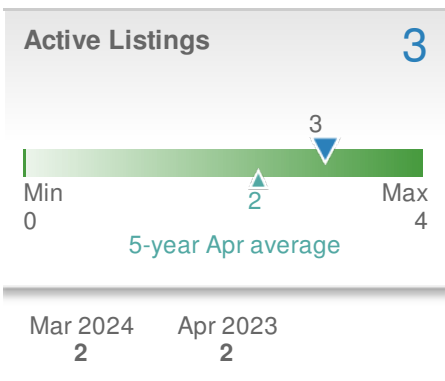
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



### 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.

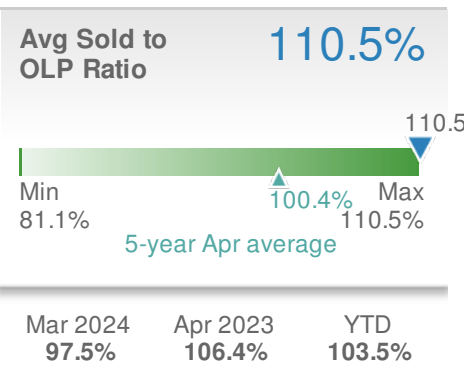
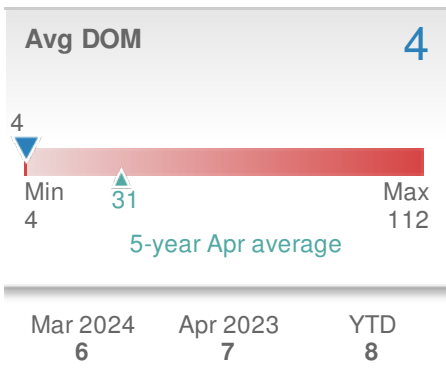
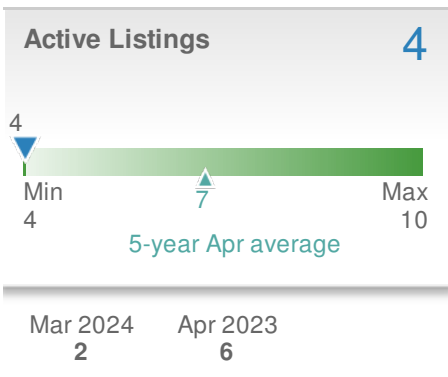
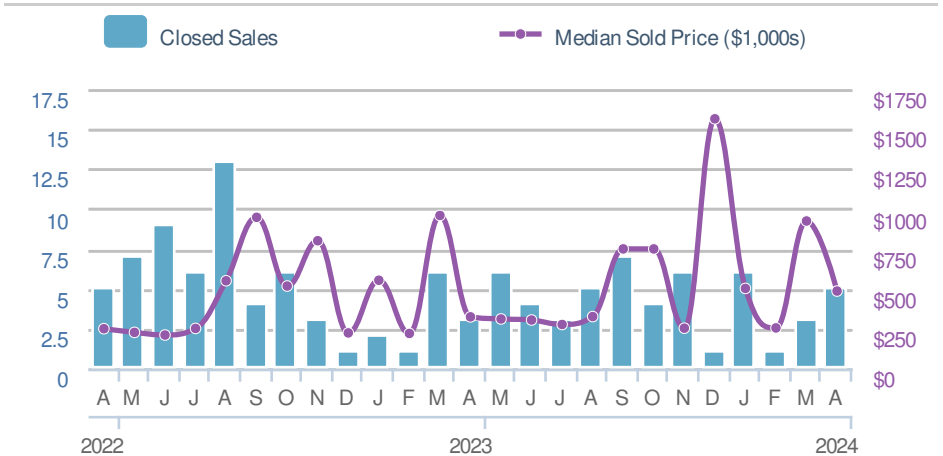
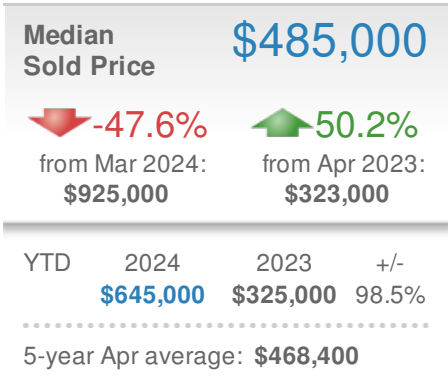
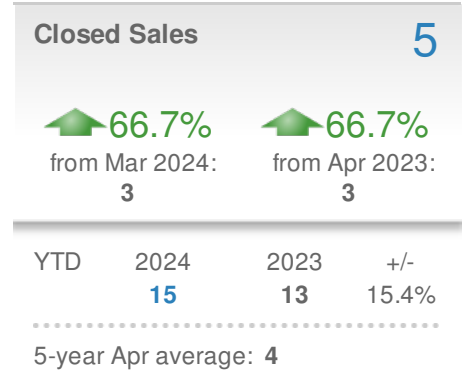
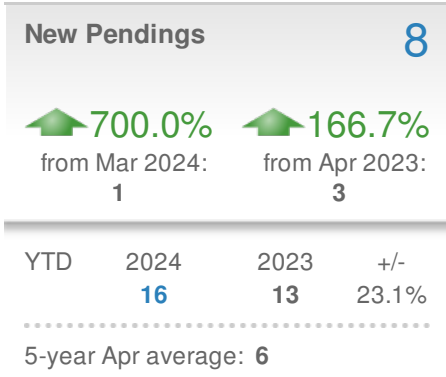
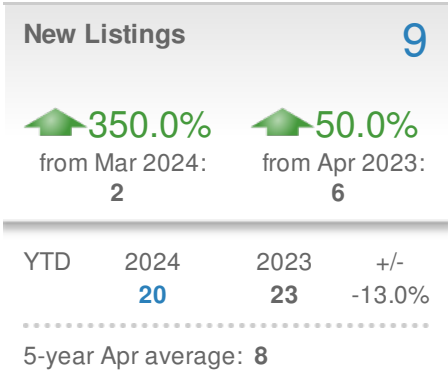




**April 2024**

Unionville-Chadds Ford (Delaware, PA)

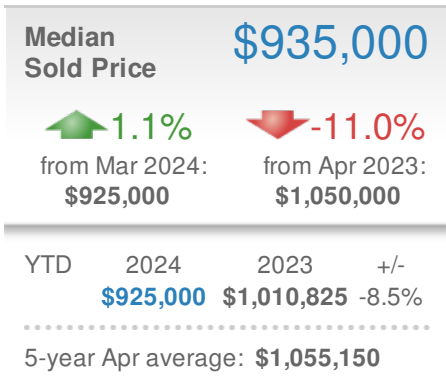
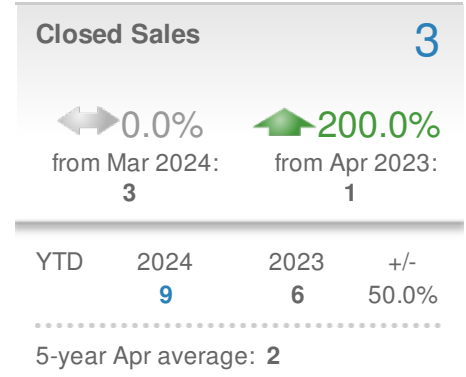
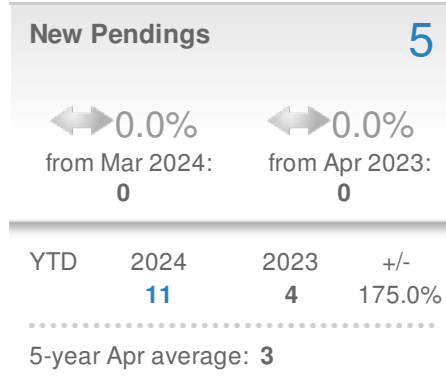
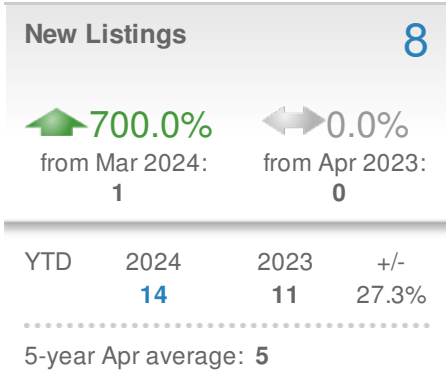
Email: ldavis@tcsr.realtor



**April 2024**

Unionville-Chadds Ford (Delaware, PA) - Detached

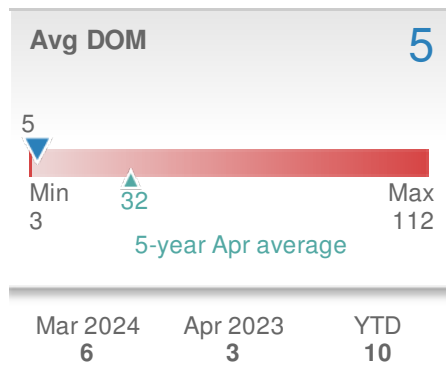
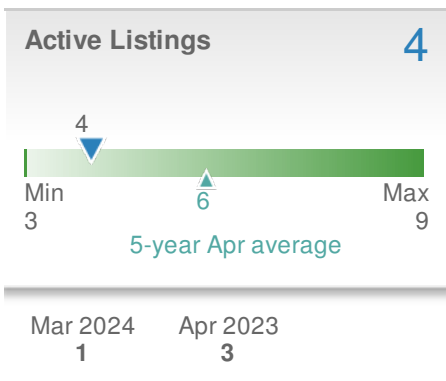
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



### 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.

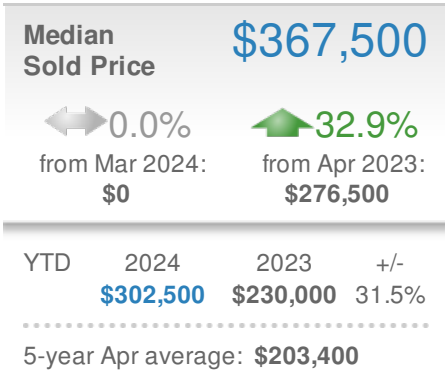
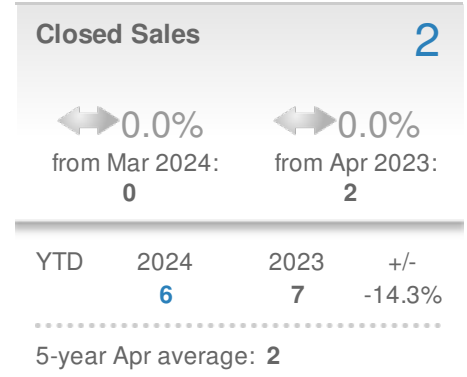
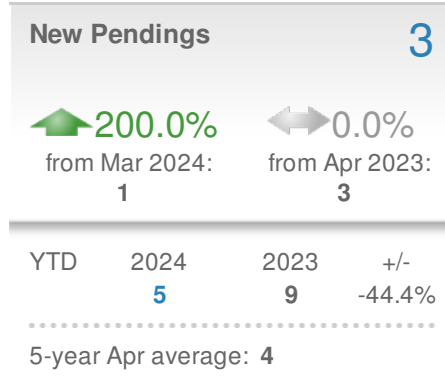
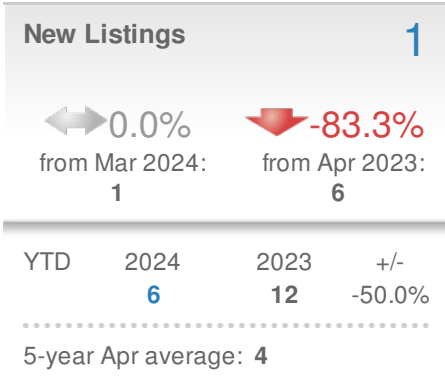
This activity resulted in a Contract Ratio of 1.25 pendings per active listing, down from 3.00 in March and an increase from 0.00 in April 2023. The Contract Ratio is 98% higher than the 5-year April average of 0.63. A higher Contract Ratio signifies a relative increase in contract activity compared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

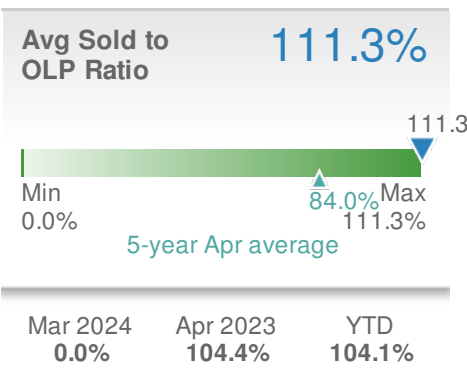
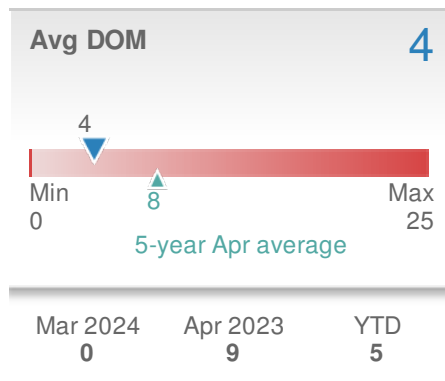
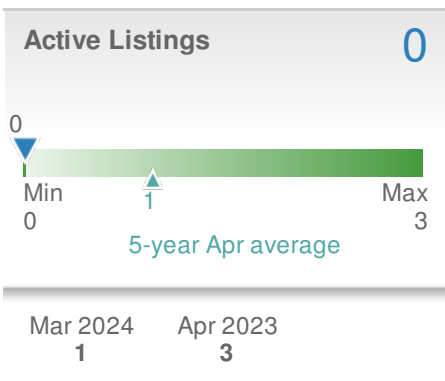
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**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.

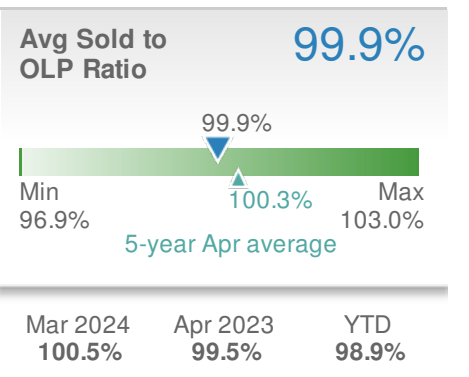
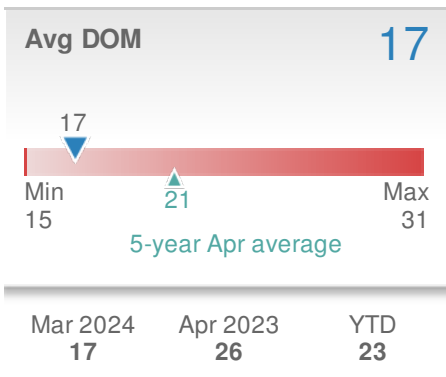
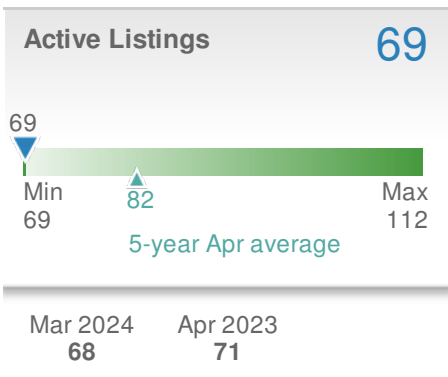
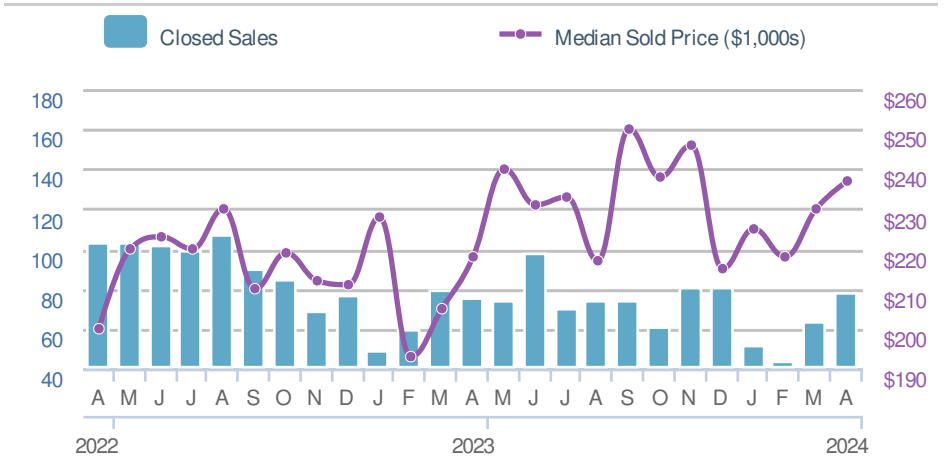
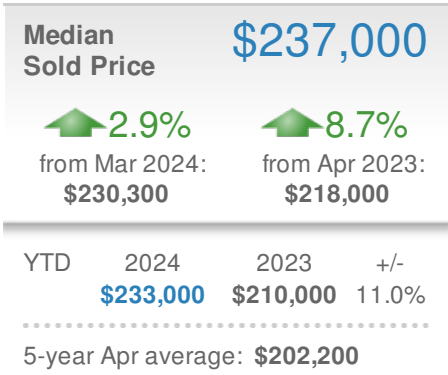
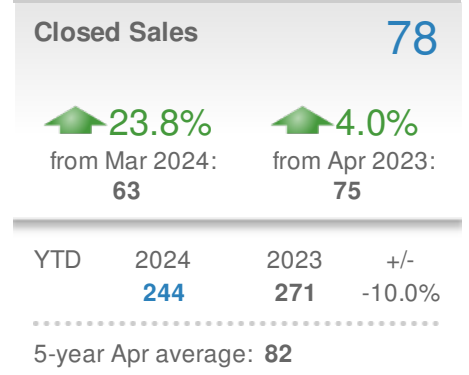
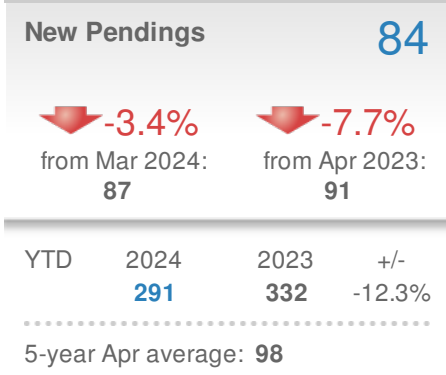
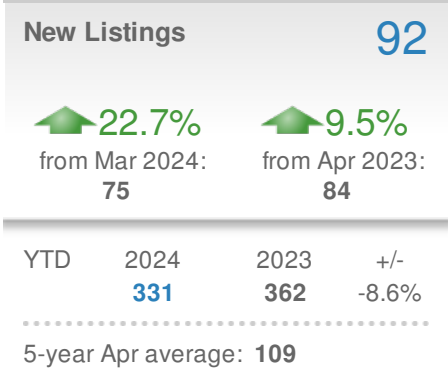
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, down from 1.00 in March and a decrease from 1.00 in April 2023. The Contract Ratio is 100% lower than the 5-year April average of 2.00. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



**April 2024**

Upper Darby (Delaware, PA)

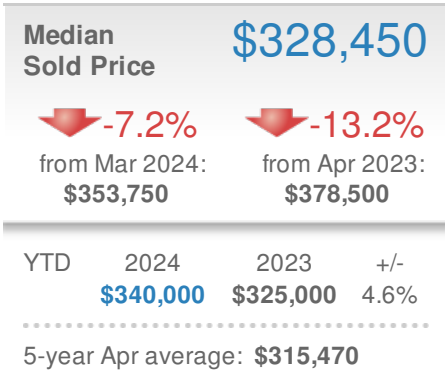
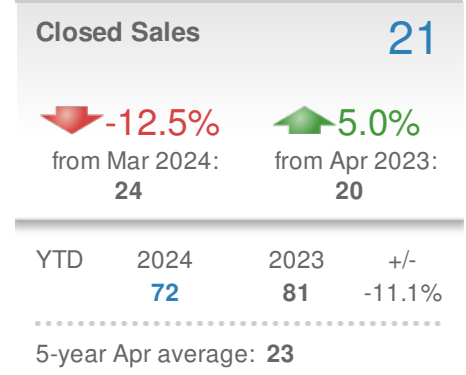
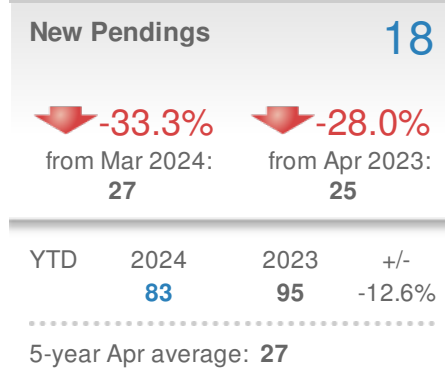
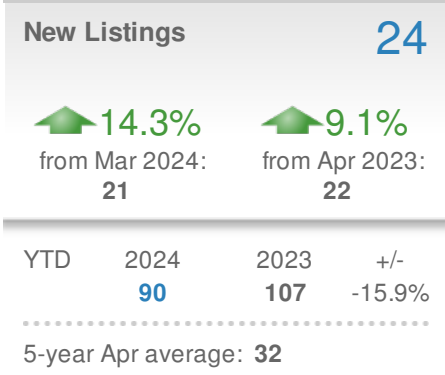
Email: ldavis@tcsr.realtor



**April 2024**

Upper Darby (Delaware, PA) - Detached

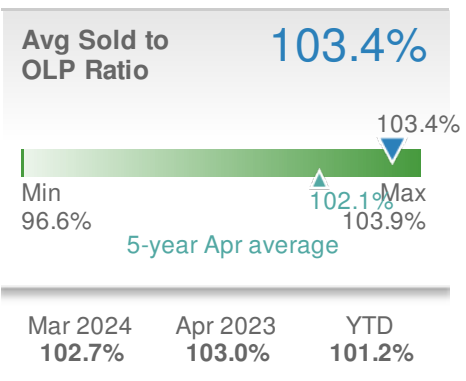
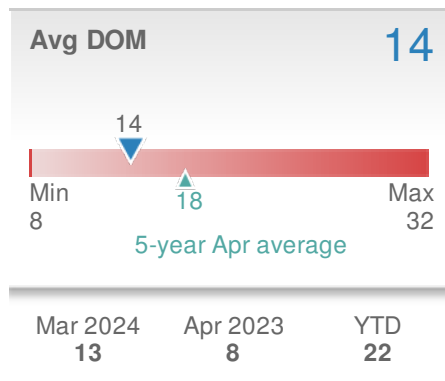
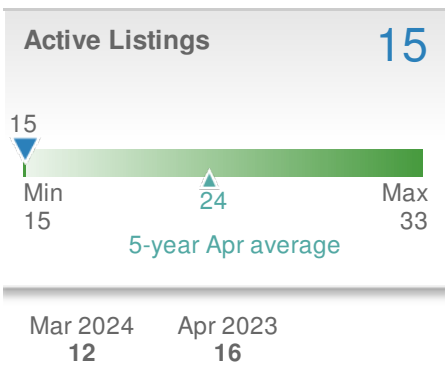
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**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.

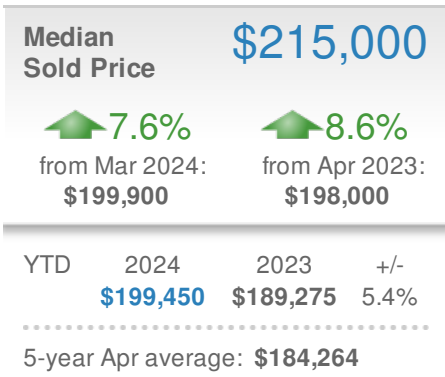
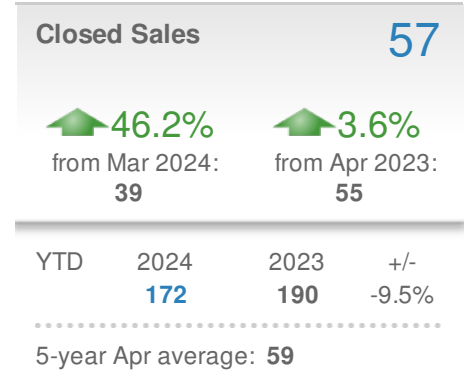
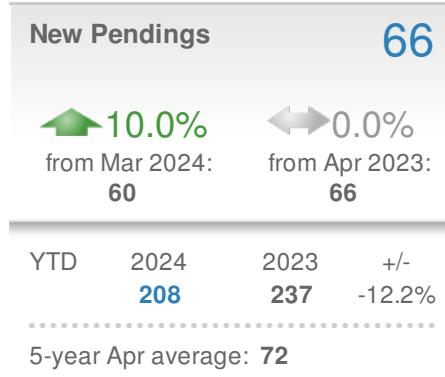
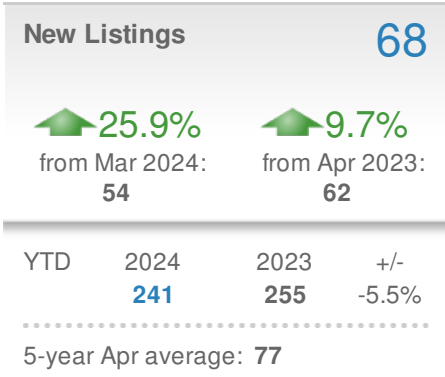
This activity resulted in a Contract Ratio of 1.87 pendings per active listing, down from 2.75 in March and a decrease from 2.50 in April 2023. The Contract Ratio is 10% lower than the 5-year April average of 2.07. A higher Contract Ratio signifies a relative increase in contract activity compared to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

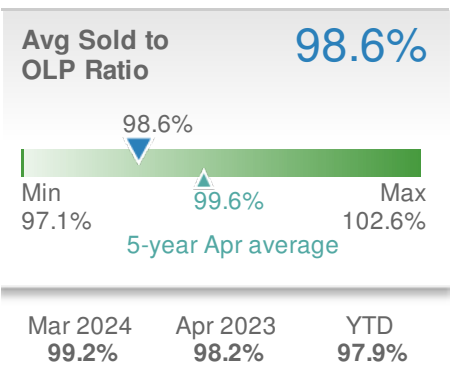
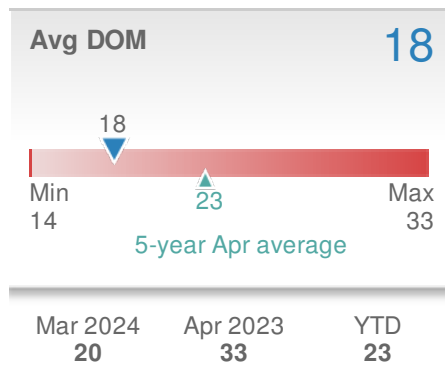
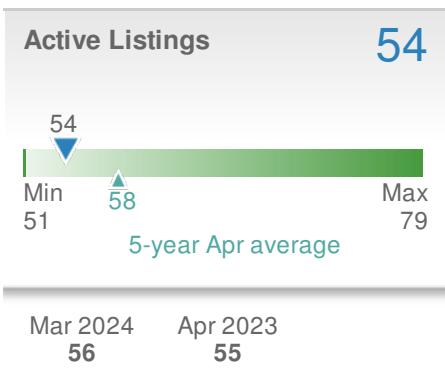
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**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.

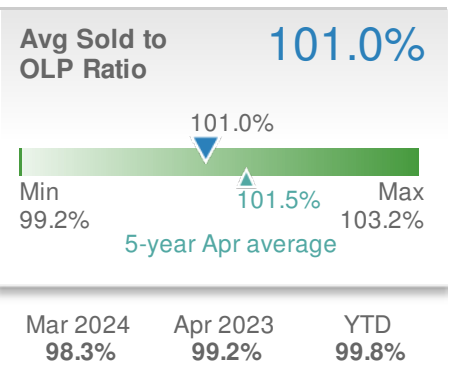
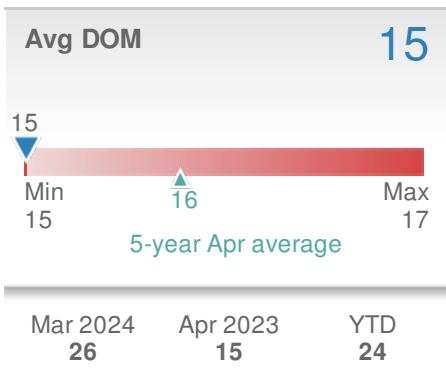
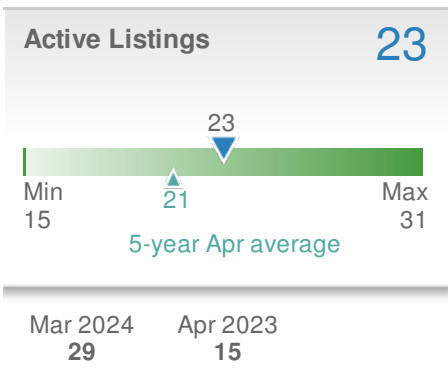
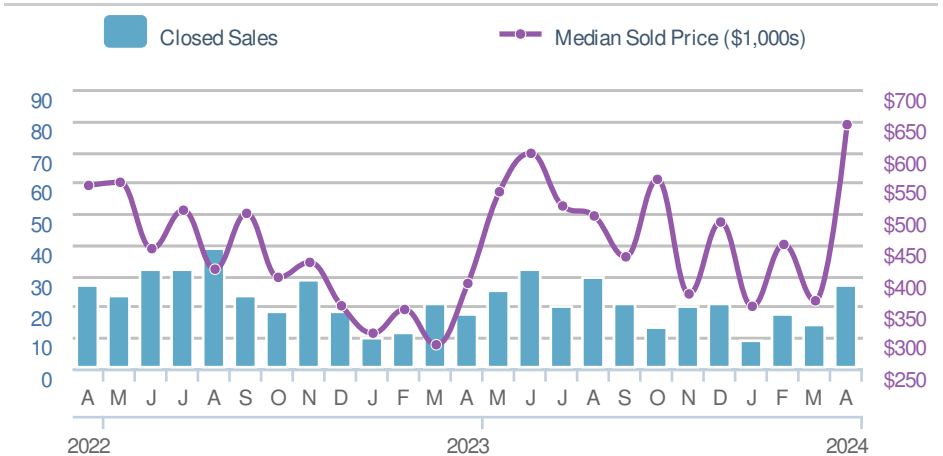
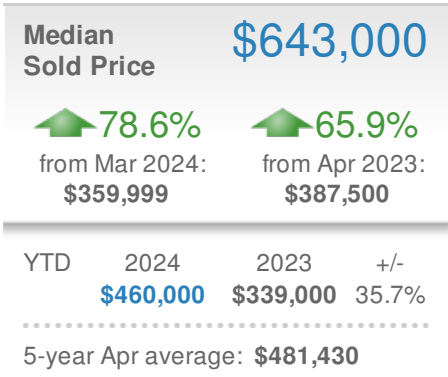
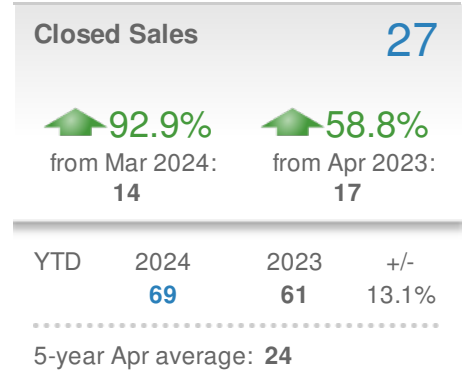
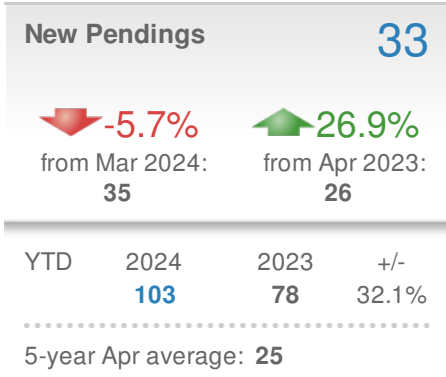
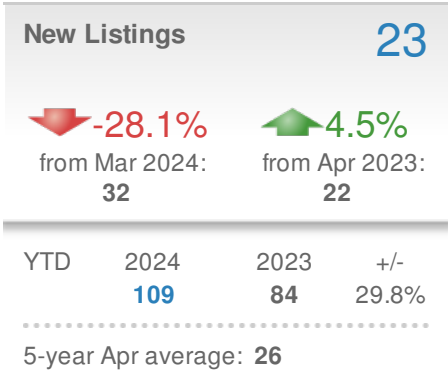
This activity resulted in a Contract Ratio of 1.52 pendings per active listing, up from 1.39 in March and a decrease from 1.56 in April 2023. The Contract Ratio is 22% lower than the 5-year April average of 1.95. A higher Contract Ratio signifies a relative increase in contract activity compared to supply,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



**April 2024**

Wallingford-Swarthmore (Delaware, PA)

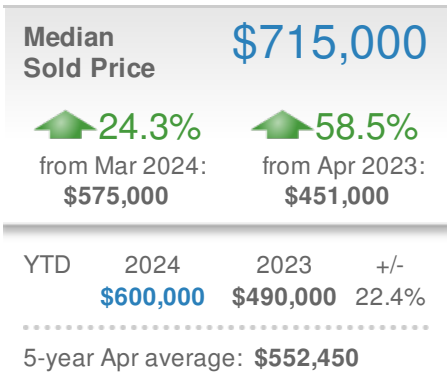
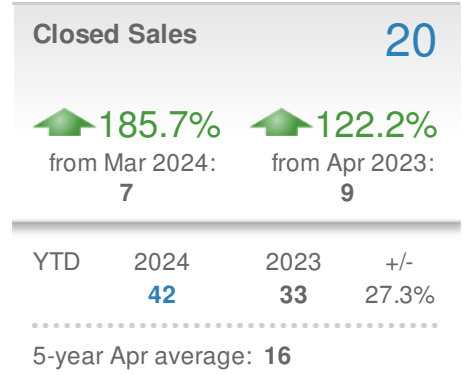
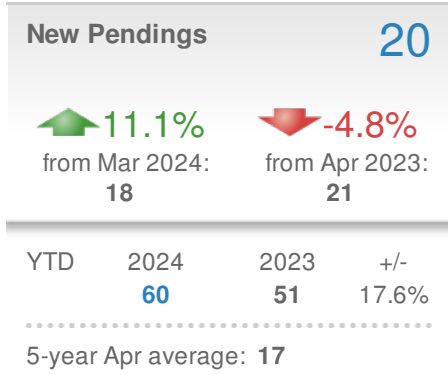
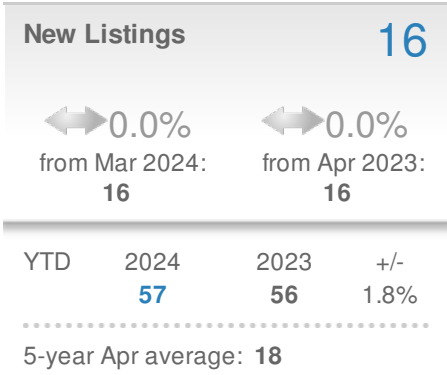
Email: ldavis@tcsr.realtor



**April 2024**

Wallingford-Swarthmore (Delaware, PA) - Detached

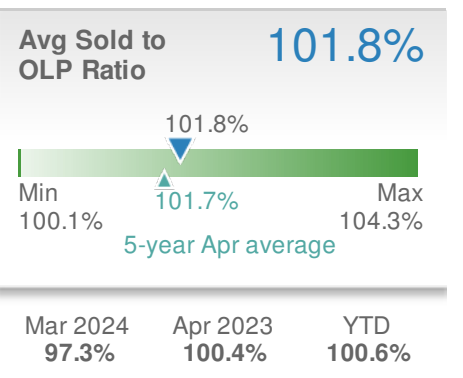
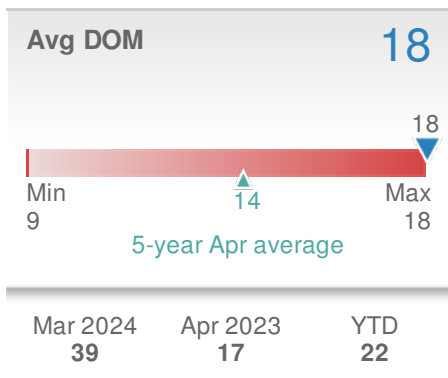
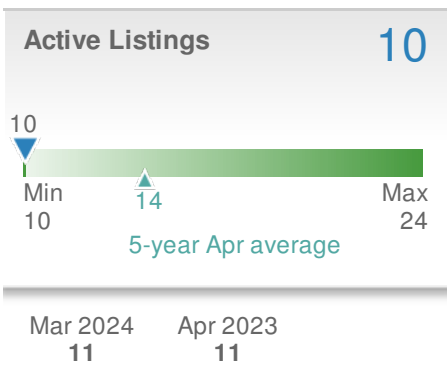
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**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.

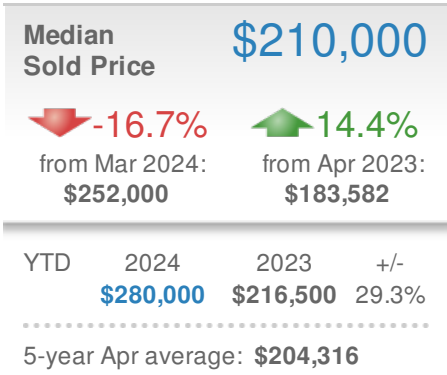
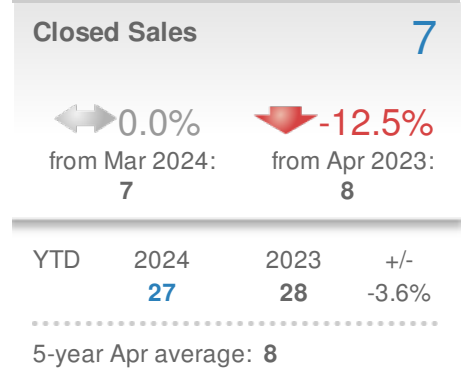
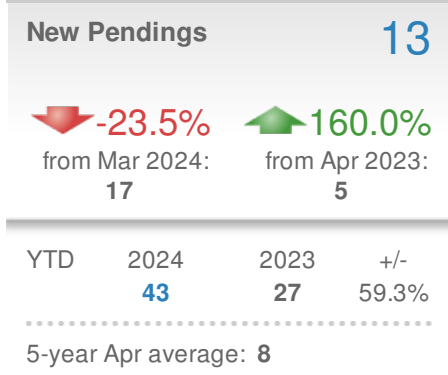
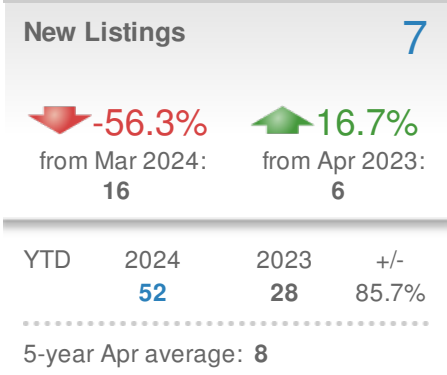




**April 2024**

Wallingford-Swarthmore (Delaware, PA) - Attached

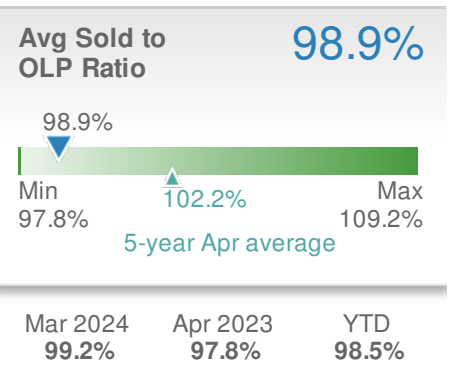
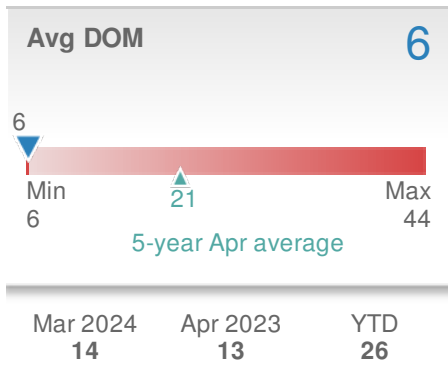
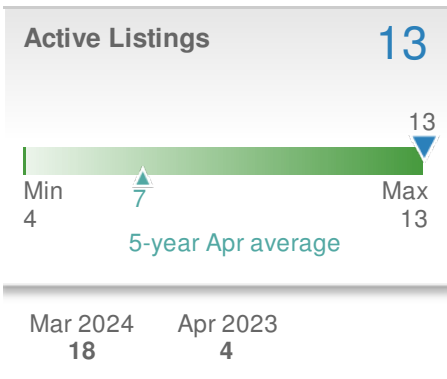
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**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.

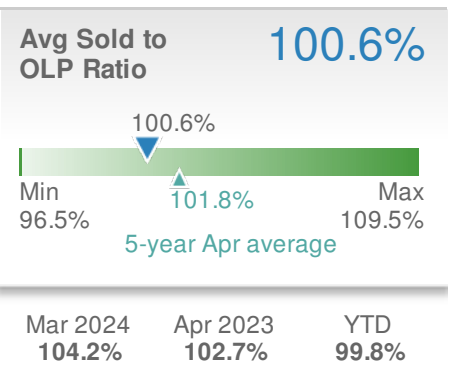
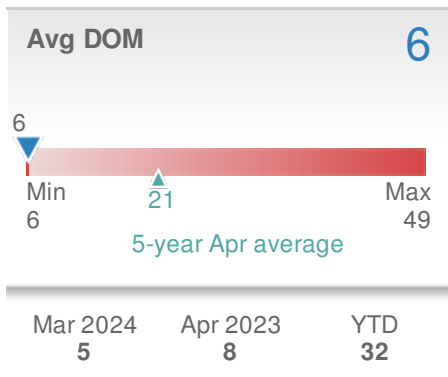
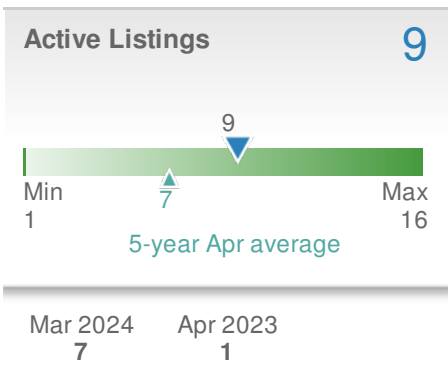
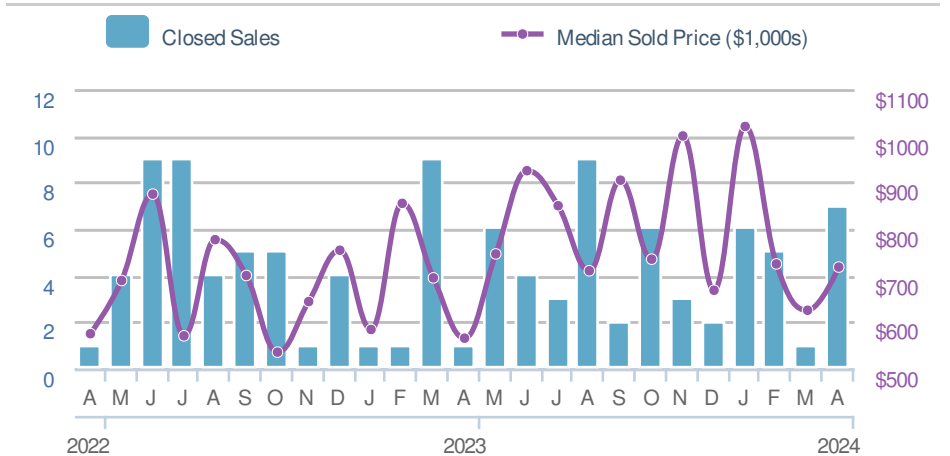
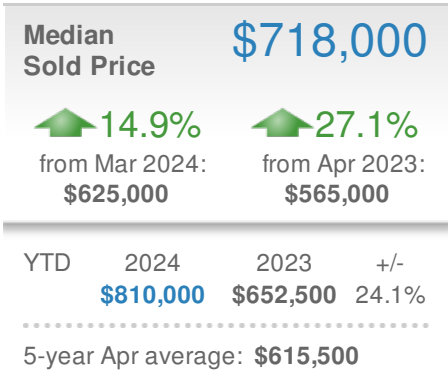
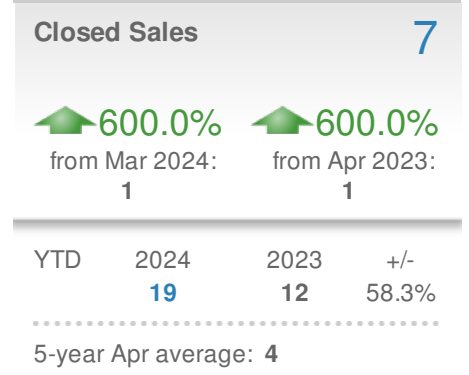
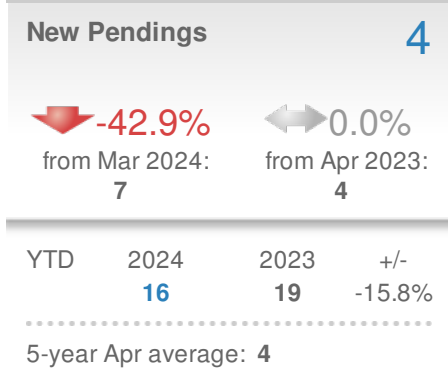
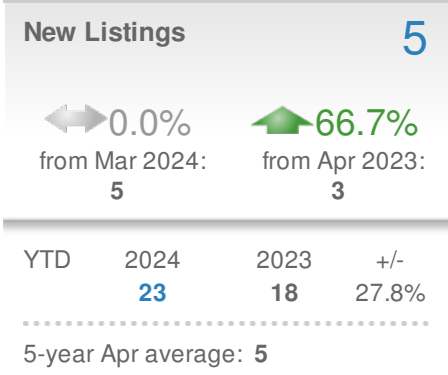
This activity resulted in a Contract Ratio of 1.69 pendings per active listing, up from 0.89 in March and a decrease from 2.25 in April 2023. The Contract Ratio is 33% lower than the 5-year April average of 2.50. A higher Contract Ratio signifies a relative increase in contract activity compared to supply,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



**April 2024**

West Chester Area (Delaware, PA)

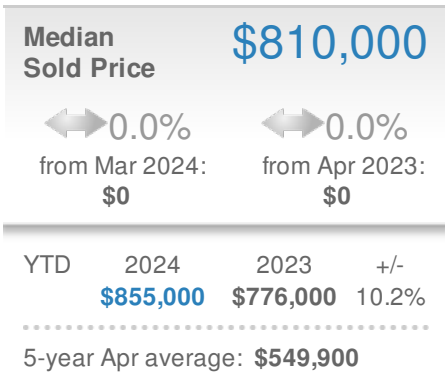
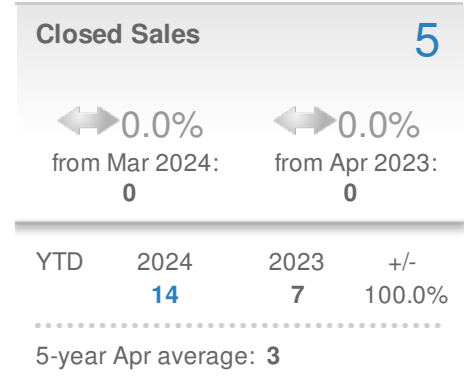
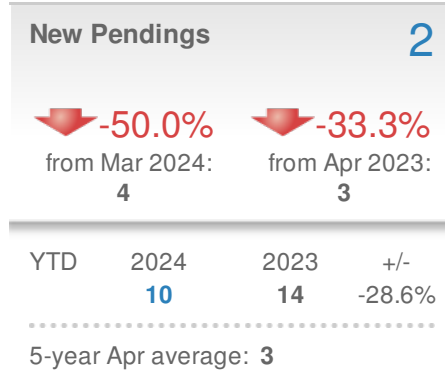
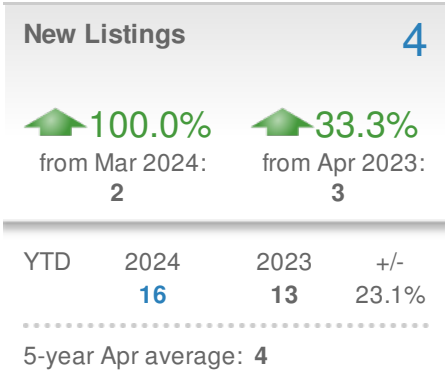
Email: ldavis@tcsr.realtor



**April 2024**

West Chester Area (Delaware, PA) - Detached

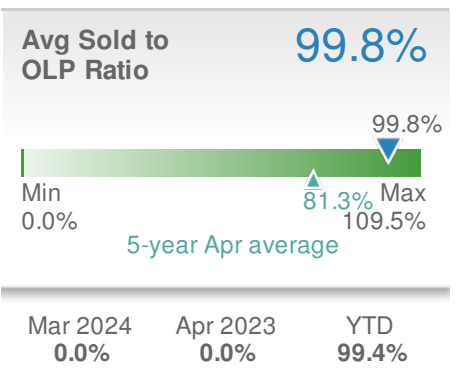
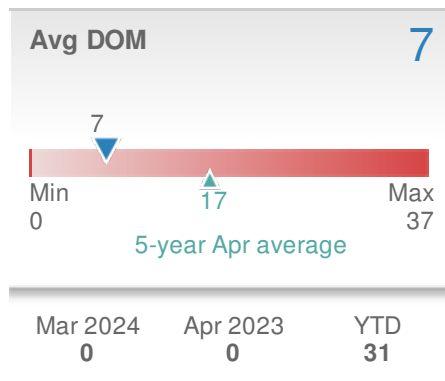
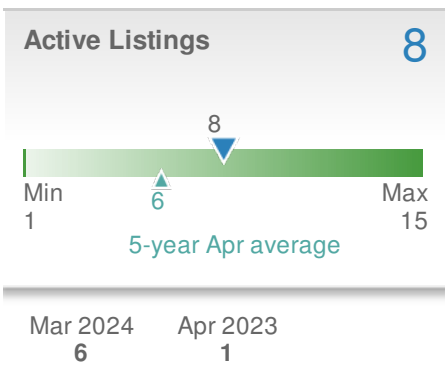
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**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.

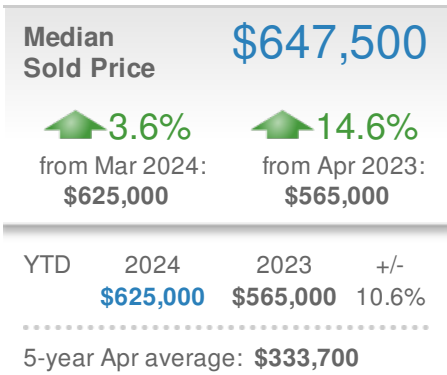
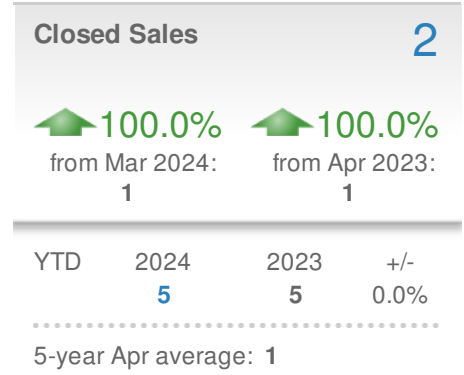
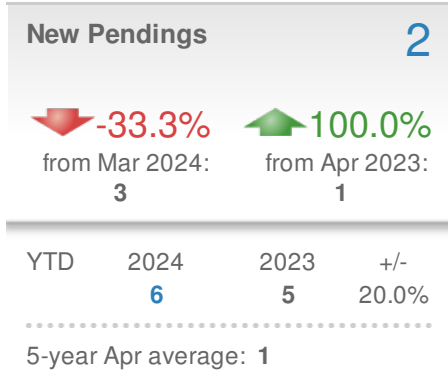
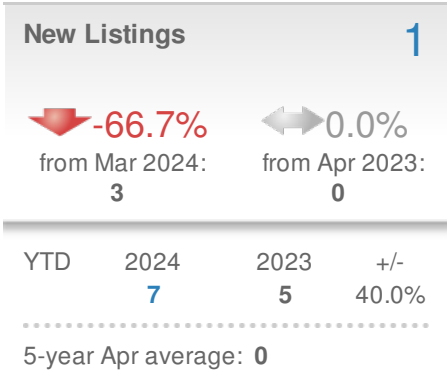
This activity resulted in a Contract Ratio of 0.50 pendings per active listing, down from 1.33 in March and a decrease from 7.00 in April 2023. The Contract Ratio is 82% lower than the 5-year April average of 2.75. A higher Contract Ratio signifies a relative increase in contract activity compared to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

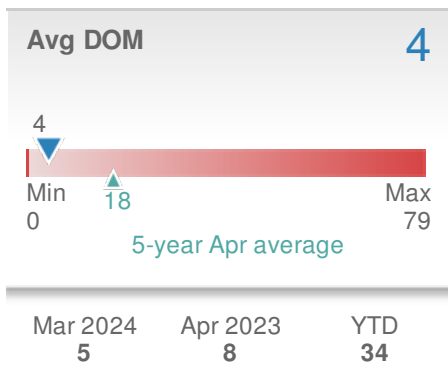
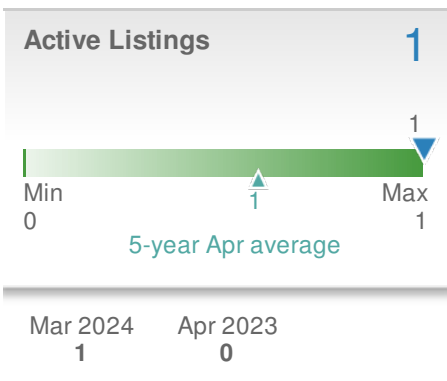
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**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.

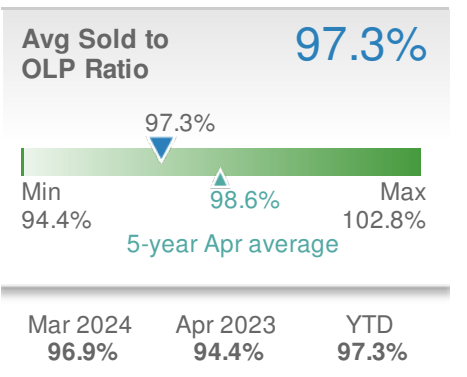
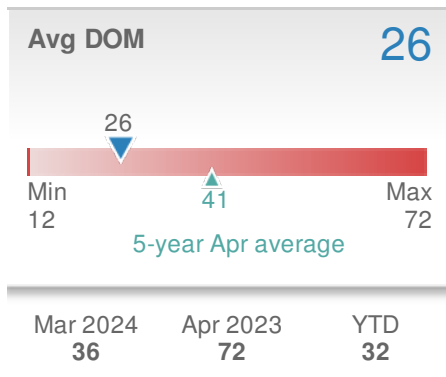
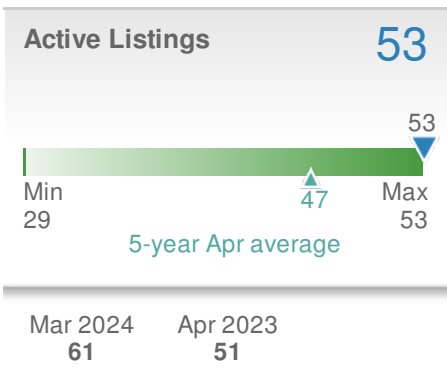
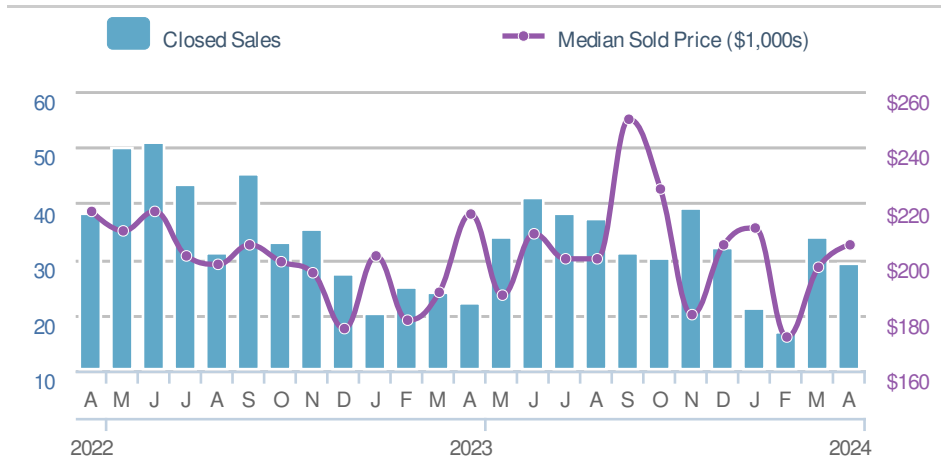
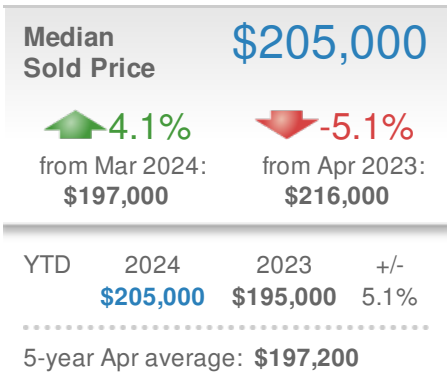
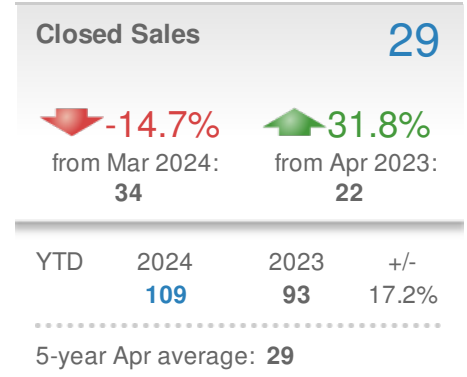
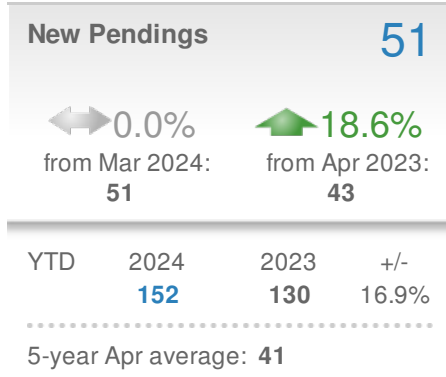
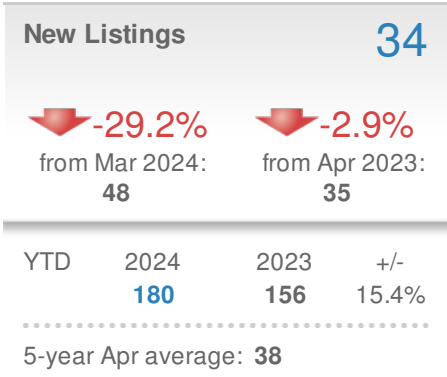
This activity resulted in a Contract Ratio of 3.00 pendings per active listing, down from 4.00 in March and an increase from 0.00 in April 2023. The Contract Ratio is 200% higher than the 5-year April average of 1.00. A higher Contract Ratio signifies a relative increase in contract activity compared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



**April 2024**

William Penn (Delaware, PA)

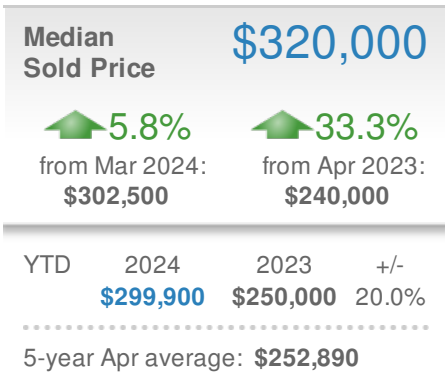
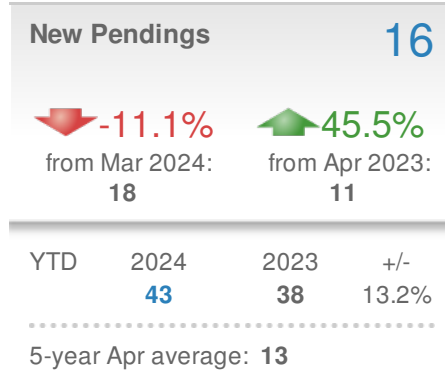
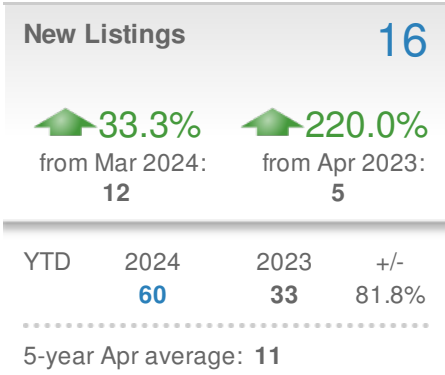
Email: ldavis@tcsr.realtor



**April 2024**

William Penn (Delaware, PA) - Detached

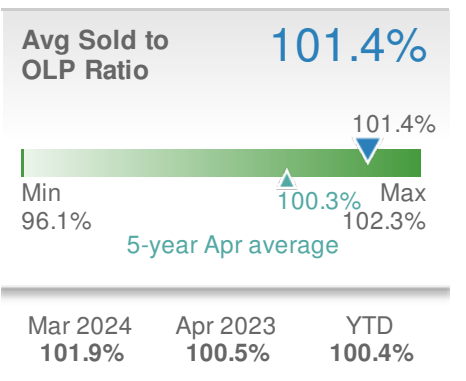
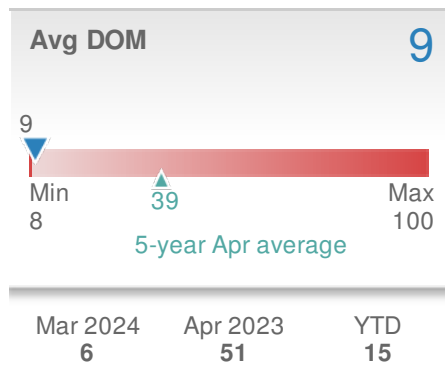
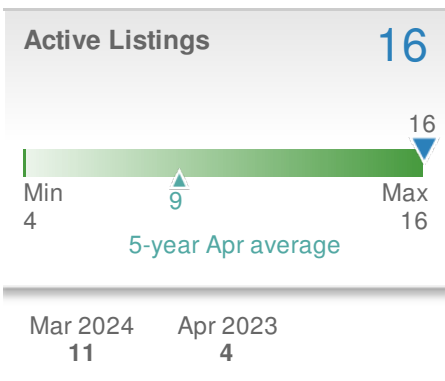
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Email: ldavis@tcsr.realtor



**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.

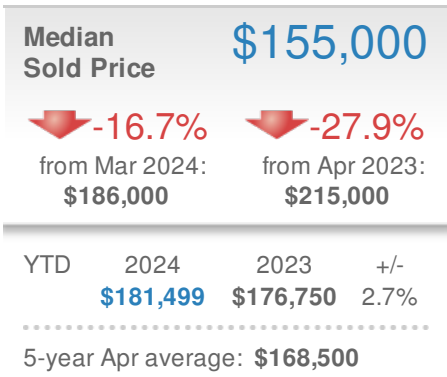
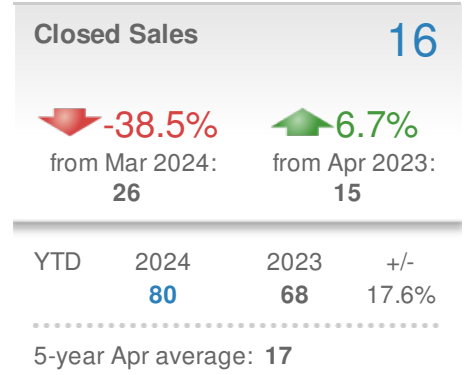
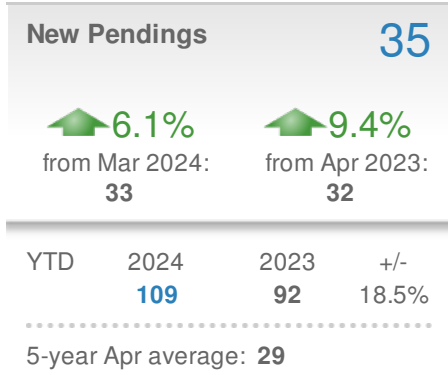
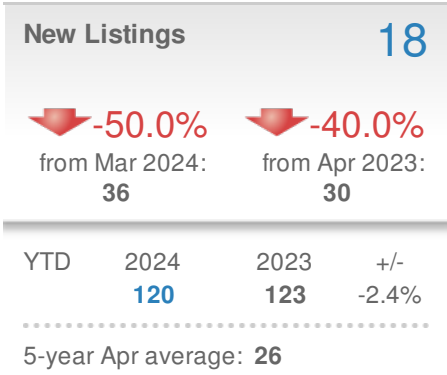
This activity resulted in a Contract Ratio of 1.31 pendings per active listing, down from 1.91 in March and a decrease from 4.75 in April 2023. The Contract Ratio is 54% lower than the 5-year April average of 2.83. A higher Contract Ratio signifies a relative increase in contract activity compared to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

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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.

