

May 2024

All Home Types
Detached
Attached

Local Market Insight

Chester County, PA

May 2024

Chester County, PA

Email: ldavis@tcsr.realtor

New Listings **634**

↓ -6.9% ↑ 2.1%
 from Apr 2024: **681** from May 2023: **621**

YTD	2024	2023	+/-
	2,891	2,678	8.0%

5-year May average: **759**

New Pendings **569**

↓ -6.6% ↓ -6.6%
 from Apr 2024: **609** from May 2023: **609**

YTD	2024	2023	+/-
	2,402	2,320	3.5%

5-year May average: **685**

Closed Sales **482**

↑ 9.0% ↑ 1.5%
 from Apr 2024: **442** from May 2023: **475**

YTD	2024	2023	+/-
	1,892	1,823	3.8%

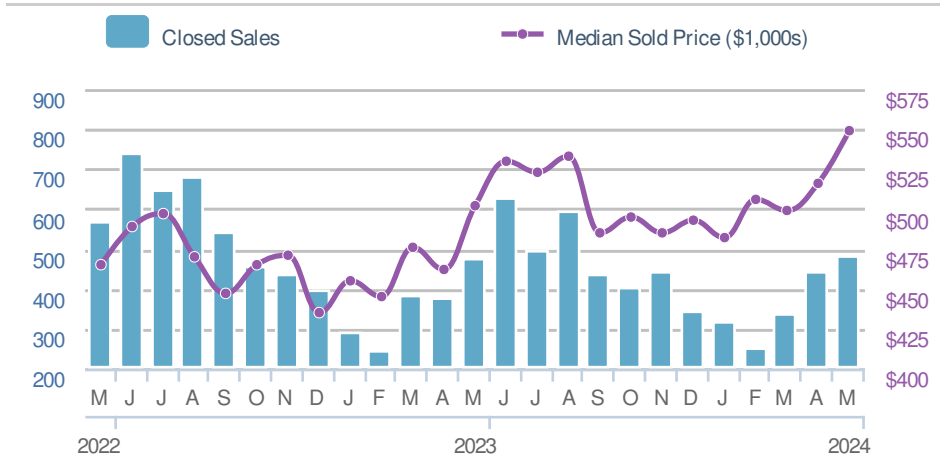
5-year May average: **505**

Median Sold Price **\$549,120**

↑ 6.3% ↑ 9.3%
 from Apr 2024: **\$516,500** from May 2023: **\$502,500**

YTD	2024	2023	+/-
	\$517,500	\$475,000	8.9%

5-year May average: **\$467,124**



Active Listings **627**

627
 Min 482 Max 1,278
 713
 5-year May average

Apr 2024	May 2023
577	557

Avg DOM **13**

13
 Min 13 Max 44
 22
 5-year May average

Apr 2024	May 2023	YTD
17	19	20

Avg Sold to OLP Ratio **103.5%**

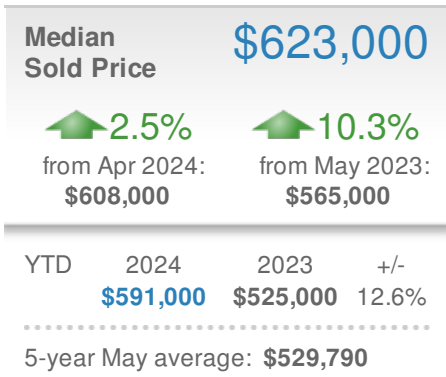
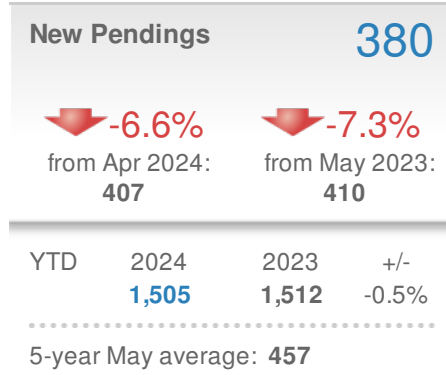
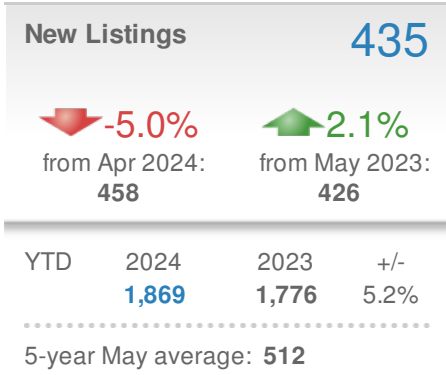
103.5%
 Min 97.6% Max 104.6%
 102.4%
 5-year May average

Apr 2024	May 2023	YTD
102.4%	102.8%	101.6%

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Chester County, PA - Detached

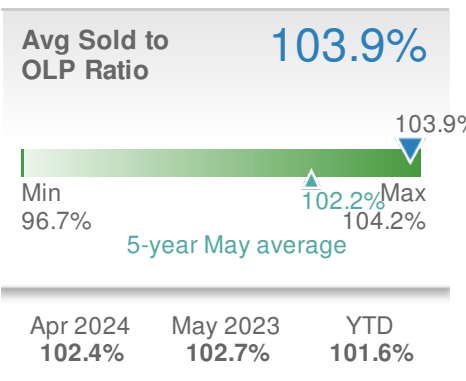
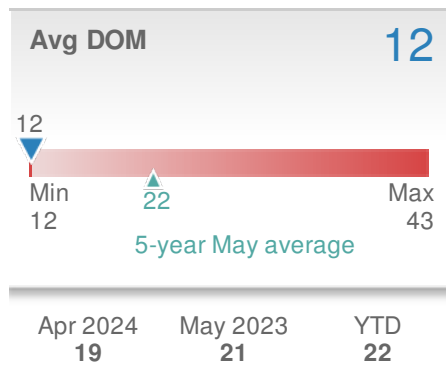
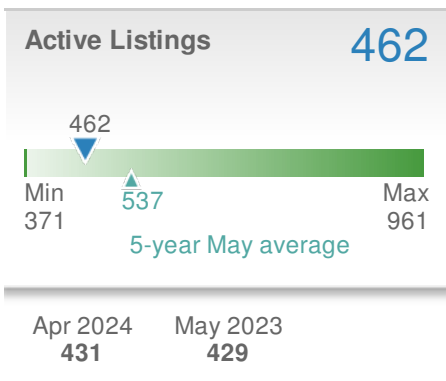
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Summary

In Chester County, PA, the median sold price for Detached properties for May was \$623,000, representing an increase of 2.5% compared to last month and an increase of 10.3% from May 2023. The average days on market for units sold in May was 12 days, 46% below the 5-year May average of 22 days. There was a 6.6% month over month decrease in new contract activity with 380 New Pendings; a 12.1% MoM increase in All Pendings (new contracts + contracts carried over from April) to 730; and a 7.2% increase in supply to 462 active units.

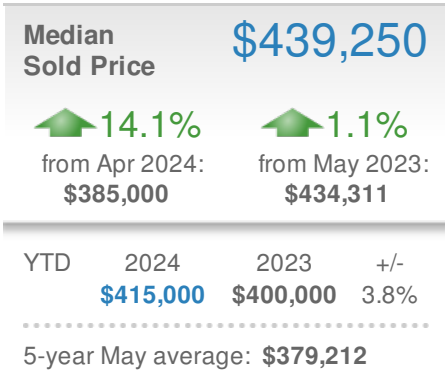
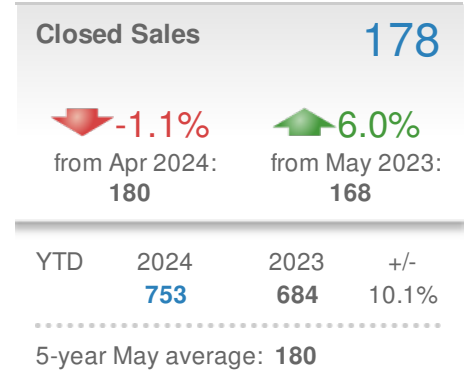
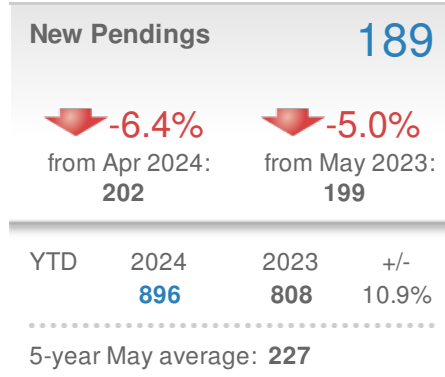
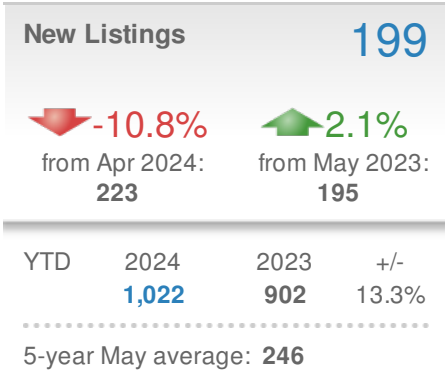
This activity resulted in a Contract Ratio of 1.58 pendings per active listing, up from 1.51 in April and a decrease from 1.63 in May 2023. The Contract Ratio is 14% lower than the 5-year May average of 1.84. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



May 2024

Chester County, PA - Attached

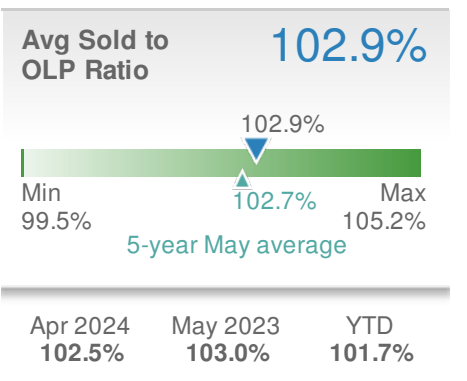
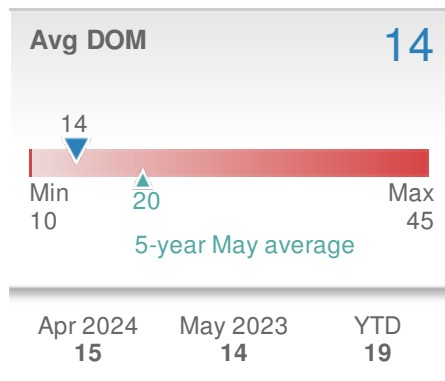
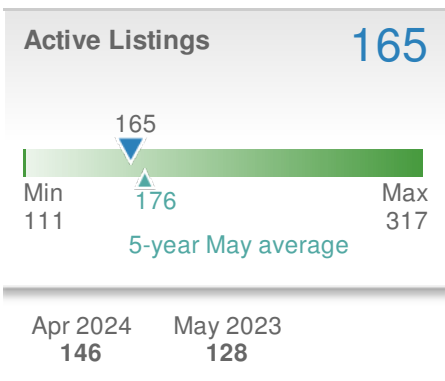
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Summary

In Chester County, PA, the median sold price for Attached properties for May was \$439,250, representing an increase of 14.1% compared to last month and an increase of 1.1% from May 2023. The average days on market for units sold in May was 14 days, 31% below the 5-year May average of 20 days. There was a 6.4% month over month decrease in new contract activity with 189 New Pendings; a 3.5% MoM increase in All Pendings (new contracts + contracts carried over from April) to 386; and a 13% increase in supply to 165 active units.

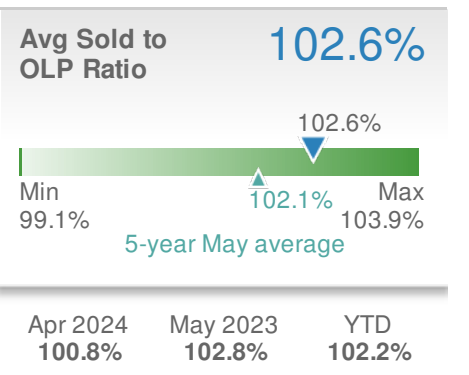
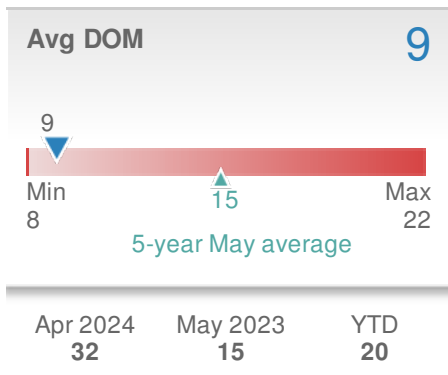
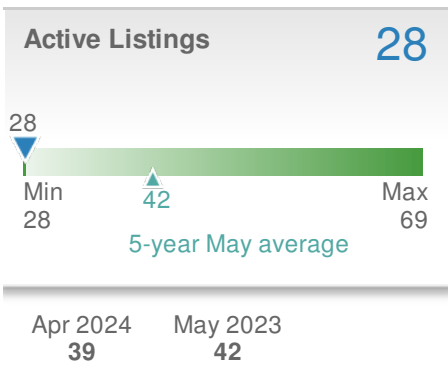
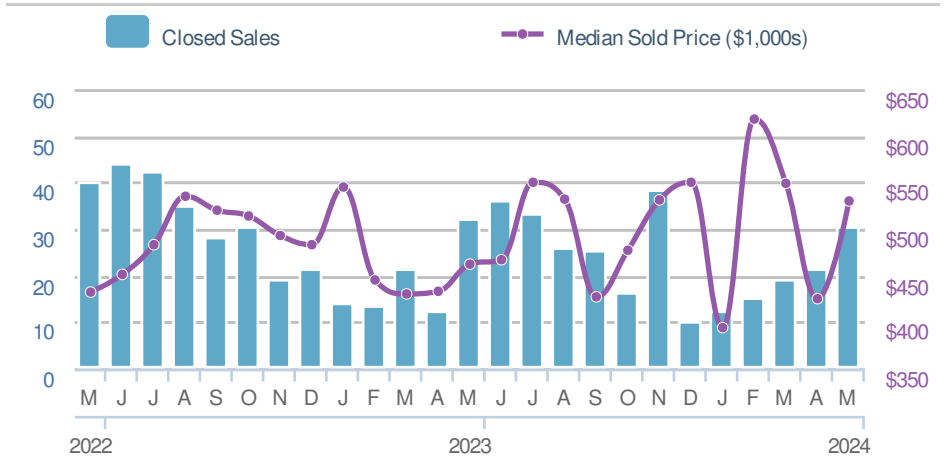
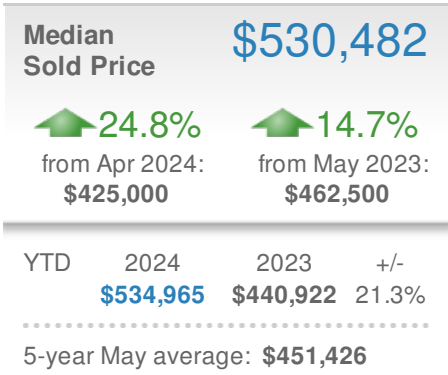
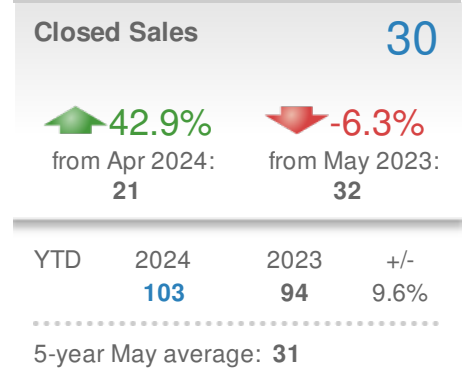
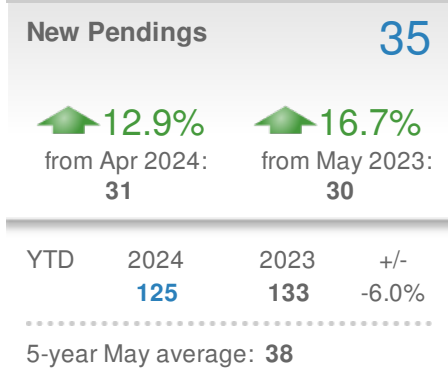
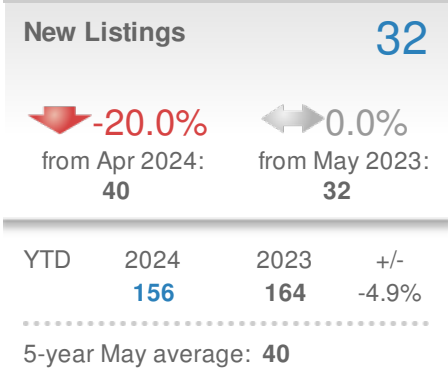
This activity resulted in a Contract Ratio of 2.34 pendings per active listing, down from 2.55 in April and a decrease from 2.62 in May 2023. The Contract Ratio is 21% lower than the 5-year May average of 2.95. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



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Avon Grove (Chester, PA)

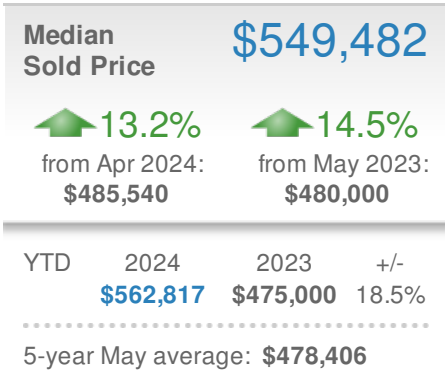
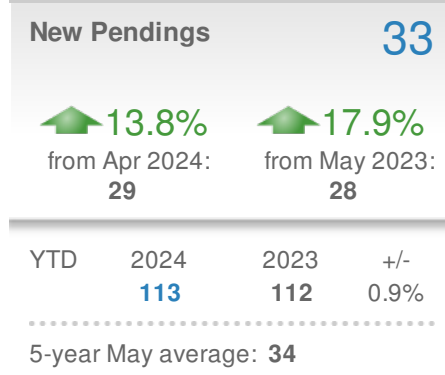
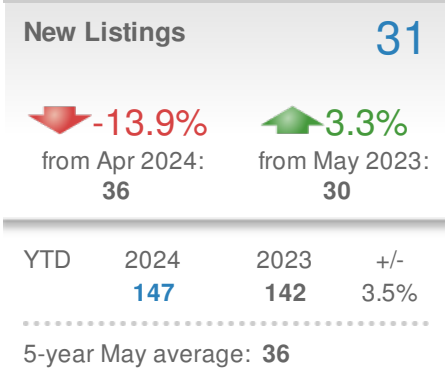
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Avon Grove (Chester, PA) - Detached

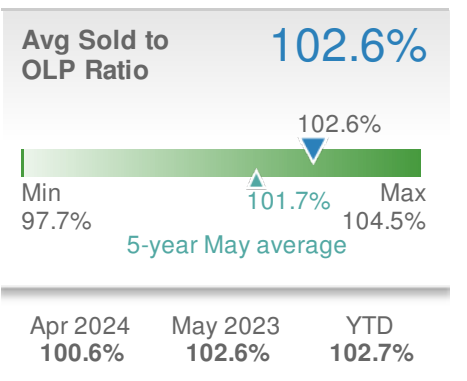
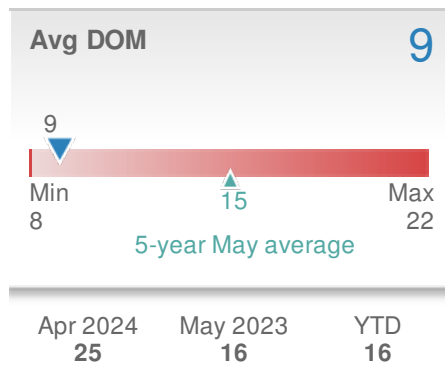
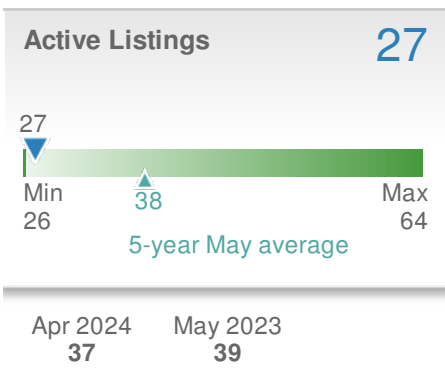
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Summary

In Avon Grove (Chester, PA), the median sold price for Detached properties for May was \$549,482, representing an increase of 13.2% compared to last month and an increase of 14.5% from May 2023. The average days on market for units sold in May was 9 days, 41% below the 5-year May average of 15 days. There was a 13.8% month over month increase in new contract activity with 33 New Pendings; a 3.7% MoM increase in All Pendings (new contracts + contracts carried over from April) to 56; and a 27% decrease in supply to 27 active units.

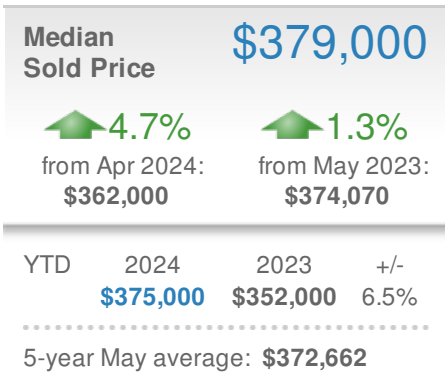
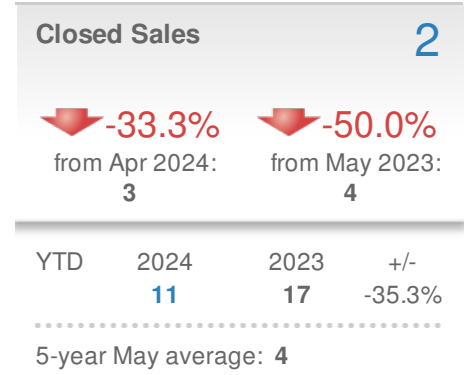
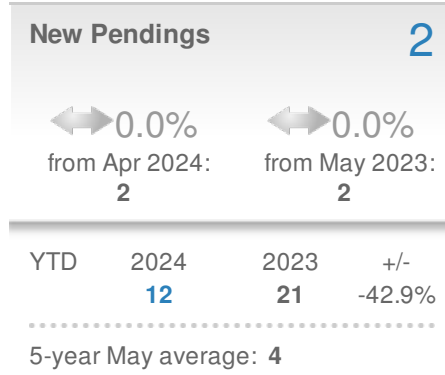
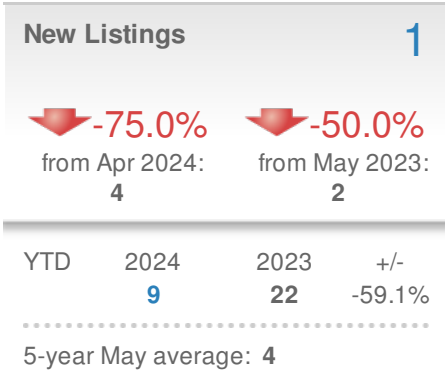
This activity resulted in a Contract Ratio of 2.07 pendings per active listing, up from 1.46 in April and an increase from 1.44 in May 2023. The Contract Ratio is 1% lower than the 5-year May average of 2.10. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



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Avon Grove (Chester, PA) - Attached

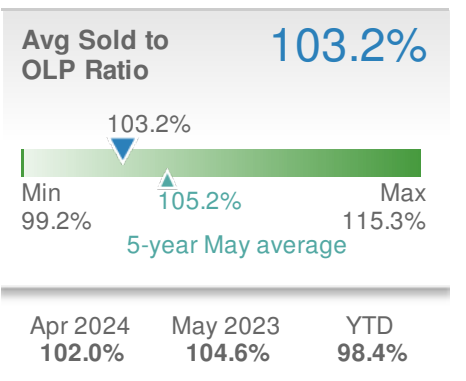
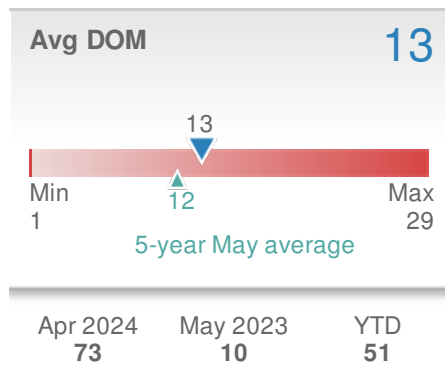
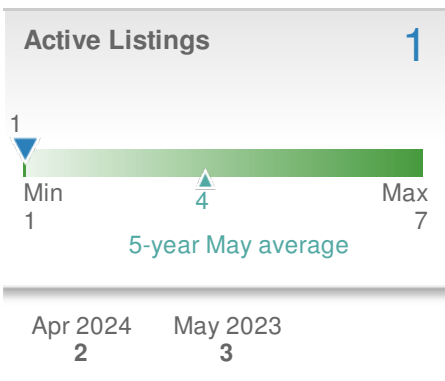
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Summary

In Avon Grove (Chester, PA), the median sold price for Attached properties for May was \$379,000, representing an increase of 4.7% compared to last month and an increase of 1.3% from May 2023. The average days on market for units sold in May was 13 days, 12% above the 5-year May average of 12 days. There was no month over month change in new contract activity with 2 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from April) with 3; and a 50% decrease in supply to 1 active units.

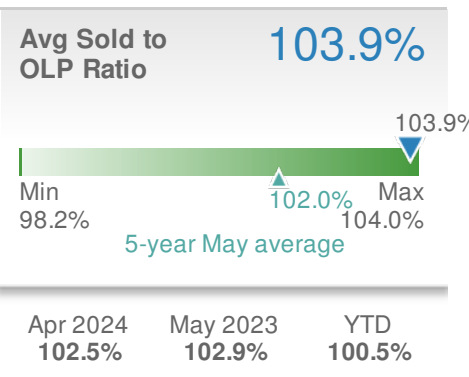
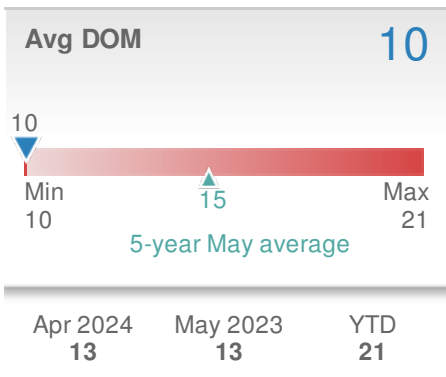
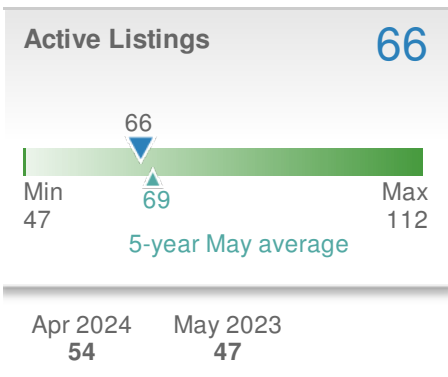
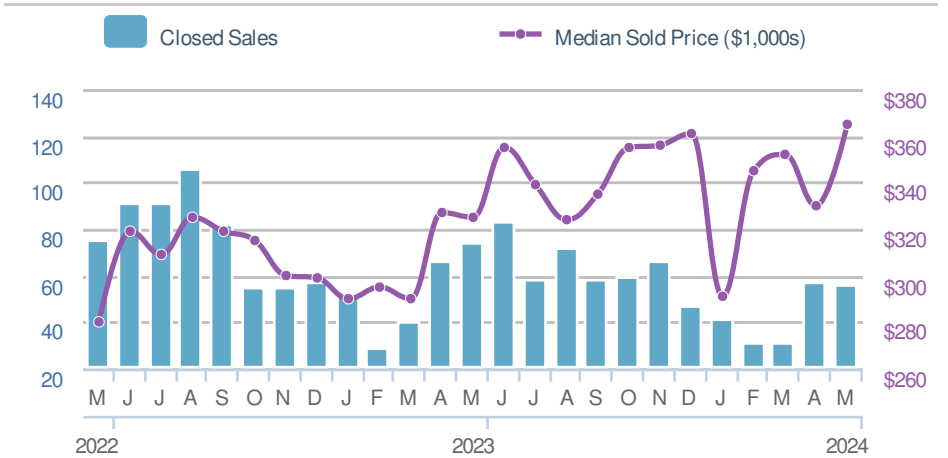
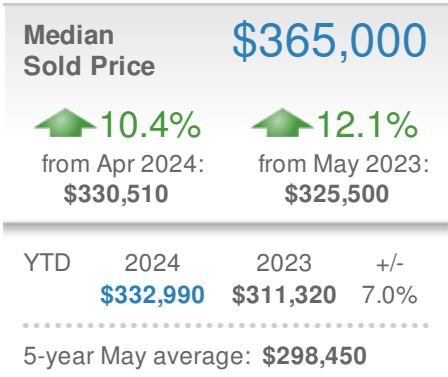
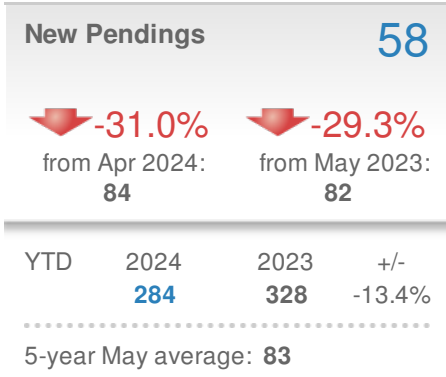
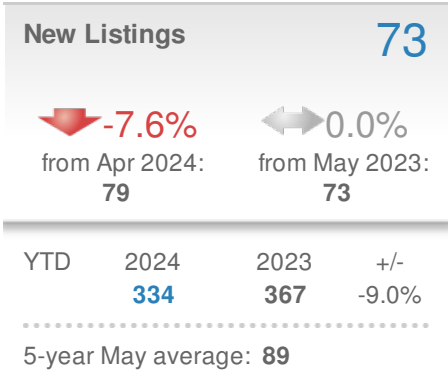
This activity resulted in a Contract Ratio of 3.00 pendings per active listing, up from 1.50 in April and a decrease from 4.33 in May 2023. The Contract Ratio is 30% lower than the 5-year May average of 4.28. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



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Coatesville Area (Chester, PA)

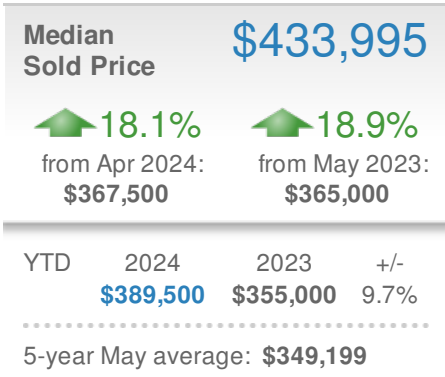
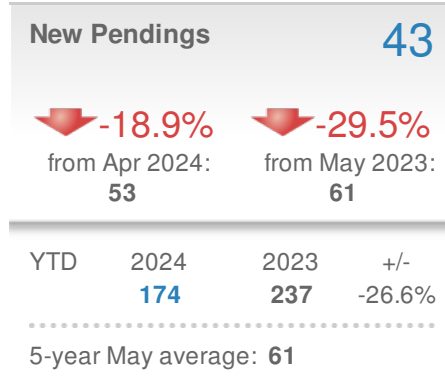
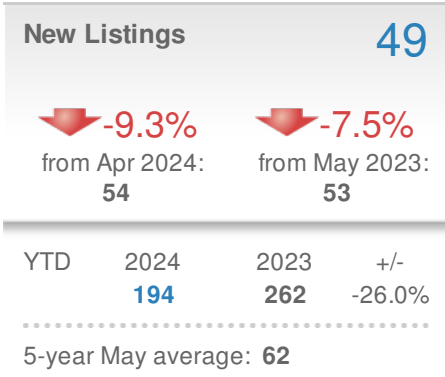
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Coatesville Area (Chester, PA) - Detached

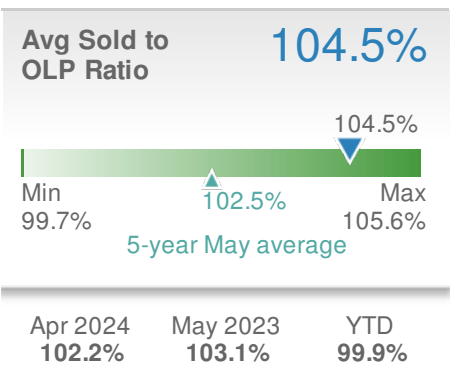
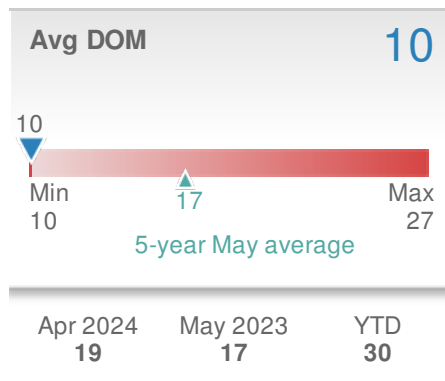
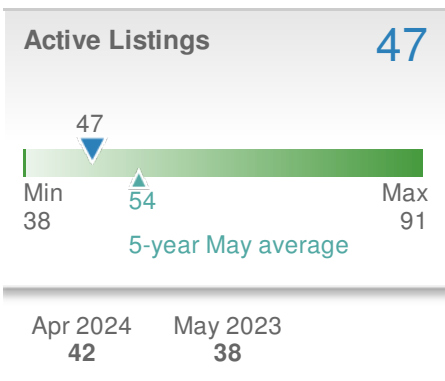
Tri-County Suburban REALTORS
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Summary

In Coatesville Area (Chester, PA), the median sold price for Detached properties for May was \$433,995, representing an increase of 18.1% compared to last month and an increase of 18.9% from May 2023. The average days on market for units sold in May was 10 days, 41% below the 5-year May average of 17 days. There was an 18.9% month over month decrease in new contract activity with 43 New Pendings; an 11.7% MoM increase in All Pendings (new contracts + contracts carried over from April) to 67; and an 11.9% increase in supply to 47 active units.

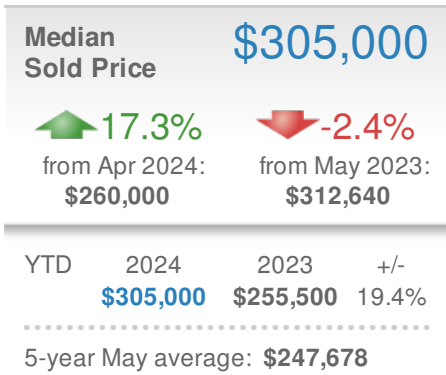
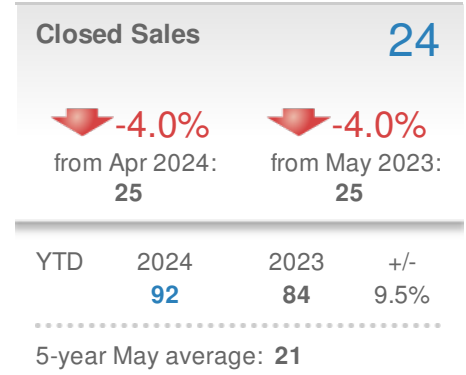
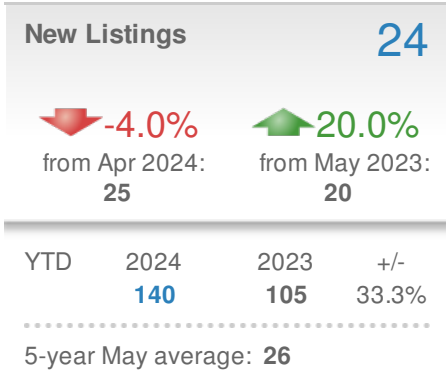
This activity resulted in a Contract Ratio of 1.43 pendings per active listing, no change from April and a decrease from 2.50 in May 2023. The Contract Ratio is 24% lower than the 5-year May average of 1.89. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



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Coatesville Area (Chester, PA) - Attached

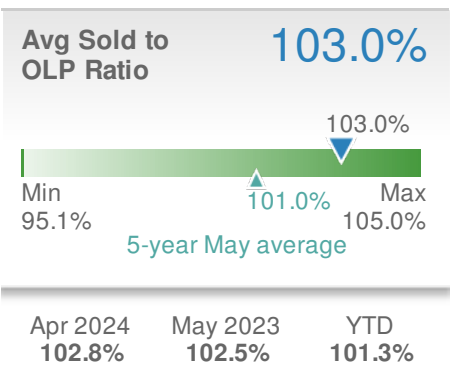
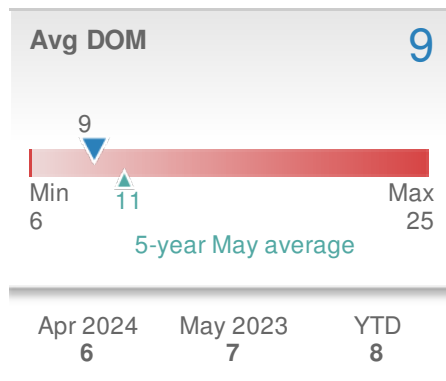
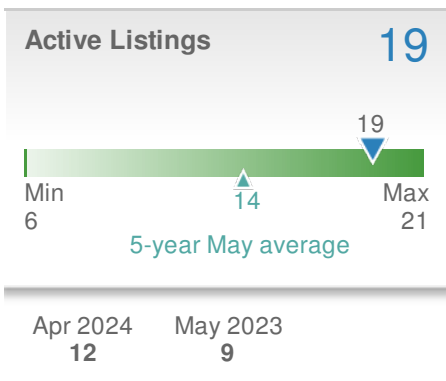
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Summary

In Coatesville Area (Chester, PA), the median sold price for Attached properties for May was \$305,000, representing an increase of 17.3% compared to last month and a decrease of 2.4% from May 2023. The average days on market for units sold in May was 9 days, 17% below the 5-year May average of 11 days. There was a 51.6% month over month decrease in new contract activity with 15 New Pendings; a 4.9% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 58; and a 58.3% increase in supply to 19 active units.

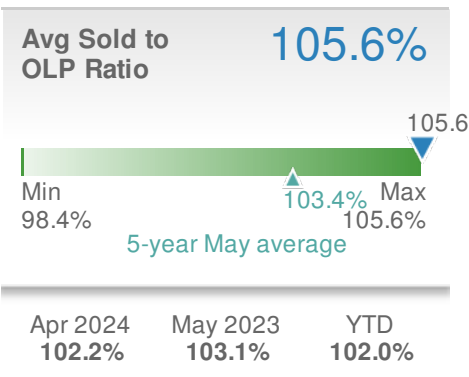
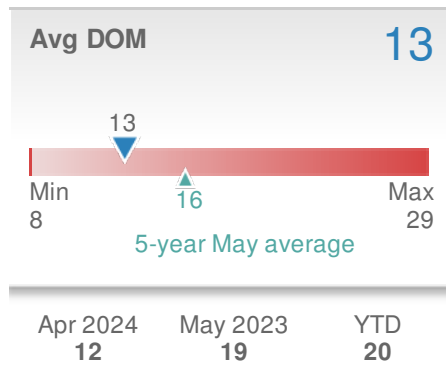
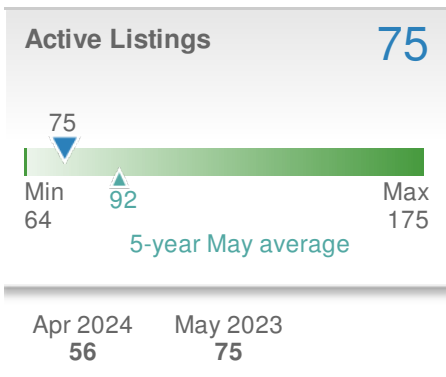
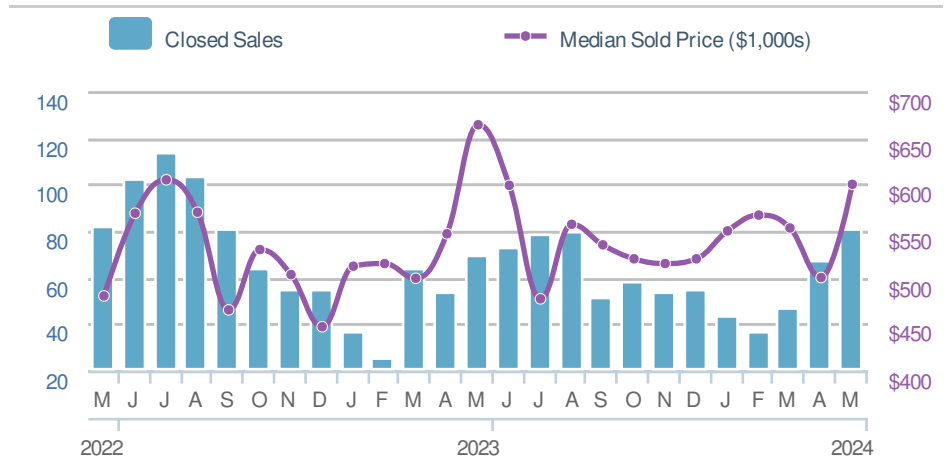
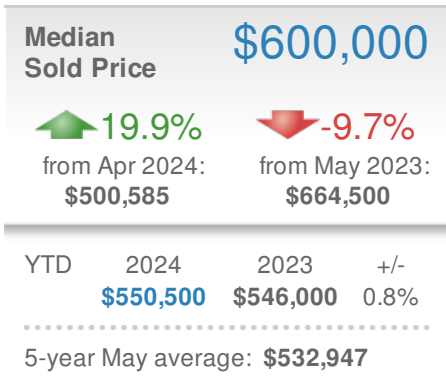
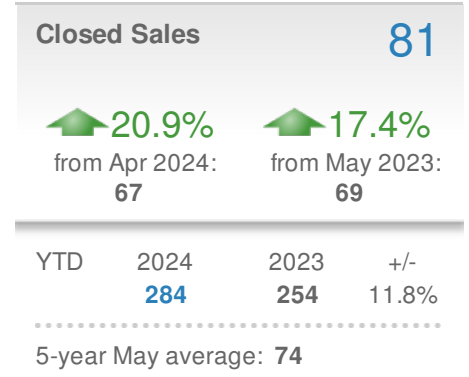
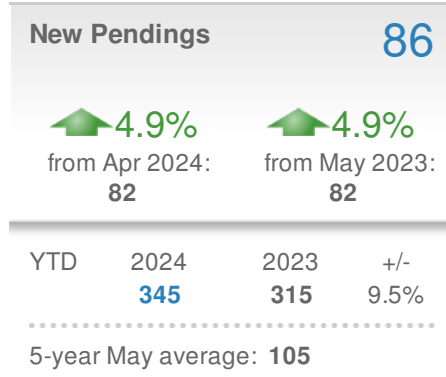
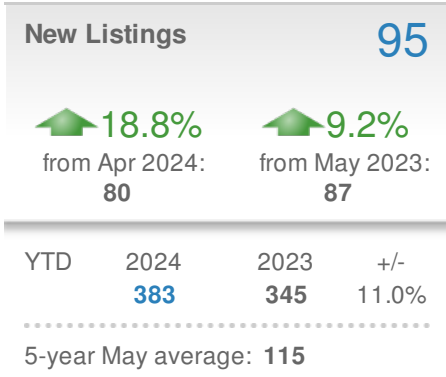
This activity resulted in a Contract Ratio of 3.05 pendings per active listing, down from 5.08 in April and a decrease from 4.11 in May 2023. The Contract Ratio is 23% lower than the 5-year May average of 3.97. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



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Downingtown Area (Chester, PA)

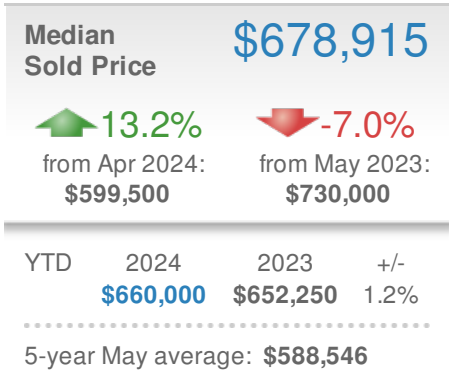
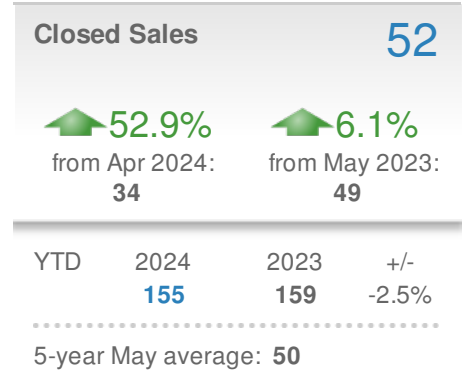
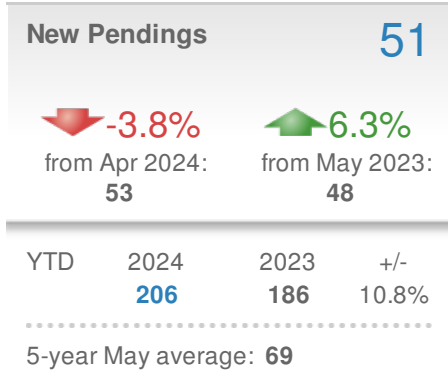
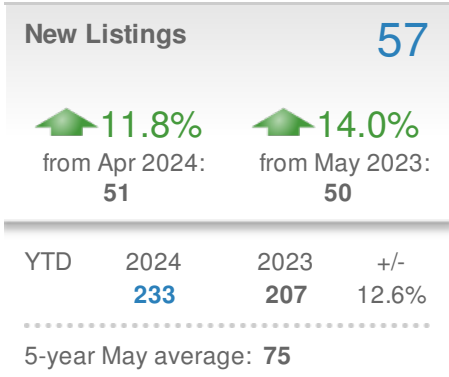
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Downingtown Area (Chester, PA) - Detached

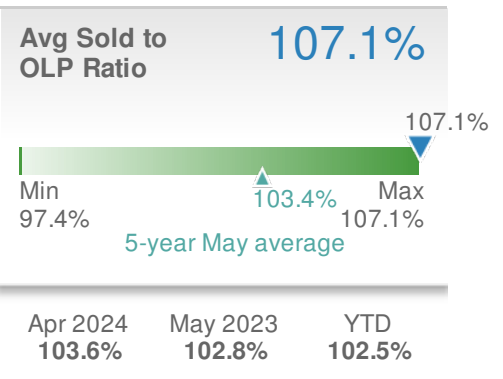
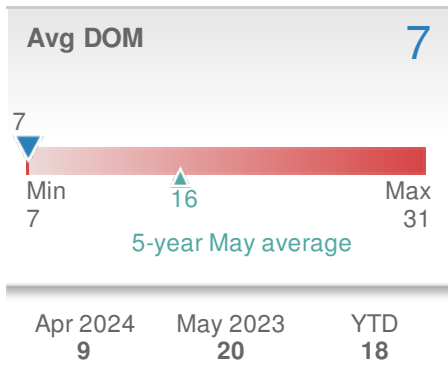
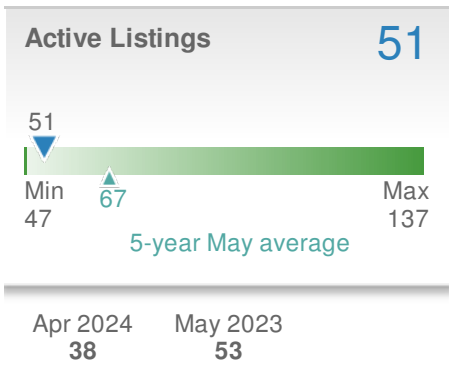
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Downingtown Area (Chester, PA), the median sold price for Detached properties for May was \$678,915, representing an increase of 13.2% compared to last month and a decrease of 7% from May 2023. The average days on market for units sold in May was 7 days, 57% below the 5-year May average of 16 days. There was a 3.8% month over month decrease in new contract activity with 51 New Pendings; a 26.5% MoM increase in All Pendings (new contracts + contracts carried over from April) to 86; and a 34.2% increase in supply to 51 active units.

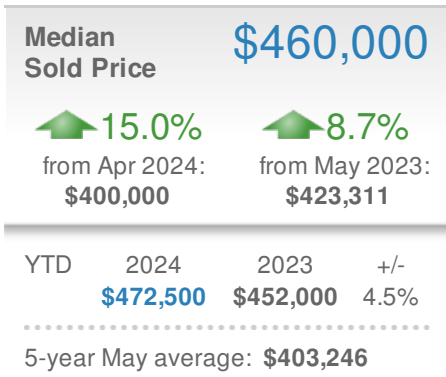
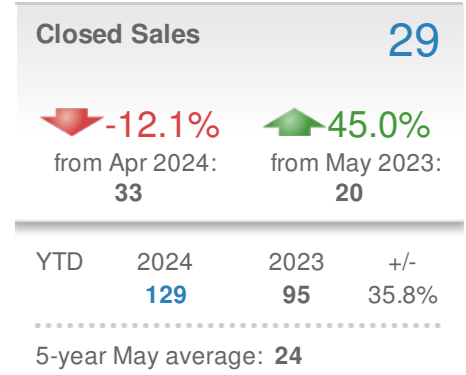
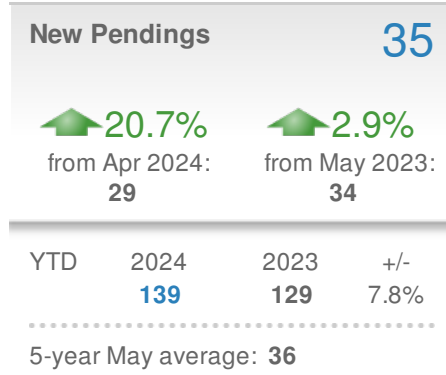
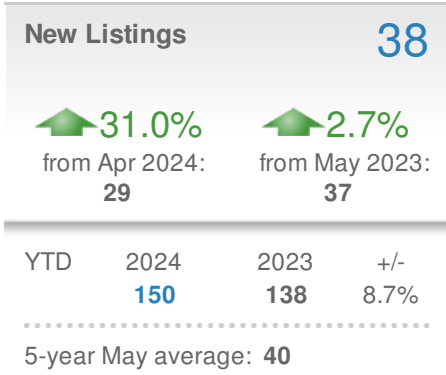
This activity resulted in a Contract Ratio of 1.69 pendings per active listing, down from 1.79 in April and an increase from 1.53 in May 2023. The Contract Ratio is 32% lower than the 5-year May average of 2.49. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



May 2024

Downingtown Area (Chester, PA) - Attached

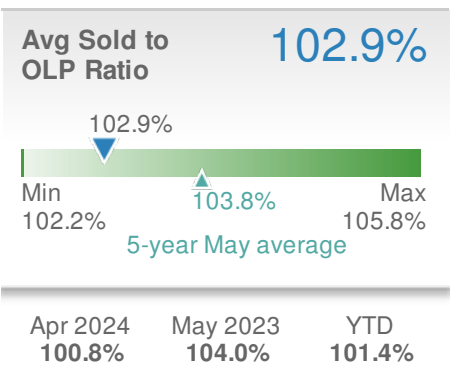
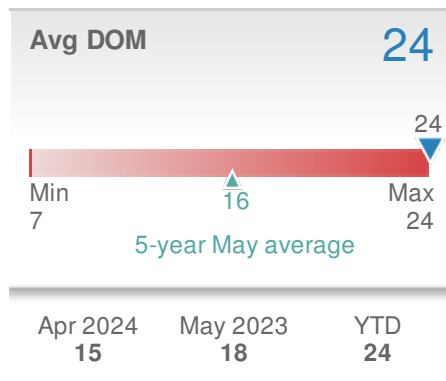
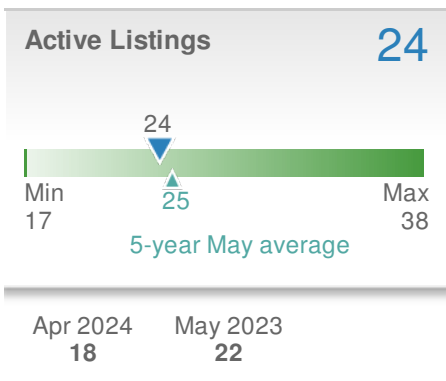
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Downingtown Area (Chester, PA), the median sold price for Attached properties for May was \$460,000, representing an increase of 15% compared to last month and an increase of 8.7% from May 2023. The average days on market for units sold in May was 24 days, 52% above the 5-year May average of 16 days. There was a 20.7% month over month increase in new contract activity with 35 New Pendings; a 7.4% MoM increase in All Pendings (new contracts + contracts carried over from April) to 73; and a 33.3% increase in supply to 24 active units.

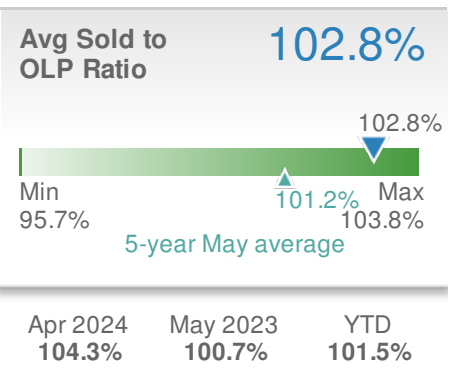
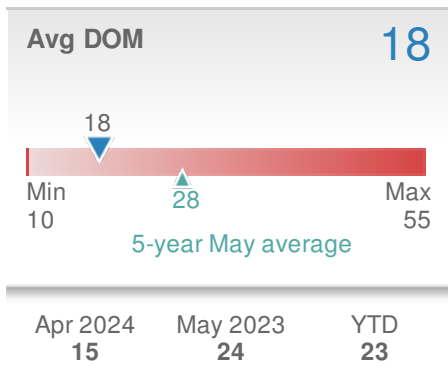
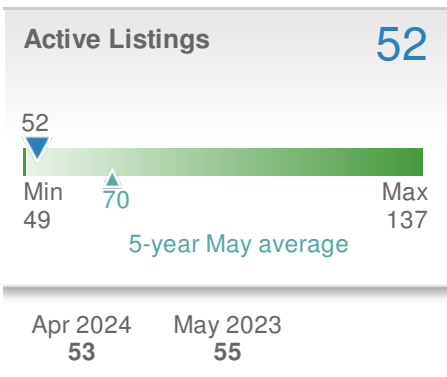
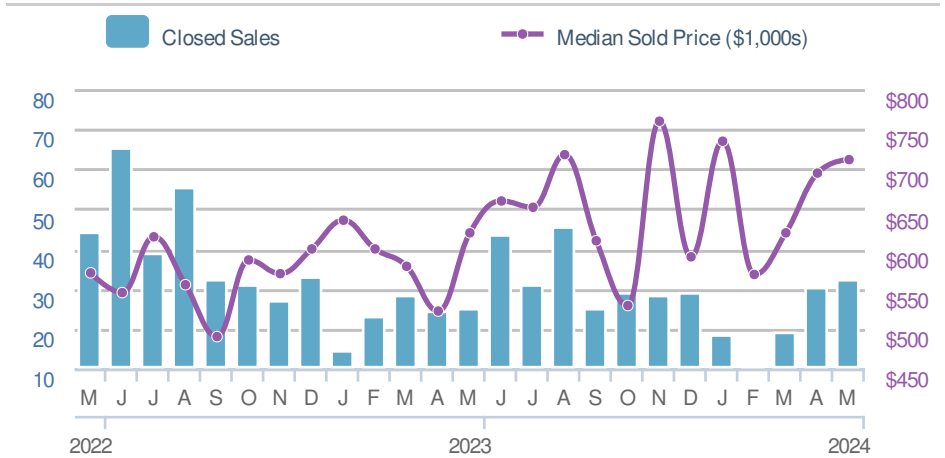
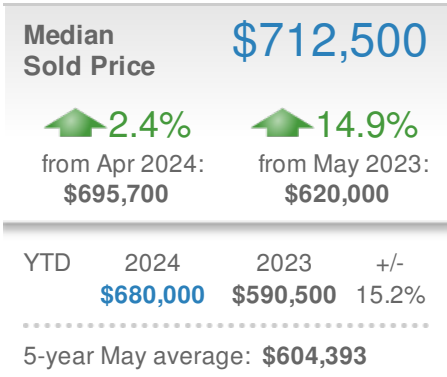
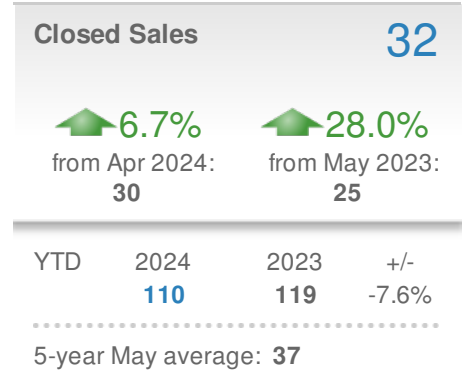
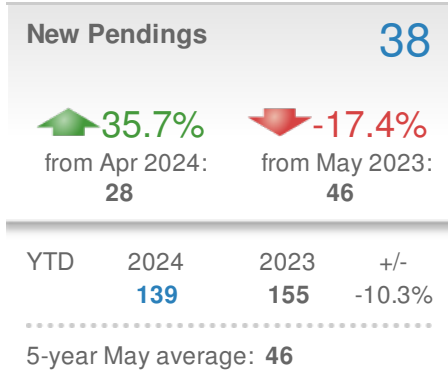
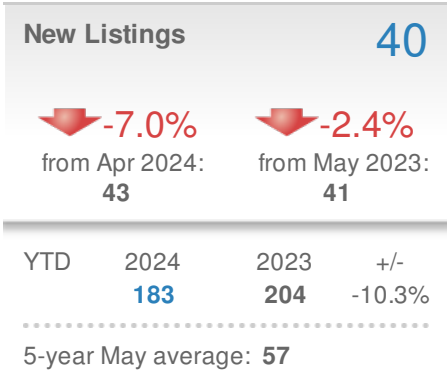
This activity resulted in a Contract Ratio of 3.04 pendings per active listing, down from 3.78 in April and a decrease from 3.27 in May 2023. The Contract Ratio is 26% lower than the 5-year May average of 4.08. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



May 2024

Great Valley (Chester, PA)

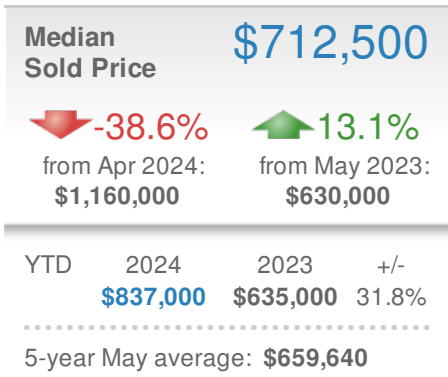
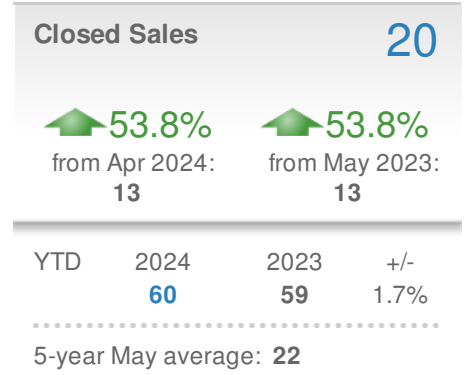
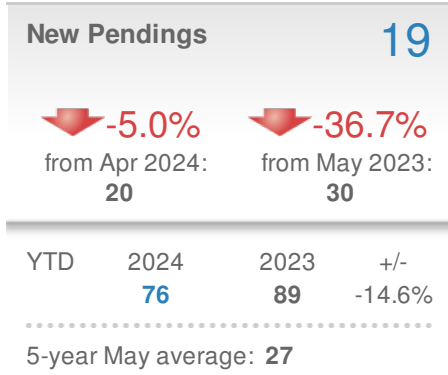
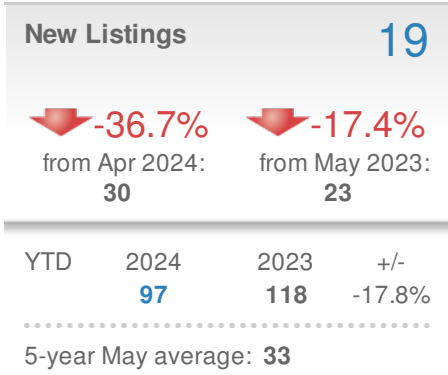
Email: ldavis@tcsr.realtor



May 2024

Great Valley (Chester, PA) - Detached

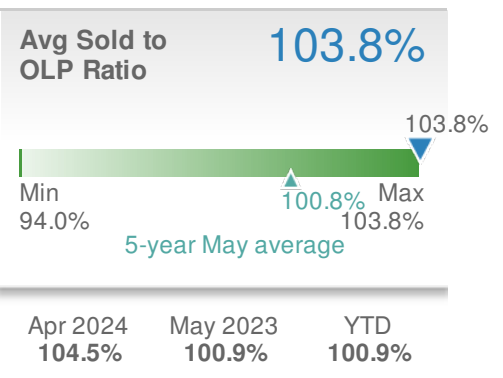
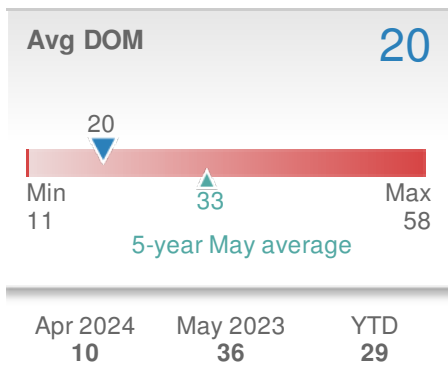
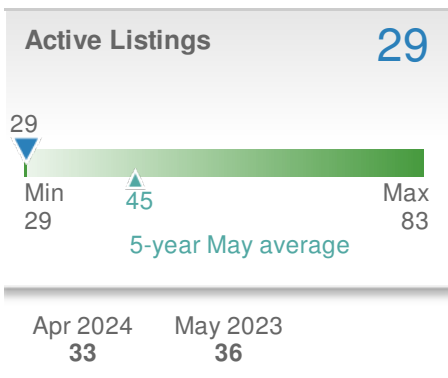
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Great Valley (Chester, PA), the median sold price for Detached properties for May was \$712,500, representing a decrease of 38.6% compared to last month and an increase of 13.1% from May 2023. The average days on market for units sold in May was 20 days, 39% below the 5-year May average of 33 days. There was a 5% month over month decrease in new contract activity with 19 New Pendings; a 2.5% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 39; and a 12.1% decrease in supply to 29 active units.

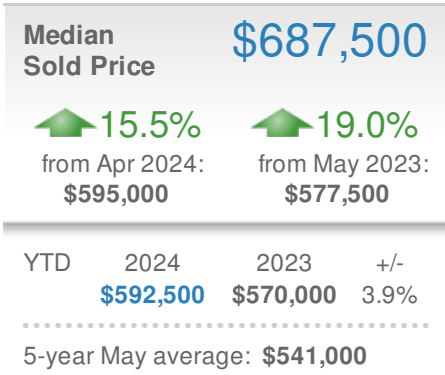
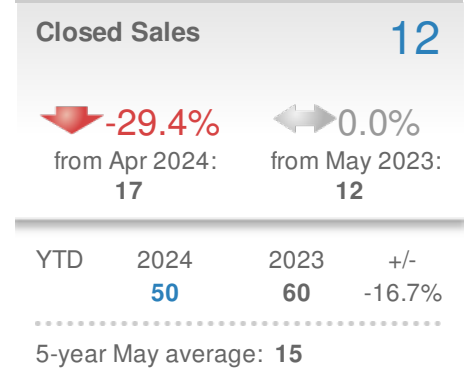
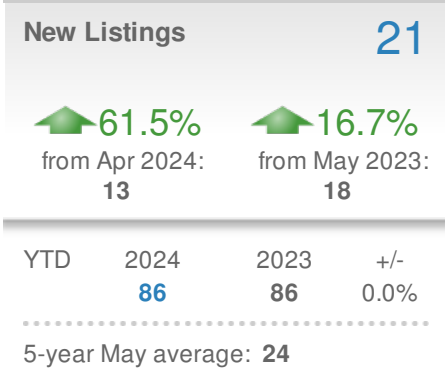
This activity resulted in a Contract Ratio of 1.34 pendings per active listing, up from 1.21 in April and a decrease from 1.47 in May 2023. The Contract Ratio is 5% lower than the 5-year May average of 1.41. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



May 2024

Great Valley (Chester, PA) - Attached

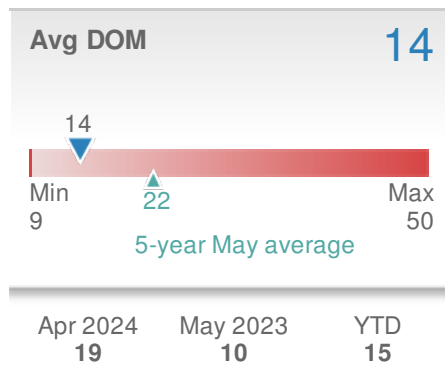
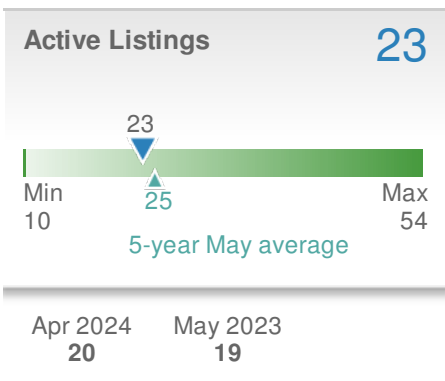
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Summary

In Great Valley (Chester, PA), the median sold price for Attached properties for May was \$687,500, representing an increase of 15.5% compared to last month and an increase of 19% from May 2023. The average days on market for units sold in May was 14 days, 37% below the 5-year May average of 22 days. There was a 137.5% month over month increase in new contract activity with 19 New Pendings; a 46.7% MoM increase in All Pendings (new contracts + contracts carried over from April) to 22; and a 15% increase in supply to 23 active units.

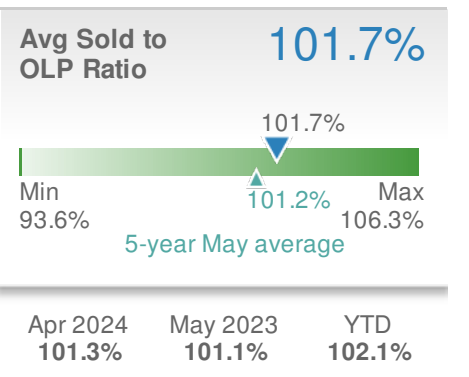
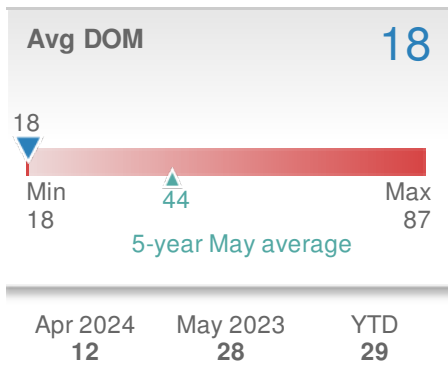
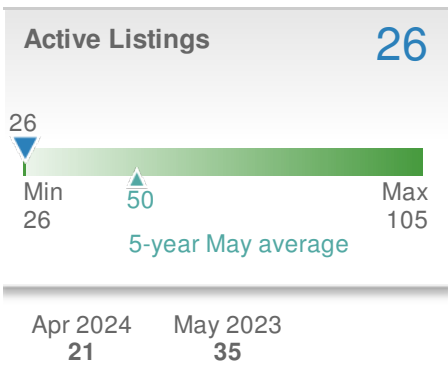
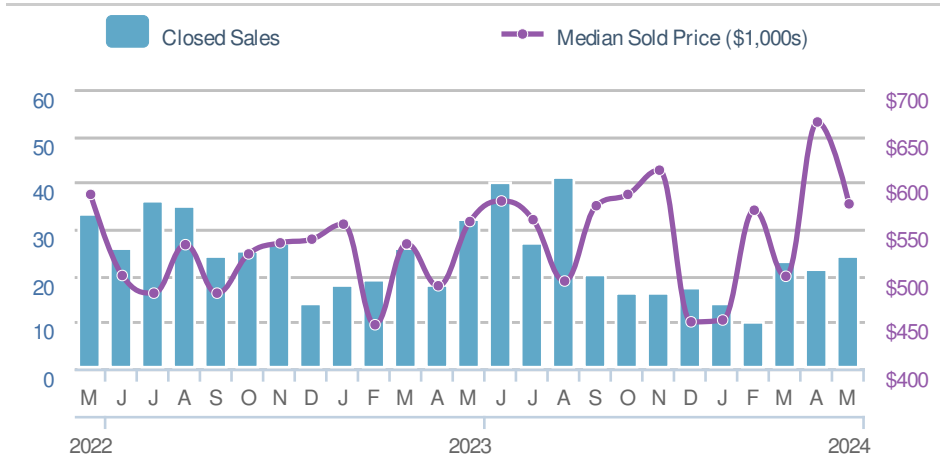
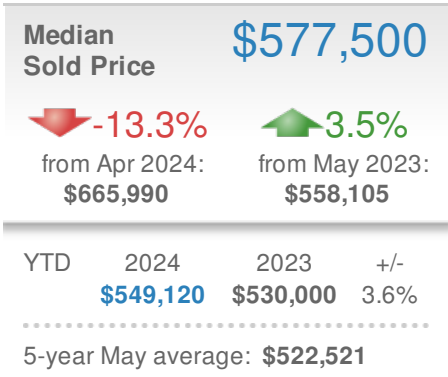
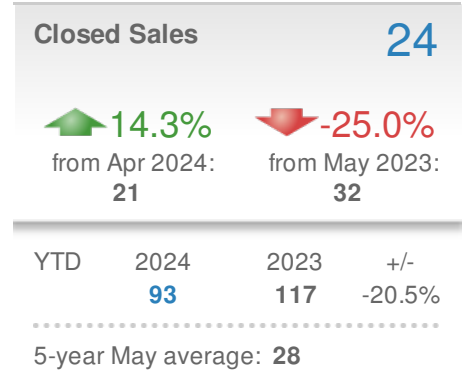
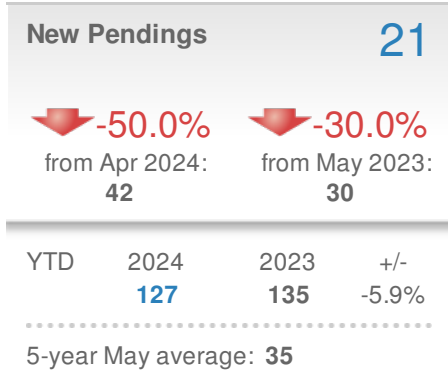
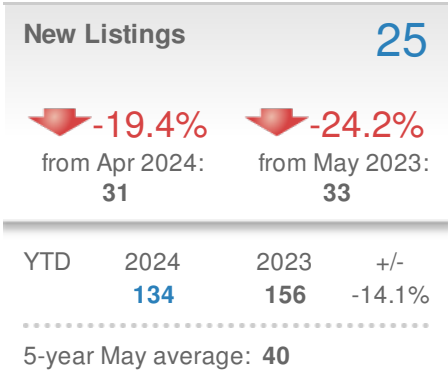
This activity resulted in a Contract Ratio of 0.96 pendings per active listing, up from 0.75 in April and a decrease from 1.21 in May 2023. The Contract Ratio is 53% lower than the 5-year May average of 2.04. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



May 2024

Kennett Consolidated (Chester, PA)

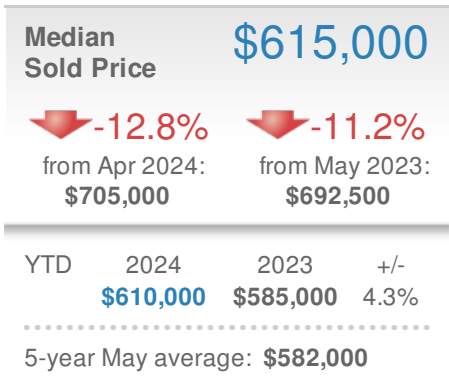
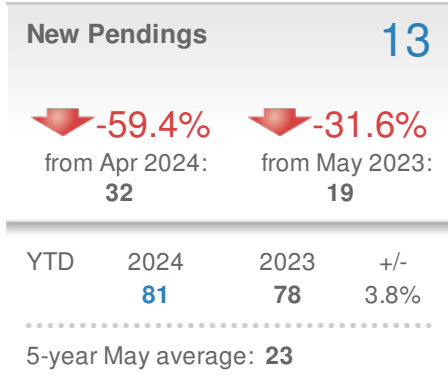
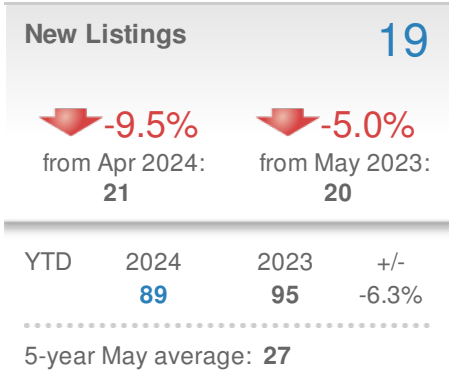
Email: ldavis@tcsr.realtor



May 2024

Kennett Consolidated (Chester, PA) - Detached

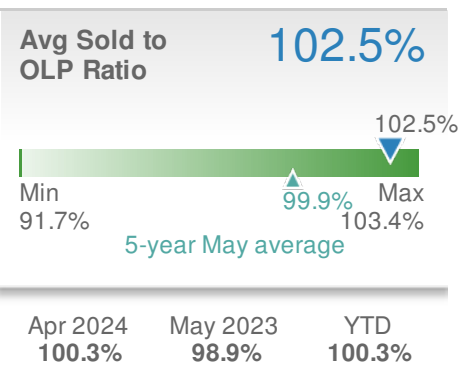
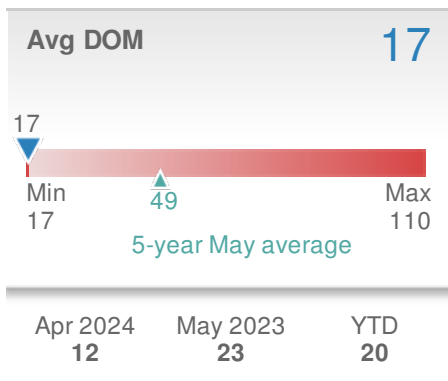
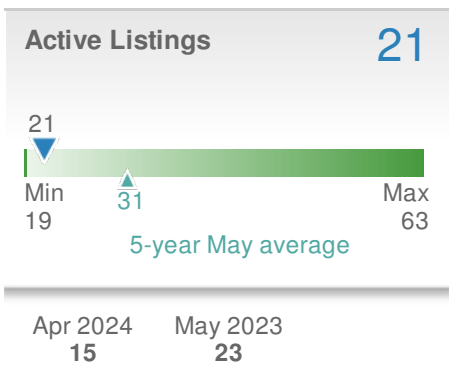
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Kennett Consolidated (Chester, PA), the median sold price for Detached properties for May was \$615,000, representing a decrease of 12.8% compared to last month and a decrease of 11.2% from May 2023. The average days on market for units sold in May was 17 days, 66% below the 5-year May average of 49 days. There was a 59.4% month over month decrease in new contract activity with 13 New Pendings; a 17.1% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 29; and a 40% increase in supply to 21 active units.

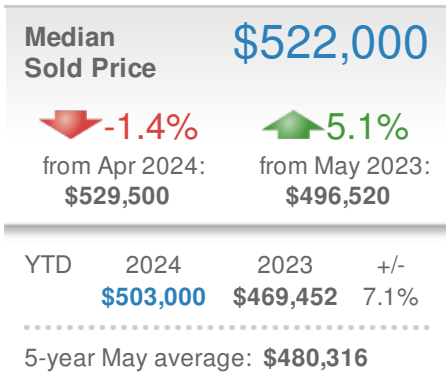
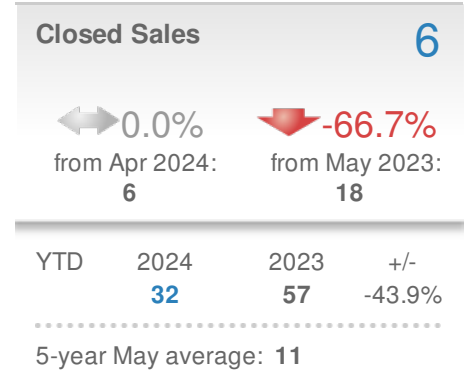
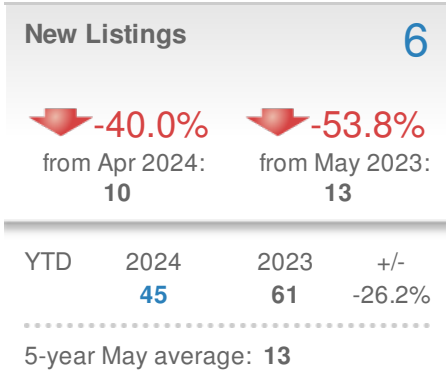
This activity resulted in a Contract Ratio of 1.38 pendings per active listing, down from 2.33 in April and a decrease from 1.57 in May 2023. The Contract Ratio is 1% lower than the 5-year May average of 1.40. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



May 2024

Kennett Consolidated (Chester, PA) - Attached

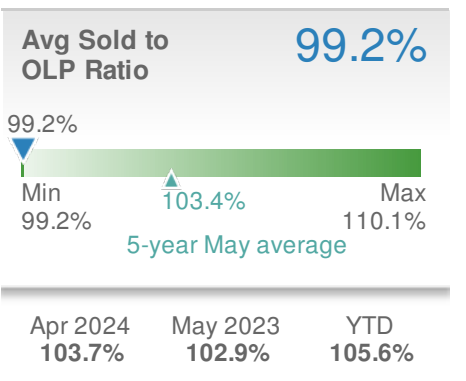
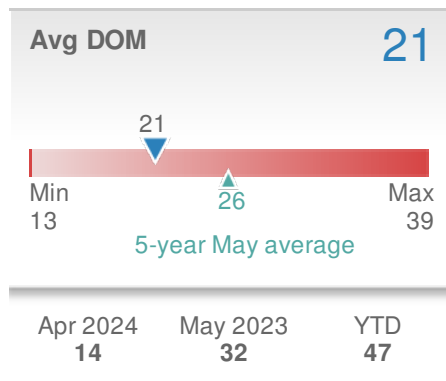
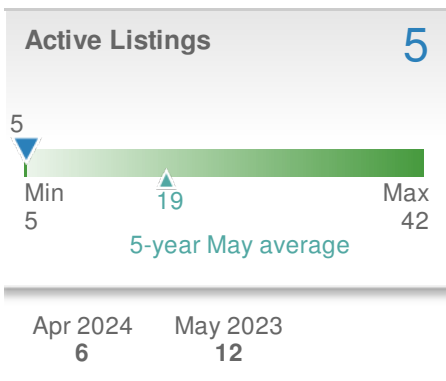
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Kennett Consolidated (Chester, PA), the median sold price for Attached properties for May was \$522,000, representing a decrease of 1.4% compared to last month and an increase of 5.1% from May 2023. The average days on market for units sold in May was 21 days, 20% below the 5-year May average of 26 days. There was a 20% month over month decrease in new contract activity with 8 New Pendings; a 10% MoM increase in All Pendings (new contracts + contracts carried over from April) to 22; and a 16.7% decrease in supply to 5 active units.

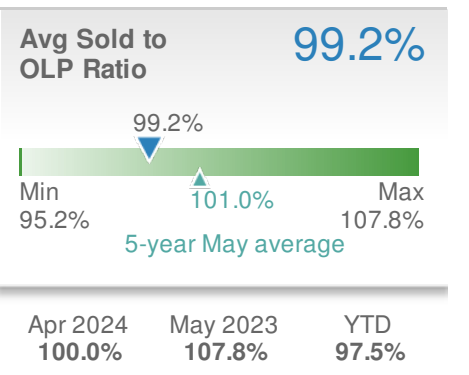
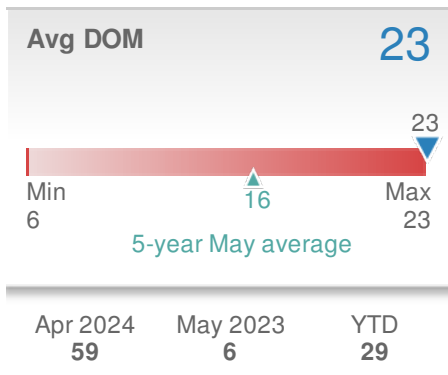
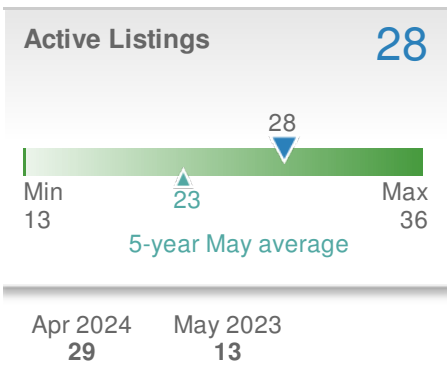
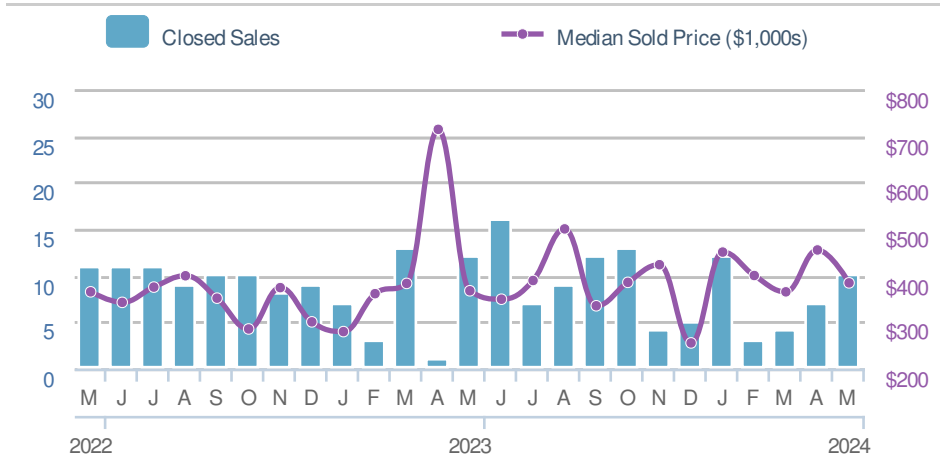
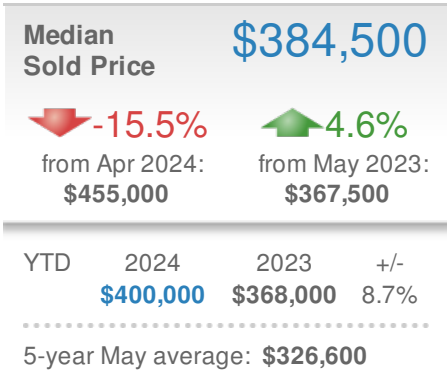
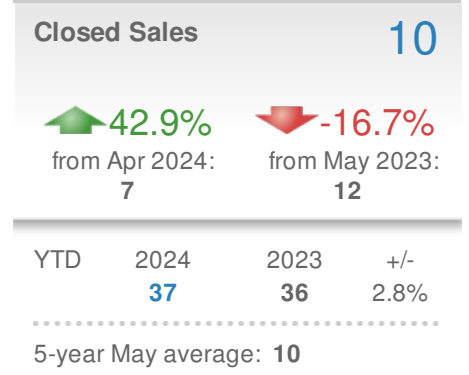
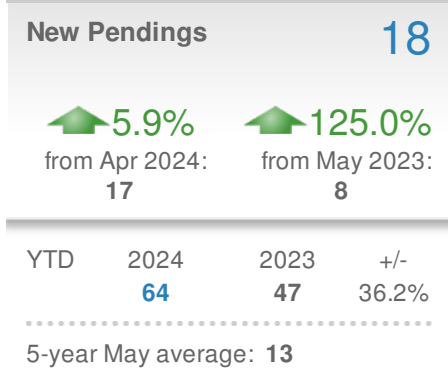
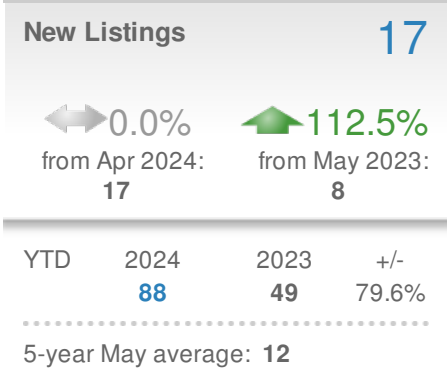
This activity resulted in a Contract Ratio of 4.40 pendings per active listing, up from 3.33 in April and an increase from 2.92 in May 2023. The Contract Ratio is 33% higher than the 5-year May average of 3.32. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



May 2024

Octorara Area (Chester, PA)

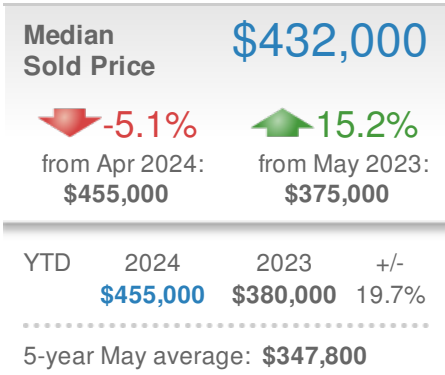
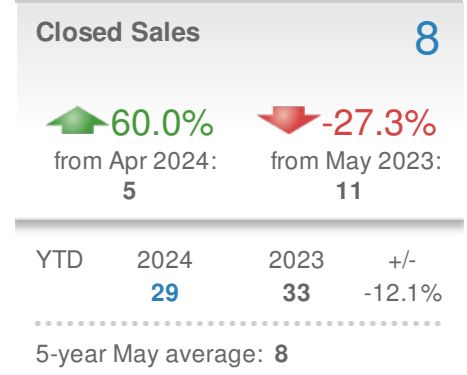
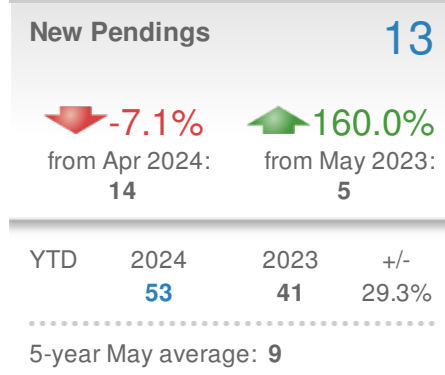
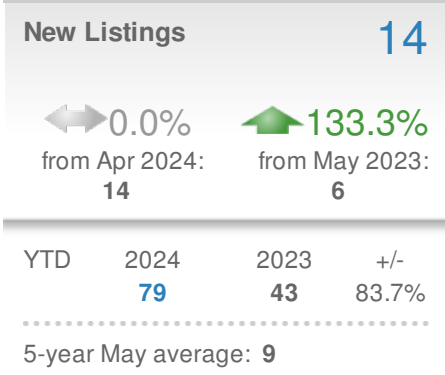
Email: ldavis@tcsr.realtor



May 2024

Octorara Area (Chester, PA) - Detached

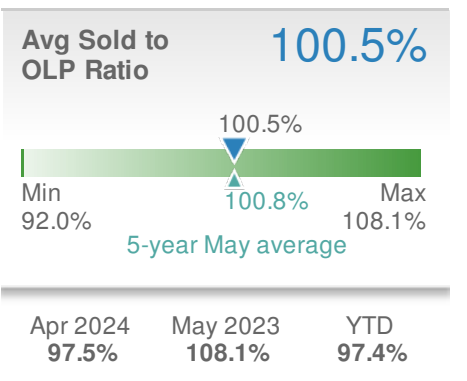
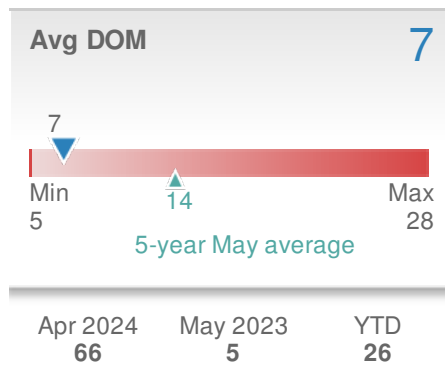
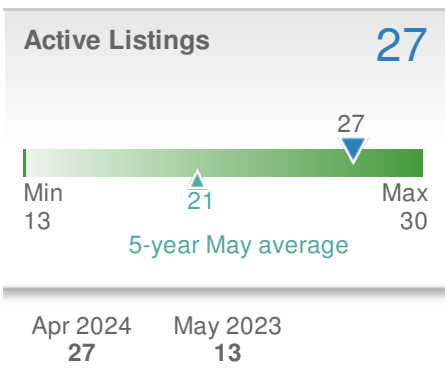
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Octorara Area (Chester, PA), the median sold price for Detached properties for May was \$432,000, representing a decrease of 5.1% compared to last month and an increase of 15.2% from May 2023. The average days on market for units sold in May was 7 days, 49% below the 5-year May average of 14 days. There was a 7.1% month over month decrease in new contract activity with 13 New Pendings; a 21.4% MoM increase in All Pendings (new contracts + contracts carried over from April) to 34; and no change in supply with 27 active units.

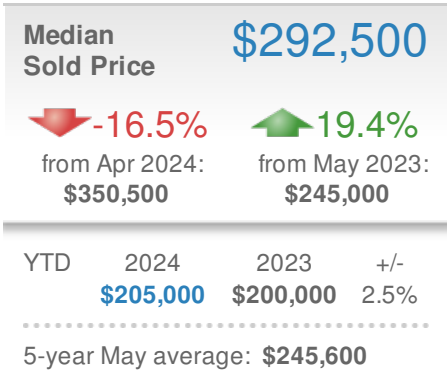
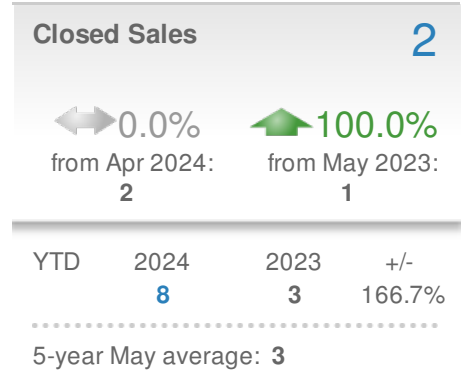
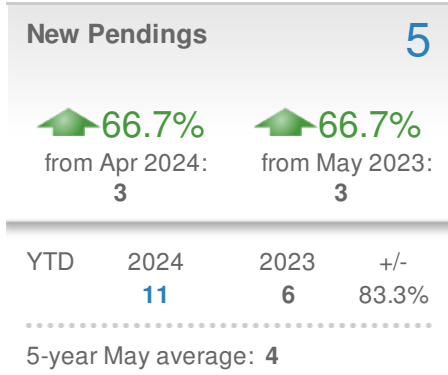
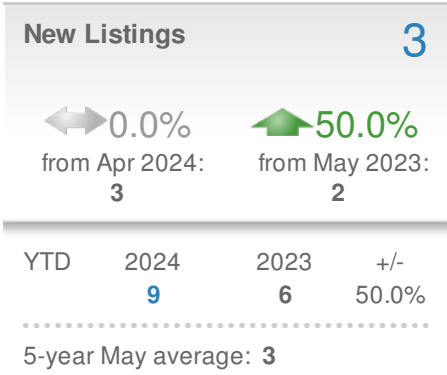
This activity resulted in a Contract Ratio of 1.26 pendings per active listing, up from 1.04 in April and an increase from 1.15 in May 2023. The Contract Ratio is 6% higher than the 5-year May average of 1.19. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



May 2024

Octorara Area (Chester, PA) - Attached

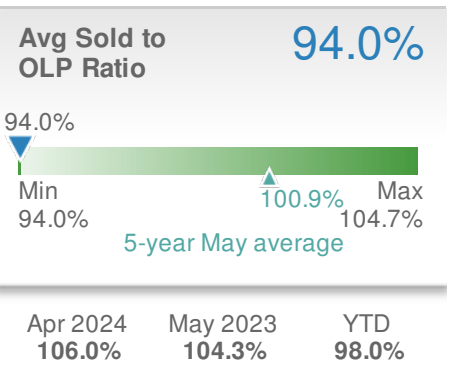
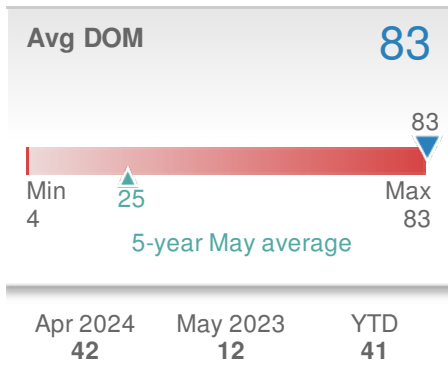
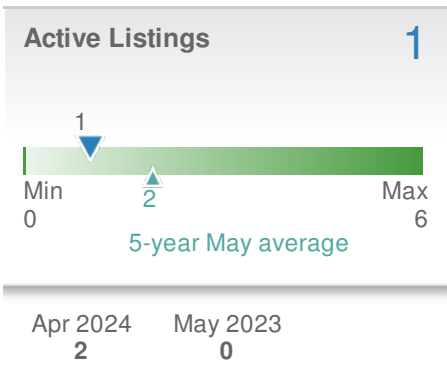
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Octorara Area (Chester, PA), the median sold price for Attached properties for May was \$292,500, representing a decrease of 16.5% compared to last month and an increase of 19.4% from May 2023. The average days on market for units sold in May was 83 days, 232% above the 5-year May average of 25 days. There was a 66.7% month over month increase in new contract activity with 5 New Pendings; a 50% MoM increase in All Pendings (new contracts + contracts carried over from April) to 6; and a 50% decrease in supply to 1 active units.

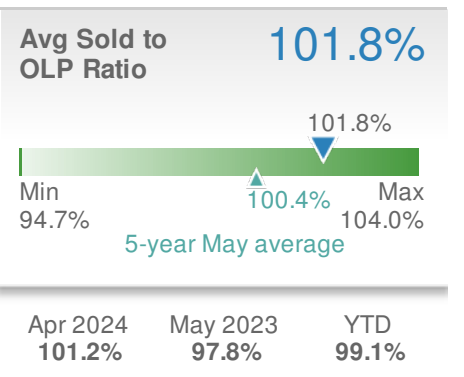
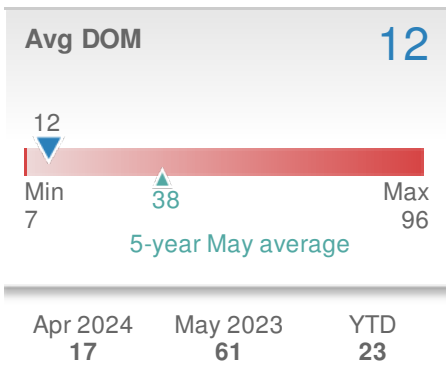
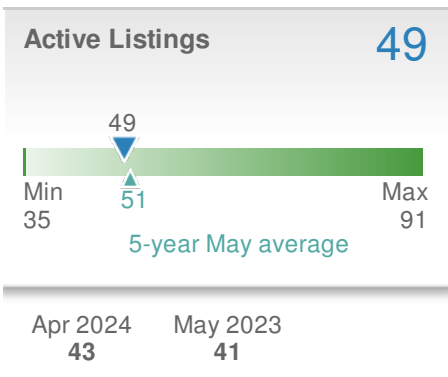
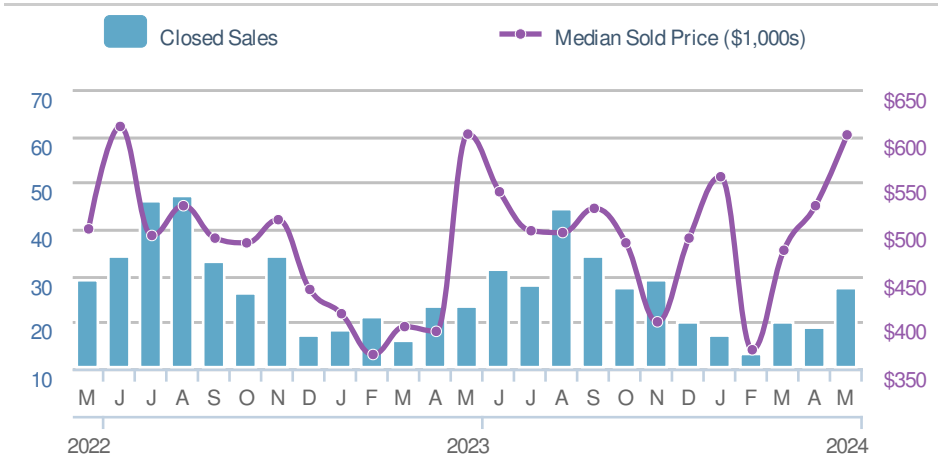
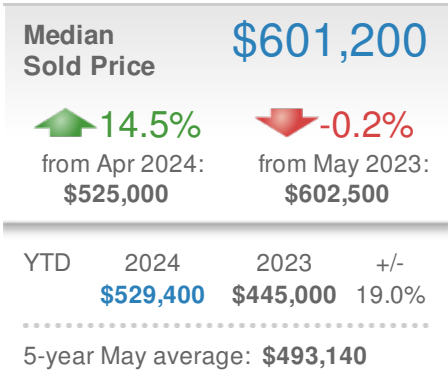
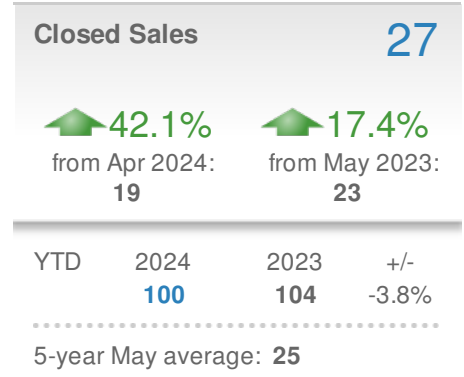
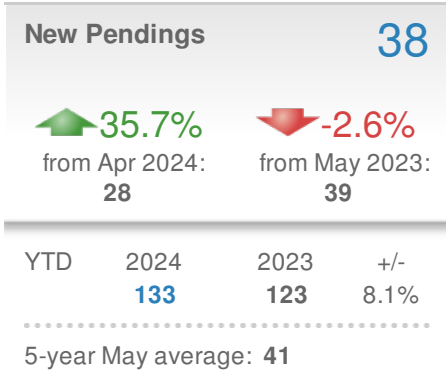
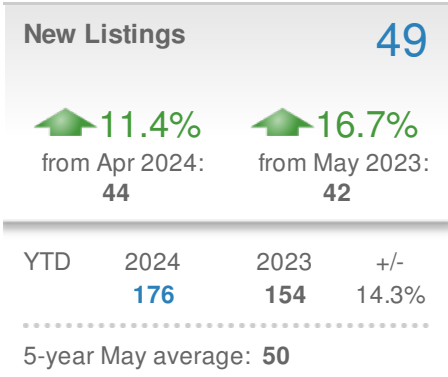
This activity resulted in a Contract Ratio of 6.00 pendings per active listing, up from 2.00 in April and an increase from 0.00 in May 2023. The Contract Ratio is 216% higher than the 5-year May average of 1.90. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



May 2024

Owen J Roberts (Chester, PA)

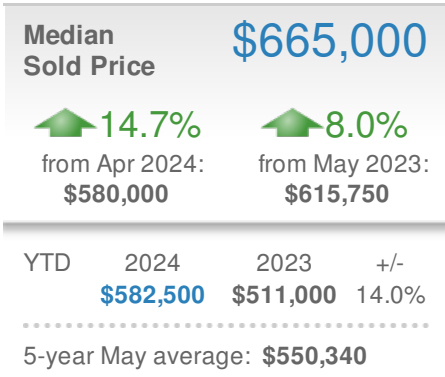
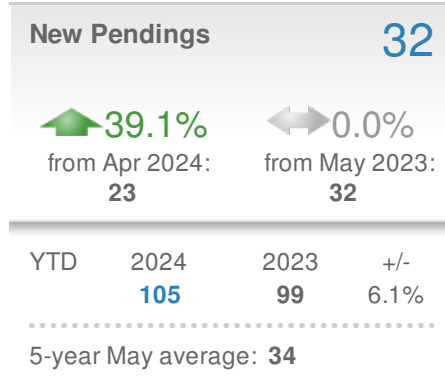
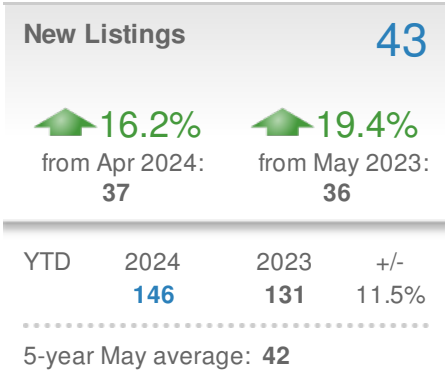
Email: ldavis@tcsr.realtor



May 2024

Owen J Roberts (Chester, PA) - Detached

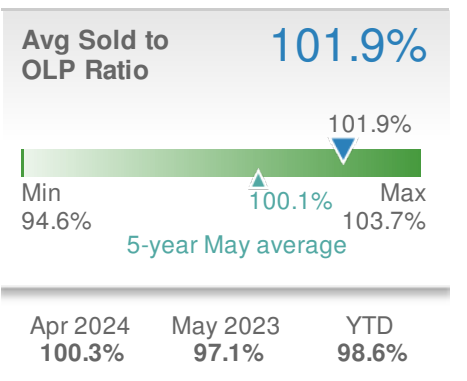
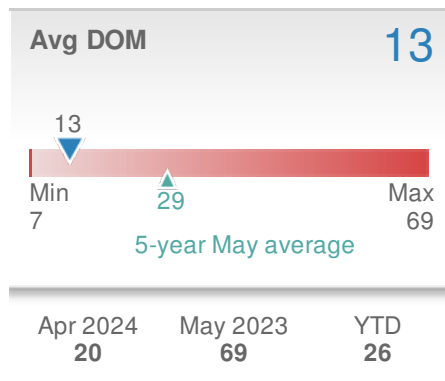
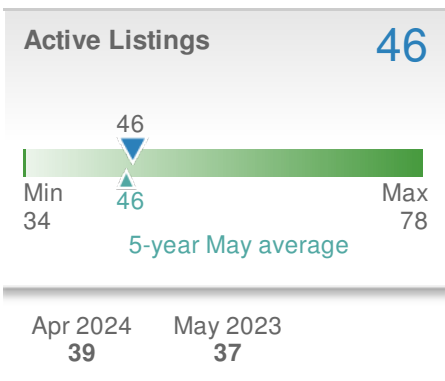
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Summary

In Owen J Roberts (Chester, PA), the median sold price for Detached properties for May was \$665,000, representing an increase of 14.7% compared to last month and an increase of 8% from May 2023. The average days on market for units sold in May was 13 days, 55% below the 5-year May average of 29 days. There was a 39.1% month over month increase in new contract activity with 32 New Pendings; a 17.5% MoM increase in All Pendings (new contracts + contracts carried over from April) to 47; and a 17.9% increase in supply to 46 active units.

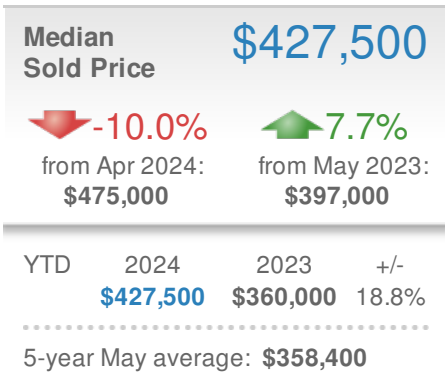
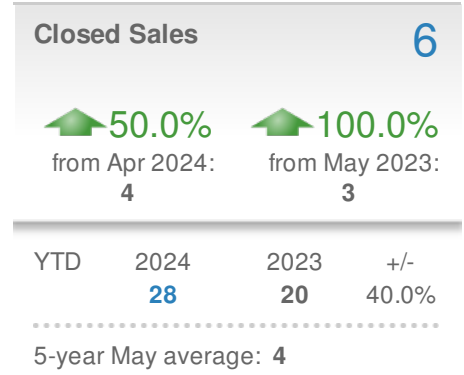
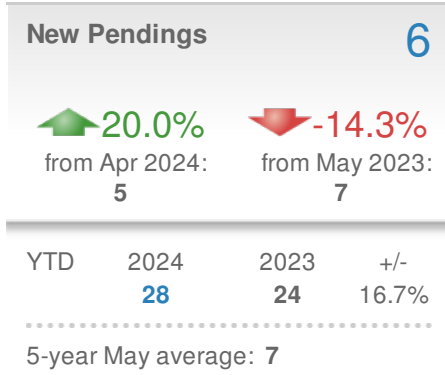
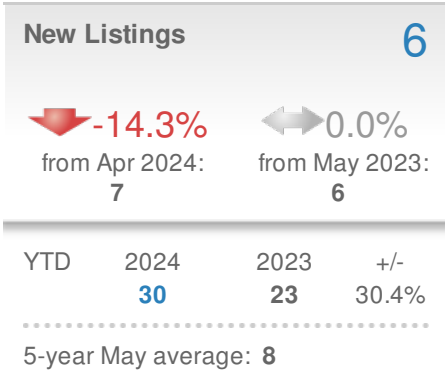
This activity resulted in a Contract Ratio of 1.02 pendings per active listing, down from 1.03 in April and a decrease from 1.11 in May 2023. The Contract Ratio is 28% lower than the 5-year May average of 1.42. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



May 2024

Owen J Roberts (Chester, PA) - Attached

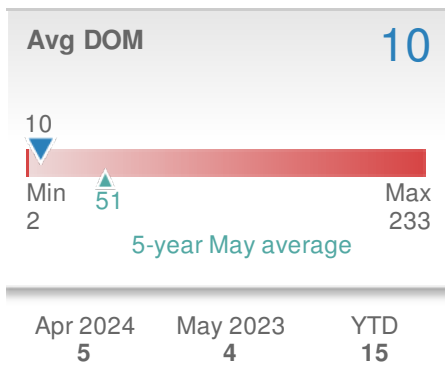
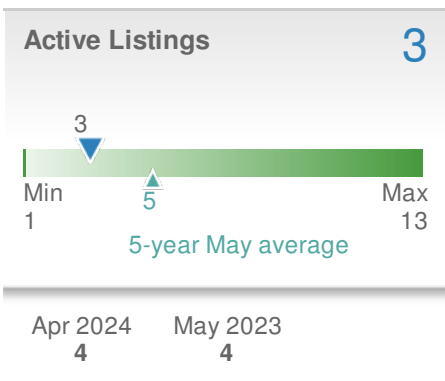
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Summary

In Owen J Roberts (Chester, PA), the median sold price for Attached properties for May was \$427,500, representing a decrease of 10% compared to last month and an increase of 7.7% from May 2023. The average days on market for units sold in May was 10 days, 80% below the 5-year May average of 51 days. There was a 20% month over month increase in new contract activity with 6 New Pendings; a 16.7% MoM increase in All Pendings (new contracts + contracts carried over from April) to 7; and a 25% decrease in supply to 3 active units.

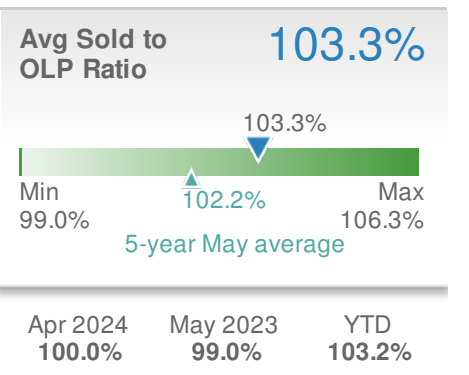
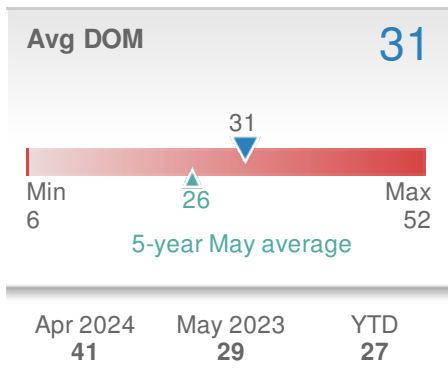
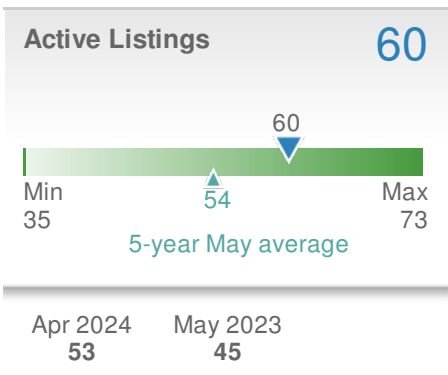
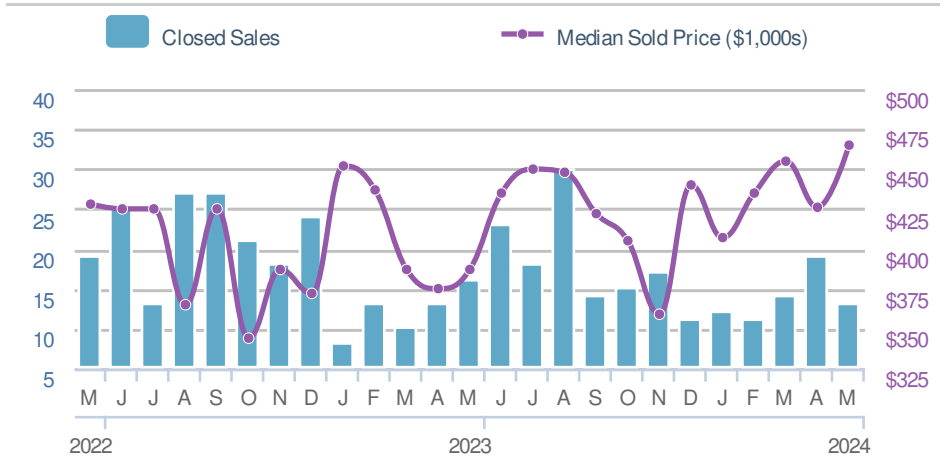
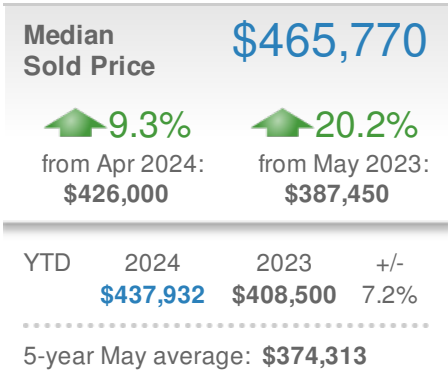
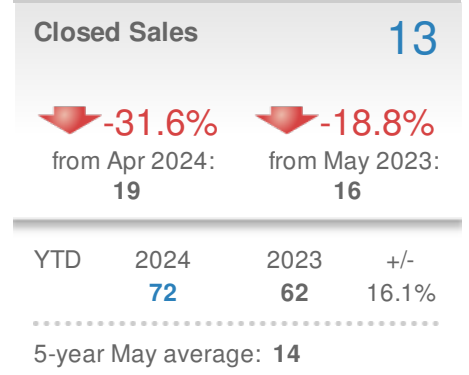
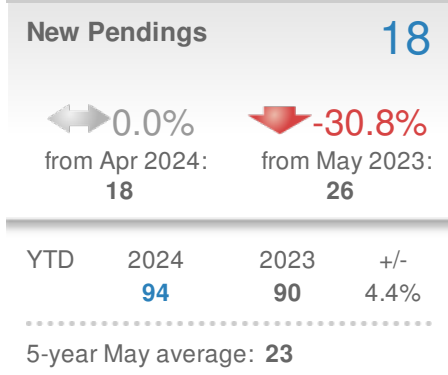
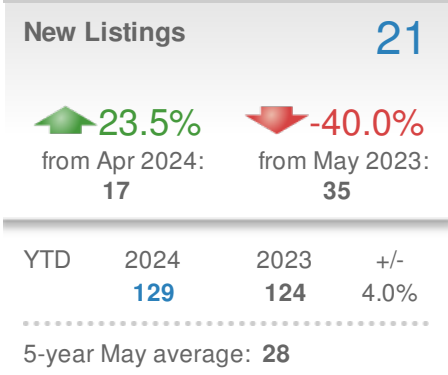
This activity resulted in a Contract Ratio of 2.33 pendings per active listing, up from 1.50 in April and an increase from 2.00 in May 2023. The Contract Ratio is 30% lower than the 5-year May average of 3.32. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



May 2024

Oxford Area (Chester, PA)

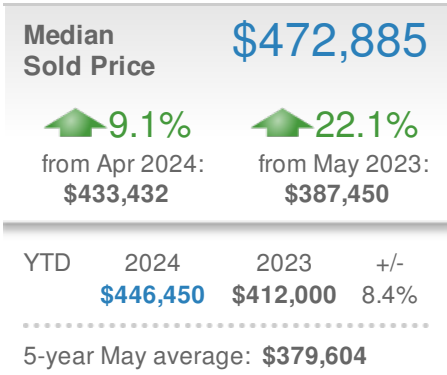
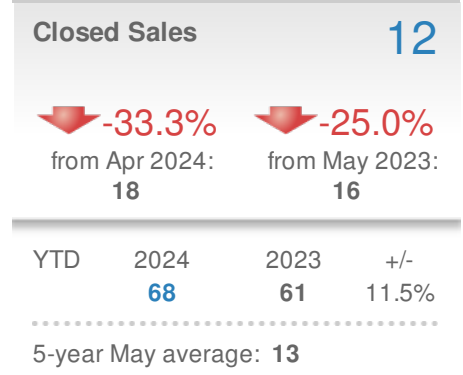
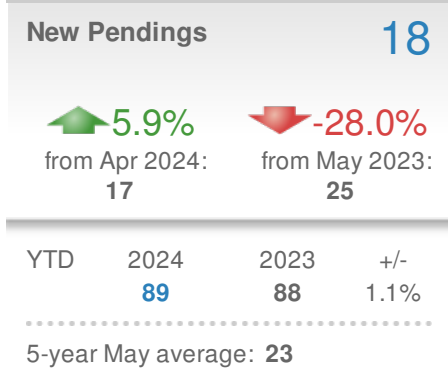
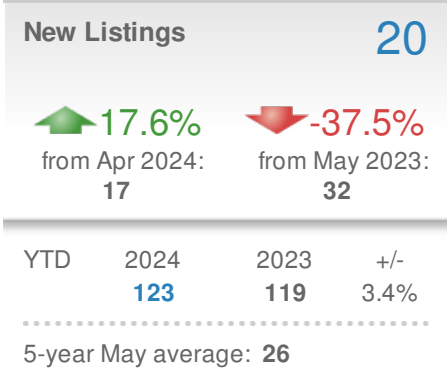
Email: ldavis@tcsr.realtor



May 2024

Oxford Area (Chester, PA) - Detached

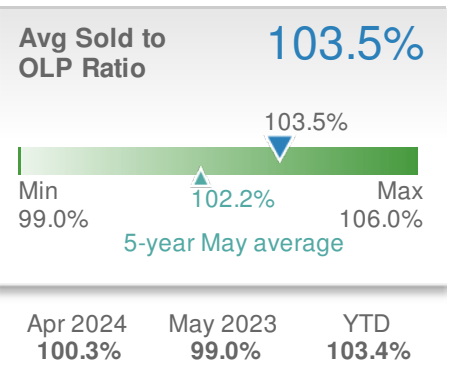
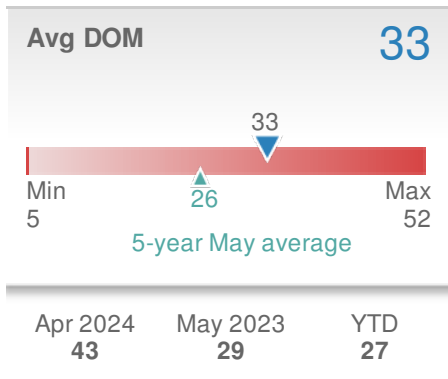
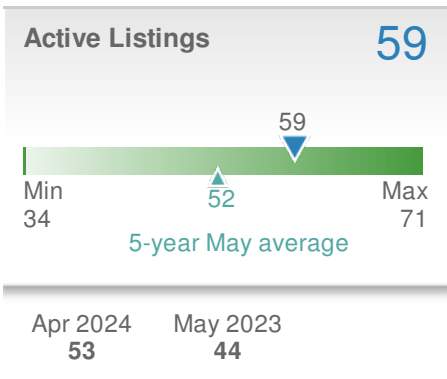
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Summary

In Oxford Area (Chester, PA), the median sold price for Detached properties for May was \$472,885, representing an increase of 9.1% compared to last month and an increase of 22.1% from May 2023. The average days on market for units sold in May was 33 days, 27% above the 5-year May average of 26 days. There was a 5.9% month over month increase in new contract activity with 18 New Pendings; an 8% MoM increase in All Pendings (new contracts + contracts carried over from April) to 54; and an 11.3% increase in supply to 59 active units.

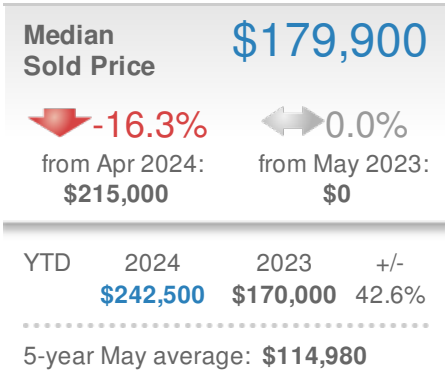
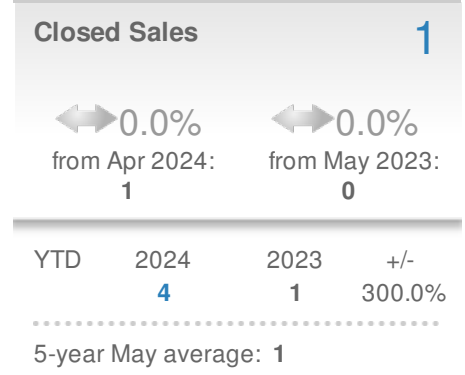
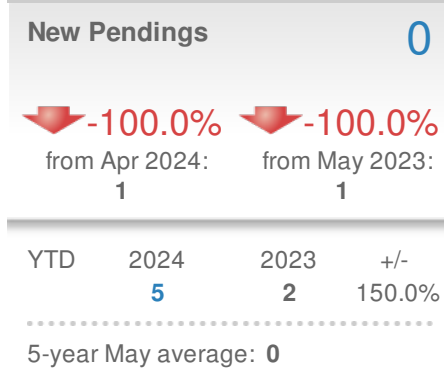
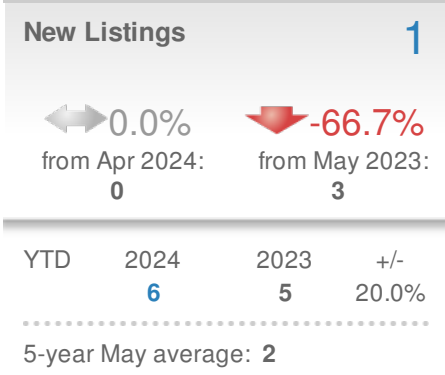
This activity resulted in a Contract Ratio of 0.92 pendings per active listing, down from 0.94 in April and a decrease from 1.00 in May 2023. The Contract Ratio is 21% lower than the 5-year May average of 1.16. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



May 2024

Oxford Area (Chester, PA) - Attached

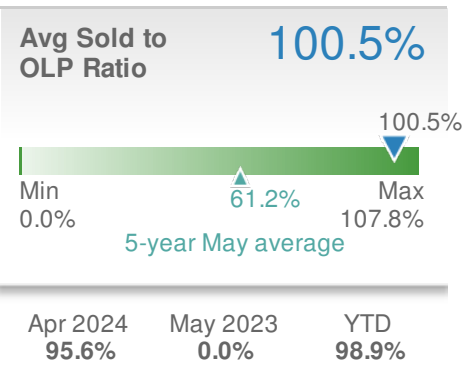
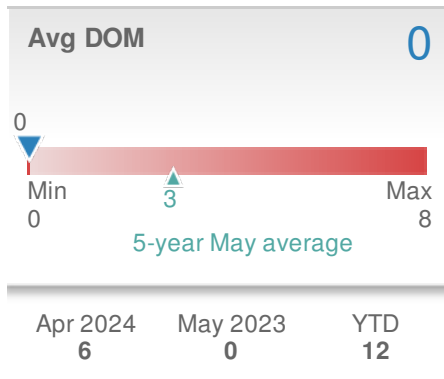
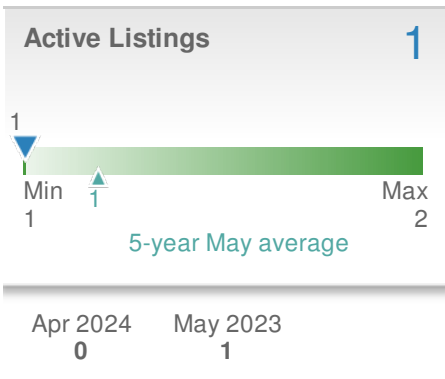
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Summary

In Oxford Area (Chester, PA), the median sold price for Attached properties for May was \$179,900, representing a decrease of 16.3% compared to last month and an increase of 0% from May 2023. The average days on market for units sold in May was 0 days, 100% below the 5-year May average of 3 days. There was a 100% month over month decrease in new contract activity with 0 New Pendings; a 50% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 1; and a 0% increase in supply to 1 active units.

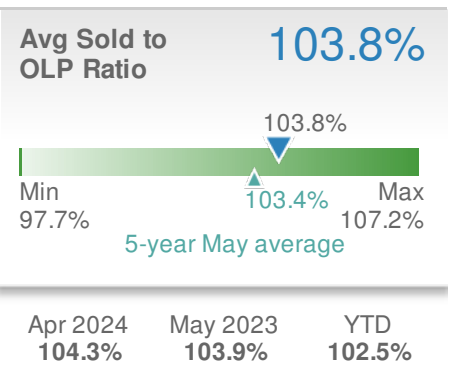
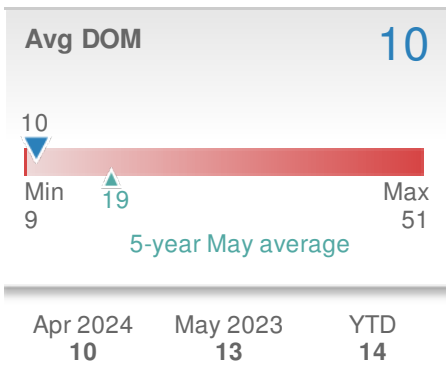
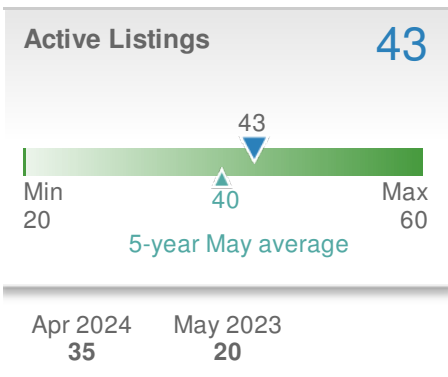
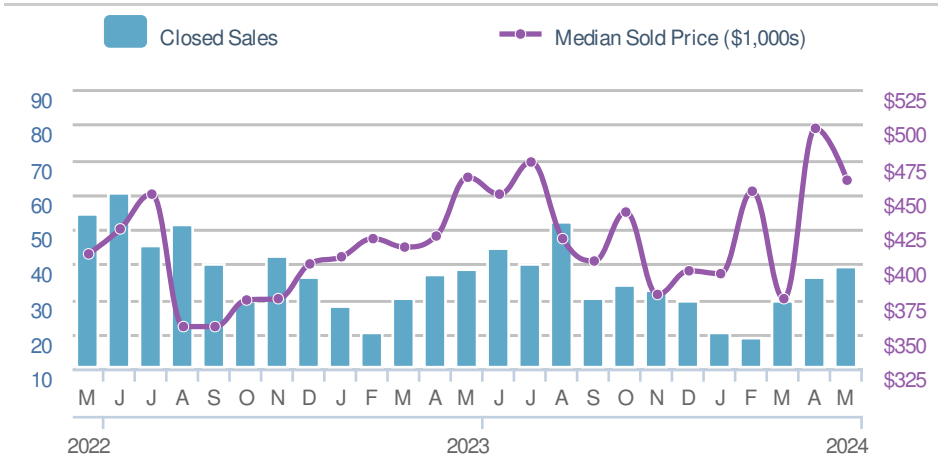
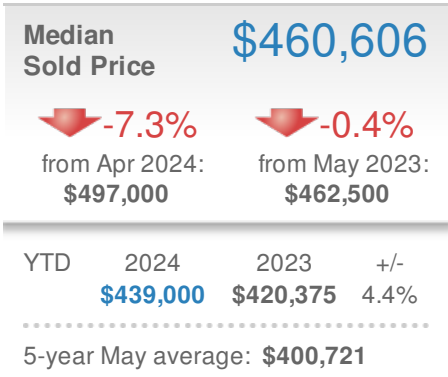
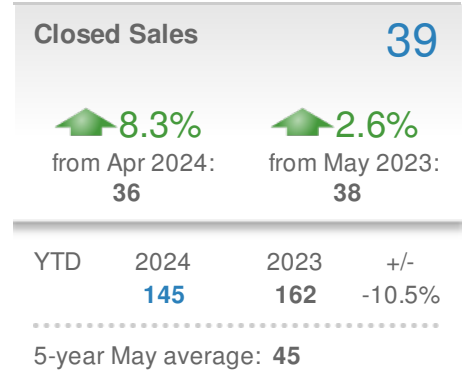
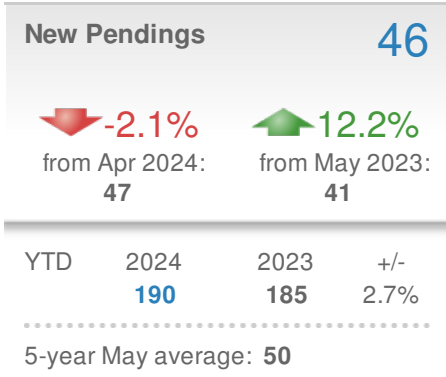
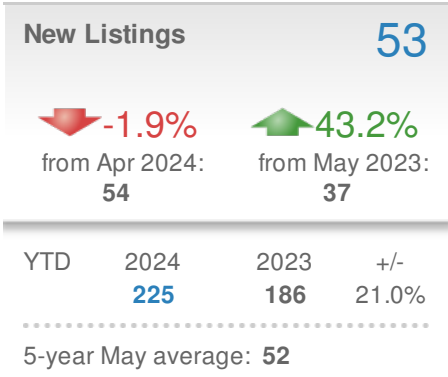
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, up from 0.00 in April and no change from May 2023. The Contract Ratio is 25% higher than the 5-year May average of 0.80. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



May 2024

Phoenixville Area (Chester, PA)

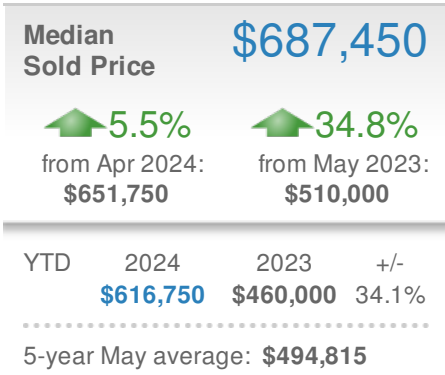
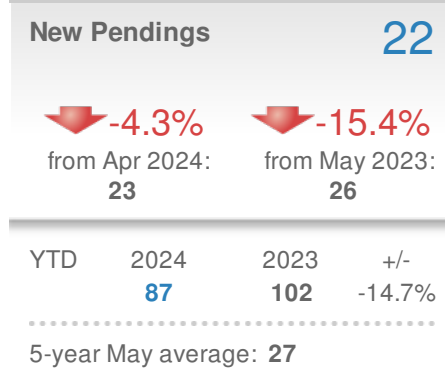
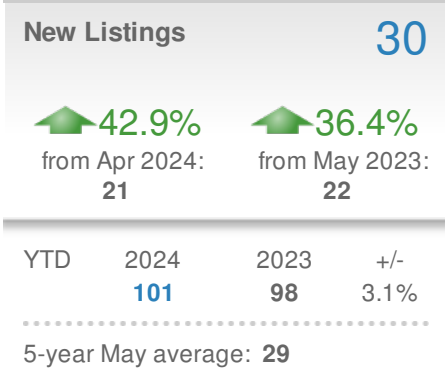
Email: ldavis@tcsr.realtor



May 2024

Phoenixville Area (Chester, PA) - Detached

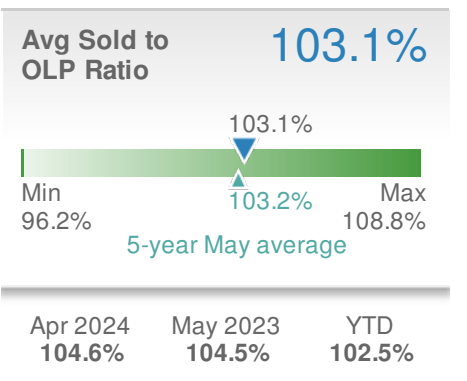
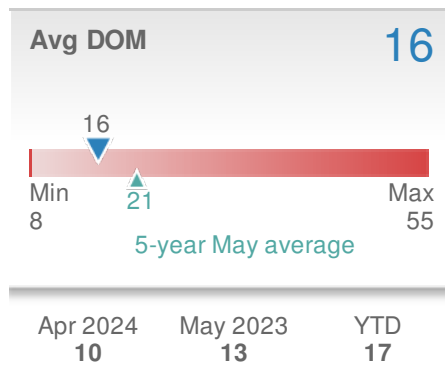
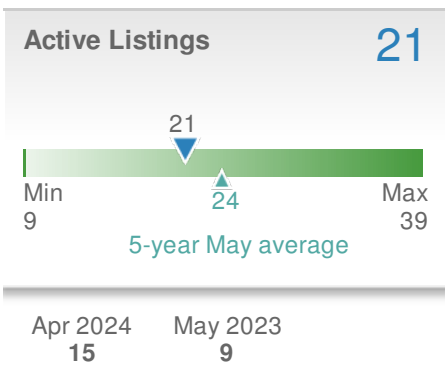
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Summary

In Phoenixville Area (Chester, PA), the median sold price for Detached properties for May was \$687,450, representing an increase of 5.5% compared to last month and an increase of 34.8% from May 2023. The average days on market for units sold in May was 16 days, 25% below the 5-year May average of 21 days. There was a 4.3% month over month decrease in new contract activity with 22 New Pendings; a 6.9% MoM increase in All Pendings (new contracts + contracts carried over from April) to 31; and a 40% increase in supply to 21 active units.

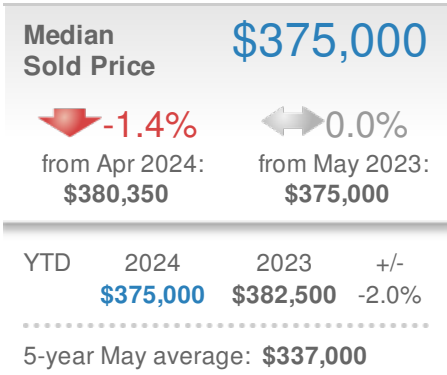
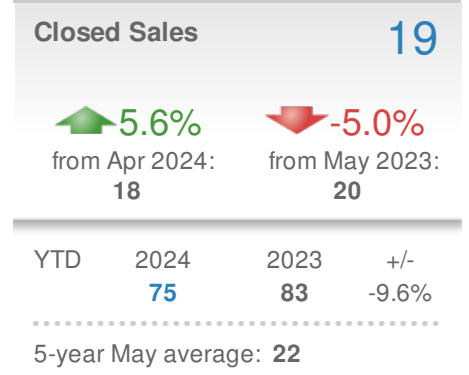
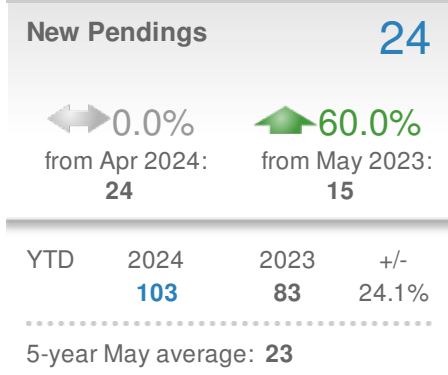
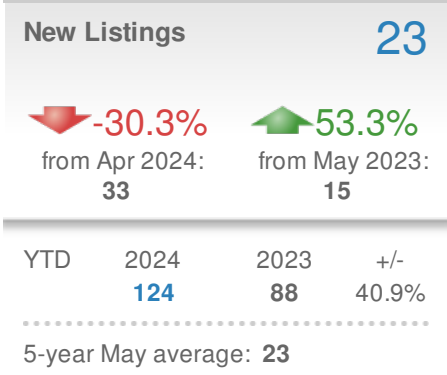
This activity resulted in a Contract Ratio of 1.48 pendings per active listing, down from 1.93 in April and a decrease from 4.78 in May 2023. The Contract Ratio is 34% lower than the 5-year May average of 2.24. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



May 2024

Phoenixville Area (Chester, PA) - Attached

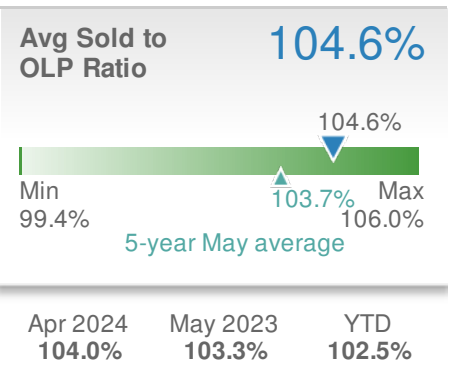
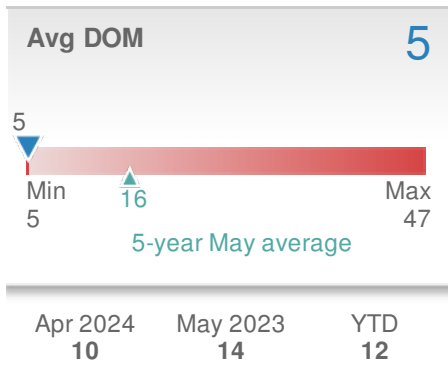
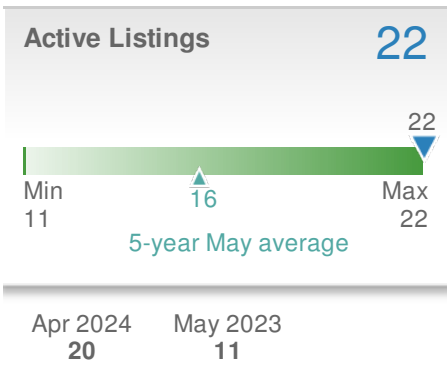
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Summary

In Phoenixville Area (Chester, PA), the median sold price for Attached properties for May was \$375,000, representing a decrease of 1.4% compared to last month and no change from May 2023. The average days on market for units sold in May was 5 days, 70% below the 5-year May average of 16 days. There was no month over month change in new contract activity with 24 New Pendings; an 8.8% MoM increase in All Pendings (new contracts + contracts carried over from April) to 37; and a 10% increase in supply to 22 active units.

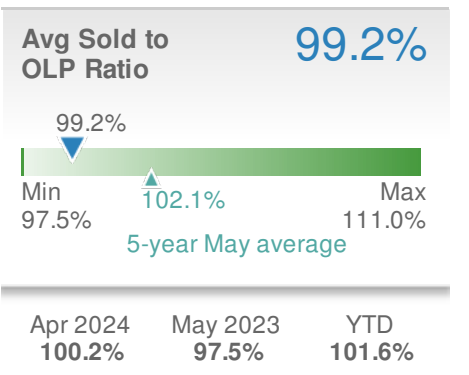
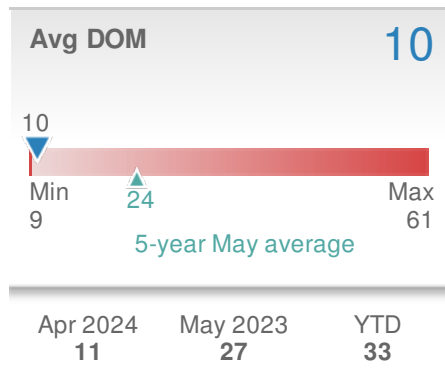
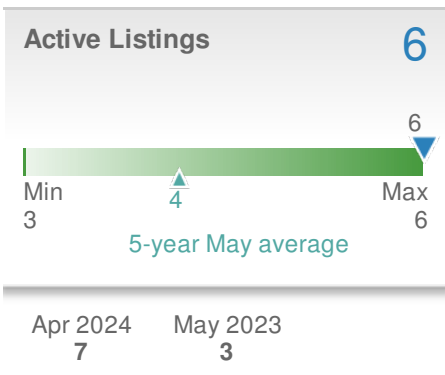
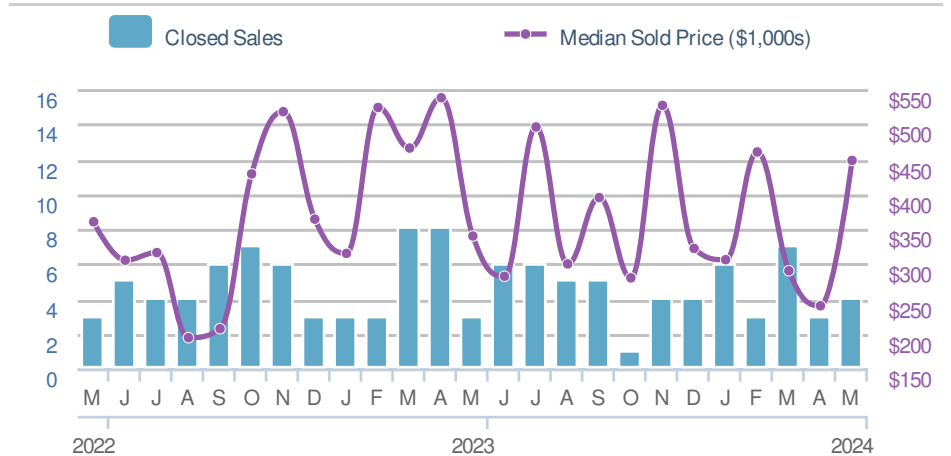
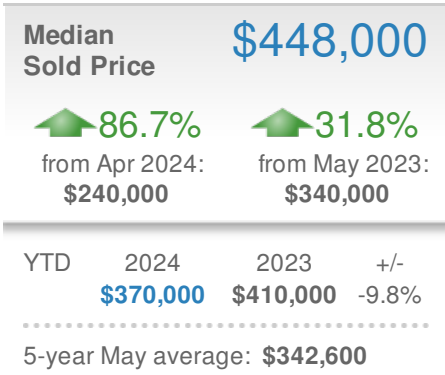
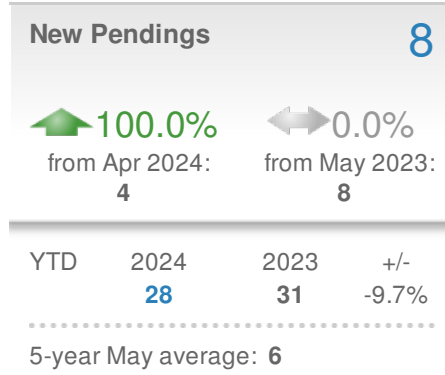
This activity resulted in a Contract Ratio of 1.68 pendings per active listing, down from 1.70 in April and an increase from 1.64 in May 2023. The Contract Ratio is 24% lower than the 5-year May average of 2.21. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



May 2024

Spring-Ford Area (Chester, PA)

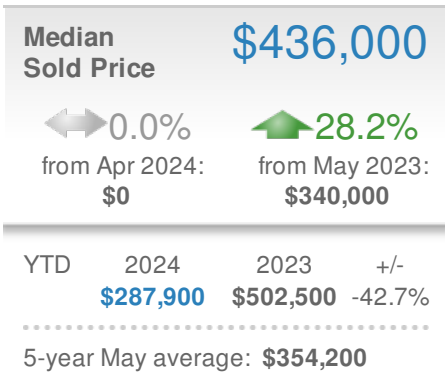
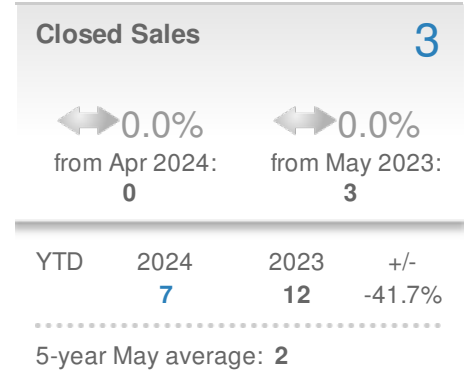
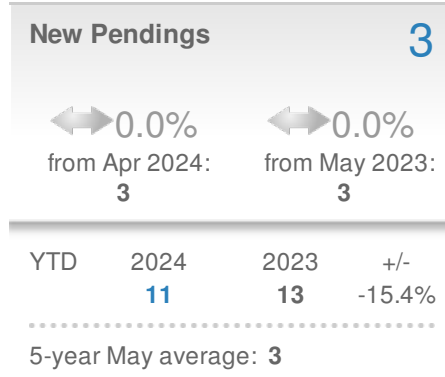
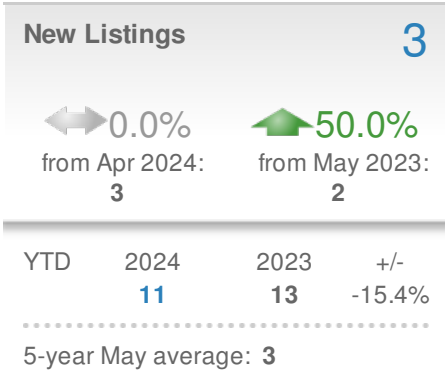
Email: ldavis@tcsr.realtor



May 2024

Spring-Ford Area (Chester, PA) - Detached

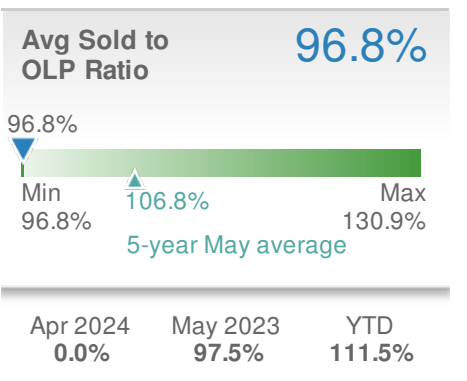
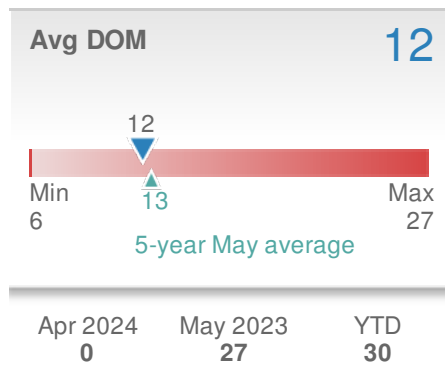
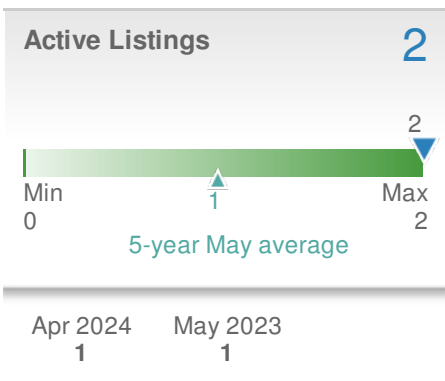
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Spring-Ford Area (Chester, PA), the median sold price for Detached properties for May was \$436,000, representing an increase of 0% compared to last month and an increase of 28.2% from May 2023. The average days on market for units sold in May was 12 days, 5% below the 5-year May average of 13 days. There was no month over month change in new contract activity with 3 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from April) with 4; and a 100% increase in supply to 2 active units.

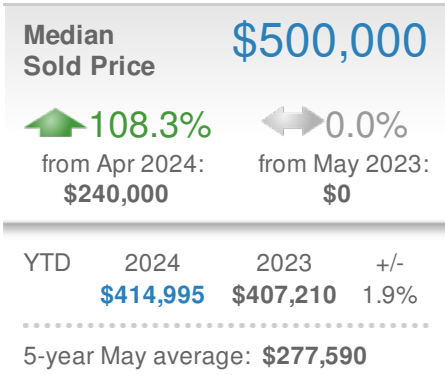
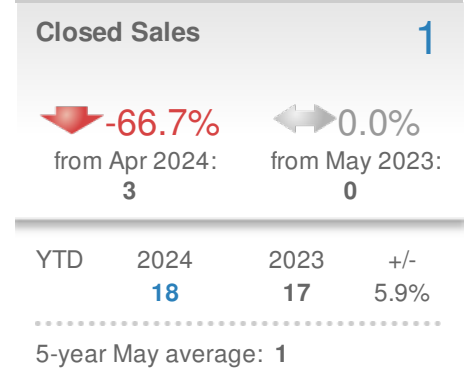
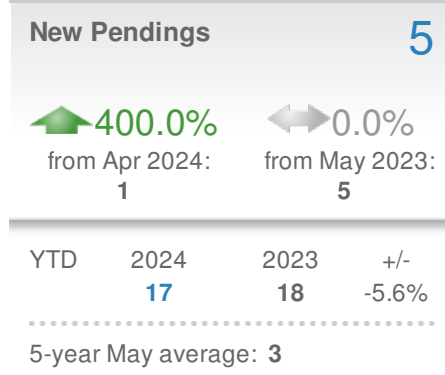
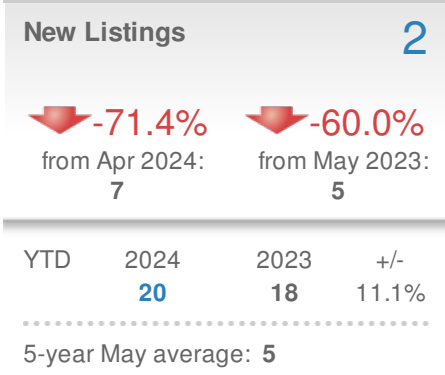
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, down from 4.00 in April and no change from May 2023. The Contract Ratio is 9% lower than the 5-year May average of 2.20. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



May 2024

Spring-Ford Area (Chester, PA) - Attached

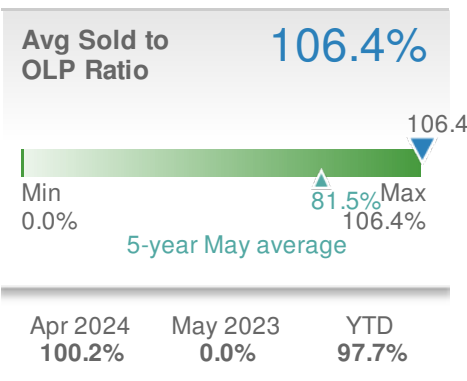
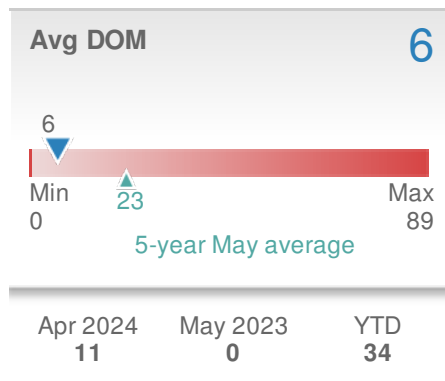
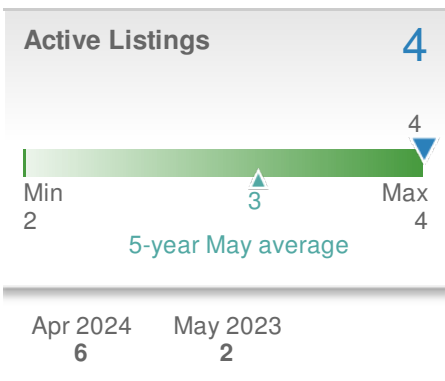
Tri-County Suburban REALTORS
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Summary

In Spring-Ford Area (Chester, PA), the median sold price for Attached properties for May was \$500,000, representing an increase of 108.3% compared to last month and an increase of 0% from May 2023. The average days on market for units sold in May was 6 days, 74% below the 5-year May average of 23 days. There was a 400% month over month increase in new contract activity with 5 New Pendings; a 400% MoM increase in All Pendings (new contracts + contracts carried over from April) to 5; and a 33.3% decrease in supply to 4 active units.

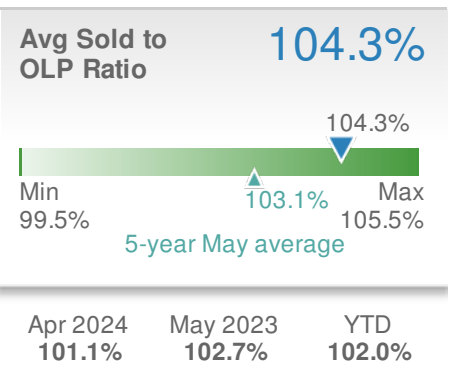
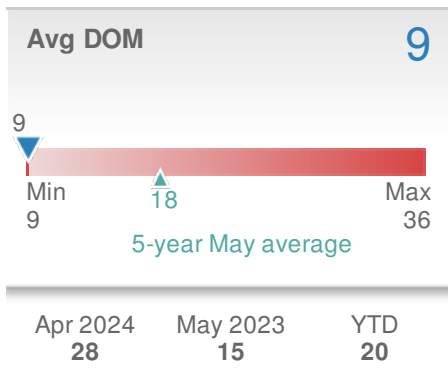
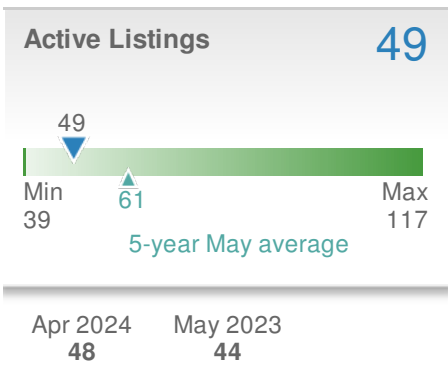
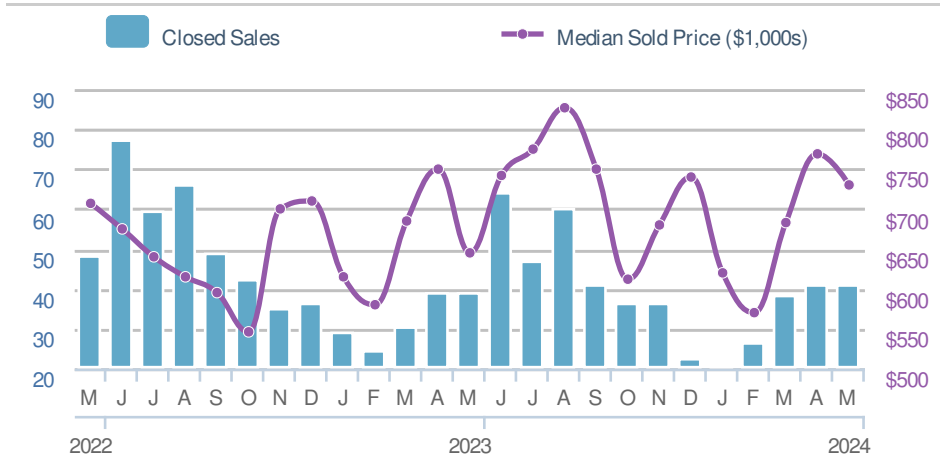
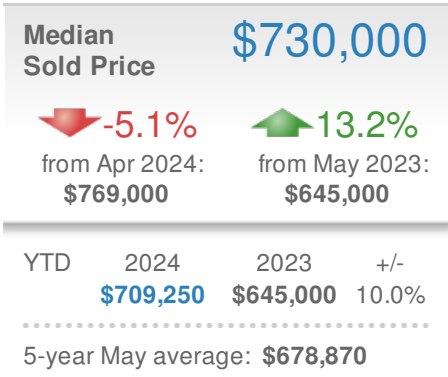
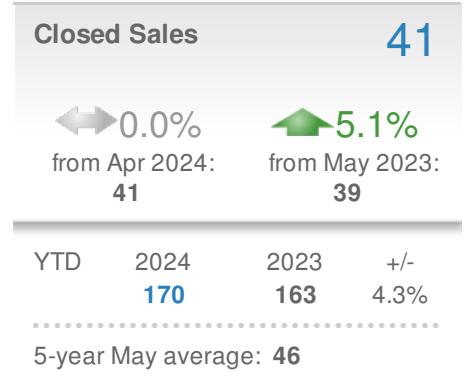
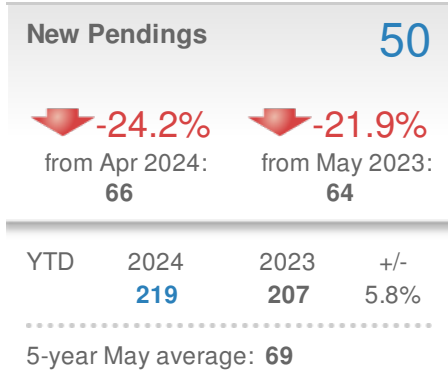
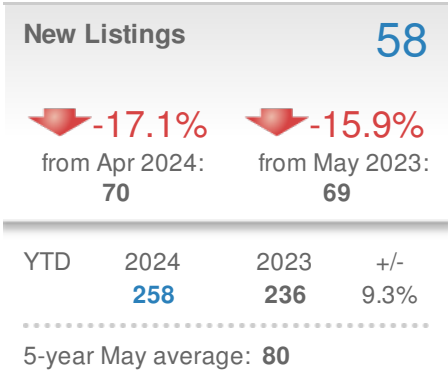
This activity resulted in a Contract Ratio of 1.25 pendings per active listing, up from 0.17 in April and a decrease from 3.00 in May 2023. The Contract Ratio is 3% lower than the 5-year May average of 1.28. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



May 2024

Tredyffrin-Easttown (Chester, PA)

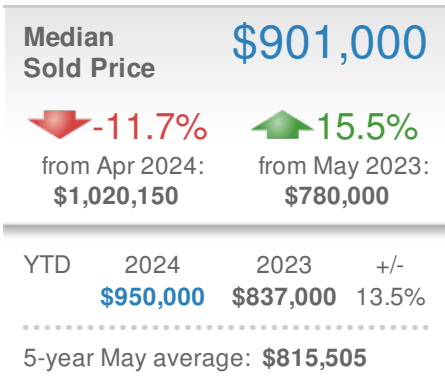
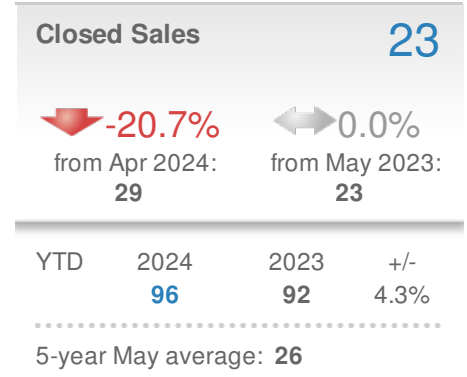
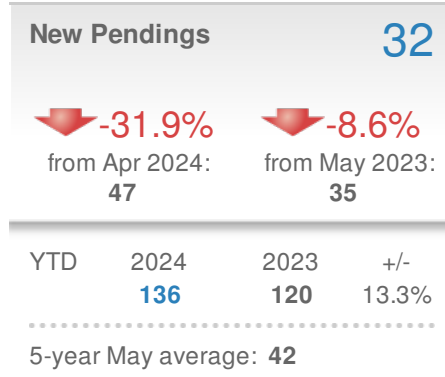
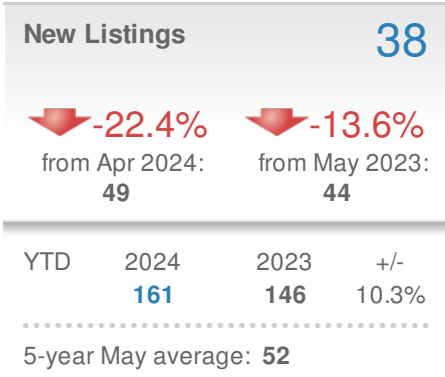
Email: ldavis@tcsr.realtor



May 2024

Tredyffrin-Easttown (Chester, PA) - Detached

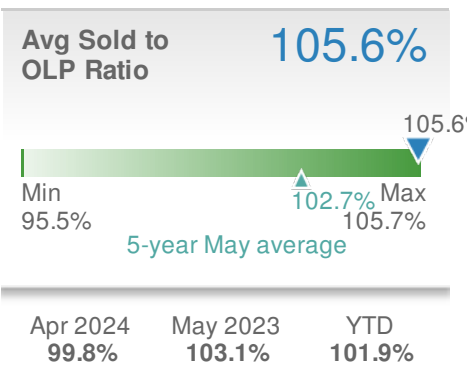
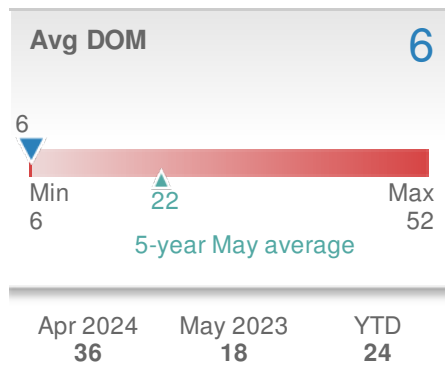
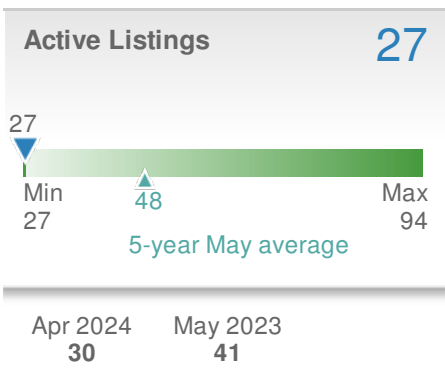
Tri-County Suburban REALTORS
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Summary

In Tredyffrin-Easttown (Chester, PA), the median sold price for Detached properties for May was \$901,000, representing a decrease of 11.7% compared to last month and an increase of 15.5% from May 2023. The average days on market for units sold in May was 6 days, 72% below the 5-year May average of 22 days. There was a 31.9% month over month decrease in new contract activity with 32 New Pendings; a 16.7% MoM increase in All Pendings (new contracts + contracts carried over from April) to 63; and a 10% decrease in supply to 27 active units.

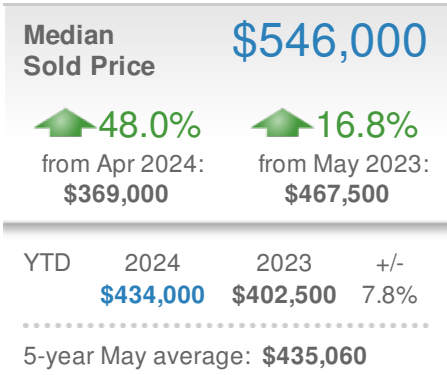
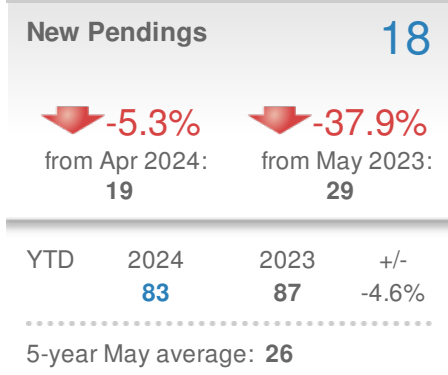
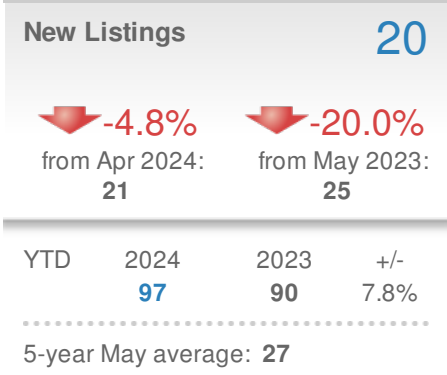
This activity resulted in a Contract Ratio of 2.33 pendings per active listing, up from 1.80 in April and an increase from 1.41 in May 2023. The Contract Ratio is 21% higher than the 5-year May average of 1.92. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



May 2024

Tredyffrin-Easttown (Chester, PA) - Attached

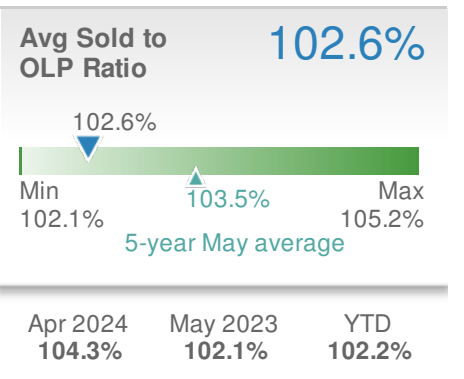
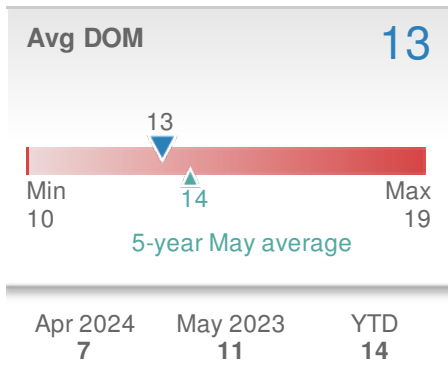
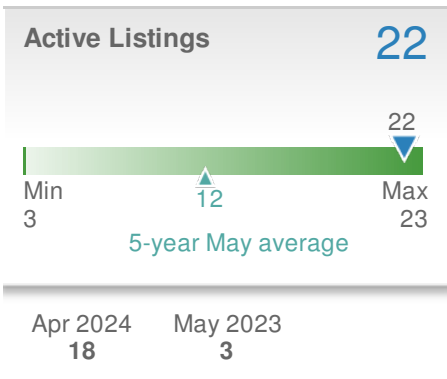
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Tredyffrin-Easttown (Chester, PA), the median sold price for Attached properties for May was \$546,000, representing an increase of 48% compared to last month and an increase of 16.8% from May 2023. The average days on market for units sold in May was 13 days, 6% below the 5-year May average of 14 days. There was a 5.3% month over month decrease in new contract activity with 18 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from April) with 22; and a 22.2% increase in supply to 22 active units.

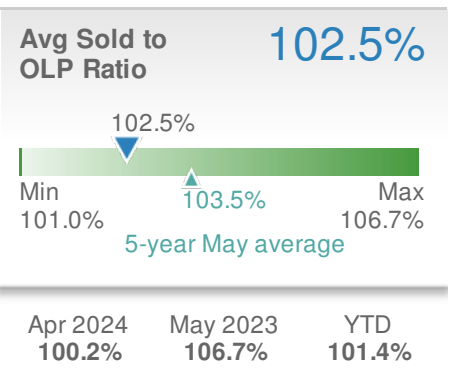
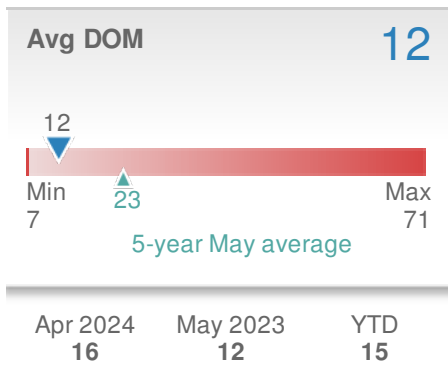
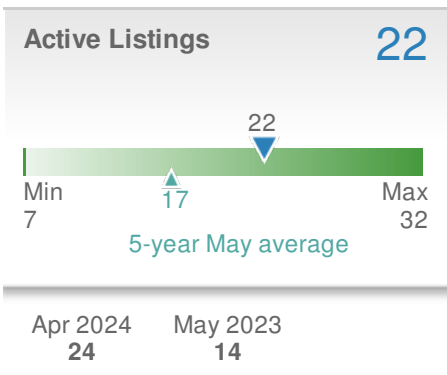
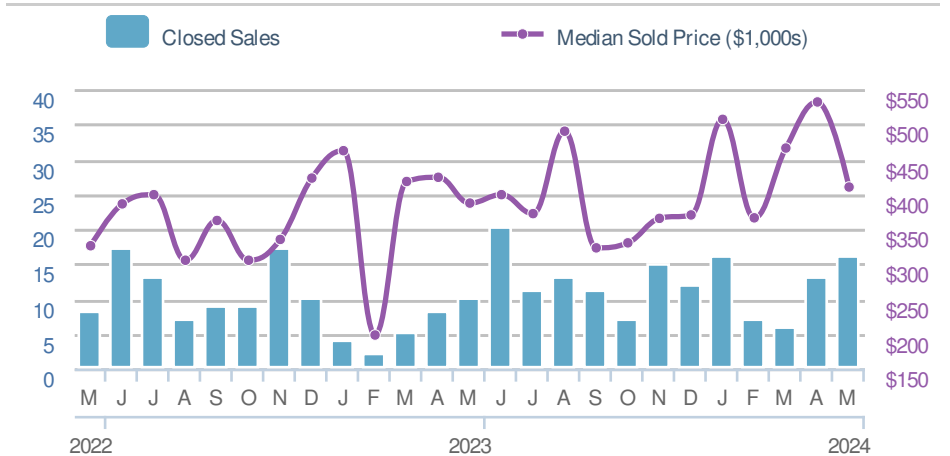
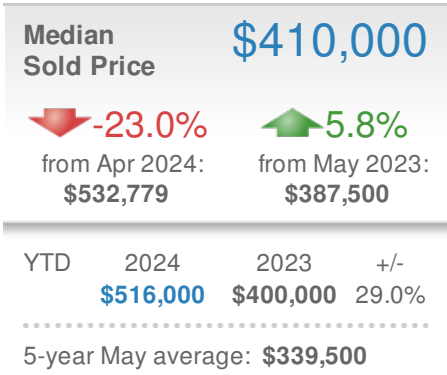
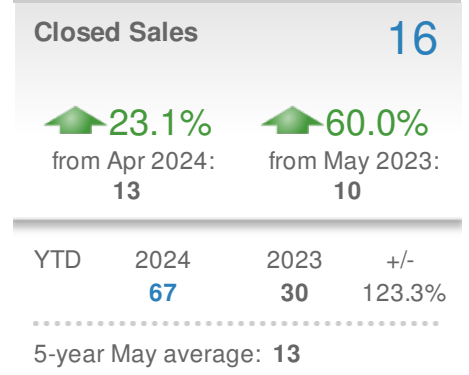
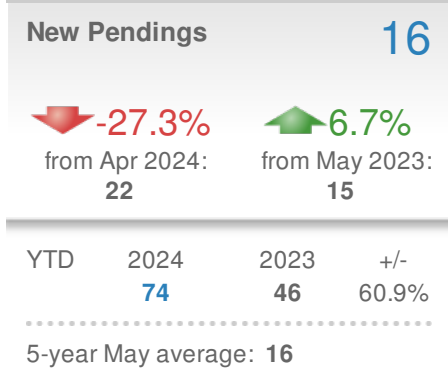
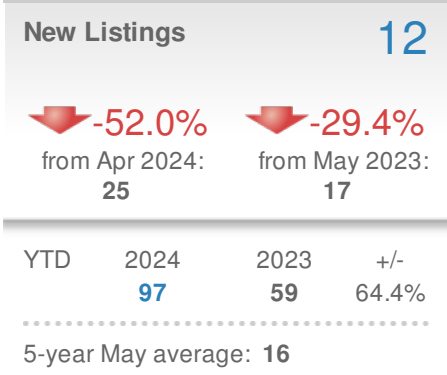
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 1.22 in April and a decrease from 10.00 in May 2023. The Contract Ratio is 82% lower than the 5-year May average of 5.59. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



May 2024

Twin Valley (Chester, PA)

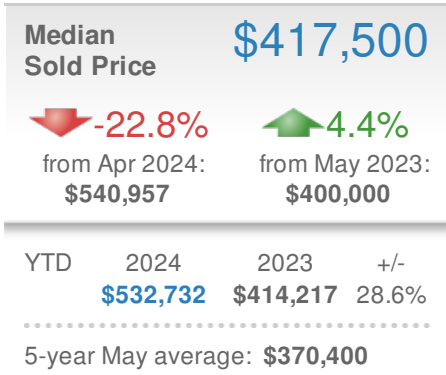
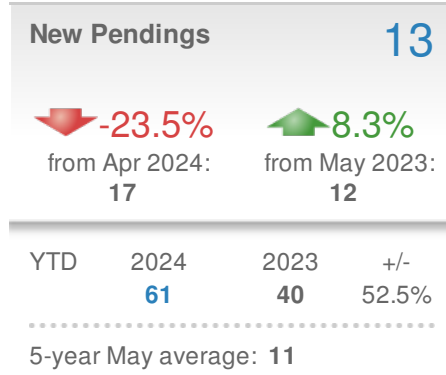
Email: ldavis@tcsr.realtor



May 2024

Twin Valley (Chester, PA) - Detached

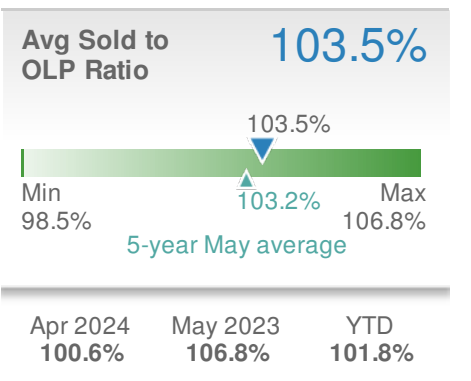
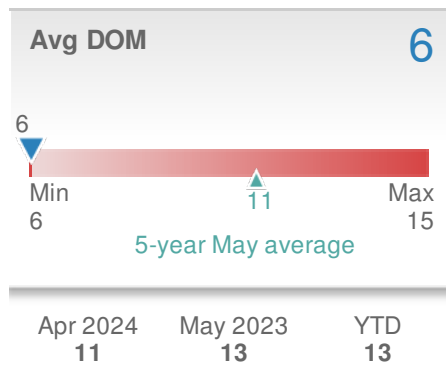
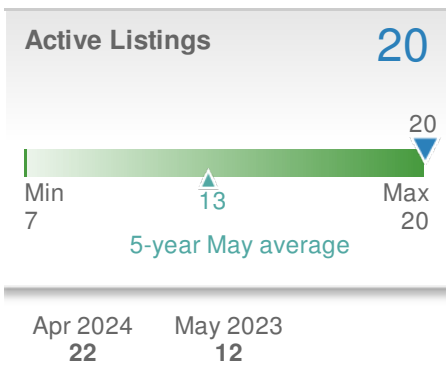
Tri-County Suburban REALTORS
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Summary

In Twin Valley (Chester, PA), the median sold price for Detached properties for May was \$417,500, representing a decrease of 22.8% compared to last month and an increase of 4.4% from May 2023. The average days on market for units sold in May was 6 days, 46% below the 5-year May average of 11 days. There was a 23.5% month over month decrease in new contract activity with 13 New Pendings; a 4.3% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 44; and a 9.1% decrease in supply to 20 active units.

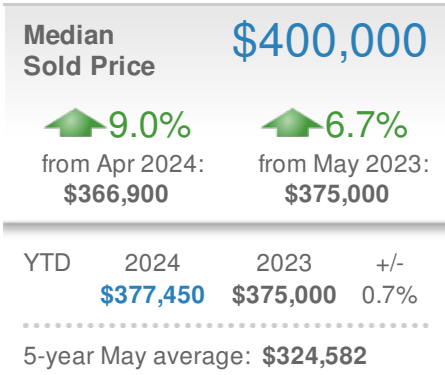
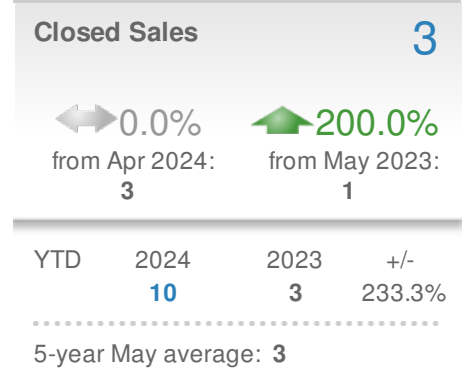
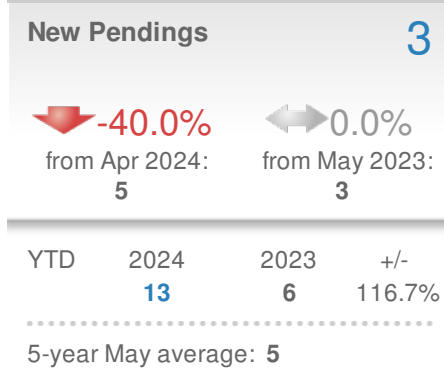
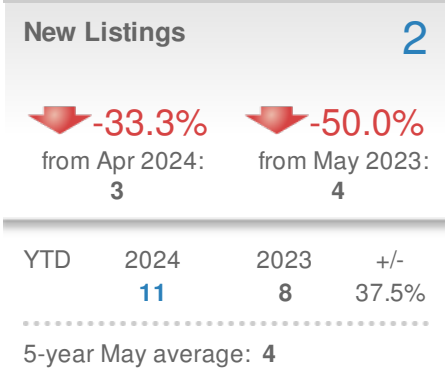
This activity resulted in a Contract Ratio of 2.20 pendings per active listing, up from 2.09 in April and an increase from 1.75 in May 2023. The Contract Ratio is 17% lower than the 5-year May average of 2.64. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



May 2024

Twin Valley (Chester, PA) - Attached

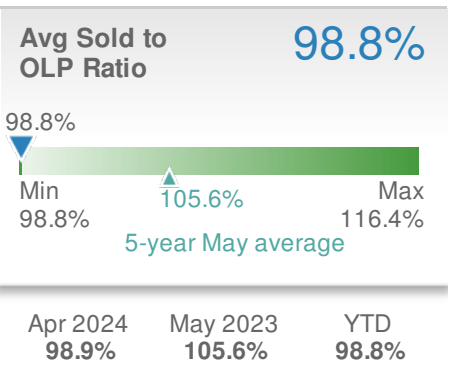
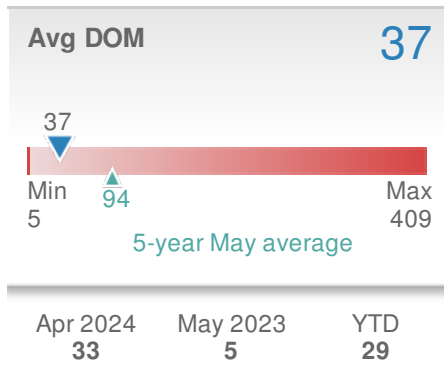
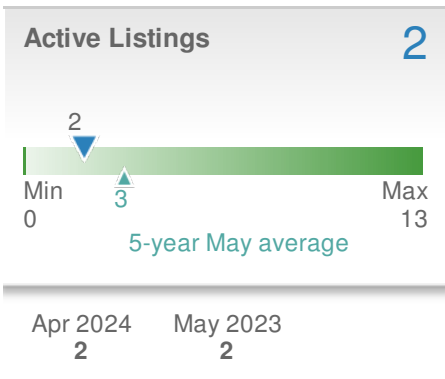
Tri-County Suburban REALTORS
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Summary

In Twin Valley (Chester, PA), the median sold price for Attached properties for May was \$400,000, representing an increase of 9% compared to last month and an increase of 6.7% from May 2023. The average days on market for units sold in May was 37 days, 61% below the 5-year May average of 94 days. There was a 40% month over month decrease in new contract activity with 3 New Pendings; a 16.7% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 5; and no change in supply with 2 active units.

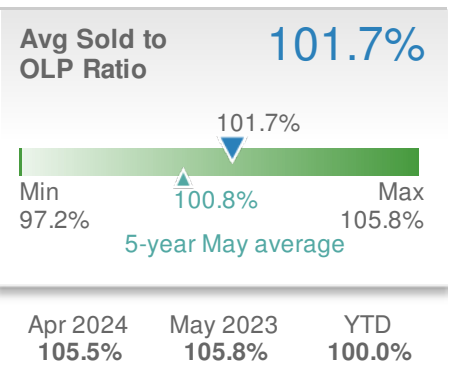
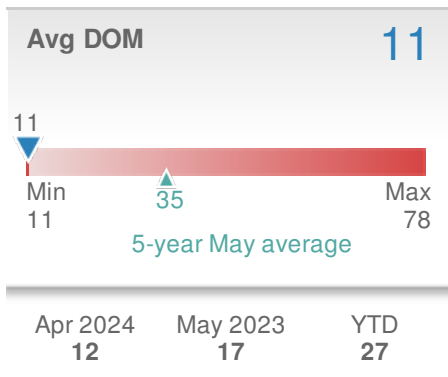
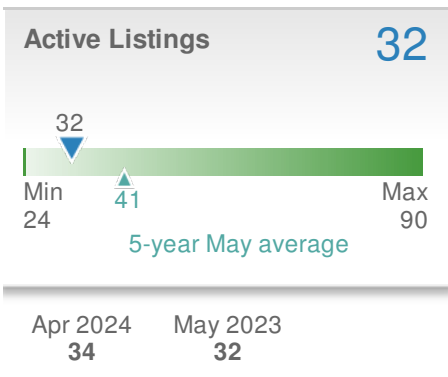
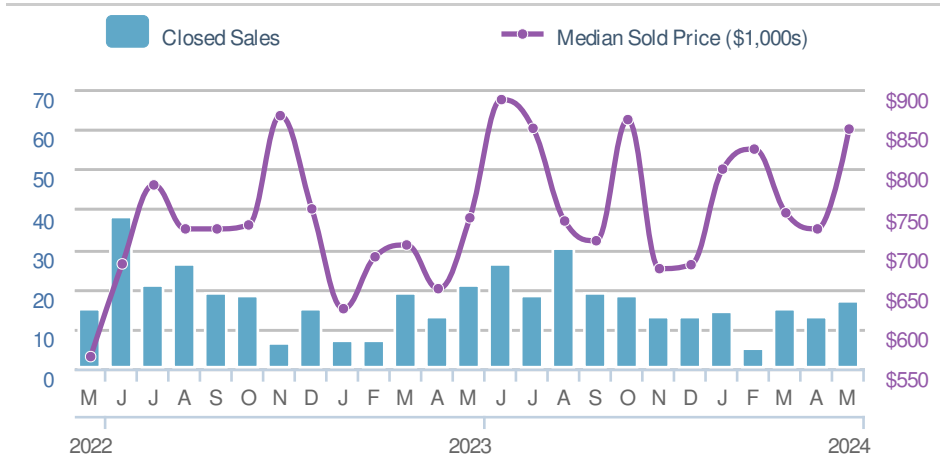
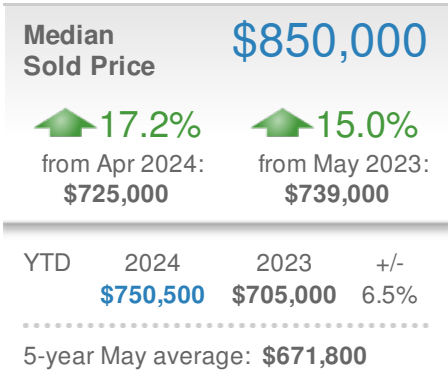
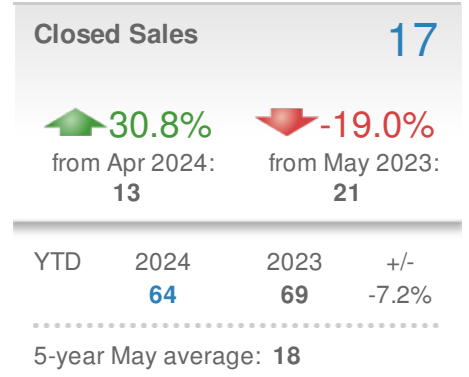
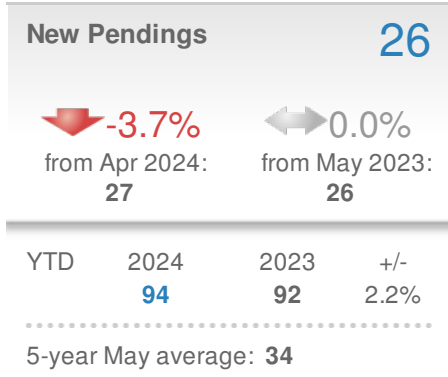
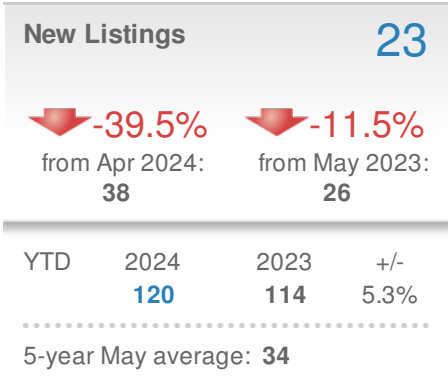
This activity resulted in a Contract Ratio of 2.50 pendings per active listing, down from 3.00 in April and an increase from 2.00 in May 2023. The Contract Ratio is 115% higher than the 5-year May average of 1.16. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



May 2024

Unionville-Chadds Ford (Chester, PA)

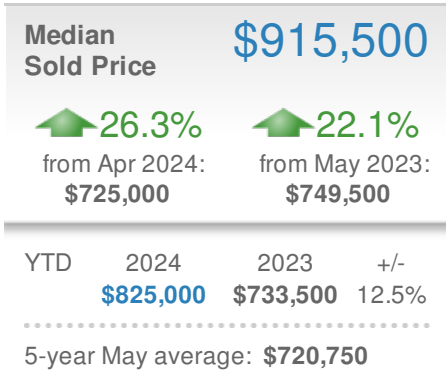
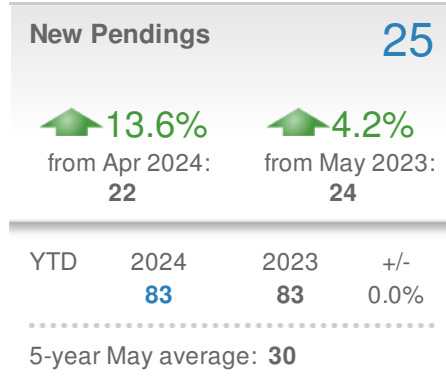
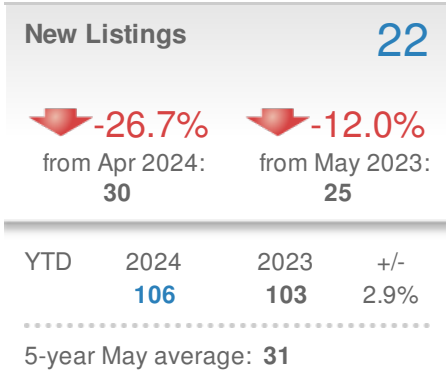
Email: ldavis@tcsr.realtor



May 2024

Unionville-Chadds Ford (Chester, PA) - Detached

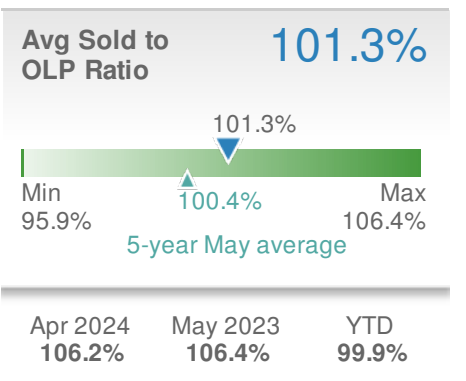
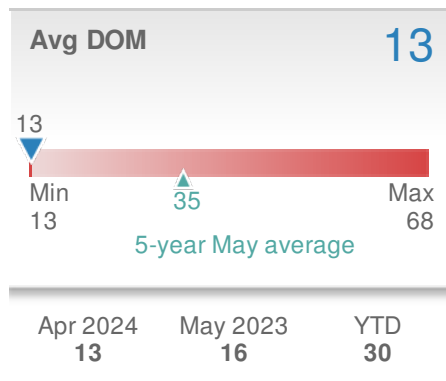
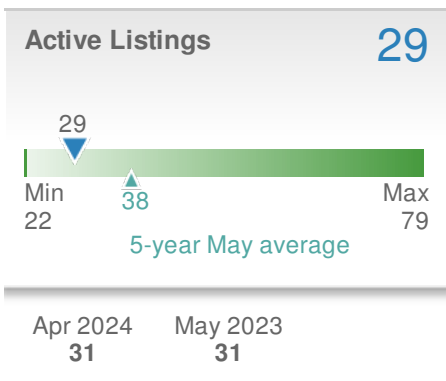
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Unionville-Chadds Ford (Chester, PA), the median sold price for Detached properties for May was \$915,500, representing an increase of 26.3% compared to last month and an increase of 22.1% from May 2023. The average days on market for units sold in May was 13 days, 62% below the 5-year May average of 35 days. There was a 13.6% month over month increase in new contract activity with 25 New Pendings; a 50% MoM increase in All Pendings (new contracts + contracts carried over from April) to 45; and a 6.5% decrease in supply to 29 active units.

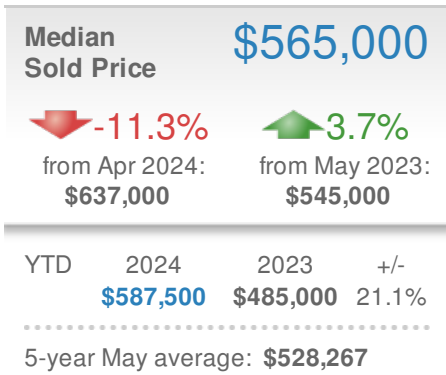
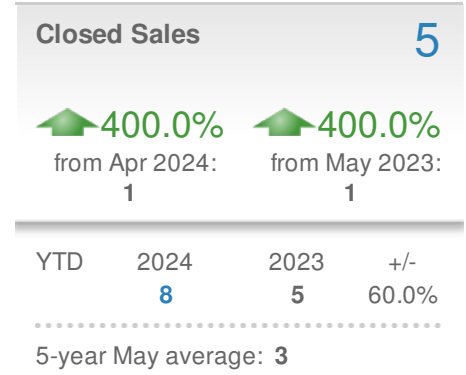
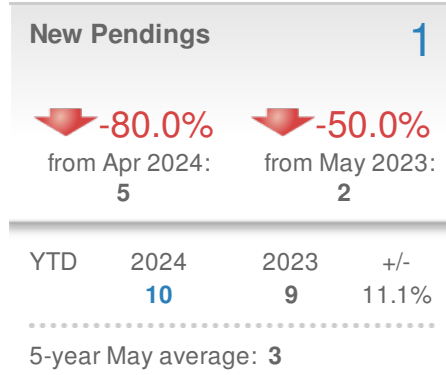
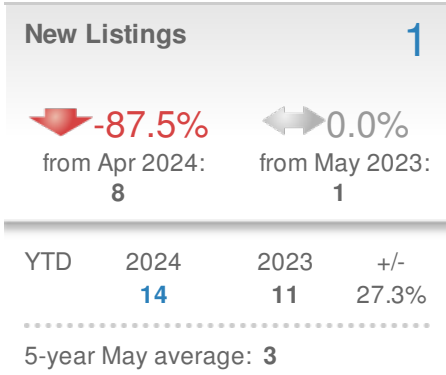
This activity resulted in a Contract Ratio of 1.55 pendings per active listing, up from 0.97 in April and an increase from 1.13 in May 2023. The Contract Ratio is 8% lower than the 5-year May average of 1.68. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



May 2024

Unionville-Chadds Ford (Chester, PA) - Attached

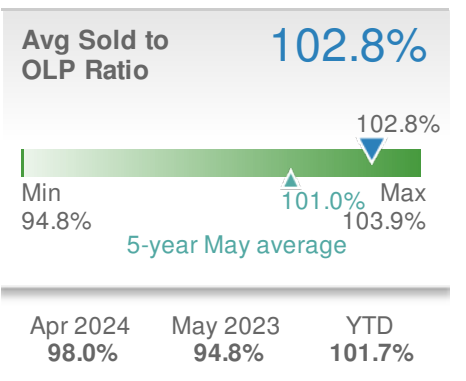
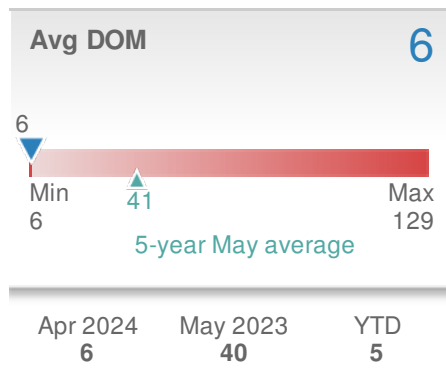
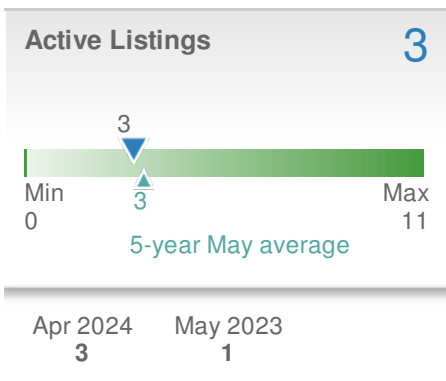
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Summary

In Unionville-Chadds Ford (Chester, PA), the median sold price for Attached properties for May was \$565,000, representing a decrease of 11.3% compared to last month and an increase of 3.7% from May 2023. The average days on market for units sold in May was 6 days, 85% below the 5-year May average of 41 days. There was an 80% month over month decrease in new contract activity with 1 New Pendings; a 66.7% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 2; and no change in supply with 3 active units.

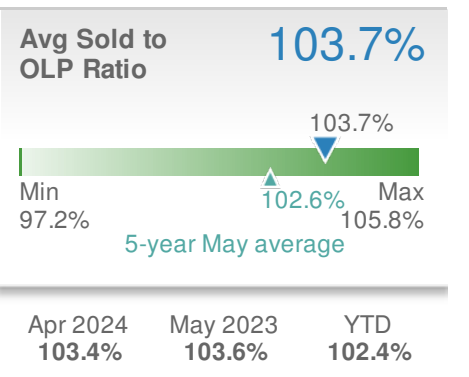
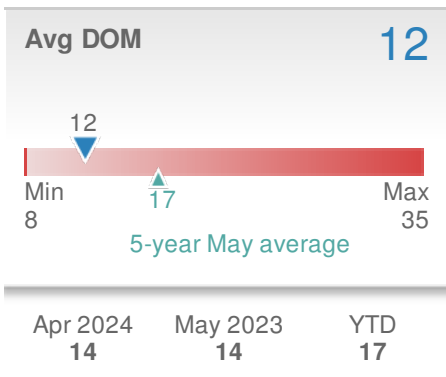
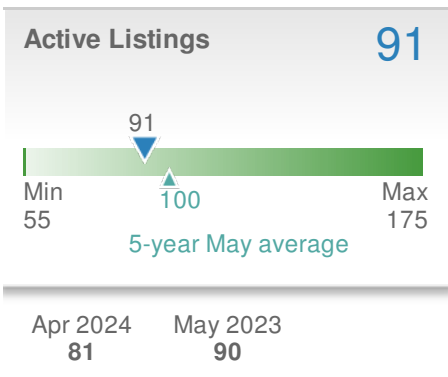
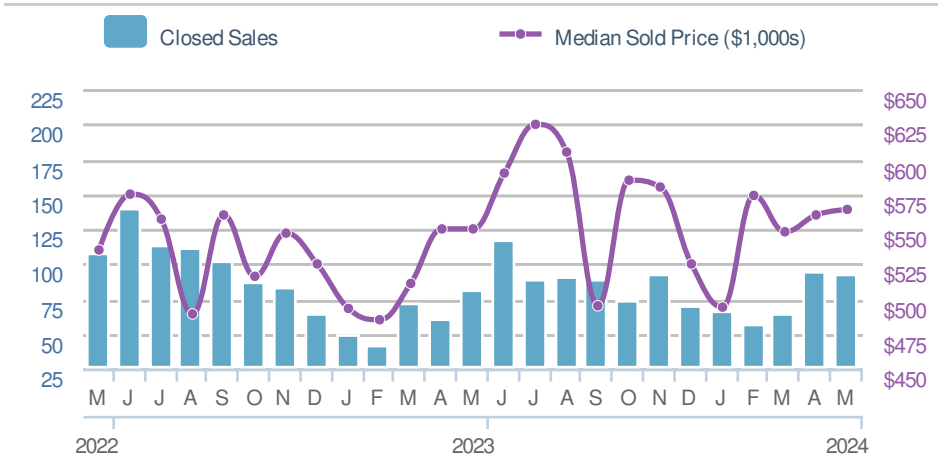
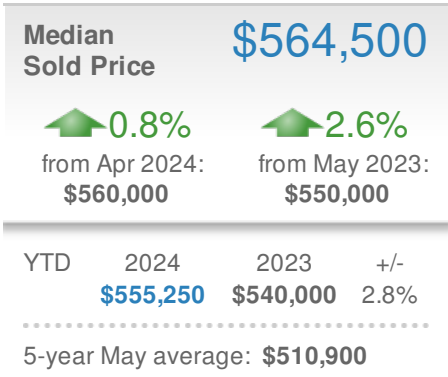
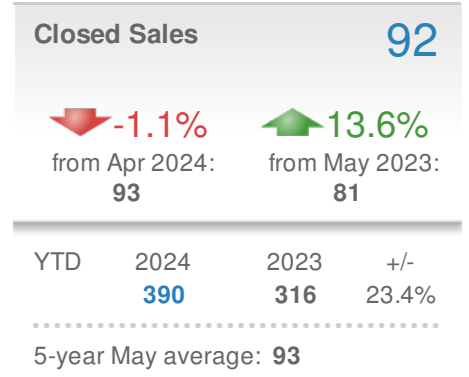
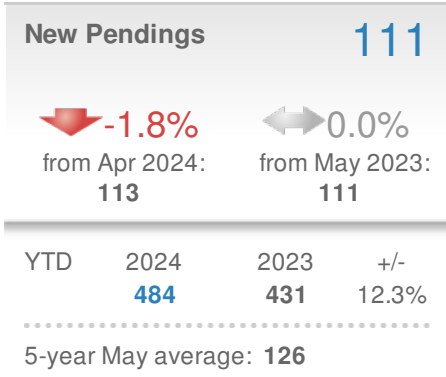
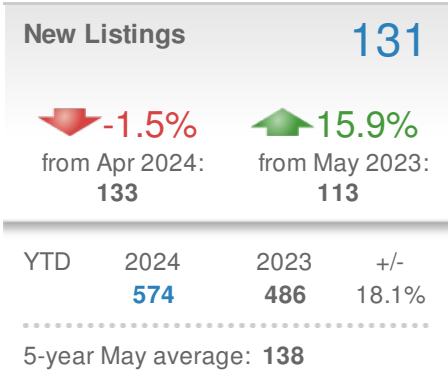
This activity resulted in a Contract Ratio of 0.67 pendings per active listing, down from 2.00 in April and a decrease from 4.00 in May 2023. The Contract Ratio is 59% lower than the 5-year May average of 1.62. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



May 2024

West Chester Area (Chester, PA)

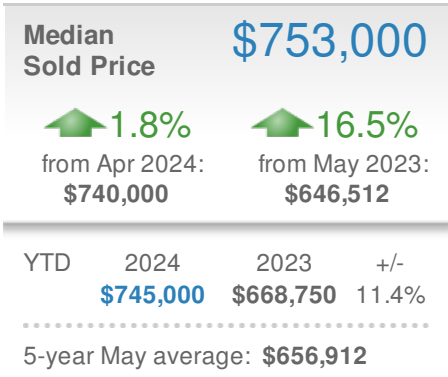
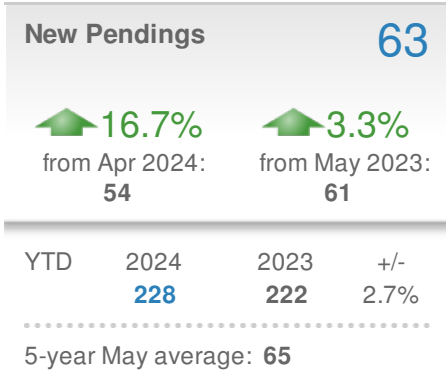
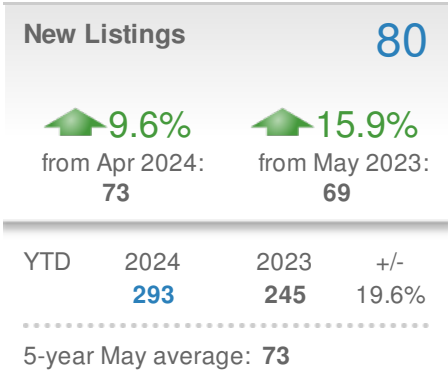
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May 2024

West Chester Area (Chester, PA) - Detached

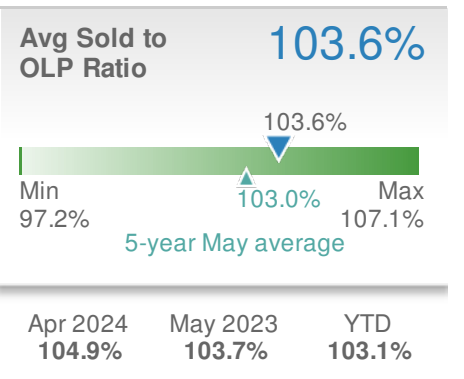
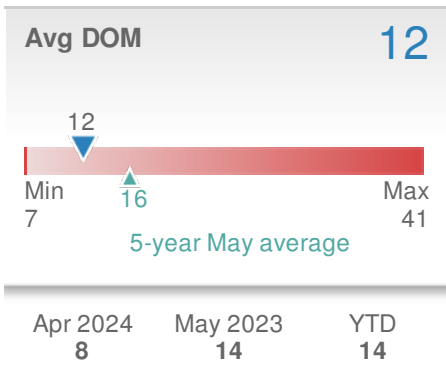
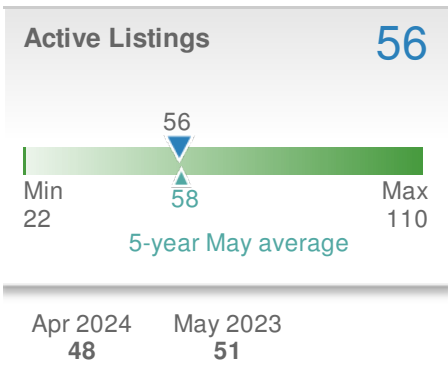
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Summary

In West Chester Area (Chester, PA), the median sold price for Detached properties for May was \$753,000, representing an increase of 1.8% compared to last month and an increase of 16.5% from May 2023. The average days on market for units sold in May was 12 days, 27% below the 5-year May average of 16 days. There was a 16.7% month over month increase in new contract activity with 63 New Pendings; a 15.9% MoM increase in All Pendings (new contracts + contracts carried over from April) to 131; and a 16.7% increase in supply to 56 active units.

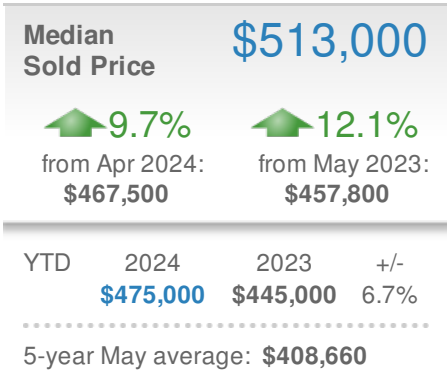
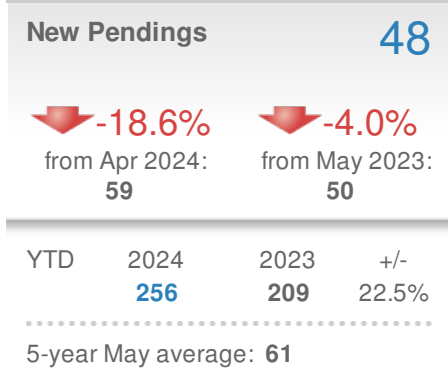
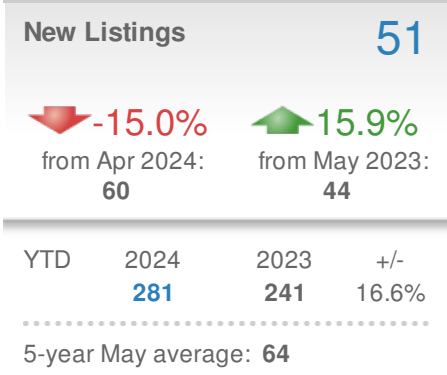
This activity resulted in a Contract Ratio of 2.34 pendings per active listing, down from 2.35 in April and an increase from 2.29 in May 2023. The Contract Ratio is 24% lower than the 5-year May average of 3.07. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



May 2024

West Chester Area (Chester, PA) - Attached

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Summary

In West Chester Area (Chester, PA), the median sold price for Attached properties for May was \$513,000, representing an increase of 9.7% compared to last month and an increase of 12.1% from May 2023. The average days on market for units sold in May was 11 days, 40% below the 5-year May average of 18 days. There was an 18.6% month over month decrease in new contract activity with 48 New Pendings; a 1.6% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 123; and a 6.1% increase in supply to 35 active units.

This activity resulted in a Contract Ratio of 3.51 pendings per active listing, down from 3.79 in April and an increase from 2.05 in May 2023. The Contract Ratio is 29% higher than the 5-year May average of 2.71. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

