

# June 2024

All Home Types  
Detached  
Attached

## Local Market Insight

### Chester County, PA

**June 2024**  
 Chester County, PA

Email: ldavis@tcsr.realtor

**New Listings** **623**

↓ -1.7% ↑ 1.1%  
 from May 2024: **634** from Jun 2023: **616**

YTD	2024	2023	+/-
	<b>3,568</b>	<b>3,341</b>	6.8%

5-year Jun average: **838**

**New Pendings** **578**

↑ 1.6% ↑ 1.6%  
 from May 2024: **569** from Jun 2023: **569**

YTD	2024	2023	+/-
	<b>2,970</b>	<b>2,885</b>	2.9%

5-year Jun average: **740**

**Closed Sales** **595**

↑ 23.4% ↓ -4.5%  
 from May 2024: **482** from Jun 2023: **623**

YTD	2024	2023	+/-
	<b>2,514</b>	<b>2,450</b>	2.6%

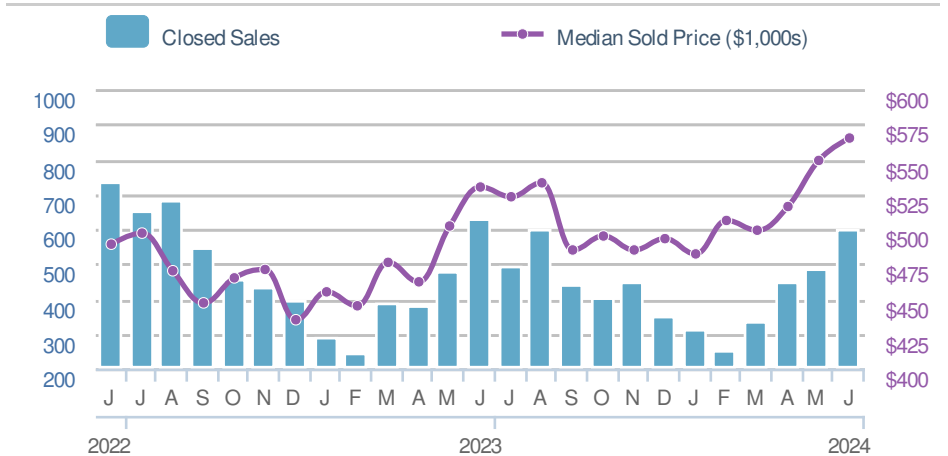
5-year Jun average: **668**

**Median Sold Price** **\$565,000**

↑ 2.9% ↑ 6.6%  
 from May 2024: **\$549,120** from Jun 2023: **\$530,000**

YTD	2024	2023	+/-
	<b>\$529,808</b>	<b>\$485,000</b>	9.2%

5-year Jun average: **\$483,844**



**Active Listings** **659**

659  
 Min 589 Max 1,189  
 756  
 5-year Jun average

May 2024	Jun 2023
<b>627</b>	<b>589</b>

**Avg DOM** **17**

17  
 Min 10 Max 44  
 21  
 5-year Jun average

May 2024	Jun 2023	YTD
<b>13</b>	<b>16</b>	<b>19</b>

**Avg Sold to OLP Ratio** **103.2%**

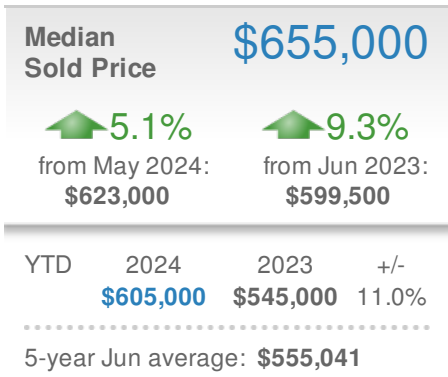
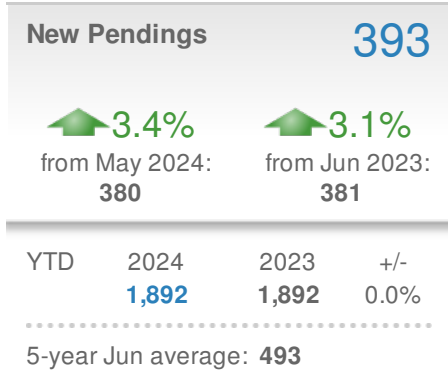
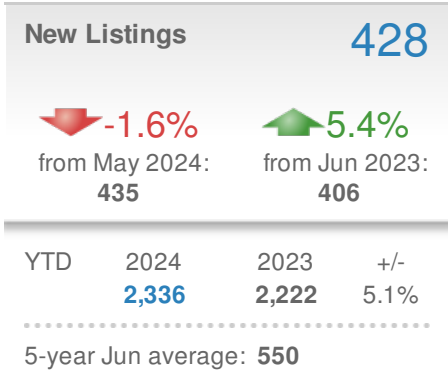
103.2%  
 Min 97.9% Max 105.0%  
 102.5%  
 5-year Jun average

May 2024	Jun 2023	YTD
<b>103.5%</b>	<b>103.0%</b>	<b>102.0%</b>

**June 2024**

Chester County, PA - Detached

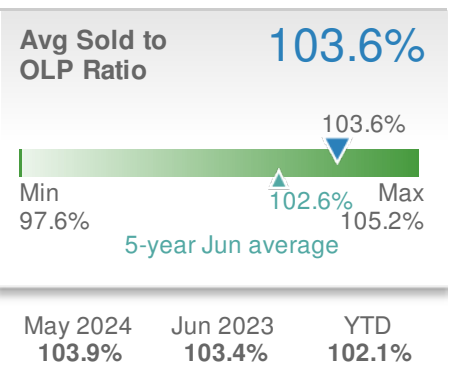
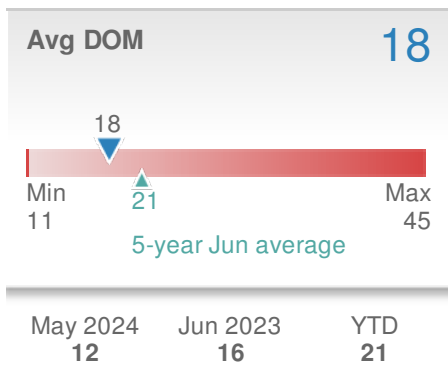
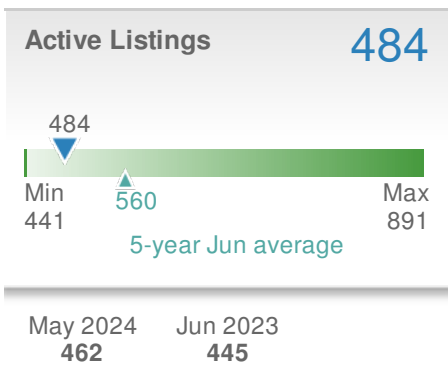
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Chester County, PA, the median sold price for Detached properties for June was \$655,000, representing an increase of 5.1% compared to last month and an increase of 9.3% from Jun 2023. The average days on market for units sold in June was 18 days, 16% below the 5-year June average of 21 days. There was a 3.4% month over month increase in new contract activity with 393 New Pendings; a 3.8% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 702; and a 4.8% increase in supply to 484 active units.

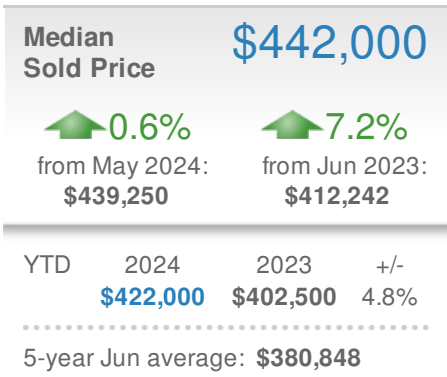
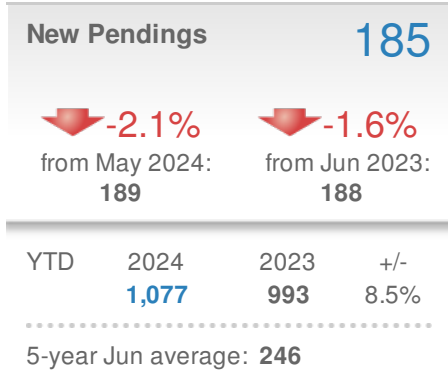
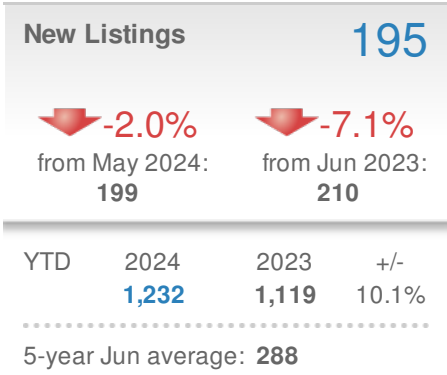
This activity resulted in a Contract Ratio of 1.45 pendings per active listing, down from 1.58 in May and a decrease from 1.46 in June 2023. The Contract Ratio is 11% lower than the 5-year June average of 1.63. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**June 2024**

Chester County, PA - Attached

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



**Summary**

In Chester County, PA, the median sold price for Attached properties for June was \$442,000, representing an increase of 0.6% compared to last month and an increase of 7.2% from Jun 2023. The average days on market for units sold in June was 14 days, 31% below the 5-year June average of 20 days. There was a 2.1% month over month decrease in new contract activity with 185 New Pendings; a 7.3% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 358; and a 6.1% increase in supply to 175 active units.

This activity resulted in a Contract Ratio of 2.05 pendings per active listing, down from 2.34 in May and a decrease from 2.19 in June 2023. The Contract Ratio is 16% lower than the 5-year June average of 2.45. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

