

June 2024

All Home Types
Detached
Attached

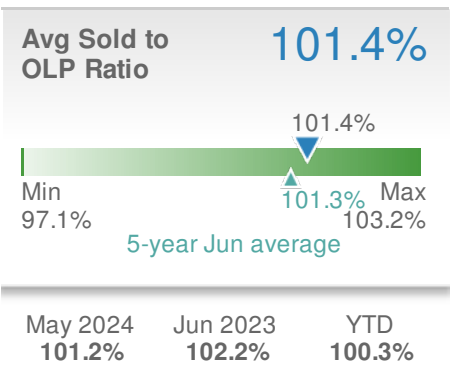
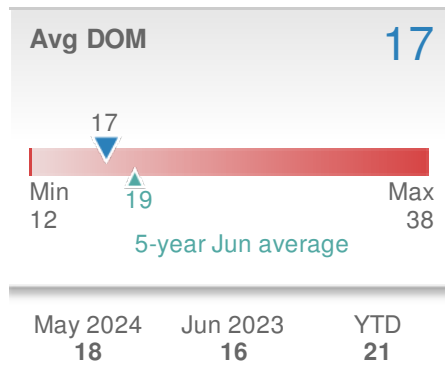
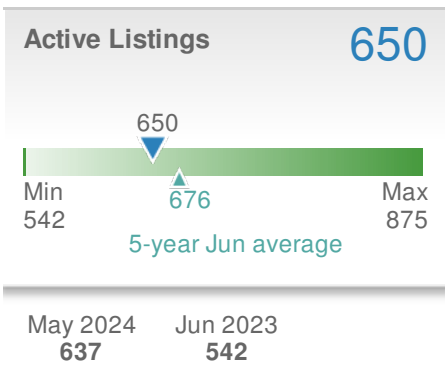
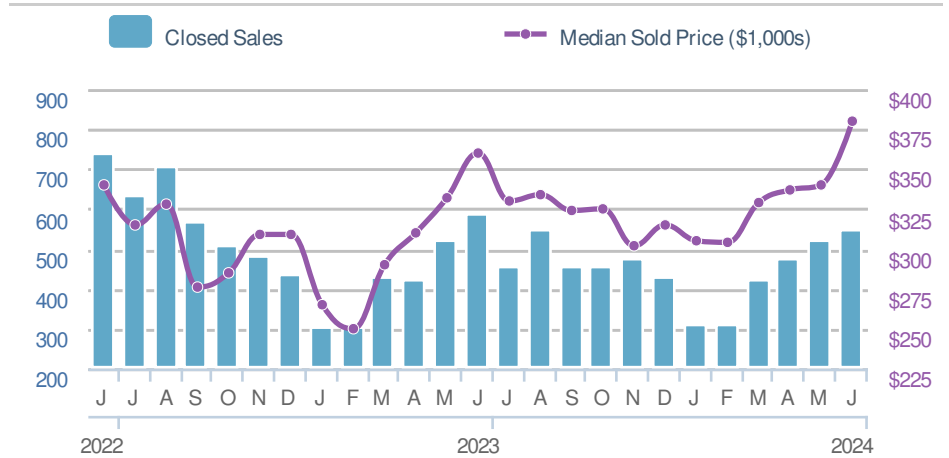
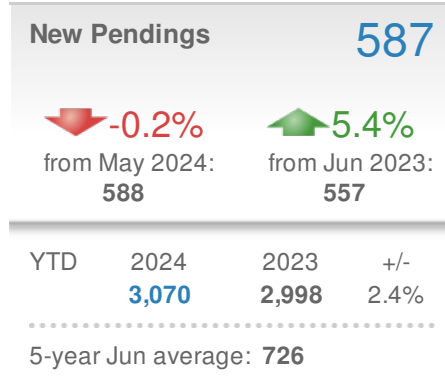
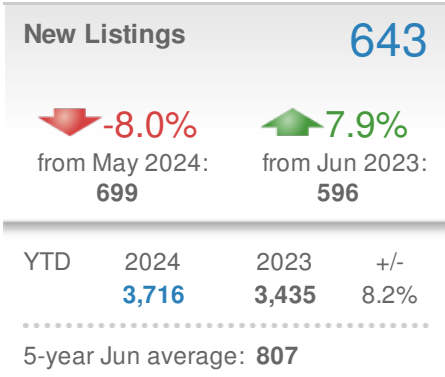
Local Market Insight

Delaware County, PA

June 2024

Delaware County, PA

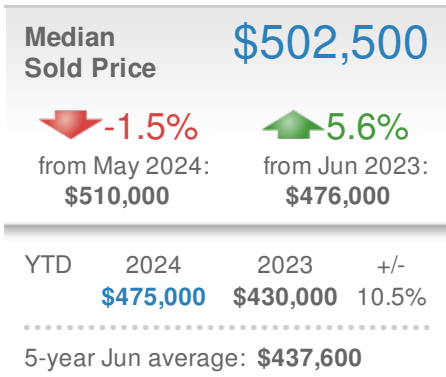
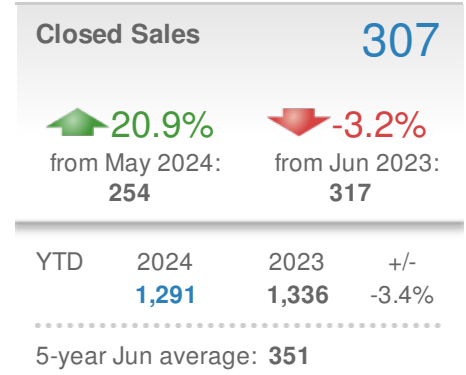
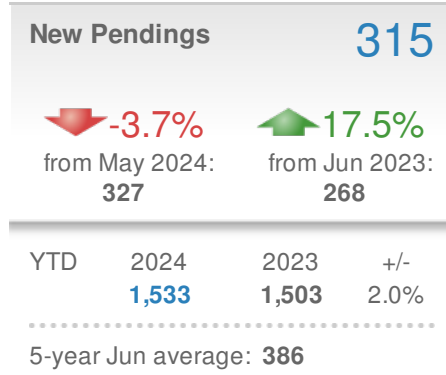
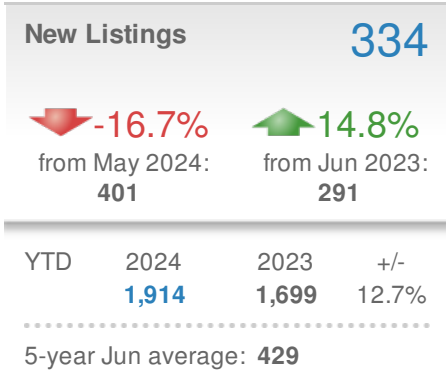
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June 2024

Delaware County, PA - Detached

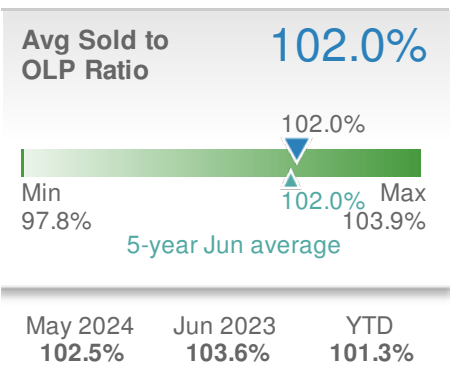
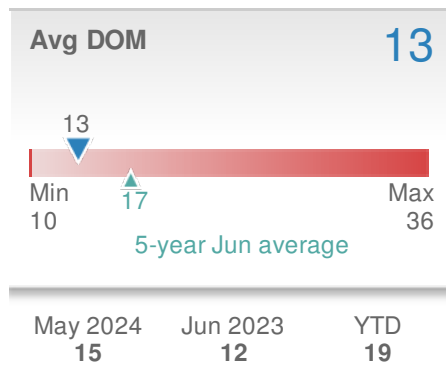
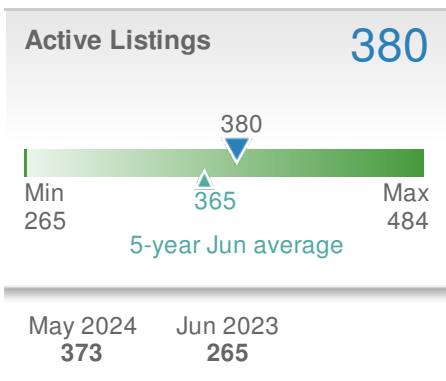
Tri-County Suburban REALTORS
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Summary

In Delaware County, PA, the median sold price for Detached properties for June was \$502,500, representing a decrease of 1.5% compared to last month and an increase of 5.6% from Jun 2023. The average days on market for units sold in June was 13 days, 23% below the 5-year June average of 17 days. There was a 3.7% month over month decrease in new contract activity with 315 New Pendings; a 2.9% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 469; and a 1.9% increase in supply to 380 active units.

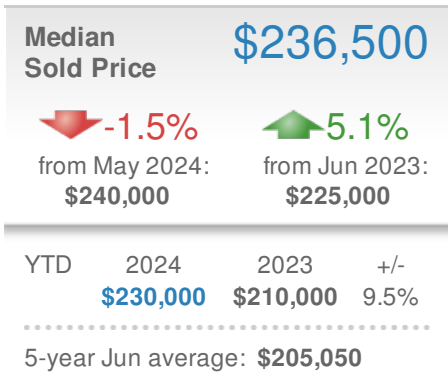
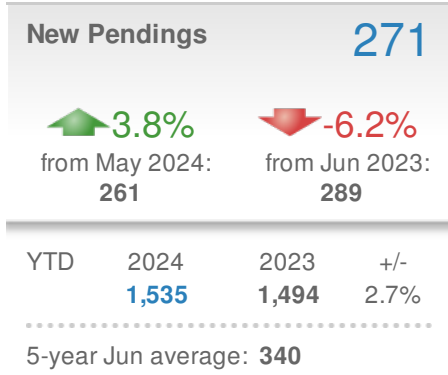
This activity resulted in a Contract Ratio of 1.23 pendings per active listing, down from 1.29 in May and a decrease from 1.52 in June 2023. The Contract Ratio is 23% lower than the 5-year June average of 1.61. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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

Delaware County, PA - Attached

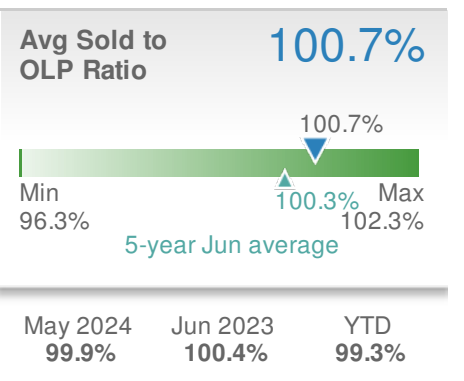
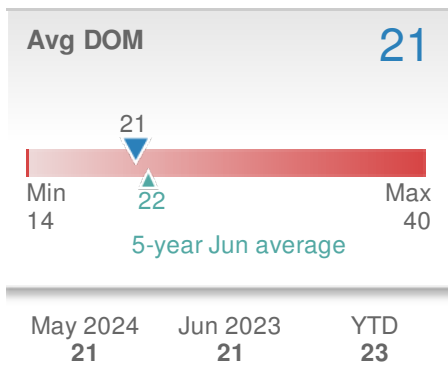
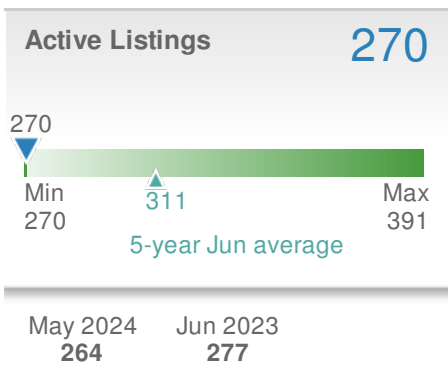
Tri-County Suburban REALTORS
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Summary

In Delaware County, PA, the median sold price for Attached properties for June was \$236,500, representing a decrease of 1.5% compared to last month and an increase of 5.1% from Jun 2023. The average days on market for units sold in June was 21 days, 5% below the 5-year June average of 22 days. There was a 3.8% month over month increase in new contract activity with 271 New Pendings; a 1.4% MoM increase in All Pendings (new contracts + contracts carried over from May) to 421; and a 2.3% increase in supply to 270 active units.

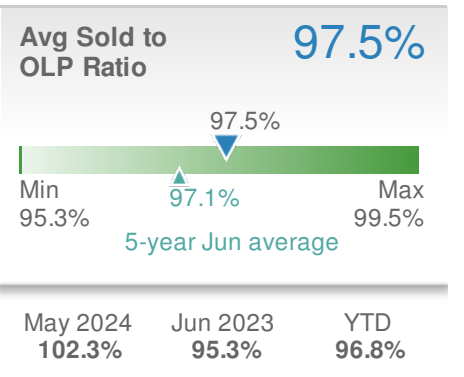
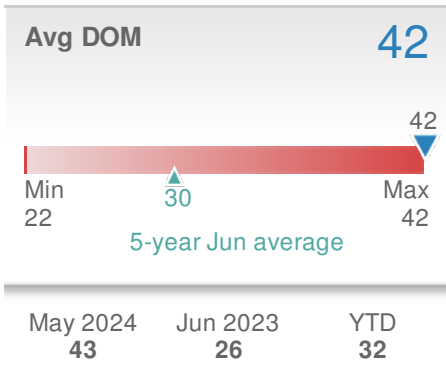
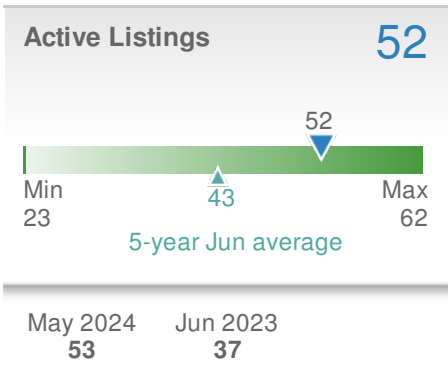
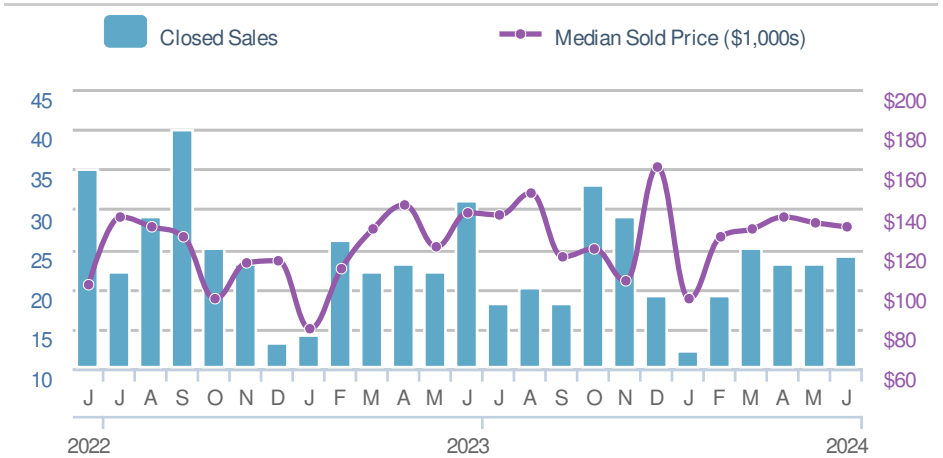
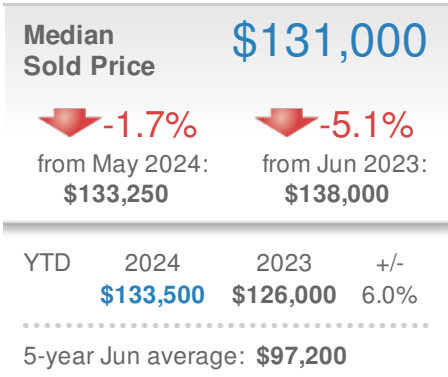
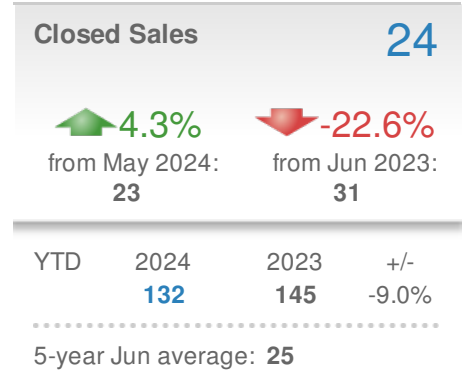
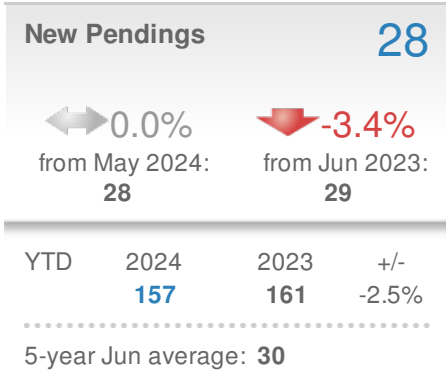
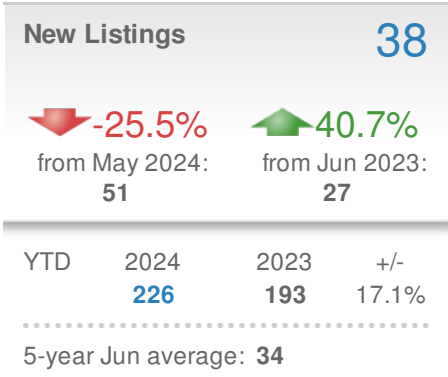
This activity resulted in a Contract Ratio of 1.56 pendings per active listing, down from 1.57 in May and an increase from 1.52 in June 2023. The Contract Ratio is 10% lower than the 5-year June average of 1.73. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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-Upland (Delaware, PA)

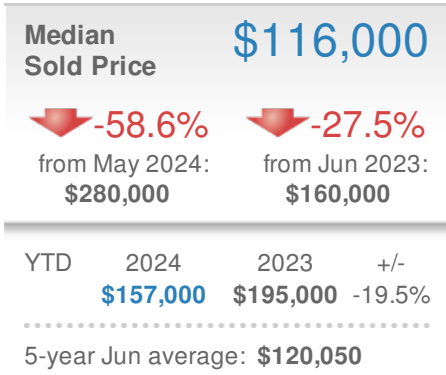
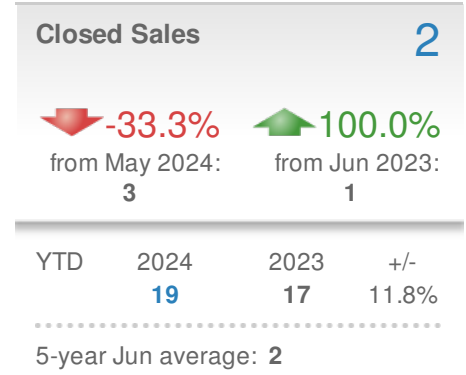
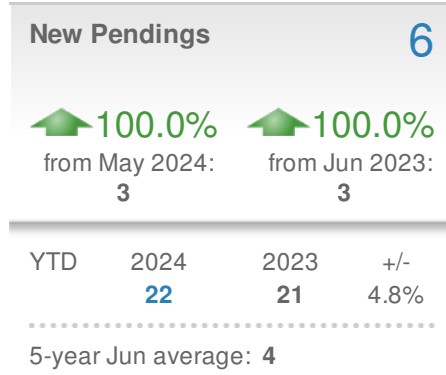
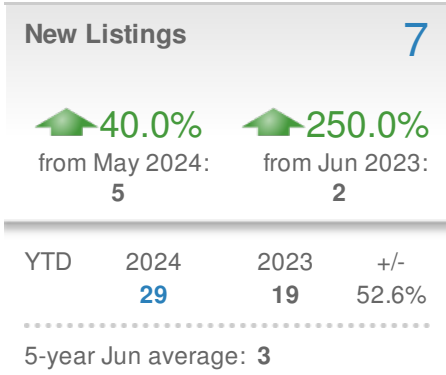
Email: ldavis@tcsr.realtor



June 2024

Chester-Upland (Delaware, PA) - Detached

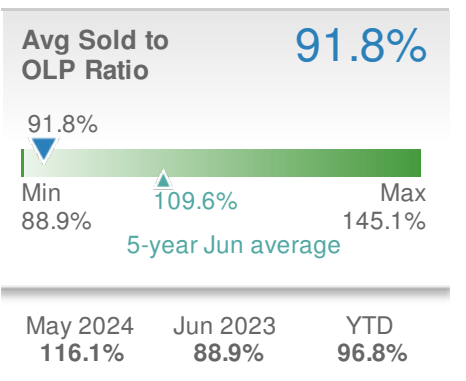
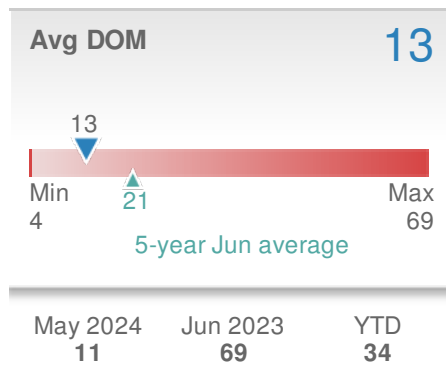
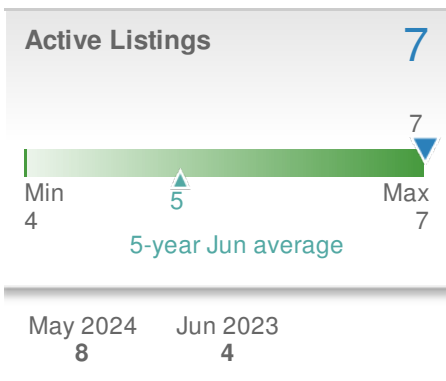
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Summary

In Chester-Upland (Delaware, PA), the median sold price for Detached properties for June was \$116,000, representing a decrease of 58.6% compared to last month and a decrease of 27.5% from Jun 2023. The average days on market for units sold in June was 13 days, 39% below the 5-year June average of 21 days. There was a 100% month over month increase in new contract activity with 6 New Pendings; a 133.3% MoM increase in All Pendings (new contracts + contracts carried over from May) to 7; and a 12.5% decrease in supply to 7 active units.

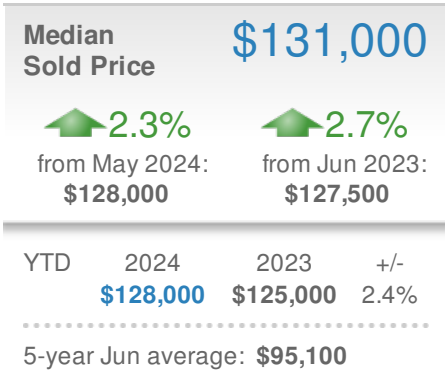
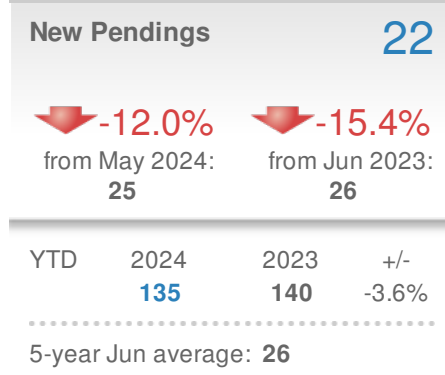
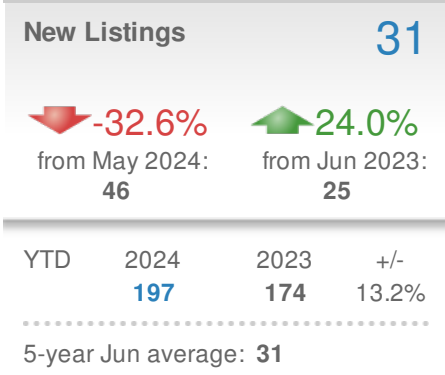
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, up from 0.38 in May and no change from June 2023. The Contract Ratio is 23% lower than the 5-year June average of 1.29. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates 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-Upland (Delaware, PA) - Attached

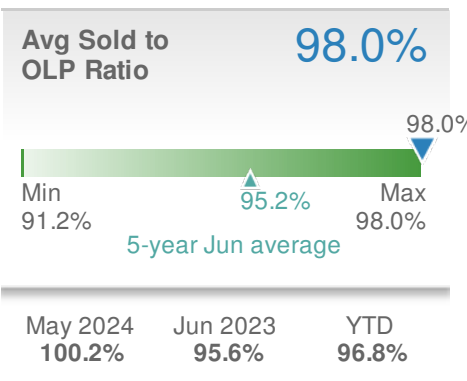
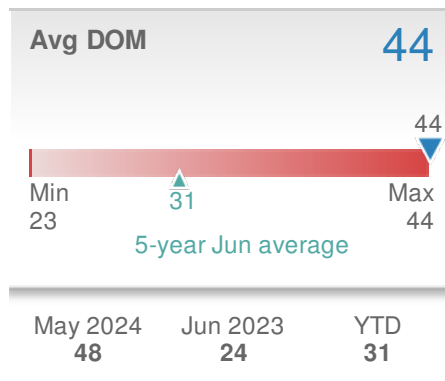
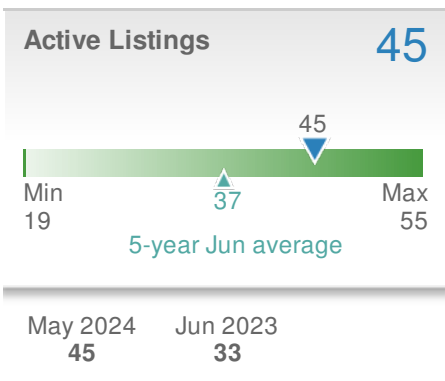
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Summary

In Chester-Upland (Delaware, PA), the median sold price for Attached properties for June was \$131,000, representing an increase of 2.3% compared to last month and an increase of 2.7% from Jun 2023. The average days on market for units sold in June was 44 days, 41% above the 5-year June average of 31 days. There was a 12% month over month decrease in new contract activity with 22 New Pendings; a 2.6% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 37; and no change in supply with 45 active units.

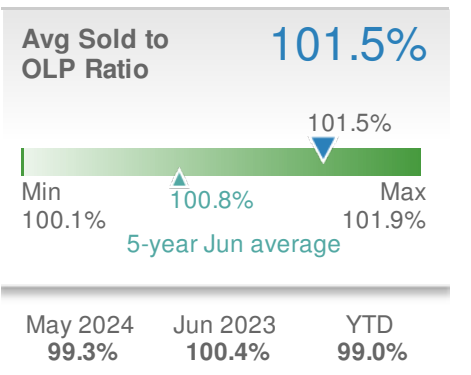
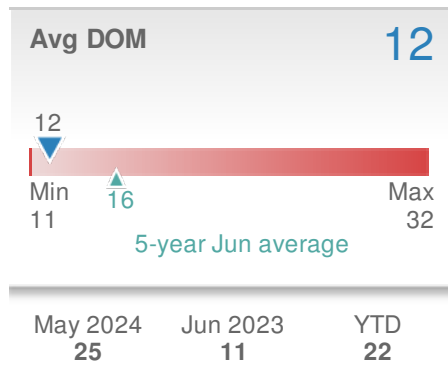
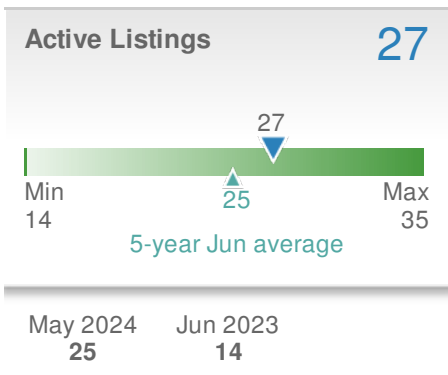
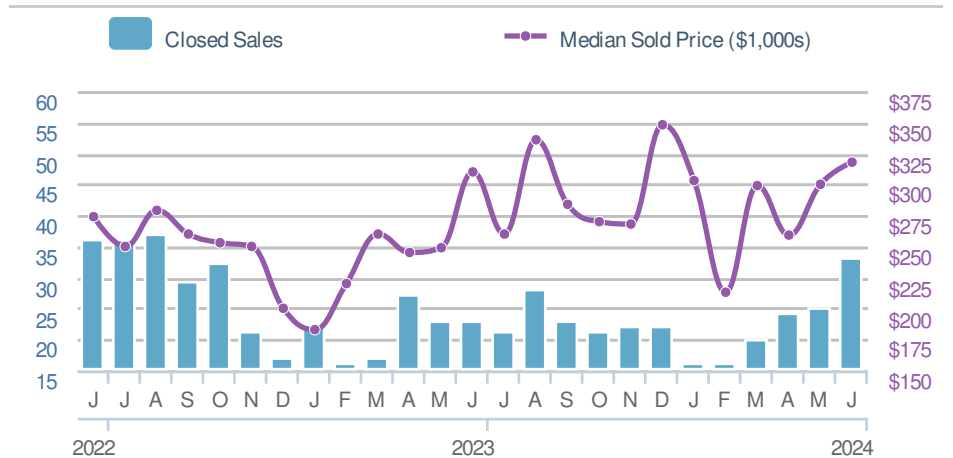
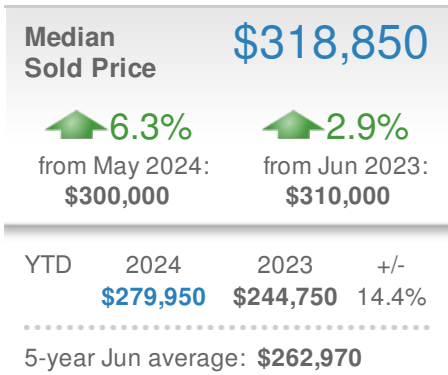
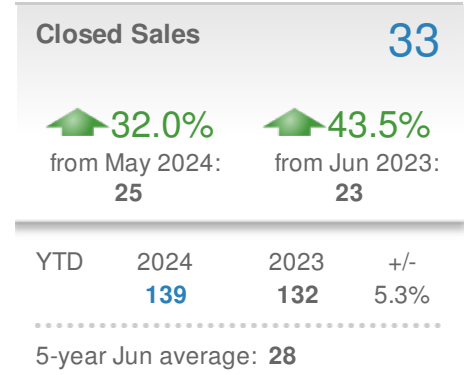
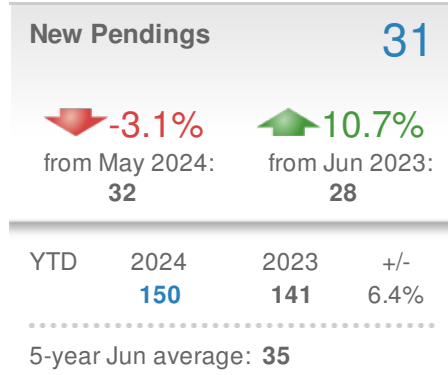
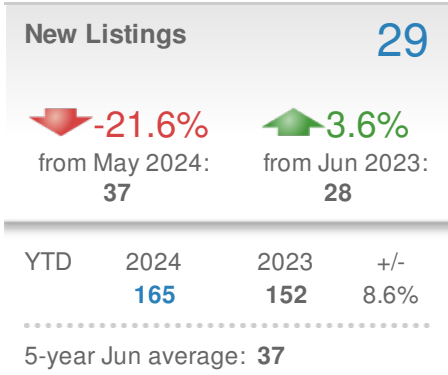
This activity resulted in a Contract Ratio of 0.82 pendings per active listing, down from 0.84 in May and a decrease from 1.00 in June 2023. The Contract Ratio is 24% lower than the 5-year June average of 1.08. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



June 2024

Chichester (Delaware, PA)

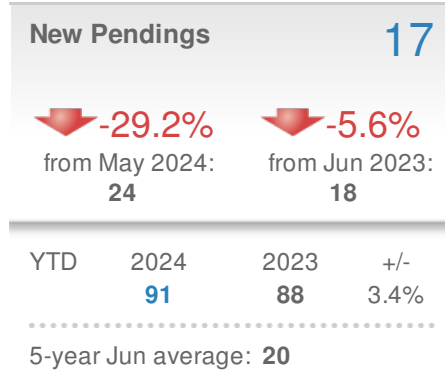
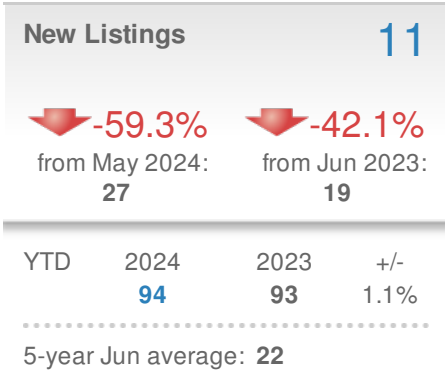
Email: ldavis@tcsr.realtor



June 2024

Chichester (Delaware, PA) - Detached

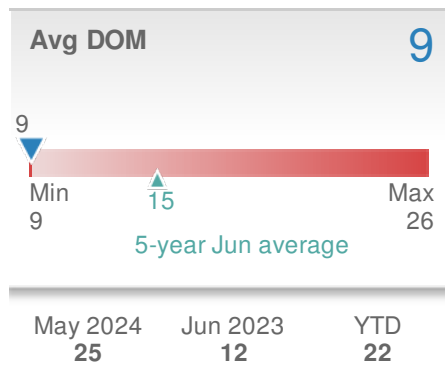
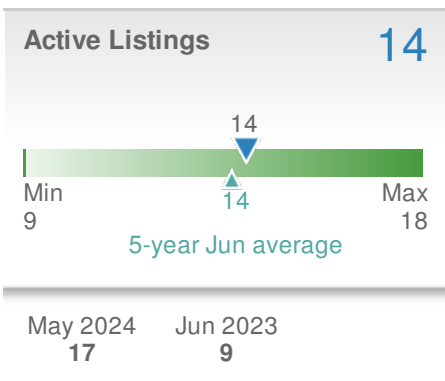
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Summary

In Chichester (Delaware, PA), the median sold price for Detached properties for June was \$349,900, representing an increase of 0.7% compared to last month and an increase of 8.5% from Jun 2023. The average days on market for units sold in June was 9 days, 38% below the 5-year June average of 15 days. There was a 29.2% month over month decrease in new contract activity with 17 New Pendings; a 21.4% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 22; and a 17.6% decrease in supply to 14 active units.

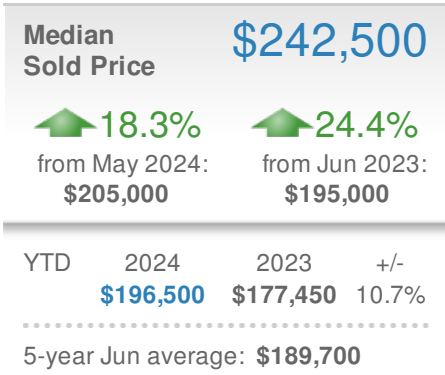
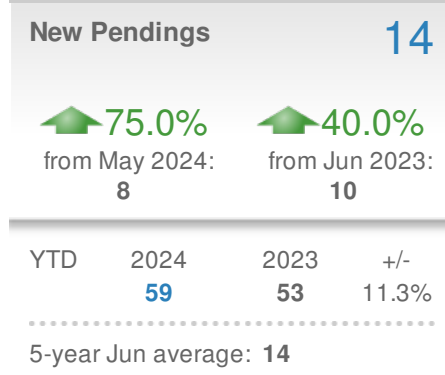
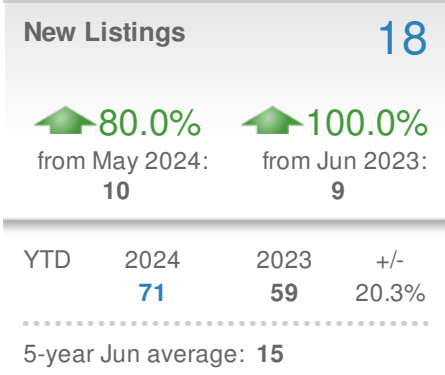
This activity resulted in a Contract Ratio of 1.57 pendings per active listing, down from 1.65 in May and a decrease from 2.33 in June 2023. The Contract Ratio is 26% lower than the 5-year June average of 2.11. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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

Chichester (Delaware, PA) - Attached

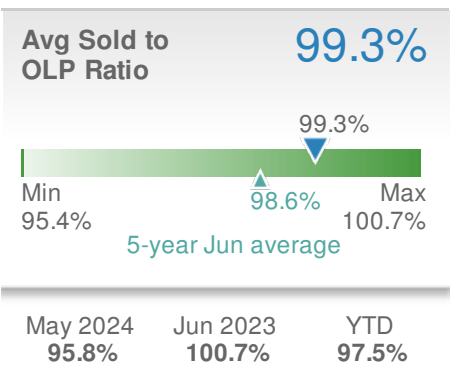
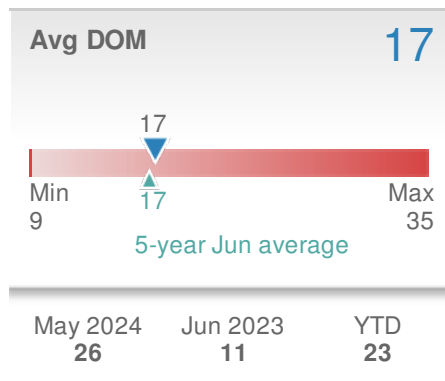
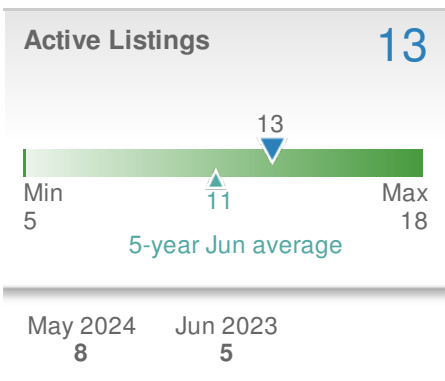
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Summary

In Chichester (Delaware, PA), the median sold price for Attached properties for June was \$242,500, representing an increase of 18.3% compared to last month and an increase of 24.4% from Jun 2023. The average days on market for units sold in June was 17 days, the same as the 5-year June average of 17 days. There was a 75% month over month increase in new contract activity with 14 New Pendings; an 8.3% MoM increase in All Pendings (new contracts + contracts carried over from May) to 13; and a 62.5% increase in supply to 13 active units.

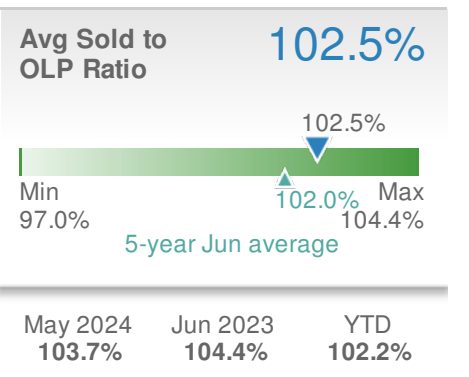
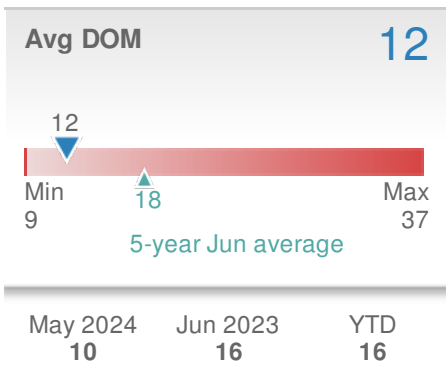
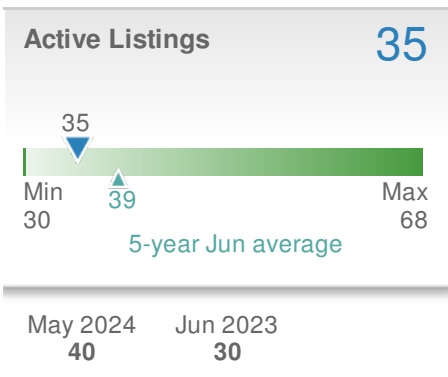
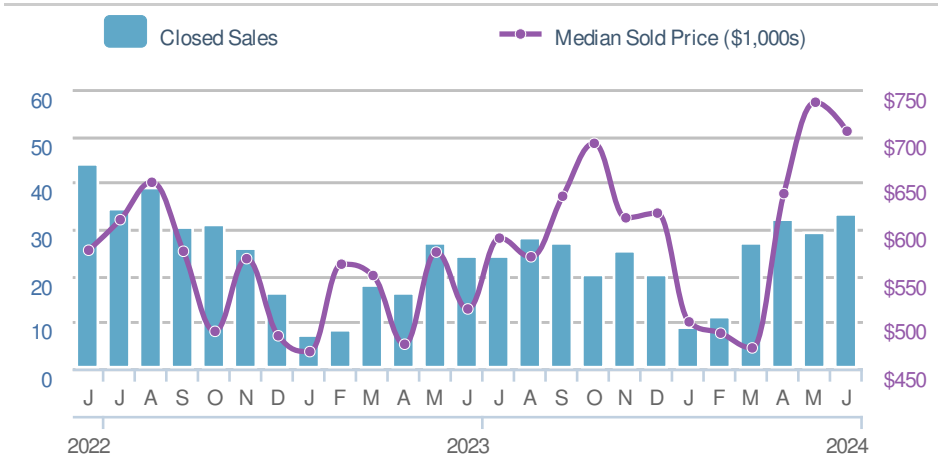
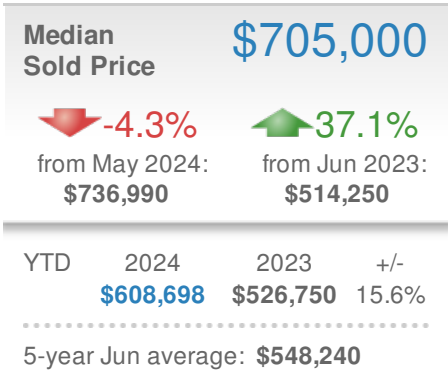
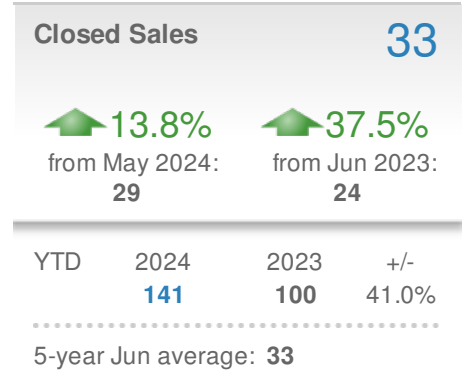
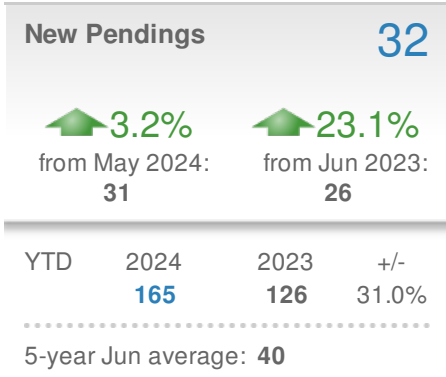
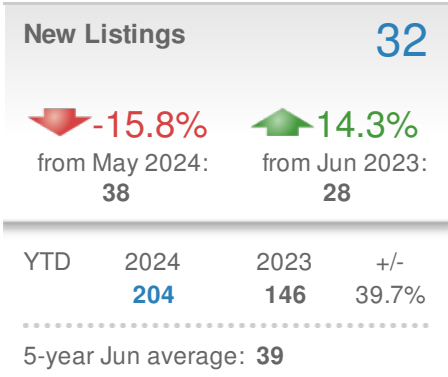
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 1.50 in May and a decrease from 2.20 in June 2023. The Contract Ratio is 47% lower than the 5-year June average of 1.88. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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

Garnet Valley (Delaware, PA)

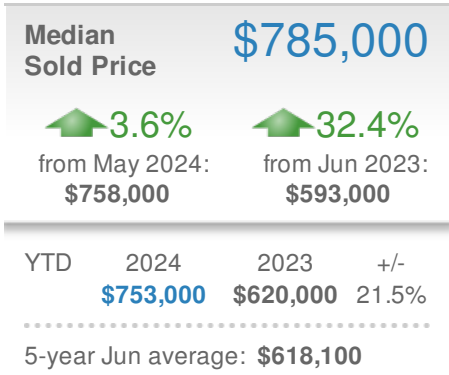
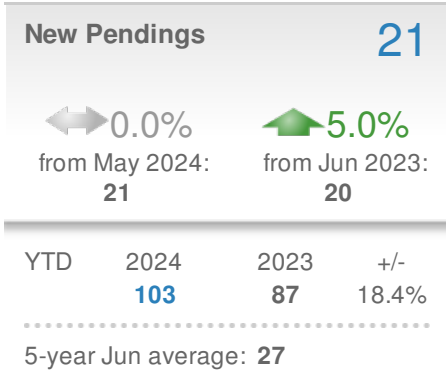
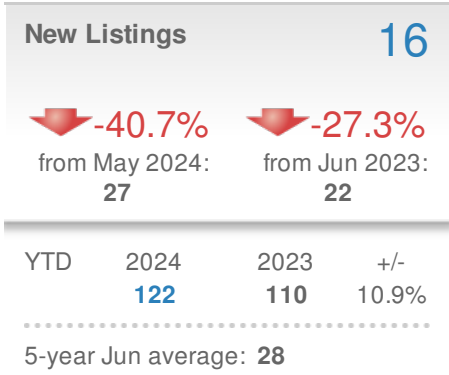
Email: ldavis@tcsr.realtor



June 2024

Garnet Valley (Delaware, PA) - Detached

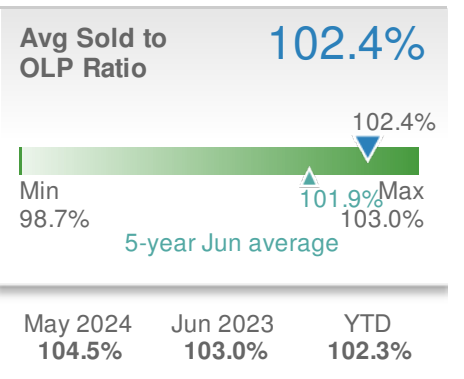
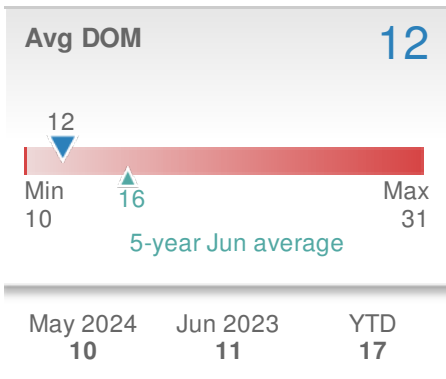
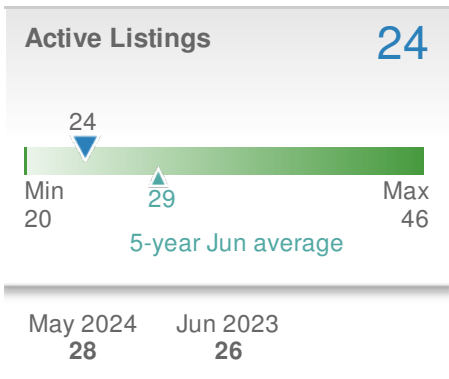
Tri-County Suburban REALTORS
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Summary

In Garnet Valley (Delaware, PA), the median sold price for Detached properties for June was \$785,000, representing an increase of 3.6% compared to last month and an increase of 32.4% from Jun 2023. The average days on market for units sold in June was 12 days, 23% below the 5-year June average of 16 days. There was no month over month change in new contract activity with 21 New Pendings; a 4.4% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 43; and a 14.3% decrease in supply to 24 active units.

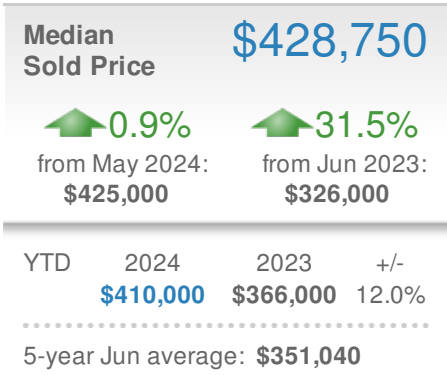
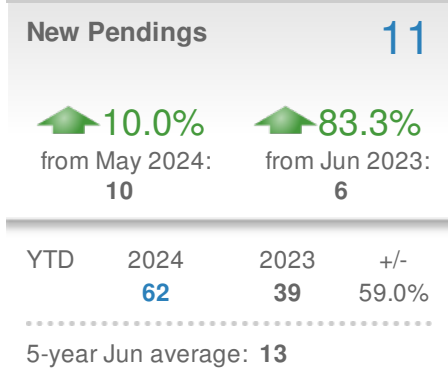
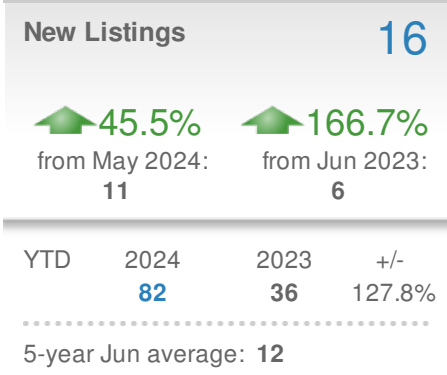
This activity resulted in a Contract Ratio of 1.79 pendings per active listing, up from 1.61 in May and an increase from 1.31 in June 2023. The Contract Ratio is 5% higher than the 5-year June average of 1.71. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



June 2024

Garnet Valley (Delaware, PA) - Attached

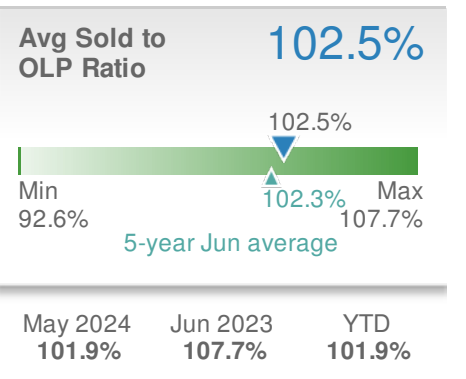
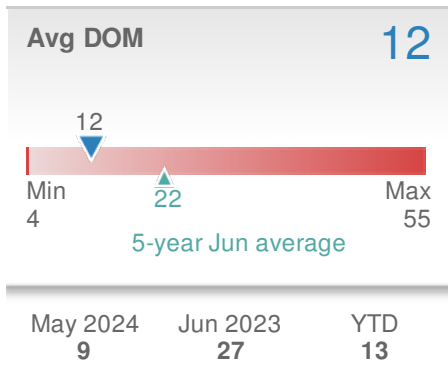
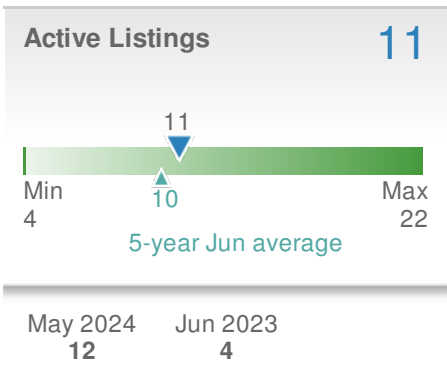
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Garnet Valley (Delaware, PA), the median sold price for Attached properties for June was \$428,750, representing an increase of 0.9% compared to last month and an increase of 31.5% from Jun 2023. The average days on market for units sold in June was 12 days, 46% below the 5-year June average of 22 days. There was a 10% month over month increase in new contract activity with 11 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from May) with 16; and an 8.3% decrease in supply to 11 active units.

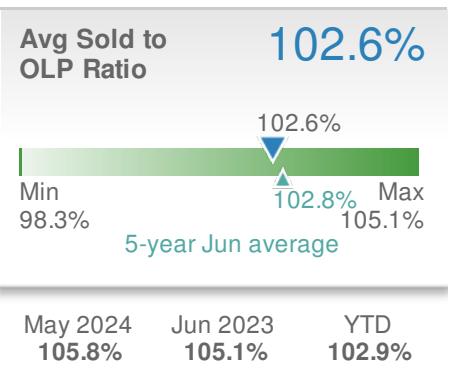
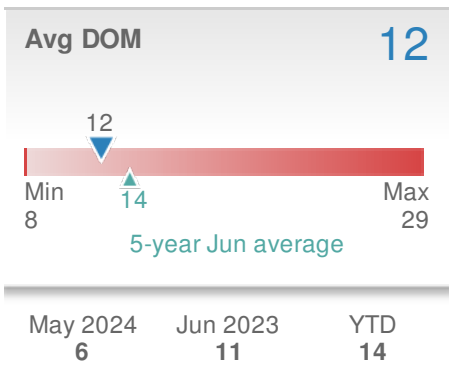
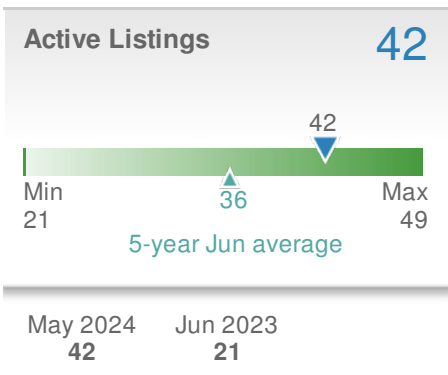
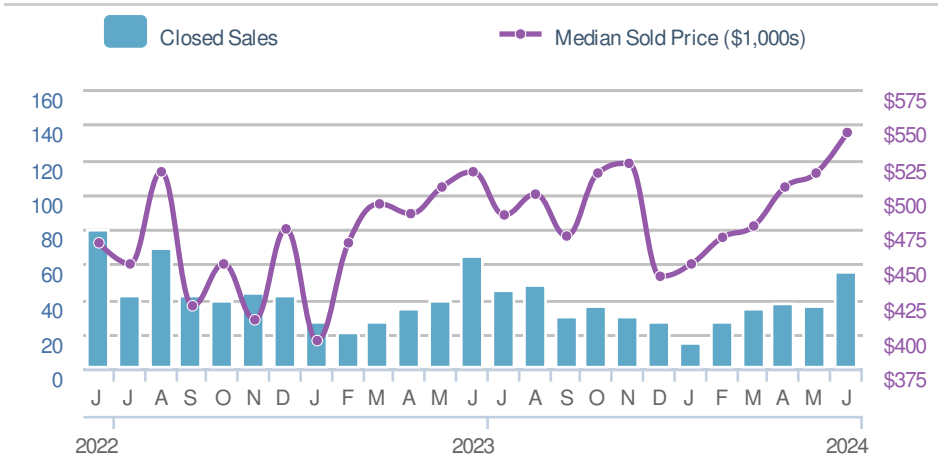
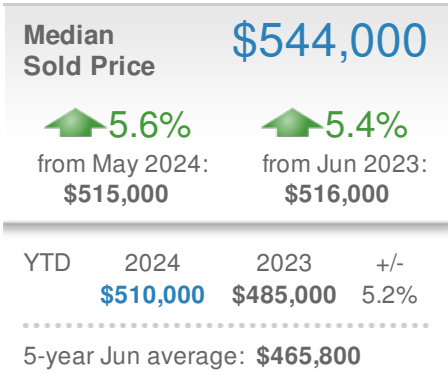
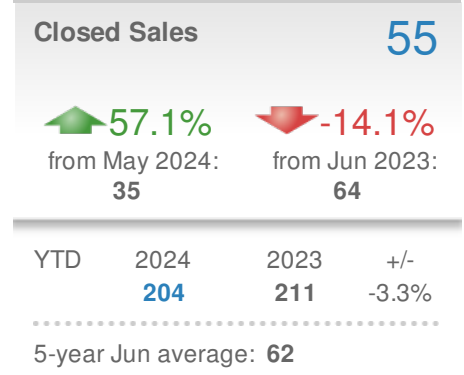
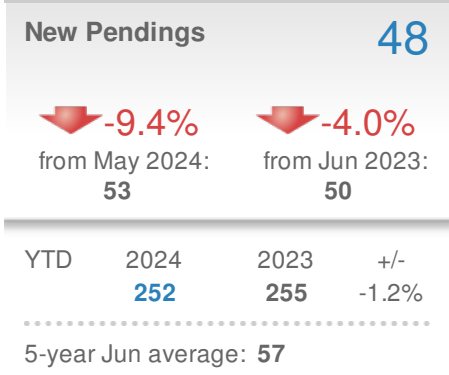
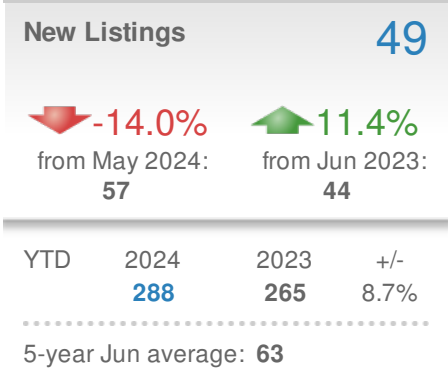
This activity resulted in a Contract Ratio of 1.45 pendings per active listing, up from 1.33 in May and a decrease from 2.25 in June 2023. The Contract Ratio is 42% lower than the 5-year June average of 2.52. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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

Haverford Township (Delaware, PA)

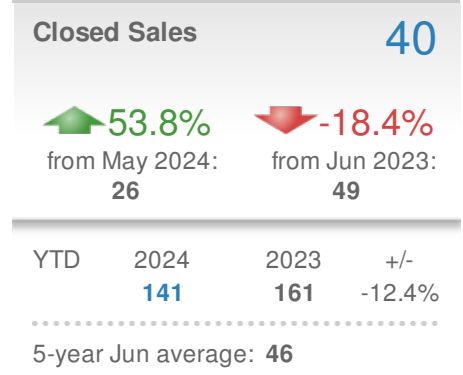
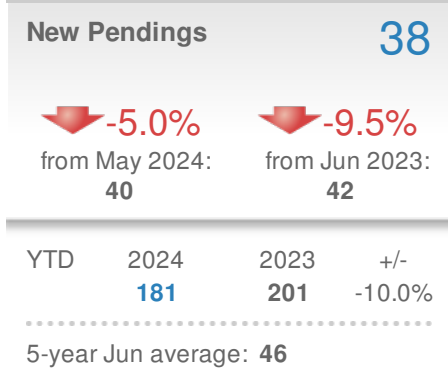
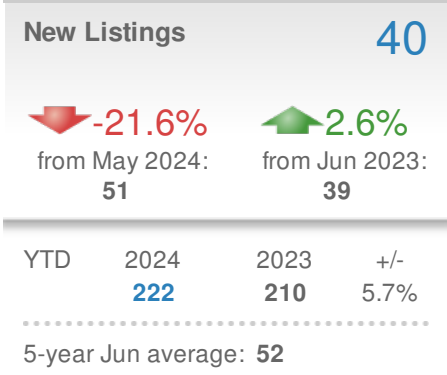
Email: ldavis@tcsr.realtor



June 2024

Haverford Township (Delaware, PA) - Detached

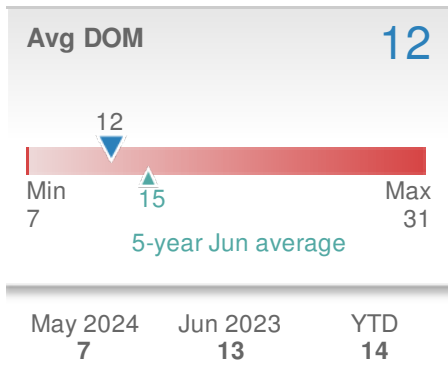
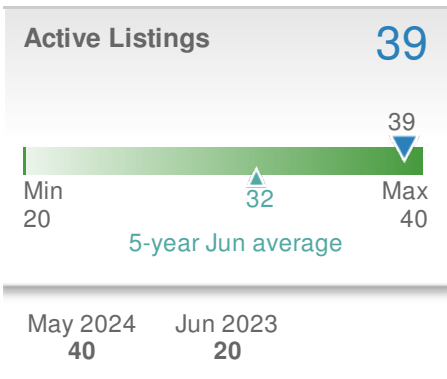
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Haverford Township (Delaware, PA), the median sold price for Detached properties for June was \$623,750, representing an increase of 1.3% compared to last month and an increase of 16.6% from Jun 2023. The average days on market for units sold in June was 12 days, 18% below the 5-year June average of 15 days. There was a 5% month over month decrease in new contract activity with 38 New Pendings; a 1.7% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 57; and a 2.5% decrease in supply to 39 active units.

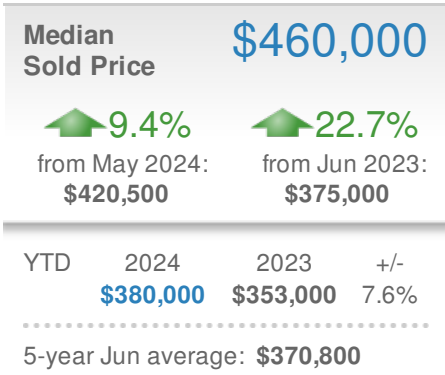
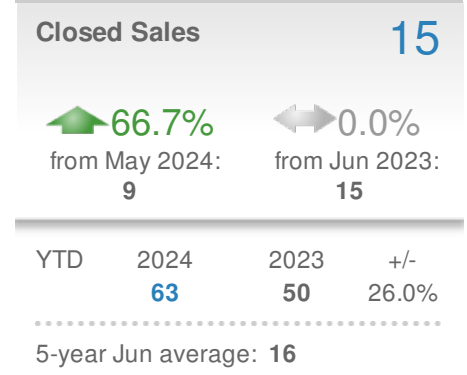
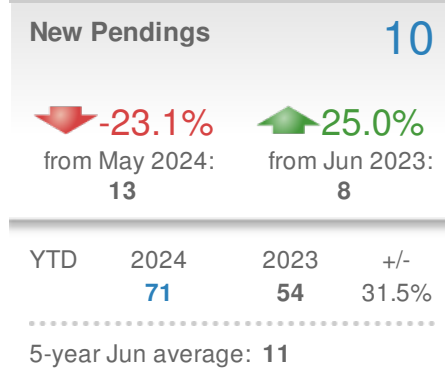
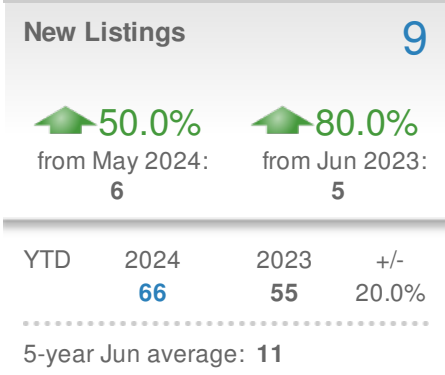
This activity resulted in a Contract Ratio of 1.46 pendings per active listing, up from 1.45 in May and a decrease from 3.10 in June 2023. The Contract Ratio is 35% lower than the 5-year June average of 2.23. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



June 2024

Haverford Township (Delaware, PA) - Attached

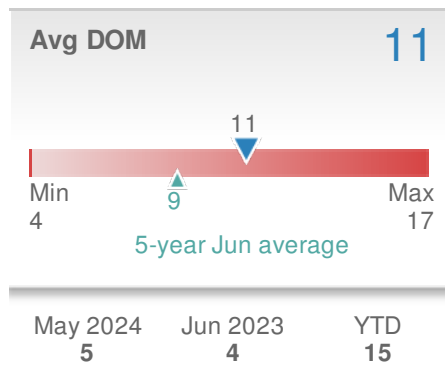
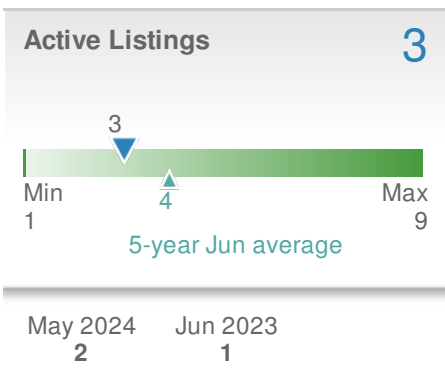
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Haverford Township (Delaware, PA), the median sold price for Attached properties for June was \$460,000, representing an increase of 9.4% compared to last month and an increase of 22.7% from Jun 2023. The average days on market for units sold in June was 11 days, 22% above the 5-year June average of 9 days. There was a 23.1% month over month decrease in new contract activity with 10 New Pendings; a 29.4% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 12; and a 50% increase in supply to 3 active units.

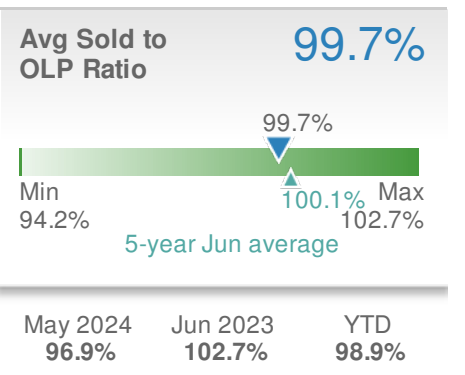
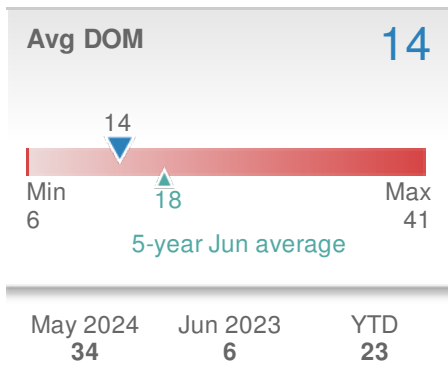
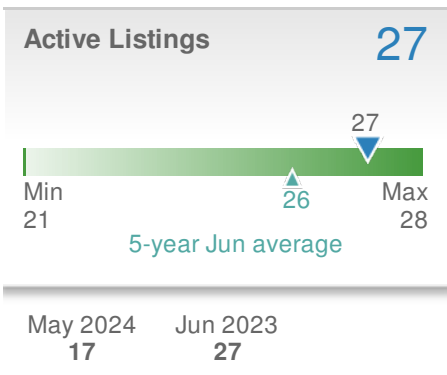
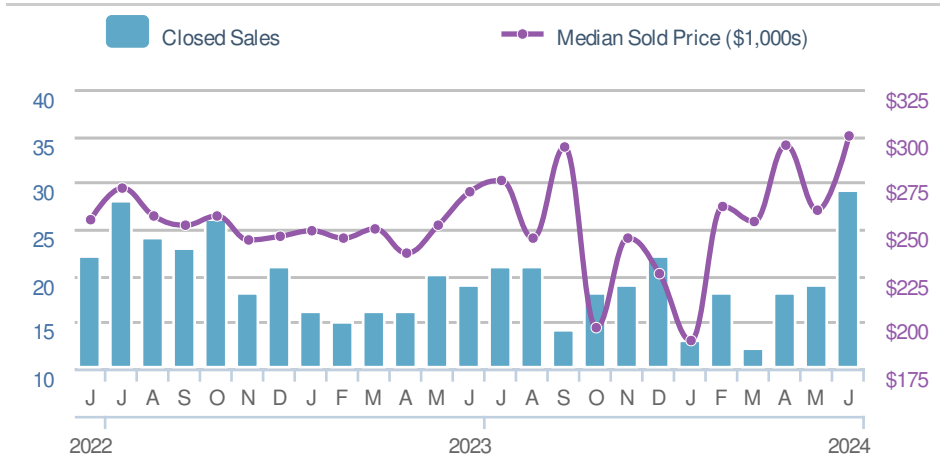
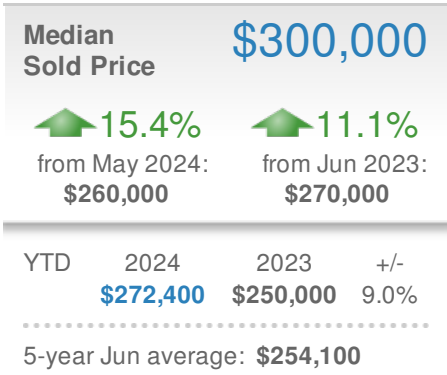
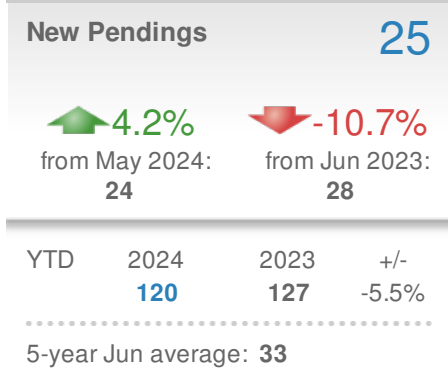
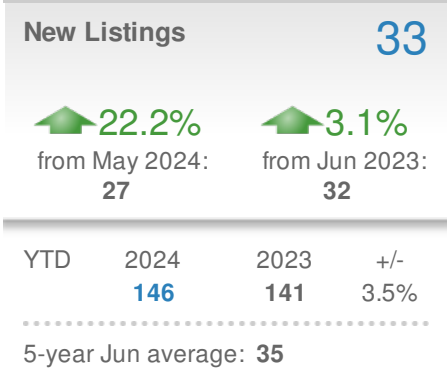
This activity resulted in a Contract Ratio of 4.00 pendings per active listing, down from 8.50 in May and a decrease from 11.00 in June 2023. The Contract Ratio is 32% lower than the 5-year June average of 5.92. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



June 2024

Interboro (Delaware, PA)

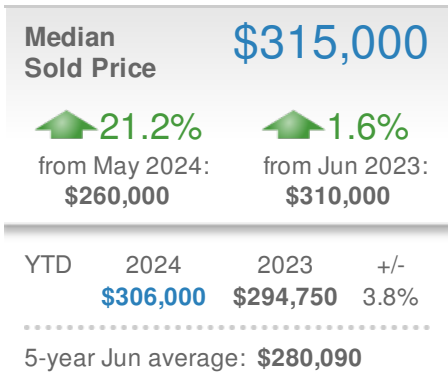
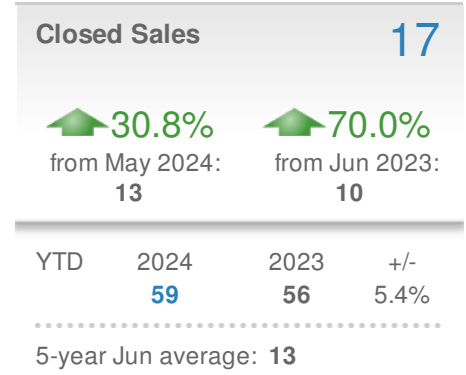
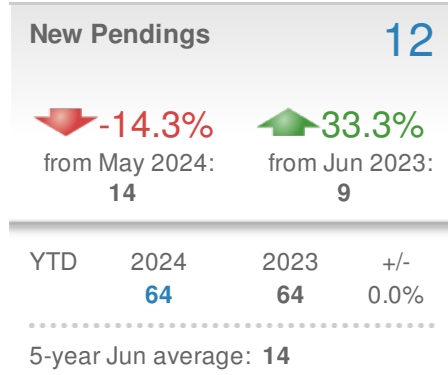
Email: ldavis@tcsr.realtor



June 2024

Interboro (Delaware, PA) - Detached

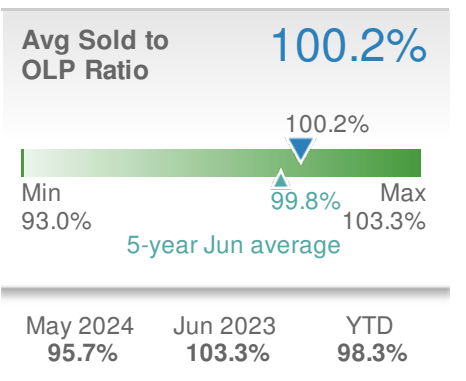
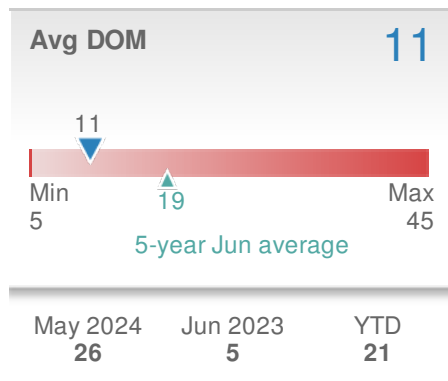
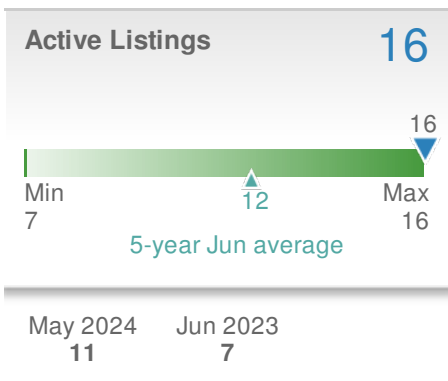
Tri-County Suburban REALTORS
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Summary

In Interboro (Delaware, PA), the median sold price for Detached properties for June was \$315,000, representing an increase of 21.2% compared to last month and an increase of 1.6% from Jun 2023. The average days on market for units sold in June was 11 days, 43% below the 5-year June average of 19 days. There was a 14.3% month over month decrease in new contract activity with 12 New Pendings; a 45.5% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 12; and a 45.5% increase in supply to 16 active units.

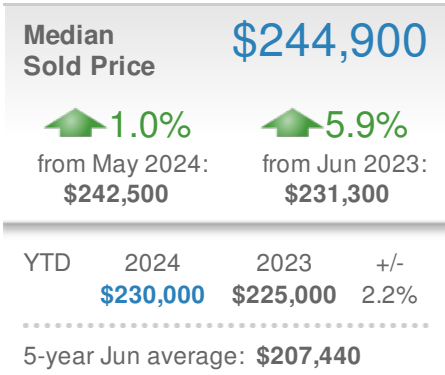
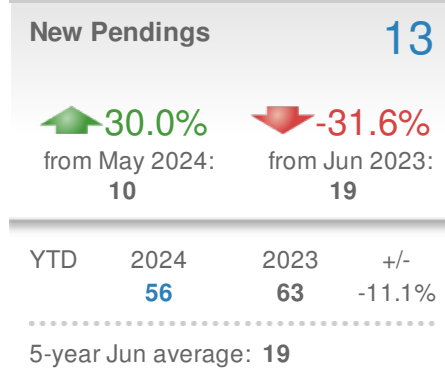
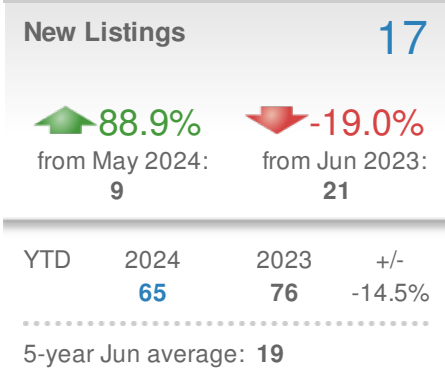
This activity resulted in a Contract Ratio of 0.75 pendings per active listing, down from 2.00 in May and a decrease from 2.43 in June 2023. The Contract Ratio is 64% lower than the 5-year June average of 2.08. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



June 2024

Interboro (Delaware, PA) - Attached

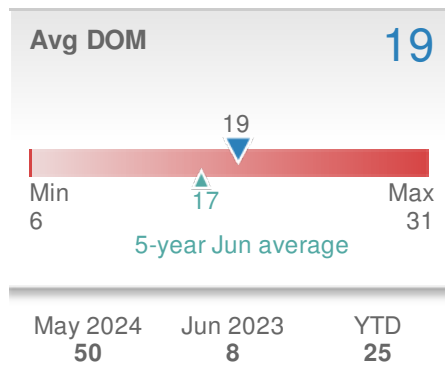
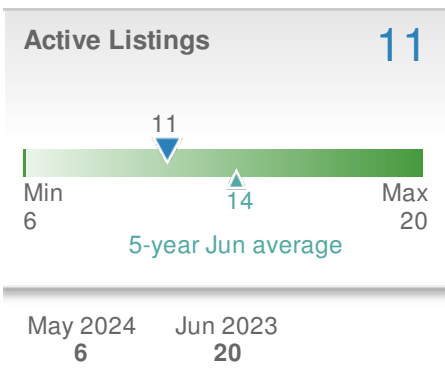
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Interboro (Delaware, PA), the median sold price for Attached properties for June was \$244,900, representing an increase of 1% compared to last month and an increase of 5.9% from Jun 2023. The average days on market for units sold in June was 19 days, 12% above the 5-year June average of 17 days. There was a 30% month over month increase in new contract activity with 13 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from May) with 15; and an 83.3% increase in supply to 11 active units.

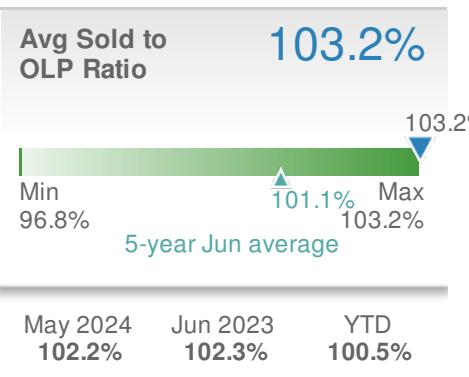
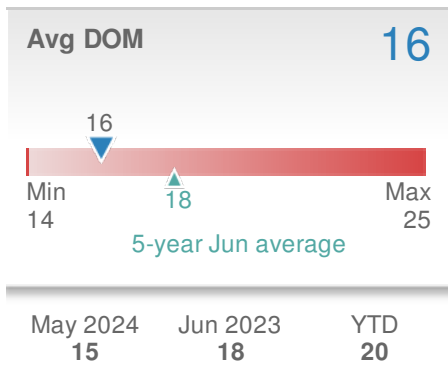
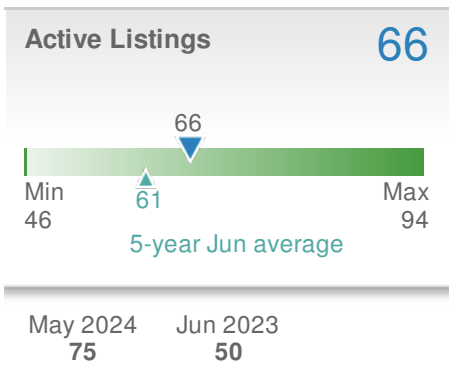
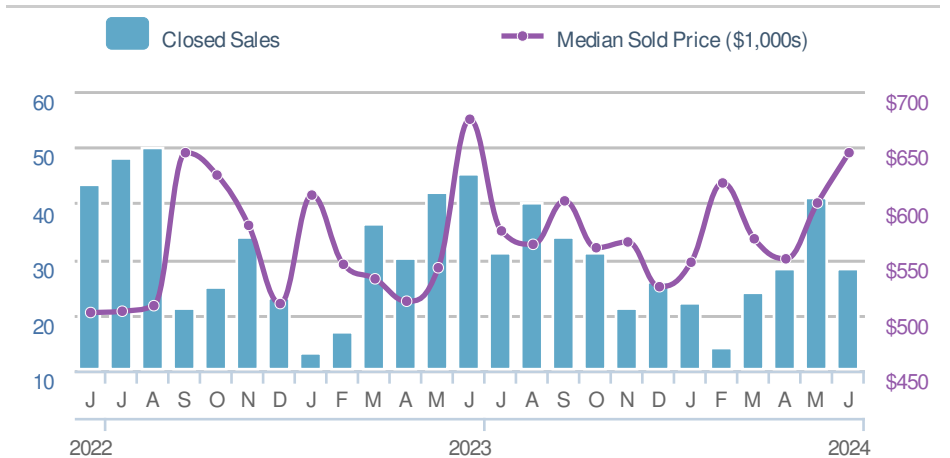
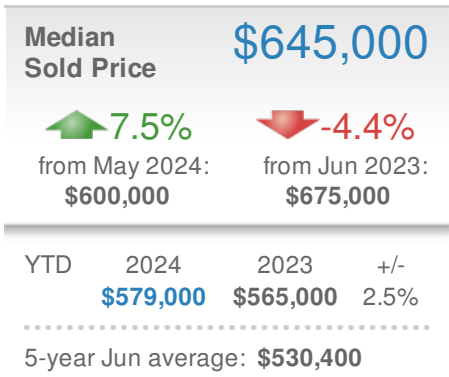
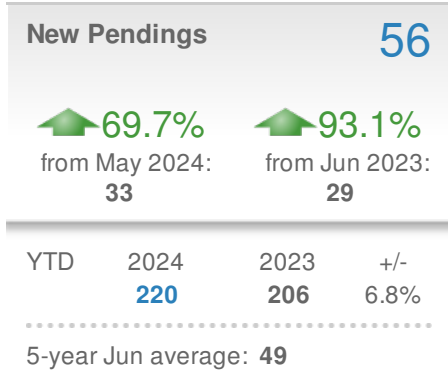
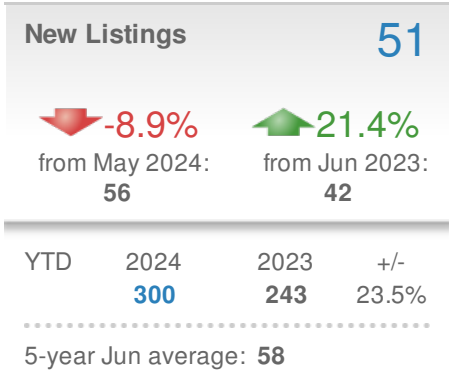
This activity resulted in a Contract Ratio of 1.36 pendings per active listing, down from 2.50 in May and an increase from 1.05 in June 2023. The Contract Ratio is 43% lower than the 5-year June average of 2.39. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



June 2024

Marple Newtown (Delaware, PA)

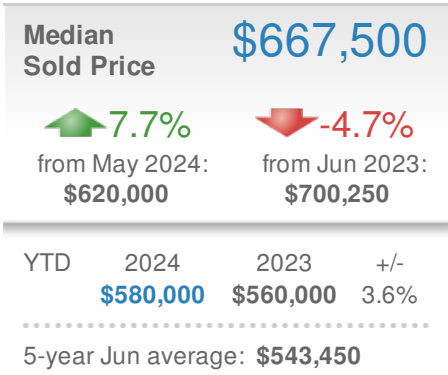
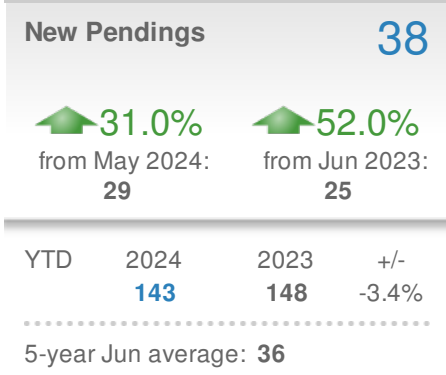
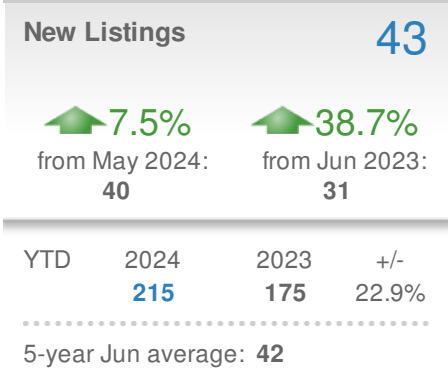
Email: ldavis@tcsr.realtor



June 2024

Marple Newtown (Delaware, PA) - Detached

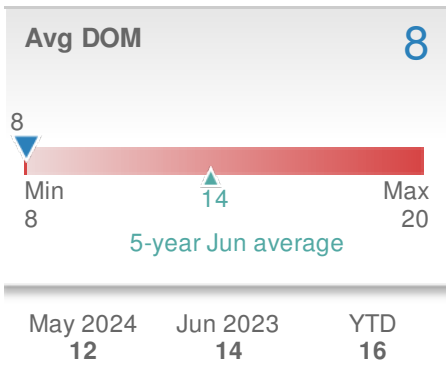
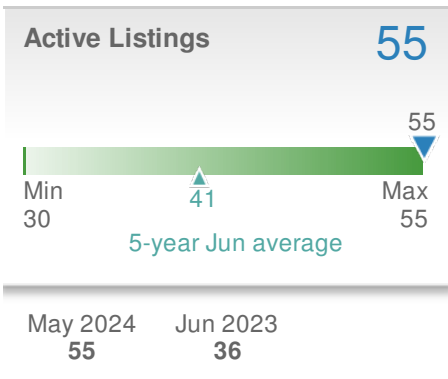
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Marple Newtown (Delaware, PA), the median sold price for Detached properties for June was \$667,500, representing an increase of 7.7% compared to last month and a decrease of 4.7% from Jun 2023. The average days on market for units sold in June was 8 days, 42% below the 5-year June average of 14 days. There was a 31% month over month increase in new contract activity with 38 New Pendings; a 34.8% MoM increase in All Pendings (new contracts + contracts carried over from May) to 62; and no change in supply with 55 active units.

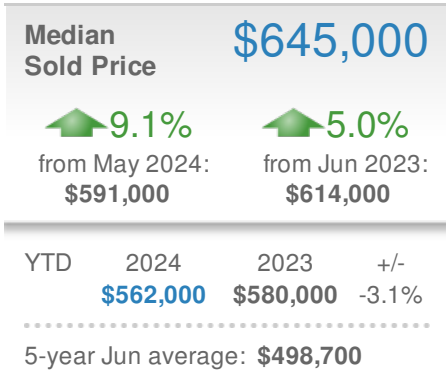
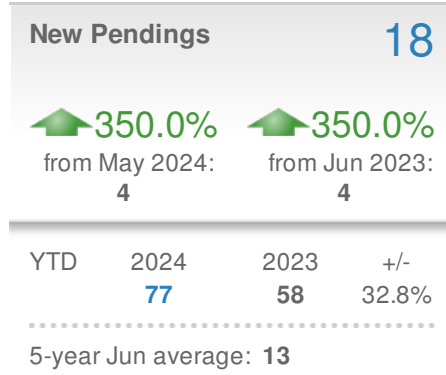
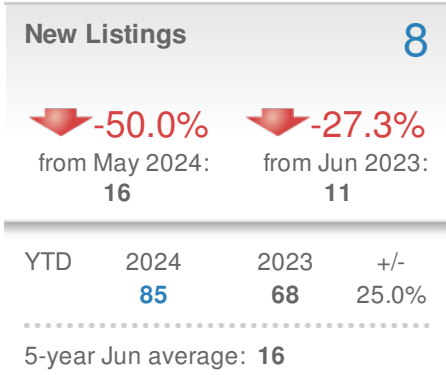
This activity resulted in a Contract Ratio of 1.13 pendings per active listing, up from 0.84 in May and a decrease from 1.31 in June 2023. The Contract Ratio is 23% lower than the 5-year June average of 1.47. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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

Marple Newtown (Delaware, PA) - Attached

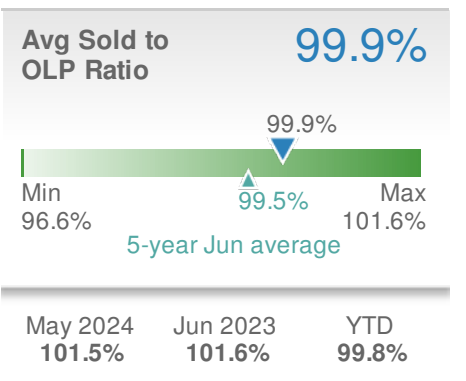
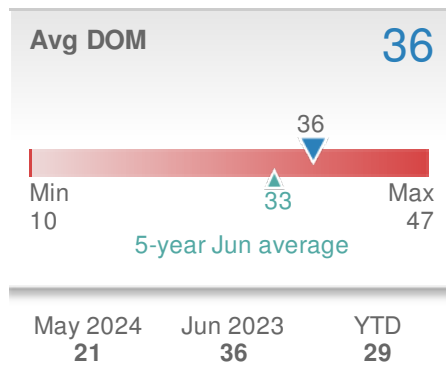
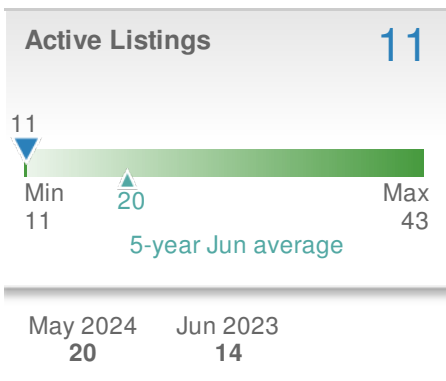
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Marple Newtown (Delaware, PA), the median sold price for Attached properties for June was \$645,000, representing an increase of 9.1% compared to last month and an increase of 5% from Jun 2023. The average days on market for units sold in June was 36 days, 8% above the 5-year June average of 33 days. There was a 350% month over month increase in new contract activity with 18 New Pendings; a 41.7% MoM increase in All Pendings (new contracts + contracts carried over from May) to 34; and a 45% decrease in supply to 11 active units.

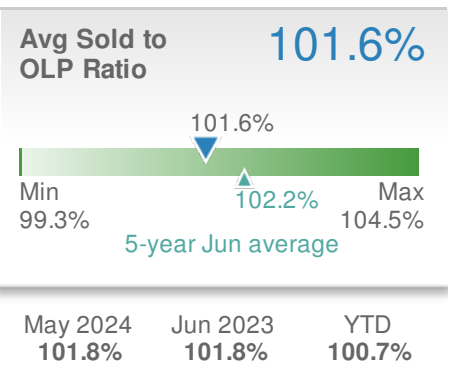
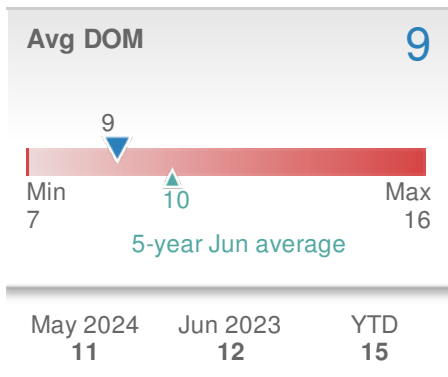
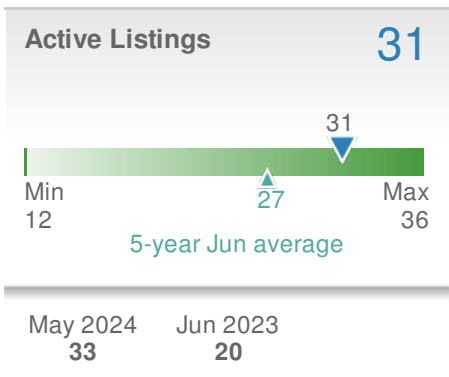
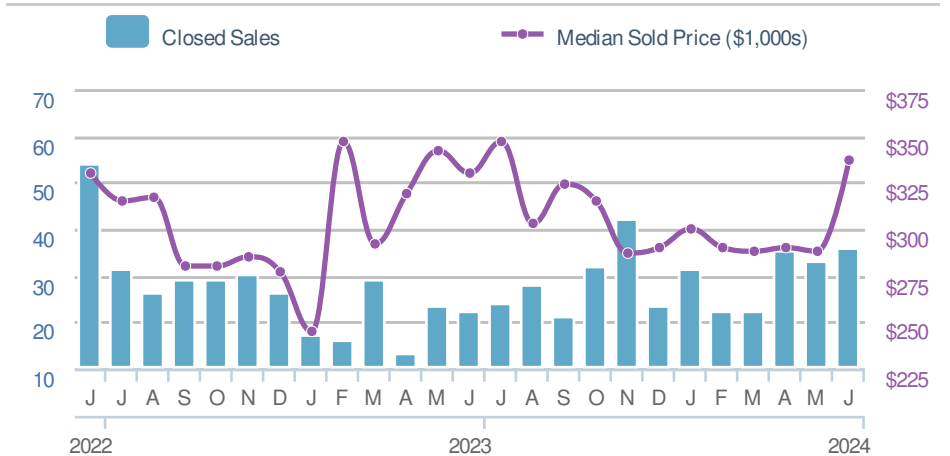
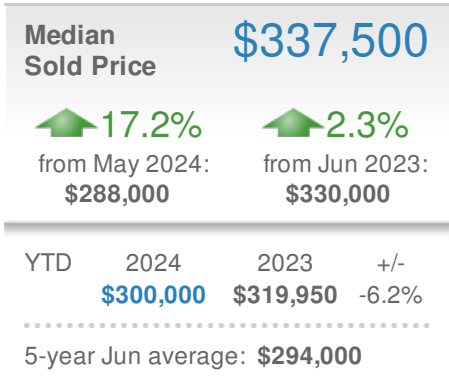
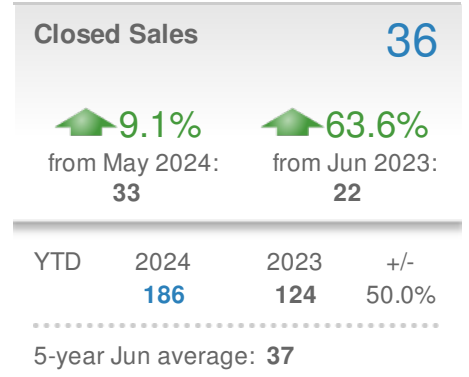
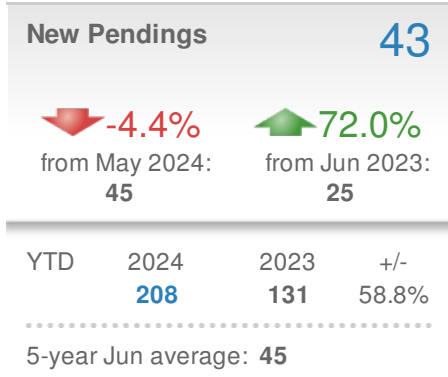
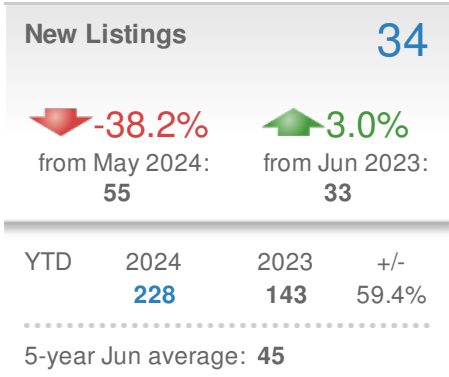
This activity resulted in a Contract Ratio of 3.09 pendings per active listing, up from 1.20 in May and an increase from 0.86 in June 2023. The Contract Ratio is 53% higher than the 5-year June average of 2.02. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



June 2024

Penn-Delco (Delaware, PA)

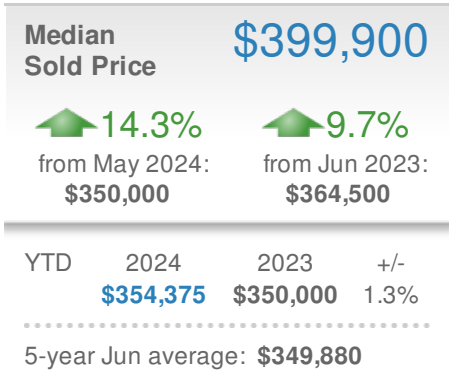
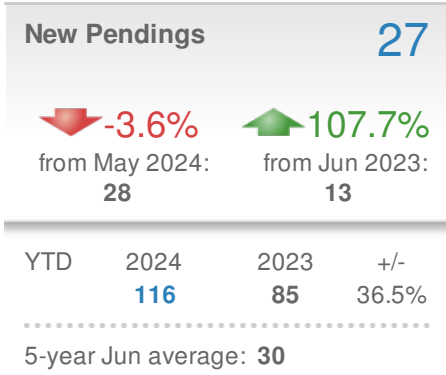
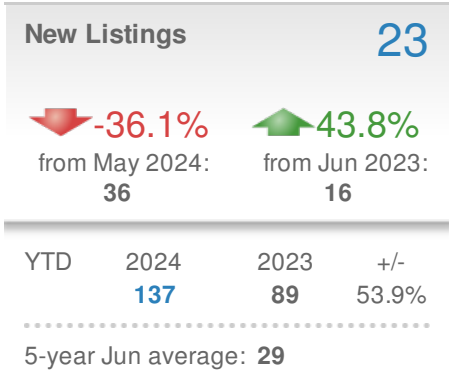
Email: ldavis@tcsr.realtor



June 2024

Penn-Delco (Delaware, PA) - Detached

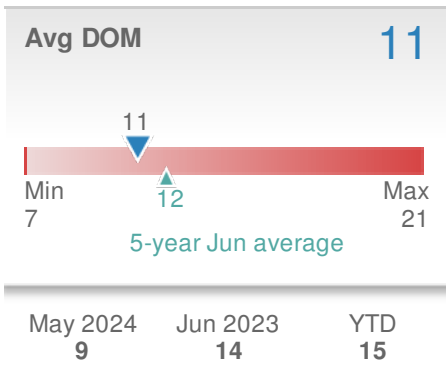
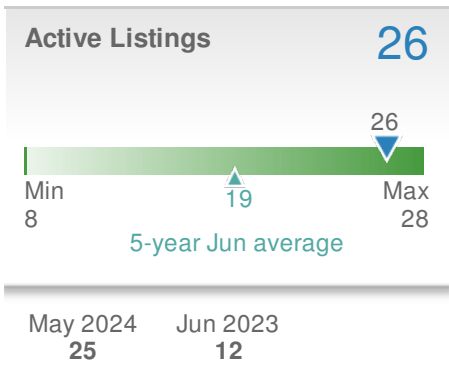
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Penn-Delco (Delaware, PA), the median sold price for Detached properties for June was \$399,900, representing an increase of 14.3% compared to last month and an increase of 9.7% from Jun 2023. The average days on market for units sold in June was 11 days, 10% below the 5-year June average of 12 days. There was a 3.6% month over month decrease in new contract activity with 27 New Pendings; a 9.1% MoM increase in All Pendings (new contracts + contracts carried over from May) to 36; and a 4% increase in supply to 26 active units.

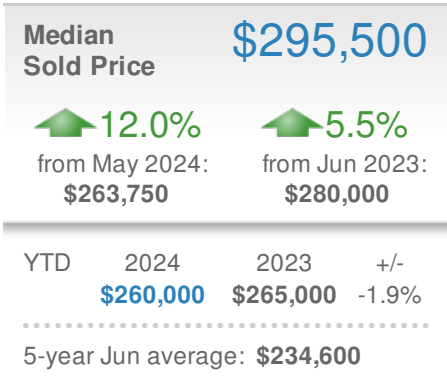
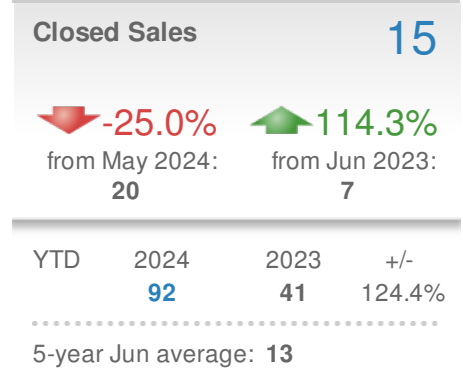
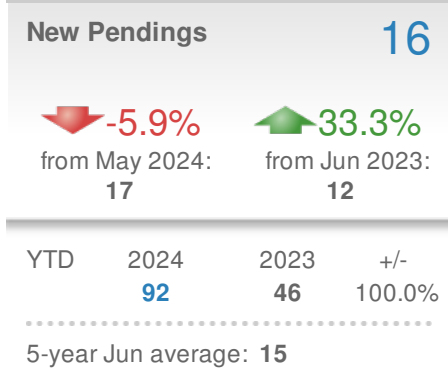
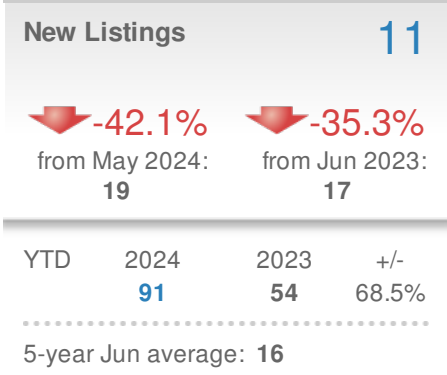
This activity resulted in a Contract Ratio of 1.38 pendings per active listing, up from 1.32 in May and a decrease from 1.42 in June 2023. The Contract Ratio is 47% lower than the 5-year June average of 2.61. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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

Penn-Delco (Delaware, PA) - Attached

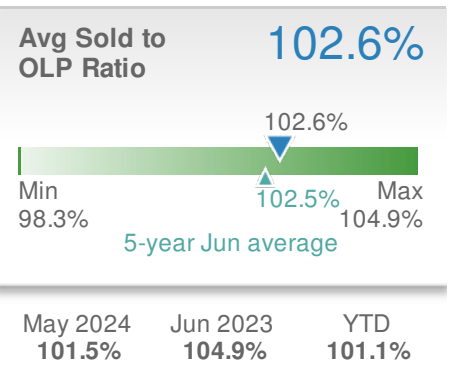
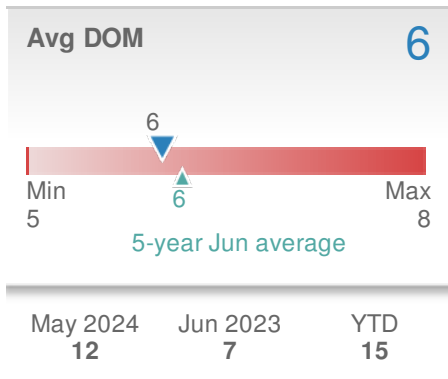
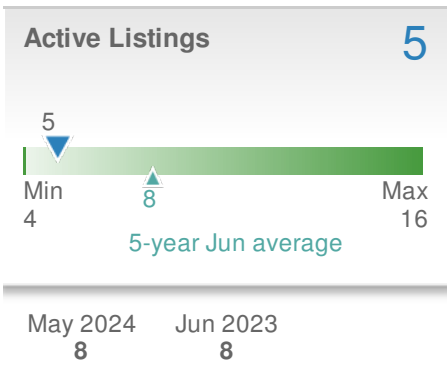
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Penn-Delco (Delaware, PA), the median sold price for Attached properties for June was \$295,500, representing an increase of 12% compared to last month and an increase of 5.5% from Jun 2023. The average days on market for units sold in June was 6 days, 3% below the 5-year June average of 6 days. There was a 5.9% month over month decrease in new contract activity with 16 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from May) with 19; and a 37.5% decrease in supply to 5 active units.

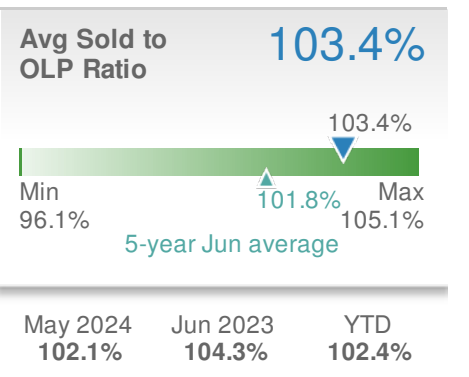
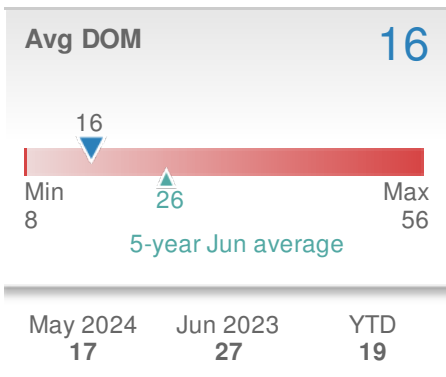
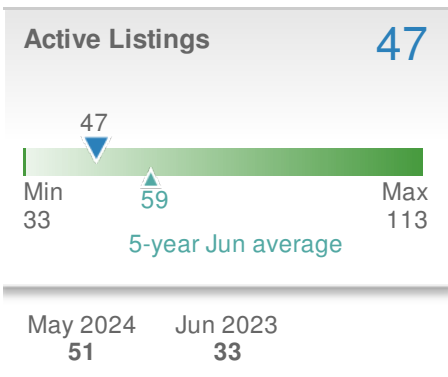
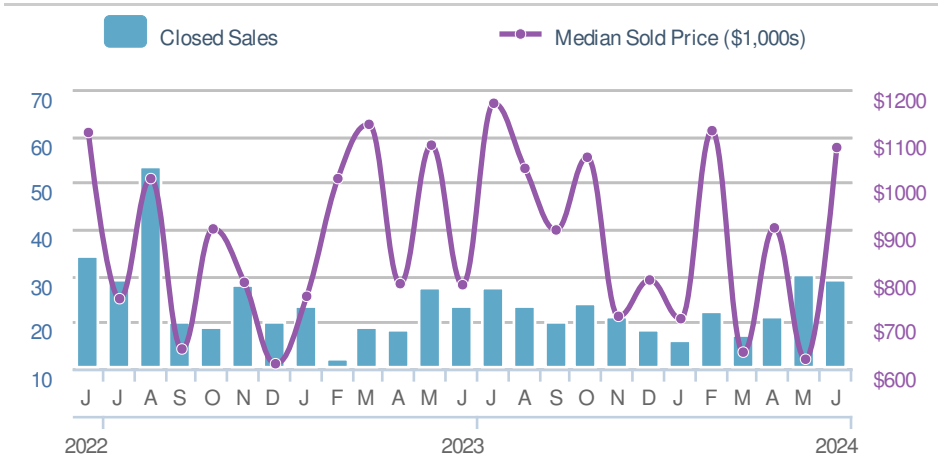
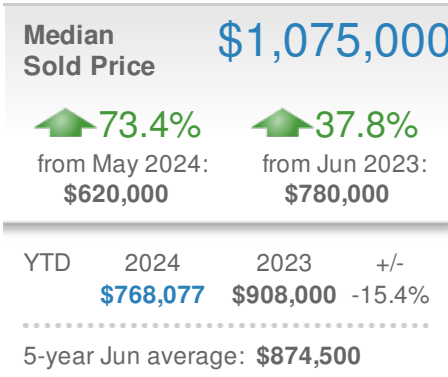
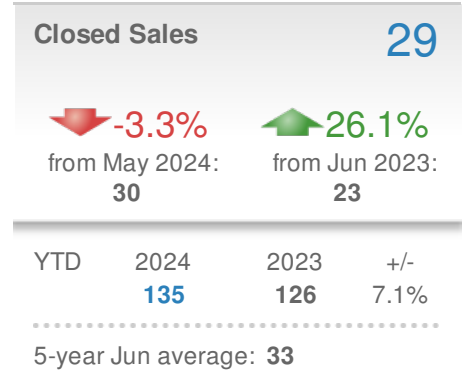
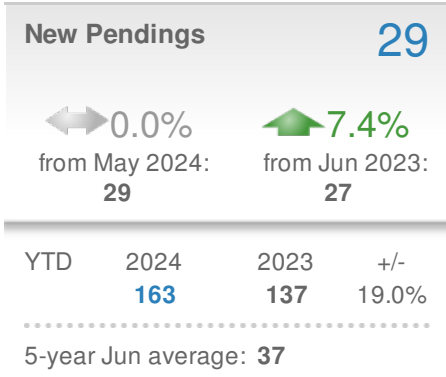
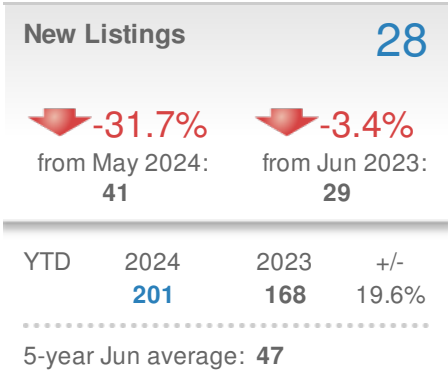
This activity resulted in a Contract Ratio of 3.80 pendings per active listing, up from 2.38 in May and an increase from 1.50 in June 2023. The Contract Ratio is 46% higher than the 5-year June average of 2.61. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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

Radnor Township (Delaware, PA)

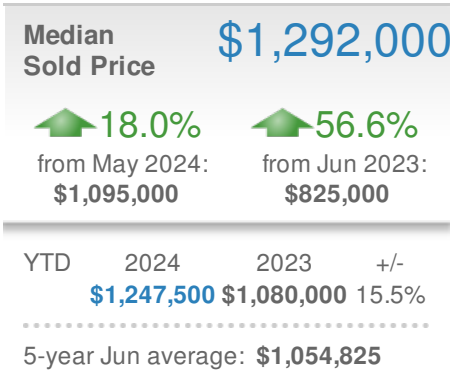
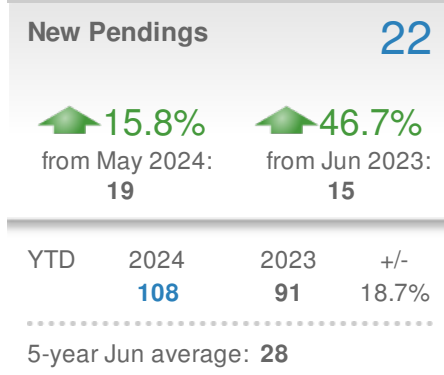
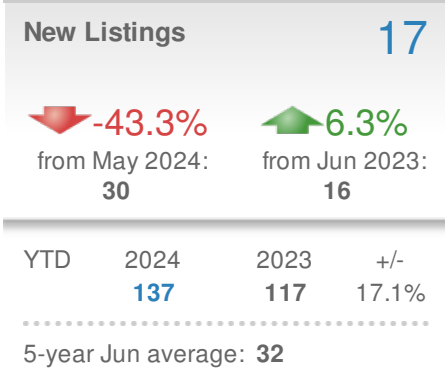
Email: ldavis@tcsr.realtor



June 2024

Radnor Township (Delaware, PA) - Detached

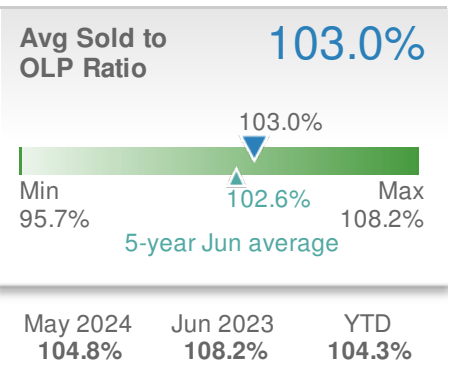
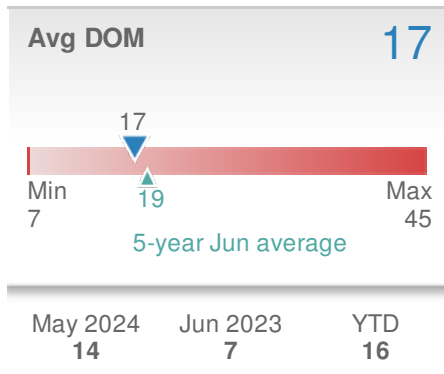
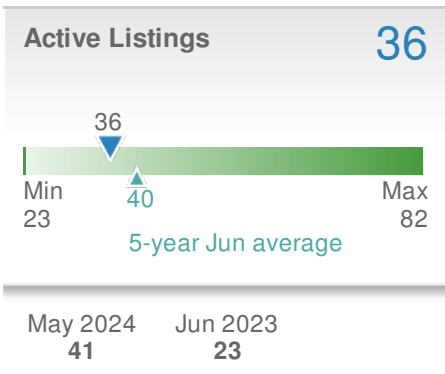
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Radnor Township (Delaware, PA), the median sold price for Detached properties for June was \$1,292,000, representing an increase of 18% compared to last month and an increase of 56.6% from Jun 2023. The average days on market for units sold in June was 17 days, 10% below the 5-year June average of 19 days. There was a 15.8% month over month increase in new contract activity with 22 New Pendings; a 4.7% MoM increase in All Pendings (new contracts + contracts carried over from May) to 45; and a 12.2% decrease in supply to 36 active units.

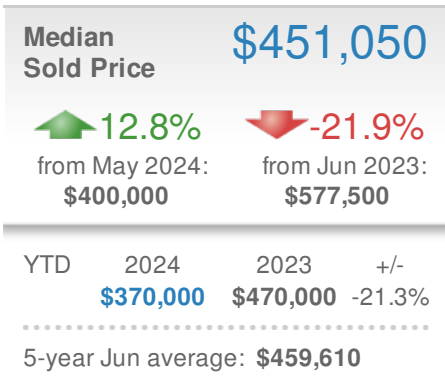
This activity resulted in a Contract Ratio of 1.25 pendings per active listing, up from 1.05 in May and a decrease from 1.26 in June 2023. The Contract Ratio is 5% lower than the 5-year June average of 1.32. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



June 2024

Radnor Township (Delaware, PA) - Attached

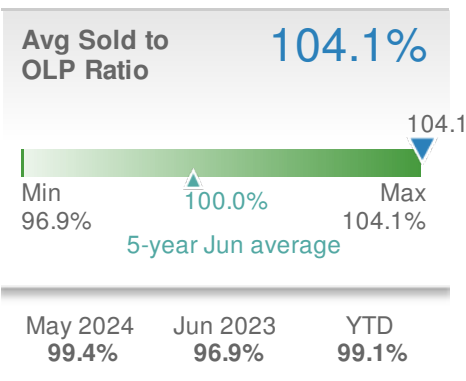
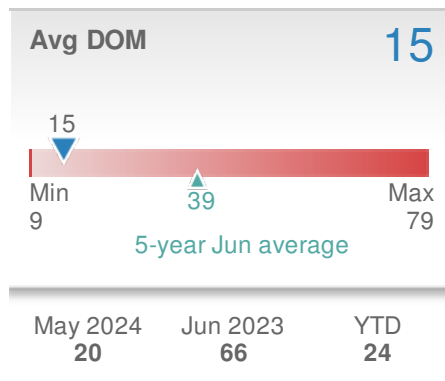
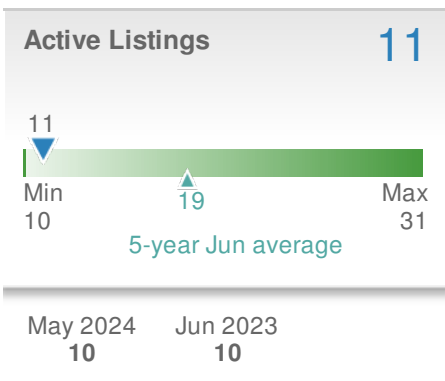
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Radnor Township (Delaware, PA), the median sold price for Attached properties for June was \$451,050, representing an increase of 12.8% compared to last month and a decrease of 21.9% from Jun 2023. The average days on market for units sold in June was 15 days, 62% below the 5-year June average of 39 days. There was a 30% month over month decrease in new contract activity with 7 New Pendings; an 8.3% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 11; and a 10% increase in supply to 11 active units.

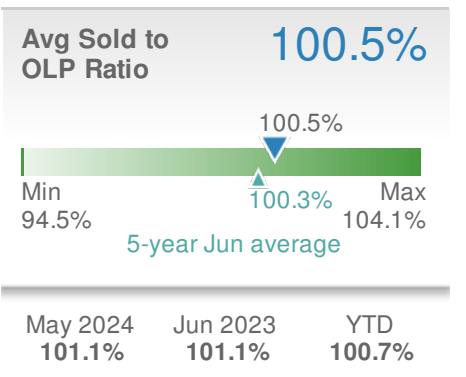
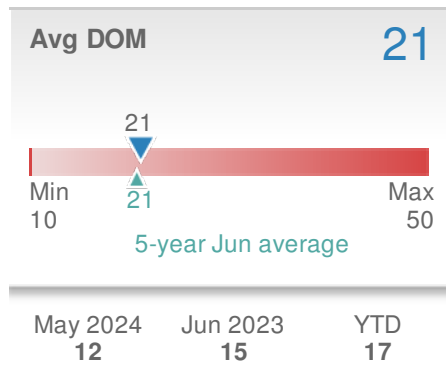
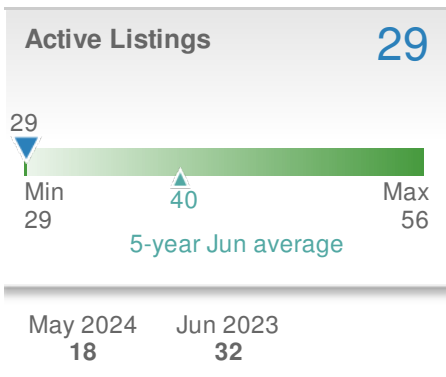
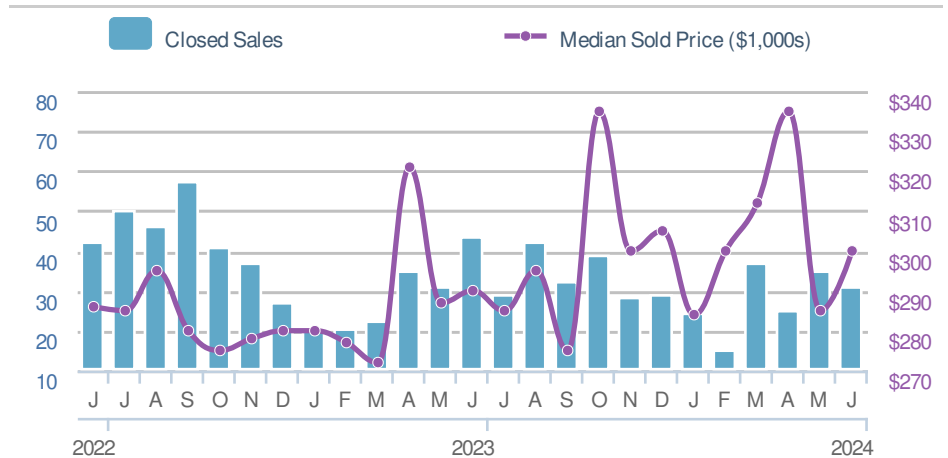
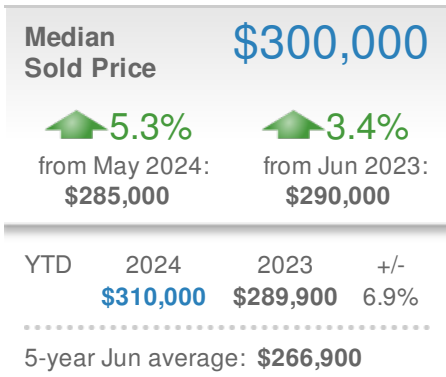
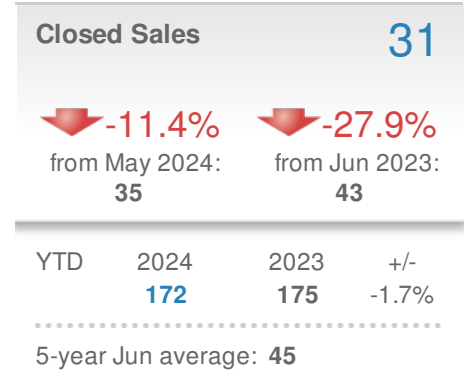
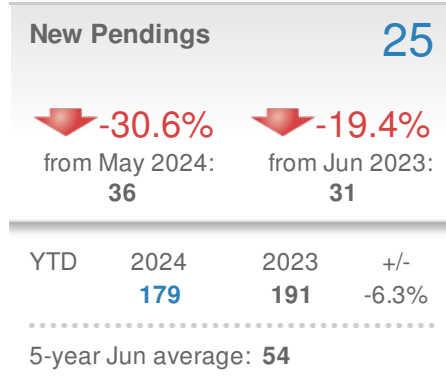
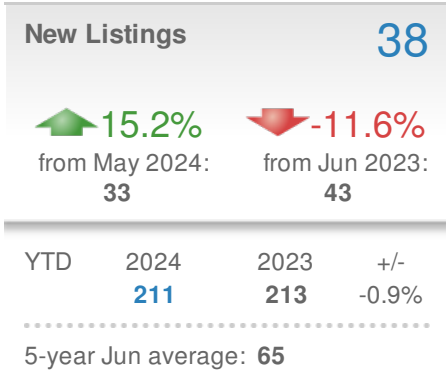
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 1.20 in May and a decrease from 2.60 in June 2023. The Contract Ratio is 25% lower than the 5-year June average of 1.33. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



June 2024

Ridley (Delaware, PA)

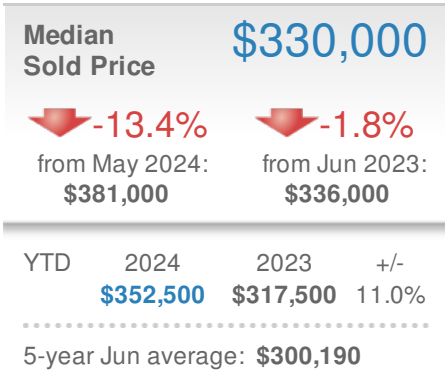
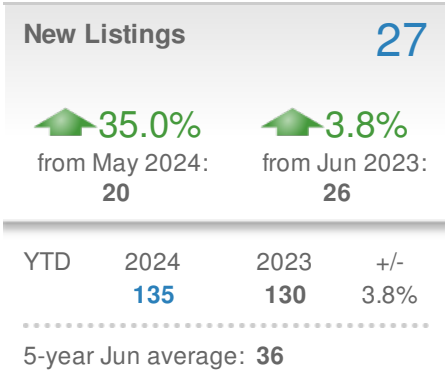
Email: ldavis@tcsr.realtor



June 2024

Ridley (Delaware, PA) - Detached

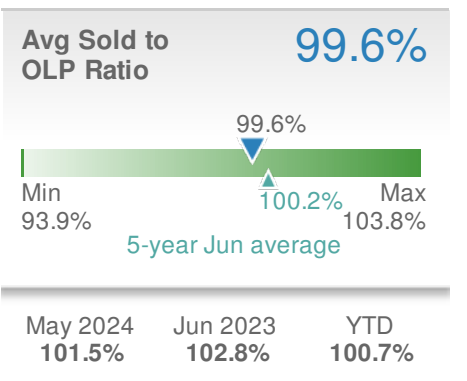
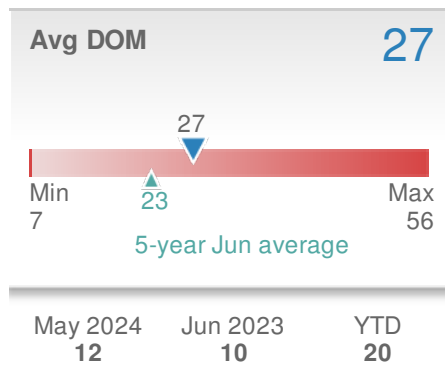
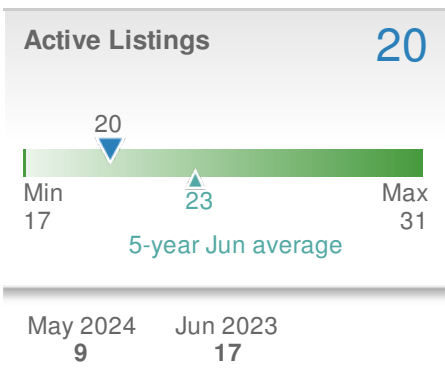
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Ridley (Delaware, PA), the median sold price for Detached properties for June was \$330,000, representing a decrease of 13.4% compared to last month and a decrease of 1.8% from Jun 2023. The average days on market for units sold in June was 27 days, 20% above the 5-year June average of 23 days. There was a 34.8% month over month decrease in new contract activity with 15 New Pendings; a 24.1% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 22; and a 122.2% increase in supply to 20 active units.

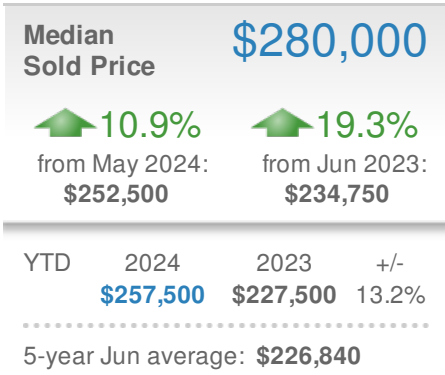
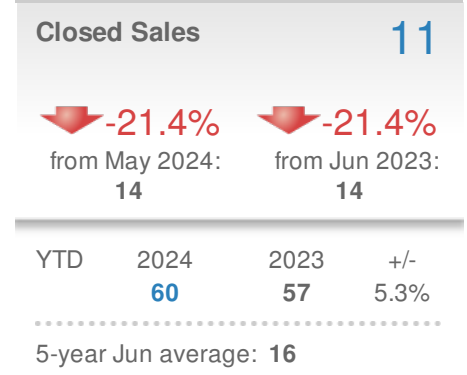
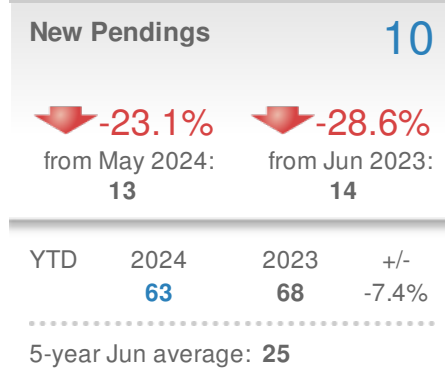
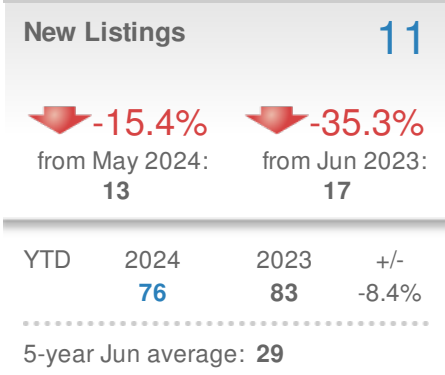
This activity resulted in a Contract Ratio of 1.10 pendings per active listing, down from 3.22 in May and a decrease from 1.29 in June 2023. The Contract Ratio is 40% lower than the 5-year June average of 1.82. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



June 2024

Ridley (Delaware, PA) - Attached

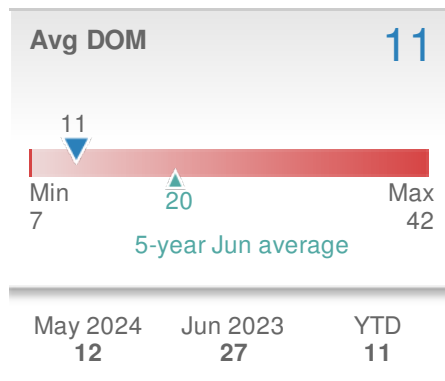
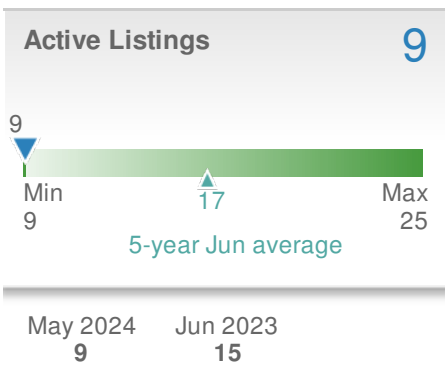
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Ridley (Delaware, PA), the median sold price for Attached properties for June was \$280,000, representing an increase of 10.9% compared to last month and an increase of 19.3% from Jun 2023. The average days on market for units sold in June was 11 days, 46% below the 5-year June average of 20 days. There was a 23.1% month over month decrease in new contract activity with 10 New Pendings; a 14.3% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 12; and no change in supply with 9 active units.

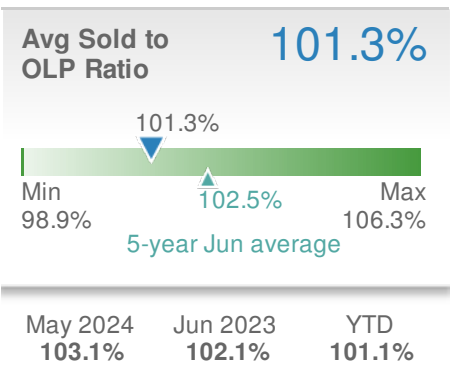
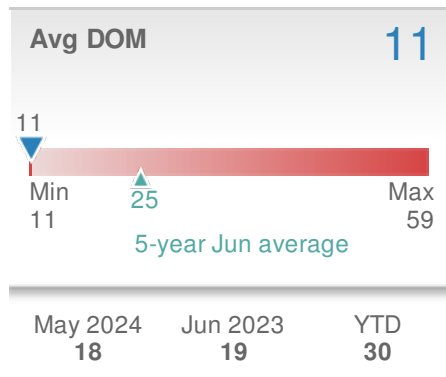
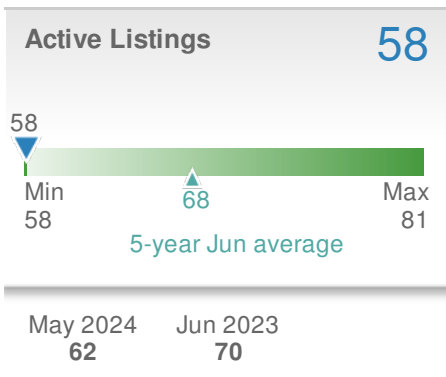
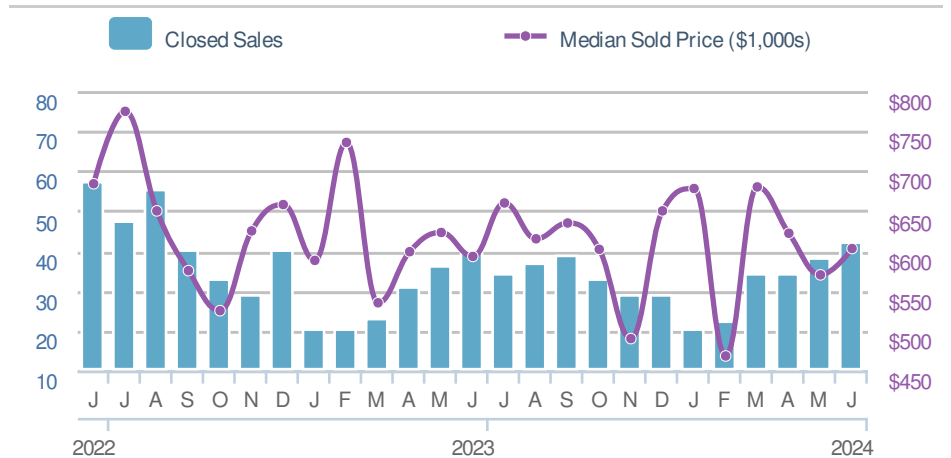
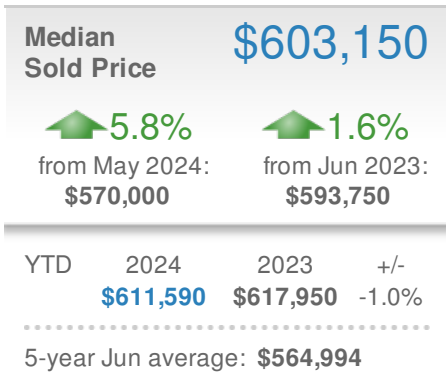
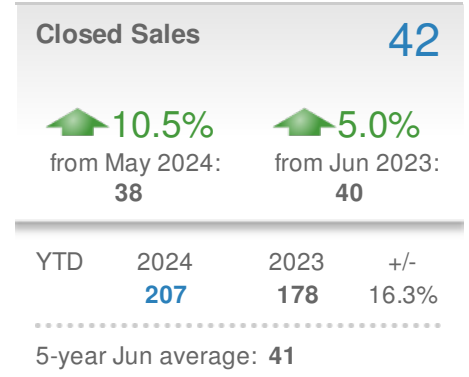
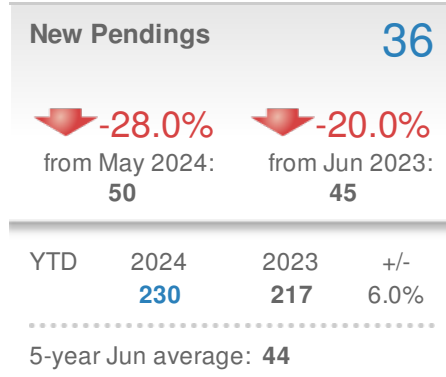
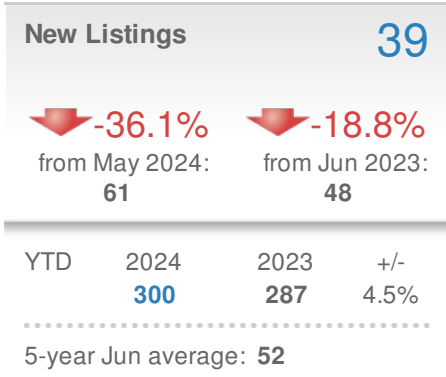
This activity resulted in a Contract Ratio of 1.33 pendings per active listing, down from 1.56 in May and no change from June 2023. The Contract Ratio is 28% lower than the 5-year June average of 1.85. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and 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

Rose Tree Media (Delaware, PA)

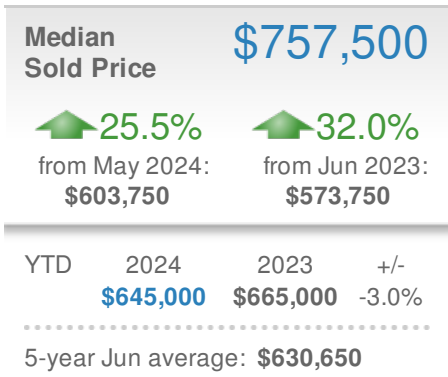
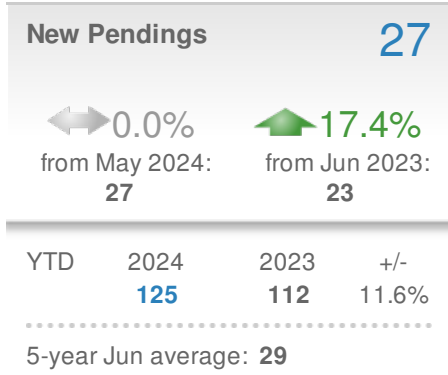
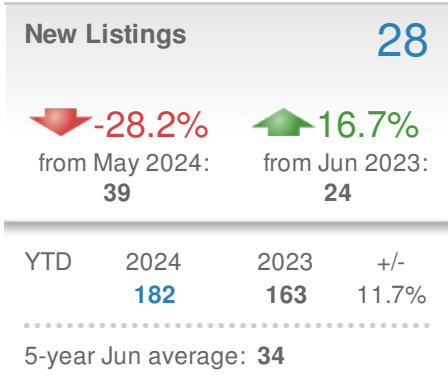
Email: ldavis@tcsr.realtor



June 2024

Rose Tree Media (Delaware, PA) - Detached

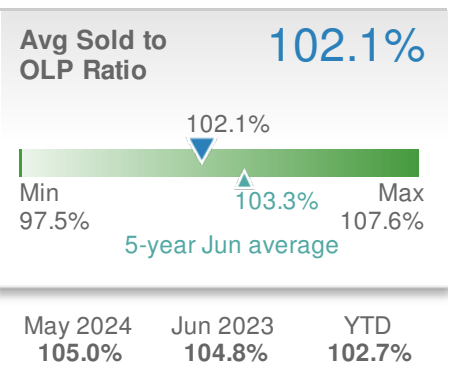
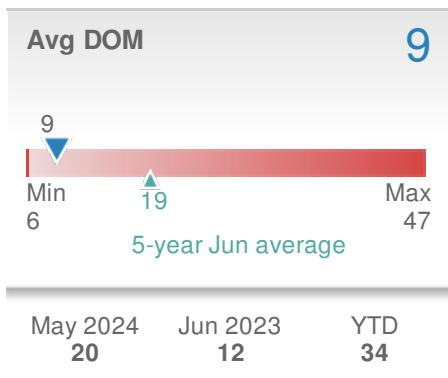
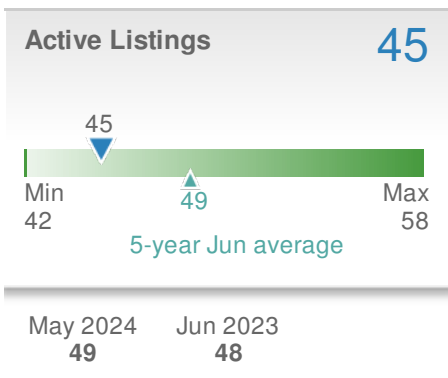
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Rose Tree Media (Delaware, PA), the median sold price for Detached properties for June was \$757,500, representing an increase of 25.5% compared to last month and an increase of 32% from Jun 2023. The average days on market for units sold in June was 9 days, 53% below the 5-year June average of 19 days. There was no month over month change in new contract activity with 27 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from May) with 42; and an 8.2% decrease in supply to 45 active units.

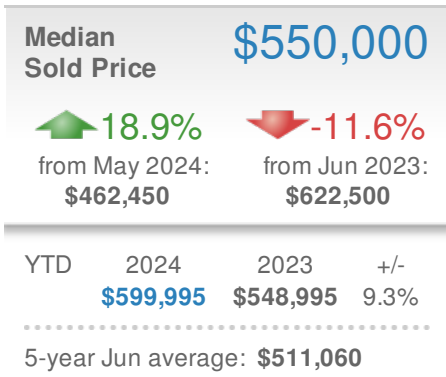
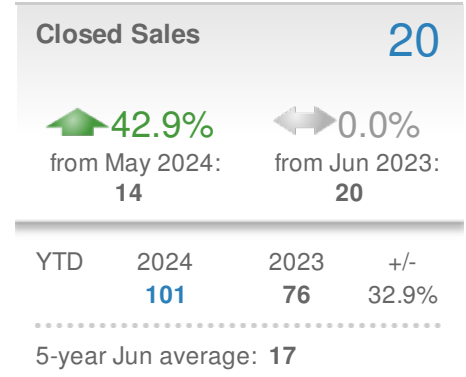
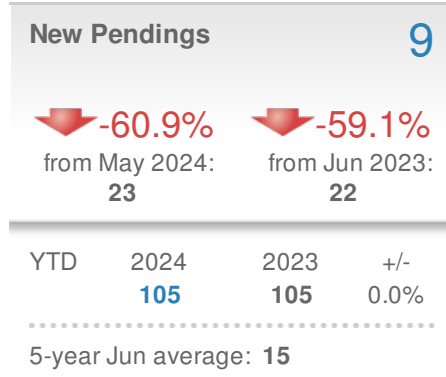
This activity resulted in a Contract Ratio of 0.93 pendings per active listing, up from 0.86 in May and an increase from 0.75 in June 2023. The Contract Ratio is 11% lower than the 5-year June average of 1.05. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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

Rose Tree Media (Delaware, PA) - Attached

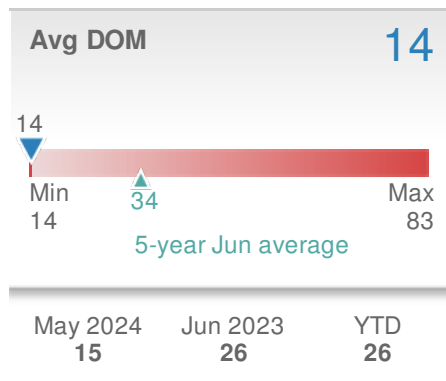
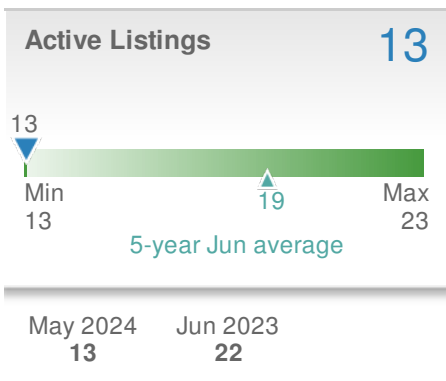
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Rose Tree Media (Delaware, PA), the median sold price for Attached properties for June was \$550,000, representing an increase of 18.9% compared to last month and a decrease of 11.6% from Jun 2023. The average days on market for units sold in June was 14 days, 59% below the 5-year June average of 34 days. There was a 60.9% month over month decrease in new contract activity with 9 New Pendings; a 15.7% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 59; and no change in supply with 13 active units.

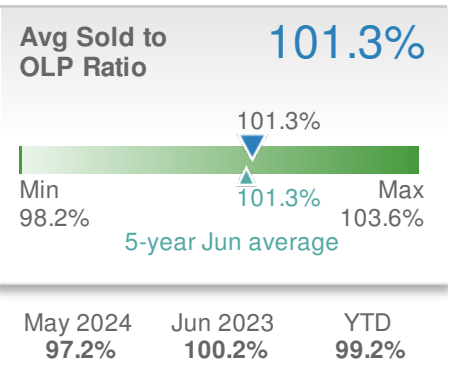
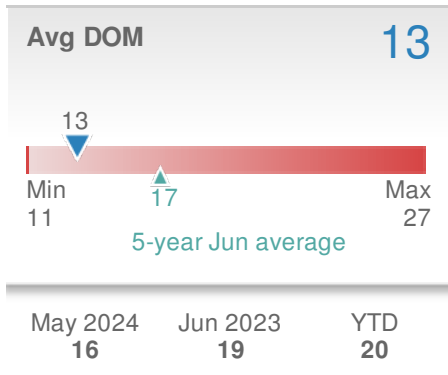
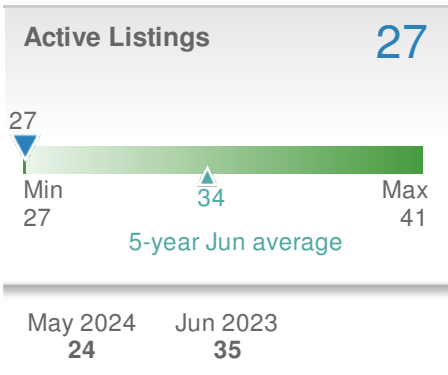
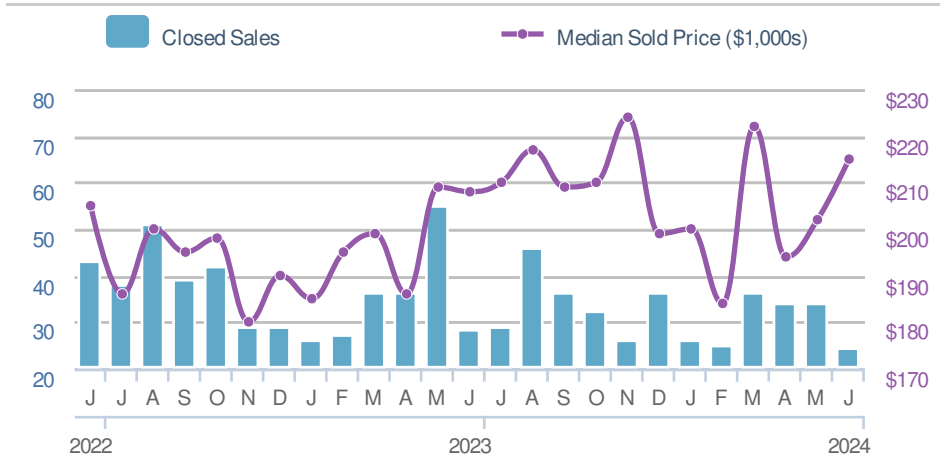
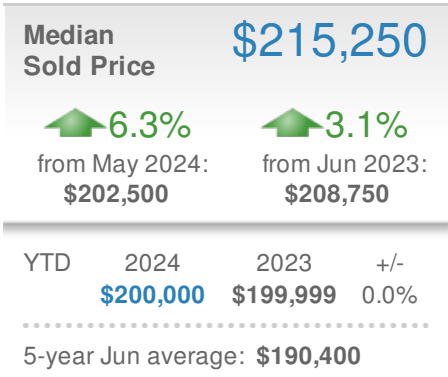
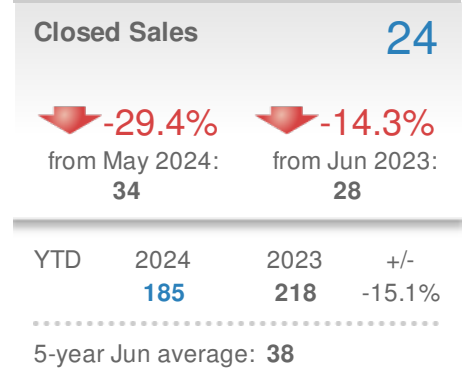
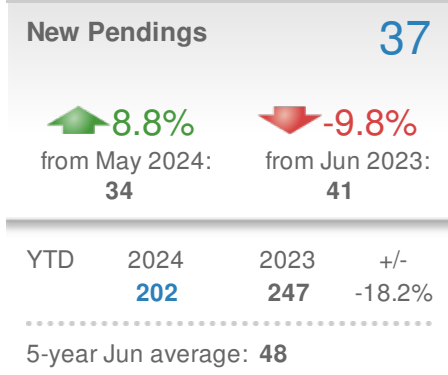
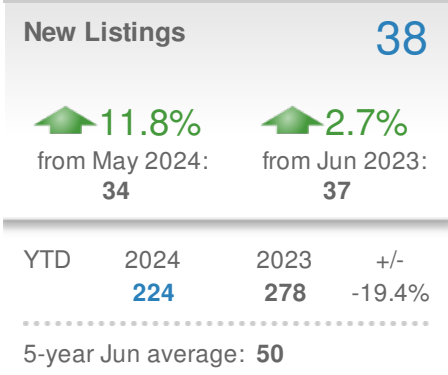
This activity resulted in a Contract Ratio of 4.54 pendings per active listing, down from 5.38 in May and an increase from 2.82 in June 2023. The Contract Ratio is 47% higher than the 5-year June average of 3.08. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



June 2024

Southeast Delco (Delaware, PA)

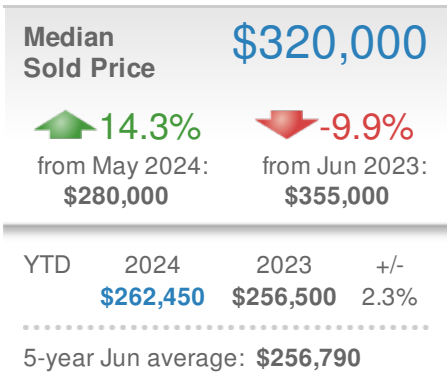
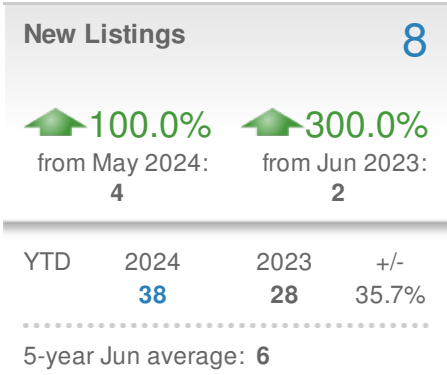
Email: ldavis@tcsr.realtor



June 2024

Southeast Delco (Delaware, PA) - Detached

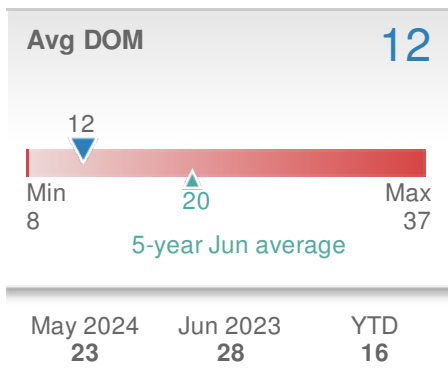
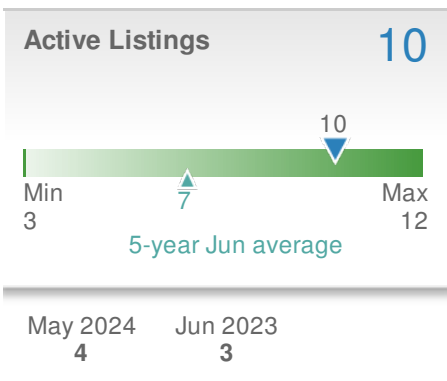
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Southeast Delco (Delaware, PA), the median sold price for Detached properties for June was \$320,000, representing an increase of 14.3% compared to last month and a decrease of 9.9% from Jun 2023. The average days on market for units sold in June was 12 days, 41% below the 5-year June average of 20 days. There was a 40% month over month decrease in new contract activity with 3 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from May) with 5; and a 150% increase in supply to 10 active units.

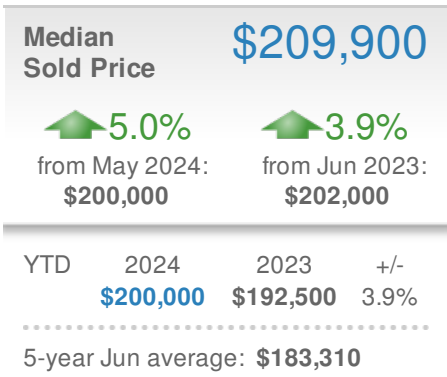
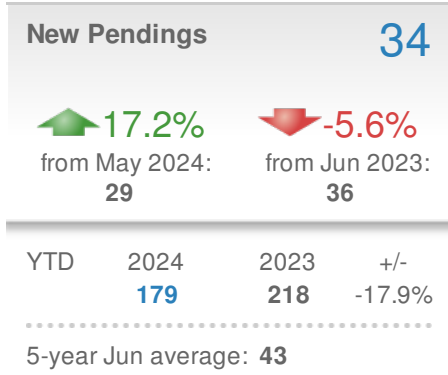
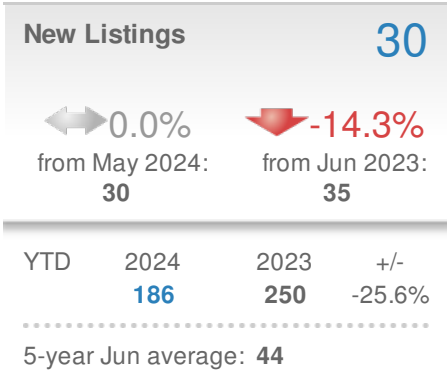
This activity resulted in a Contract Ratio of 0.50 pendings per active listing, down from 1.25 in May and a decrease from 2.67 in June 2023. The Contract Ratio is 68% lower than the 5-year June average of 1.58. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



June 2024

Southeast Delco (Delaware, PA) - Attached

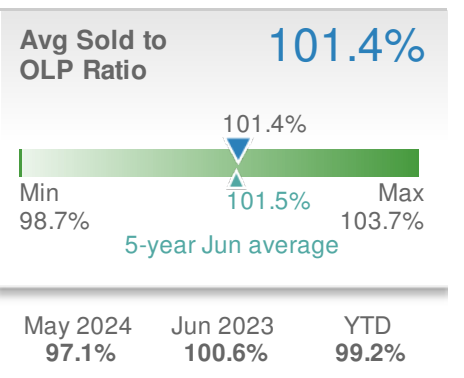
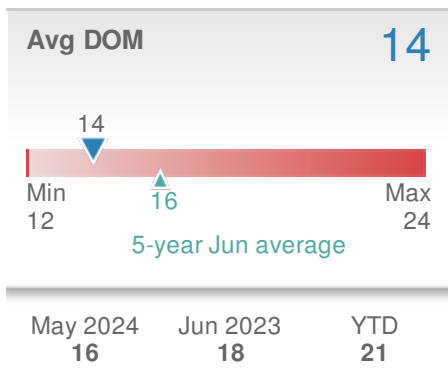
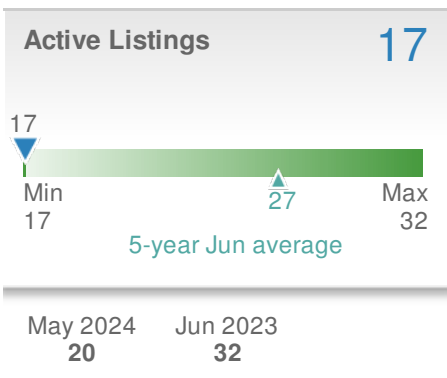
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Southeast Delco (Delaware, PA), the median sold price for Attached properties for June was \$209,900, representing an increase of 5% compared to last month and an increase of 3.9% from Jun 2023. The average days on market for units sold in June was 14 days, 14% below the 5-year June average of 16 days. There was a 17.2% month over month increase in new contract activity with 34 New Pendings; a 16.2% MoM increase in All Pendings (new contracts + contracts carried over from May) to 43; and a 15% decrease in supply to 17 active units.

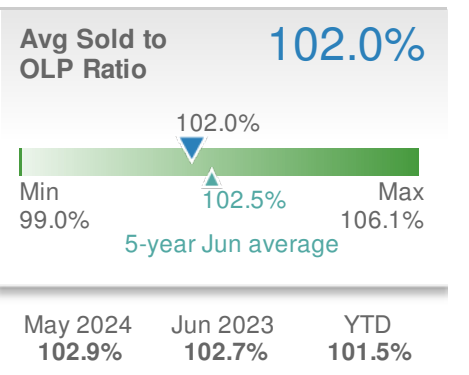
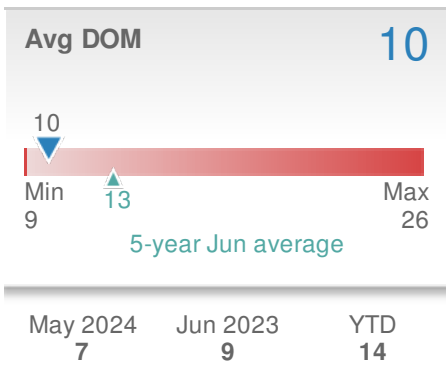
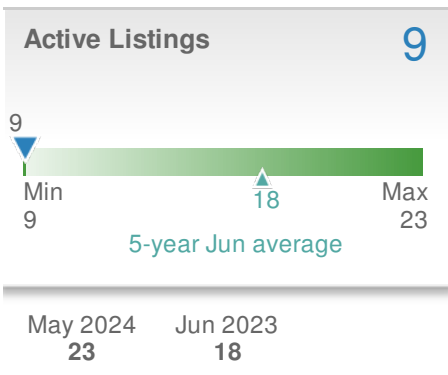
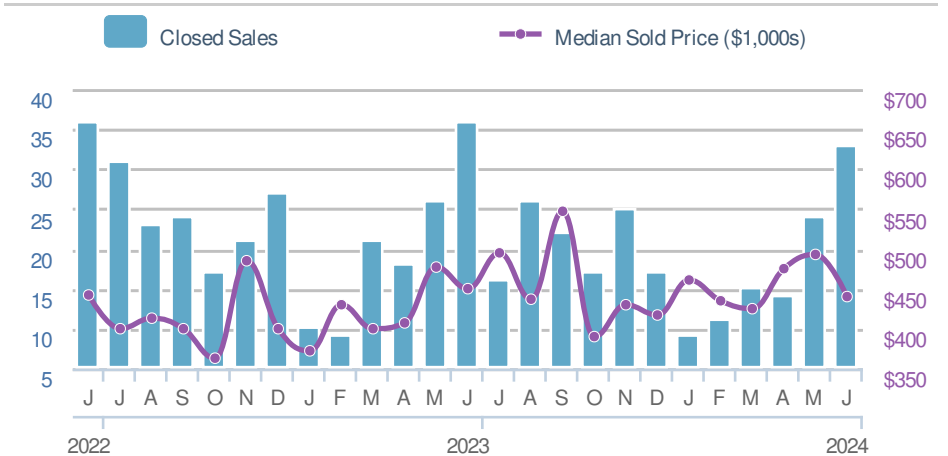
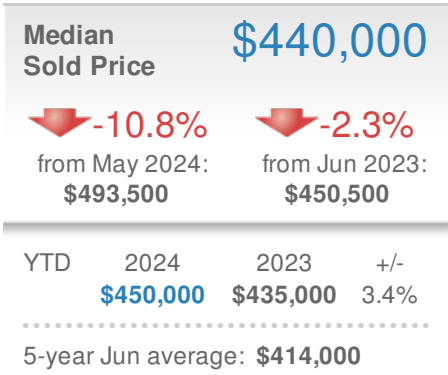
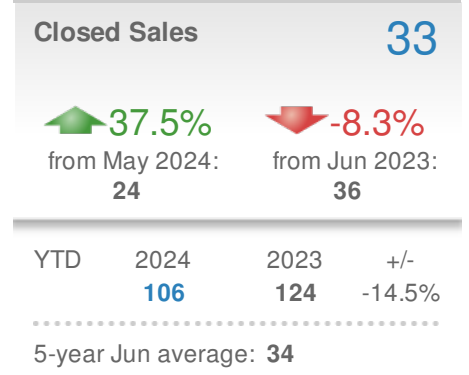
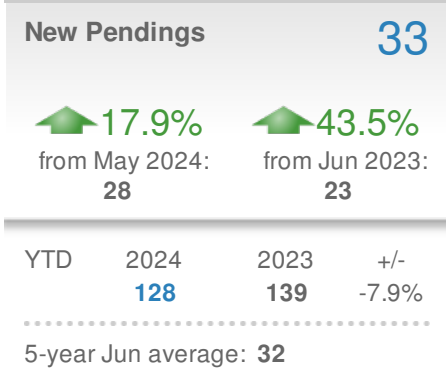
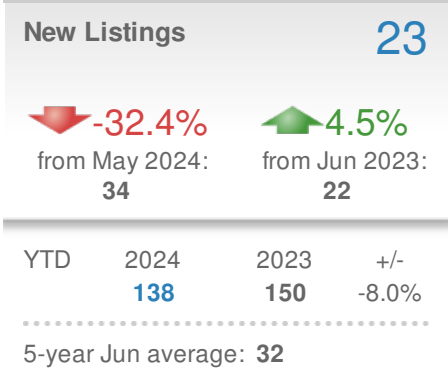
This activity resulted in a Contract Ratio of 2.53 pendings per active listing, up from 1.85 in May and an increase from 1.63 in June 2023. The Contract Ratio is 10% higher than the 5-year June average of 2.30. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



June 2024

Springfield (Delaware, PA)

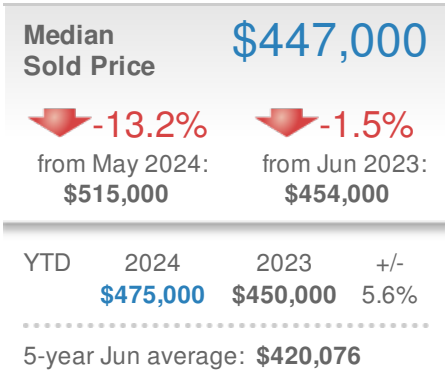
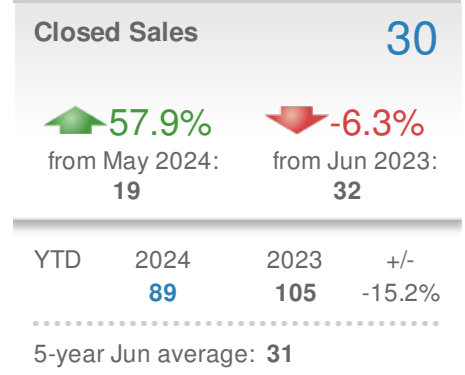
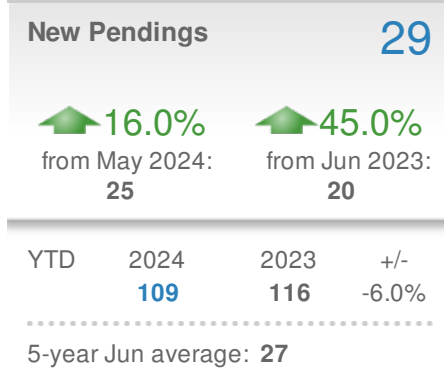
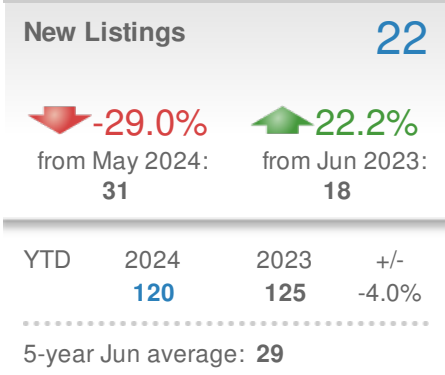
Email: ldavis@tcsr.realtor



June 2024

Springfield (Delaware, PA) - Detached

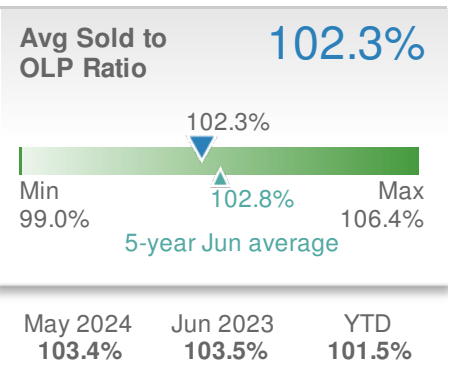
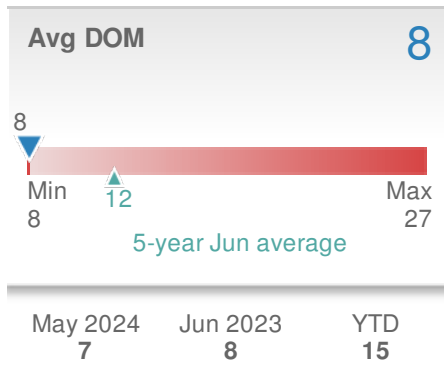
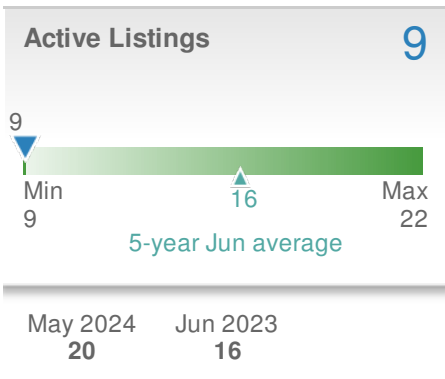
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Springfield (Delaware, PA), the median sold price for Detached properties for June was \$447,000, representing a decrease of 13.2% compared to last month and a decrease of 1.5% from Jun 2023. The average days on market for units sold in June was 8 days, 36% below the 5-year June average of 12 days. There was a 16% month over month increase in new contract activity with 29 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from May) with 31; and a 55% decrease in supply to 9 active units.

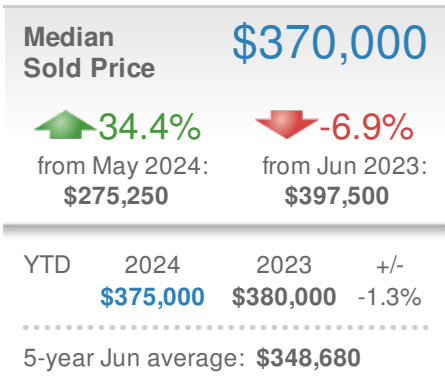
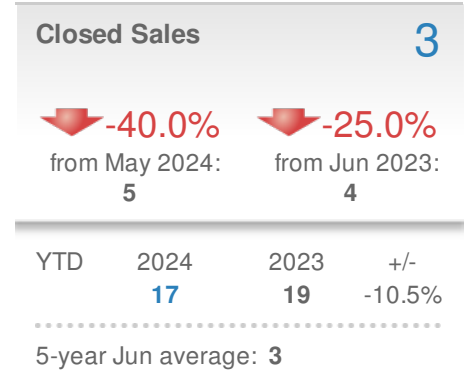
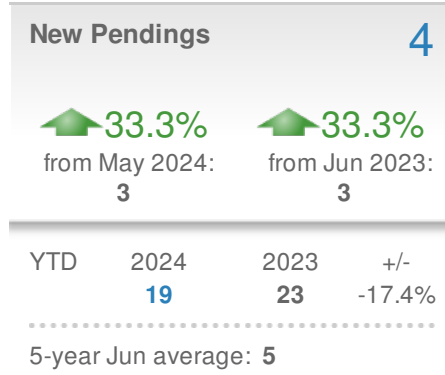
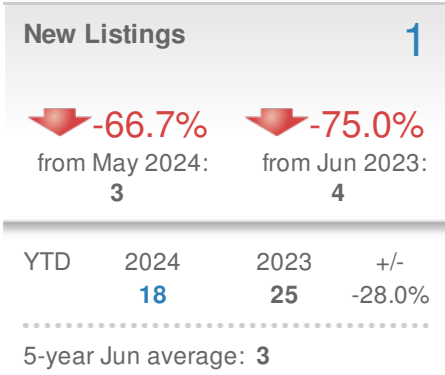
This activity resulted in a Contract Ratio of 3.44 pendings per active listing, up from 1.55 in May and an increase from 1.38 in June 2023. The Contract Ratio is 51% higher than the 5-year June average of 2.28. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



June 2024

Springfield (Delaware, PA) - Attached

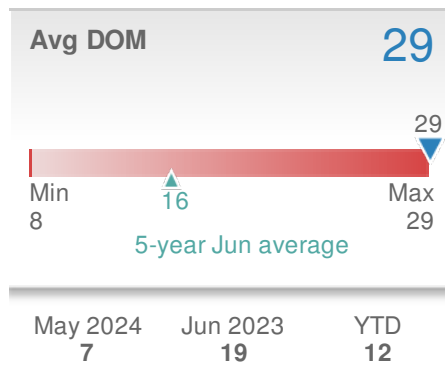
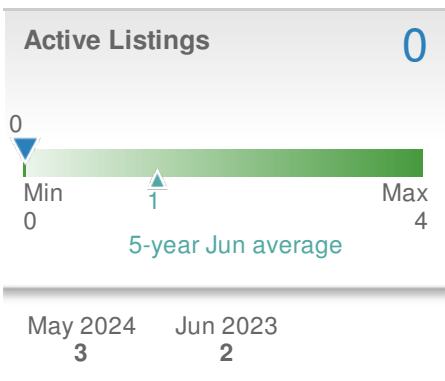
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Springfield (Delaware, PA), the median sold price for Attached properties for June was \$370,000, representing an increase of 34.4% compared to last month and a decrease of 6.9% from Jun 2023. The average days on market for units sold in June was 29 days, 84% above the 5-year June average of 16 days. There was a 33.3% month over month increase in new contract activity with 4 New Pendings; a 50% MoM increase in All Pendings (new contracts + contracts carried over from May) to 3; and a 100% decrease in supply to 0 active units.

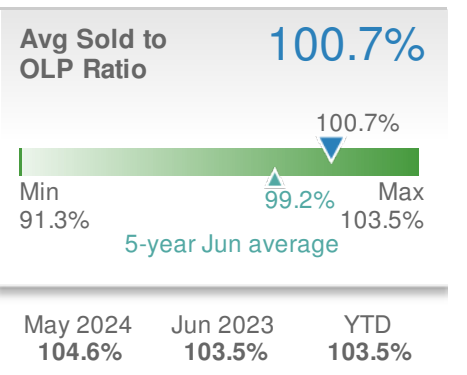
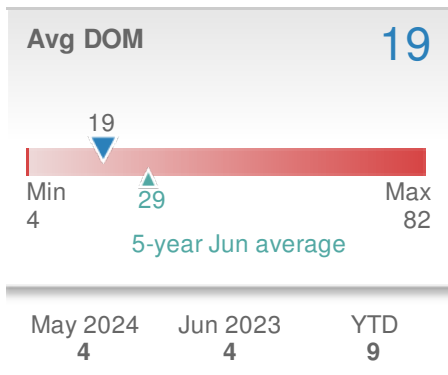
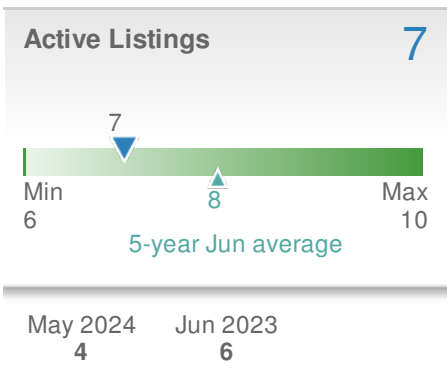
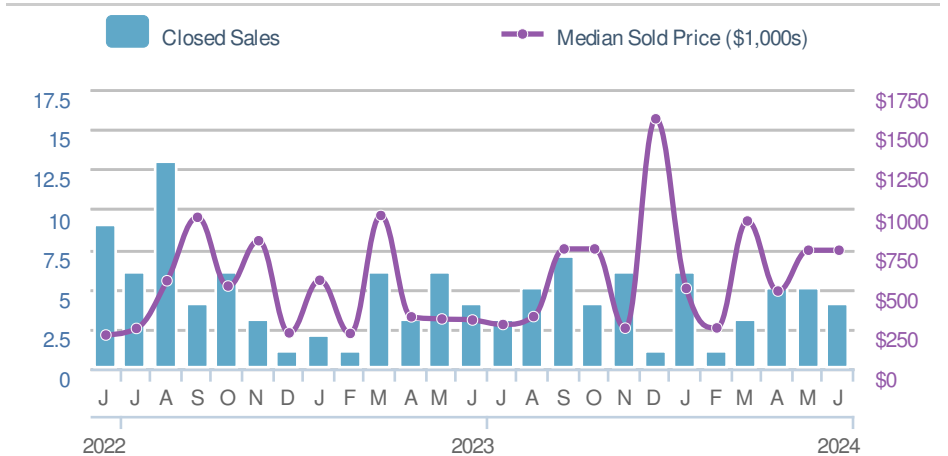
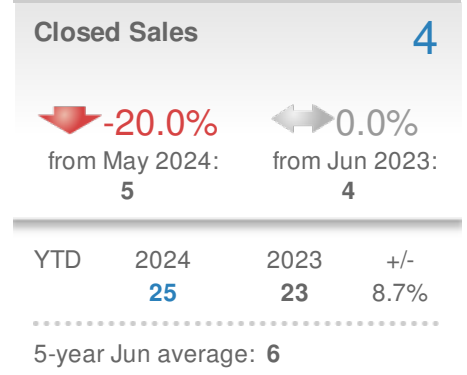
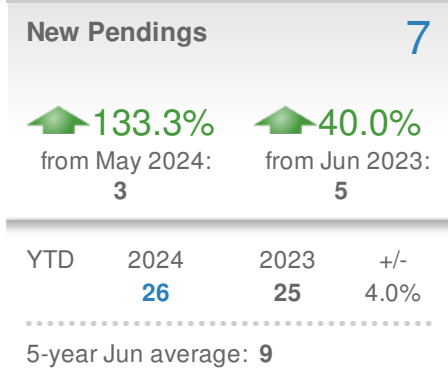
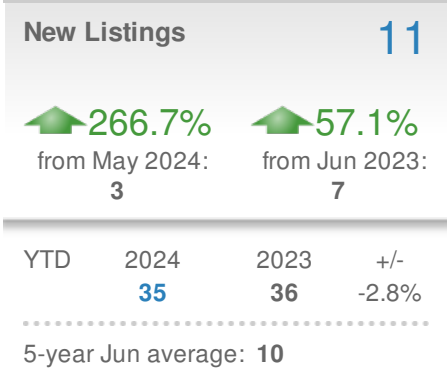
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, down from 0.67 in May and a decrease from 2.00 in June 2023. The Contract Ratio is 100% lower than the 5-year June average of 2.25. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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

Unionville-Chadds Ford (Delaware, PA)

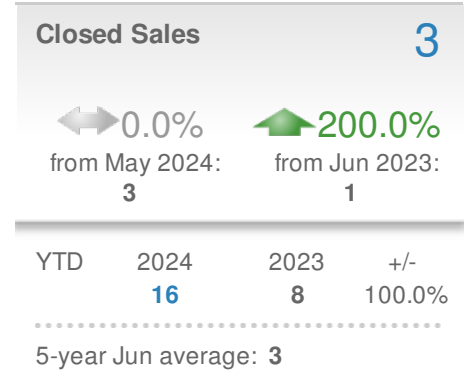
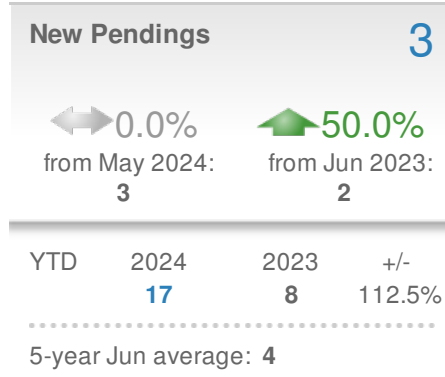
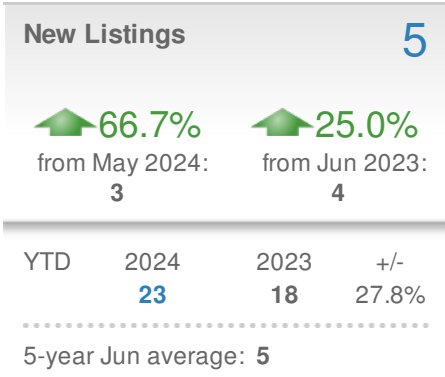
Email: ldavis@tcsr.realtor



June 2024

Unionville-Chadds Ford (Delaware, PA) - Detached

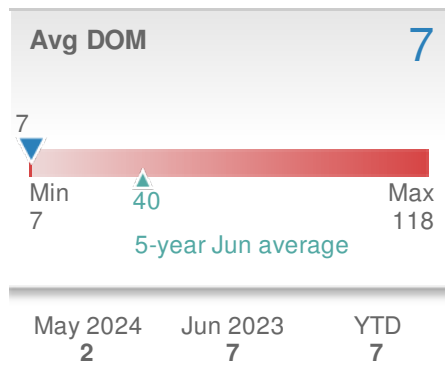
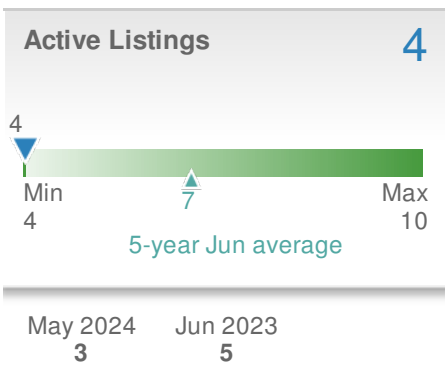
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Unionville-Chadds Ford (Delaware, PA), the median sold price for Detached properties for June was \$935,000, representing an increase of 10% compared to last month and an increase of 20.6% from Jun 2023. The average days on market for units sold in June was 7 days, 83% below the 5-year June average of 40 days. There was no month over month change in new contract activity with 3 New Pendings; a 20% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 4; and a 33.3% increase in supply to 4 active units.

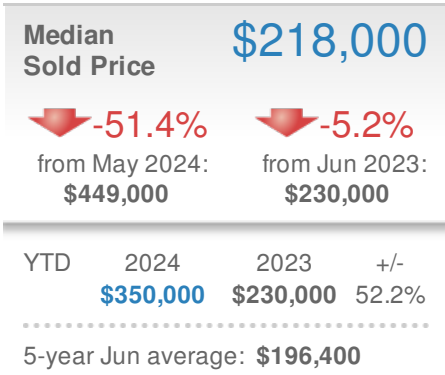
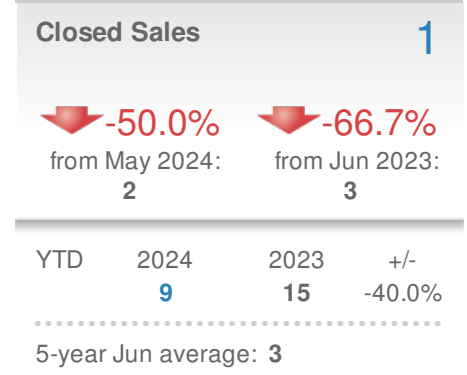
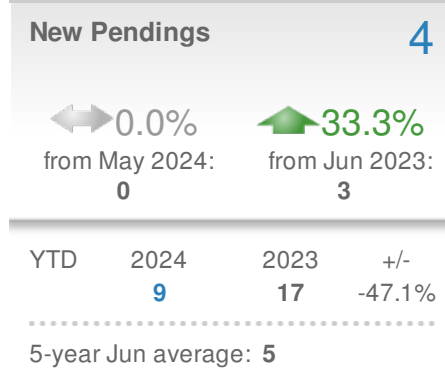
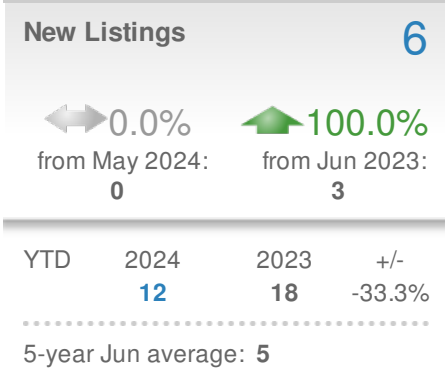
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 1.67 in May and an increase from 0.40 in June 2023. The Contract Ratio is 12% higher than the 5-year June average of 0.89. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



June 2024

Unionville-Chadds Ford (Delaware, PA) - Attached

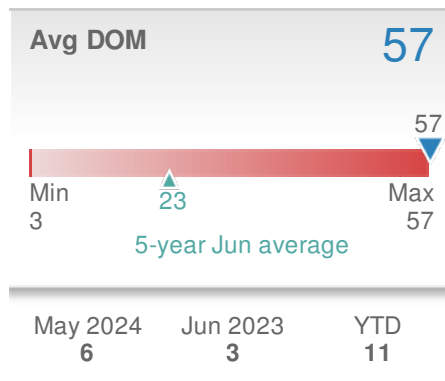
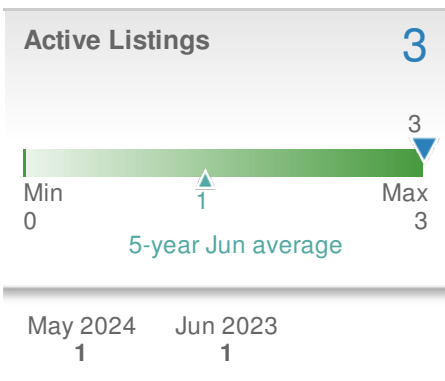
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Unionville-Chadds Ford (Delaware, PA), the median sold price for Attached properties for June was \$218,000, representing a decrease of 51.4% compared to last month and a decrease of 5.2% from Jun 2023. The average days on market for units sold in June was 57 days, 152% above the 5-year June average of 23 days. There was a 0% month over month increase in new contract activity with 4 New Pendings; a 0% MoM increase in All Pendings (new contracts + contracts carried over from May) to 3; and a 200% increase in supply to 3 active units.

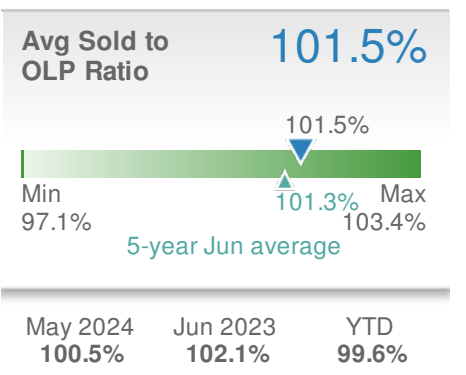
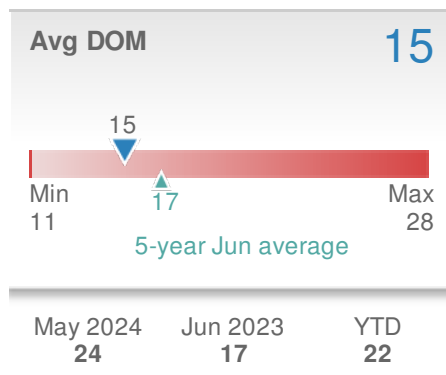
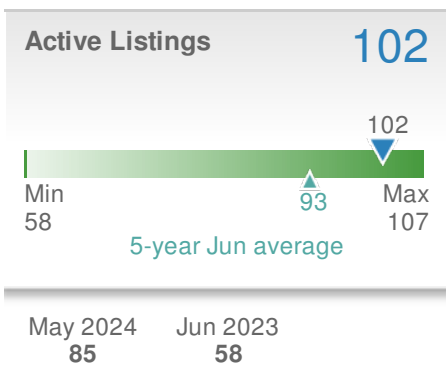
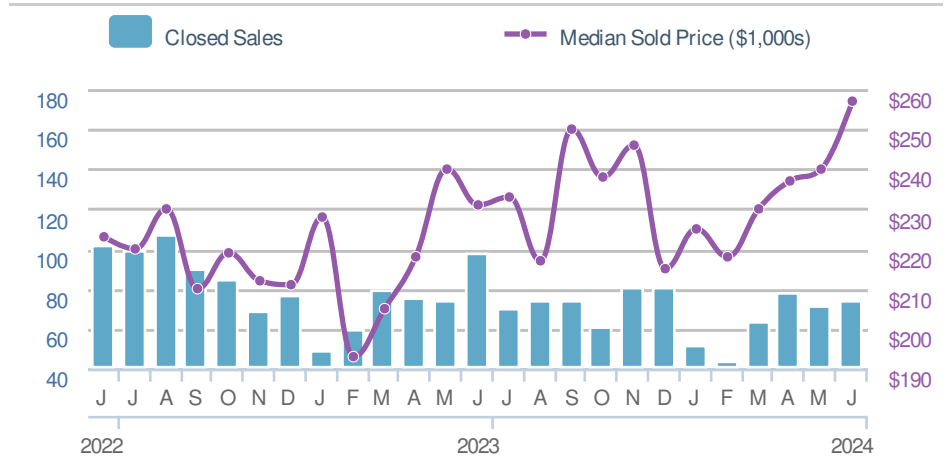
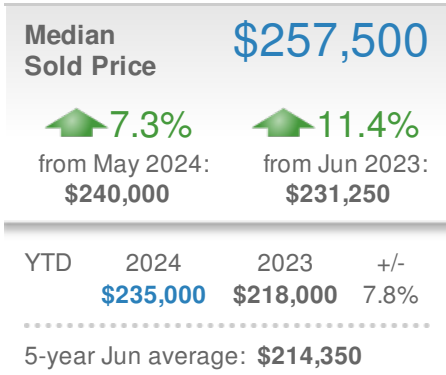
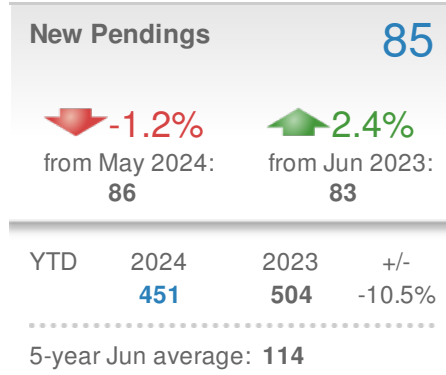
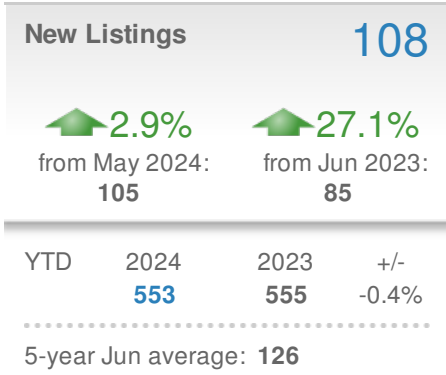
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, up from 0.00 in May and a decrease from 3.00 in June 2023. The Contract Ratio is 17% lower than the 5-year June average of 1.20. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



June 2024

Upper Darby (Delaware, PA)

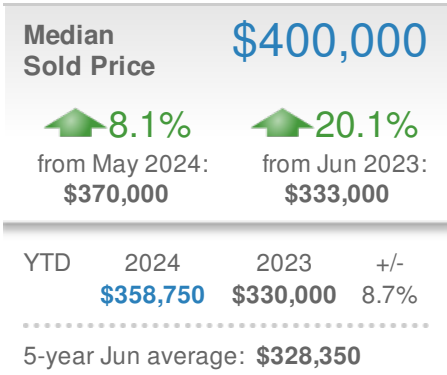
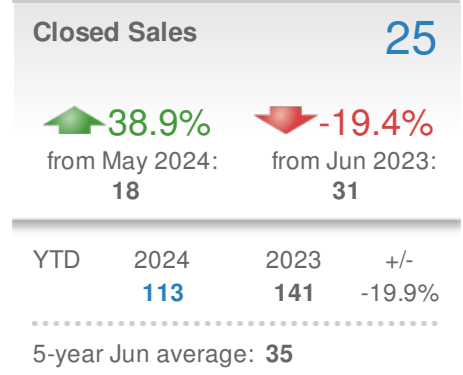
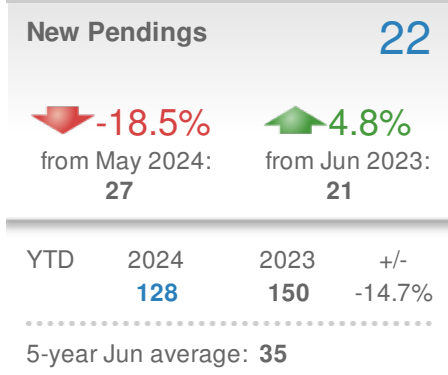
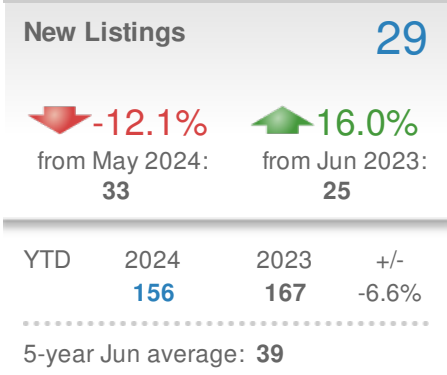
Email: ldavis@tcsr.realtor



June 2024

Upper Darby (Delaware, PA) - Detached

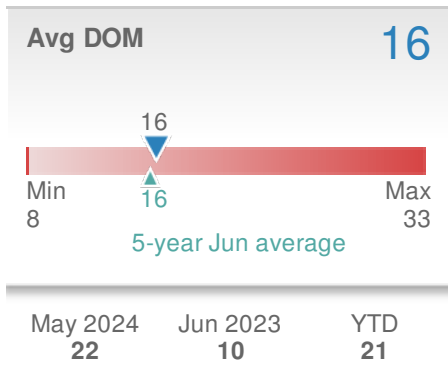
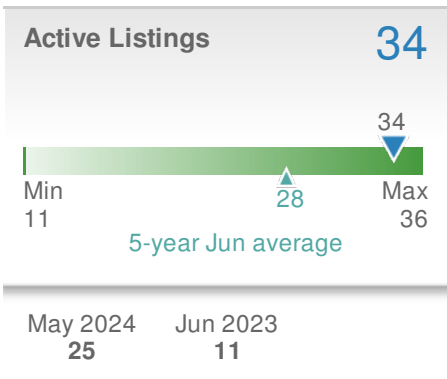
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Upper Darby (Delaware, PA), the median sold price for Detached properties for June was \$400,000, representing an increase of 8.1% compared to last month and an increase of 20.1% from Jun 2023. The average days on market for units sold in June was 16 days, the same as the 5-year June average of 16 days. There was an 18.5% month over month decrease in new contract activity with 22 New Pendings; a 13.5% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 32; and a 36% increase in supply to 34 active units.

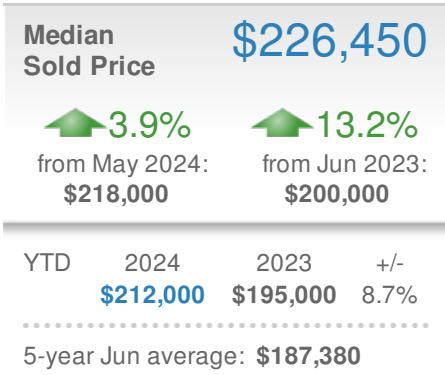
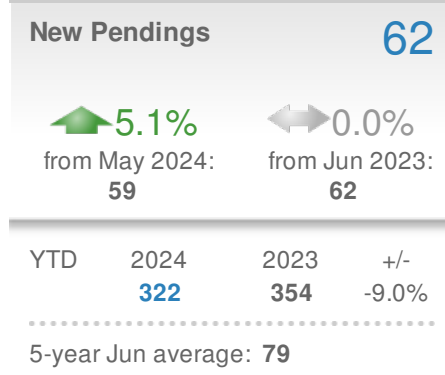
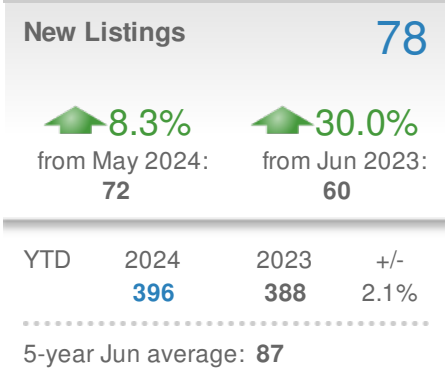
This activity resulted in a Contract Ratio of 0.94 pendings per active listing, down from 1.48 in May and a decrease from 3.18 in June 2023. The Contract Ratio is 56% lower than the 5-year June average of 2.15. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



June 2024

Upper Darby (Delaware, PA) - Attached

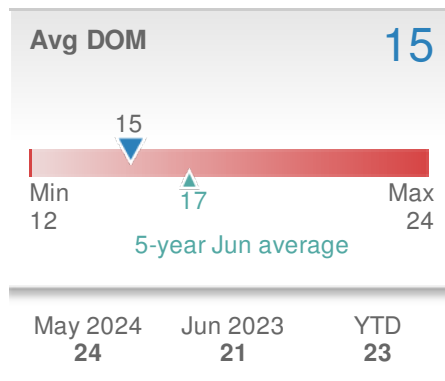
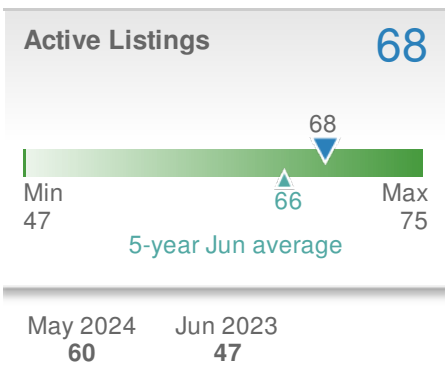
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Upper Darby (Delaware, PA), the median sold price for Attached properties for June was \$226,450, representing an increase of 3.9% compared to last month and an increase of 13.2% from Jun 2023. The average days on market for units sold in June was 15 days, 12% below the 5-year June average of 17 days. There was a 5.1% month over month increase in new contract activity with 62 New Pendings; a 7.6% MoM increase in All Pendings (new contracts + contracts carried over from May) to 85; and a 13.3% increase in supply to 68 active units.

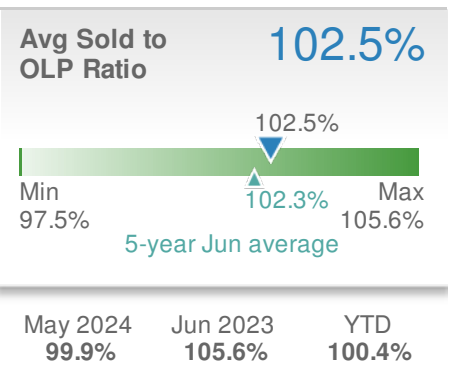
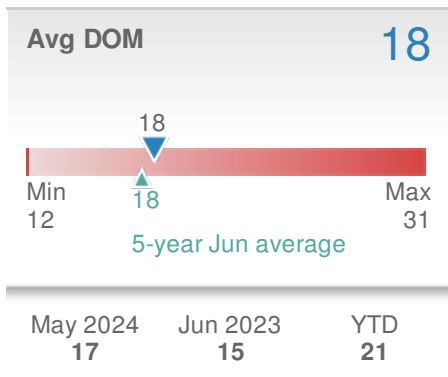
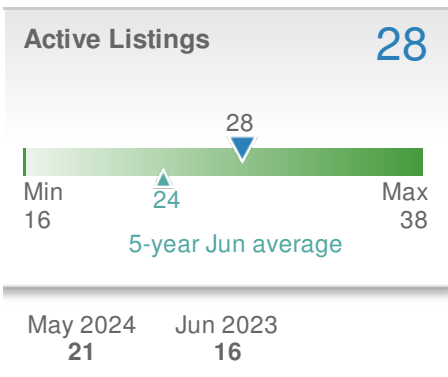
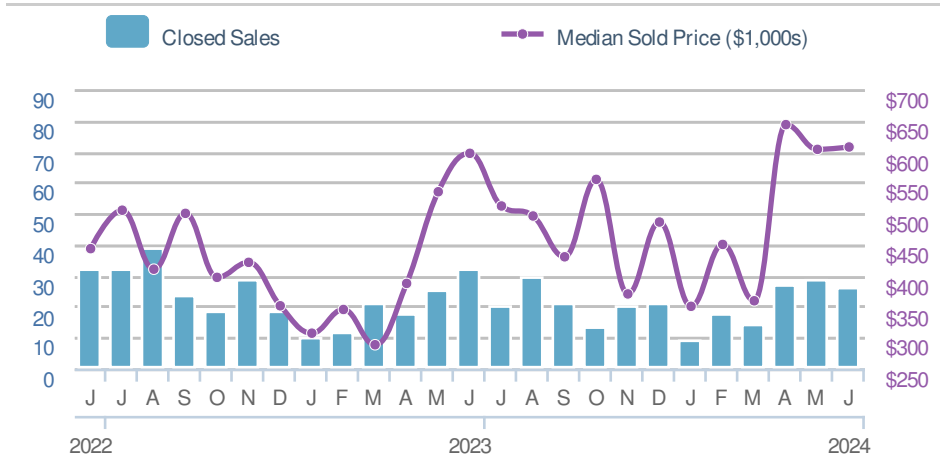
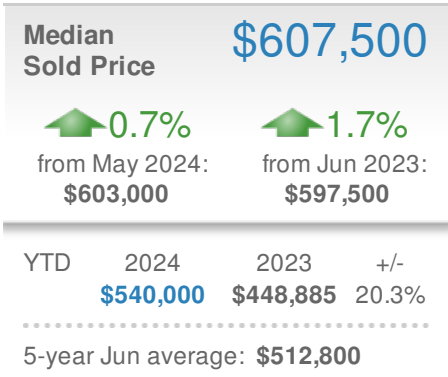
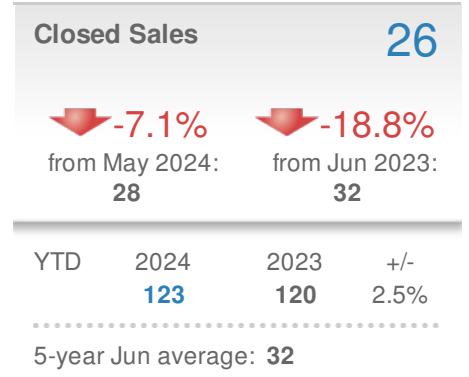
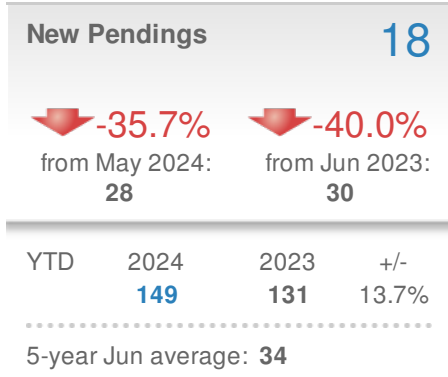
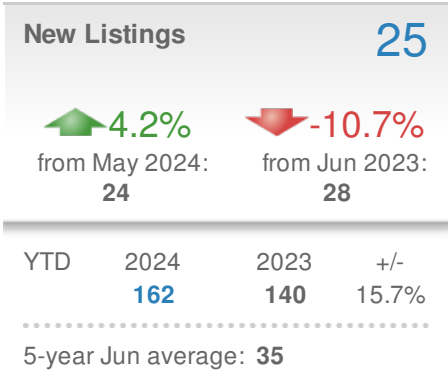
This activity resulted in a Contract Ratio of 1.25 pendings per active listing, down from 1.32 in May and a decrease from 1.70 in June 2023. The Contract Ratio is 30% lower than the 5-year June average of 1.78. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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

Wallingford-Swarthmore (Delaware, PA)

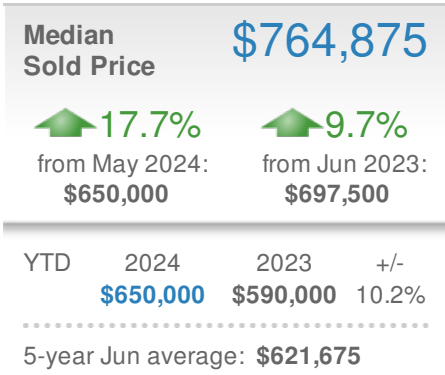
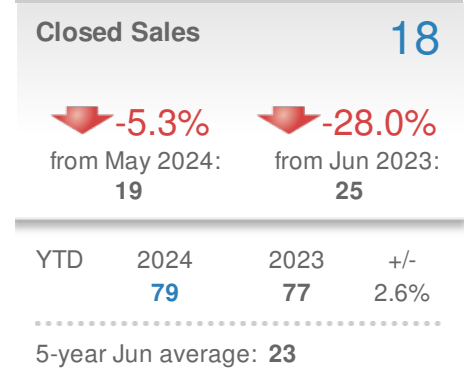
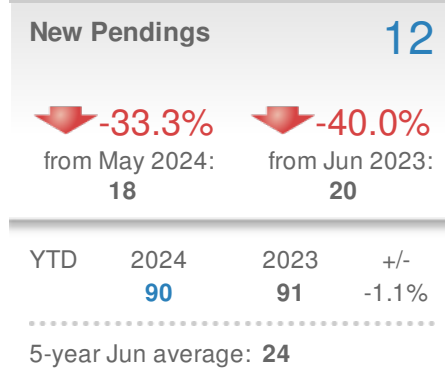
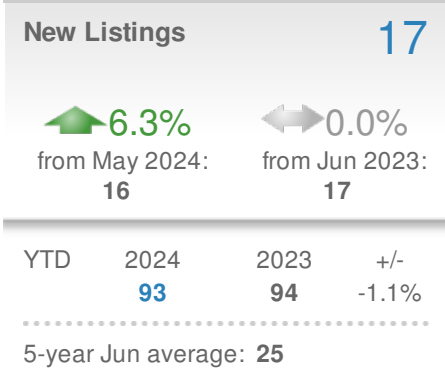
Email: ldavis@tcsr.realtor



June 2024

Wallingford-Swarthmore (Delaware, PA) - Detached

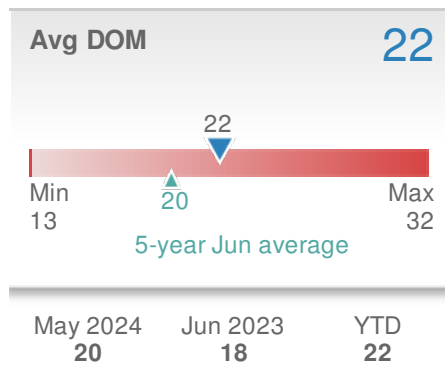
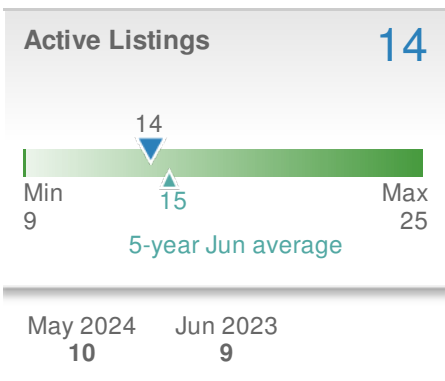
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Wallingford-Swarthmore (Delaware, PA), the median sold price for Detached properties for June was \$764,875, representing an increase of 17.7% compared to last month and an increase of 9.7% from Jun 2023. The average days on market for units sold in June was 22 days, 10% above the 5-year June average of 20 days. There was a 33.3% month over month decrease in new contract activity with 12 New Pendings; a 26.1% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 17; and a 40% increase in supply to 14 active units.

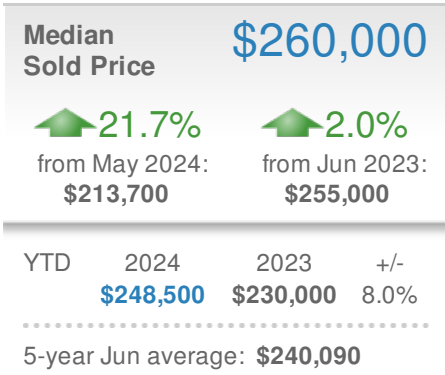
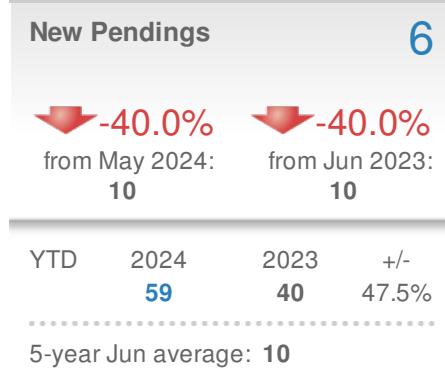
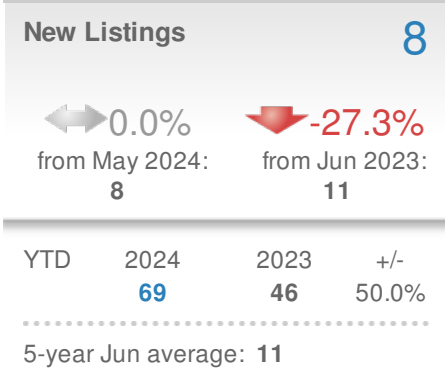
This activity resulted in a Contract Ratio of 1.21 pendings per active listing, down from 2.30 in May and a decrease from 2.67 in June 2023. The Contract Ratio is 48% lower than the 5-year June average of 2.34. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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

Wallingford-Swarthmore (Delaware, PA) - Attached

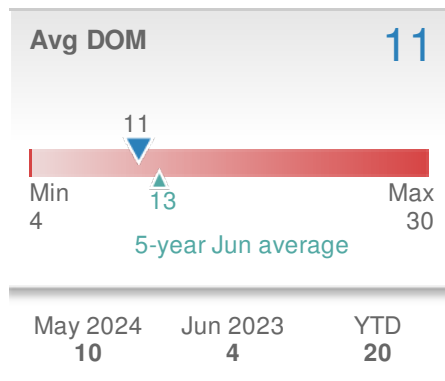
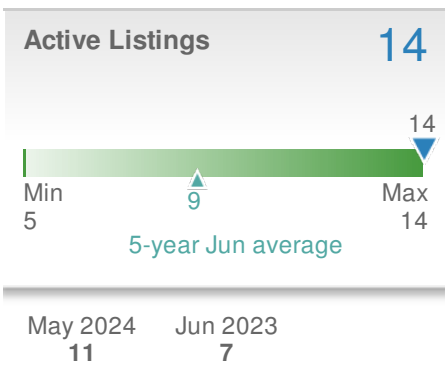
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Wallingford-Swarthmore (Delaware, PA), the median sold price for Attached properties for June was \$260,000, representing an increase of 21.7% compared to last month and an increase of 2% from Jun 2023. The average days on market for units sold in June was 11 days, 14% below the 5-year June average of 13 days. There was a 40% month over month decrease in new contract activity with 6 New Pendings; an 8.7% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 21; and a 27.3% increase in supply to 14 active units.

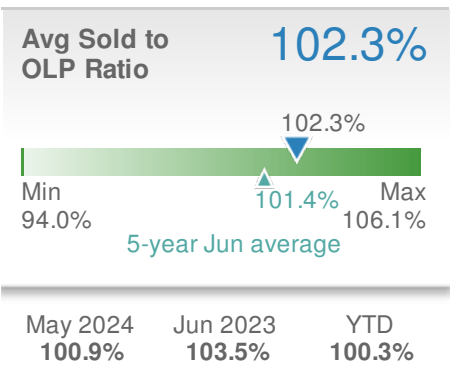
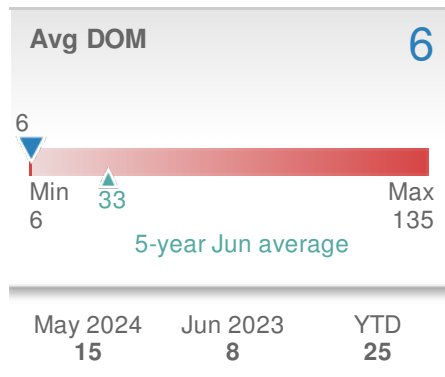
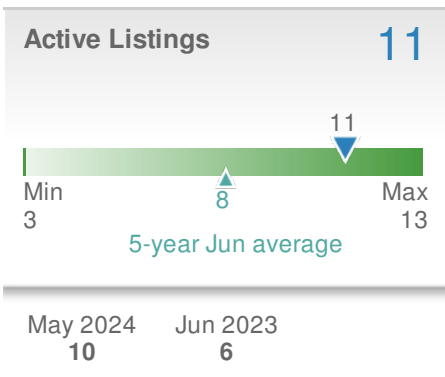
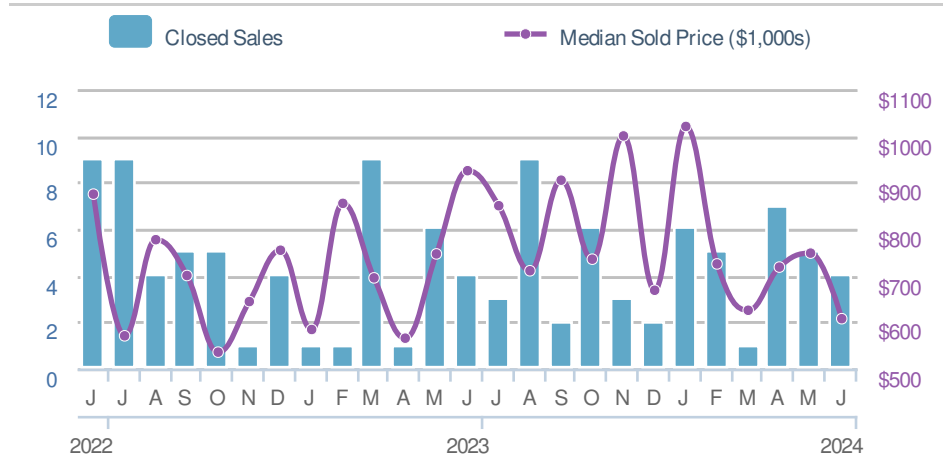
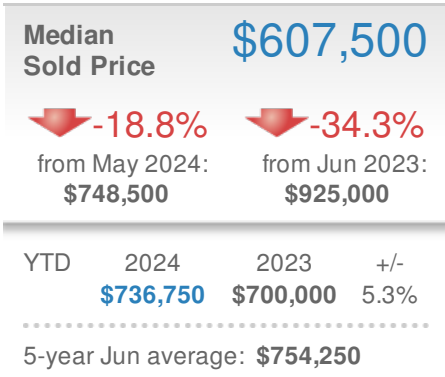
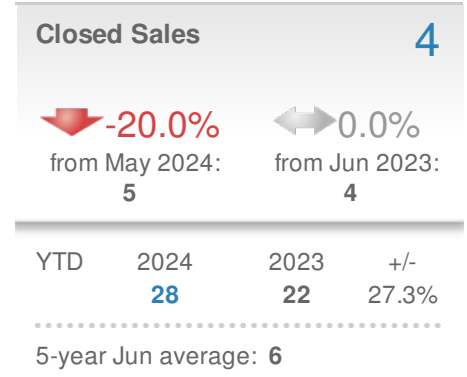
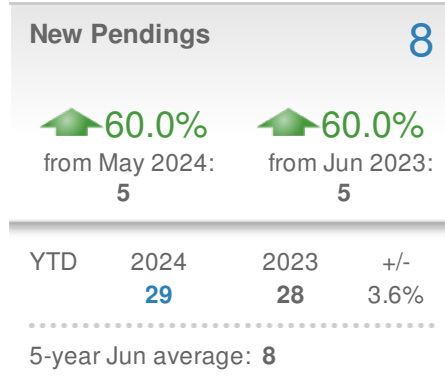
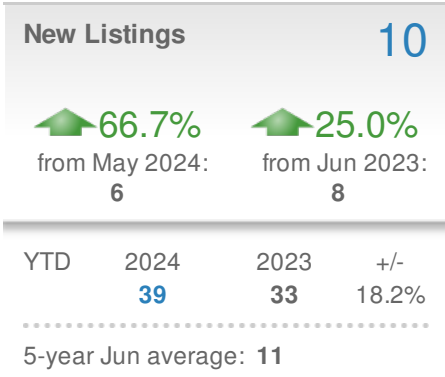
This activity resulted in a Contract Ratio of 1.50 pendings per active listing, down from 2.09 in May and an increase from 1.00 in June 2023. The Contract Ratio is 34% lower than the 5-year June average of 2.26. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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

West Chester Area (Delaware, PA)

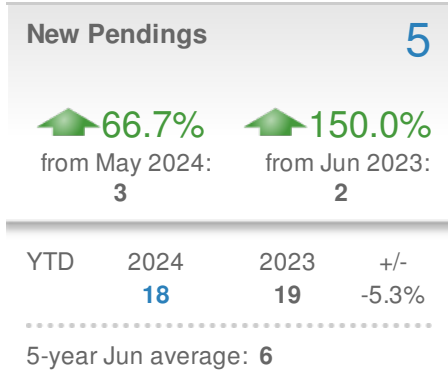
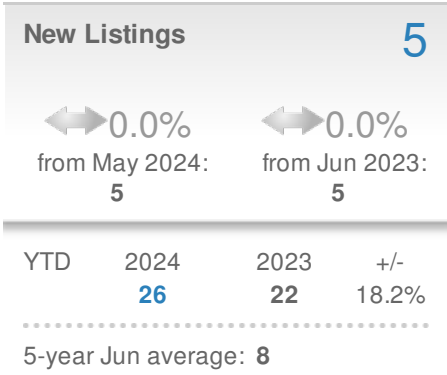
Email: ldavis@tcsr.realtor



June 2024

West Chester Area (Delaware, PA) - Detached

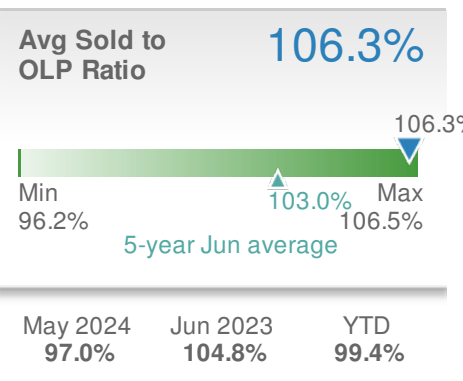
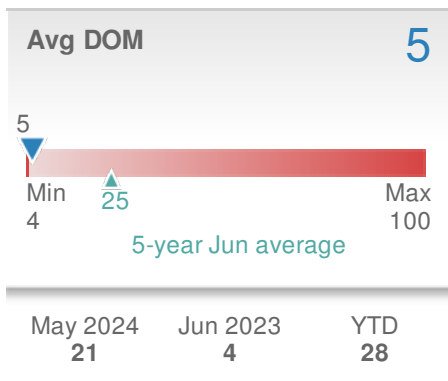
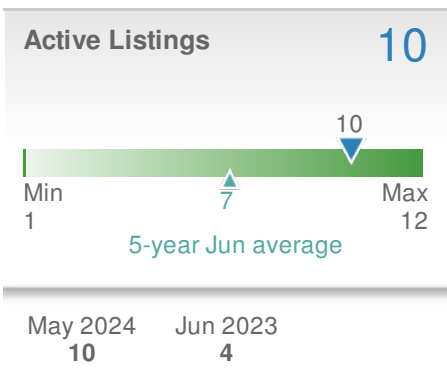
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In West Chester Area (Delaware, PA), the median sold price for Detached properties for June was \$850,000, representing a decrease of 27.7% compared to last month and a decrease of 25.8% from Jun 2023. The average days on market for units sold in June was 5 days, 80% below the 5-year June average of 25 days. There was a 66.7% month over month increase in new contract activity with 5 New Pendings; a 100% MoM increase in All Pendings (new contracts + contracts carried over from May) to 8; and no change in supply with 10 active units.

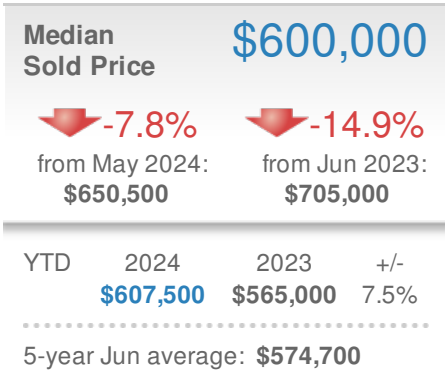
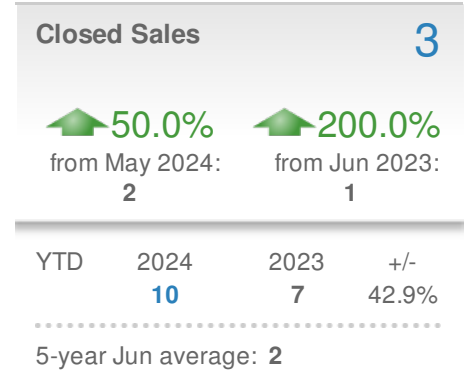
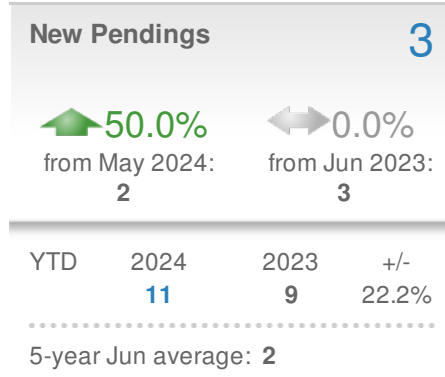
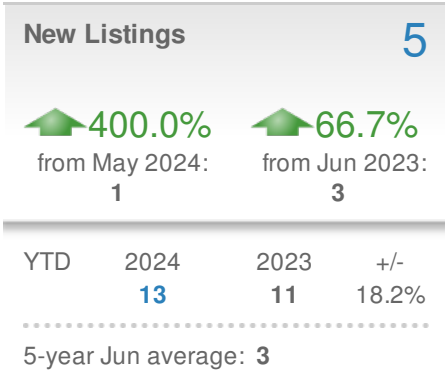
This activity resulted in a Contract Ratio of 0.80 pendings per active listing, up from 0.40 in May and a decrease from 1.00 in June 2023. The Contract Ratio is 71% lower than the 5-year June average of 2.74. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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

West Chester Area (Delaware, PA) - Attached

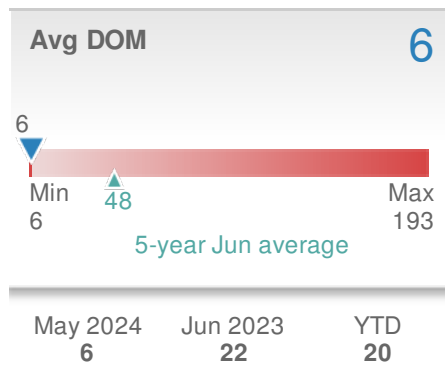
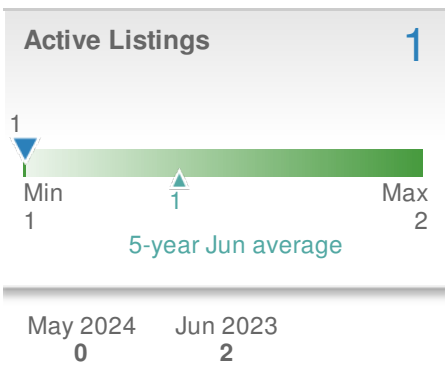
Tri-County Suburban REALTORS
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Summary

In West Chester Area (Delaware, PA), the median sold price for Attached properties for June was \$600,000, representing a decrease of 7.8% compared to last month and a decrease of 14.9% from Jun 2023. The average days on market for units sold in June was 6 days, 88% below the 5-year June average of 48 days. There was a 50% month over month increase in new contract activity with 3 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from May) with 3; and a 0% increase in supply to 1 active units.

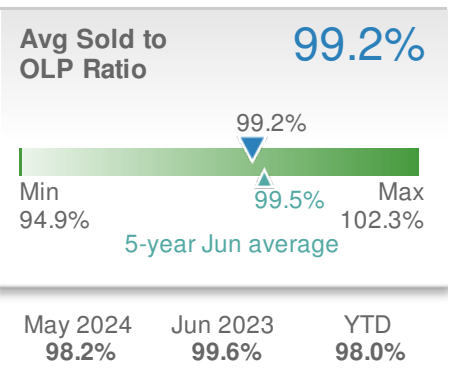
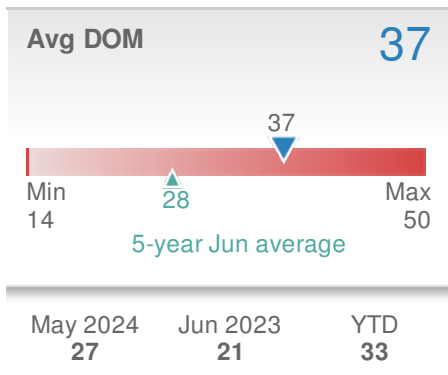
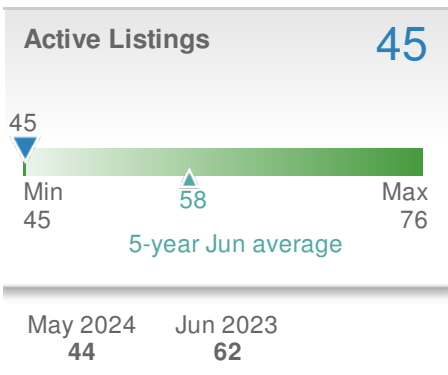
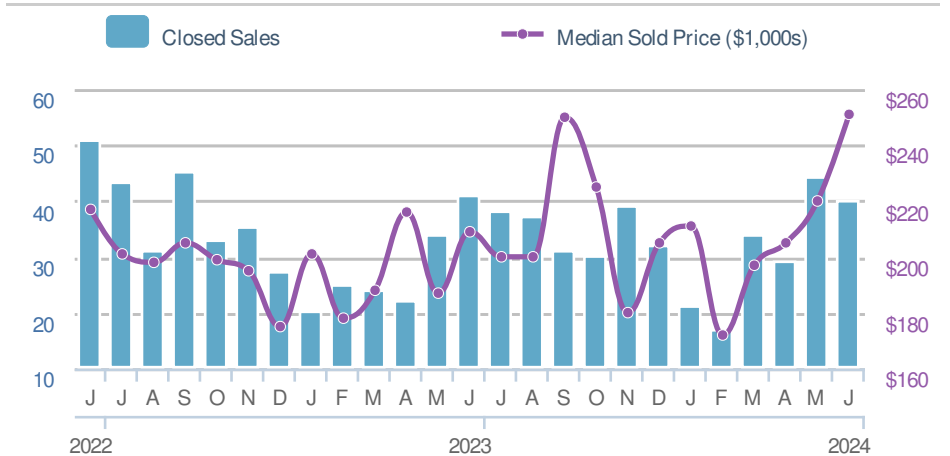
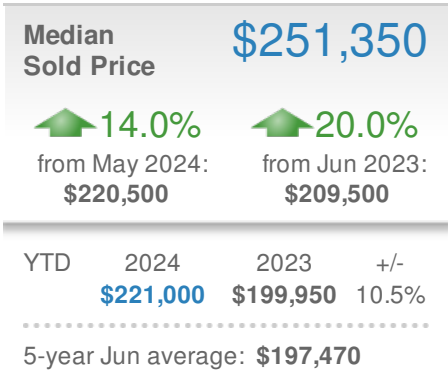
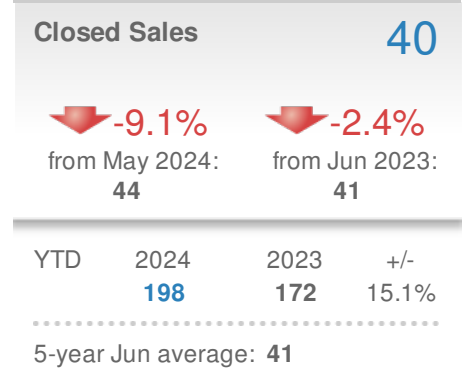
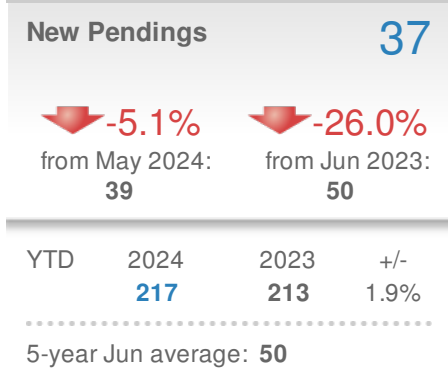
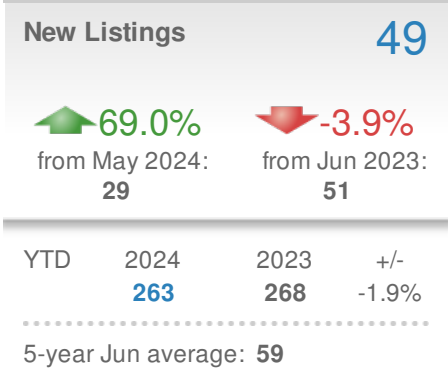
This activity resulted in a Contract Ratio of 3.00 pendings per active listing, up from 0.00 in May and an increase from 1.50 in June 2023. The Contract Ratio is 43% higher than the 5-year June average of 2.10. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



June 2024

William Penn (Delaware, PA)

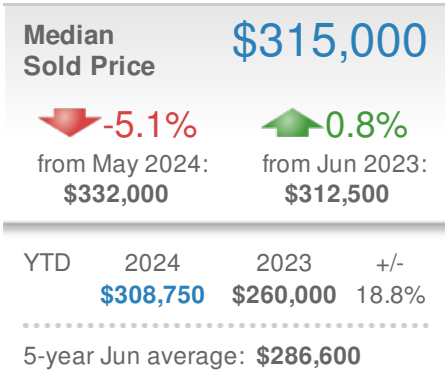
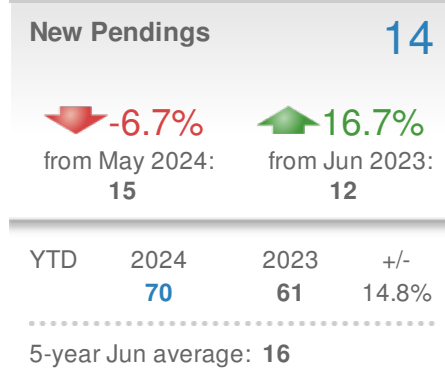
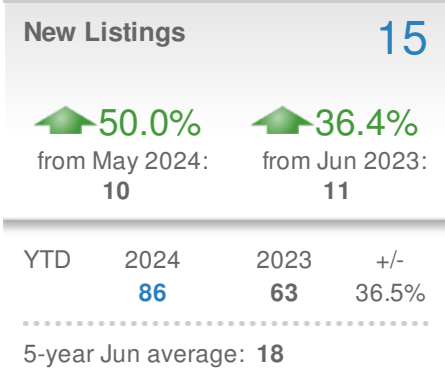
Email: ldavis@tcsr.realtor



June 2024

William Penn (Delaware, PA) - Detached

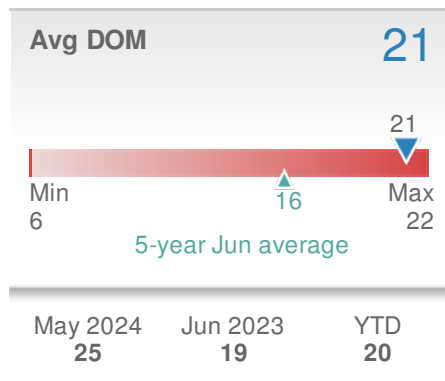
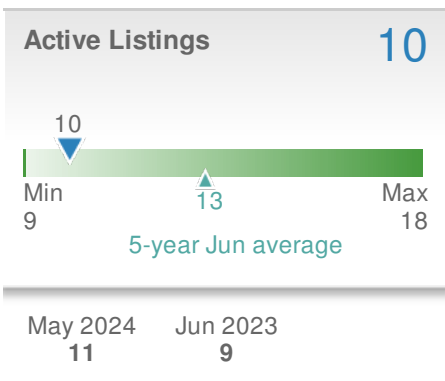
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In William Penn (Delaware, PA), the median sold price for Detached properties for June was \$315,000, representing a decrease of 5.1% compared to last month and an increase of 0.8% from Jun 2023. The average days on market for units sold in June was 21 days, 28% above the 5-year June average of 16 days. There was a 6.7% month over month decrease in new contract activity with 14 New Pendings; a 29.2% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 17; and a 9.1% decrease in supply to 10 active units.

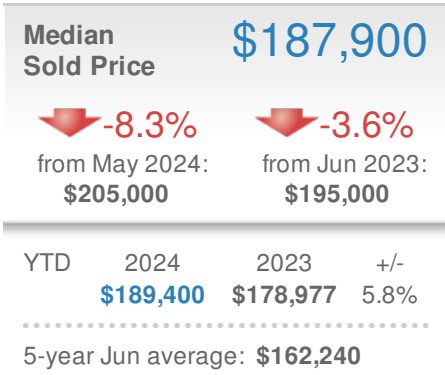
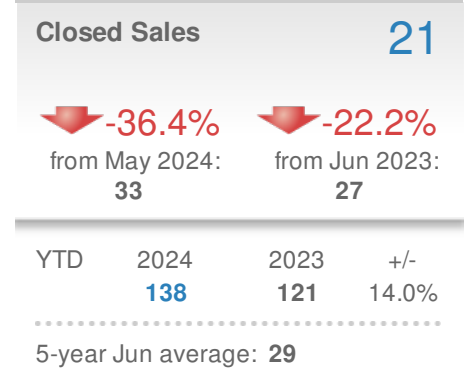
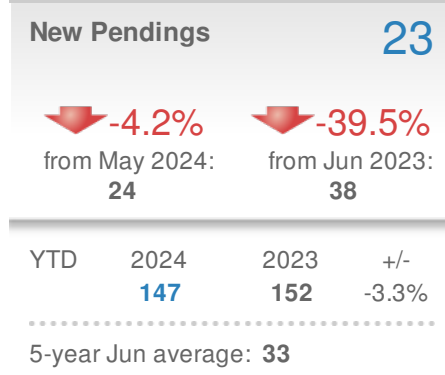
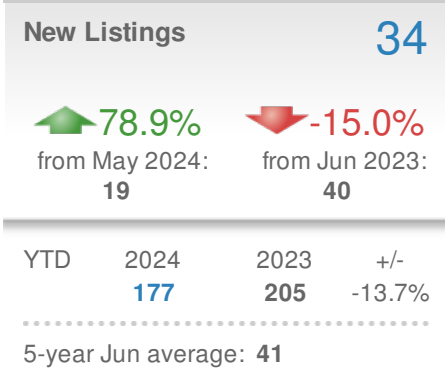
This activity resulted in a Contract Ratio of 1.70 pendings per active listing, down from 2.18 in May and a decrease from 1.78 in June 2023. The Contract Ratio is 6% lower than the 5-year June average of 1.82. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



June 2024

William Penn (Delaware, PA) - Attached

Tri-County Suburban REALTORS
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Summary

In William Penn (Delaware, PA), the median sold price for Attached properties for June was \$187,900, representing a decrease of 8.3% compared to last month and a decrease of 3.6% from Jun 2023. The average days on market for units sold in June was 52 days, 57% above the 5-year June average of 33 days. There was a 4.2% month over month decrease in new contract activity with 23 New Pendings; a 6.3% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 30; and a 6.1% increase in supply to 35 active units.

This activity resulted in a Contract Ratio of 0.86 pendings per active listing, down from 0.97 in May and a decrease from 1.00 in June 2023. The Contract Ratio is 20% lower than the 5-year June average of 1.08. 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.

