

June 2024

All Home Types
Detached
Attached

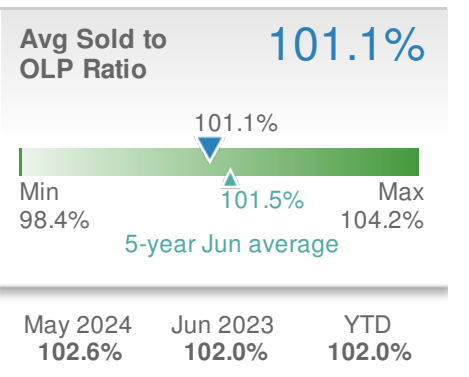
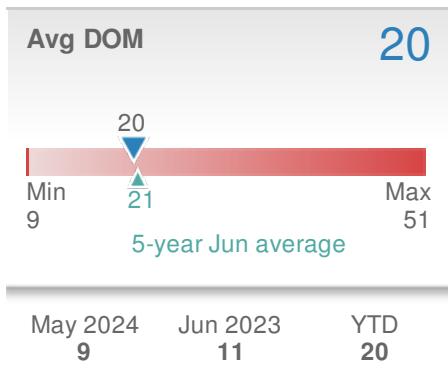
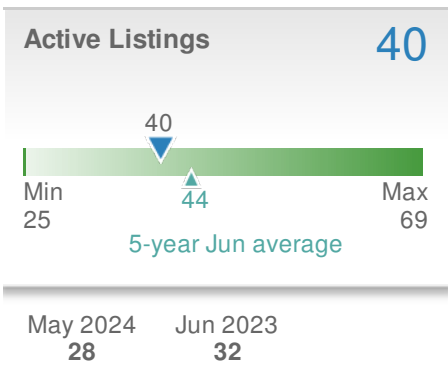
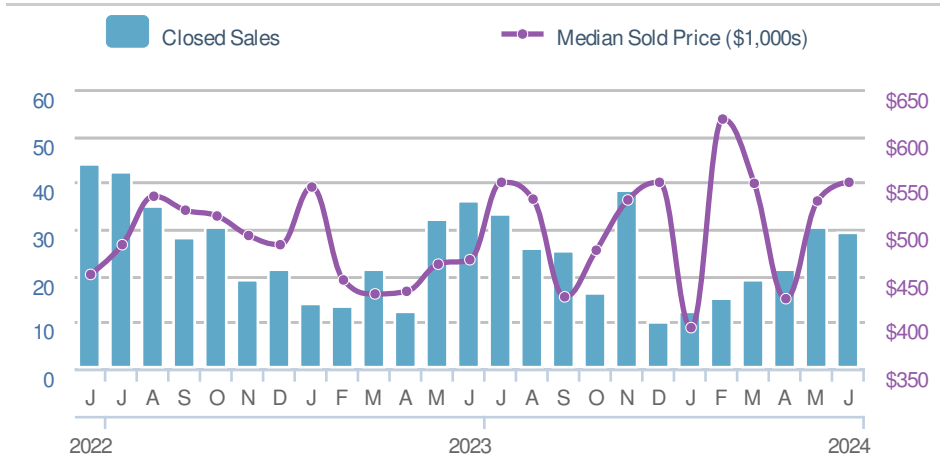
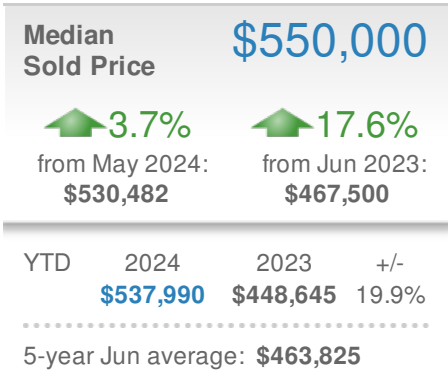
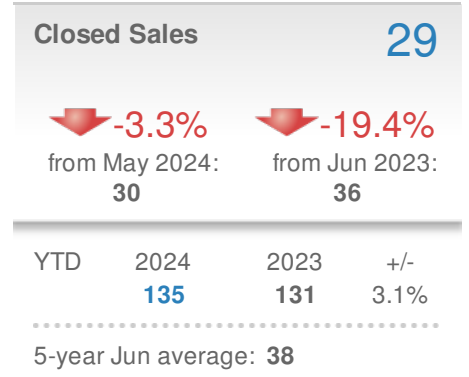
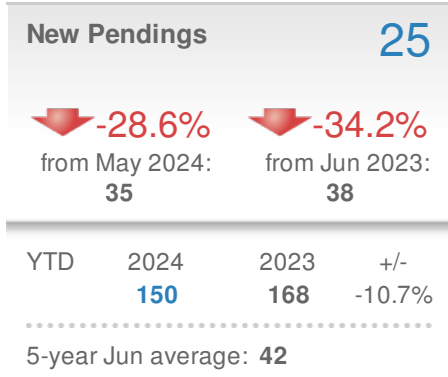
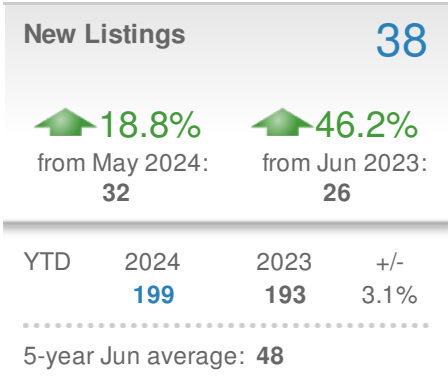
Local Market Insight

Avon Grove (Chester, PA)

June 2024

Avon Grove (Chester, PA)

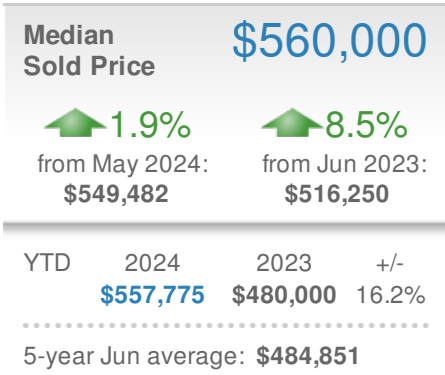
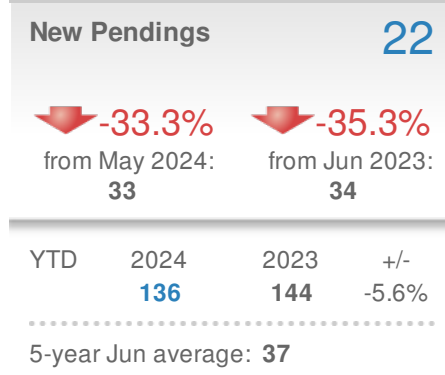
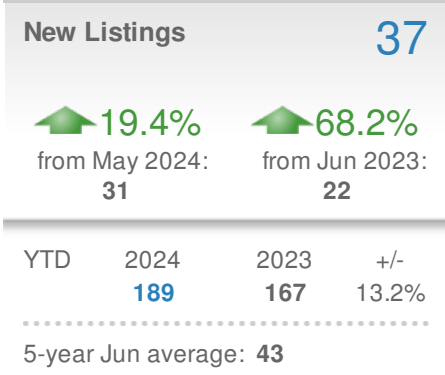
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June 2024

Avon Grove (Chester, PA) - Detached

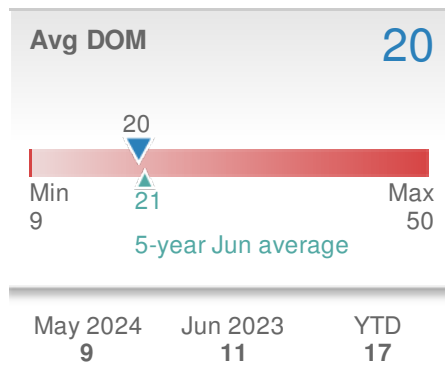
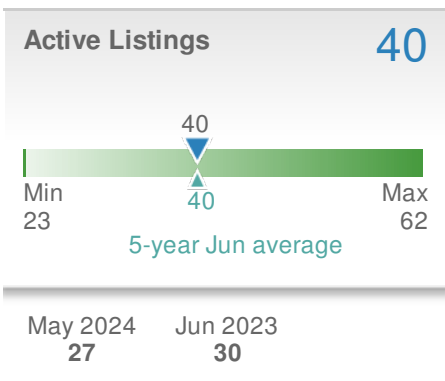
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Summary

In Avon Grove (Chester, PA), the median sold price for Detached properties for June was \$560,000, representing an increase of 1.9% compared to last month and an increase of 8.5% from Jun 2023. The average days on market for units sold in June was 20 days, 7% below the 5-year June average of 21 days. There was a 33.3% month over month decrease in new contract activity with 22 New Pendings; a 12.5% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 49; and a 48.1% increase in supply to 40 active units.

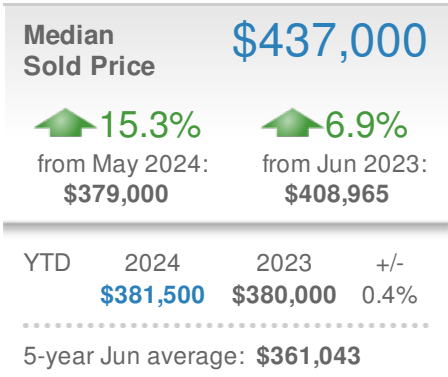
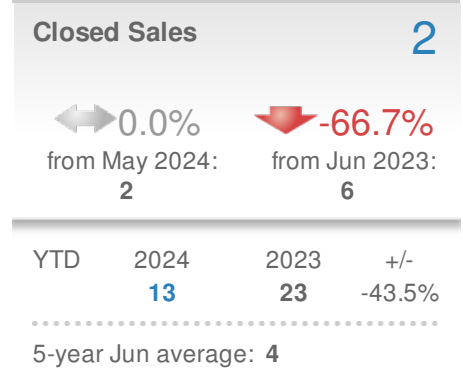
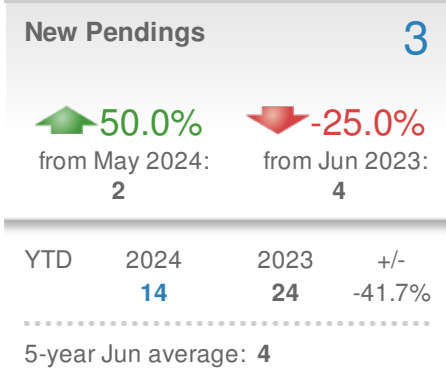
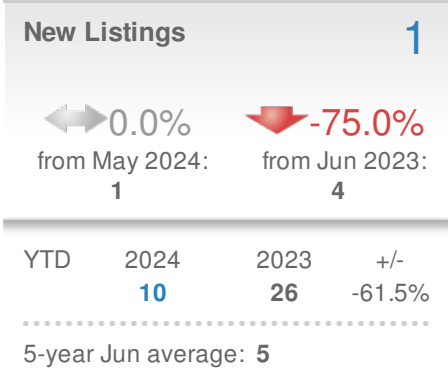
This activity resulted in a Contract Ratio of 1.23 pendings per active listing, down from 2.07 in May and a decrease from 1.87 in June 2023. The Contract Ratio is 38% lower than the 5-year June average of 1.97. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



June 2024

Avon Grove (Chester, PA) - Attached

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Summary

In Avon Grove (Chester, PA), the median sold price for Attached properties for June was \$437,000, representing an increase of 15.3% compared to last month and an increase of 6.9% from Jun 2023. The average days on market for units sold in June was 25 days, 3% above the 5-year June average of 24 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 100% decrease in supply to 0 active units.

This activity resulted in a Contract Ratio of 0.00 pendings per active listing, down from 3.00 in May and a decrease from 5.00 in June 2023. The Contract Ratio is 100% lower than the 5-year June average of 4.69. 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.

