

June 2024

All Home Types
Detached
Attached

Local Market Insight

Chester County, PA

June 2024
Chester County, PA

Email: ldavis@tcsr.realtor

New Listings **623**

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

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

5-year Jun average: **838**

New Pendings **578**

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

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

5-year Jun average: **740**

Closed Sales **595**

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

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

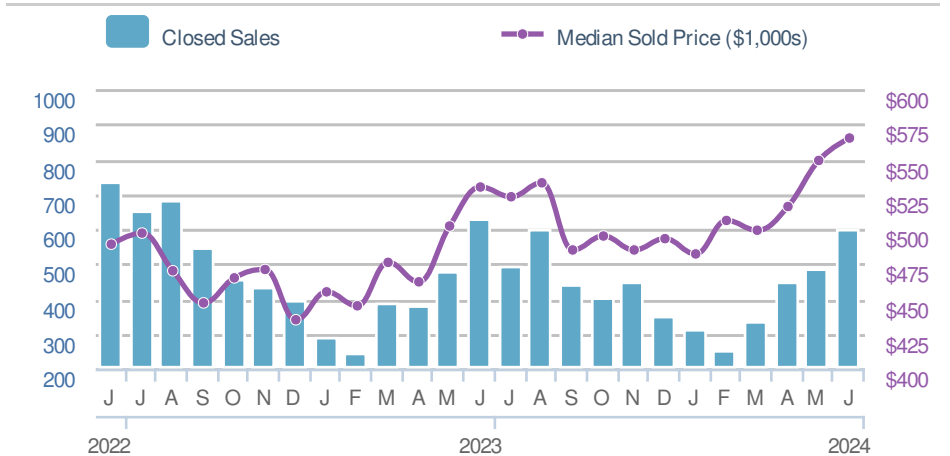
5-year Jun average: **668**

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

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

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

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



Active Listings **659**

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

May 2024	Jun 2023
627	589

Avg DOM **17**

17
 Min 10 Max 44
 21
 5-year Jun average

May 2024	Jun 2023	YTD
13	16	19

Avg Sold to OLP Ratio **103.2%**

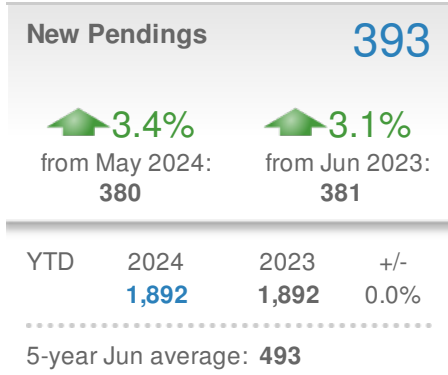
103.2%
 Min 97.9% Max 105.0%
 102.5%
 5-year Jun average

May 2024	Jun 2023	YTD
103.5%	103.0%	102.0%

June 2024

Chester County, PA - Detached

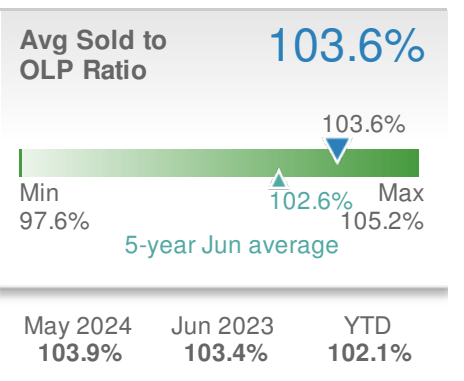
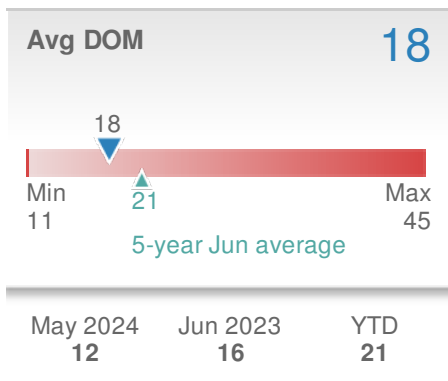
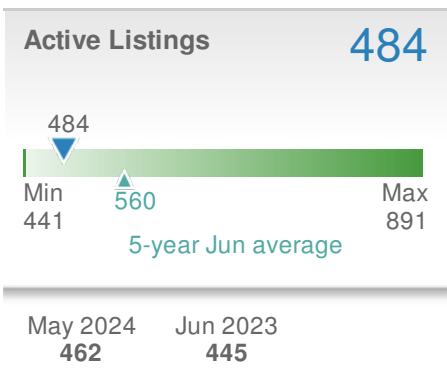
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

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

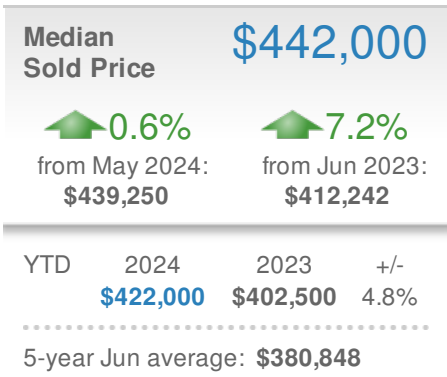
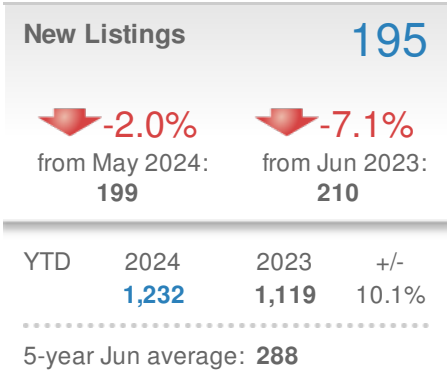
This activity resulted in a Contract Ratio of 1.45 pendings per active listing, down from 1.58 in May and a decrease from 1.46 in June 2023. The Contract Ratio is 11% lower than the 5-year June average of 1.63. A higher Contract Ratio signifies a relative increase in contract activity compared to supply,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



June 2024

Chester County, PA - Attached

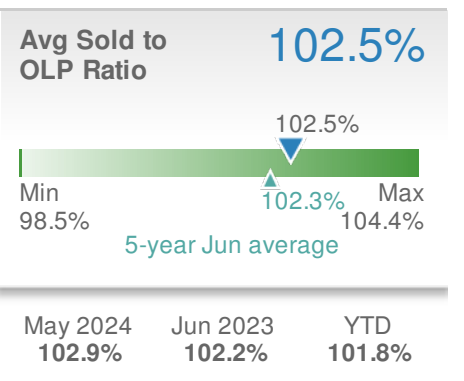
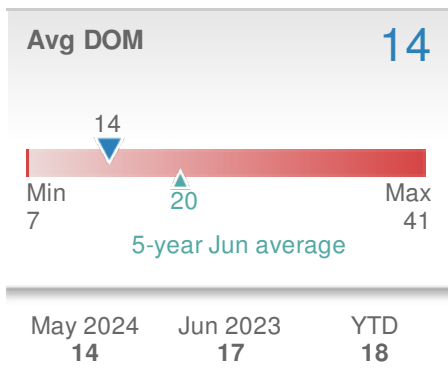
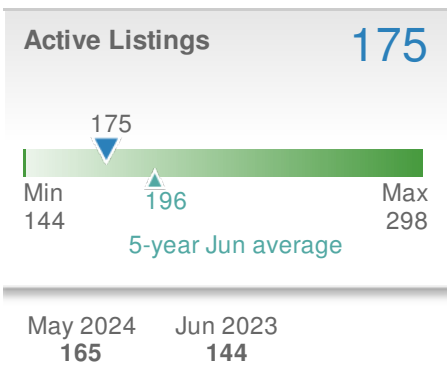
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Summary

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

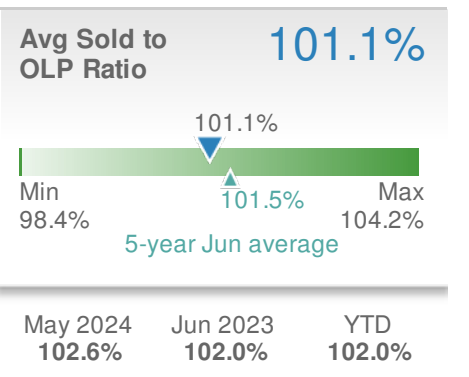
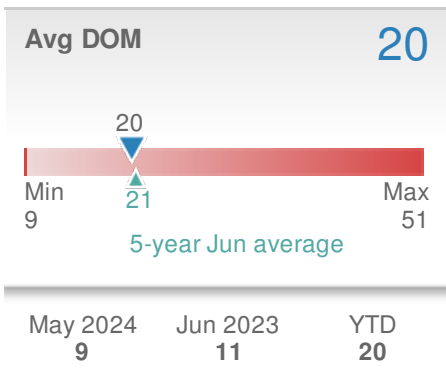
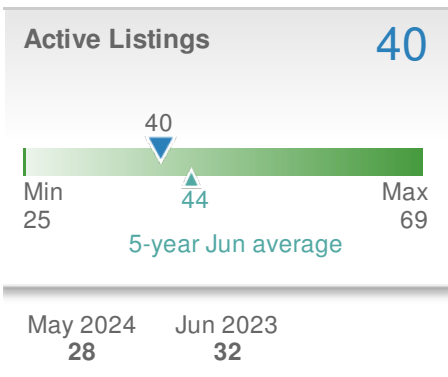
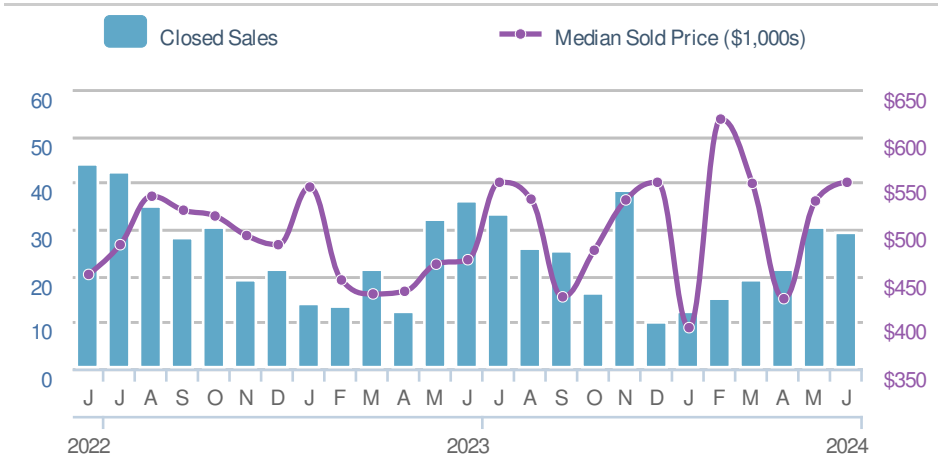
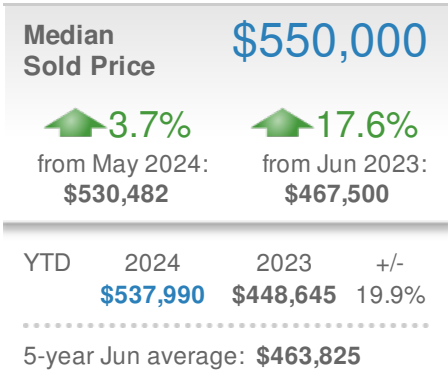
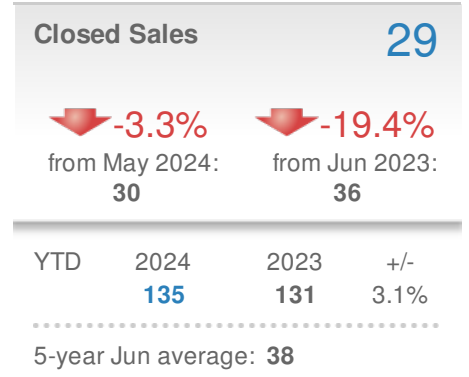
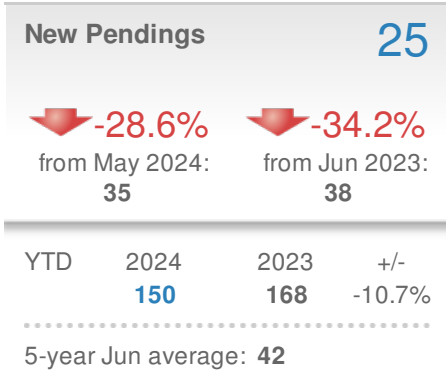
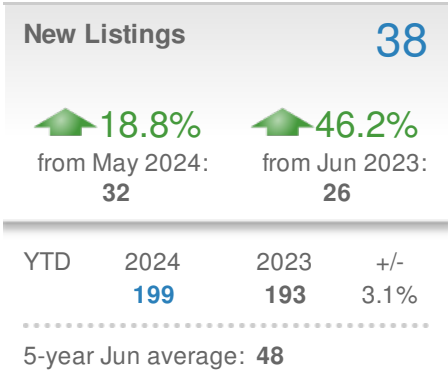
This activity resulted in a Contract Ratio of 2.05 pendings per active listing, down from 2.34 in May and a decrease from 2.19 in June 2023. The Contract Ratio is 16% lower than the 5-year June average of 2.45. A higher Contract Ratio signifies a relative increase in contract activity compared to supply,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



June 2024

Avon Grove (Chester, PA)

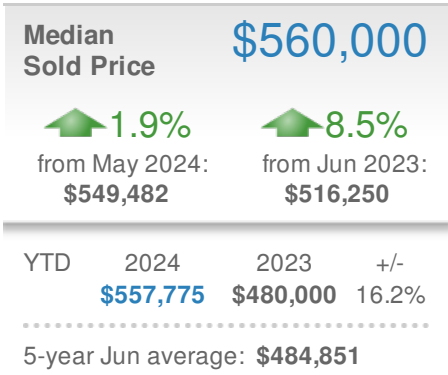
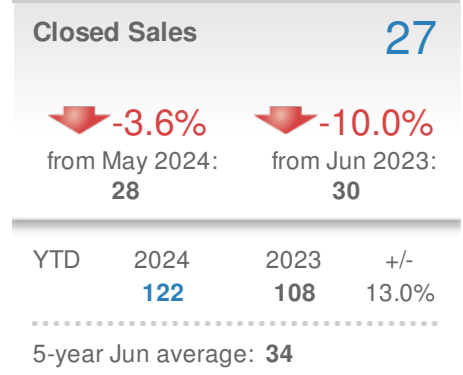
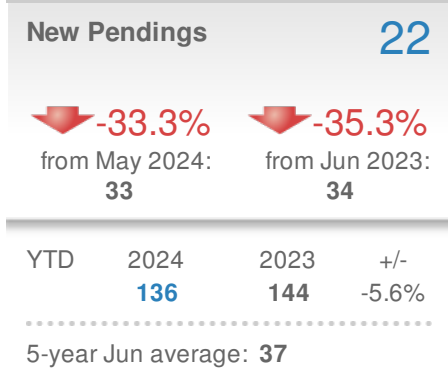
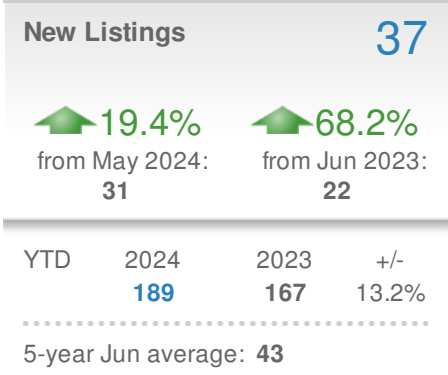
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June 2024

Avon Grove (Chester, PA) - Detached

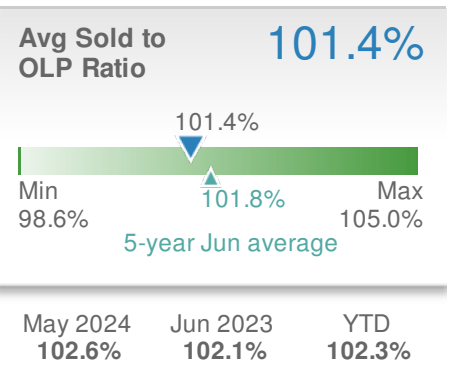
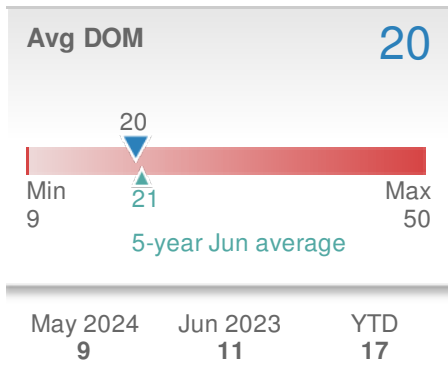
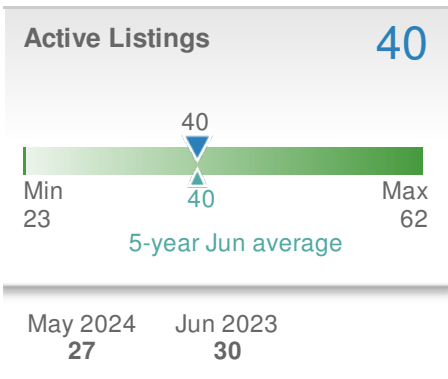
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Summary

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.

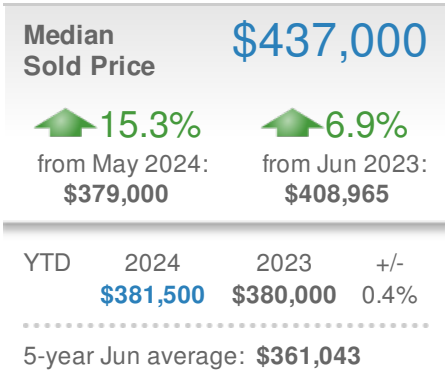
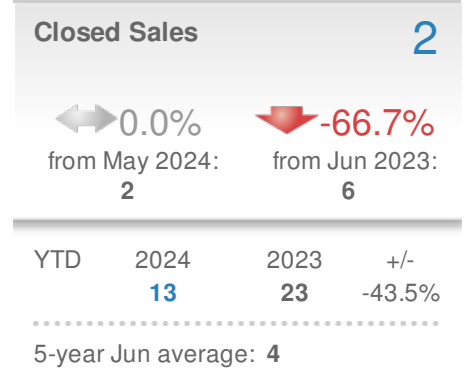
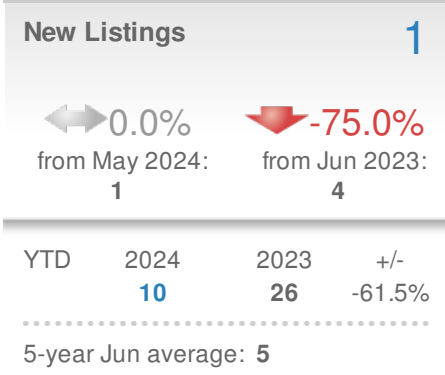
This activity resulted in a Contract Ratio of 1.23 pendings per active listing, down from 2.07 in May and a decrease from 1.87 in June 2023. The Contract Ratio is 38% lower than the 5-year June average of 1.97. A higher Contract Ratio signifies a relative increase in contract activity compared to supply,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

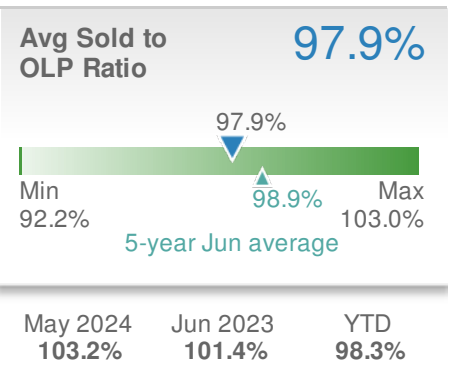
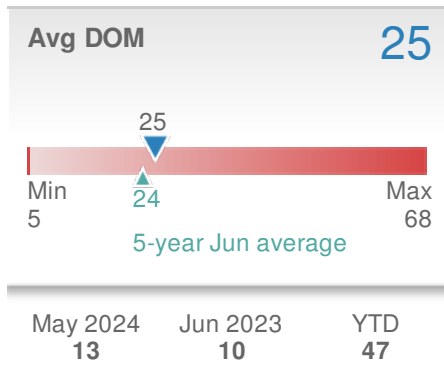
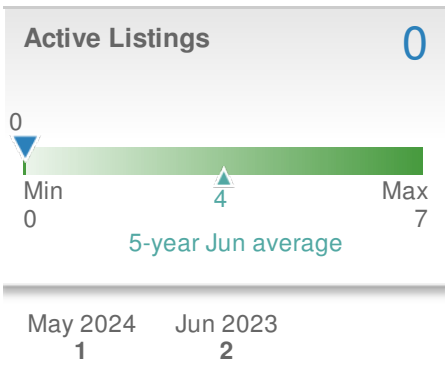
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Summary

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.

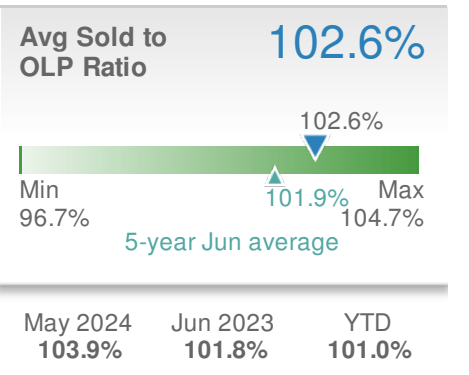
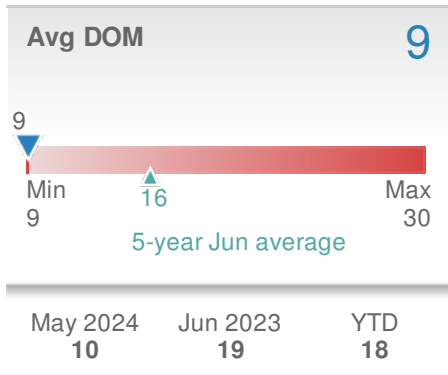
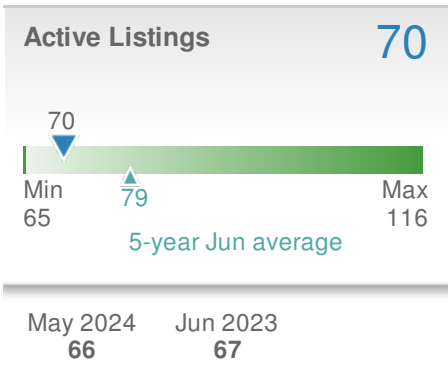
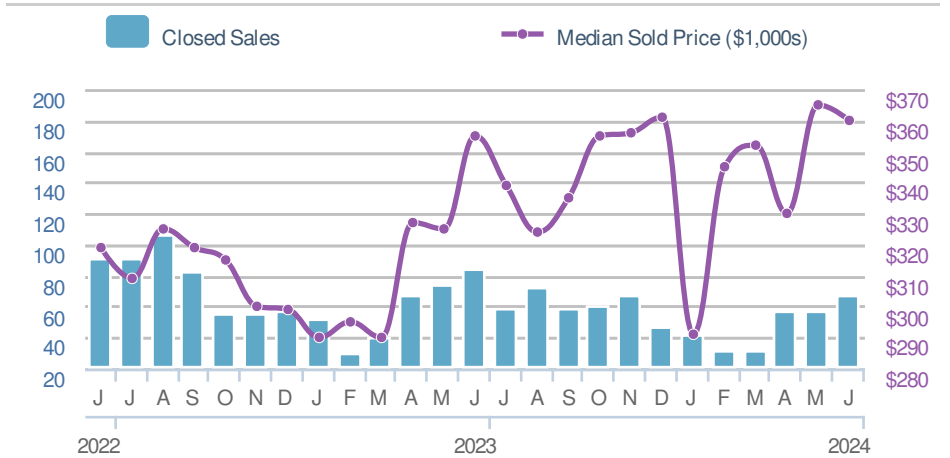
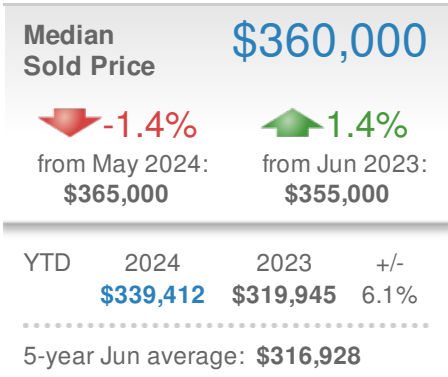
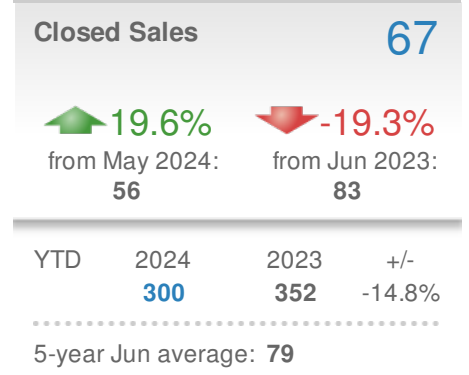
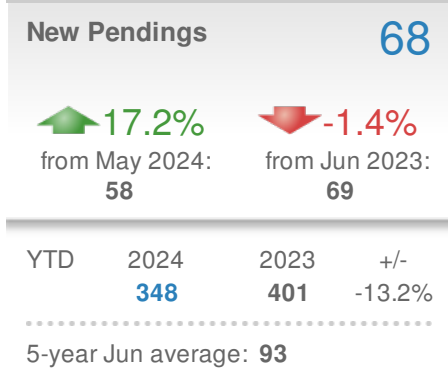
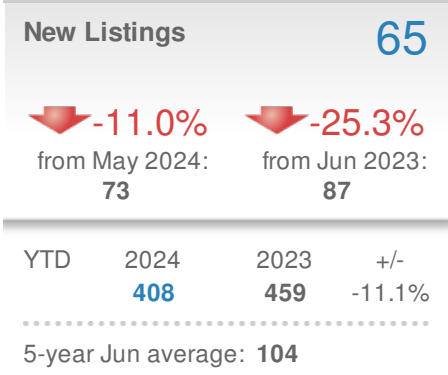
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, down from 3.00 in May and a decrease from 5.00 in June 2023. The Contract Ratio is 100% lower than the 5-year June average of 4.69. A higher Contract Ratio signifies a relative increase in contract activity compared to supply,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



June 2024

Coatesville Area (Chester, PA)

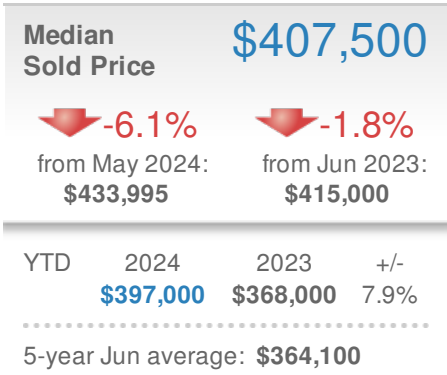
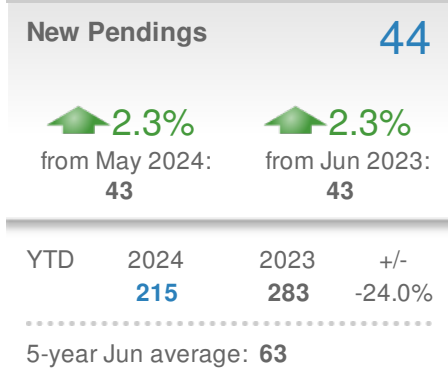
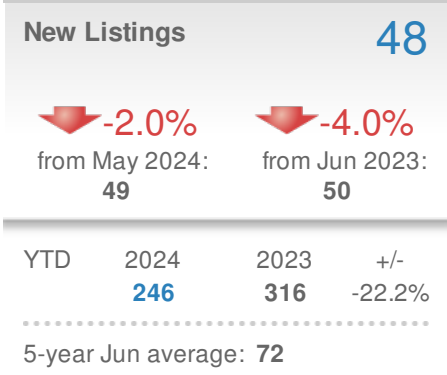
Email: ldavis@tcsr.realtor



June 2024

Coatesville Area (Chester, PA) - Detached

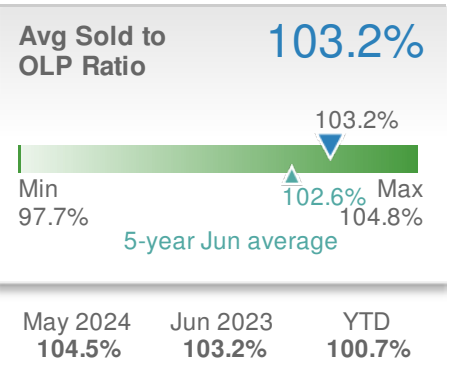
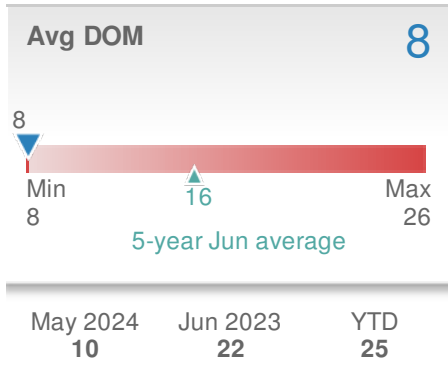
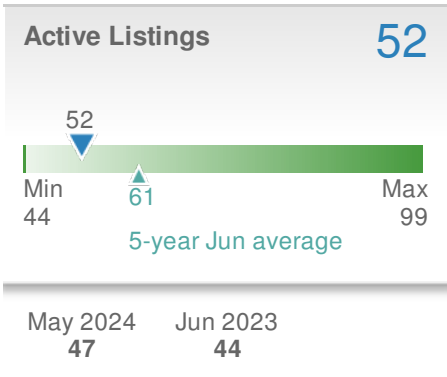
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Summary

In Coatesville Area (Chester, PA), the median sold price for Detached properties for June was \$407,500, representing a decrease of 6.1% compared to last month and a decrease of 1.8% from Jun 2023. The average days on market for units sold in June was 8 days, 49% below the 5-year June average of 16 days. There was a 2.3% month over month increase in new contract activity with 44 New Pendings; a 4.5% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 64; and a 10.6% increase in supply to 52 active units.

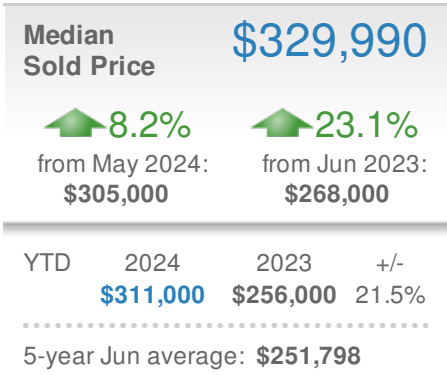
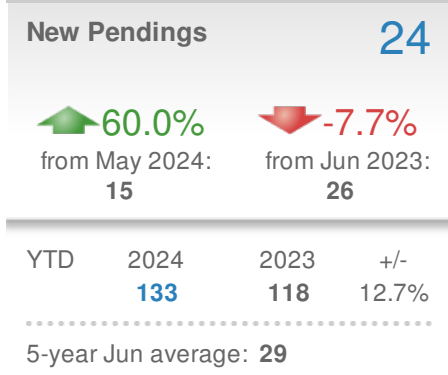
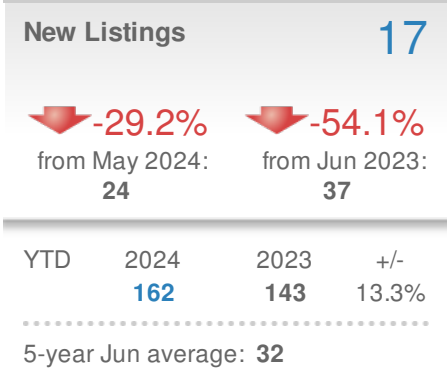
This activity resulted in a Contract Ratio of 1.23 pendings per active listing, down from 1.43 in May and a decrease from 1.91 in June 2023. The Contract Ratio is 26% lower than the 5-year June average of 1.66. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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

Coatesville Area (Chester, PA) - Attached

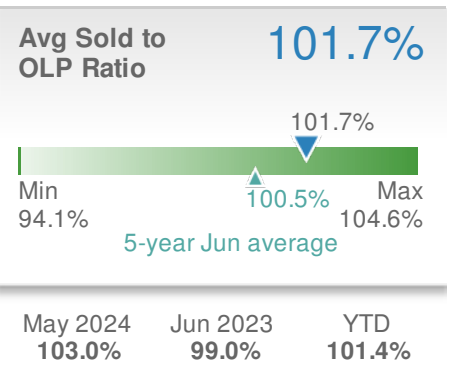
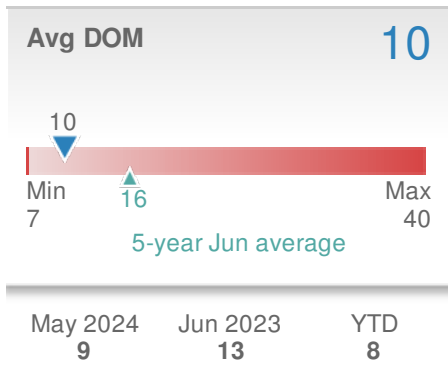
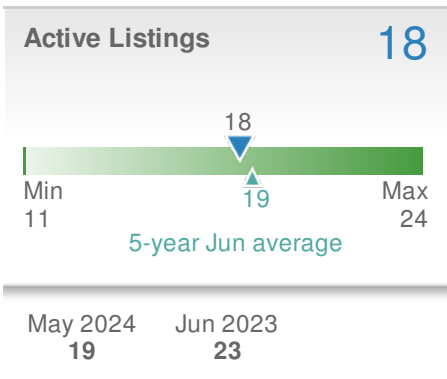
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Summary

In Coatesville Area (Chester, PA), the median sold price for Attached properties for June was \$329,990, representing an increase of 8.2% compared to last month and an increase of 23.1% from Jun 2023. The average days on market for units sold in June was 10 days, 38% below the 5-year June average of 16 days. There was a 60% month over month increase in new contract activity with 24 New Pendings; a 5.2% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 55; and a 5.3% decrease in supply to 18 active units.

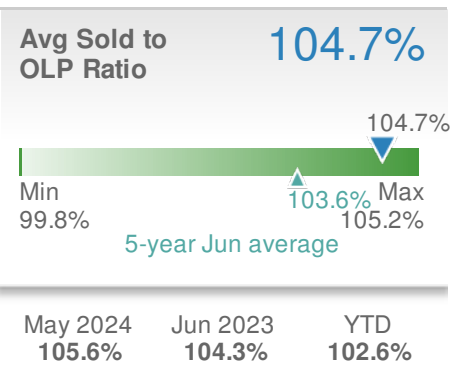
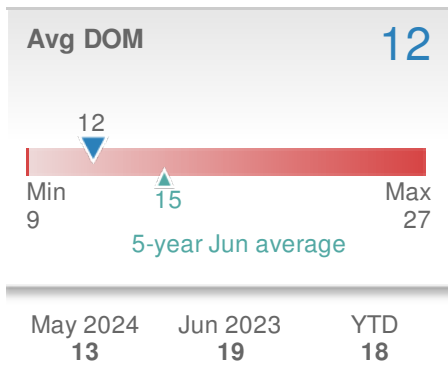
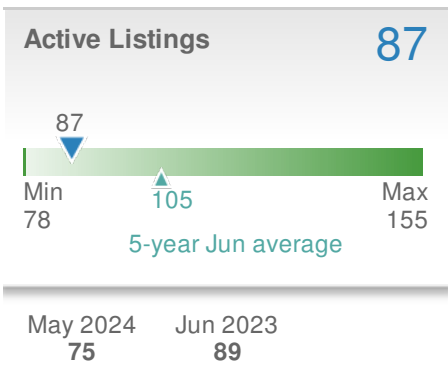
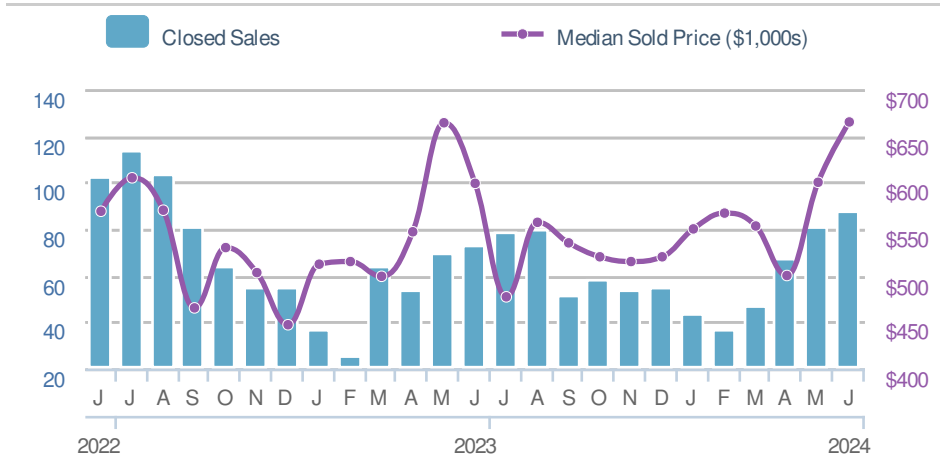
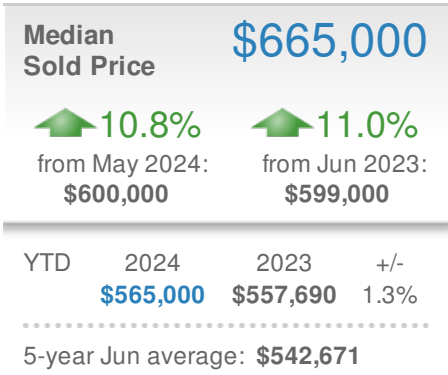
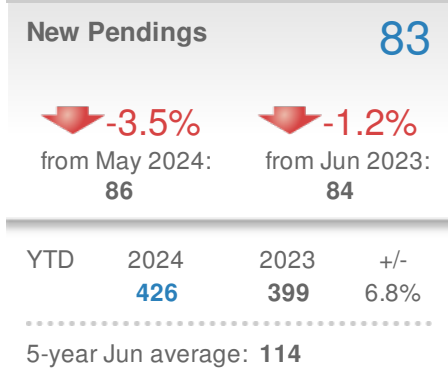
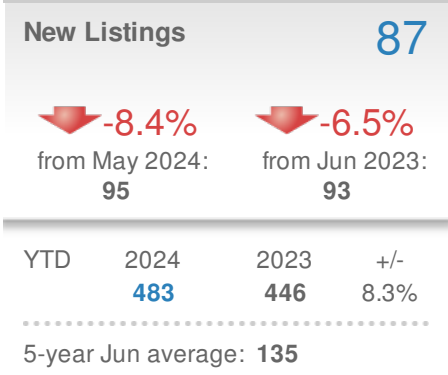
This activity resulted in a Contract Ratio of 3.06 pendings per active listing, up from 3.05 in May and an increase from 1.43 in June 2023. The Contract Ratio is 13% higher than the 5-year June average of 2.71. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



June 2024

Downingtown Area (Chester, PA)

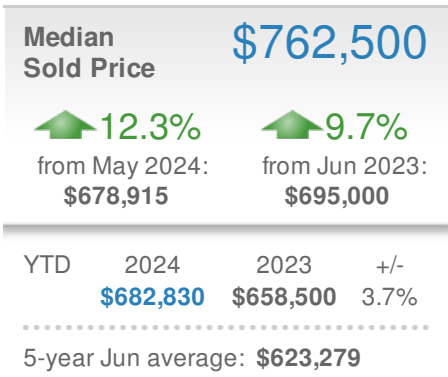
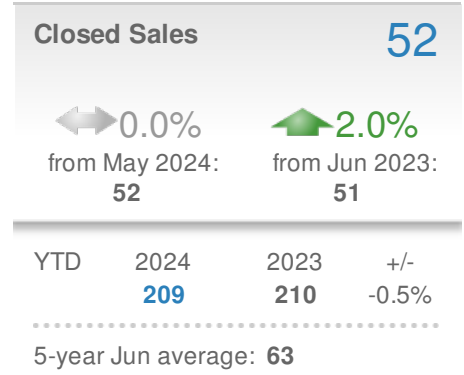
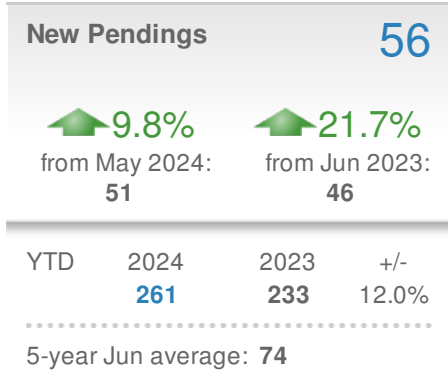
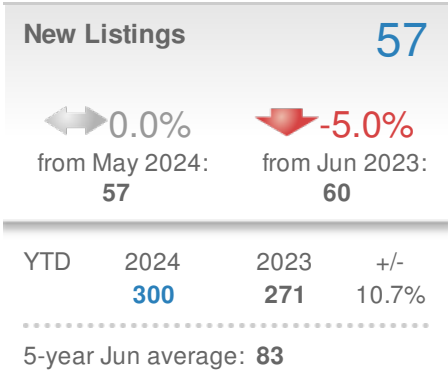
Email: ldavis@tcsr.realtor



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Downingtown Area (Chester, PA) - Detached

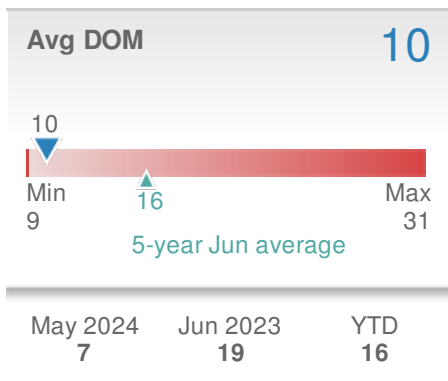
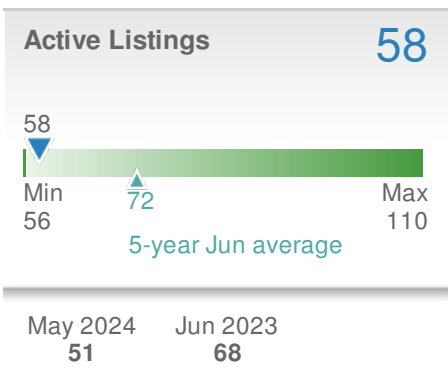
Tri-County Suburban REALTORS
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Summary

In Downingtown Area (Chester, PA), the median sold price for Detached properties for June was \$762,500, representing an increase of 12.3% compared to last month and an increase of 9.7% from Jun 2023. The average days on market for units sold in June was 10 days, 37% below the 5-year June average of 16 days. There was a 9.8% month over month increase in new contract activity with 56 New Pendings; a 2.3% MoM increase in All Pendings (new contracts + contracts carried over from May) to 88; and a 13.7% increase in supply to 58 active units.

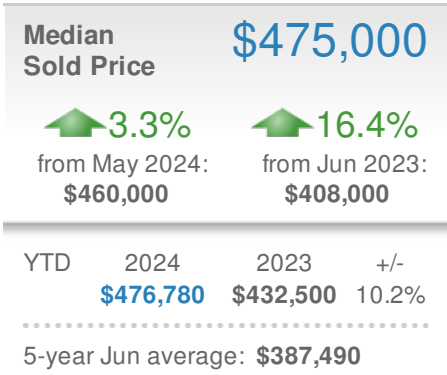
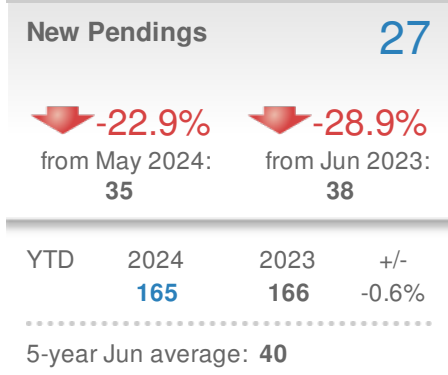
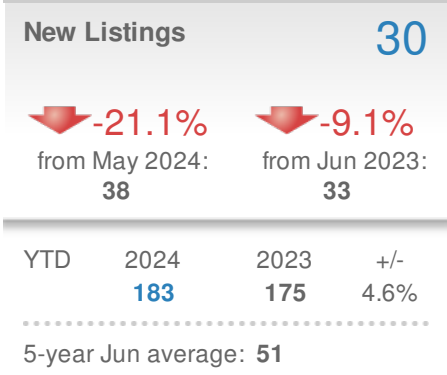
This activity resulted in a Contract Ratio of 1.52 pendings per active listing, down from 1.69 in May and an increase from 1.13 in June 2023. The Contract Ratio is 26% lower than the 5-year June average of 2.04. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



June 2024

Downingtown Area (Chester, PA) - Attached

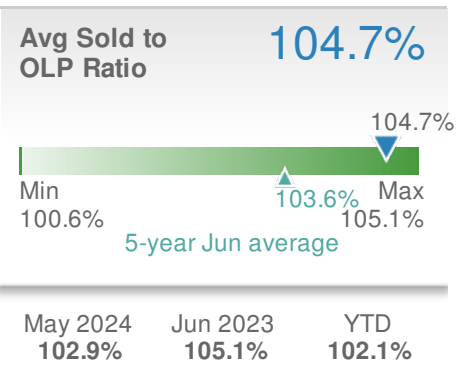
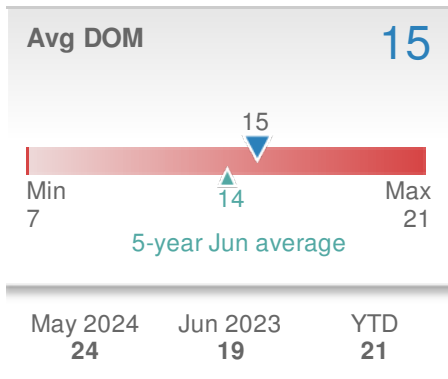
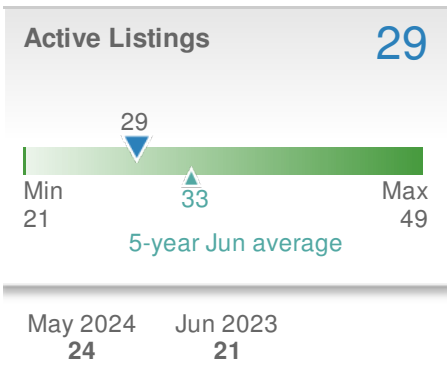
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Downingtown Area (Chester, PA), the median sold price for Attached properties for June was \$475,000, representing an increase of 3.3% compared to last month and an increase of 16.4% from Jun 2023. The average days on market for units sold in June was 15 days, 6% above the 5-year June average of 14 days. There was a 22.9% month over month decrease in new contract activity with 27 New Pendings; a 21.9% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 57; and a 20.8% increase in supply to 29 active units.

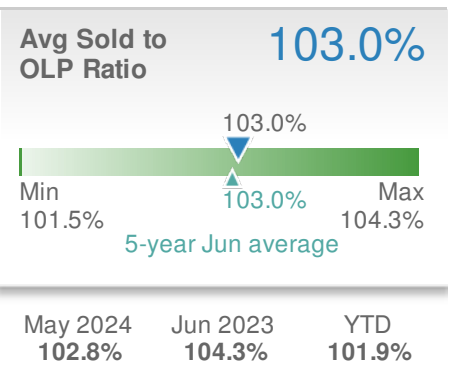
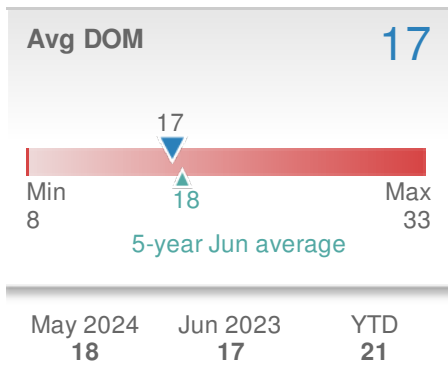
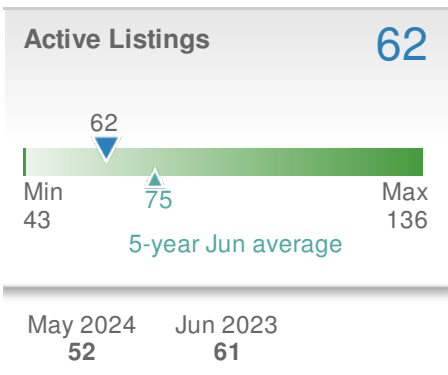
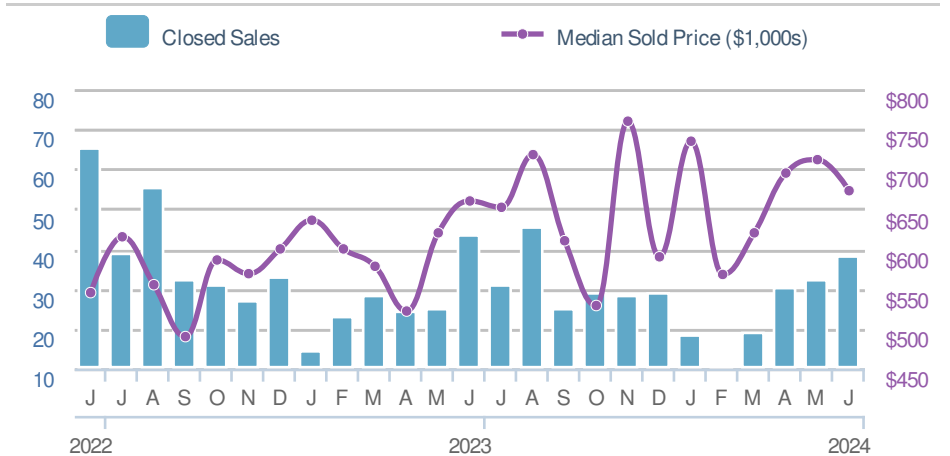
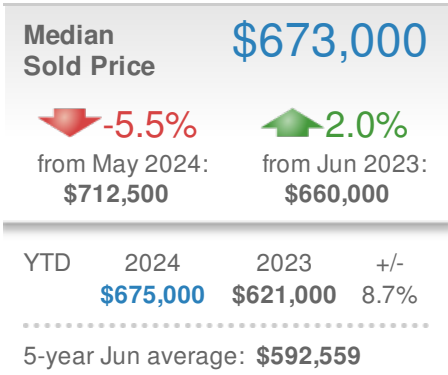
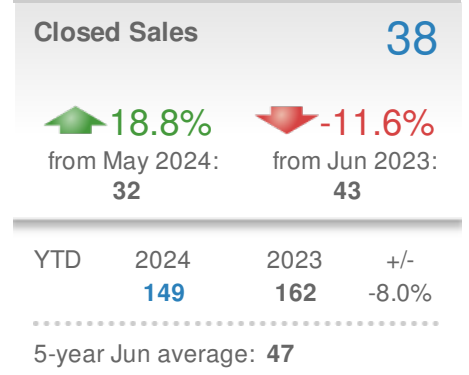
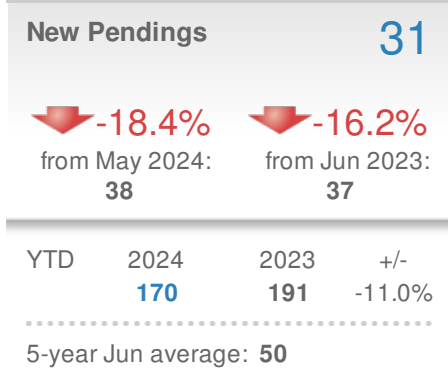
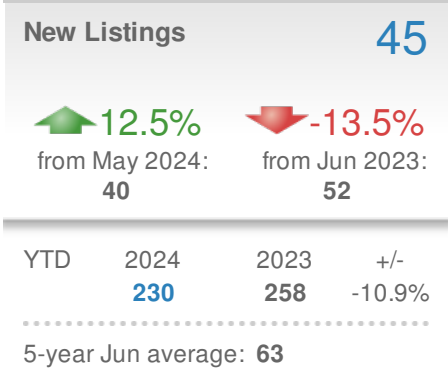
This activity resulted in a Contract Ratio of 1.97 pendings per active listing, down from 3.04 in May and a decrease from 4.14 in June 2023. The Contract Ratio is 36% lower than the 5-year June average of 3.09. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



June 2024

Great Valley (Chester, PA)

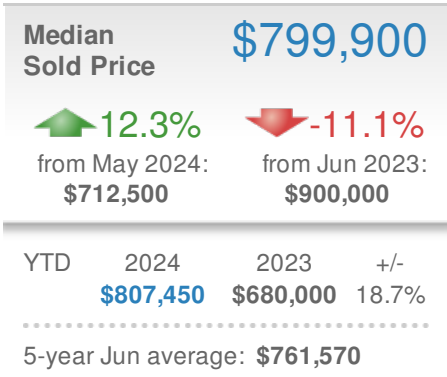
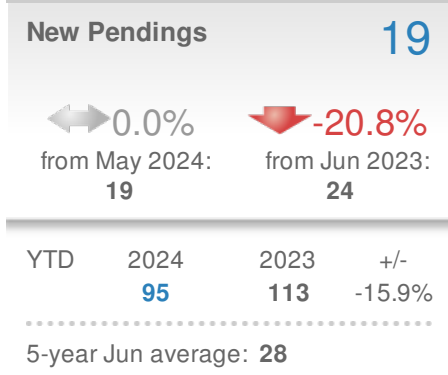
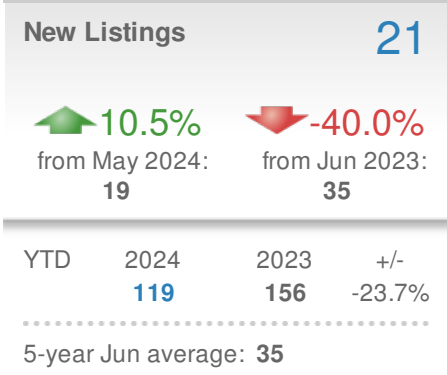
Email: ldavis@tcsr.realtor



June 2024

Great Valley (Chester, PA) - Detached

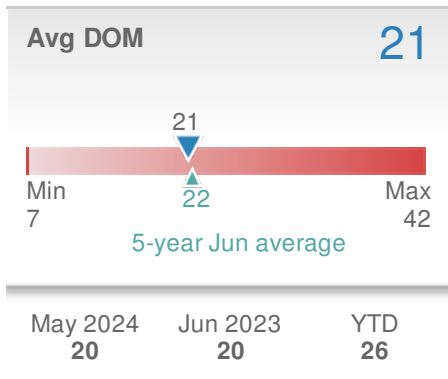
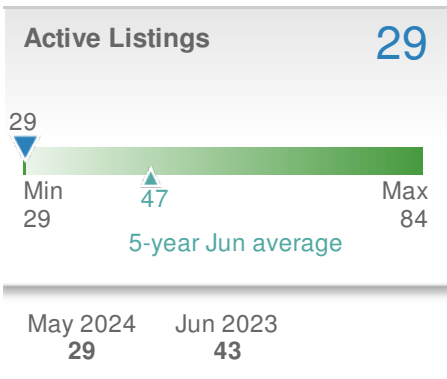
Tri-County Suburban REALTORS
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Summary

In Great Valley (Chester, PA), the median sold price for Detached properties for June was \$799,900, representing an increase of 12.3% compared to last month and a decrease of 11.1% 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 no month over month change in new contract activity with 19 New Pendings; a 23.1% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 30; and no change in supply with 29 active units.

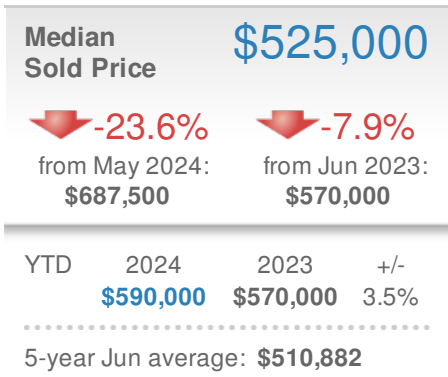
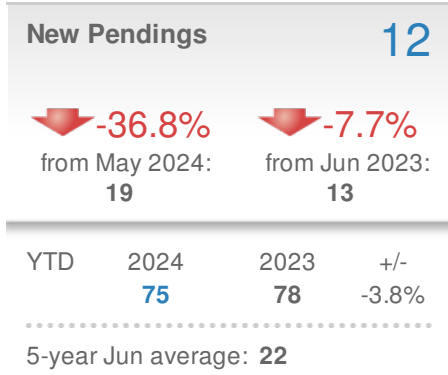
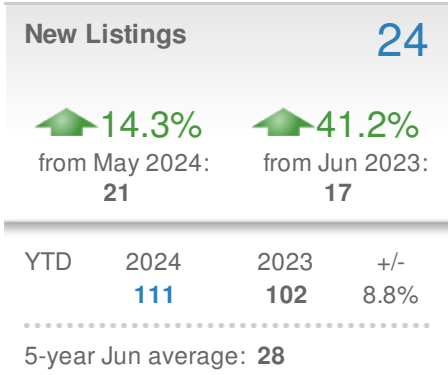
This activity resulted in a Contract Ratio of 1.03 pendings per active listing, down from 1.34 in May and a decrease from 1.16 in June 2023. The Contract Ratio is 19% lower than the 5-year June average of 1.28. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



June 2024

Great Valley (Chester, PA) - Attached

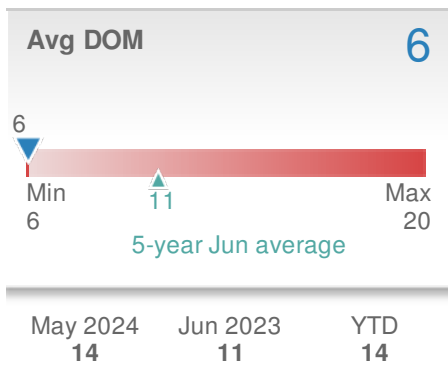
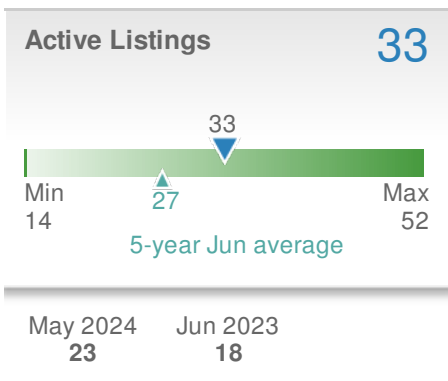
Tri-County Suburban REALTORS
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Summary

In Great Valley (Chester, PA), the median sold price for Attached properties for June was \$525,000, representing a decrease of 23.6% compared to last month and a decrease of 7.9% from Jun 2023. The average days on market for units sold in June was 6 days, 44% below the 5-year June average of 11 days. There was a 36.8% month over month decrease in new contract activity with 12 New Pendings; a 4.5% MoM increase in All Pendings (new contracts + contracts carried over from May) to 23; and a 43.5% increase in supply to 33 active units.

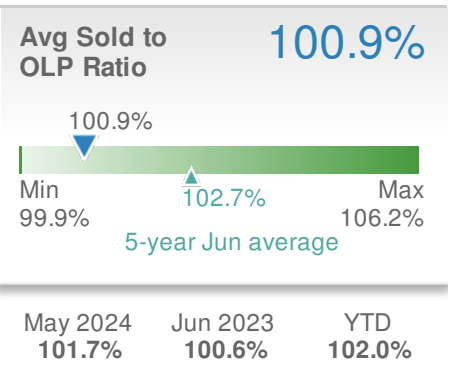
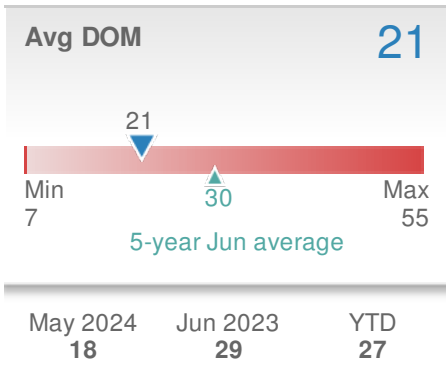
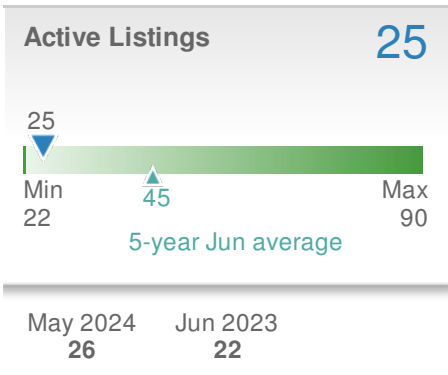
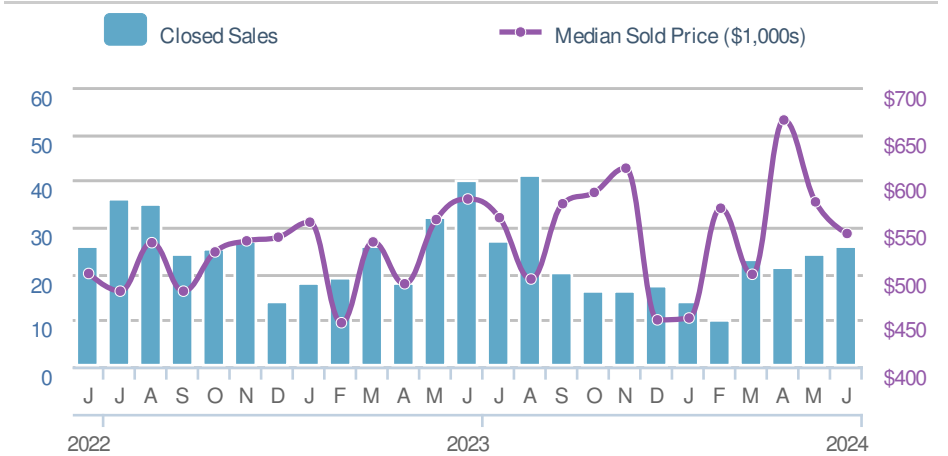
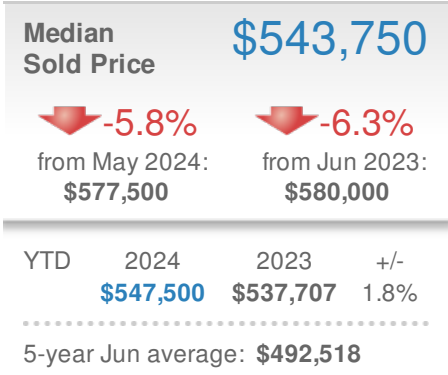
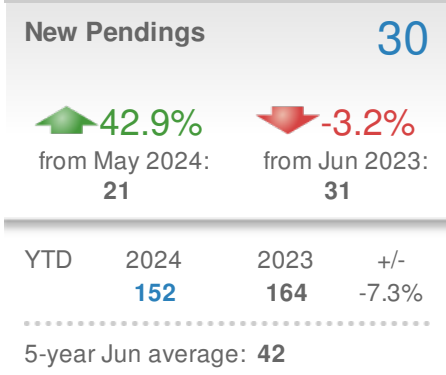
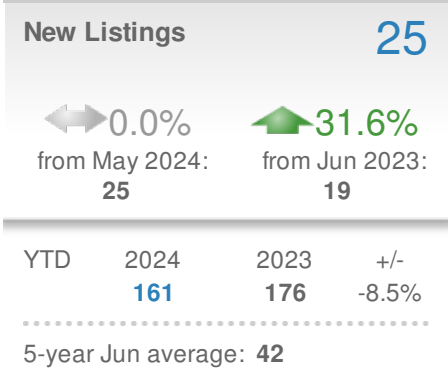
This activity resulted in a Contract Ratio of 0.70 pendings per active listing, down from 0.96 in May and a decrease from 1.06 in June 2023. The Contract Ratio is 65% lower than the 5-year June average of 2.02. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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

Kennett Consolidated (Chester, PA)

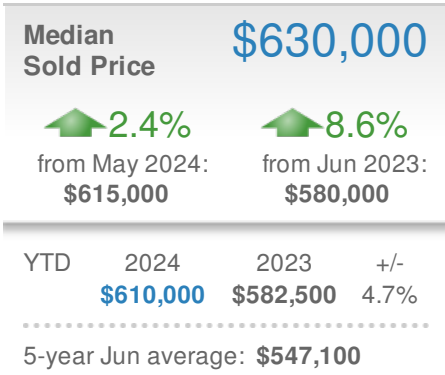
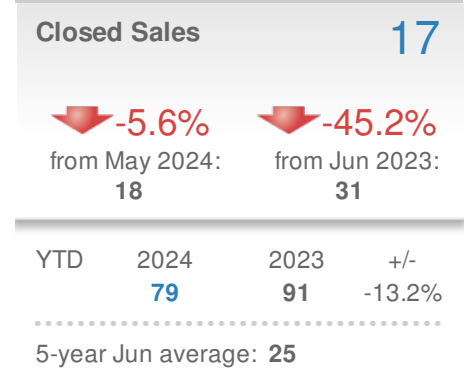
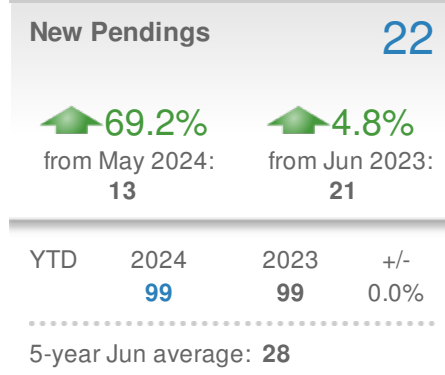
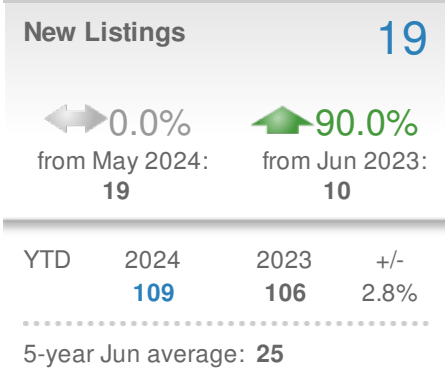
Email: ldavis@tcsr.realtor



June 2024

Kennett Consolidated (Chester, PA) - Detached

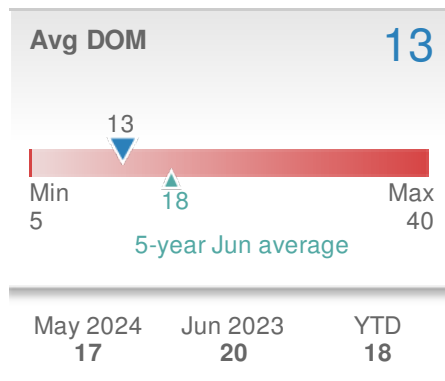
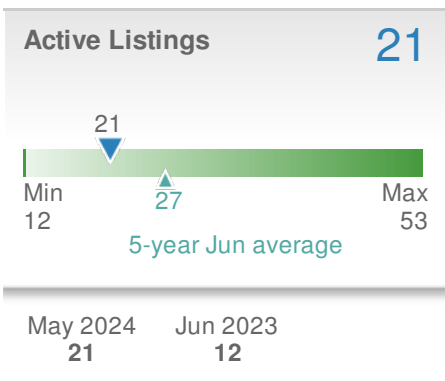
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Kennett Consolidated (Chester, PA), the median sold price for Detached properties for June was \$630,000, representing an increase of 2.4% compared to last month and an increase of 8.6% from Jun 2023. The average days on market for units sold in June was 13 days, 28% below the 5-year June average of 18 days. There was a 69.2% month over month increase in new contract activity with 22 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from May) with 29; and no change in supply with 21 active units.

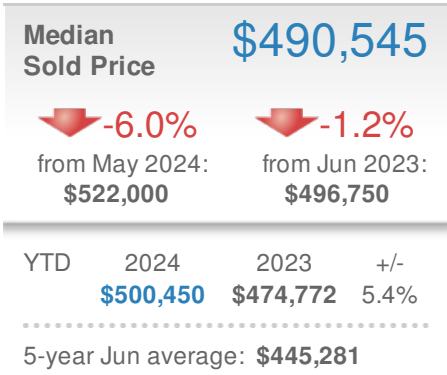
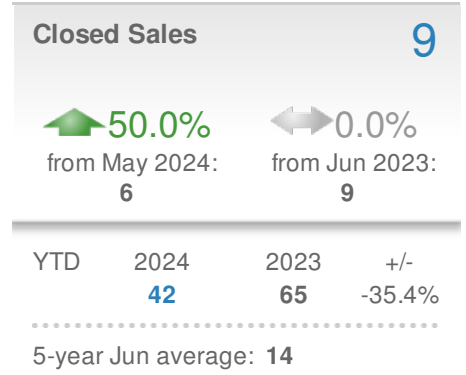
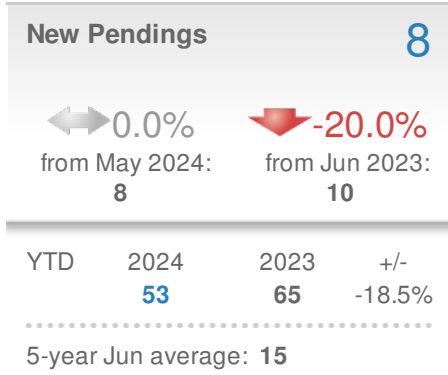
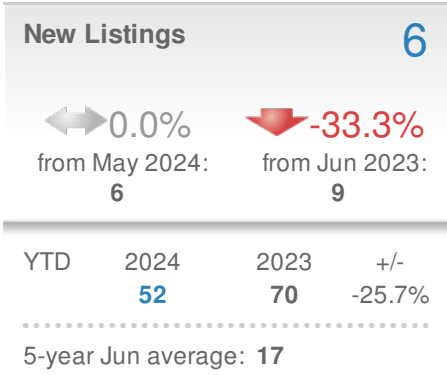
This activity resulted in a Contract Ratio of 1.38 pendings per active listing, no change from May and a decrease from 2.17 in June 2023. The Contract Ratio is 13% lower than the 5-year June average of 1.59. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



June 2024

Kennett Consolidated (Chester, PA) - Attached

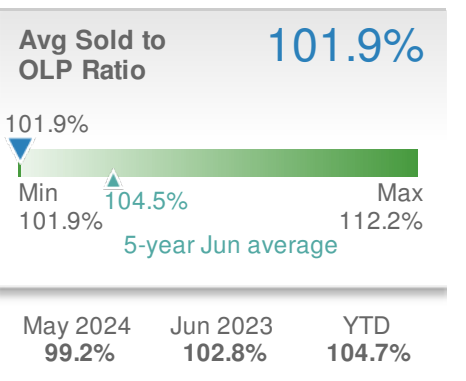
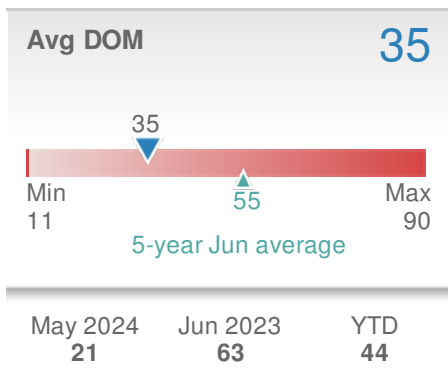
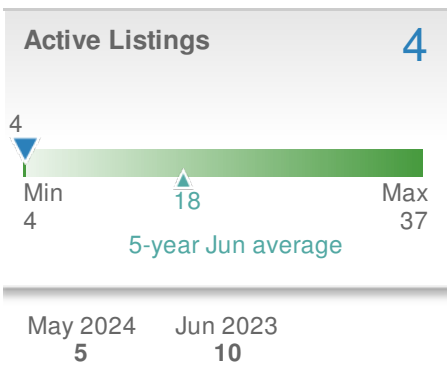
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Kennett Consolidated (Chester, PA), the median sold price for Attached properties for June was \$490,545, representing a decrease of 6% compared to last month and a decrease of 1.2% from Jun 2023. The average days on market for units sold in June was 35 days, 36% below the 5-year June average of 55 days. There was no month over month change in new contract activity with 8 New Pendings; a 13.6% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 19; and a 20% decrease in supply to 4 active units.

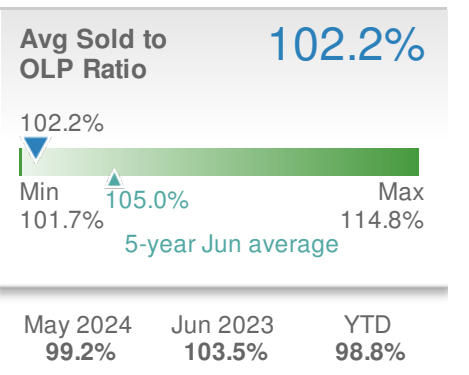
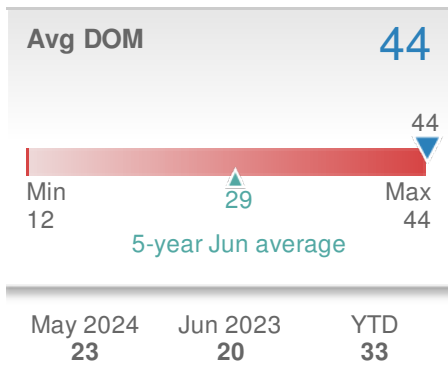
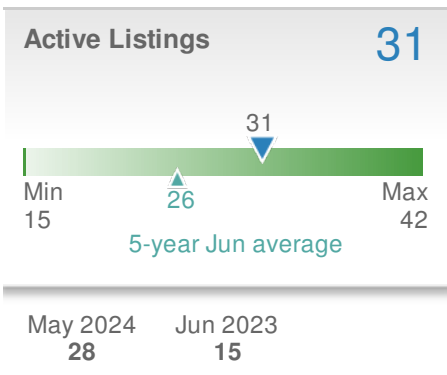
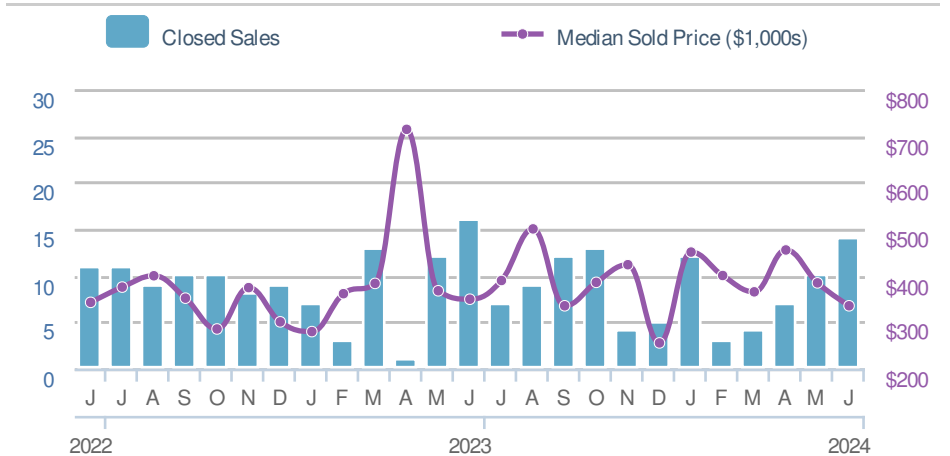
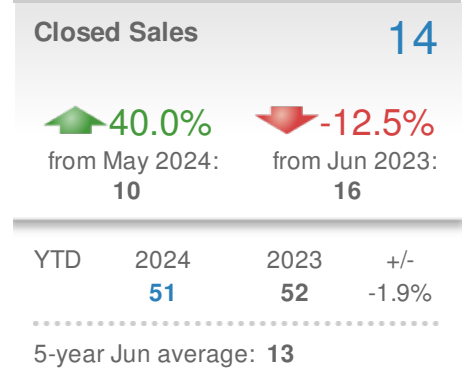
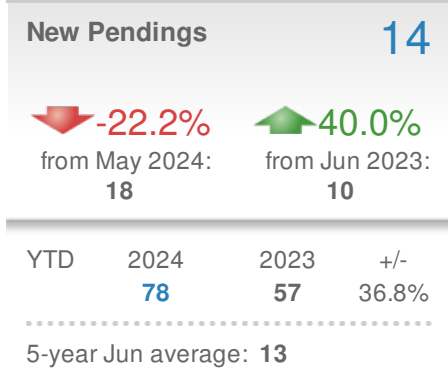
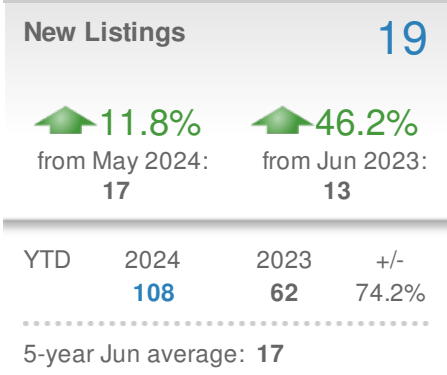
This activity resulted in a Contract Ratio of 4.75 pendings per active listing, up from 4.40 in May and an increase from 3.40 in June 2023. The Contract Ratio is 40% higher than the 5-year June average of 3.40. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



June 2024

Octorara Area (Chester, PA)

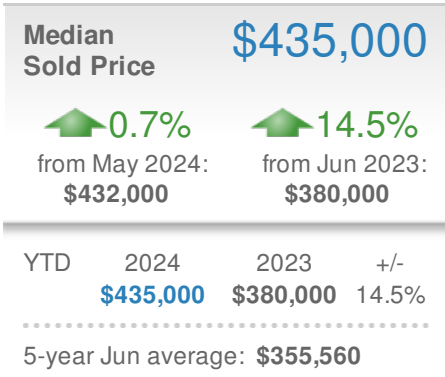
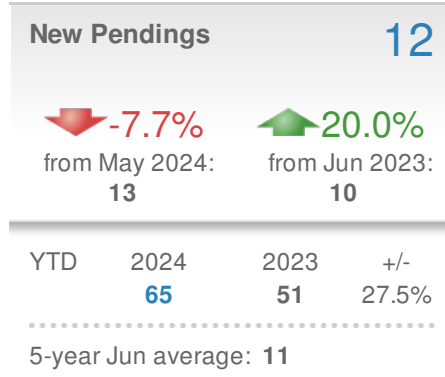
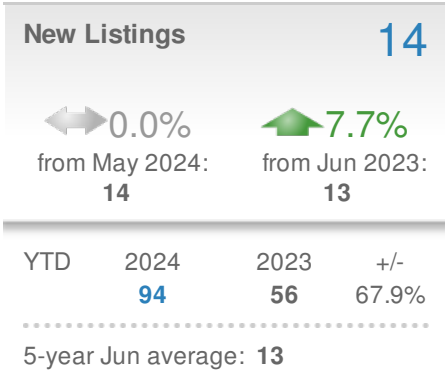
Email: ldavis@tcsr.realtor



June 2024

Octorara Area (Chester, PA) - Detached

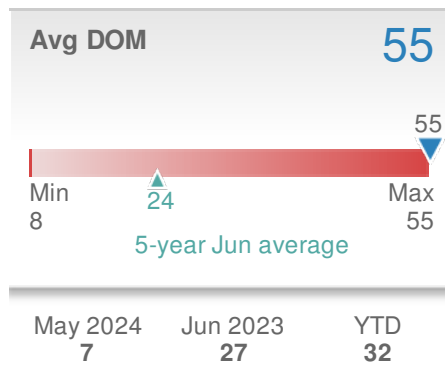
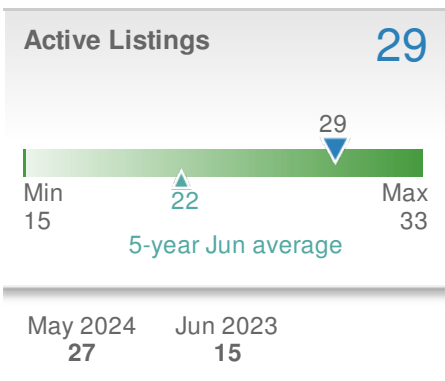
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Octorara Area (Chester, PA), the median sold price for Detached properties for June was \$435,000, representing an increase of 0.7% compared to last month and an increase of 14.5% from Jun 2023. The average days on market for units sold in June was 55 days, 133% above the 5-year June average of 24 days. There was a 7.7% month over month decrease in new contract activity with 12 New Pendings; an 11.8% MoM increase in All Pendings (new contracts + contracts carried over from May) to 38; and a 7.4% increase in supply to 29 active units.

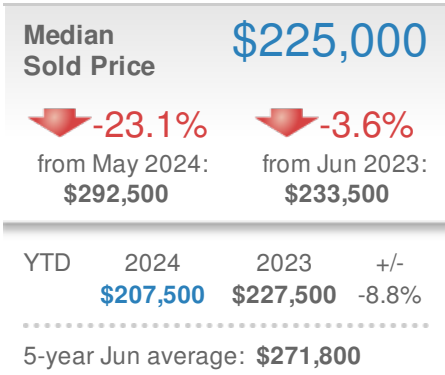
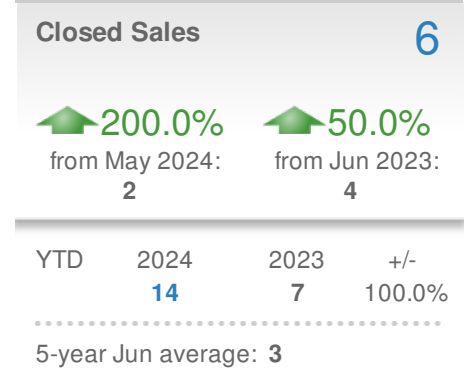
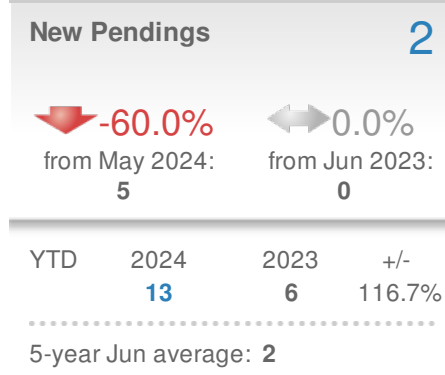
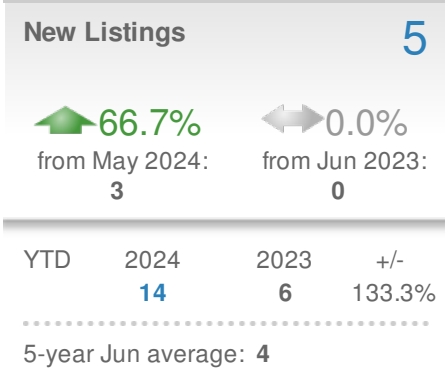
This activity resulted in a Contract Ratio of 1.31 pendings per active listing, up from 1.26 in May and an increase from 0.87 in June 2023. The Contract Ratio is 19% higher than the 5-year June average of 1.10. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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

Octorara Area (Chester, PA) - Attached

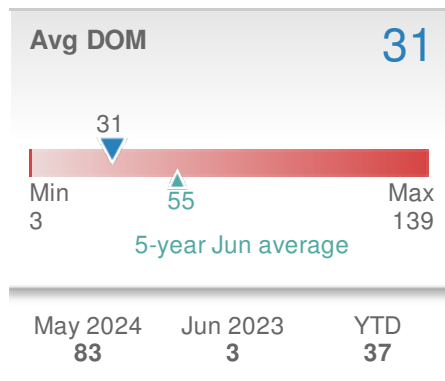
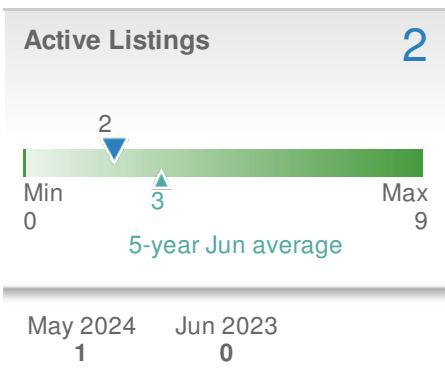
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Octorara Area (Chester, PA), the median sold price for Attached properties for June was \$225,000, representing a decrease of 23.1% compared to last month and a decrease of 3.6% from Jun 2023. The average days on market for units sold in June was 31 days, 43% below the 5-year June average of 55 days. There was a 60% month over month decrease in new contract activity with 2 New Pendings; a 66.7% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 2; and a 100% increase in supply to 2 active units.

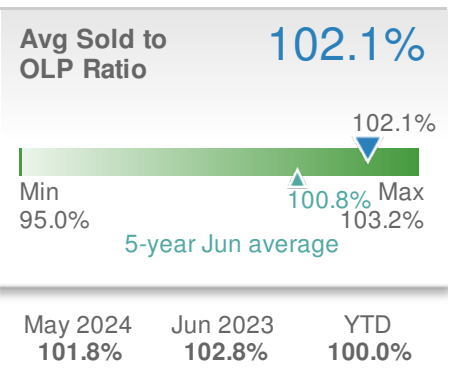
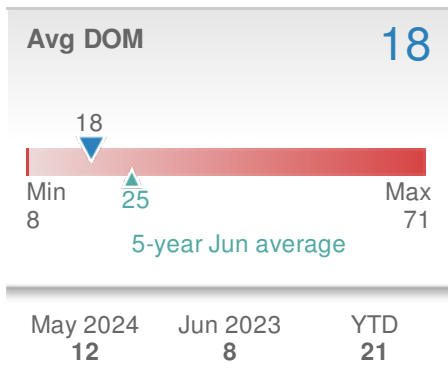
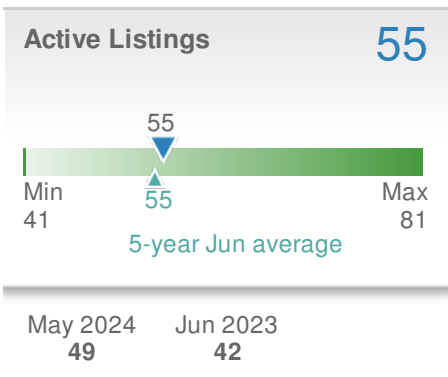
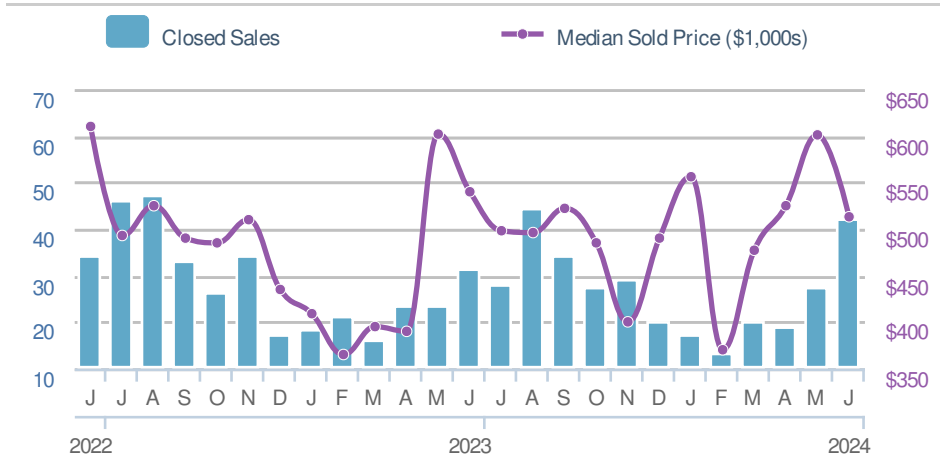
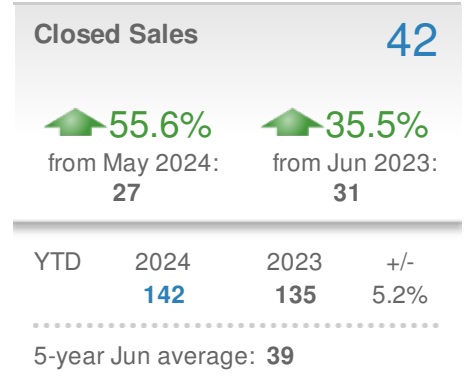
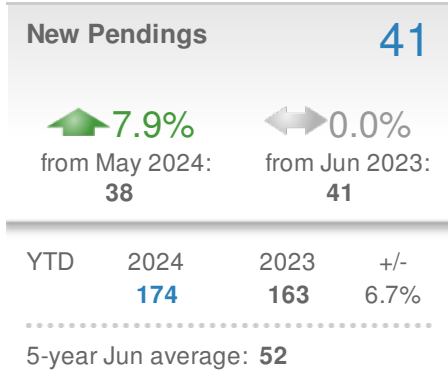
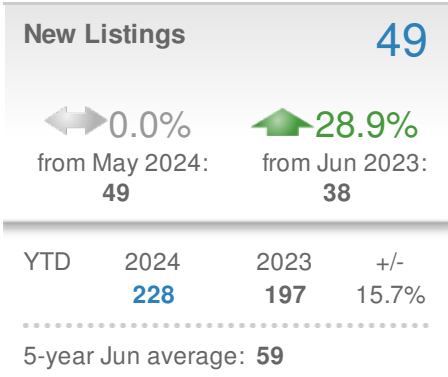
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 6.00 in May and an increase from 0.00 in June 2023. The Contract Ratio is 63% higher than the 5-year June average of 0.61. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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

Owen J Roberts (Chester, PA)

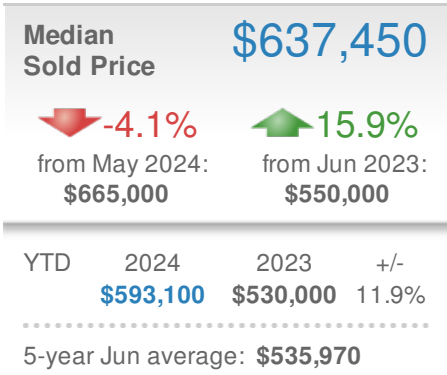
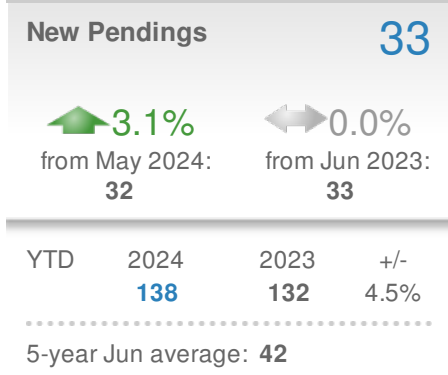
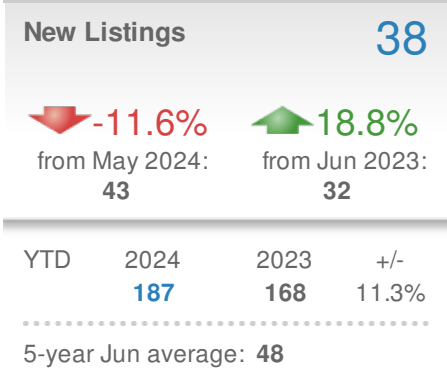
Email: ldavis@tcsr.realtor



June 2024

Owen J Roberts (Chester, PA) - Detached

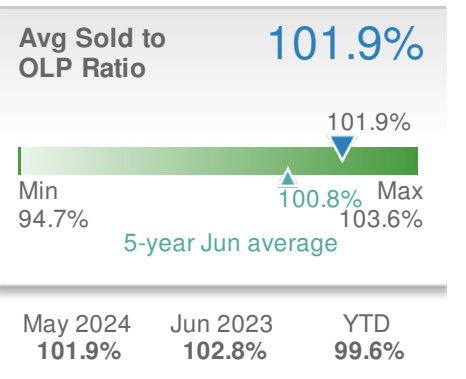
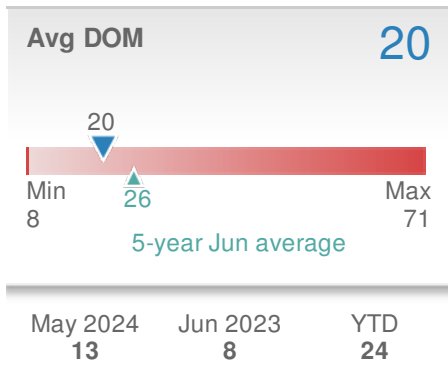
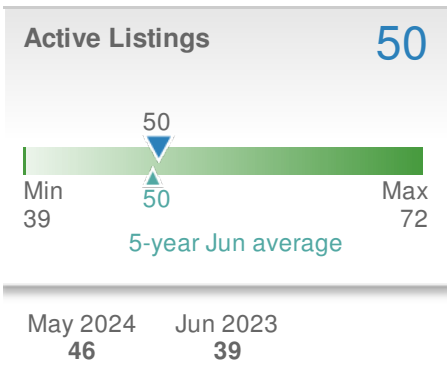
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Owen J Roberts (Chester, PA), the median sold price for Detached properties for June was \$637,450, representing a decrease of 4.1% compared to last month and an increase of 15.9% from Jun 2023. The average days on market for units sold in June was 20 days, 23% below the 5-year June average of 26 days. There was a 3.1% month over month increase in new contract activity with 33 New Pendings; a 4.3% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 45; and an 8.7% increase in supply to 50 active units.

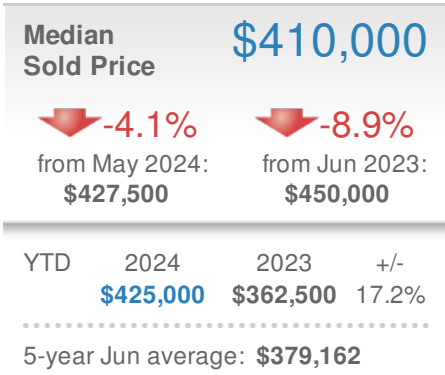
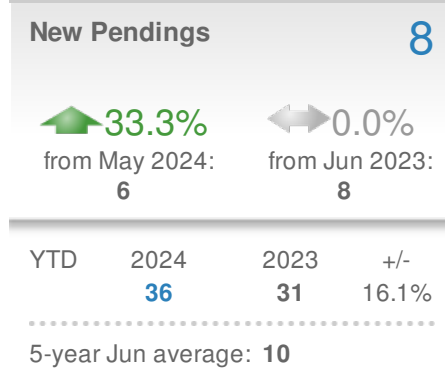
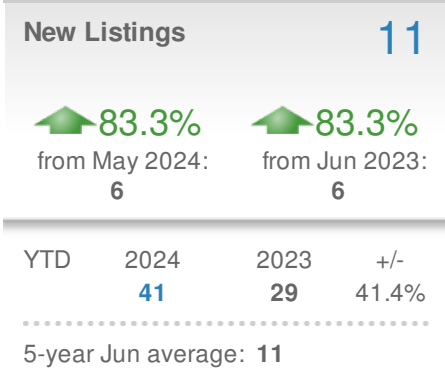
This activity resulted in a Contract Ratio of 0.90 pendings per active listing, down from 1.02 in May and a decrease from 1.26 in June 2023. The Contract Ratio is 31% lower than the 5-year June average of 1.30. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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

Owen J Roberts (Chester, PA) - Attached

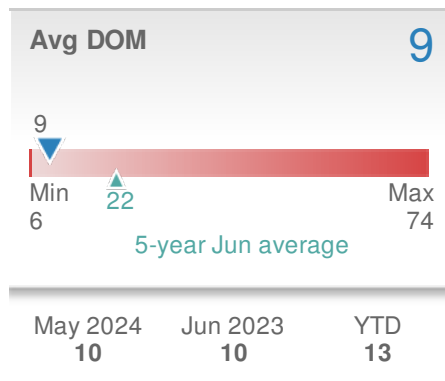
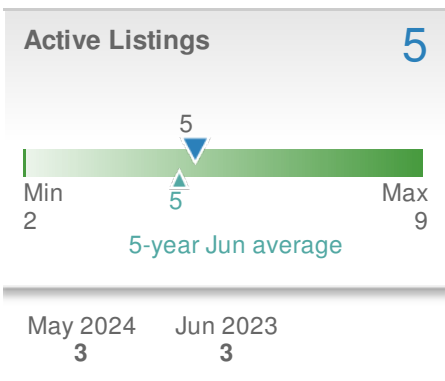
Tri-County Suburban REALTORS
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Summary

In Owen J Roberts (Chester, PA), the median sold price for Attached properties for June was \$410,000, representing a decrease of 4.1% compared to last month and a decrease of 8.9% from Jun 2023. The average days on market for units sold in June was 9 days, 58% below the 5-year June average of 22 days. There was a 33.3% month over month increase in new contract activity with 8 New Pendings; a 14.3% MoM increase in All Pendings (new contracts + contracts carried over from May) to 8; and a 66.7% increase in supply to 5 active units.

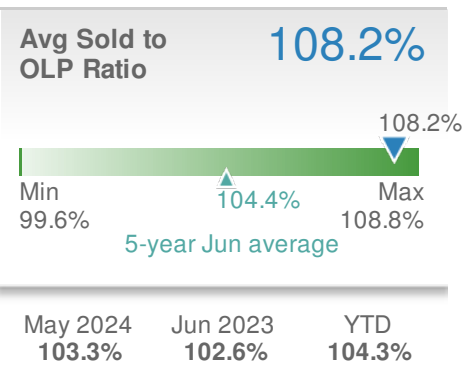
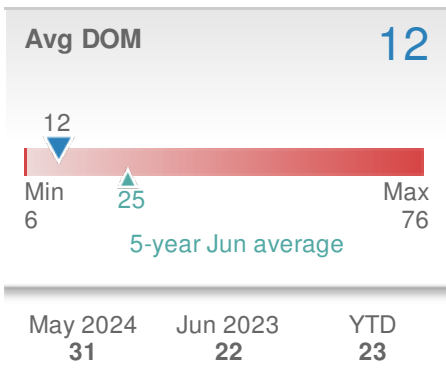
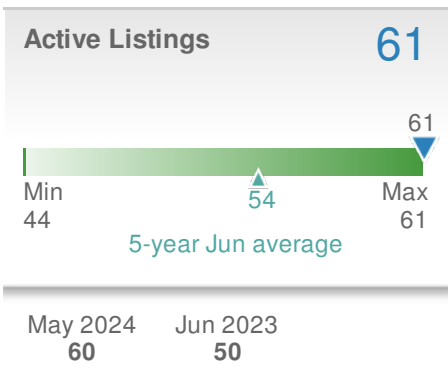
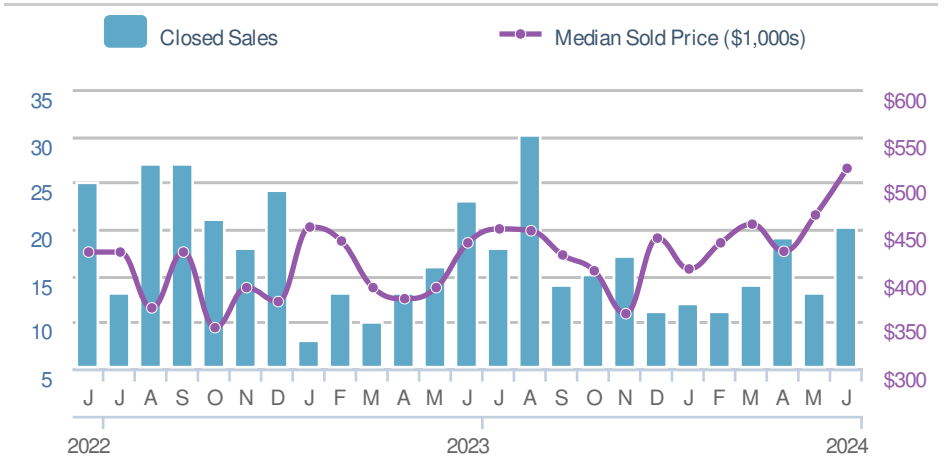
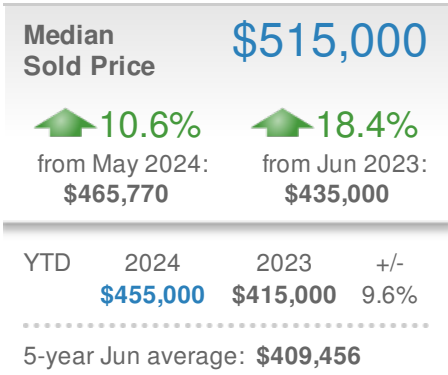
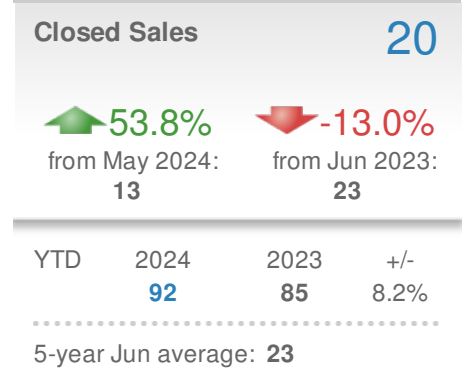
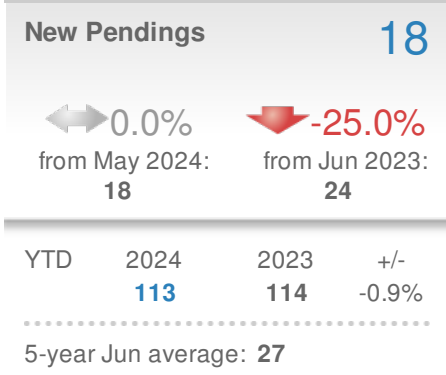
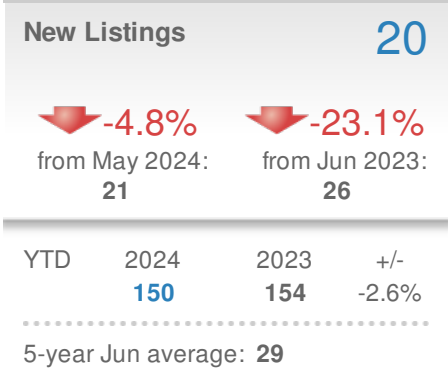
This activity resulted in a Contract Ratio of 1.60 pendings per active listing, down from 2.33 in May and a decrease from 3.00 in June 2023. The Contract Ratio is 53% lower than the 5-year June average of 3.37. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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

Oxford Area (Chester, PA)

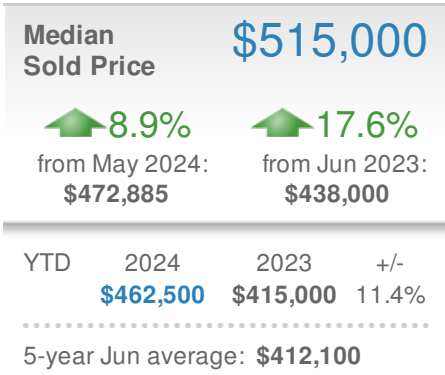
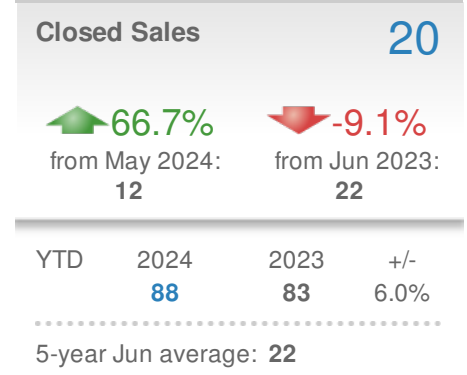
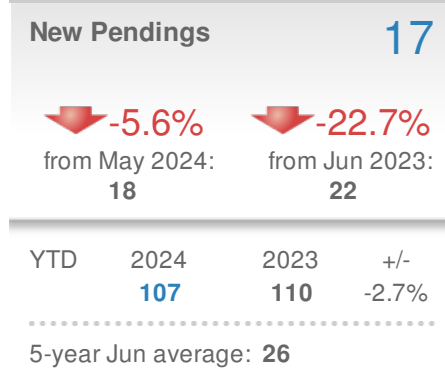
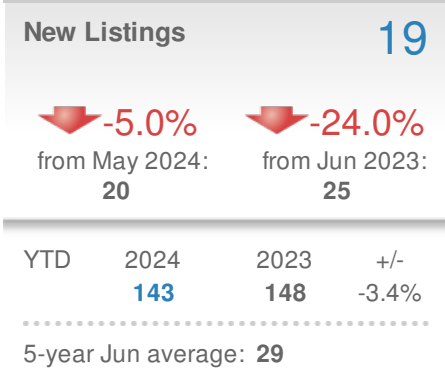
Email: ldavis@tcsr.realtor



June 2024

Oxford Area (Chester, PA) - Detached

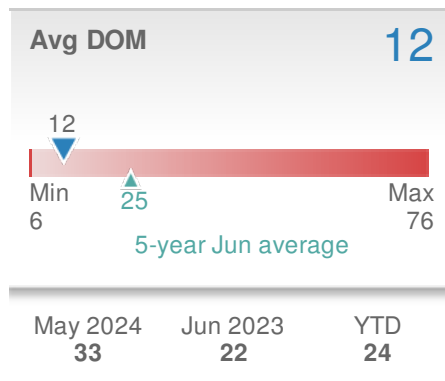
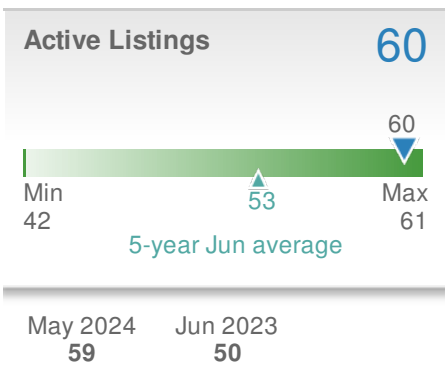
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Oxford Area (Chester, PA), the median sold price for Detached properties for June was \$515,000, representing an increase of 8.9% compared to last month and an increase of 17.6% from Jun 2023. The average days on market for units sold in June was 12 days, 51% below the 5-year June average of 25 days. There was a 5.6% month over month decrease in new contract activity with 17 New Pendings; a 5.6% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 51; and a 1.7% increase in supply to 60 active units.

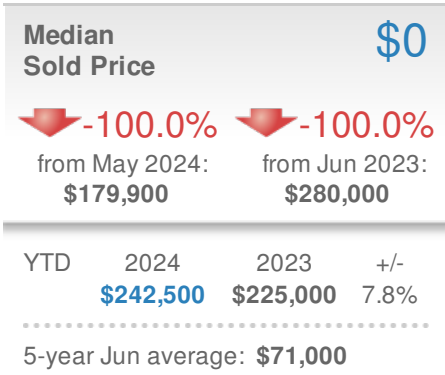
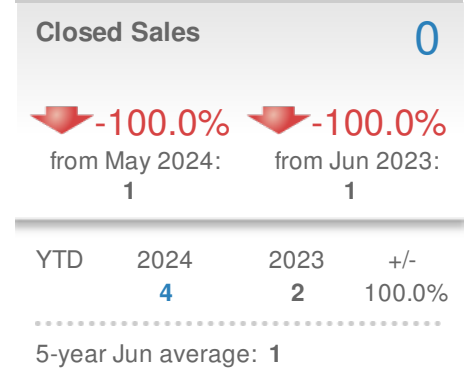
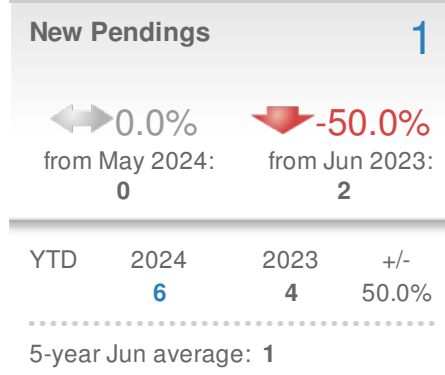
This activity resulted in a Contract Ratio of 0.85 pendings per active listing, down from 0.92 in May and a decrease from 0.88 in June 2023. The Contract Ratio is 25% lower than the 5-year June average of 1.13. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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

Oxford Area (Chester, PA) - Attached

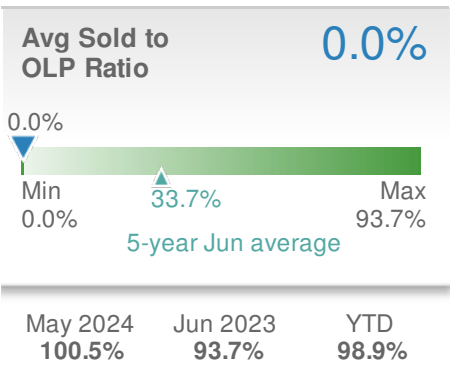
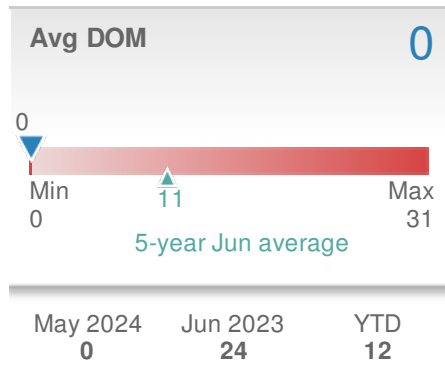
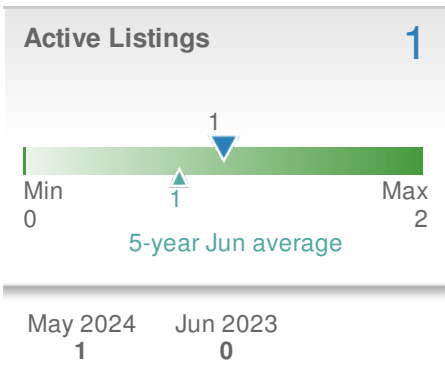
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Oxford Area (Chester, PA), the median sold price for Attached properties for June was \$0, representing a decrease of 100% compared to last month and a decrease of 100% from Jun 2023. The average days on market for units sold in June was 0 days, 100% below the 5-year June average of 11 days. There was a 0% month over month increase in new contract activity with 1 New Pendings; a 100% MoM increase in All Pendings (new contracts + contracts carried over from May) to 2; and no change in supply with 1 active units.

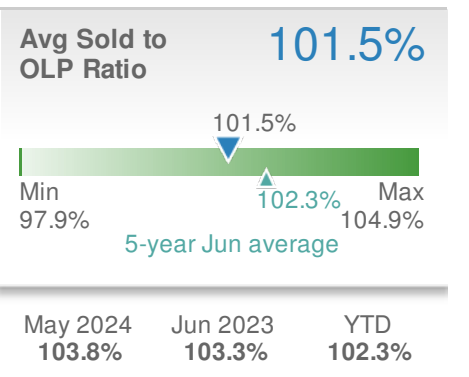
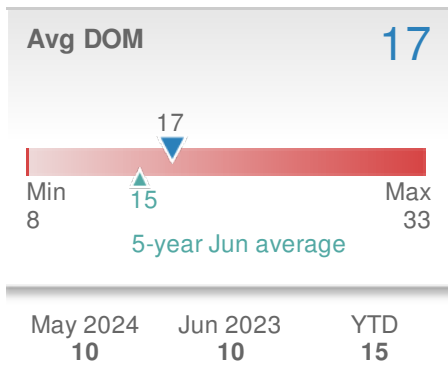
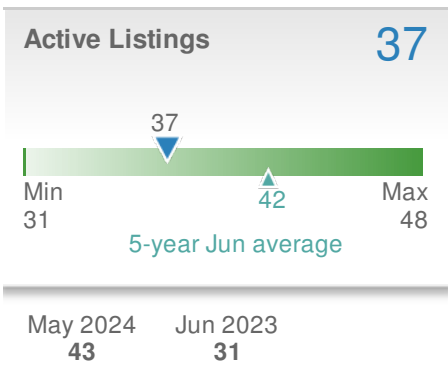
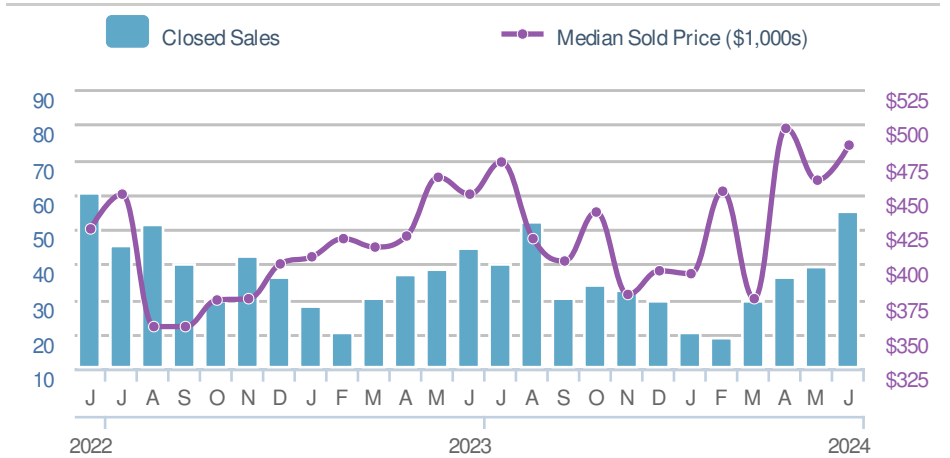
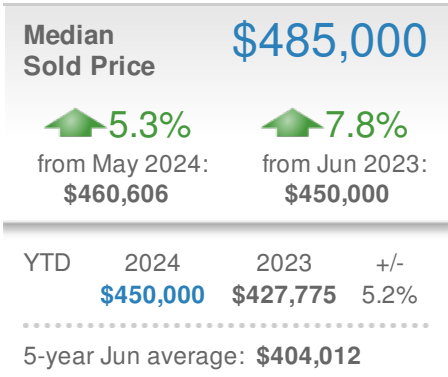
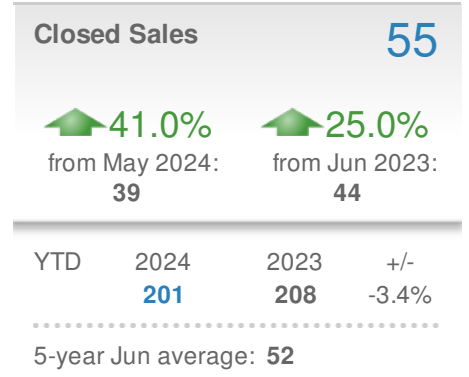
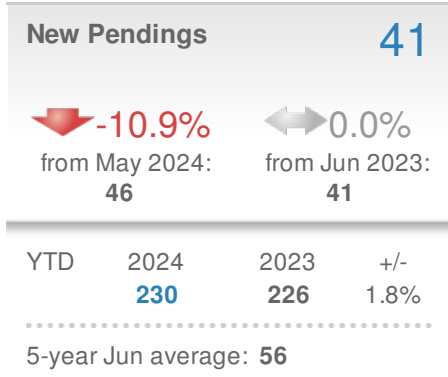
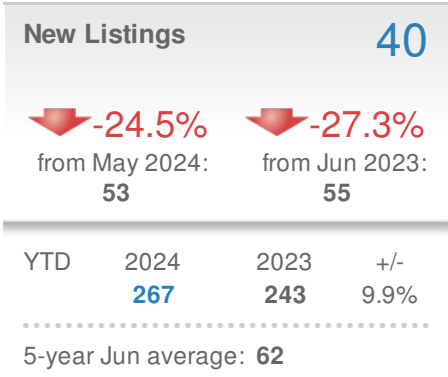
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, up from 1.00 in May and an increase from 0.00 in June 2023. The Contract Ratio is 186% higher than the 5-year June average of 0.70. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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

Phoenixville Area (Chester, PA)

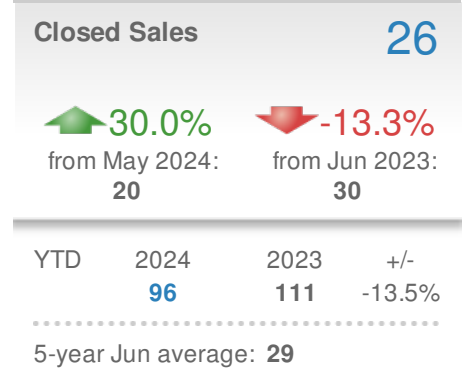
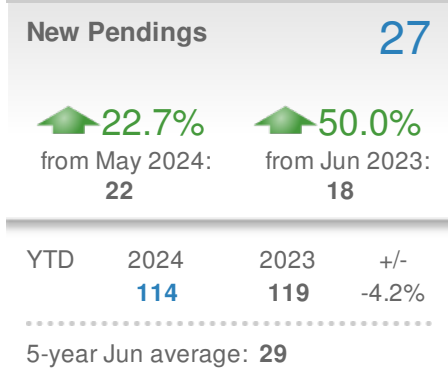
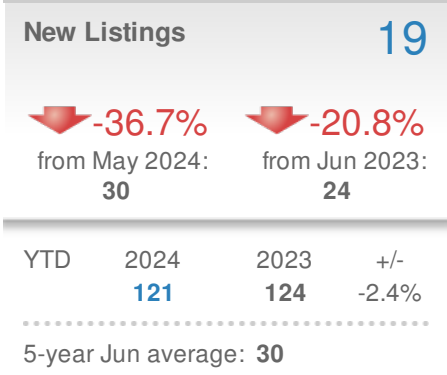
Email: ldavis@tcsr.realtor



June 2024

Phoenixville Area (Chester, PA) - Detached

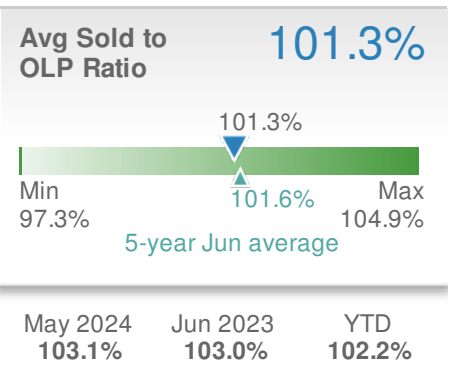
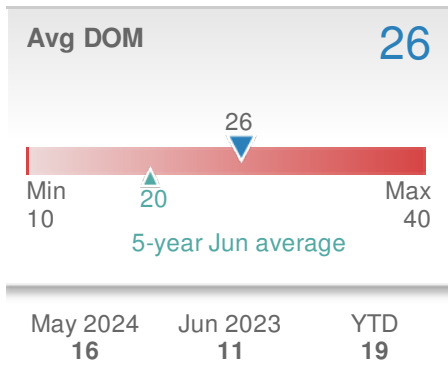
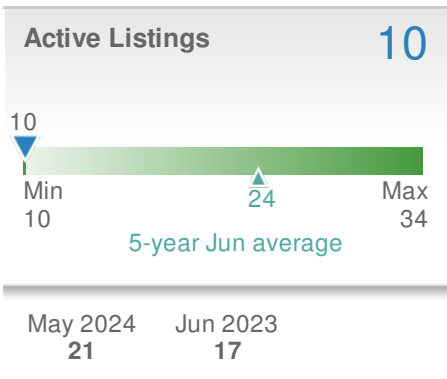
Tri-County Suburban REALTORS
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Summary

In Phoenixville Area (Chester, PA), the median sold price for Detached properties for June was \$520,000, representing a decrease of 24.4% compared to last month and a decrease of 13.3% from Jun 2023. The average days on market for units sold in June was 26 days, 33% above the 5-year June average of 20 days. There was a 22.7% month over month increase in new contract activity with 27 New Pendings; a 3.2% MoM increase in All Pendings (new contracts + contracts carried over from May) to 32; and a 52.4% decrease in supply to 10 active units.

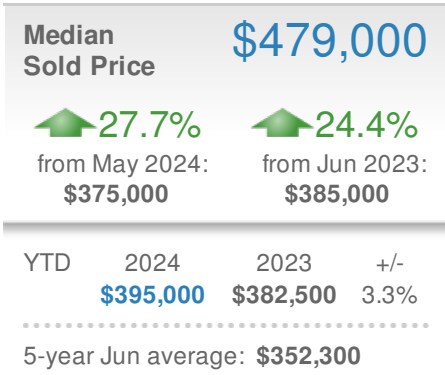
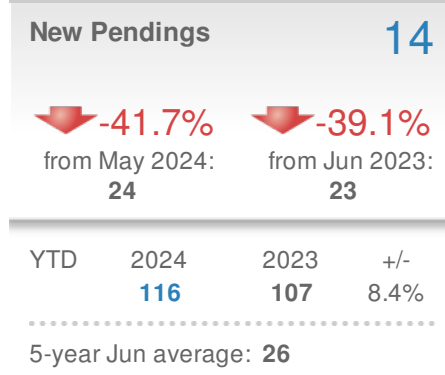
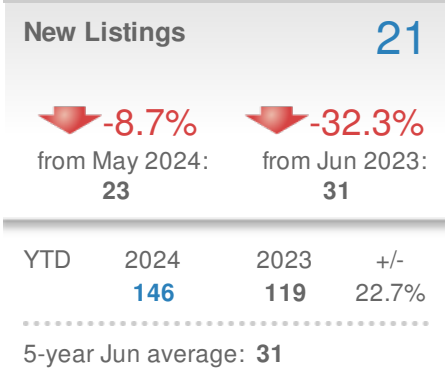
This activity resulted in a Contract Ratio of 3.20 pendings per active listing, up from 1.48 in May and an increase from 1.65 in June 2023. The Contract Ratio is 67% higher than the 5-year June average of 1.91. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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

Phoenixville Area (Chester, PA) - Attached

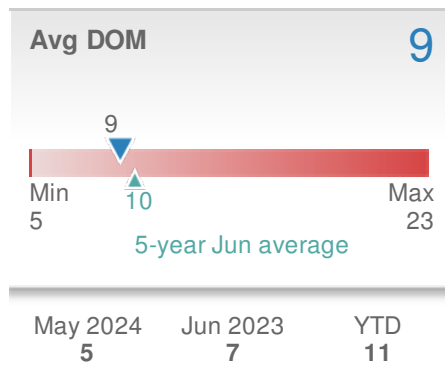
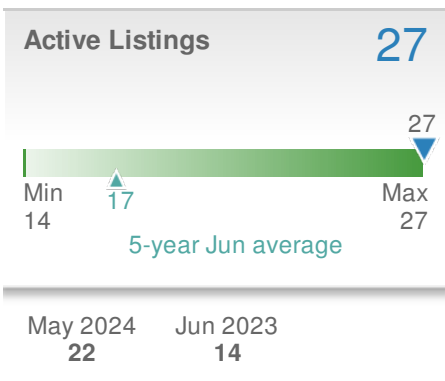
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Phoenixville Area (Chester, PA), the median sold price for Attached properties for June was \$479,000, representing an increase of 27.7% compared to last month and an increase of 24.4% from Jun 2023. The average days on market for units sold in June was 9 days, 10% below the 5-year June average of 10 days. There was a 41.7% month over month decrease in new contract activity with 14 New Pendings; a 45.9% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 20; and a 22.7% increase in supply to 27 active units.

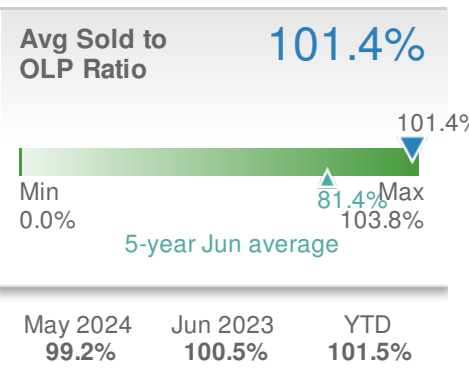
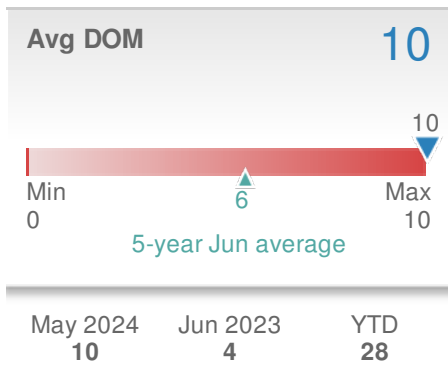
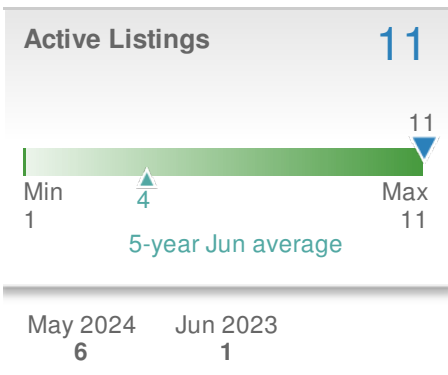
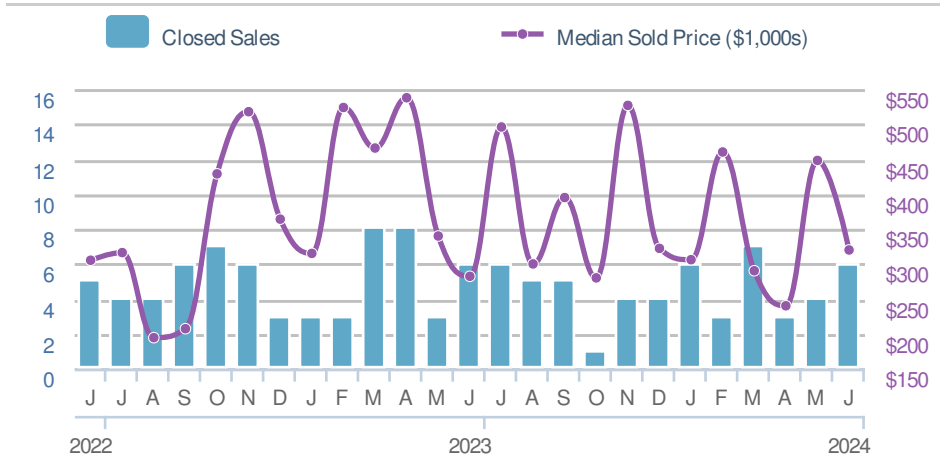
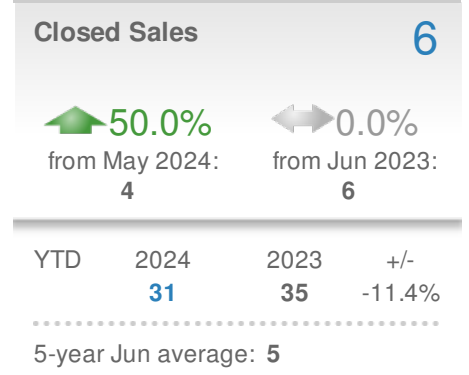
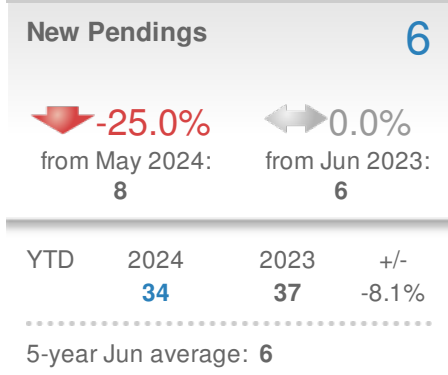
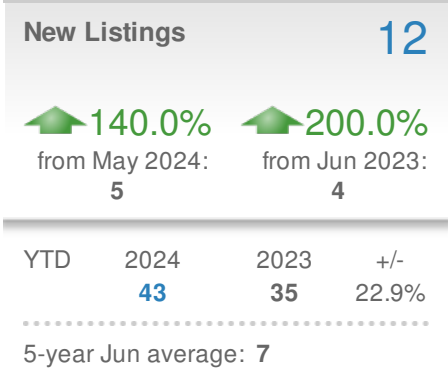
This activity resulted in a Contract Ratio of 0.74 pendings per active listing, down from 1.68 in May and a decrease from 2.00 in June 2023. The Contract Ratio is 68% lower than the 5-year June average of 2.32. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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

Spring-Ford Area (Chester, PA)

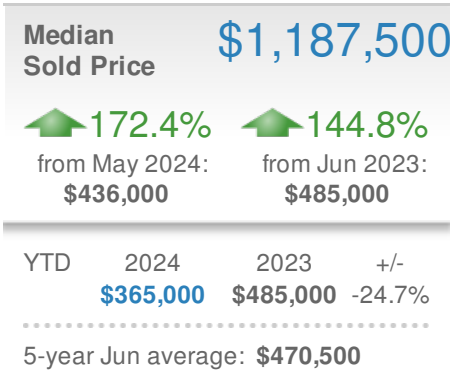
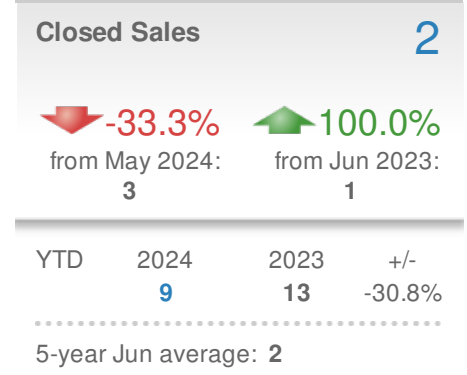
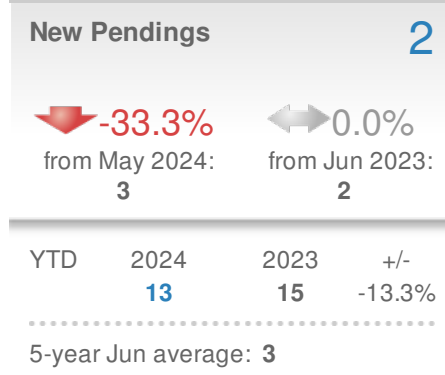
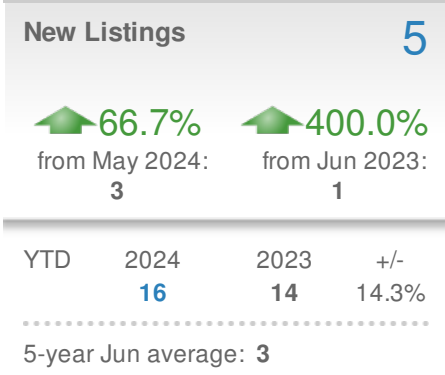
Email: ldavis@tcsr.realtor



June 2024

Spring-Ford Area (Chester, PA) - Detached

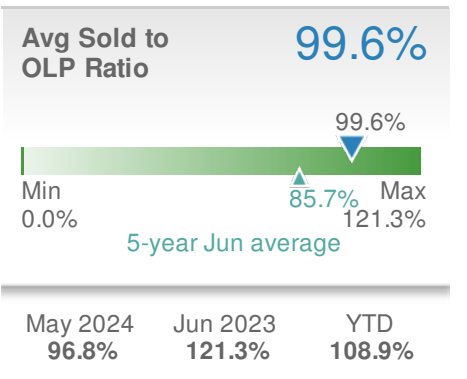
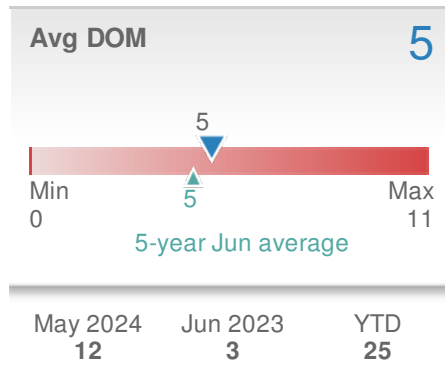
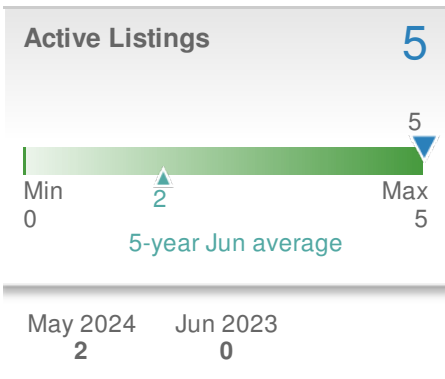
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Spring-Ford Area (Chester, PA), the median sold price for Detached properties for June was \$1,187,500, representing an increase of 172.4% compared to last month and an increase of 144.8% from Jun 2023. The average days on market for units sold in June was 5 days, 9% above the 5-year June average of 5 days. There was a 33.3% month over month decrease in new contract activity with 2 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from May) with 4; and a 150% increase in supply to 5 active units.

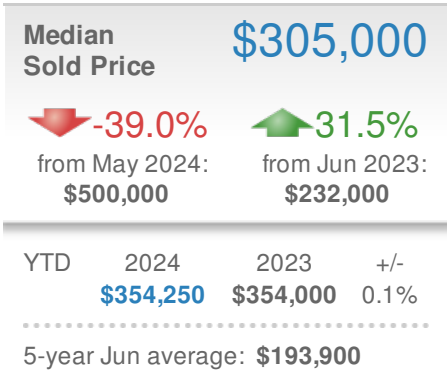
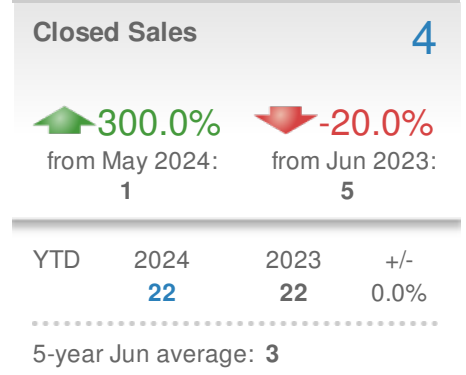
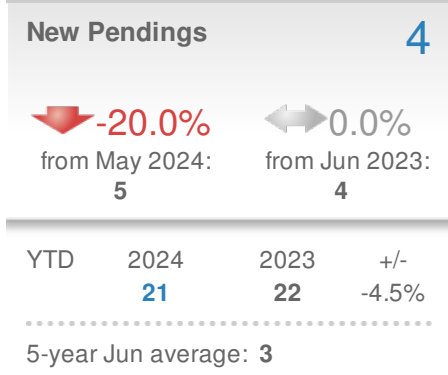
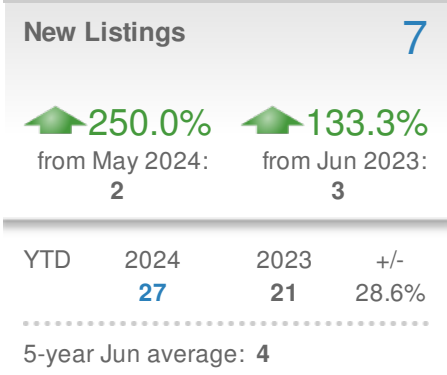
This activity resulted in a Contract Ratio of 0.80 pendings per active listing, down from 2.00 in May and an increase from 0.00 in June 2023. The Contract Ratio is 28% higher than the 5-year June average of 0.63. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



June 2024

Spring-Ford Area (Chester, PA) - Attached

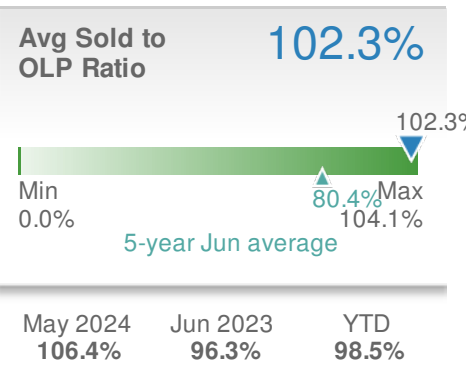
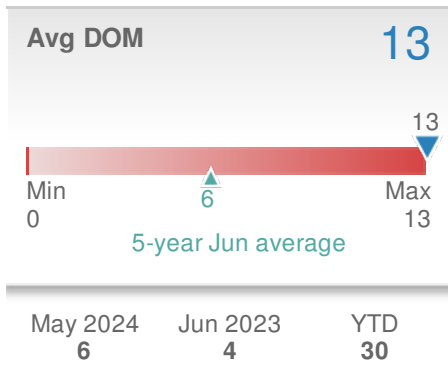
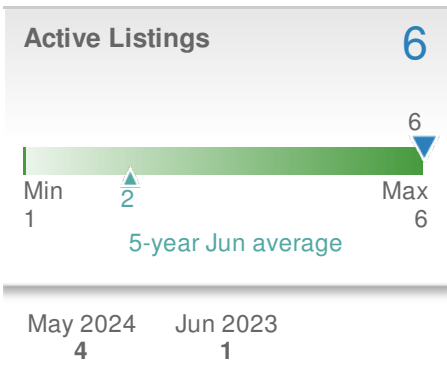
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Spring-Ford Area (Chester, PA), the median sold price for Attached properties for June was \$305,000, representing a decrease of 39% compared to last month and an increase of 31.5% from Jun 2023. The average days on market for units sold in June was 13 days, 110% above the 5-year June average of 6 days. There was a 20% month over month decrease in new contract activity with 4 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from May) with 5; and a 50% increase in supply to 6 active units.

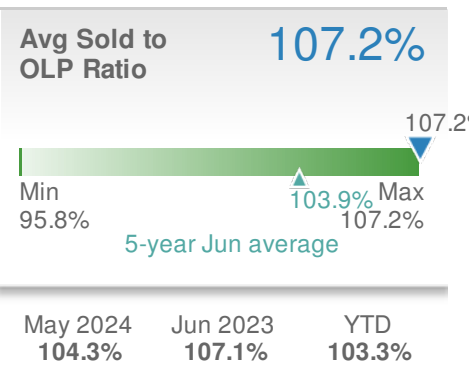
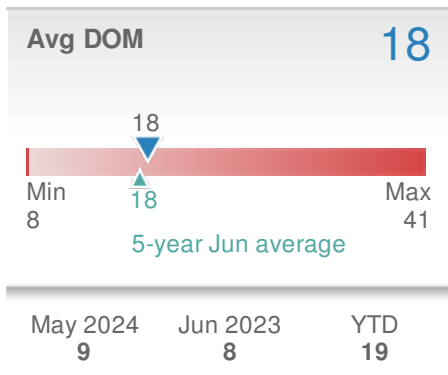
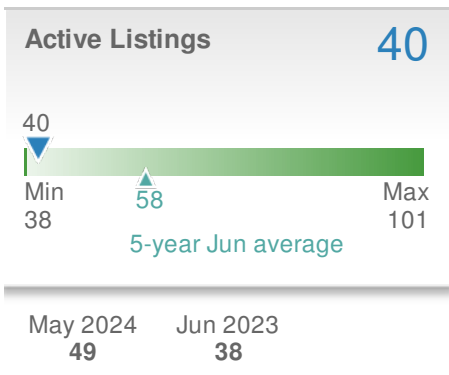
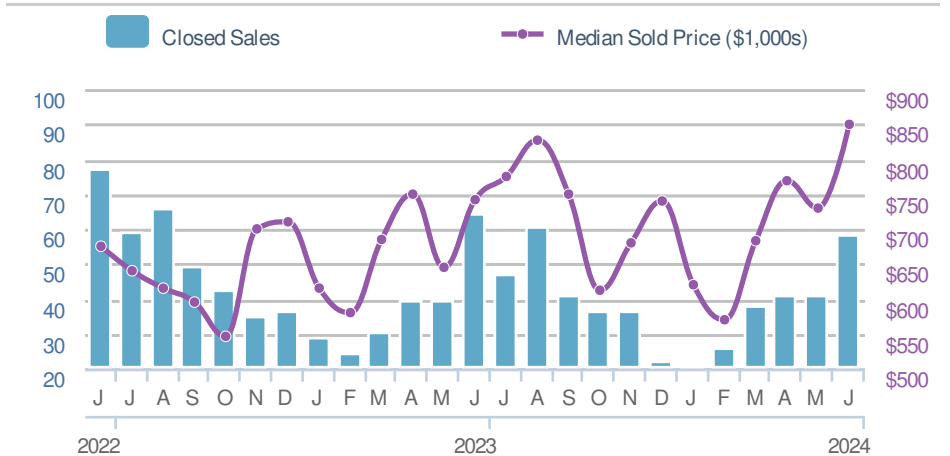
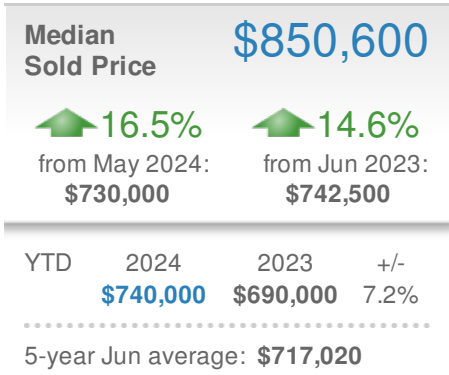
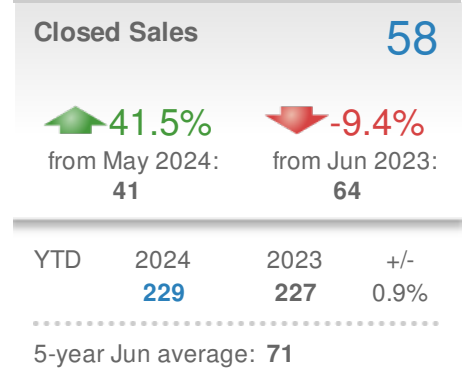
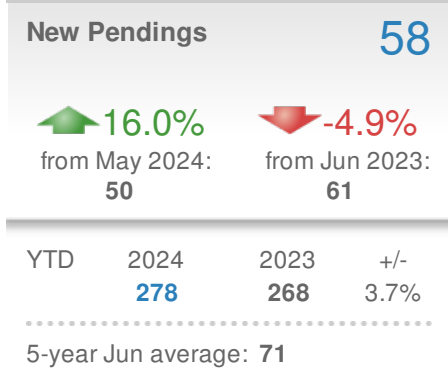
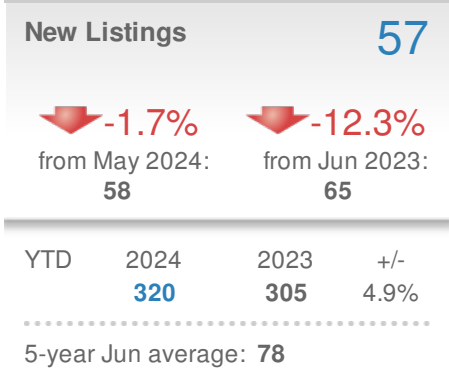
This activity resulted in a Contract Ratio of 0.83 pendings per active listing, down from 1.25 in May and a decrease from 5.00 in June 2023. The Contract Ratio is 68% lower than the 5-year June average of 2.57. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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

Tredyffrin-Easttown (Chester, PA)

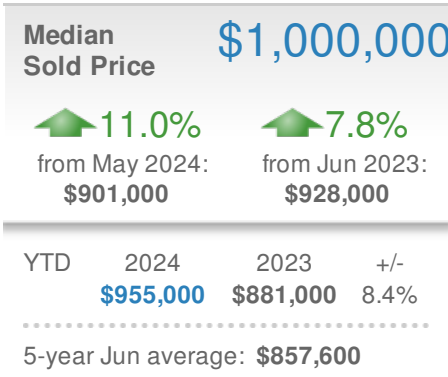
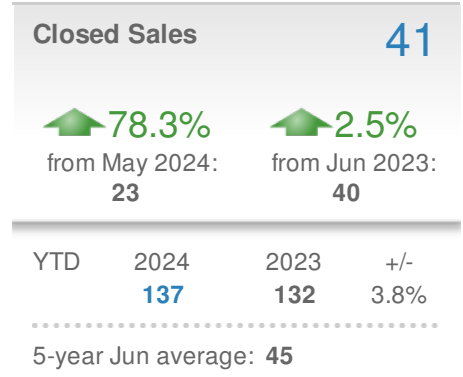
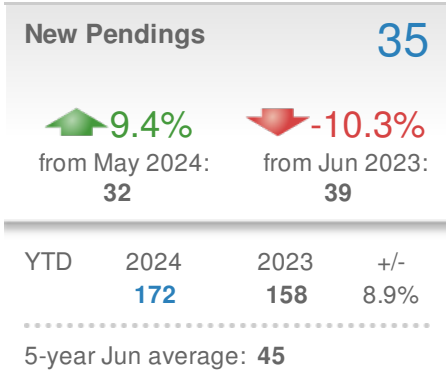
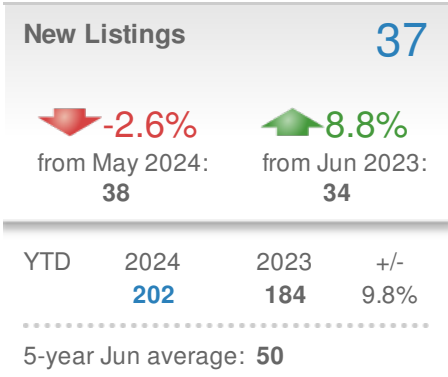
Email: ldavis@tcsr.realtor



June 2024

Tredyffrin-Easttown (Chester, PA) - Detached

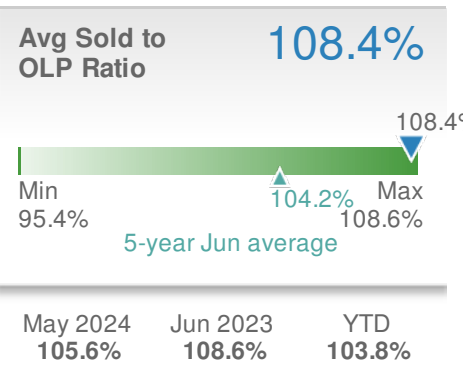
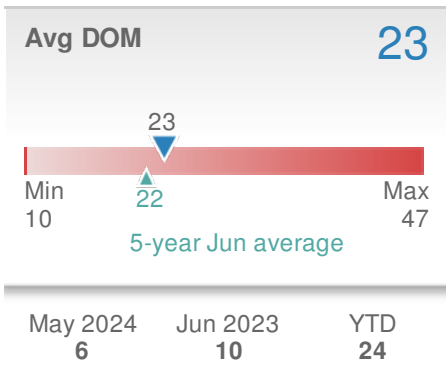
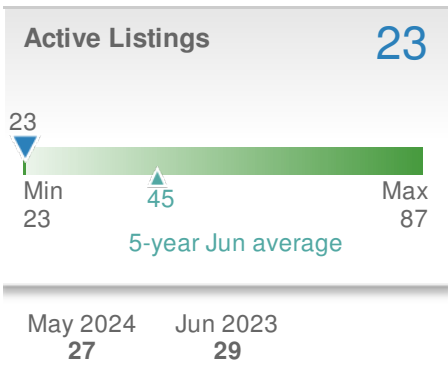
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Tredyffrin-Easttown (Chester, PA), the median sold price for Detached properties for June was \$1,000,000, representing an increase of 11% compared to last month and an increase of 7.8% from Jun 2023. The average days on market for units sold in June was 23 days, 6% above the 5-year June average of 22 days. There was a 9.4% month over month increase in new contract activity with 35 New Pendings; a 7.9% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 58; and a 14.8% decrease in supply to 23 active units.

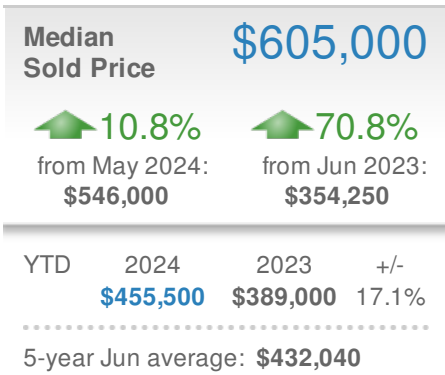
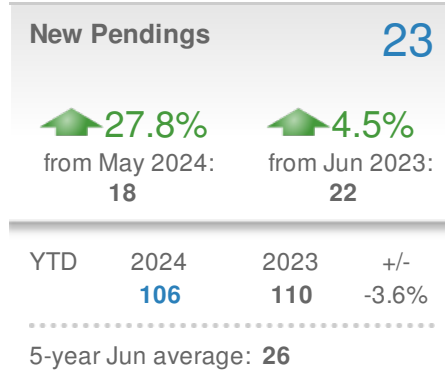
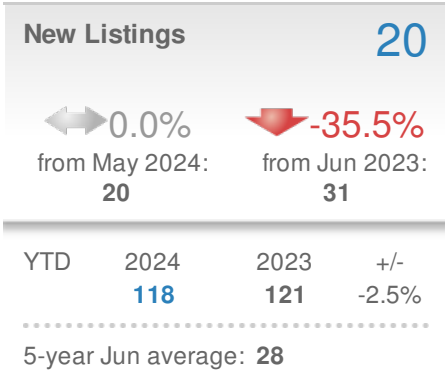
This activity resulted in a Contract Ratio of 2.52 pendings per active listing, up from 2.33 in May and an increase from 1.93 in June 2023. The Contract Ratio is 30% higher than the 5-year June average of 1.94. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



June 2024

Tredyffrin-Easttown (Chester, PA) - Attached

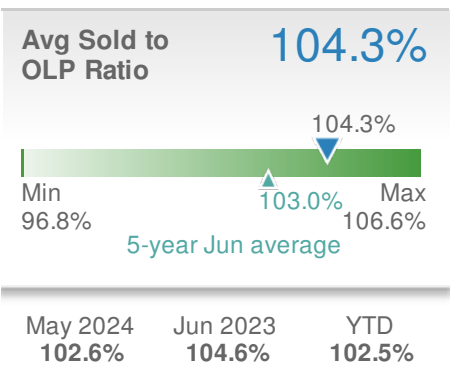
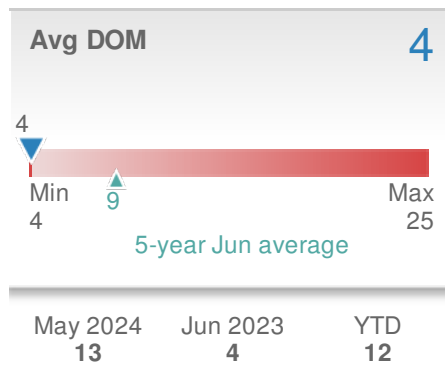
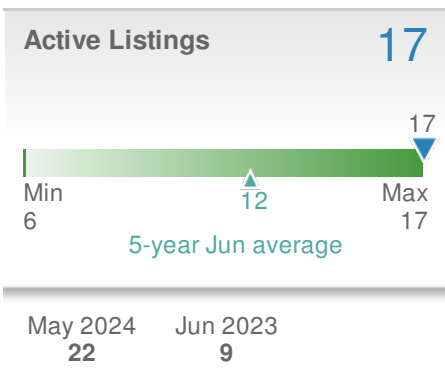
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Tredyffrin-Easttown (Chester, PA), the median sold price for Attached properties for June was \$605,000, representing an increase of 10.8% compared to last month and an increase of 70.8% from Jun 2023. The average days on market for units sold in June was 4 days, 55% below the 5-year June average of 9 days. There was a 27.8% month over month increase in new contract activity with 23 New Pendings; a 22.7% MoM increase in All Pendings (new contracts + contracts carried over from May) to 27; and a 22.7% decrease in supply to 17 active units.

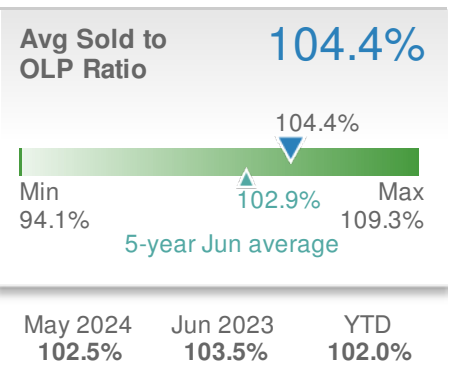
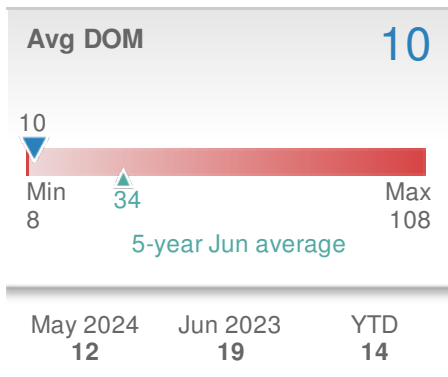
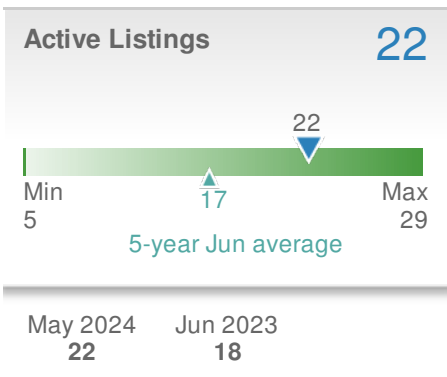
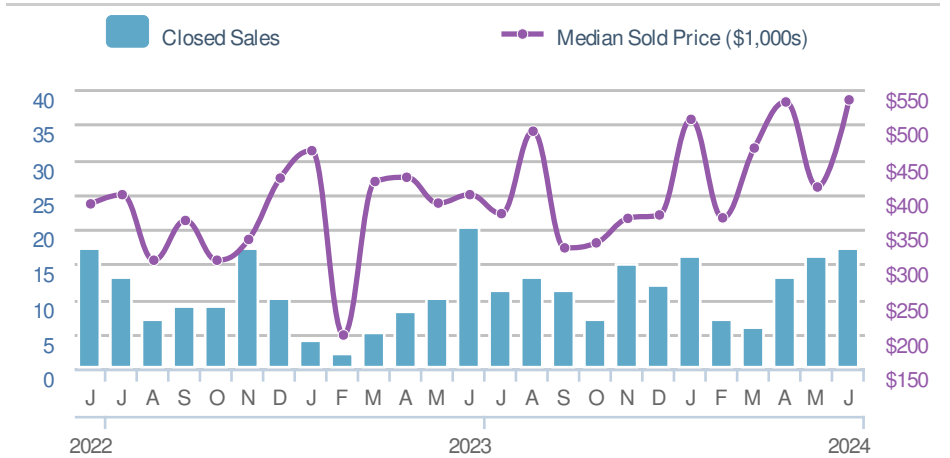
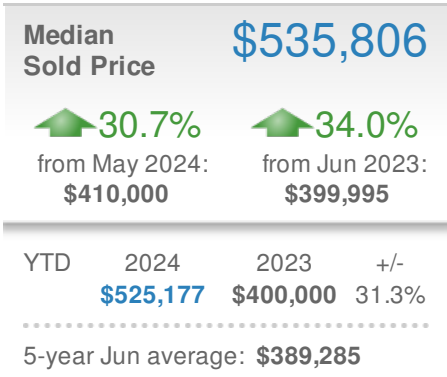
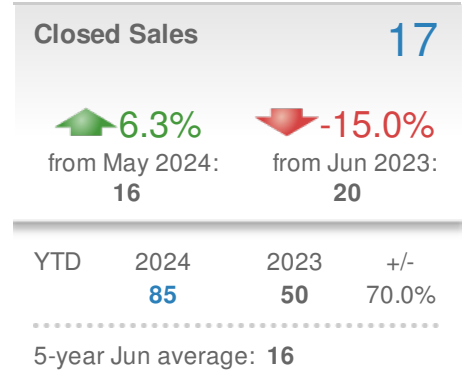
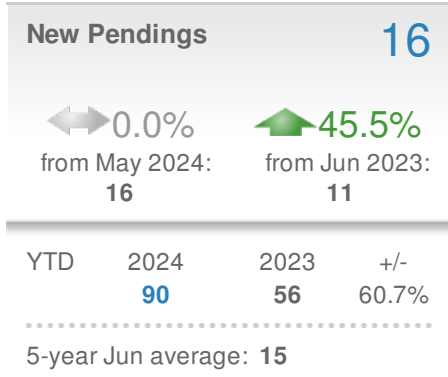
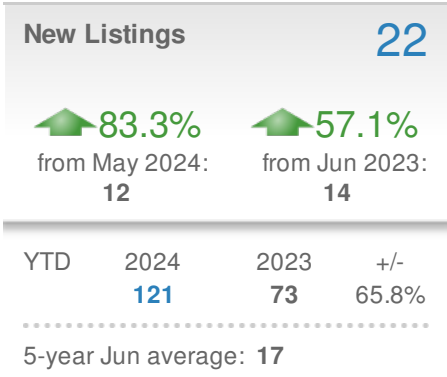
This activity resulted in a Contract Ratio of 1.59 pendings per active listing, up from 1.00 in May and a decrease from 3.22 in June 2023. The Contract Ratio is 56% lower than the 5-year June average of 3.61. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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

Twin Valley (Chester, PA)

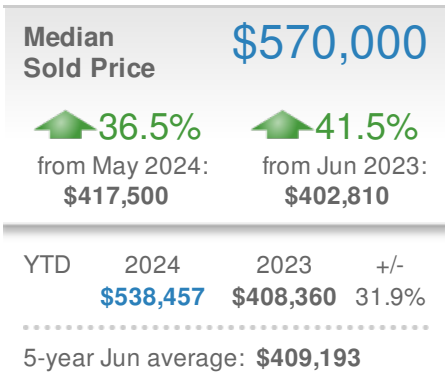
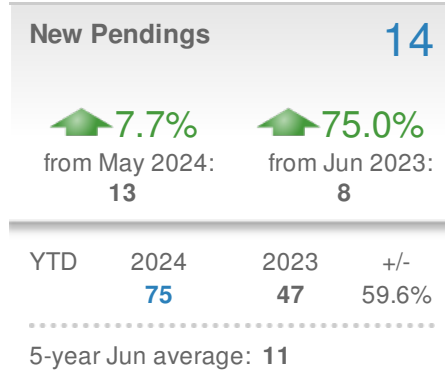
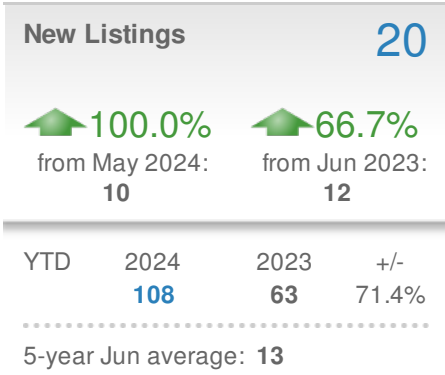
Email: ldavis@tcsr.realtor



June 2024

Twin Valley (Chester, PA) - Detached

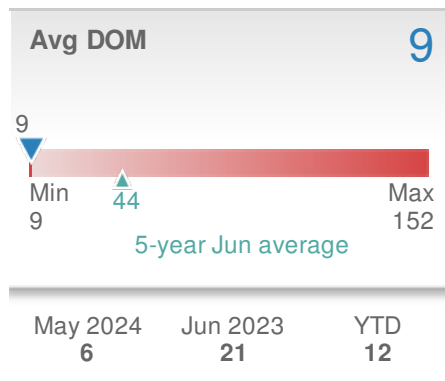
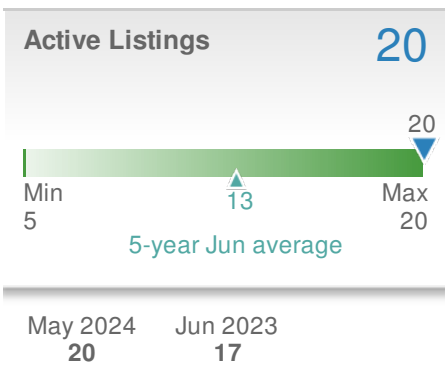
Tri-County Suburban REALTORS
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Summary

In Twin Valley (Chester, PA), the median sold price for Detached properties for June was \$570,000, representing an increase of 36.5% compared to last month and an increase of 41.5% from Jun 2023. The average days on market for units sold in June was 9 days, 80% below the 5-year June average of 44 days. There was a 7.7% month over month increase in new contract activity with 14 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from May) with 44; and no change in supply with 20 active units.

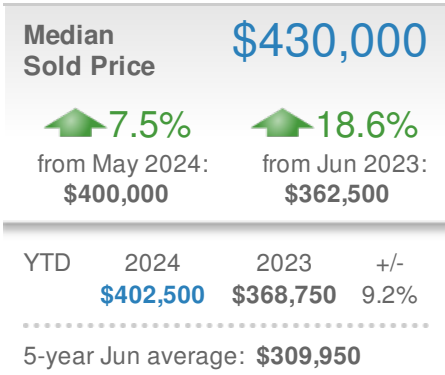
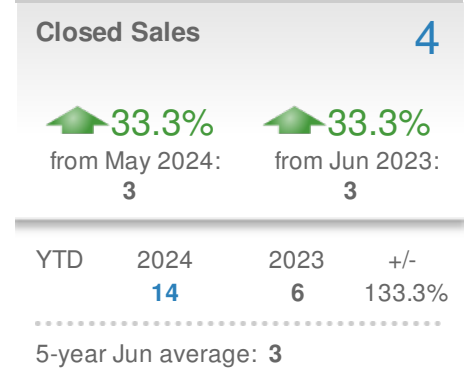
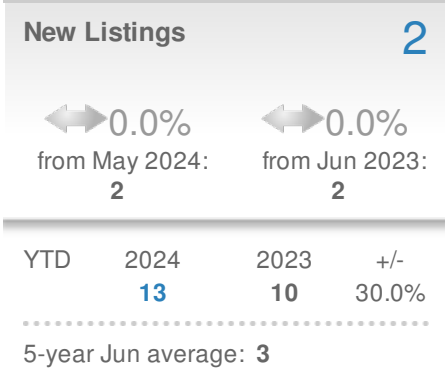
This activity resulted in a Contract Ratio of 2.20 pendings per active listing, no change from May and an increase from 0.65 in June 2023. The Contract Ratio is 8% lower than the 5-year June average of 2.38. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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

Twin Valley (Chester, PA) - Attached

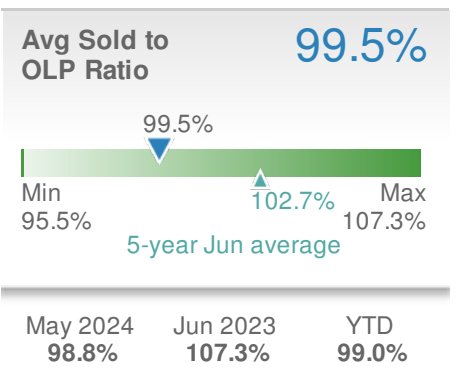
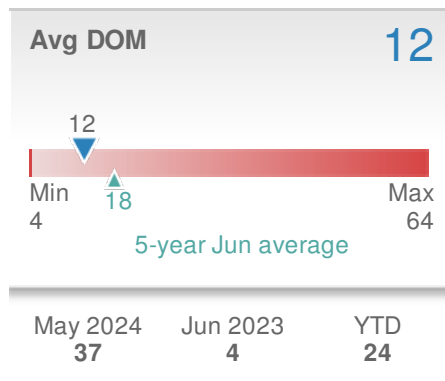
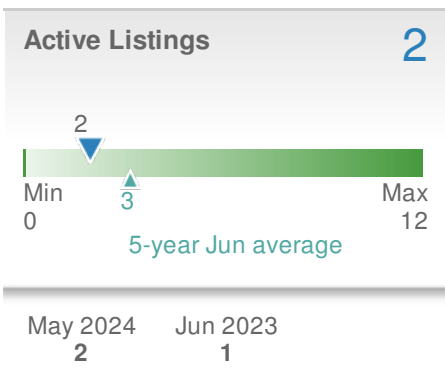
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Twin Valley (Chester, PA), the median sold price for Attached properties for June was \$430,000, representing an increase of 7.5% compared to last month and an increase of 18.6% from Jun 2023. The average days on market for units sold in June was 12 days, 32% below the 5-year June average of 18 days. There was a 33.3% month over month decrease in new contract activity with 2 New Pendings; a 40% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 3; and no change in supply with 2 active units.

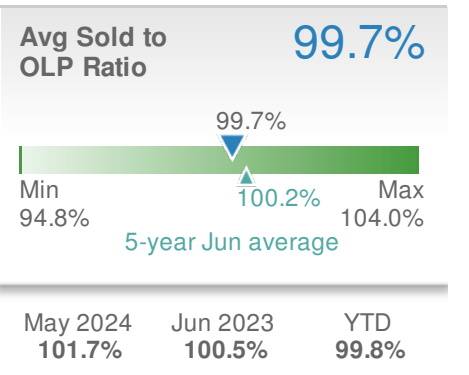
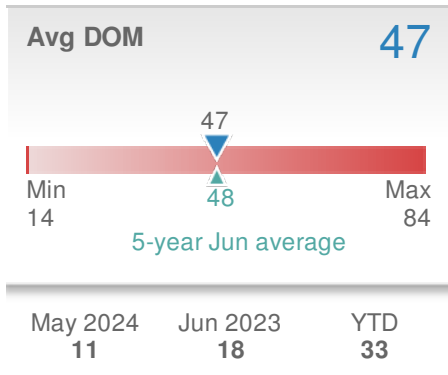
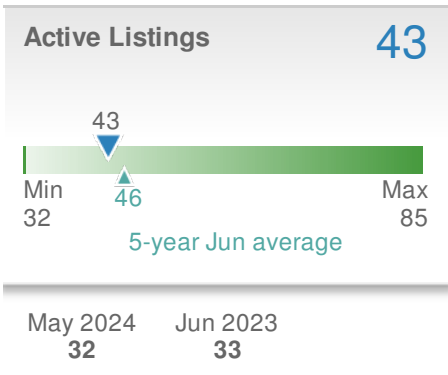
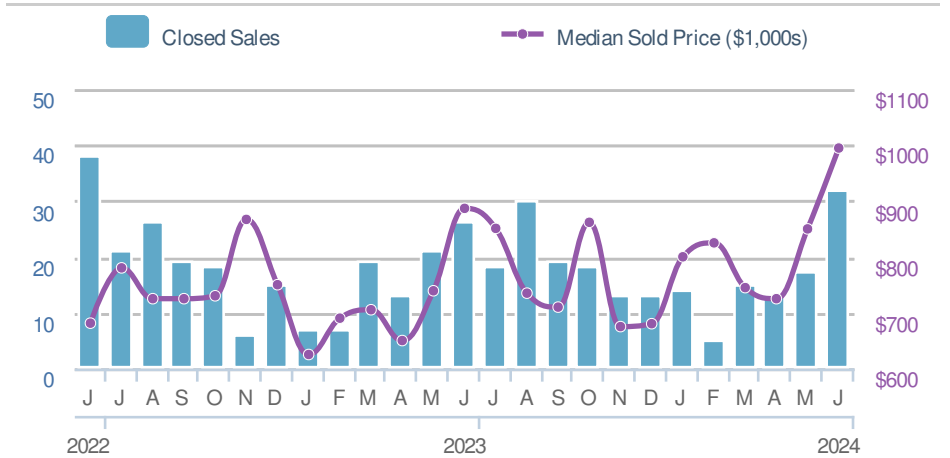
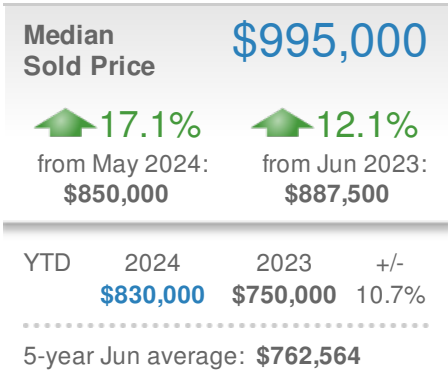
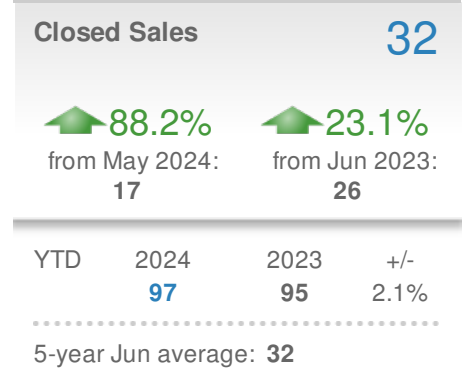
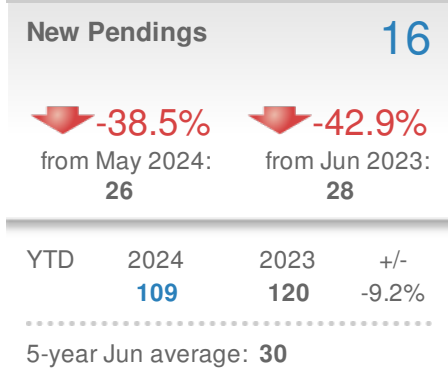
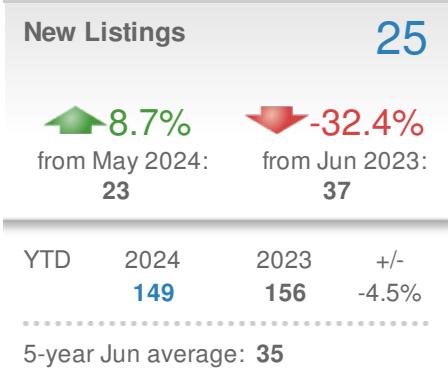
This activity resulted in a Contract Ratio of 1.50 pendings per active listing, down from 2.50 in May and a decrease from 4.00 in June 2023. The Contract Ratio is 33% lower than the 5-year June average of 2.25. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 (Chester, PA)

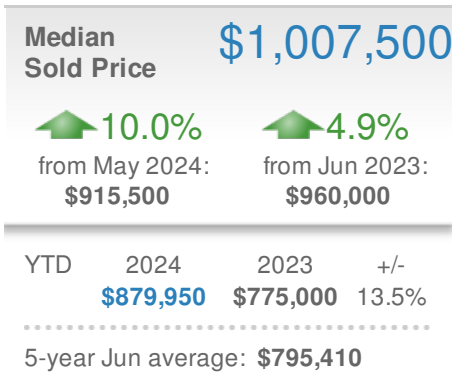
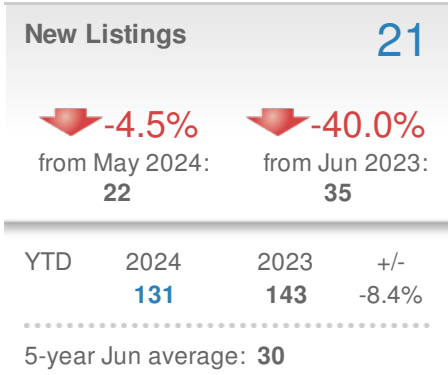
Email: ldavis@tcsr.realtor



June 2024

Unionville-Chadds Ford (Chester, PA) - Detached

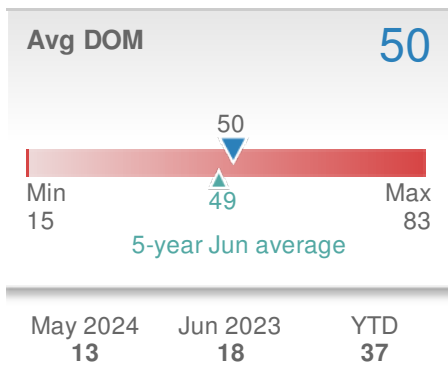
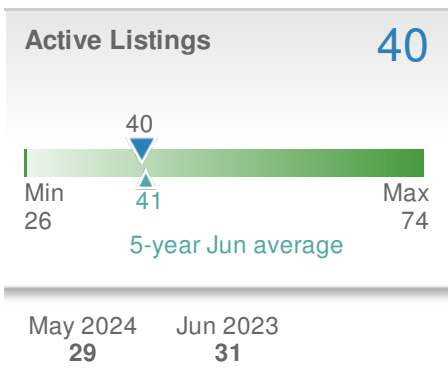
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Unionville-Chadds Ford (Chester, PA), the median sold price for Detached properties for June was \$1,007,500, representing an increase of 10% compared to last month and an increase of 4.9% from Jun 2023. The average days on market for units sold in June was 50 days, 3% above the 5-year June average of 49 days. There was a 52% month over month decrease in new contract activity with 12 New Pendings; a 44.4% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 25; and a 37.9% increase in supply to 40 active units.

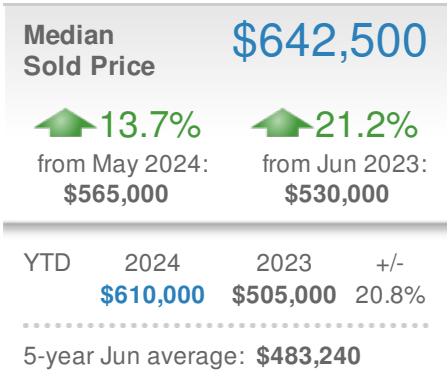
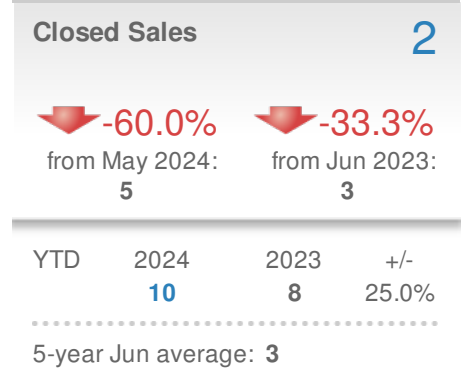
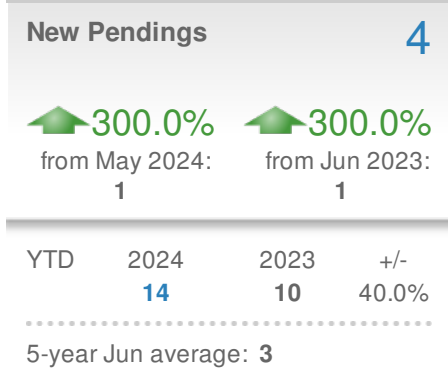
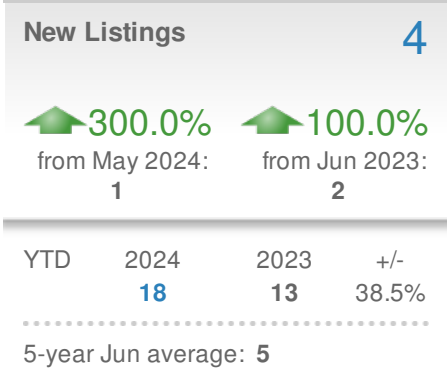
This activity resulted in a Contract Ratio of 0.63 pendings per active listing, down from 1.55 in May and a decrease from 1.26 in June 2023. The Contract Ratio is 50% lower than the 5-year June average of 1.26. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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

Unionville-Chadds Ford (Chester, PA) - Attached

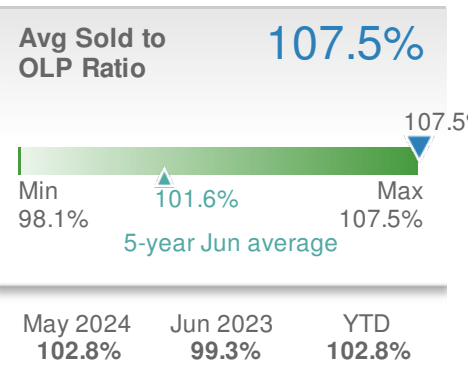
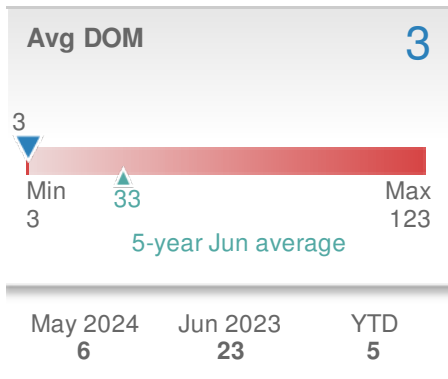
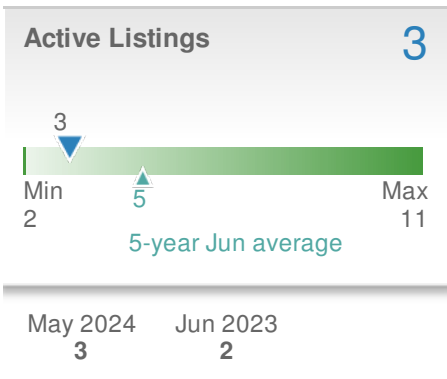
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Unionville-Chadds Ford (Chester, PA), the median sold price for Attached properties for June was \$642,500, representing an increase of 13.7% compared to last month and an increase of 21.2% from Jun 2023. The average days on market for units sold in June was 3 days, 91% below the 5-year June average of 33 days. There was a 300% month over month increase in new contract activity with 4 New Pendings; a 100% MoM increase in All Pendings (new contracts + contracts carried over from May) to 4; and no change in supply with 3 active units.

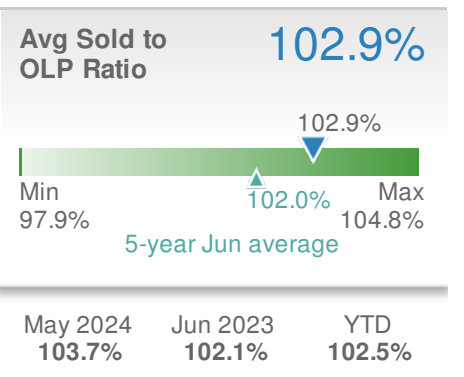
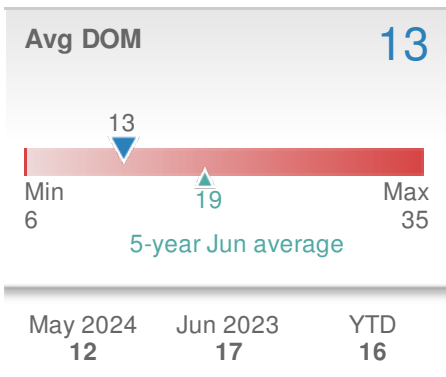
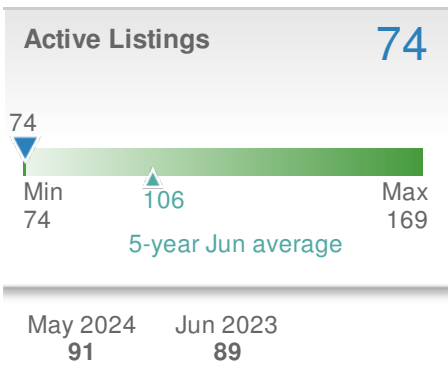
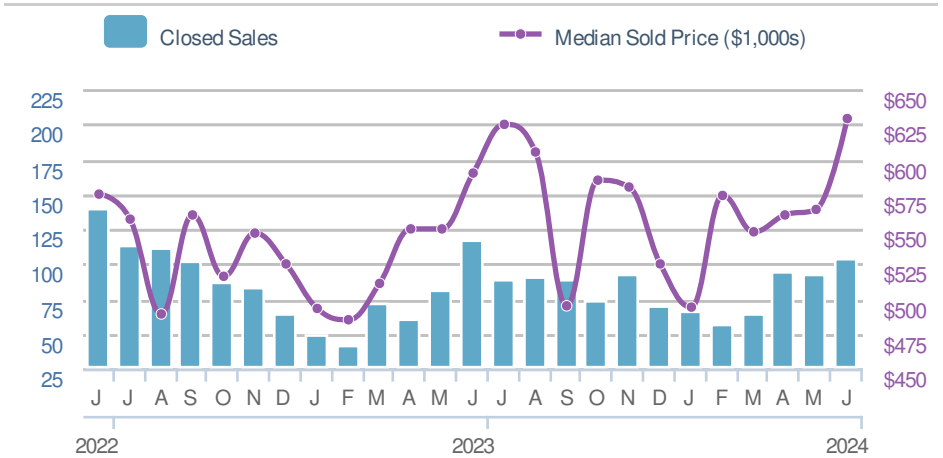
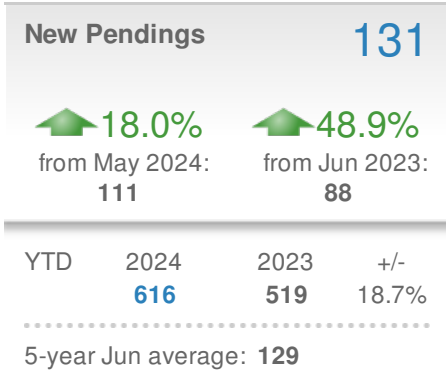
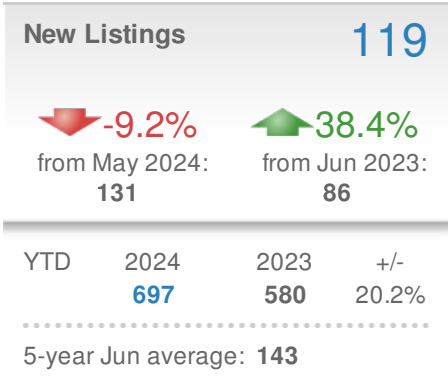
This activity resulted in a Contract Ratio of 1.33 pendings per active listing, up from 0.67 in May and an increase from 1.00 in June 2023. The Contract Ratio is 7% lower than the 5-year June average of 1.42. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



June 2024

West Chester Area (Chester, PA)

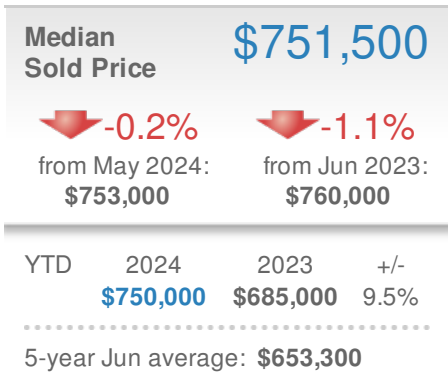
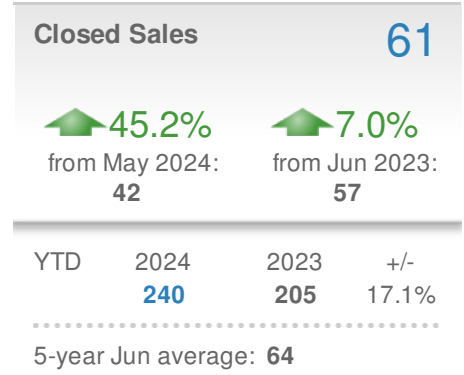
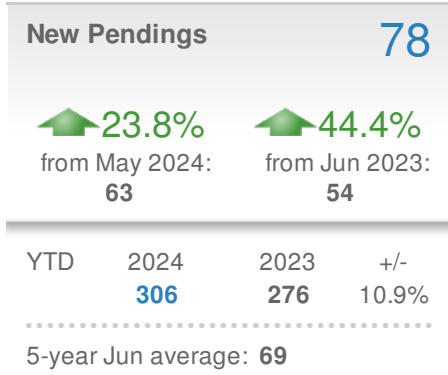
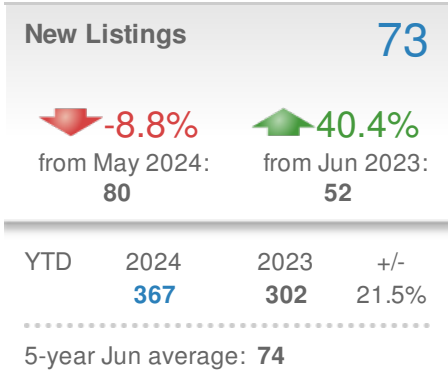
Email: ldavis@tcsr.realtor



June 2024

West Chester Area (Chester, PA) - Detached

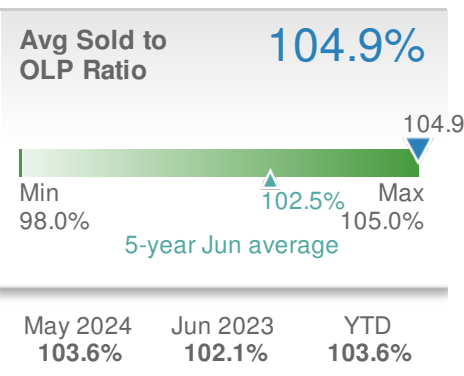
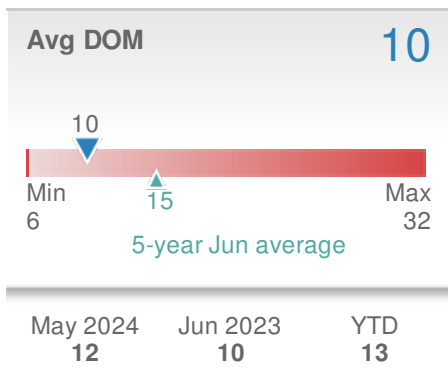
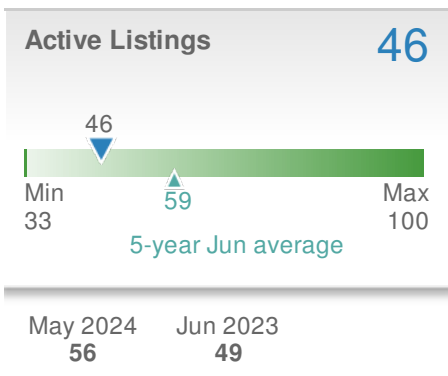
Tri-County Suburban REALTORS
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Summary

In West Chester Area (Chester, PA), the median sold price for Detached properties for June was \$751,500, representing a decrease of 0.2% compared to last month and a decrease of 1.1% from Jun 2023. The average days on market for units sold in June was 10 days, 32% below the 5-year June average of 15 days. There was a 23.8% month over month increase in new contract activity with 78 New Pendings; a 10.7% MoM increase in All Pendings (new contracts + contracts carried over from May) to 145; and a 17.9% decrease in supply to 46 active units.

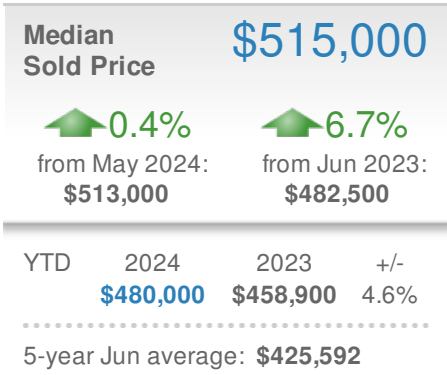
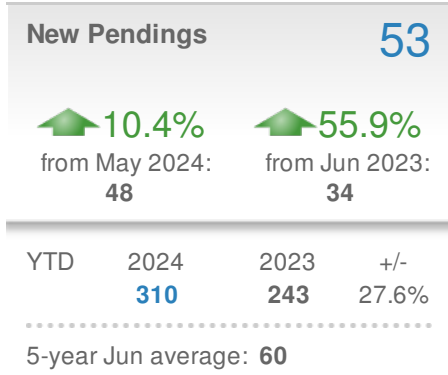
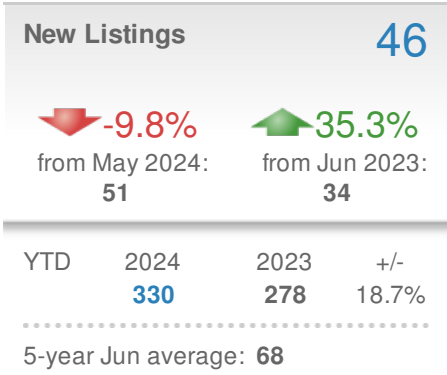
This activity resulted in a Contract Ratio of 3.15 pendings per active listing, up from 2.34 in May and an increase from 2.33 in June 2023. The Contract Ratio is 25% higher than the 5-year June average of 2.52. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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

West Chester Area (Chester, PA) - Attached

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Summary

In West Chester Area (Chester, PA), the median sold price for Attached properties for June was \$515,000, representing an increase of 0.4% compared to last month and an increase of 6.7% from Jun 2023. The average days on market for units sold in June was 17 days, 31% below the 5-year June average of 25 days. There was a 10.4% month over month increase in new contract activity with 53 New Pendings; a 5.7% MoM increase in All Pendings (new contracts + contracts carried over from May) to 130; and a 20% decrease in supply to 28 active units.

This activity resulted in a Contract Ratio of 4.64 pendings per active listing, up from 3.51 in May and an increase from 1.35 in June 2023. The Contract Ratio is 86% higher than the 5-year June average of 2.49. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.

