

# June 2024

All Home Types  
Detached  
Attached

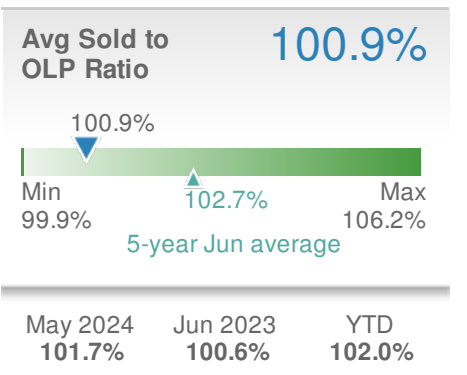
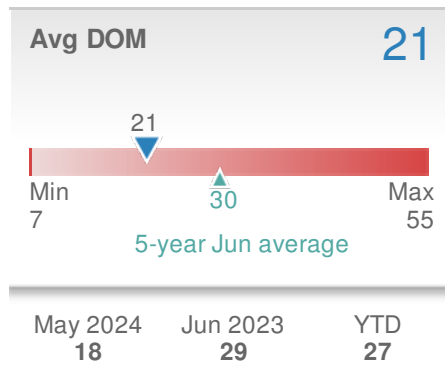
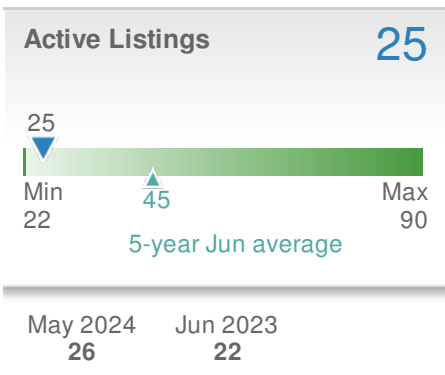
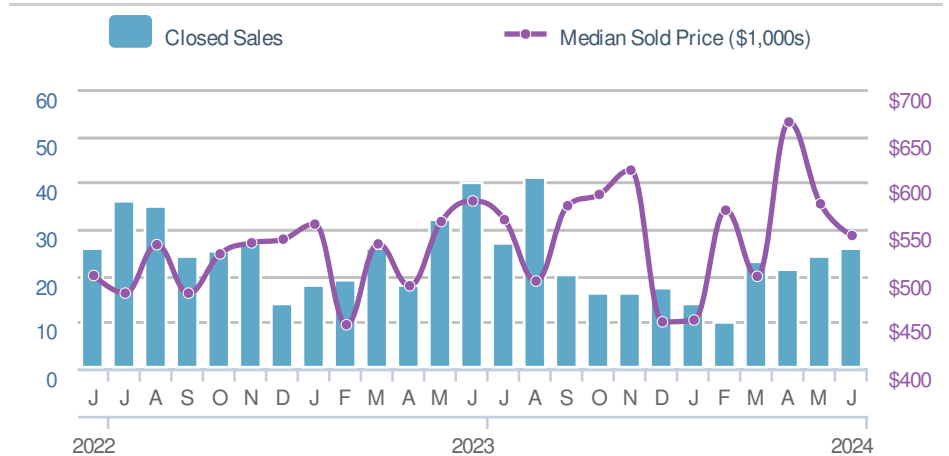
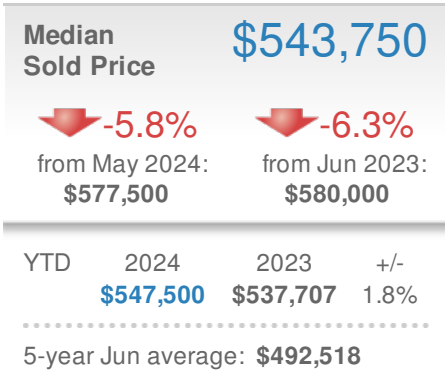
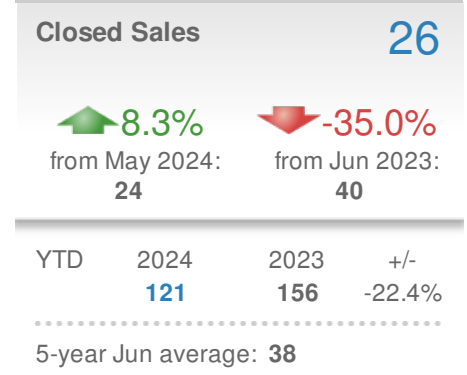
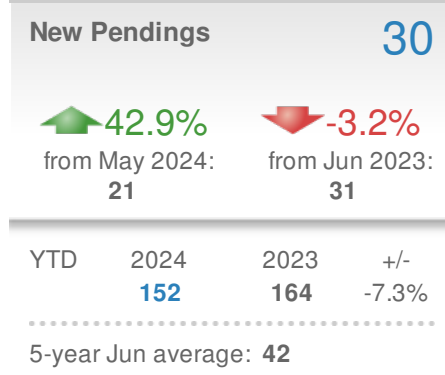
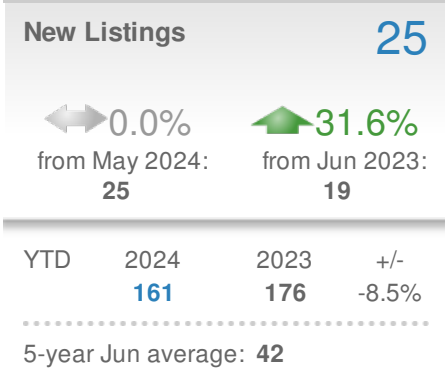
## Local Market Insight

### Kennett Consolidated (Chester, PA)

**June 2024**

Kennett Consolidated (Chester, PA)

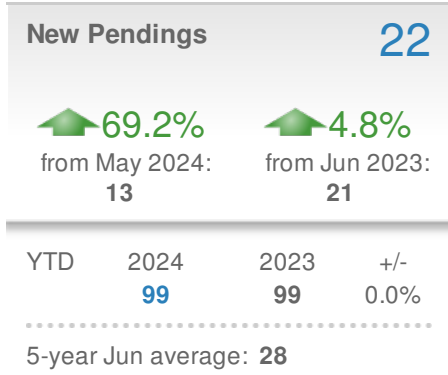
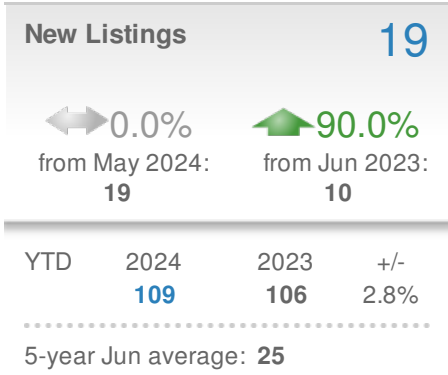
Email: ldavis@tcsr.realtor



**June 2024**

Kennett Consolidated (Chester, PA) - Detached

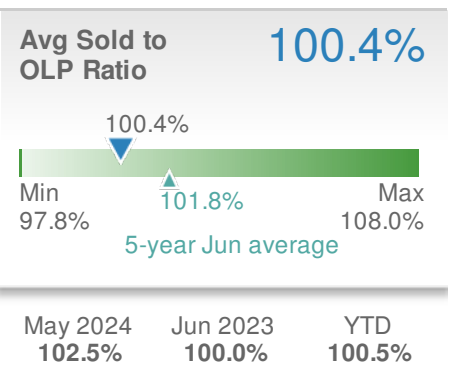
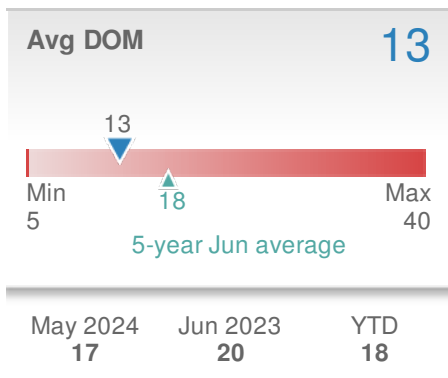
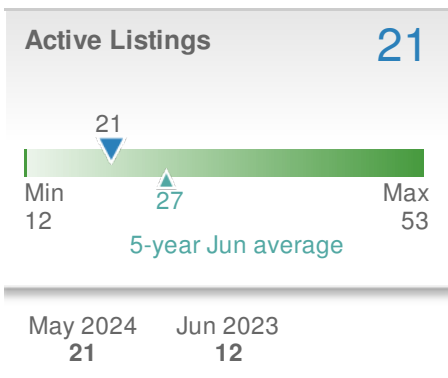
Tri-County Suburban REALTORS  
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**Summary**

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.

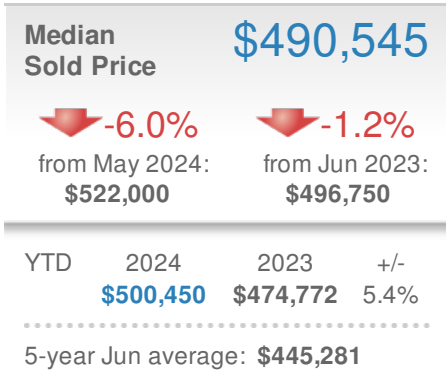
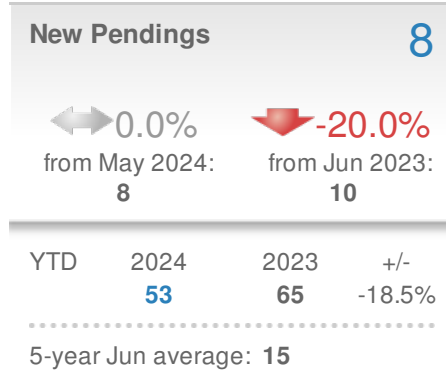
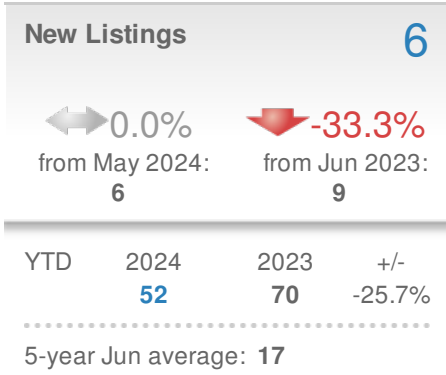
This activity resulted in a Contract Ratio of 1.38 pendings per active listing, no change from May and a decrease from 2.17 in June 2023. The Contract Ratio is 13% lower than the 5-year June average of 1.59. A higher Contract Ratio signifies a relative increase in contract activity compared to supply,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

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**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.

