

June 2024

All Home Types
Detached
Attached

Local Market Insight

Spring-Ford Area (Chester, PA)

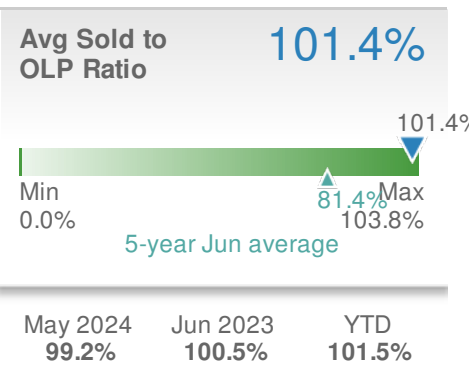
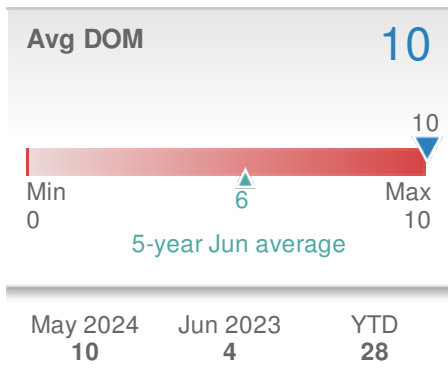
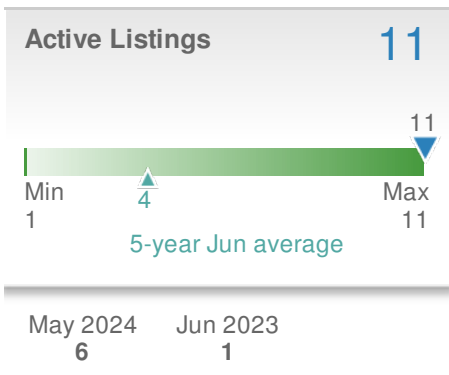
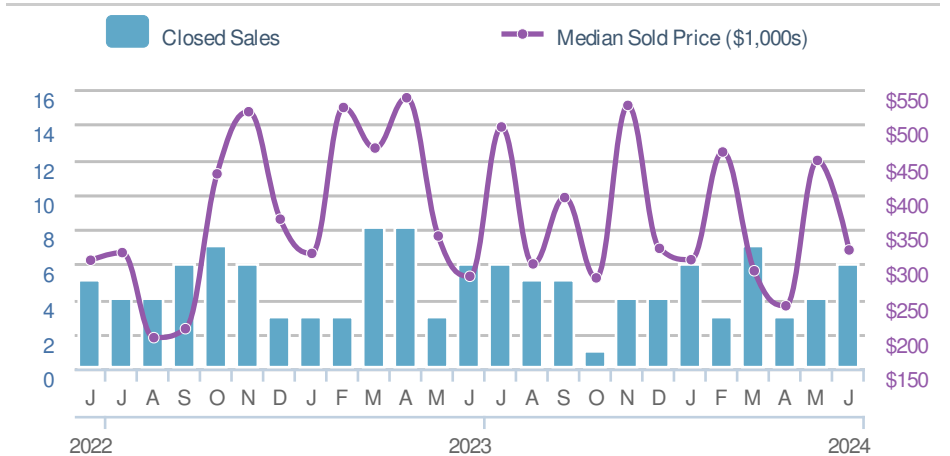
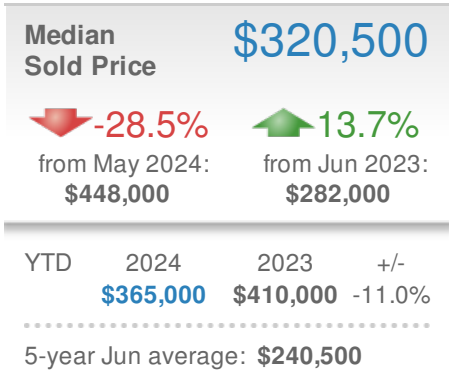
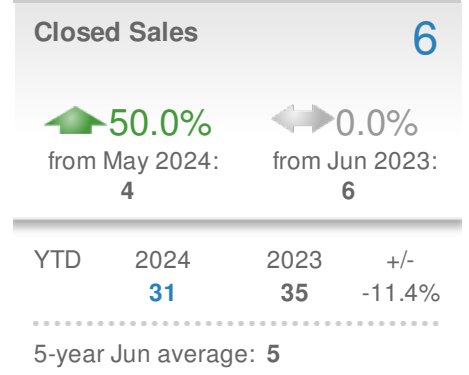
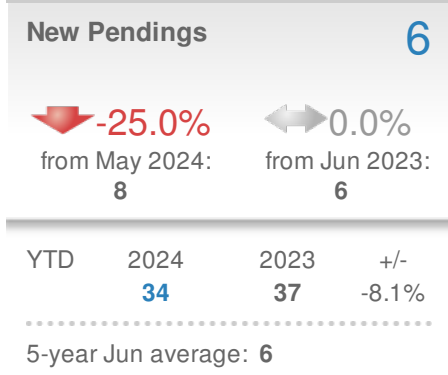
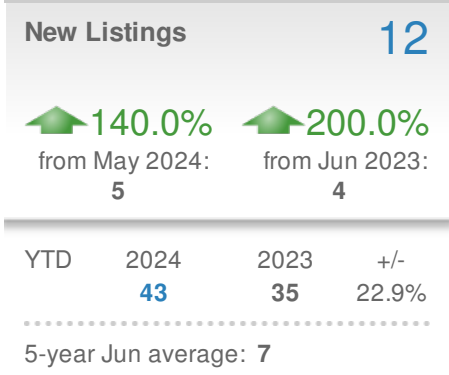


Presented by
Lauren Davis
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

June 2024

Spring-Ford Area (Chester, PA)

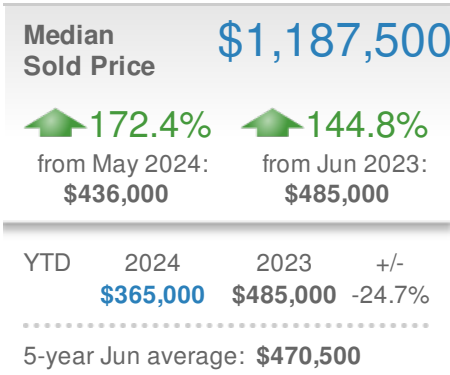
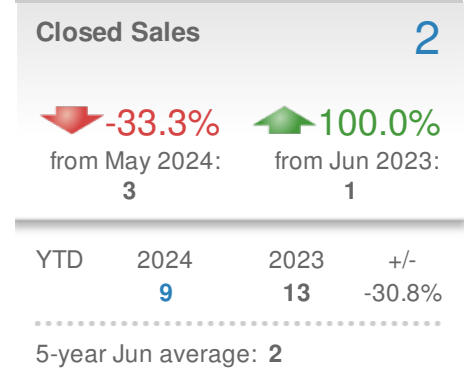
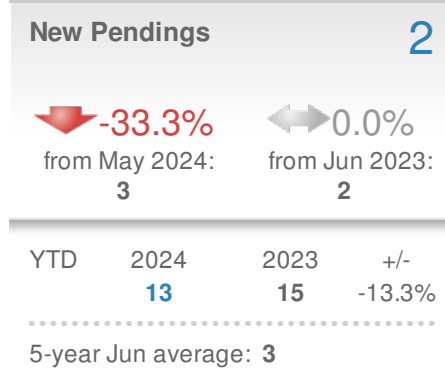
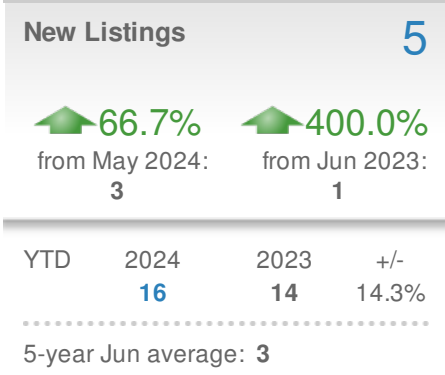
Email: ldavis@tcsr.realtor



June 2024

Spring-Ford Area (Chester, PA) - Detached

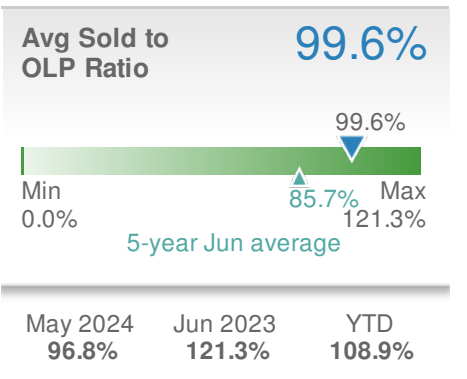
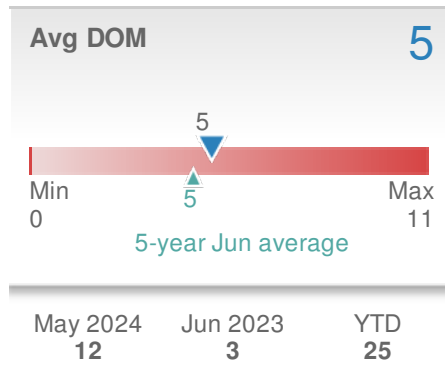
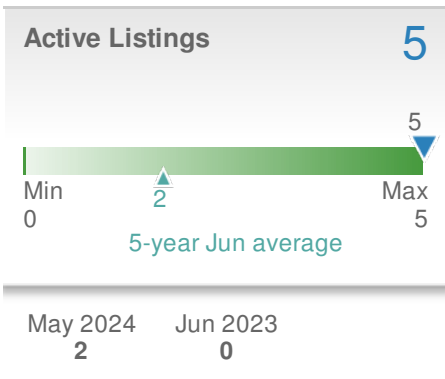
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



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.

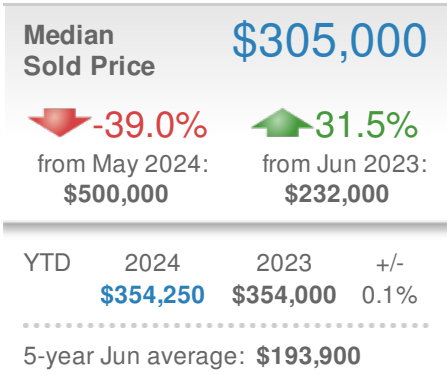
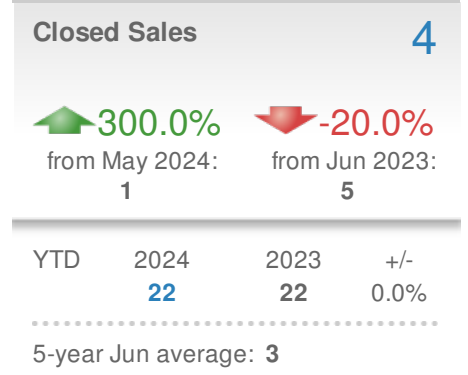
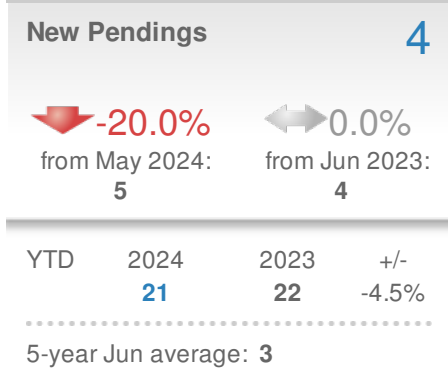
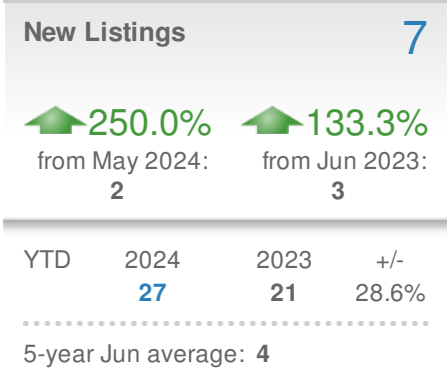
This activity resulted in a Contract Ratio of 0.80 pendings per active listing, down from 2.00 in May and an increase from 0.00 in June 2023. The Contract Ratio is 28% higher than the 5-year June average of 0.63. A higher Contract Ratio signifies a relative increase in contract activity compared to supply,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

