

June 2024

All Home Types
Detached
Attached

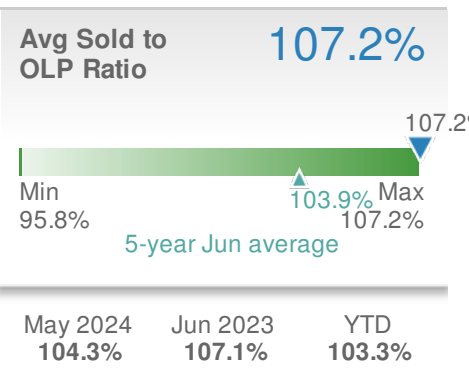
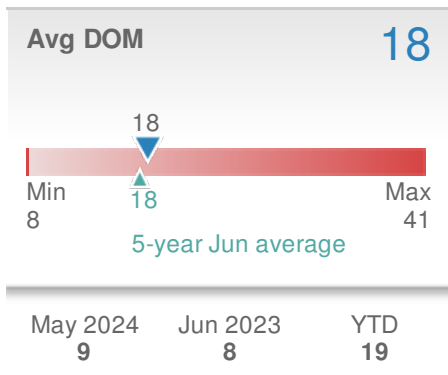
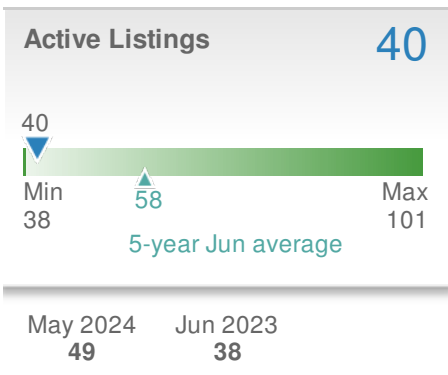
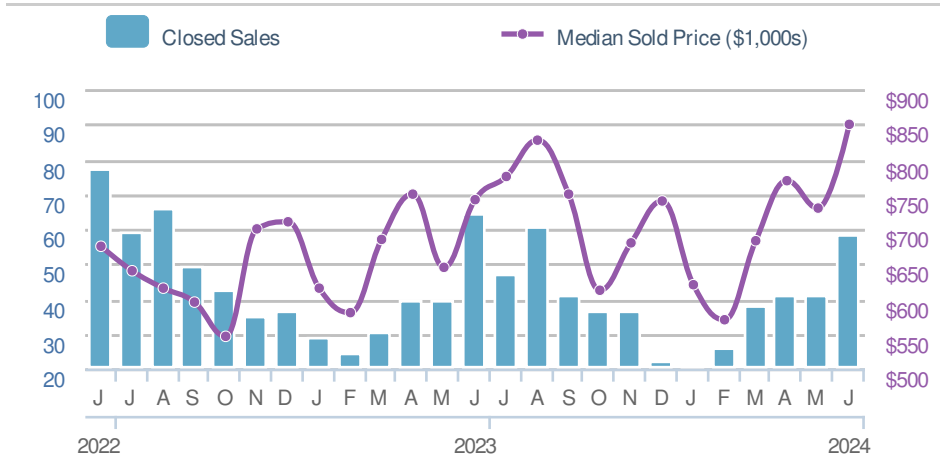
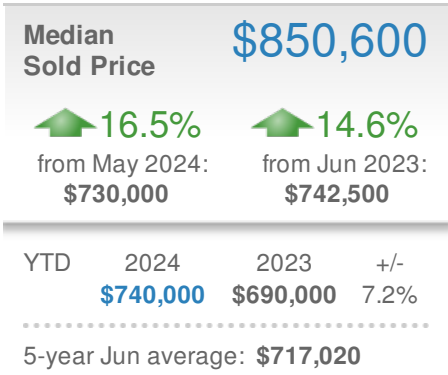
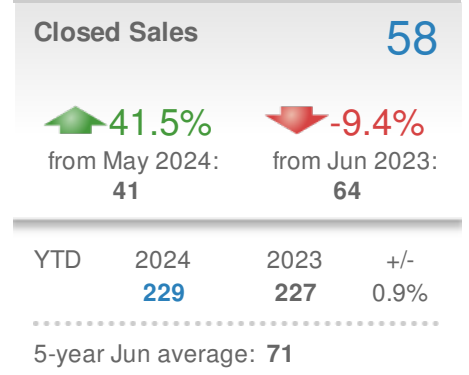
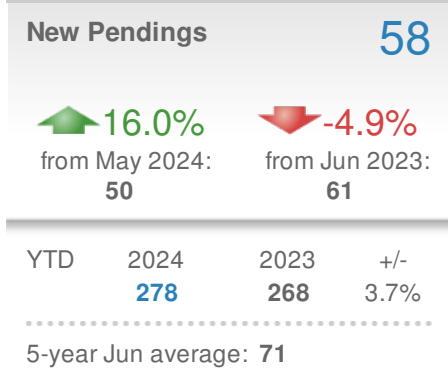
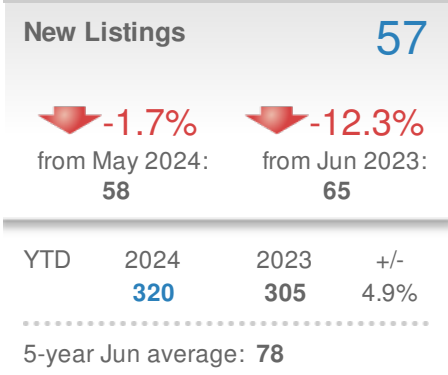
Local Market Insight

Tredyffrin-Easttown (Chester, PA)

June 2024

Tredyffrin-Easttown (Chester, PA)

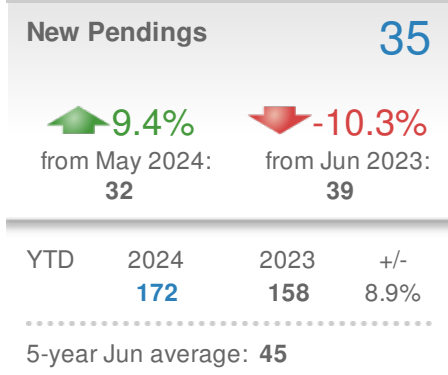
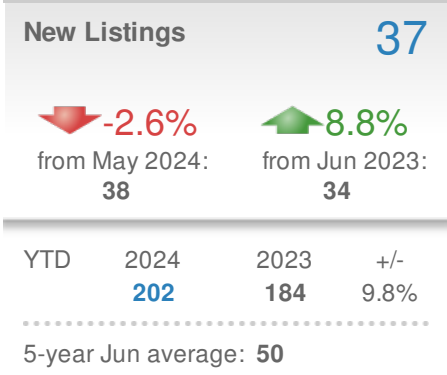
Email: ldavis@tcsr.realtor



June 2024

Tredyffrin-Easttown (Chester, PA) - Detached

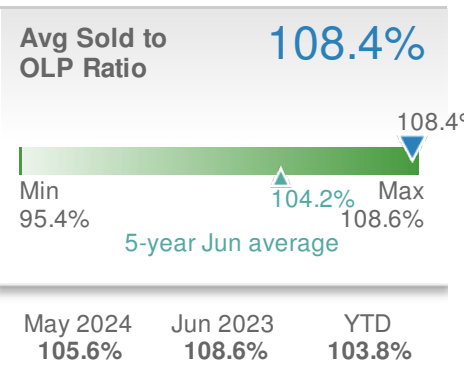
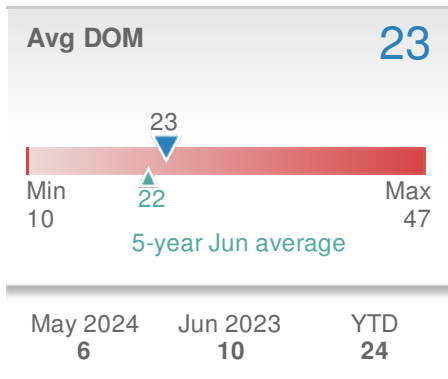
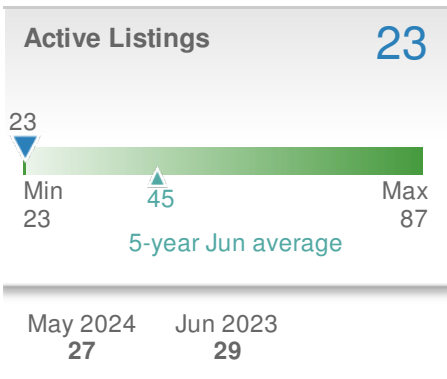
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



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.

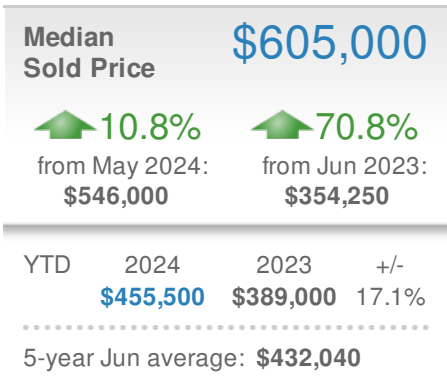
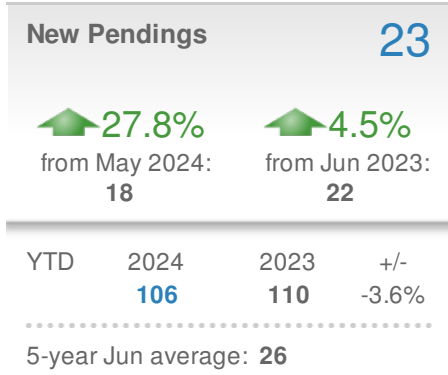
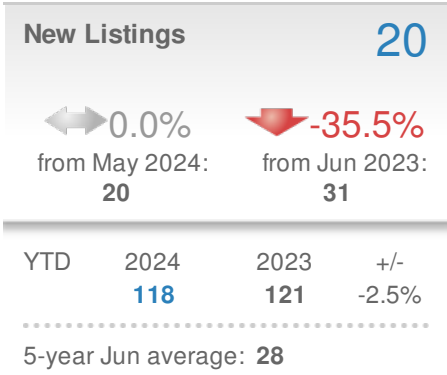
This activity resulted in a Contract Ratio of 2.52 pendings per active listing, up from 2.33 in May and an increase from 1.93 in June 2023. The Contract Ratio is 30% higher than the 5-year June average of 1.94. A higher Contract Ratio signifies a relative increase in contract activity compared to supply,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

