

June 2024

All Home Types
Detached
Attached

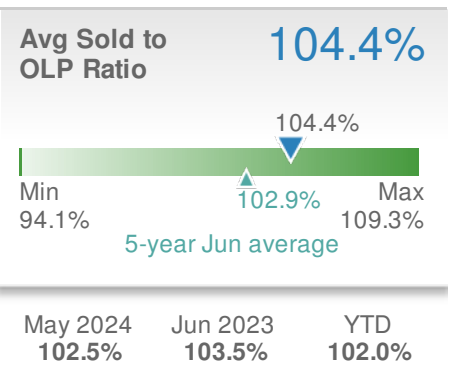
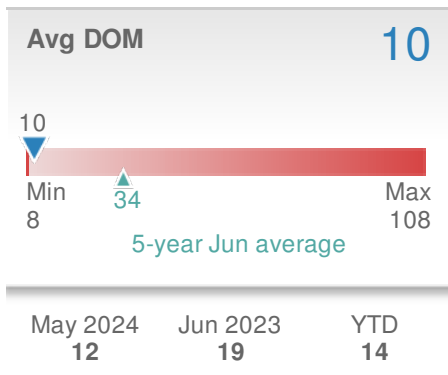
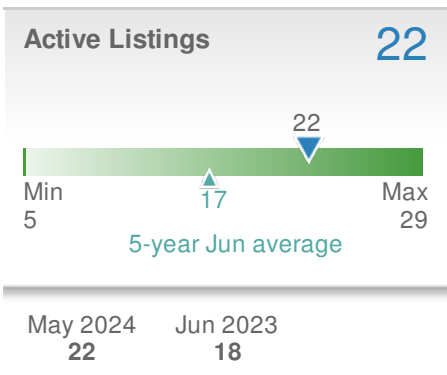
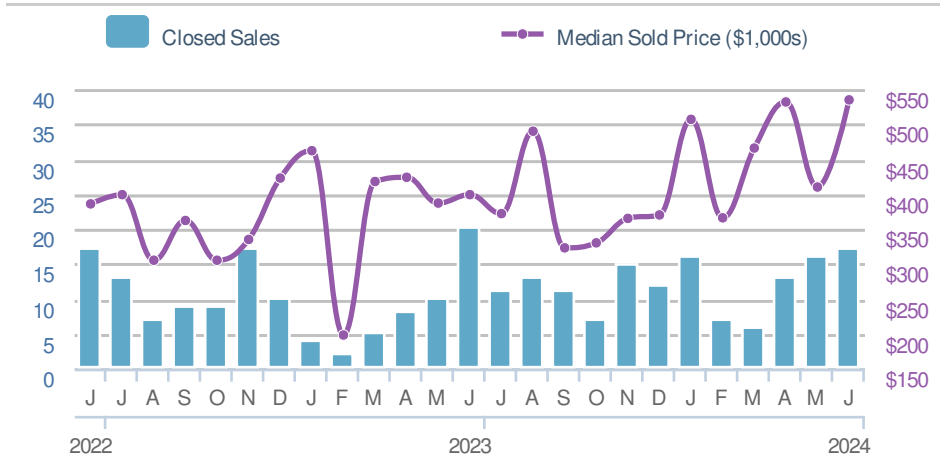
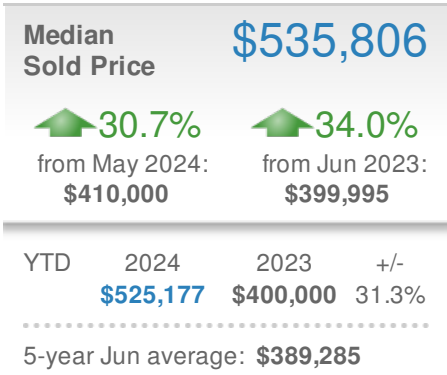
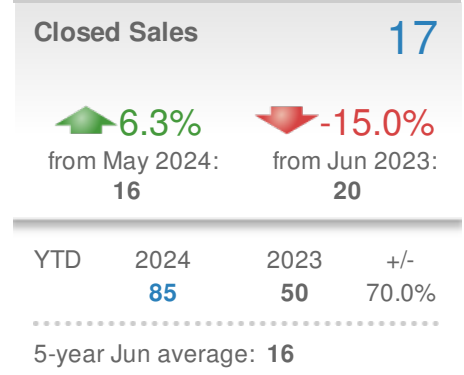
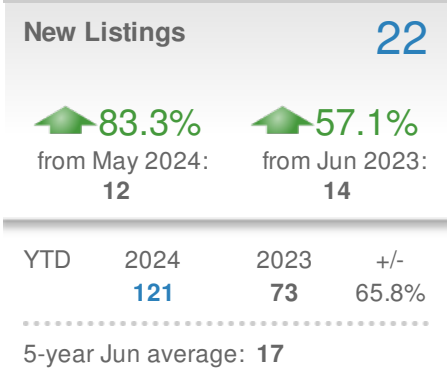
Local Market Insight

Twin Valley (Chester, PA)

June 2024

Twin Valley (Chester, PA)

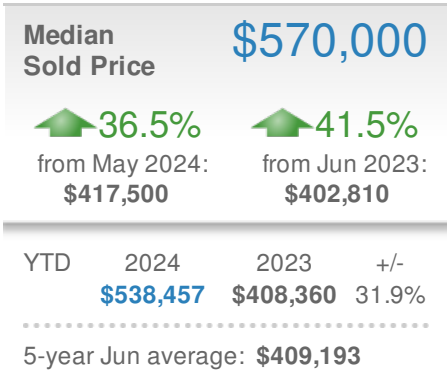
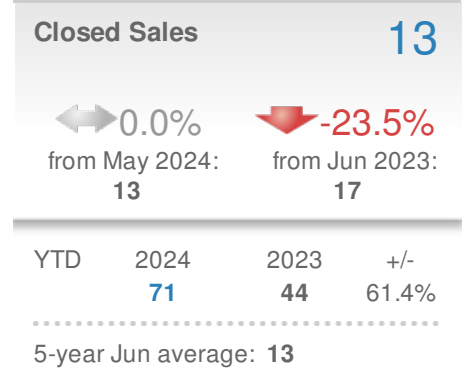
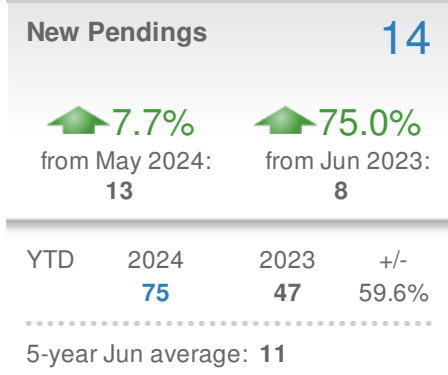
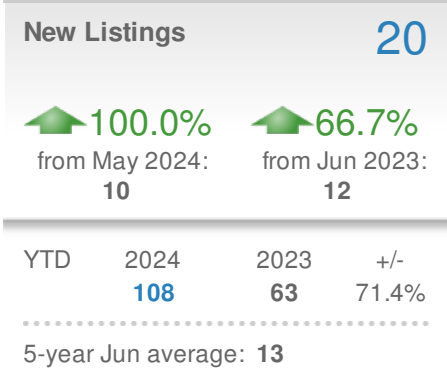
Email: ldavis@tcsr.realtor



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Twin Valley (Chester, PA) - Detached

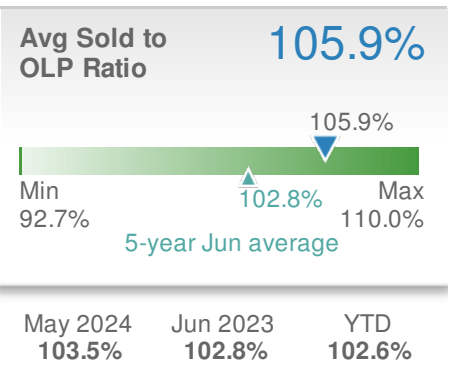
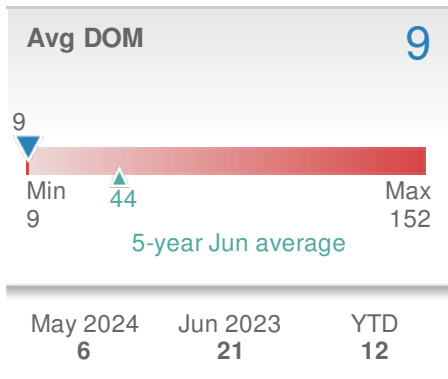
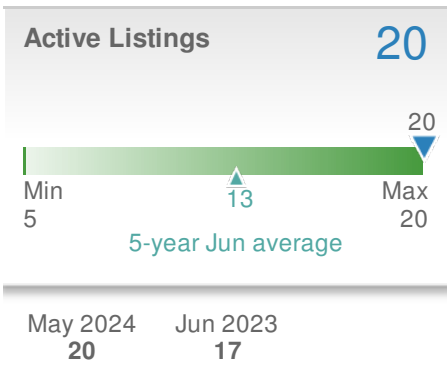
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



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.

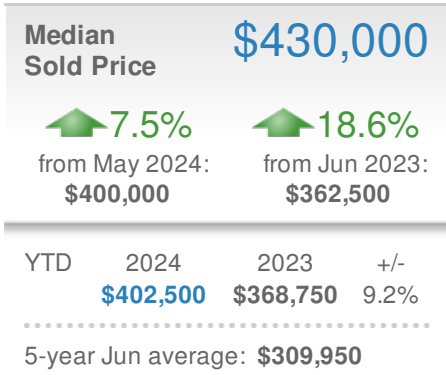
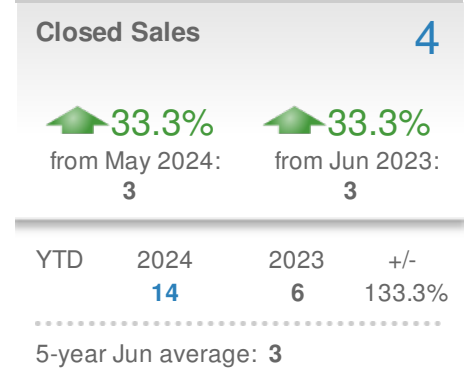
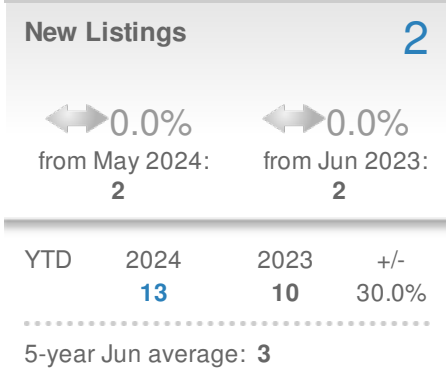
This activity resulted in a Contract Ratio of 2.20 pendings per active listing, no change from May and an increase from 0.65 in June 2023. The Contract Ratio is 8% lower than the 5-year June average of 2.38. A higher Contract Ratio signifies a relative increase in contract activity compared to supply,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

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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.

