

June 2024

All Home Types
Detached
Attached

Local Market Insight

Unionville-Chadds Ford (Chester, PA)

June 2024

Unionville-Chadds Ford (Chester, PA)

Email: ldavis@tcsr.realtor

New Listings **25**

↑ 8.7% ↓ -32.4%
 from May 2024: 23 from Jun 2023: 37

YTD	2024	2023	+/-
	149	156	-4.5%

5-year Jun average: **35**

New Pendings **16**

↓ -38.5% ↓ -42.9%
 from May 2024: 26 from Jun 2023: 28

YTD	2024	2023	+/-
	109	120	-9.2%

5-year Jun average: **30**

Closed Sales **32**

↑ 88.2% ↑ 23.1%
 from May 2024: 17 from Jun 2023: 26

YTD	2024	2023	+/-
	97	95	2.1%

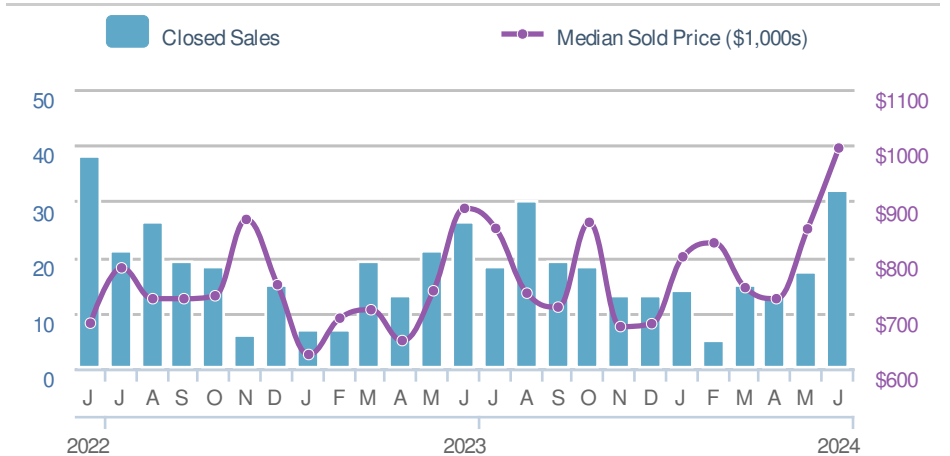
5-year Jun average: **32**

Median Sold Price **\$995,000**

↑ 17.1% ↑ 12.1%
 from May 2024: \$850,000 from Jun 2023: \$887,500

YTD	2024	2023	+/-
	\$830,000	\$750,000	10.7%

5-year Jun average: **\$762,564**



Active Listings **43**

Min 32 Max 85
 43 (current) 46 (5-year Jun average)

May 2024	Jun 2023
32	33

Avg DOM **47**

Min 14 Max 84
 47 (current) 48 (5-year Jun average)

May 2024	Jun 2023	YTD
11	18	33

Avg Sold to OLP Ratio **99.7%**

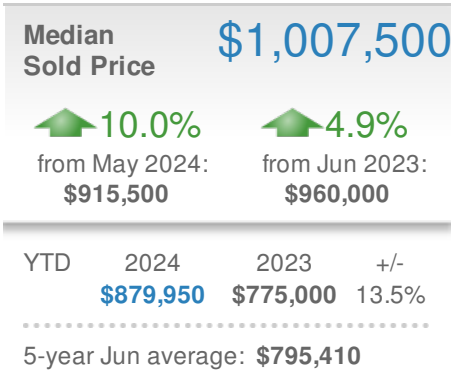
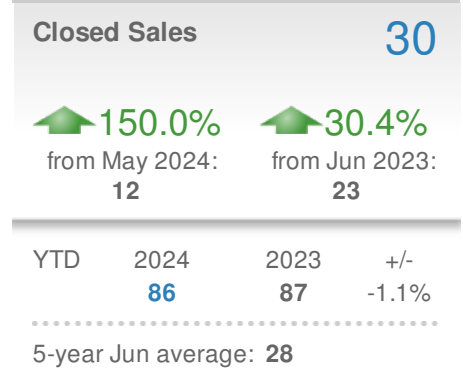
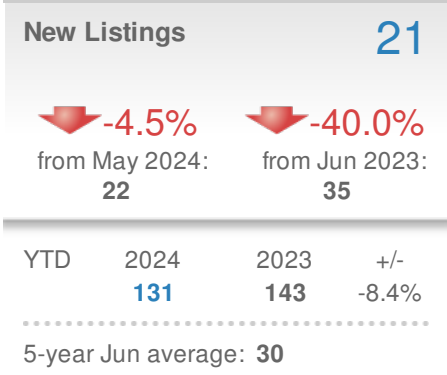
Min 94.8% Max 104.0%
 99.7% (current) 100.2% (5-year Jun average)

May 2024	Jun 2023	YTD
101.7%	100.5%	99.8%

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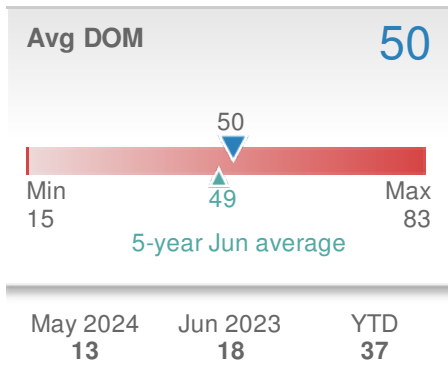
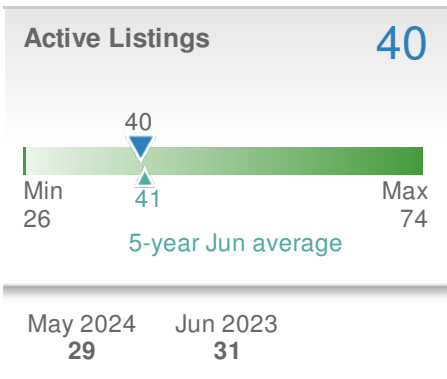
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Summary

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.

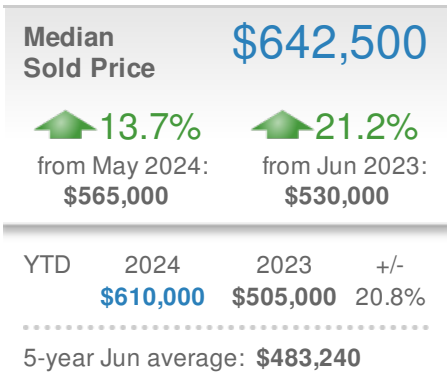
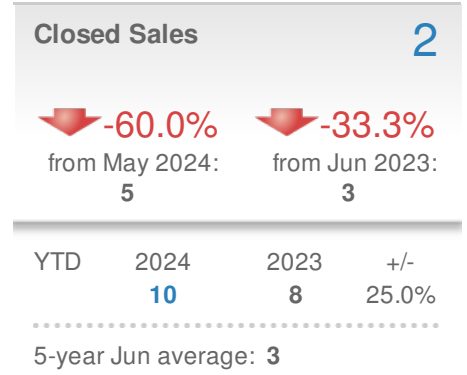
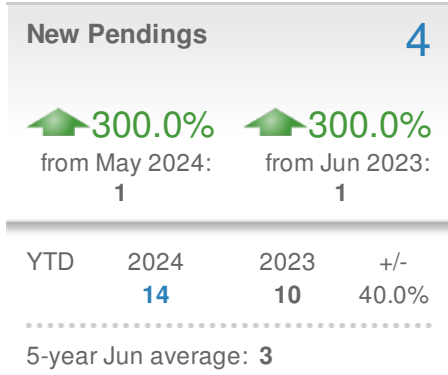
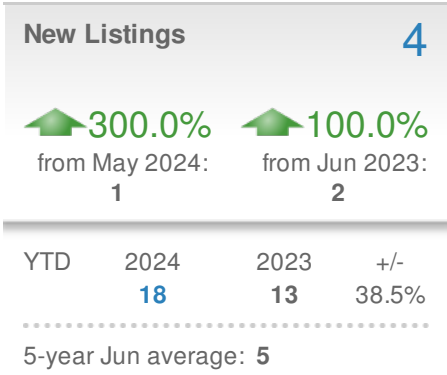
This activity resulted in a Contract Ratio of 0.63 pendings per active listing, down from 1.55 in May and a decrease from 1.26 in June 2023. The Contract Ratio is 50% lower than the 5-year June average of 1.26. A higher Contract Ratio signifies a relative increase in contract activity compared to supply,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



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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.

