

# August 2023

All Home Types  
Detached  
Attached

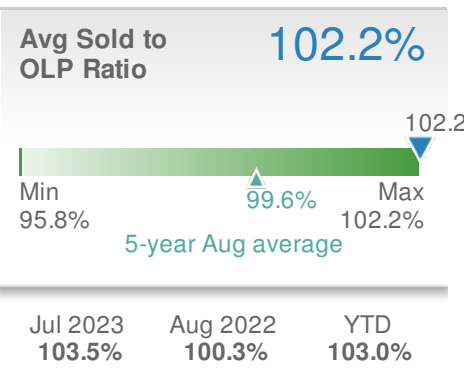
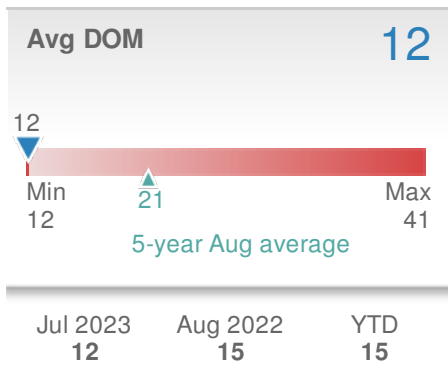
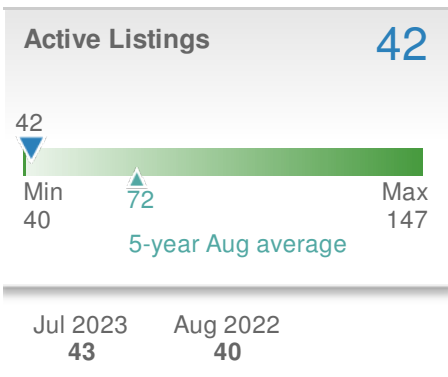
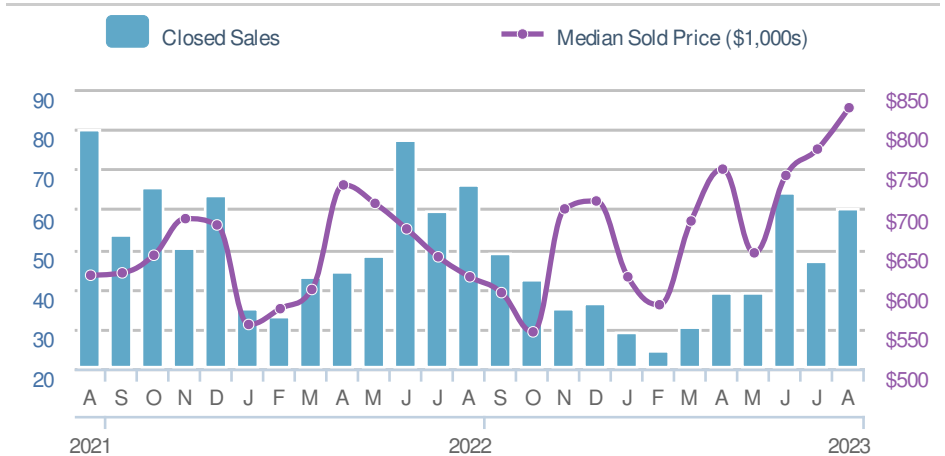
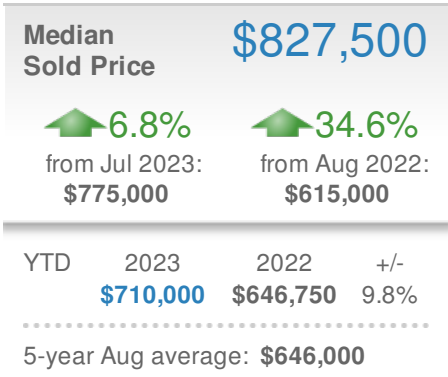
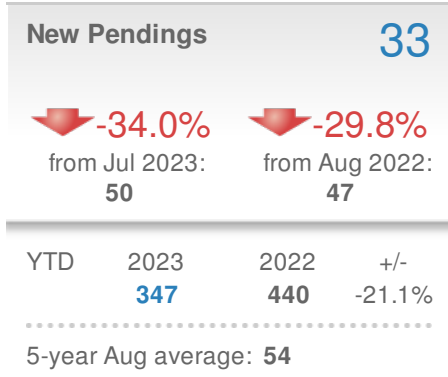
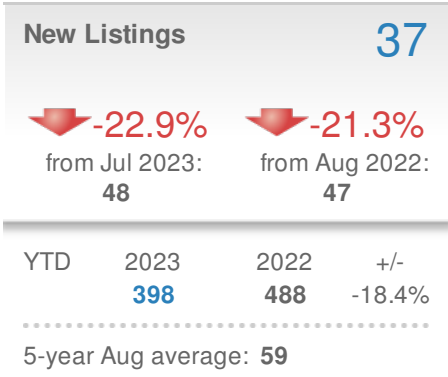
## Local Market Insight

### Tredyffrin-Easttown (Chester, PA)

# August 2023

## Tredyffrin-Easttown (Chester, PA)

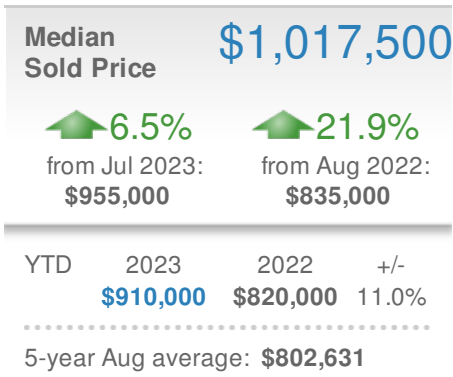
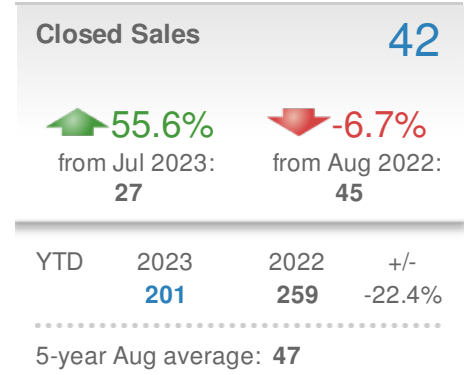
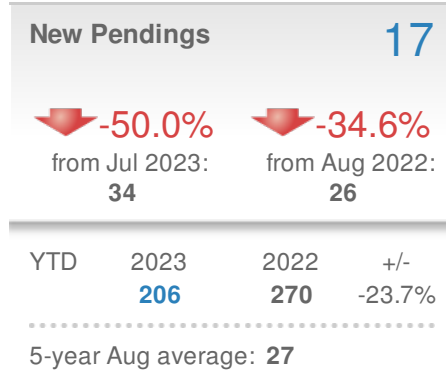
Email: ldavis@tcsr.realtor



## August 2023

### Tredyffrin-Easttown (Chester, PA) - Detached

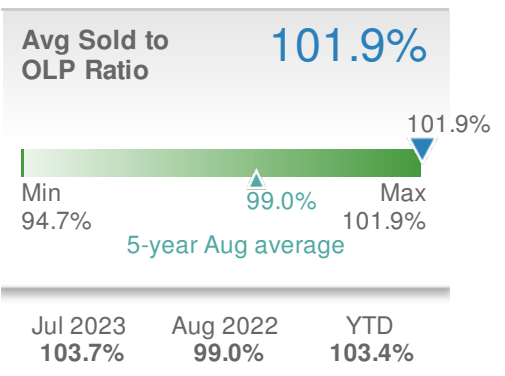
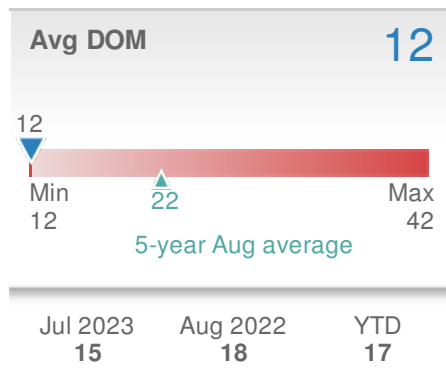
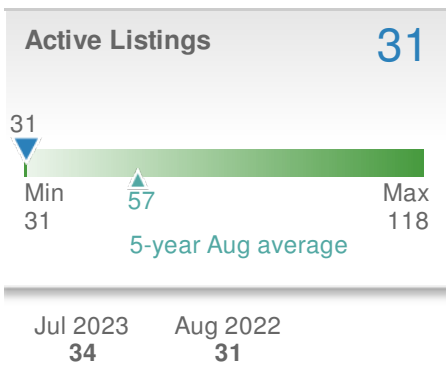
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



### Summary

In Tredyffrin-Easttown (Chester, PA), the median sold price for Detached properties for August was \$1,017,500, representing an increase of 6.5% compared to last month and an increase of 21.9% from Aug 2022. The average days on market for units sold in August was 12 days, 46% below the 5-year August average of 22 days. There was a 50% month over month decrease in new contract activity with 17 New Pendings; a 44.4% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 35; and an 8.8% decrease in supply to 31 active units.

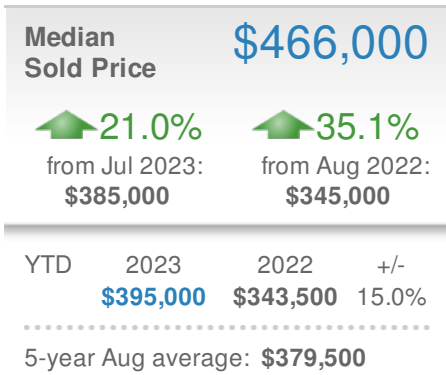
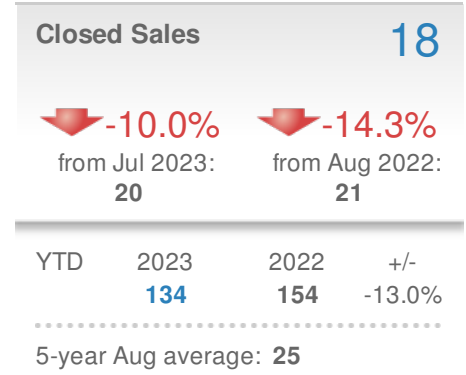
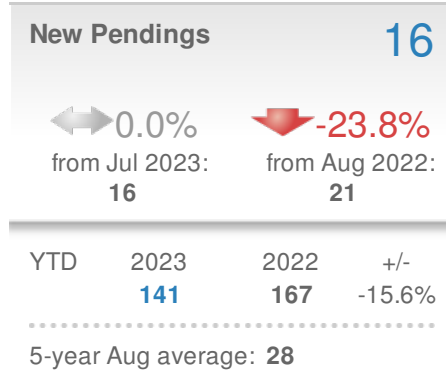
This activity resulted in a Contract Ratio of 1.13 pendings per active listing, down from 1.85 in July and a decrease from 1.58 in August 2022. The Contract Ratio is 2% lower than the 5-year August average of 1.16. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



## August 2023

### 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 August was \$466,000, representing an increase of 21% compared to last month and an increase of 35.1% from Aug 2022. The average days on market for units sold in August was 10 days, 45% below the 5-year August average of 18 days. There was no month over month change in new contract activity with 16 New Pendings; a 12.5% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 21; and a 22.2% increase in supply to 11 active units.

This activity resulted in a Contract Ratio of 1.91 pendings per active listing, down from 2.67 in July and a decrease from 3.44 in August 2022. The Contract Ratio is 37% lower than the 5-year August average of 3.05. 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.

