

May 2021

All Home Types
Detached
Attached

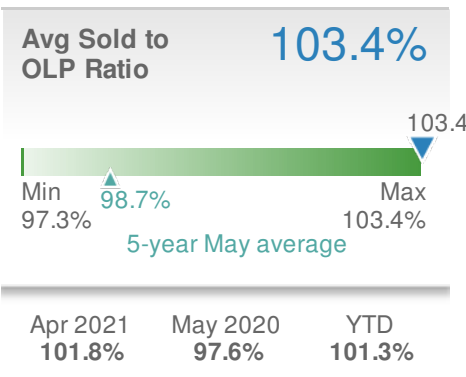
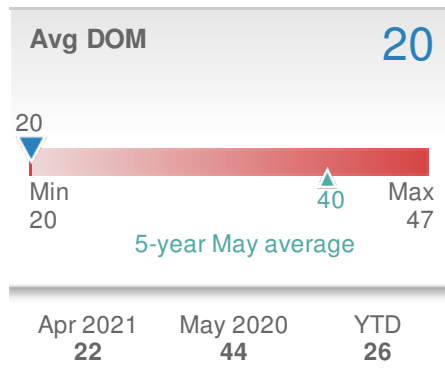
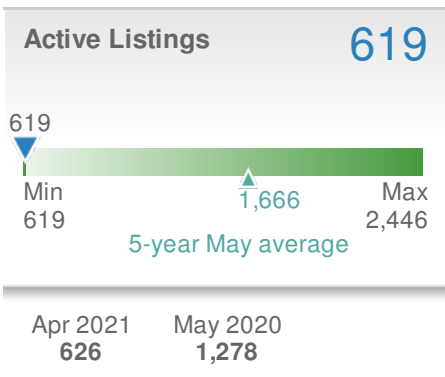
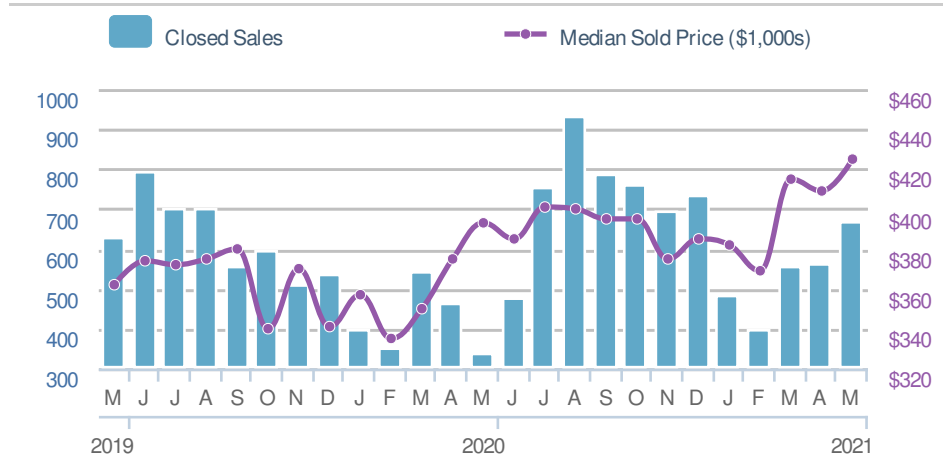
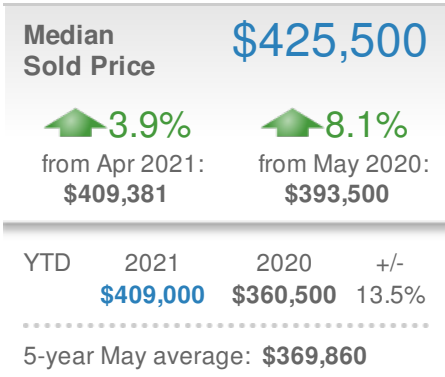
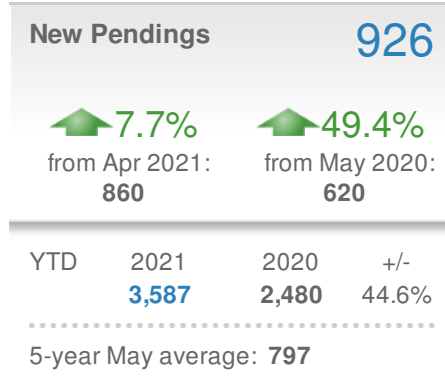
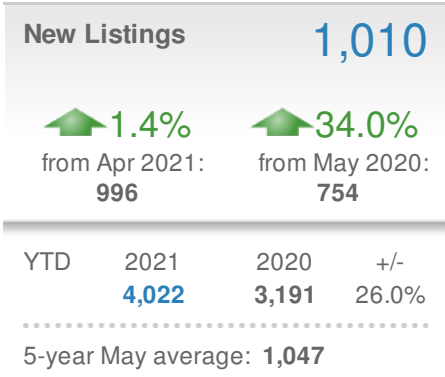
Local Market Insight

Chester County, PA

May 2021

Chester County, PA

Email: info@tcsr.realtor

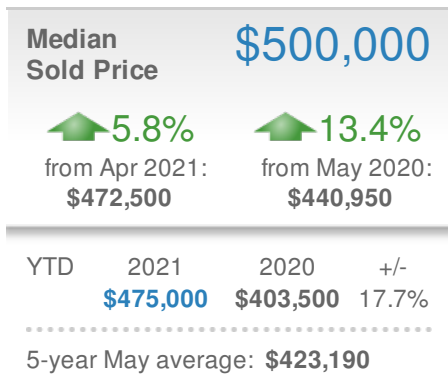
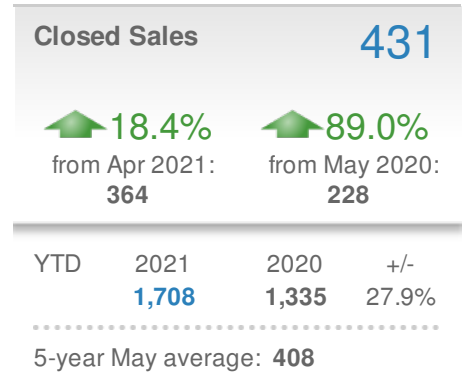
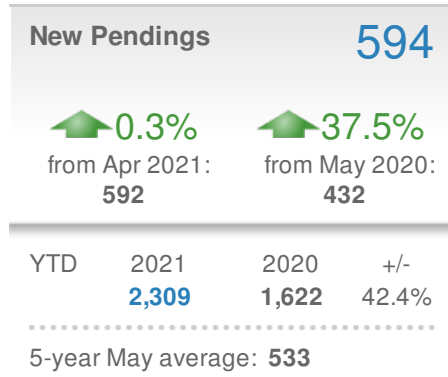


May 2021

Chester County, PA - Detached

Tri-County Suburban REALTORS

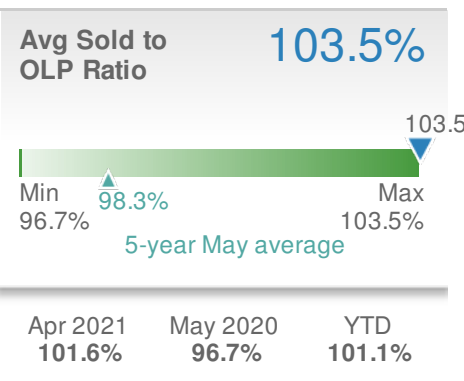
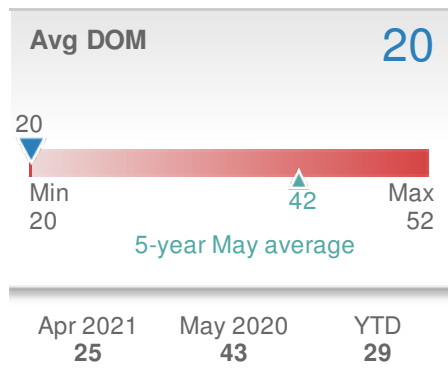
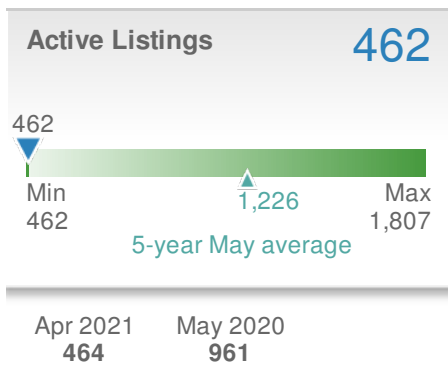
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Summary

In Chester County, PA, the median sold price for Detached properties for May was \$500,000, representing an increase of 5.8% compared to last month and an increase of 13.4% from May 2020. The average days on market for units sold in May was 20 days, 52% below the 5-year May average of 42 days. There was a 0.3% month over month increase in new contract activity with 594 New Pendings; a 12% MoM increase in All Pendings (new contracts + contracts carried over from April) to 1,266; and a 0.4% decrease in supply to 462 active units.

This activity resulted in a Contract Ratio of 2.74 pendings per active listing, up from 2.44 in April and an increase from 0.83 in May 2020. The Contract Ratio is 142% higher than the 5-year May average of 1.13. 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.

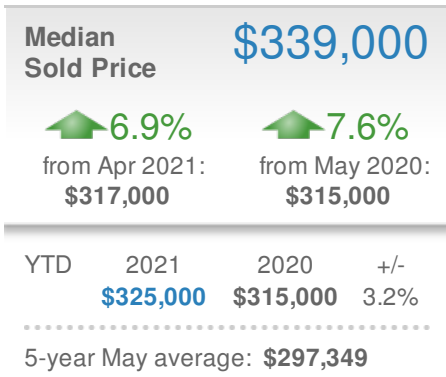
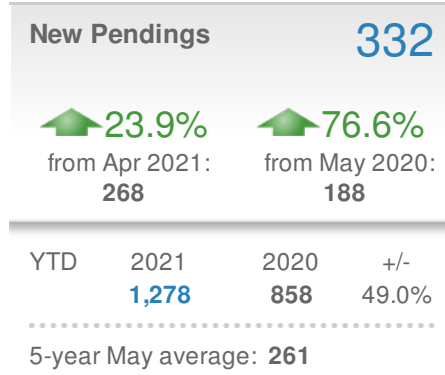
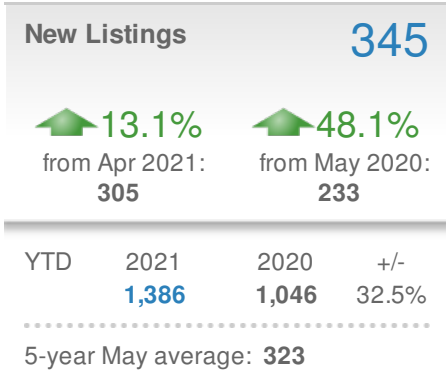


May 2021

Chester County, PA - Attached

Tri-County Suburban REALTORS

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Summary

In Chester County, PA, the median sold price for Attached properties for May was \$339,000, representing an increase of 6.9% compared to last month and an increase of 7.6% from May 2020. The average days on market for units sold in May was 19 days, 49% below the 5-year May average of 37 days. There was a 23.9% month over month increase in new contract activity with 332 New Pendings; an 11% MoM increase in All Pendings (new contracts + contracts carried over from April) to 677; and a 3.1% decrease in supply to 157 active units.

This activity resulted in a Contract Ratio of 4.31 pendings per active listing, up from 3.77 in April and an increase from 1.19 in May 2020. The Contract Ratio is 152% higher than the 5-year May average of 1.71. 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.

