

# May 2021

All Home Types  
Detached  
Attached

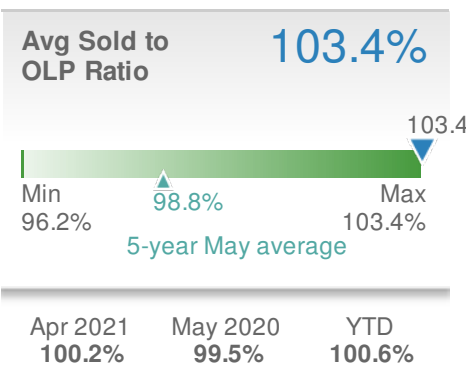
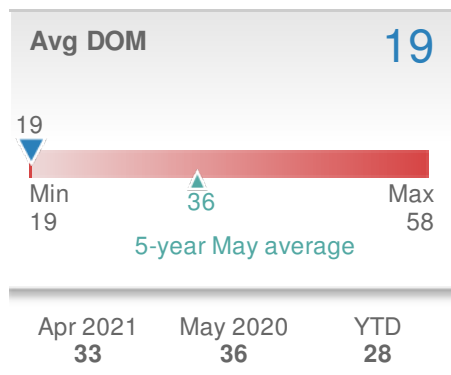
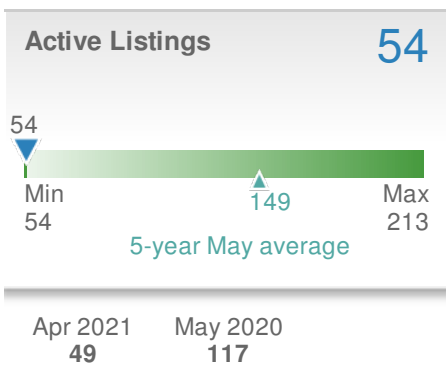
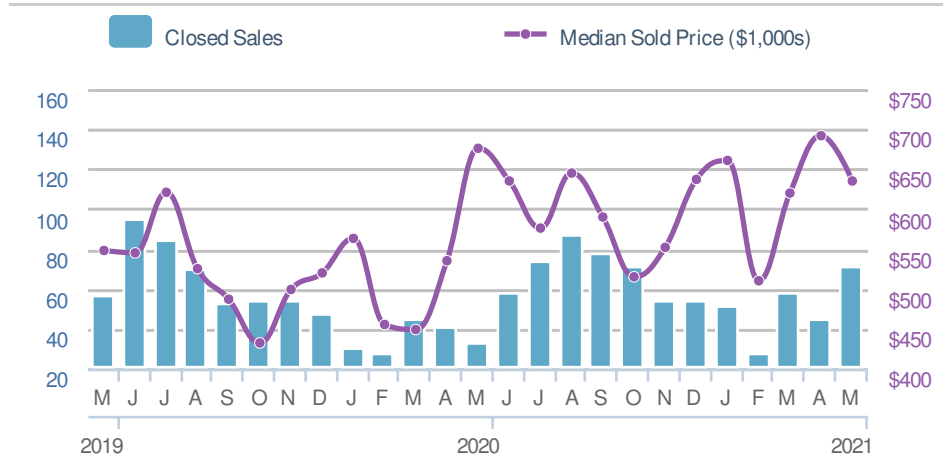
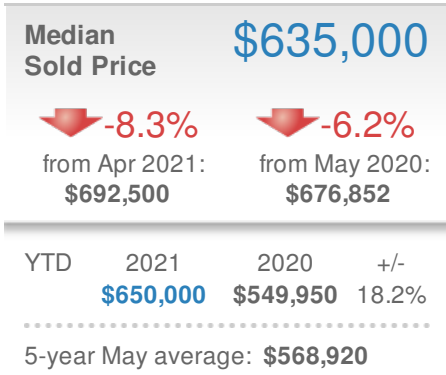
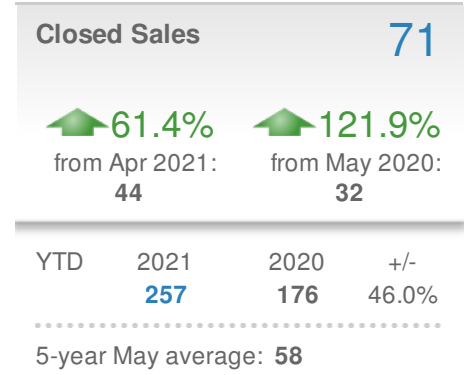
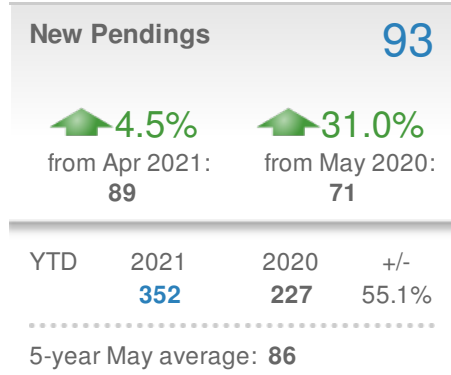
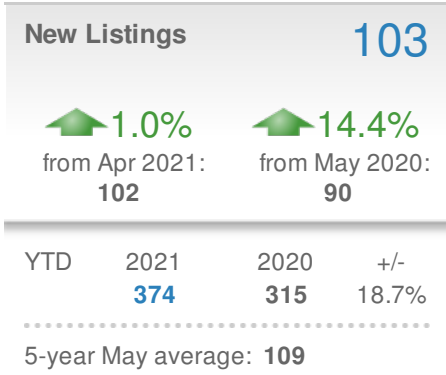
## Local Market Insight

### Tredyffrin-Easttown (Chester, PA)

## May 2021

### Tredyffrin-Easttown (Chester, PA)

Email: info@tcsr.realtor

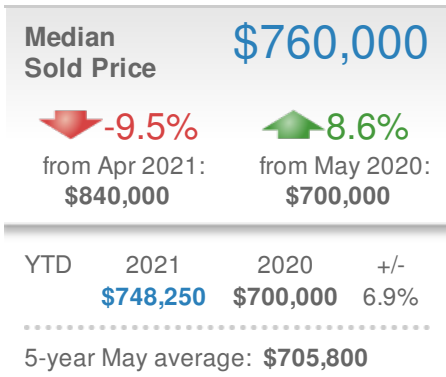
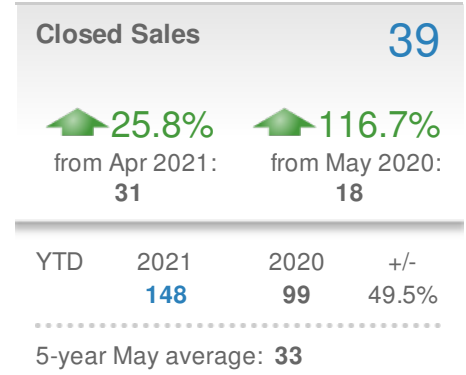
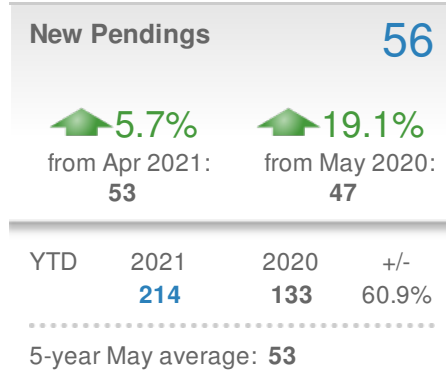
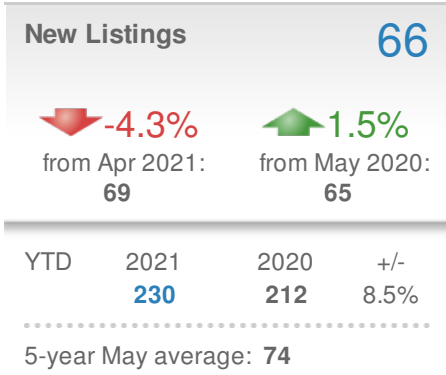


## May 2021

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

Tri-County Suburban REALTORS

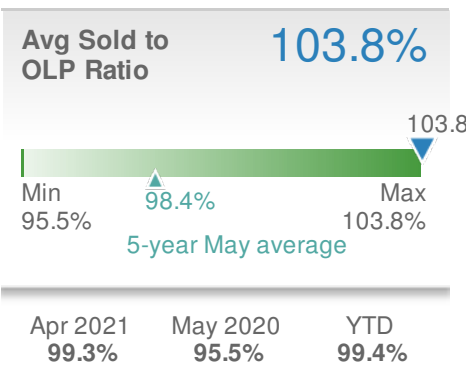
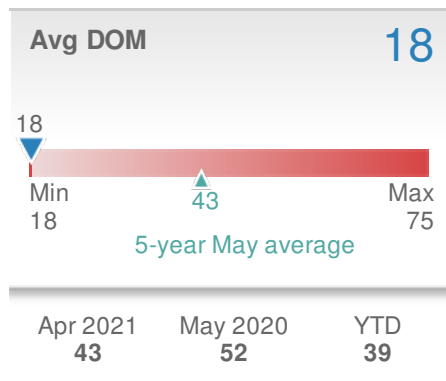
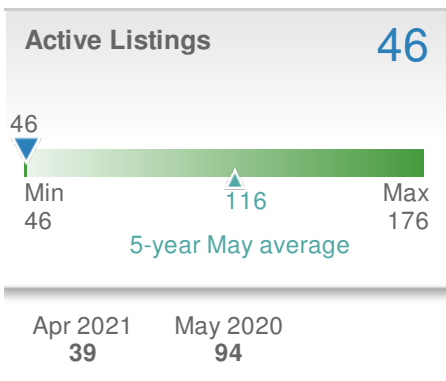
Email: info@tcsr.realtor



**Summary**

In Tredyffrin-Easttown (Chester, PA), the median sold price for Detached properties for May was \$760,000, representing a decrease of 9.5% compared to last month and an increase of 8.6% from May 2020. The average days on market for units sold in May was 18 days, 58% below the 5-year May average of 43 days. There was a 5.7% month over month increase in new contract activity with 56 New Pendings; a 15.2% MoM increase in All Pendings (new contracts + contracts carried over from April) to 121; and a 17.9% increase in supply to 46 active units.

This activity resulted in a Contract Ratio of 2.63 pendings per active listing, down from 2.69 in April and an increase from 0.76 in May 2020. The Contract Ratio is 143% higher than the 5-year May average of 1.08. 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.

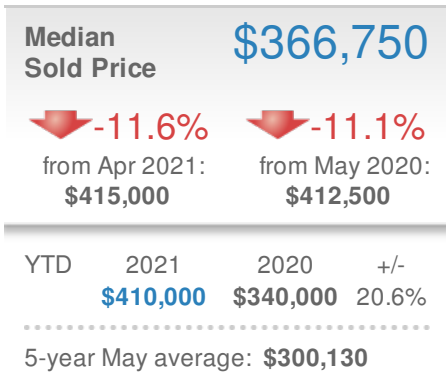
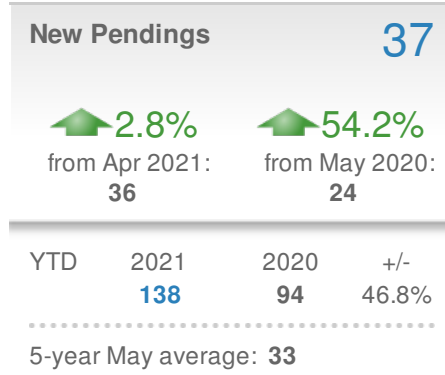
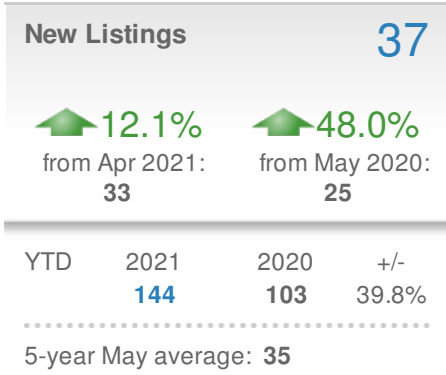


## May 2021

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

Tri-County Suburban REALTORS

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### Summary

In Tredyffrin-Easttown (Chester, PA), the median sold price for Attached properties for May was \$366,750, representing a decrease of 11.6% compared to last month and a decrease of 11.1% from May 2020. The average days on market for units sold in May was 19 days, 31% below the 5-year May average of 27 days. There was a 2.8% month over month increase in new contract activity with 37 New Pendings; a 1.3% MoM increase in All Pendings (new contracts + contracts carried over from April) to 77; and a 20% decrease in supply to 8 active units.

This activity resulted in a Contract Ratio of 9.63 pendencies per active listing, up from 7.60 in April and an increase from 1.83 in May 2020. The Contract Ratio is 212% higher than the 5-year May average of 3.09. 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.

