

July 2021

All Home Types
Detached
Attached

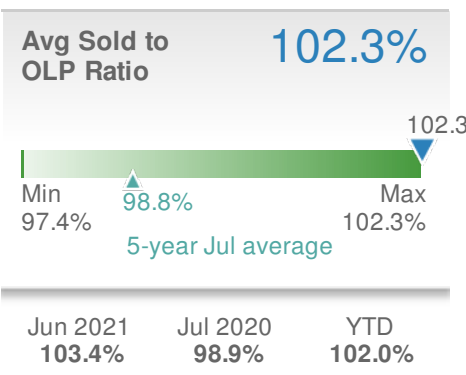
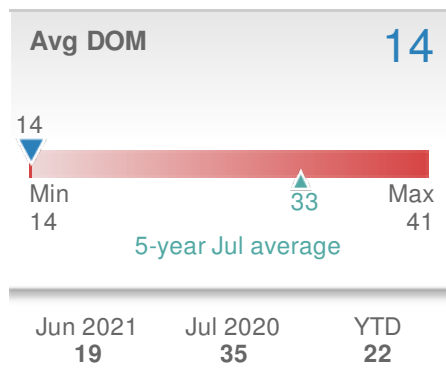
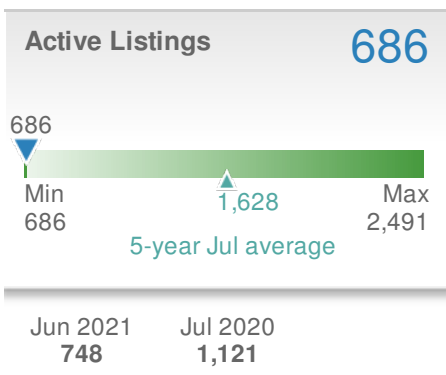
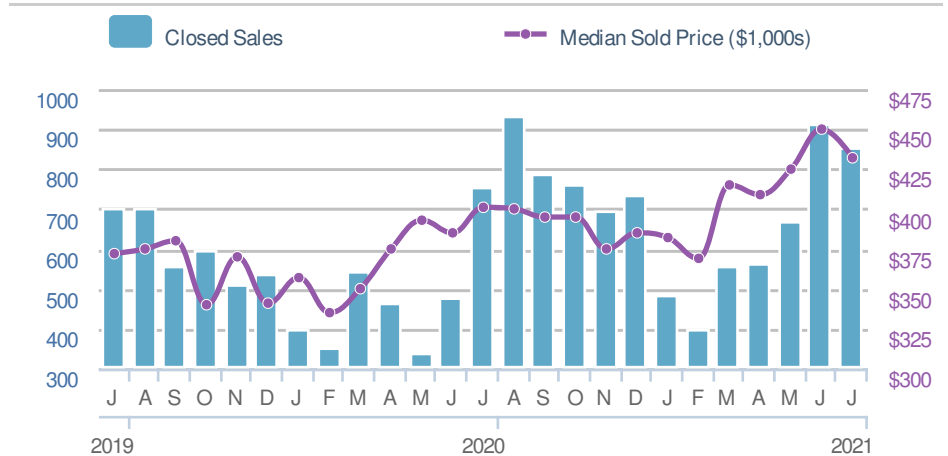
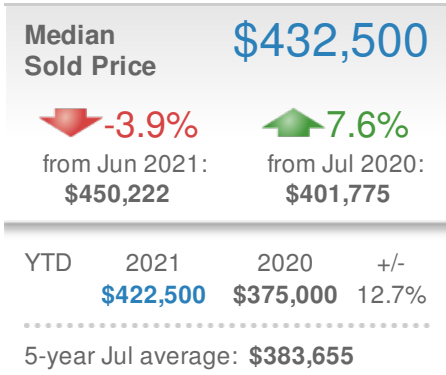
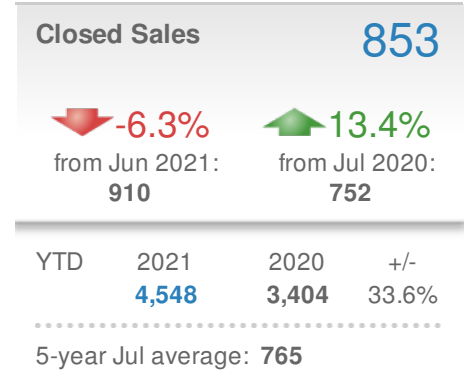
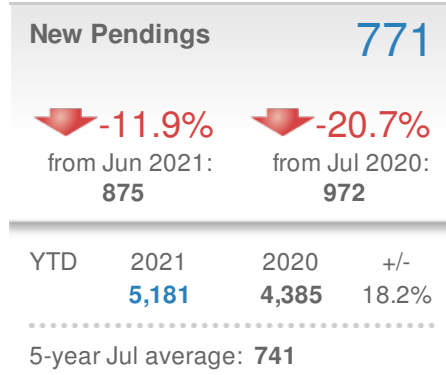
Local Market Insight

Chester County, PA

July 2021

Chester County, PA

Email: info@tcsr.realtor



July 2021

Chester County, PA - Detached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor

New Listings 521

↓ **-24.2%** ↓ **-27.4%**
 from Jun 2021: **687** from Jul 2020: **718**

YTD	2021	2020	+/-
	3,856	3,548	8.7%

5-year Jul average: **580**

New Pendings 490

↓ **-13.0%** ↓ **-27.7%**
 from Jun 2021: **563** from Jul 2020: **678**

YTD	2021	2020	+/-
	3,320	2,919	13.7%

5-year Jul average: **484**

Closed Sales 554

↓ **-11.4%** ↑ **6.7%**
 from Jun 2021: **625** from Jul 2020: **519**

YTD	2021	2020	+/-
	2,918	2,207	32.2%

5-year Jul average: **510**

Median Sold Price \$520,000

↑ **2.8%** ↑ **13.1%**
 from Jun 2021: **\$506,000** from Jul 2020: **\$459,900**

YTD	2021	2020	+/-
	\$490,000	\$422,000	16.1%

5-year Jul average: **\$444,880**

Summary

In Chester County, PA, the median sold price for Detached properties for July was \$520,000, representing an increase of 2.8% compared to last month and an increase of 13.1% from Jul 2020. The average days on market for units sold in July was 15 days, 56% below the 5-year July average of 34 days. There was a 13% month over month decrease in new contract activity with 490 New Pendings; an 8.6% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 1,069; and a 10.6% decrease in supply to 480 active units.

This activity resulted in a Contract Ratio of 2.23 pendencies per active listing, up from 2.18 in June and an increase from 1.48 in July 2020. The Contract Ratio is 106% higher than the 5-year July 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.

Active Listings 480

Jun 2021	Jul 2020
537	819

Avg DOM 15

Jun 2021	Jul 2020	YTD
17	36	23

Avg Sold to OLP Ratio 102.4%

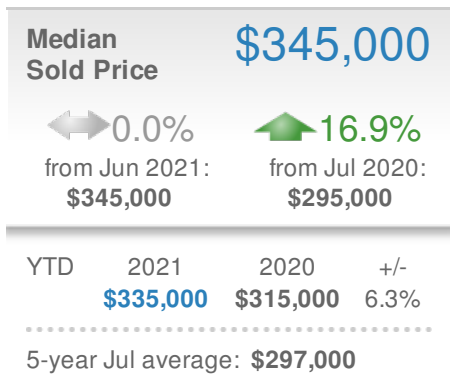
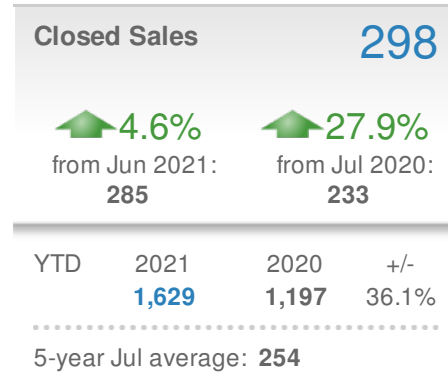
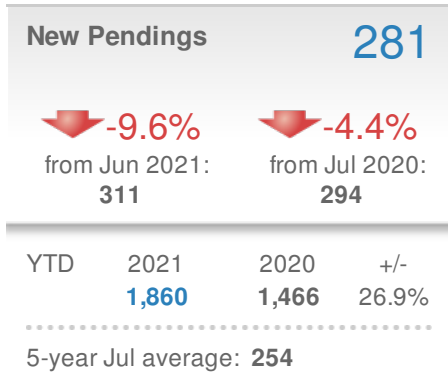
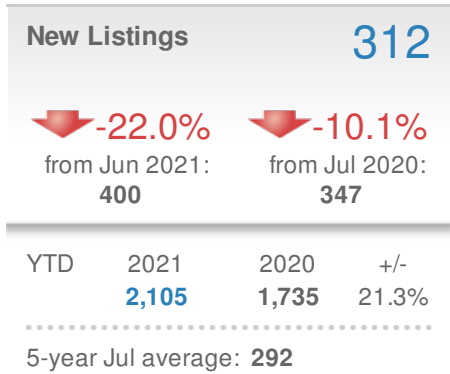
Jun 2021	Jul 2020	YTD
103.3%	98.5%	101.9%

July 2021

Chester County, PA - Attached

Tri-County Suburban REALTORS

Email: info@tcsr.realtor



Summary

In Chester County, PA, the median sold price for Attached properties for July was \$345,000, representing no change compared to last month and an increase of 16.9% from Jul 2020. The average days on market for units sold in July was 12 days, 59% below the 5-year July average of 29 days. There was a 9.6% month over month decrease in new contract activity with 281 New Pendings; a 3.8% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 661; and a 2.4% decrease in supply to 206 active units.

This activity resulted in a Contract Ratio of 3.21 pendings per active listing, down from 3.26 in June and an increase from 1.94 in July 2020. The Contract Ratio is 101% higher than the 5-year July average of 1.60. 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.

