

July 2021

All Home Types
Detached
Attached

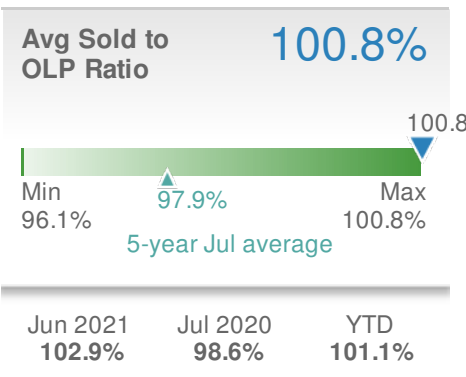
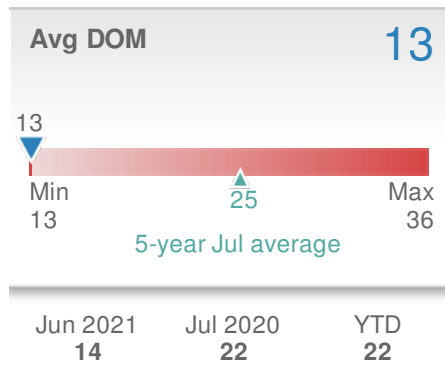
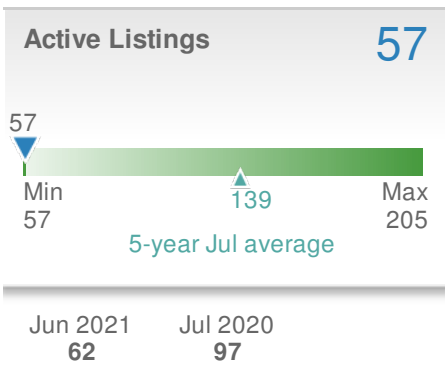
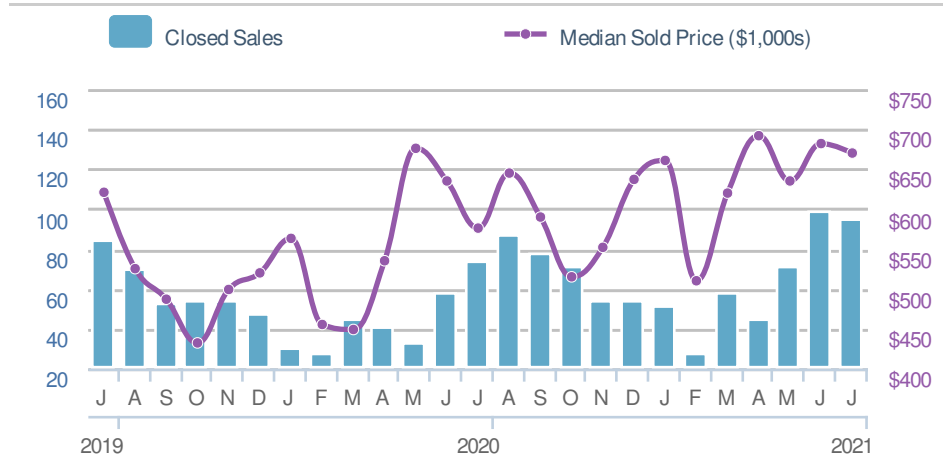
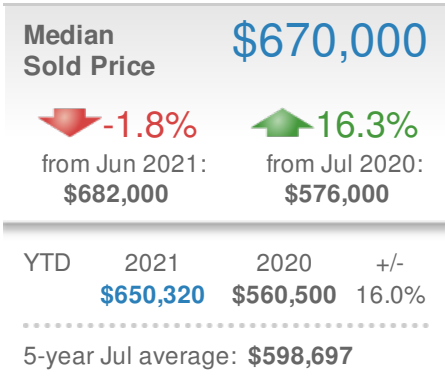
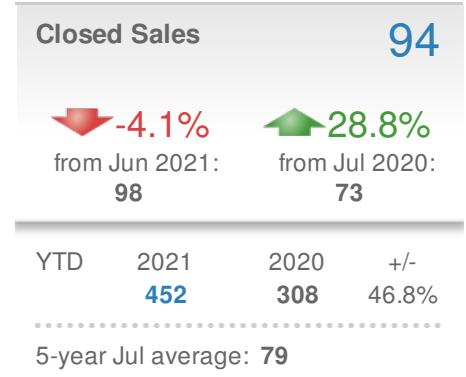
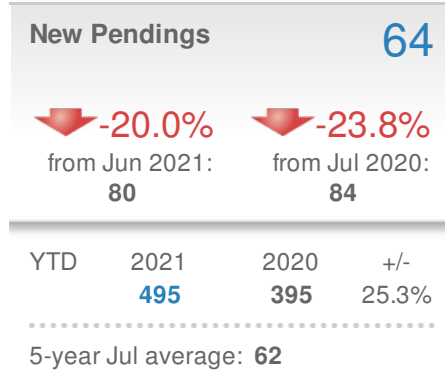
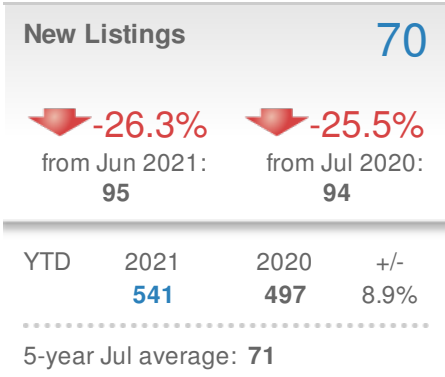
Local Market Insight

Tredyffrin-Easttown (Chester, PA)

July 2021

Tredyffrin-Easttown (Chester, PA)

Email: info@tcsr.realtor

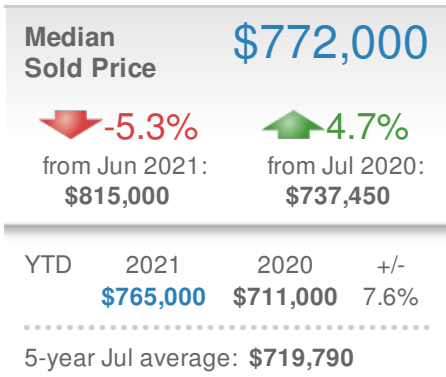
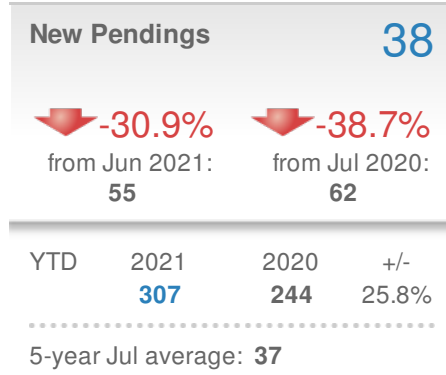
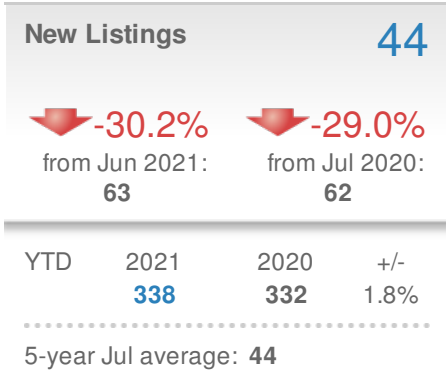


July 2021

Tredyffrin-Easttown (Chester, PA) - Detached

Tri-County Suburban REALTORS

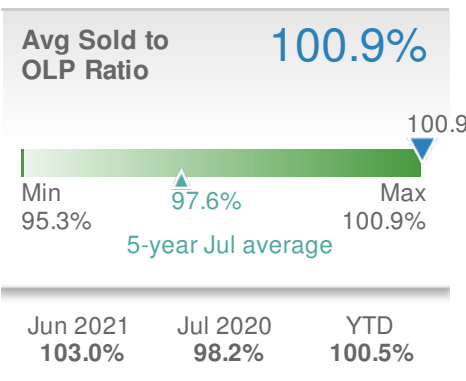
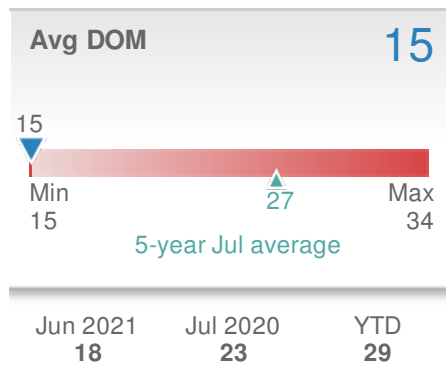
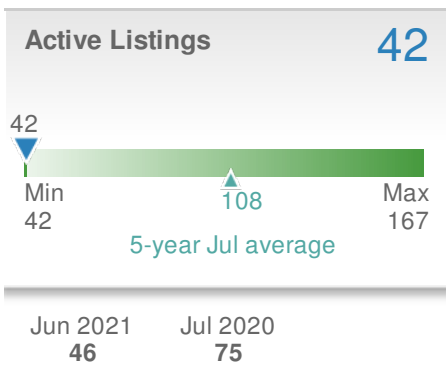
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Summary

In Tredyffrin-Easttown (Chester, PA), the median sold price for Detached properties for July was \$772,000, representing a decrease of 5.3% compared to last month and an increase of 4.7% from Jul 2020. The average days on market for units sold in July was 15 days, 44% below the 5-year July average of 27 days. There was a 30.9% month over month decrease in new contract activity with 38 New Pendings; a 14.9% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 97; and an 8.7% decrease in supply to 42 active units.

This activity resulted in a Contract Ratio of 2.31 pendings per active listing, down from 2.48 in June and an increase from 1.23 in July 2020. The Contract Ratio is 139% higher than the 5-year July average of 0.97. 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.

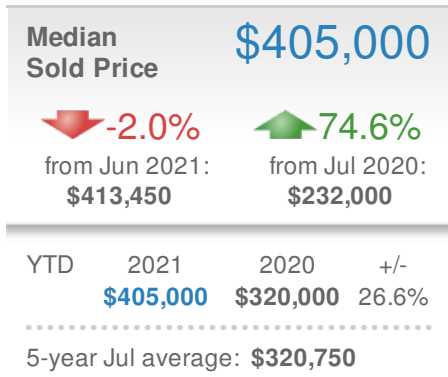
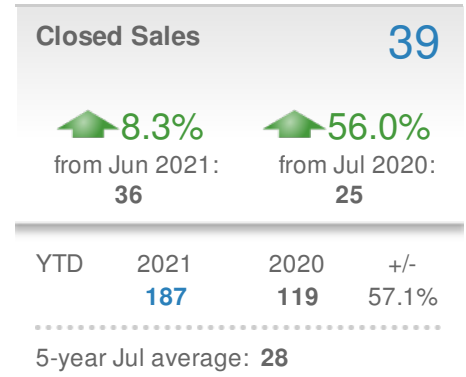
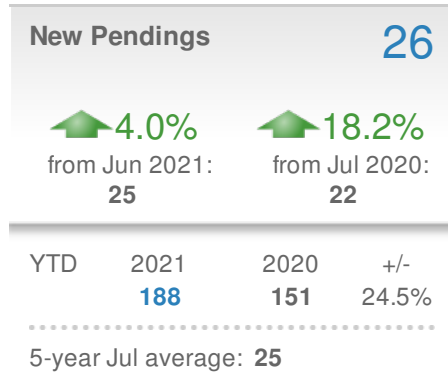


July 2021

Tredyffrin-Easttown (Chester, PA) - Attached

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Summary

In Tredyffrin-Easttown (Chester, PA), the median sold price for Attached properties for July was \$405,000, representing a decrease of 2% compared to last month and an increase of 74.6% from Jul 2020. The average days on market for units sold in July was 12 days, 50% below the 5-year July average of 24 days. There was a 4% month over month increase in new contract activity with 26 New Pendings; a 24.6% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 49; and a 6.3% decrease in supply to 15 active units.

This activity resulted in a Contract Ratio of 3.27 pendings per active listing, down from 4.06 in June and an increase from 2.59 in July 2020. The Contract Ratio is 77% higher than the 5-year July average of 1.84. 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.

