

February 2022

All Home Types
Detached
Attached

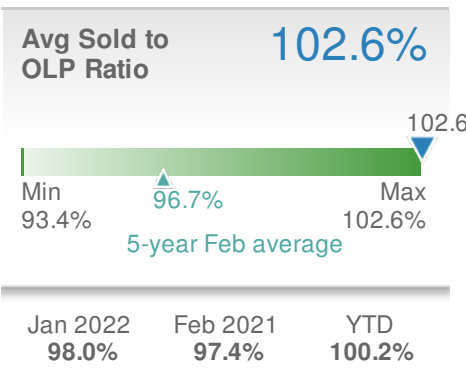
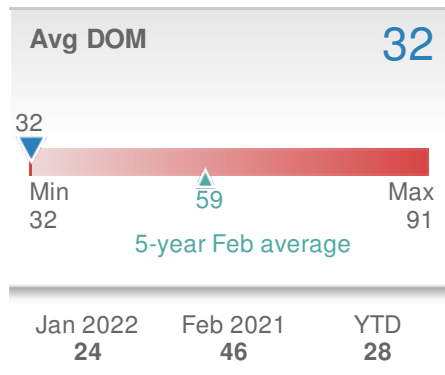
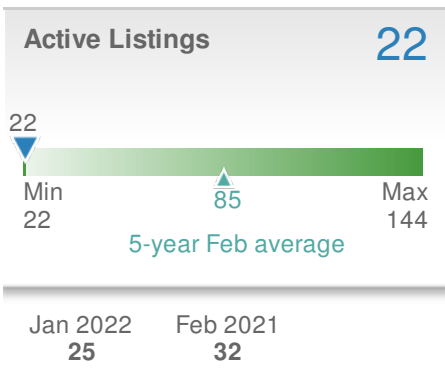
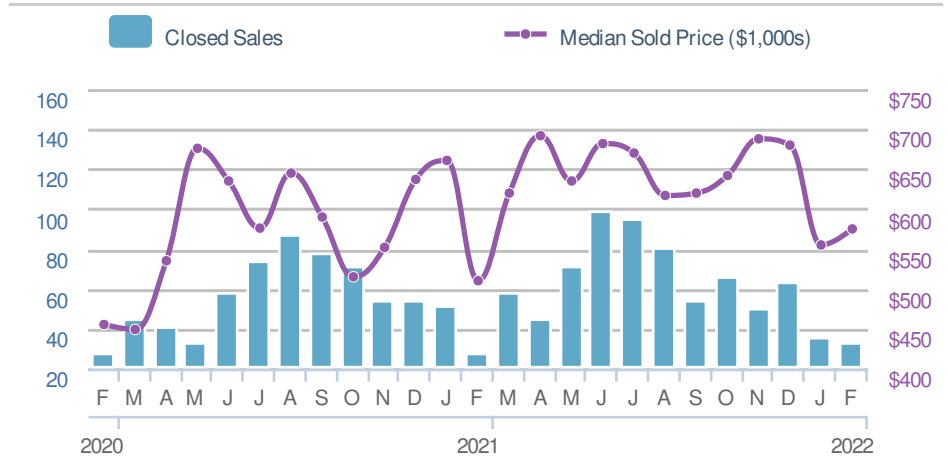
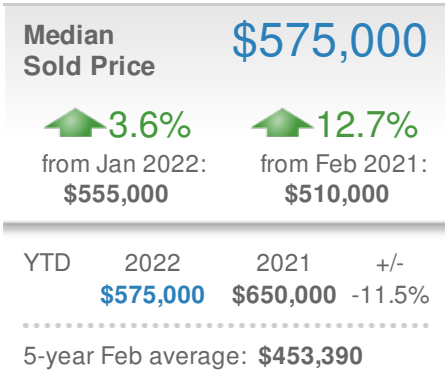
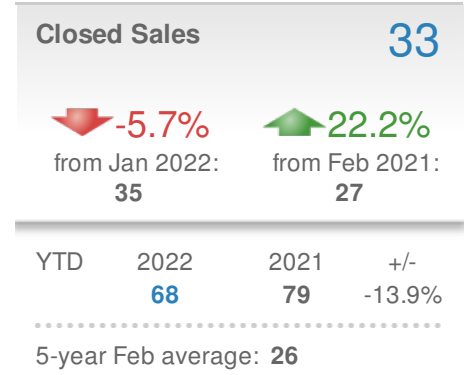
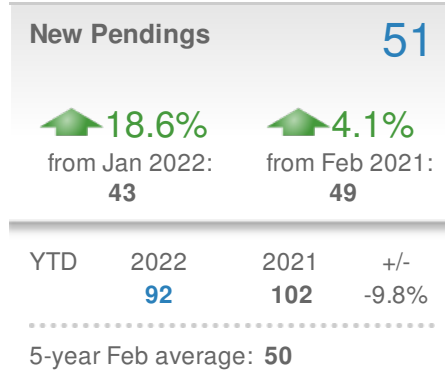
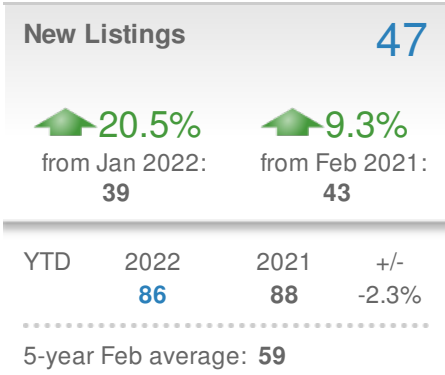
Local Market Insight

Tredyffrin-Easttown (Chester, PA)

February 2022

Tredyffrin-Easttown (Chester, PA)

Email: info@tcsr.realtor

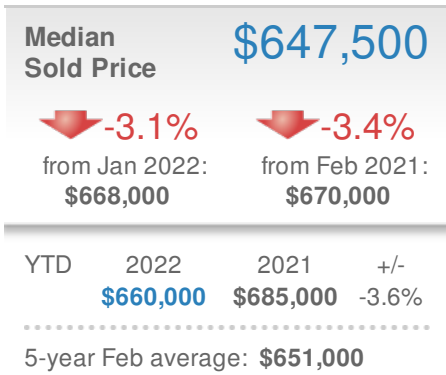
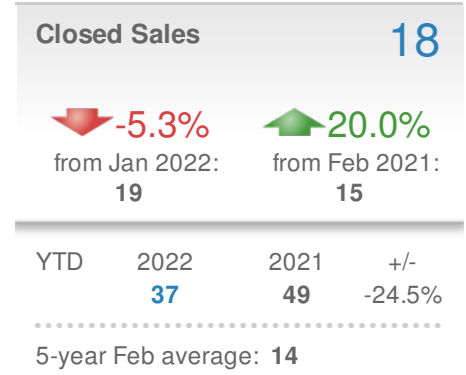
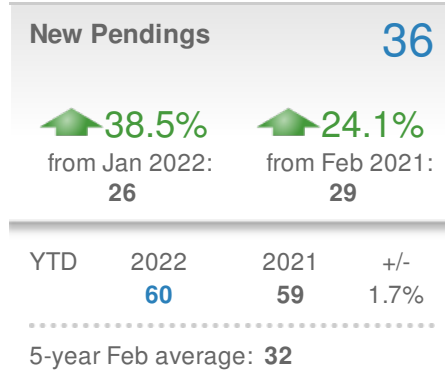
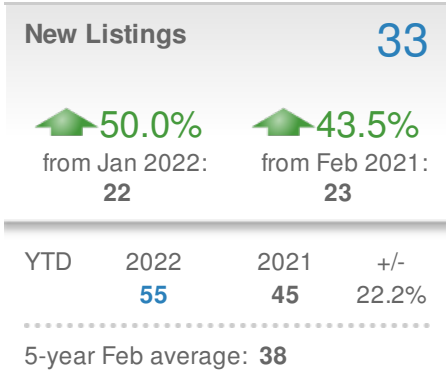


February 2022

Tredyffrin-Easttown (Chester, PA) - Detached

Tri-County Suburban REALTORS

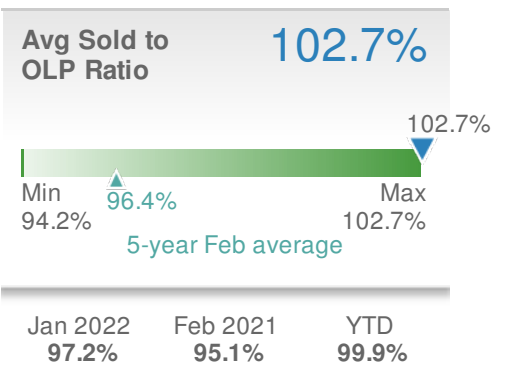
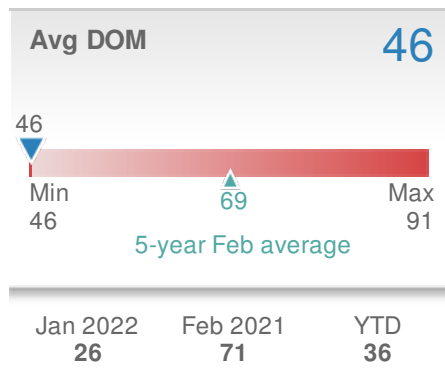
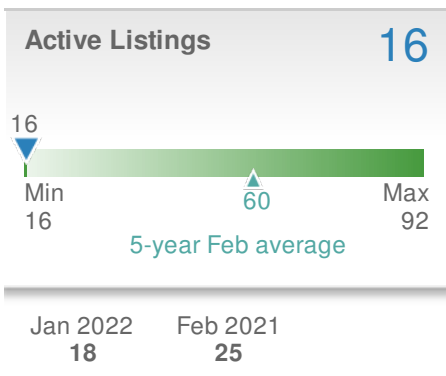
Email: info@tcsr.realtor



Summary

In Tredyffrin-Easttown (Chester, PA), the median sold price for Detached properties for February was \$647,500, representing a decrease of 3.1% compared to last month and a decrease of 3.4% from Feb 2021. The average days on market for units sold in February was 46 days, 34% below the 5-year February average of 69 days. There was a 38.5% month over month increase in new contract activity with 36 New Pendings; a 34.8% MoM increase in All Pendings (new contracts + contracts carried over from January) to 62; and an 11.1% decrease in supply to 16 active units.

This activity resulted in a Contract Ratio of 3.88 pendings per active listing, up from 2.56 in January and an increase from 2.60 in February 2021. The Contract Ratio is 135% higher than the 5-year February average of 1.65. 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.

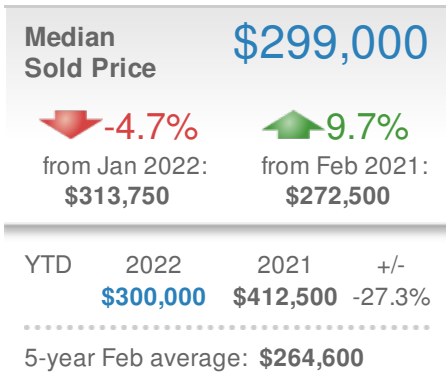
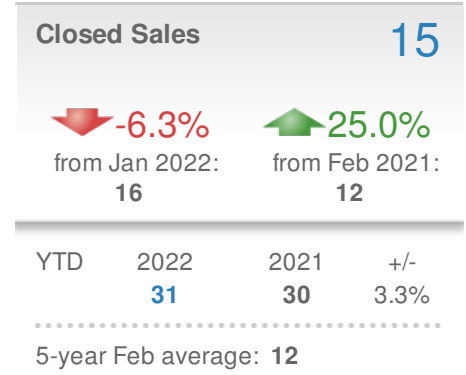
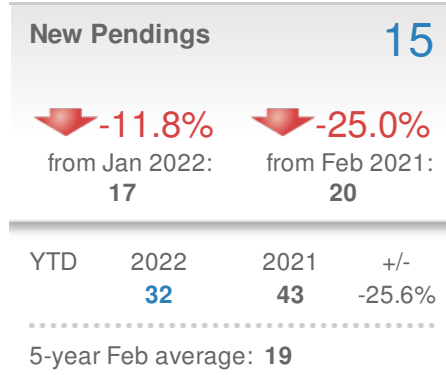
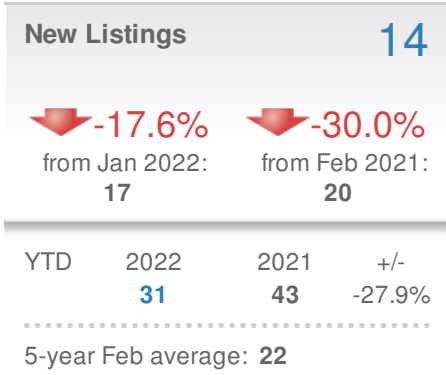


February 2022

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 February was \$299,000, representing a decrease of 4.7% compared to last month and an increase of 9.7% from Feb 2021. The average days on market for units sold in February was 16 days, 65% below the 5-year February average of 45 days. There was an 11.8% month over month decrease in new contract activity with 15 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from January) with 19; and a 14.3% decrease in supply to 6 active units.

This activity resulted in a Contract Ratio of 3.17 pendings per active listing, up from 2.71 in January and a decrease from 8.71 in February 2021. The Contract Ratio is 7% higher than the 5-year February average of 2.97. 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.

