

# September 2022

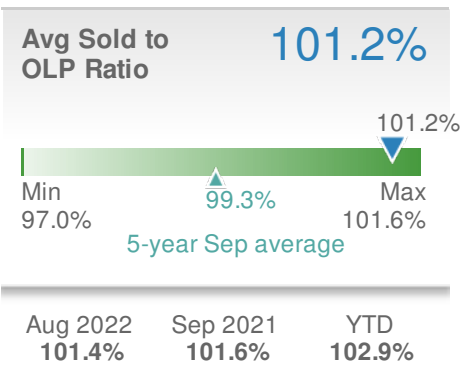
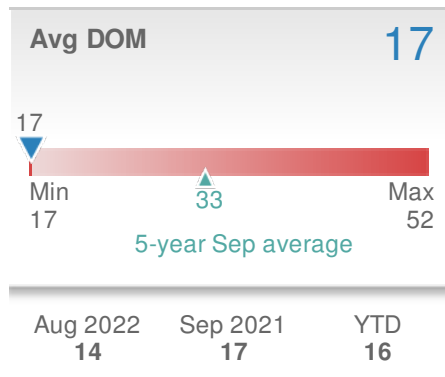
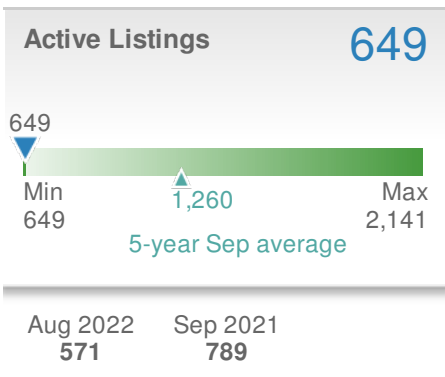
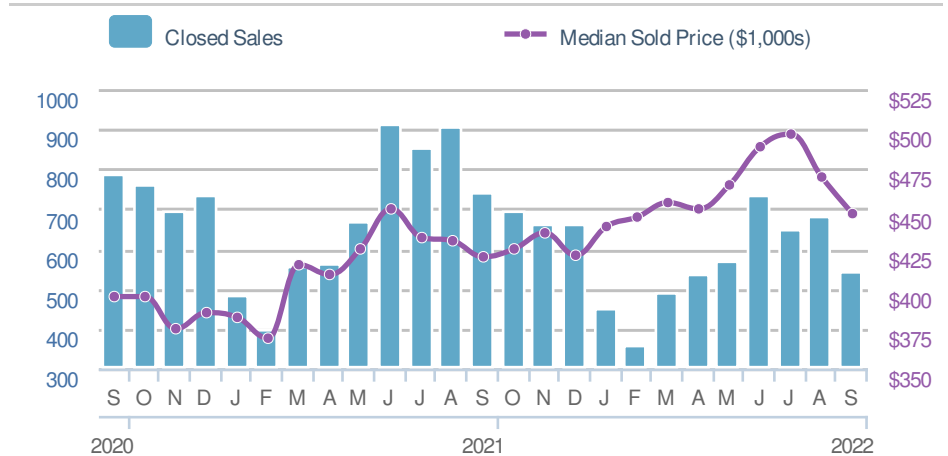
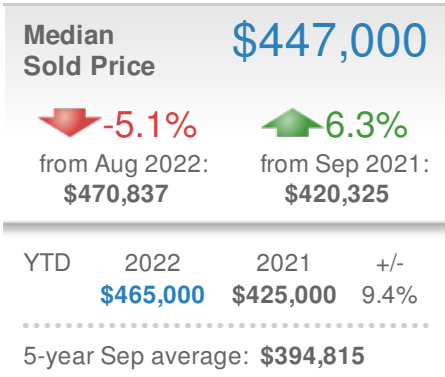
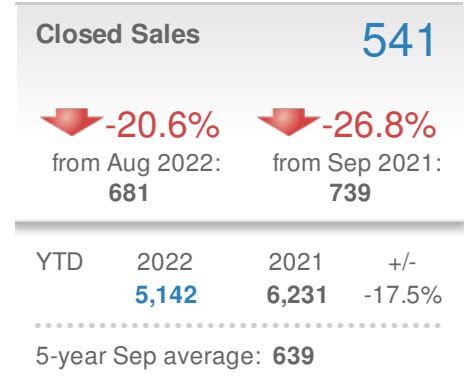
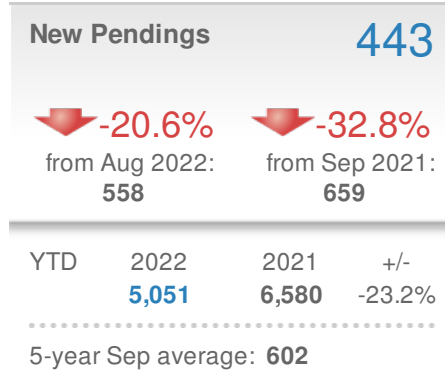
All Home Types  
Detached  
Attached

## Local Market Insight

### Chester County, PA

September 2022  
Chester County, PA

Email: [adevice@tcsr.realtor](mailto:adevice@tcsr.realtor)

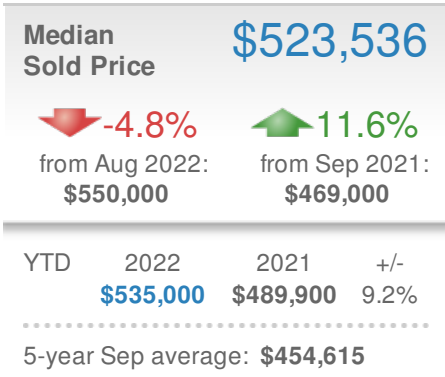
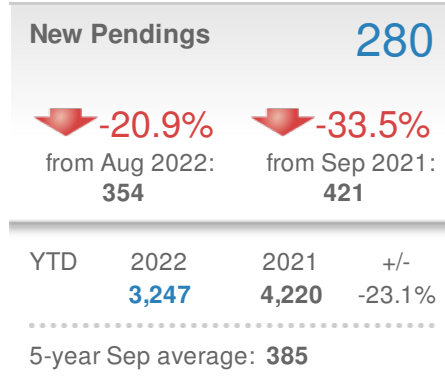
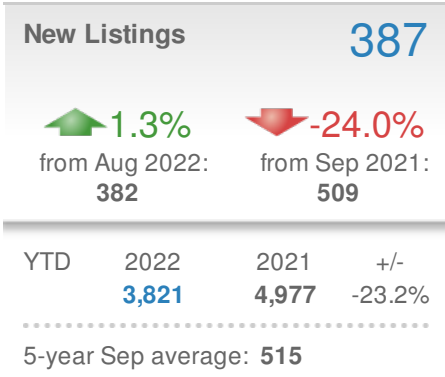


# September 2022

## Chester County, PA - Detached

Tri-County Suburban REALTORS

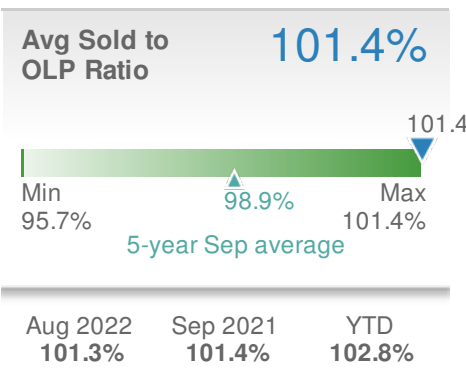
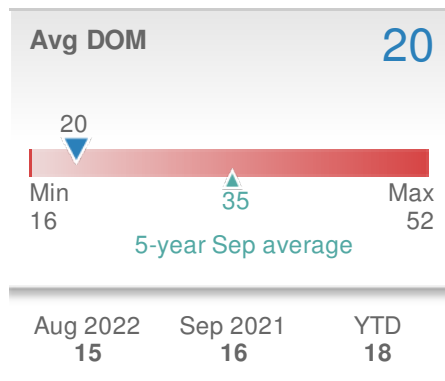
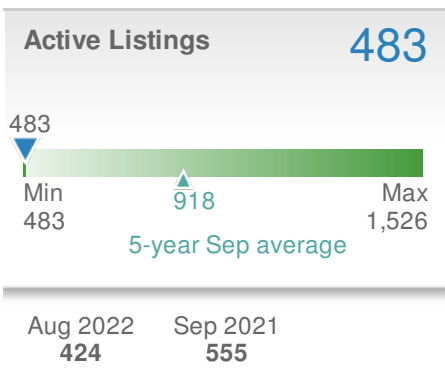
Email: [adevice@tcsr.realtor](mailto:adevice@tcsr.realtor)



### Summary

In Chester County, PA, the median sold price for Detached properties for September was \$523,536, representing a decrease of 4.8% compared to last month and an increase of 11.6% from Sep 2021. The average days on market for units sold in September was 20 days, 42% below the 5-year September average of 35 days. There was a 20.9% month over month decrease in new contract activity with 280 New Pendings; a 14.8% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 511; and a 13.9% increase in supply to 483 active units.

This activity resulted in a Contract Ratio of 1.06 pendings per active listing, down from 1.42 in August and a decrease from 1.61 in September 2021. The Contract Ratio is 3% higher than the 5-year September average of 1.03. 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.

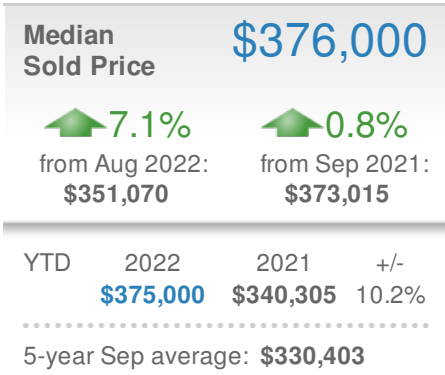
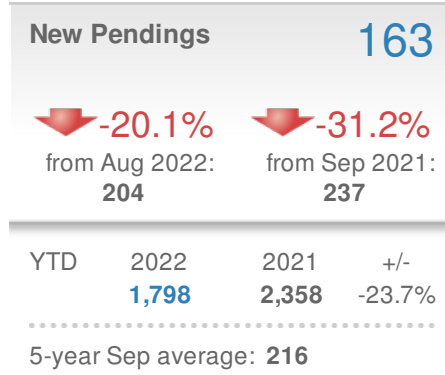


# September 2022

Chester County, PA - Attached

Tri-County Suburban REALTORS

Email: [adevice@tcsr.realtor](mailto:adevice@tcsr.realtor)



### Summary

In Chester County, PA, the median sold price for Attached properties for September was \$376,000, representing an increase of 7.1% compared to last month and an increase of 0.8% from Sep 2021. The average days on market for units sold in September was 13 days, 56% below the 5-year September average of 29 days. There was a 20.1% month over month decrease in new contract activity with 163 New Pendings; an 11.8% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 335; and a 12.9% increase in supply to 166 active units.

This activity resulted in a Contract Ratio of 2.02 pendings per active listing, down from 2.59 in August and a decrease from 2.32 in September 2021. The Contract Ratio is 21% higher than the 5-year September average of 1.68. 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.

