# September 2022

All Home Types Detached Attached

# Local Market Insight

# Tredyffrin-Easttown (Chester, PA)



Presented by **Tri-County Suburban REALTORS** Email: adepice@tcsr.realtor

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### September 2022

Tredyffrin-Easttown (Chester, PA)

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New L	istings	53		
12.8%		+-27.4%		
from Aug 2022:		from Sep 2021:		
47		73		
YTD	2022	2021	+/-	
	<b>543</b>	<b>681</b>	-20.3%	
5-year	Sep average	e: <b>74</b>		

















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## September 2022

Tredyffrin-Easttown (Chester, PA) - Detached

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New L	istings		32	New Pendings		20		Closed Sales			25	
	39.1% Aug 2022: 23	from S	<b>33.3%</b> ep 2021: <b>18</b>		-23.1% Aug 2022: 26	from S	<b>41.2%</b> Sep 2021: <b>34</b>		-44.4% Aug 2022: 45	from S	- <b>7.4%</b> Sep 2021: <b>27</b>	
YTD	2022 <b>343</b>	2021 <b>420</b>	+/- -18.3%	YTD	2022 <b>289</b>	2021 <b>360</b>	+/- -19.7%	YTD	2022 <b>285</b>	2021 <b>341</b>	+/- -16.4%	
5-year	Sep averaç	ge: <b>46</b>		5-year	Sep avera	ge: <b>29</b>		5-year	Sep avera	ge: <b>32</b>		

Medi Sold	an Price	\$1,025,000			
from	22.8% Aug 2022: 335,000	from Se \$736,	p 2021:		
YTD	2022 <b>\$825,000</b>	2021 <b>\$760,000</b>	+/- 8.6%		
5-yea	r Sep avera	ge: <b>\$766,06</b>	9		

#### Summary

In Tredyffrin-Easttown (Chester, PA), the median sold price for Detached properties for September was \$1,025,000, representing an increase of 22.8% compared to last month and an increase of 39.1% from Sep 2021. The average days on market for units sold in September was 26 days, 20% below the 5-year September average of 32 days. There was a 23.1% month over month decrease in new contract activity with 20 New Pendings; a 14.3% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 42; and a 25.8% increase in supply to 39 active units.

This activity resulted in a Contract Ratio of 1.08 pendings per active listing, down from 1.58 in August and a decrease from 1.31 in September 2021. The Contract Ratio is 30% higher than the 5-year September average of 0.83. 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 seller's favor.





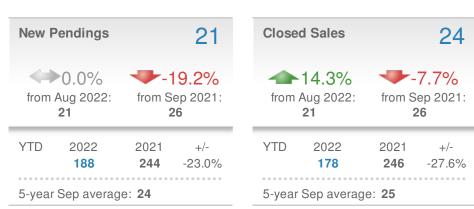
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## September 2022

Tredyffrin-Easttown (Chester, PA) - Attached

Tri-County Suburban REALTORS

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Median Sold Price		\$420,000			
<b>21.7%</b> from Aug 2022: <b>\$345,000</b>		<b>1.3%</b> from Sep 2021: <b>\$391,250</b>			
YTD	2022 <b>\$350,000</b>	2021 +/- <b>\$399,250</b> -12.3%			
5-yea	r Sep avera	ge: <b>\$321,750</b>			

#### Summary

In Tredyffrin-Easttown (Chester, PA), the median sold price for Attached properties for September was \$420,000, representing an increase of 21.7% compared to last month and an increase of 7.3% from Sep 2021. The average days on market for units sold in September was 7 days, 64% below the 5-year September average of 19 days. There was no month over month change in new contract activity with 21 New Pendings; a 9.7% MoM decrease in All Pendings (new contracts + contracts carried over from August) to 28; and a 22.2% decrease in supply to 7 active units.

This activity resulted in a Contract Ratio of 4.00 pendings per active listing, up from 3.44 in August and an increase from 3.54 in September 2021. The Contract Ratio is 34% higher than the 5-year September average of 2.99. 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	7	Avg DOM		7	Avg Sold OLP Ratio		02.7%
Min 22	Max	7 Min		Max	Min		102 Max
Min 22 7 5-year Sep avera	47	7	19 year Sep aver	41	96.1%	99.5% year Sep aver	102.7%
Aug 2022 Sep 2021 9 13		Aug 2022 <b>7</b>	Sep 2021 <b>15</b>	YTD 9	Aug 2022 <b>103.0%</b>	Sep 2021 <b>100.6%</b>	YTD 103.4%

