

# September 2022

All Home Types  
Detached  
Attached

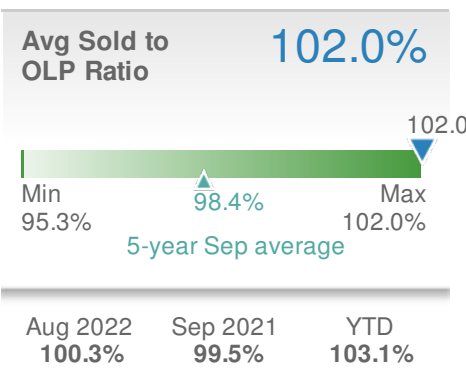
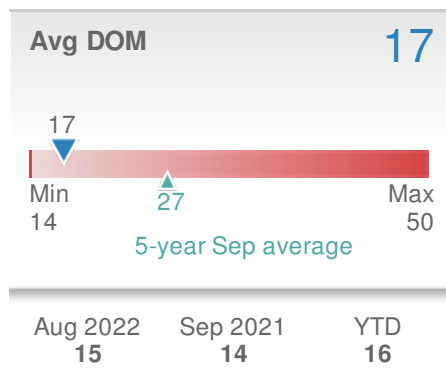
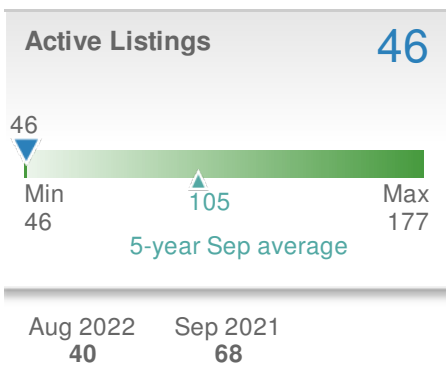
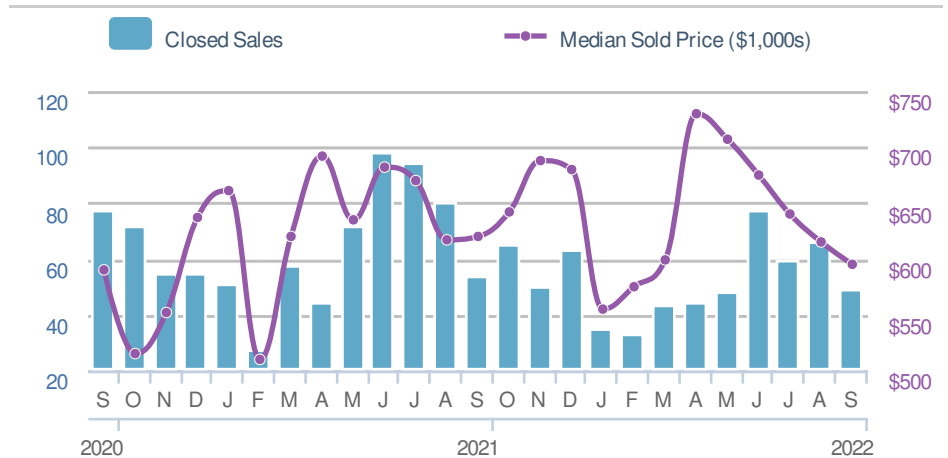
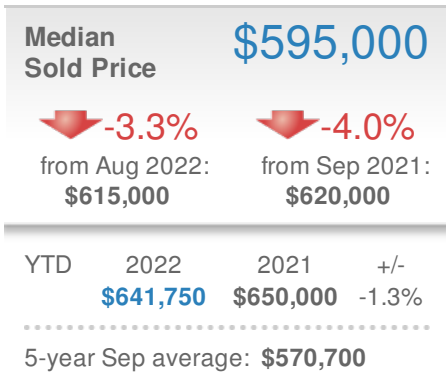
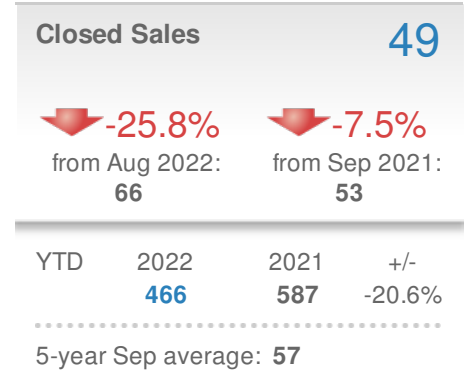
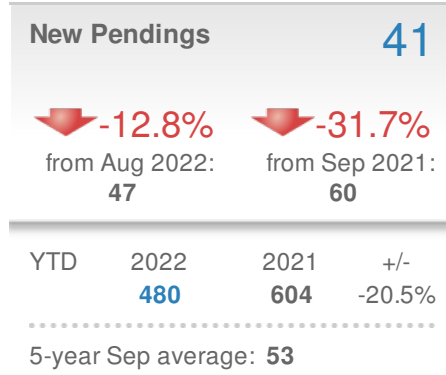
## Local Market Insight

### Tredyffrin-Easttown (Chester, PA)

# September 2022

Tredyffrin-Easttown (Chester, PA)

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

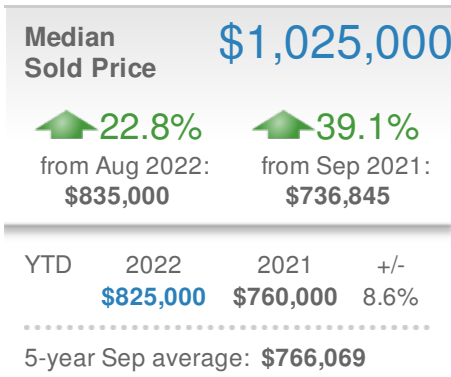
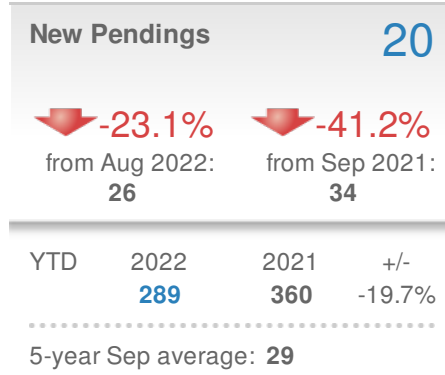
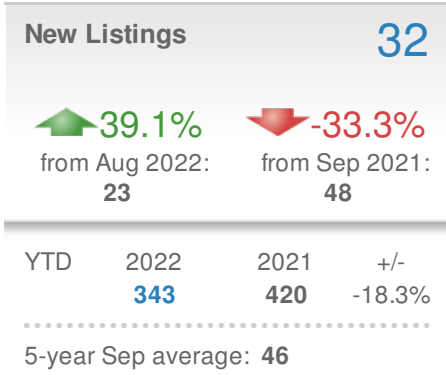


## September 2022

### Tredyffrin-Easttown (Chester, PA) - Detached

Tri-County Suburban REALTORS

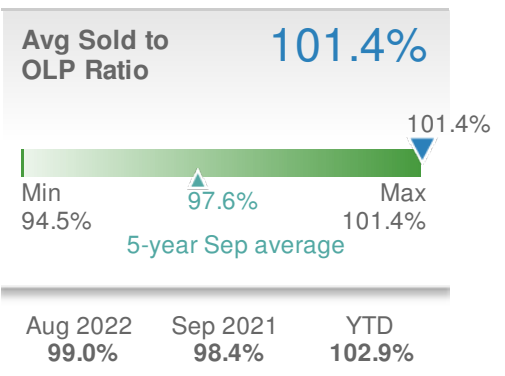
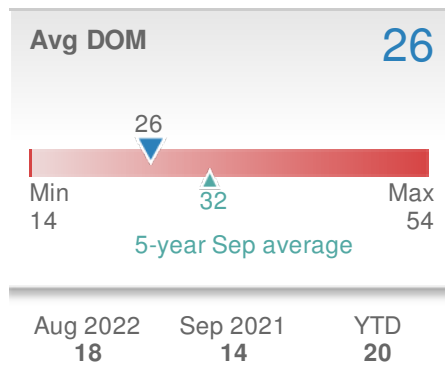
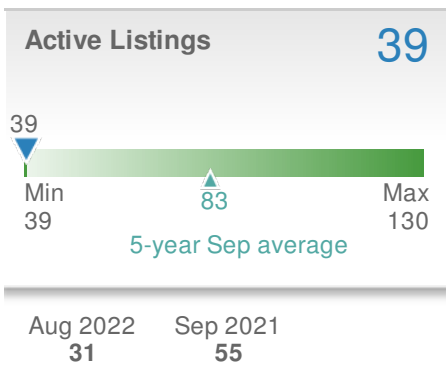
Email: [adevice@tcsr.realtor](mailto:adevice@tcsr.realtor)



### 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 buyer's favor.

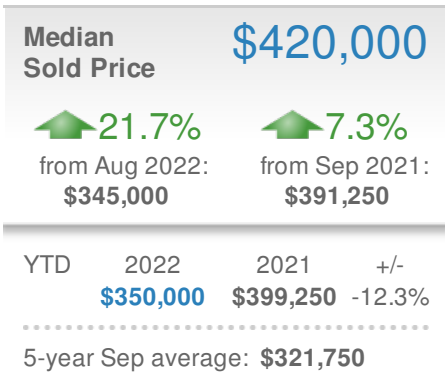
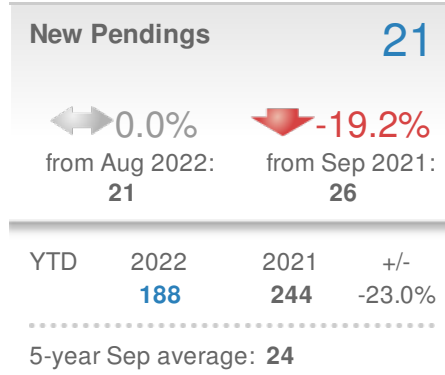
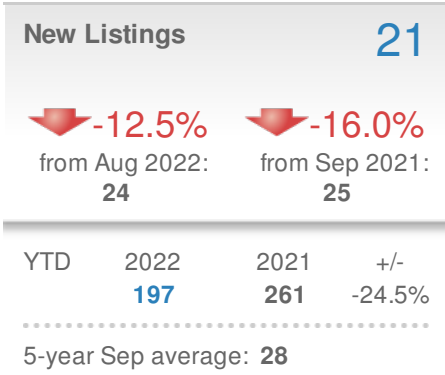


# September 2022

## Tredyffrin-Easttown (Chester, PA) - Attached

Tri-County Suburban REALTORS

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



### 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.

