

October 2021

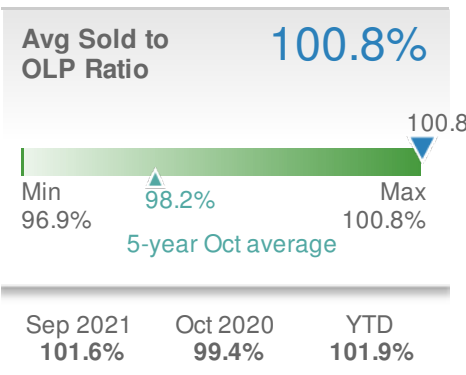
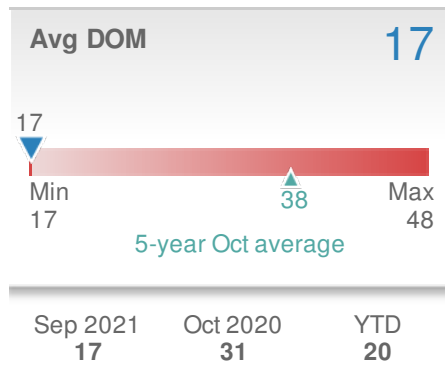
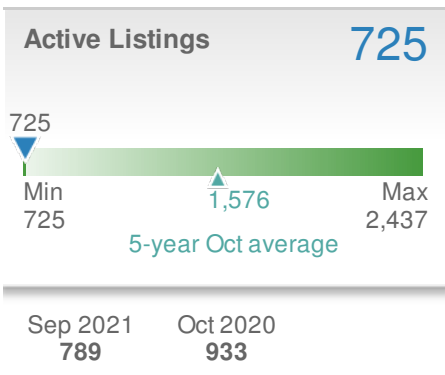
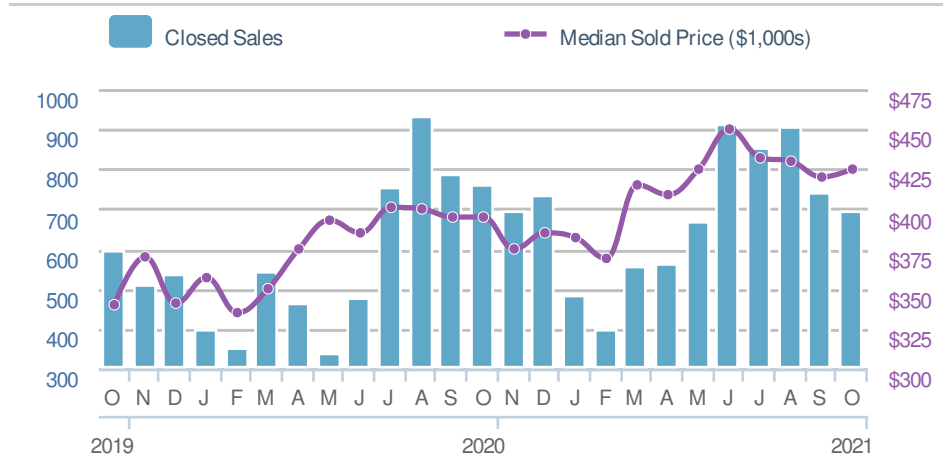
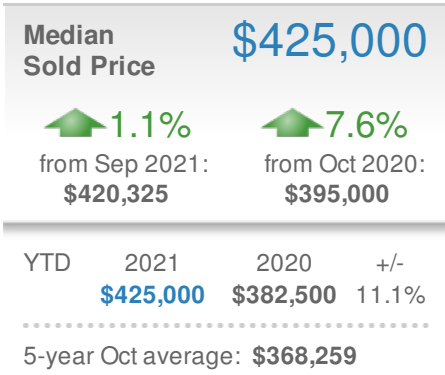
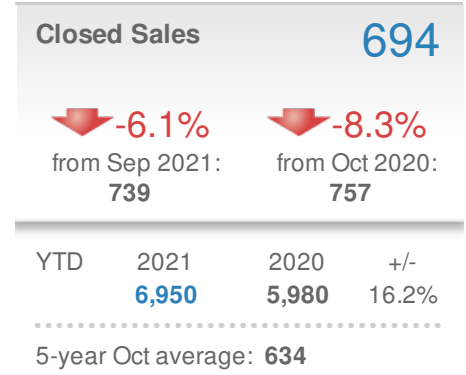
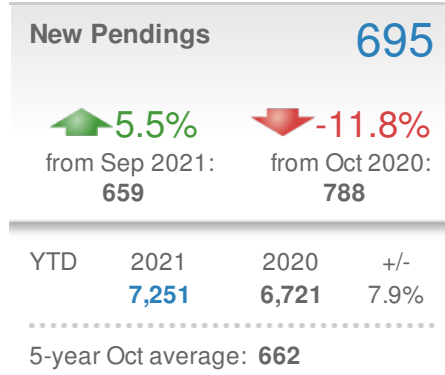
All Home Types
Detached
Attached

Local Market Insight

Chester County, PA

October 2021 Chester County, PA

Email: info@tcsr.realtor

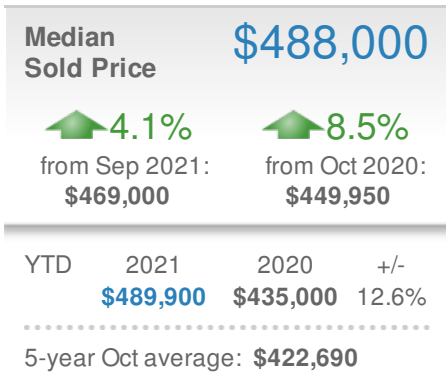
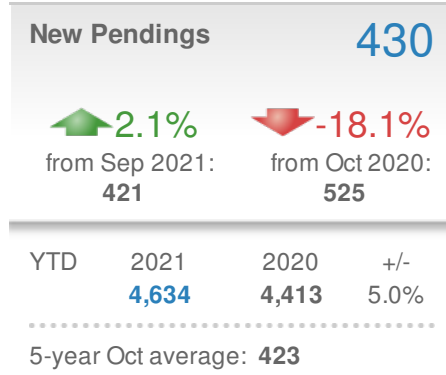
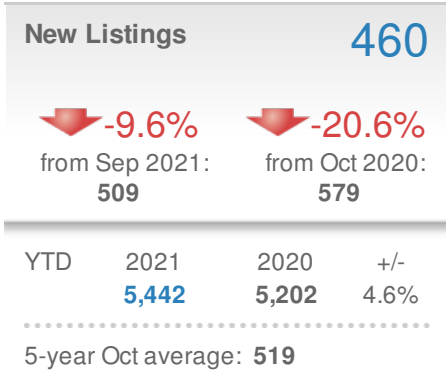


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Chester County, PA - Detached

Tri-County Suburban REALTORS

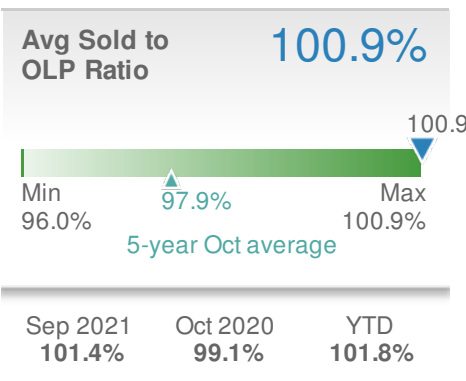
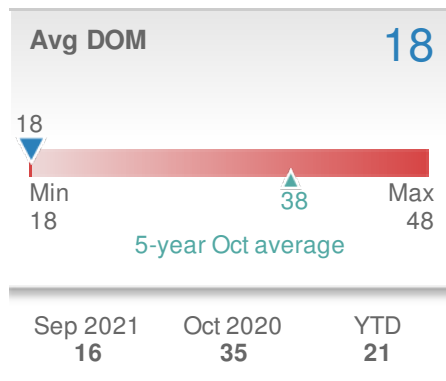
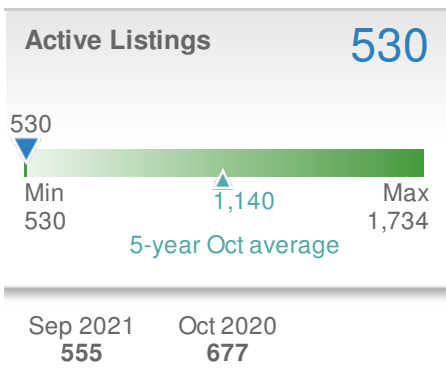
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Summary

In Chester County, PA, the median sold price for Detached properties for October was \$488,000, representing an increase of 4.1% compared to last month and an increase of 8.5% from Oct 2020. The average days on market for units sold in October was 18 days, 53% below the 5-year October average of 38 days. There was a 2.1% month over month increase in new contract activity with 430 New Pendings; a 5% MoM decrease in All Pendings (new contracts + contracts carried over from September) to 847; and a 4.5% decrease in supply to 530 active units.

This activity resulted in a Contract Ratio of 1.60 pendings per active listing, down from 1.61 in September and an increase from 1.45 in October 2020. The Contract Ratio is 77% higher than the 5-year October average of 0.90. 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.

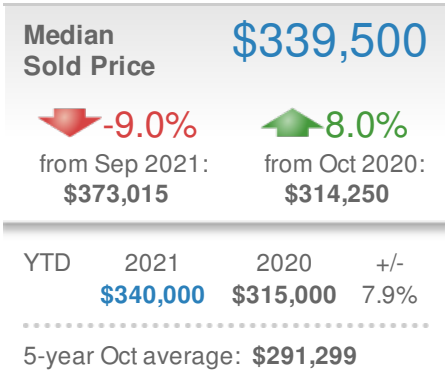
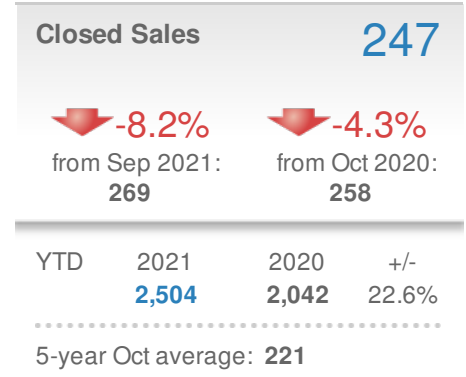
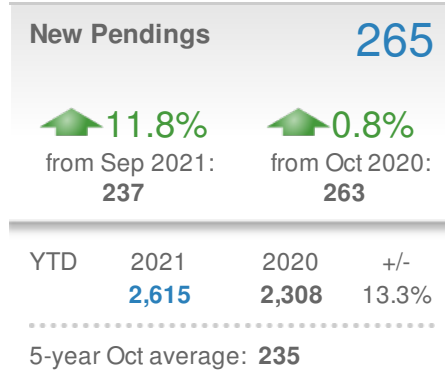
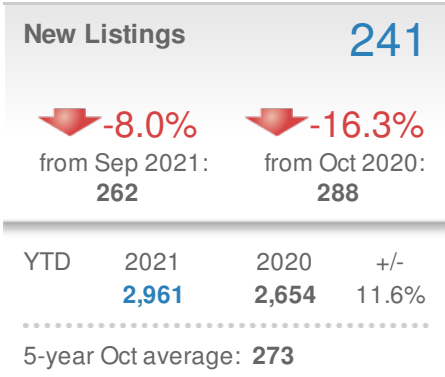


October 2021

Chester County, PA - Attached

Tri-County Suburban REALTORS

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Summary

In Chester County, PA, the median sold price for Attached properties for October was \$339,500, representing a decrease of 9% compared to last month and an increase of 8% from Oct 2020. The average days on market for units sold in October was 15 days, 58% below the 5-year October average of 36 days. There was an 11.8% month over month increase in new contract activity with 265 New Pendings; a 0.7% MoM decrease in All Pendings (new contracts + contracts carried over from September) to 539; and a 16.7% decrease in supply to 195 active units.

This activity resulted in a Contract Ratio of 2.76 pendings per active listing, up from 2.32 in September and an increase from 2.27 in October 2020. The Contract Ratio is 88% higher than the 5-year October average of 1.47. 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.

