

January 2026

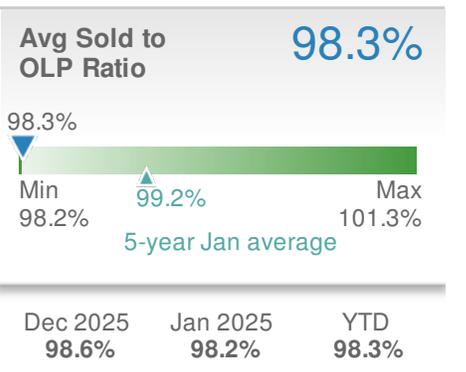
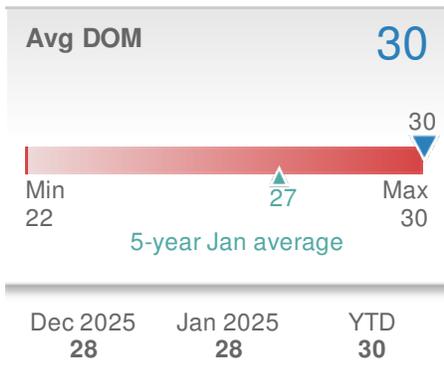
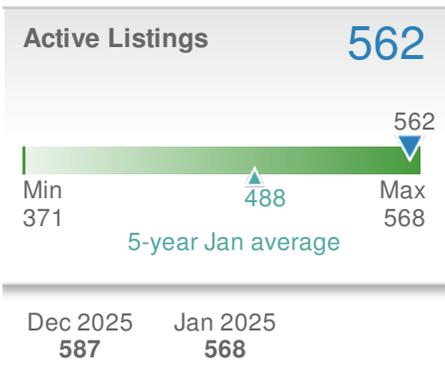
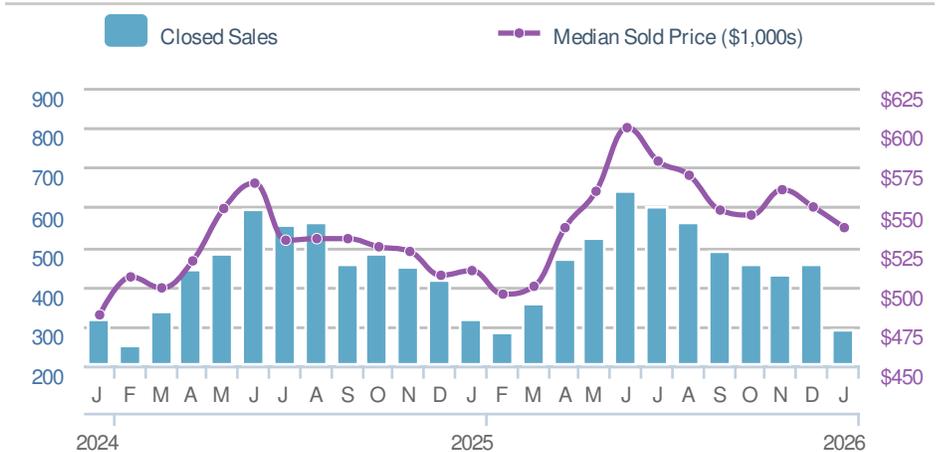
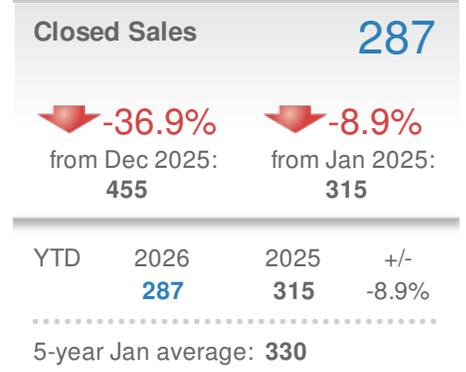
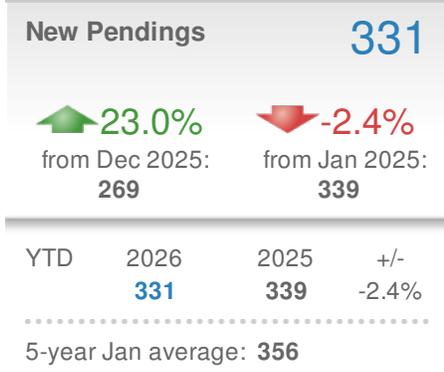
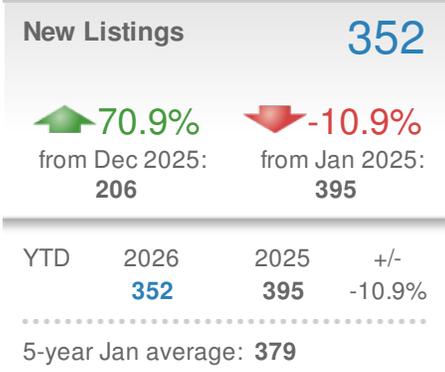
All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Chester County, PA

January 2026
Chester County, PA

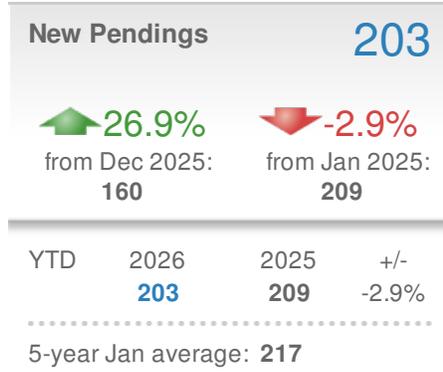
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January 2026

Chester County, PA - Detached

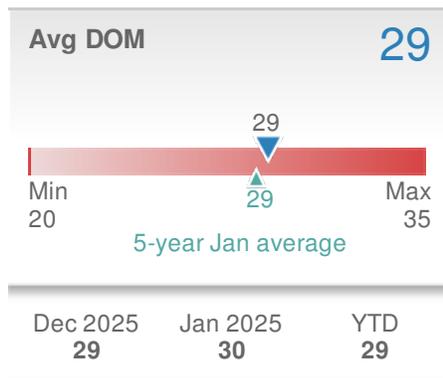
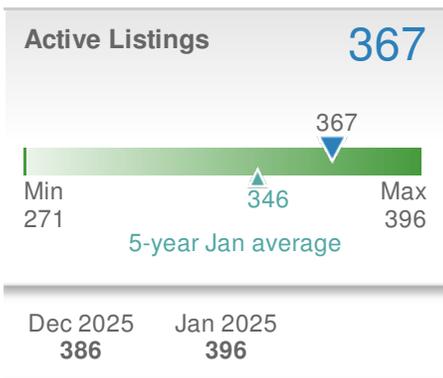
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Summary

In Chester County, PA, the median sold price for Detached properties for January was \$637,500, representing an increase of 3.2% compared to last month and an increase of 9.9% from Jan 2025. The average days on market for units sold in January was 29 days, the same as the 5-year January average of 29 days. There was a 26.9% month over month increase in new contract activity with 203 New Pendings; a 1.5% MoM increase in All Pendings (new contracts + contracts carried over from December) to 395; and a 4.9% decrease in supply to 367 active units.

This activity resulted in a Contract Ratio of 1.08 pendings per active listing, up from 1.01 in December and a decrease from 1.21 in January 2025. The Contract Ratio is 17% lower than the 5-year January average of 1.30. 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.



January 2026

Chester County, PA - Attached

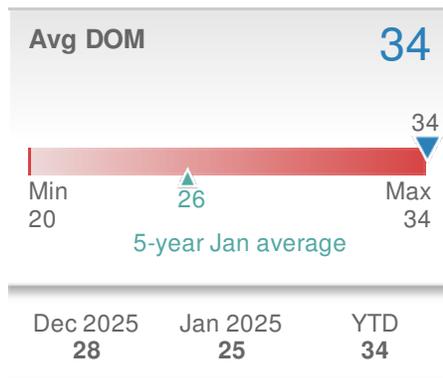
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Summary

In Chester County, PA, the median sold price for Attached properties for January was \$431,190, representing a decrease of 4.3% compared to last month and a decrease of 0.9% from Jan 2025. The average days on market for units sold in January was 34 days, 32% above the 5-year January average of 26 days. There was a 17.4% month over month increase in new contract activity with 128 New Pendings; a 7.7% MoM increase in All Pendings (new contracts + contracts carried over from December) to 195; and a 3% decrease in supply to 195 active units.

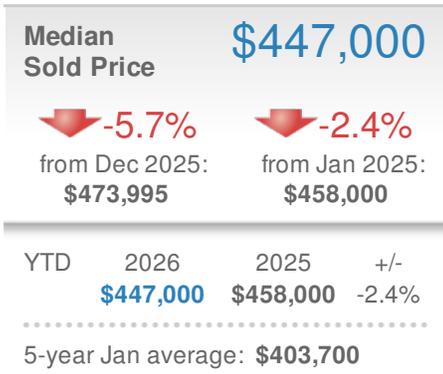
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, up from 0.90 in December and a decrease from 1.16 in January 2025. The Contract Ratio is 52% lower than the 5-year January average of 2.08. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



January 2026

Chester County, PA - Attached/Townhouse

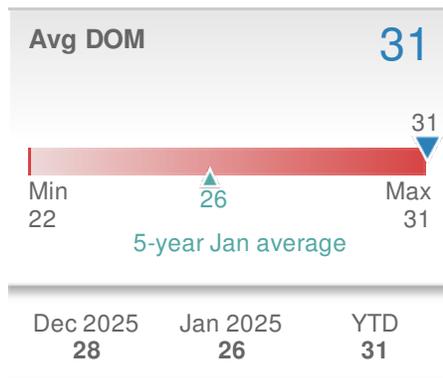
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Summary

In Chester County, PA, the median sold price for Attached/Townhouse properties for January was \$447,000, representing a decrease of 5.7% compared to last month and a decrease of 2.4% from Jan 2025. The average days on market for units sold in January was 31 days, 18% above the 5-year January average of 26 days. There was a 28% month over month increase in new contract activity with 119 New Pendings; a 13.1% MoM increase in All Pendings (new contracts + contracts carried over from December) to 181; and a 5% decrease in supply to 170 active units.

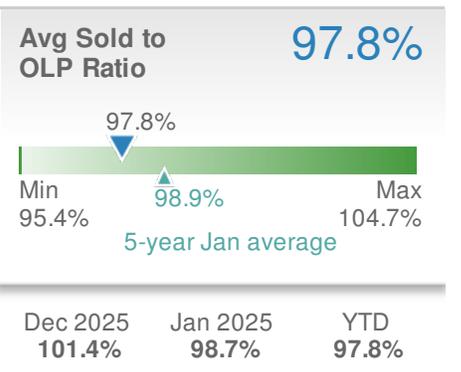
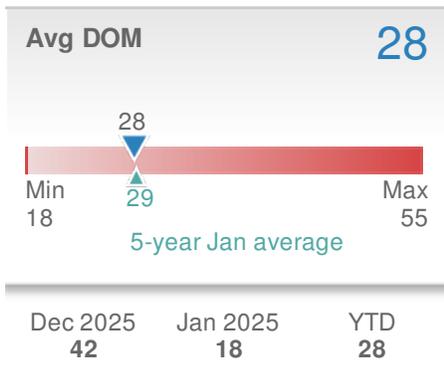
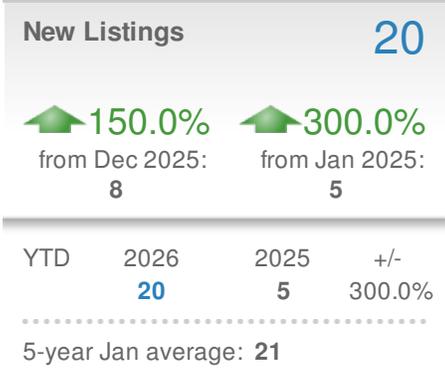
This activity resulted in a Contract Ratio of 1.06 pendings per active listing, up from 0.89 in December and a decrease from 1.16 in January 2025. The Contract Ratio is 48% lower than the 5-year January average of 2.05. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



January 2026

Avon Grove (Chester, PA)

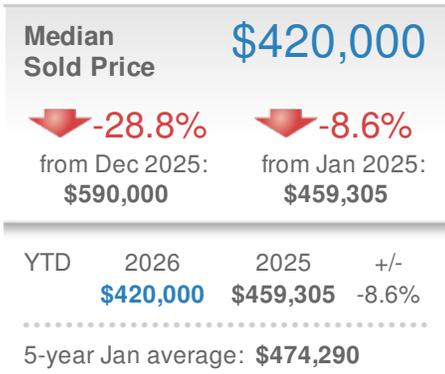
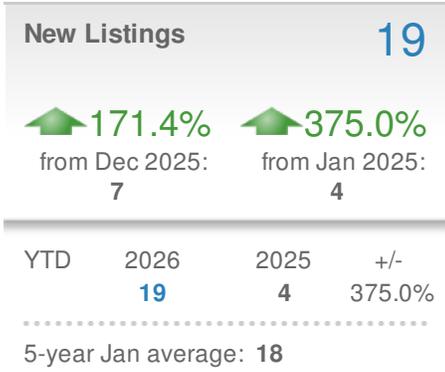
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January 2026

Avon Grove (Chester, PA) - Detached

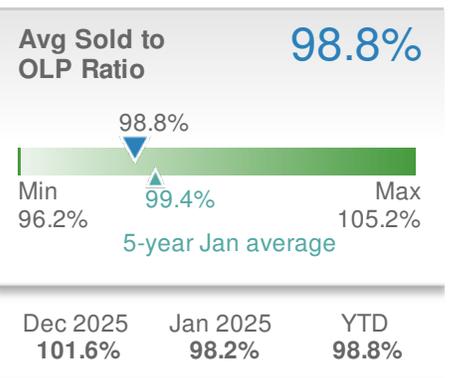
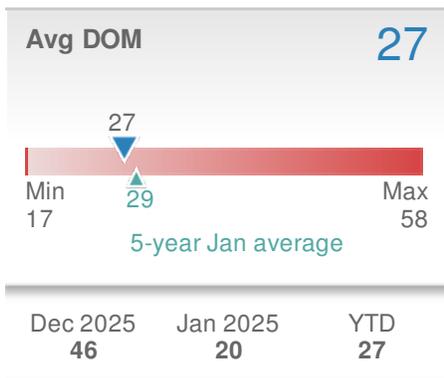
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Summary

In Avon Grove (Chester, PA), the median sold price for Detached properties for January was \$420,000, representing a decrease of 28.8% compared to last month and a decrease of 8.6% from Jan 2025. The average days on market for units sold in January was 27 days, 7% below the 5-year January average of 29 days. There was a 55.6% month over month increase in new contract activity with 14 New Pendings; a 29.4% MoM increase in All Pendings (new contracts + contracts carried over from December) to 22; and a 16% increase in supply to 29 active units.

This activity resulted in a Contract Ratio of 0.76 pendings per active listing, up from 0.68 in December and a decrease from 1.68 in January 2025. The Contract Ratio is 59% lower than the 5-year January average of 1.85. 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.



January 2026

Avon Grove (Chester, PA) - Attached

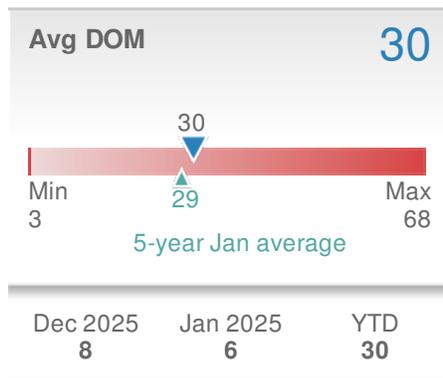
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Summary

In Avon Grove (Chester, PA), the median sold price for Attached properties for January was \$235,000, representing a decrease of 29.3% compared to last month and an increase of 5% from Jan 2025. The average days on market for units sold in January was 30 days, 5% above the 5-year January average of 29 days. There was a 50% month over month decrease in new contract activity with 1 New Pendings; a 100% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 0; and no change in supply with 0 active units.

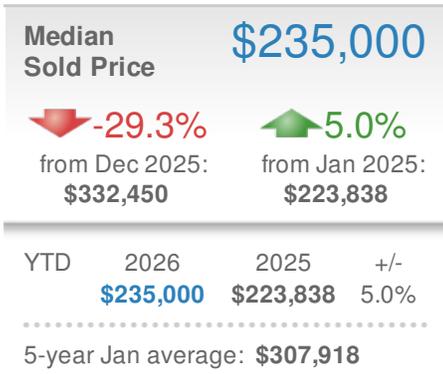
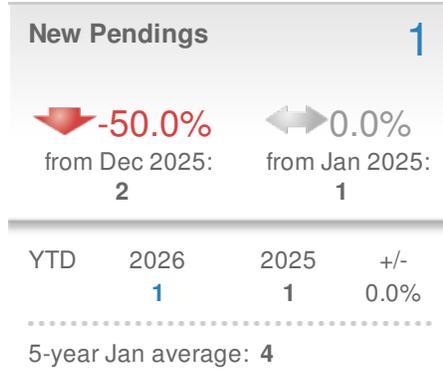
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from December and a decrease from 1.00 in January 2025. The Contract Ratio is 100% lower than the 5-year January average of 7.00. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



January 2026

Avon Grove (Chester, PA) - Attached/Townhouse

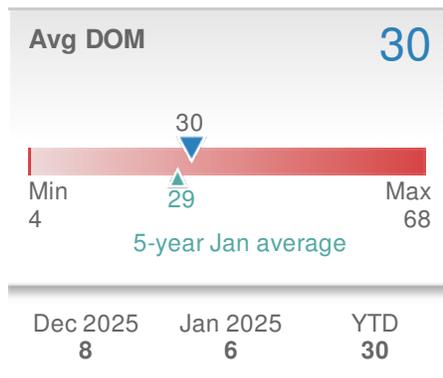
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Summary

In Avon Grove (Chester, PA), the median sold price for Attached/Townhouse properties for January was \$235,000, representing a decrease of 29.3% compared to last month and an increase of 5% from Jan 2025. The average days on market for units sold in January was 30 days, 4% above the 5-year January average of 29 days. There was a 50% month over month decrease in new contract activity with 1 New Pendings; a 100% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 0; and no change in supply with 0 active units.

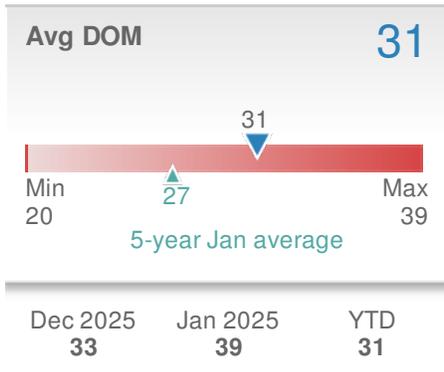
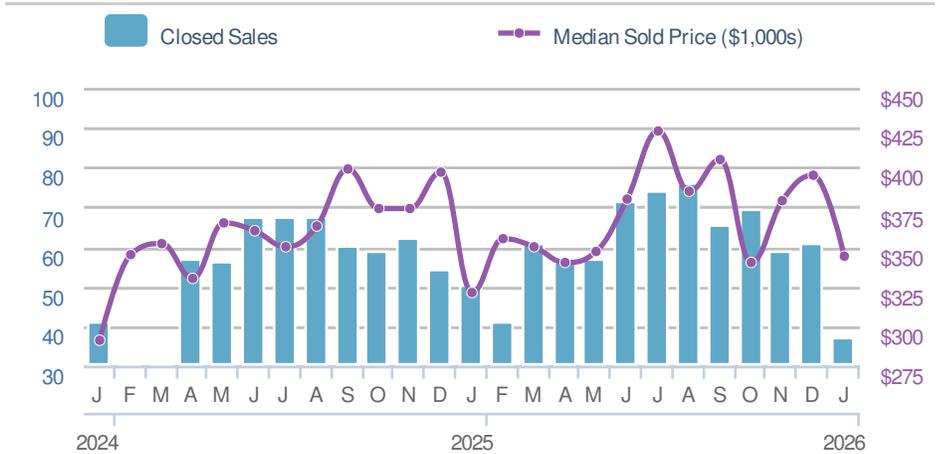
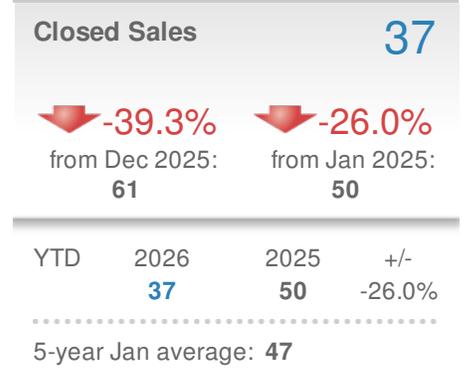
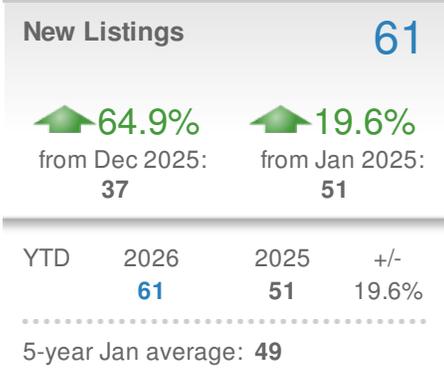
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from December and a decrease from 2.00 in January 2025. The Contract Ratio is 100% lower than the 5-year January average of 7.20. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



January 2026

Coatesville Area (Chester, PA)

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January 2026

Coatesville Area (Chester, PA) - Detached

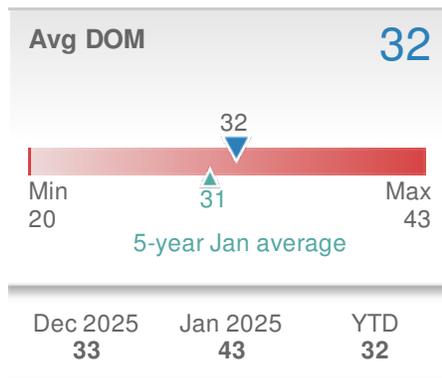
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Summary

In Coatesville Area (Chester, PA), the median sold price for Detached properties for January was \$365,000, representing a decrease of 14.7% compared to last month and a decrease of 6% from Jan 2025. The average days on market for units sold in January was 32 days, 4% above the 5-year January average of 31 days. There was a 12% month over month increase in new contract activity with 28 New Pendings; an 8.2% MoM increase in All Pendings (new contracts + contracts carried over from December) to 53; and a 21.6% increase in supply to 45 active units.

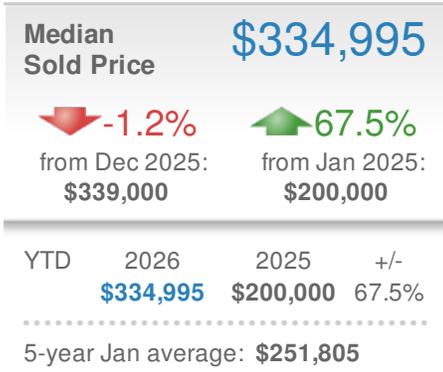
This activity resulted in a Contract Ratio of 1.18 pendings per active listing, down from 1.32 in December and an increase from 0.90 in January 2025. The Contract Ratio is 4% higher than the 5-year January average of 1.14. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



January 2026

Coatesville Area (Chester, PA) - Attached

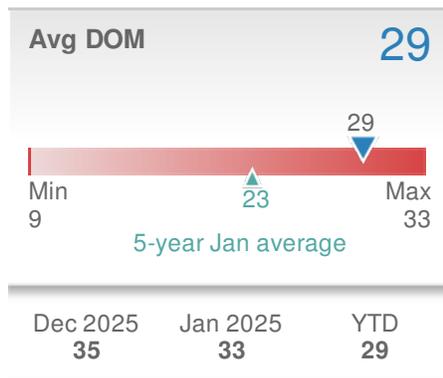
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Summary

In Coatesville Area (Chester, PA), the median sold price for Attached properties for January was \$334,995, representing a decrease of 1.2% compared to last month and an increase of 67.5% from Jan 2025. The average days on market for units sold in January was 29 days, 27% above the 5-year January average of 23 days. There was a 5% month over month increase in new contract activity with 21 New Pendings; a 4.2% MoM increase in All Pendings (new contracts + contracts carried over from December) to 50; and a 17.1% increase in supply to 41 active units.

This activity resulted in a Contract Ratio of 1.22 pendings per active listing, down from 1.37 in December and a decrease from 2.22 in January 2025. The Contract Ratio is 59% lower than the 5-year January average of 2.95. 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.



January 2026

Coatesville Area (Chester, PA) - Attached/Townhouse

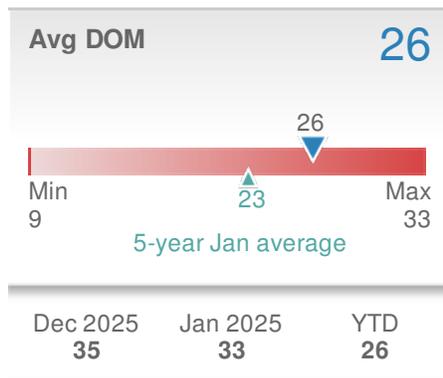
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Summary

In Coatesville Area (Chester, PA), the median sold price for Attached/Townhouse properties for January was \$339,990, representing an increase of 0.3% compared to last month and an increase of 70% from Jan 2025. The average days on market for units sold in January was 26 days, 15% above the 5-year January average of 23 days. There was a 10.5% month over month increase in new contract activity with 21 New Pendings; a 6.4% MoM increase in All Pendings (new contracts + contracts carried over from December) to 50; and a 14.7% increase in supply to 39 active units.

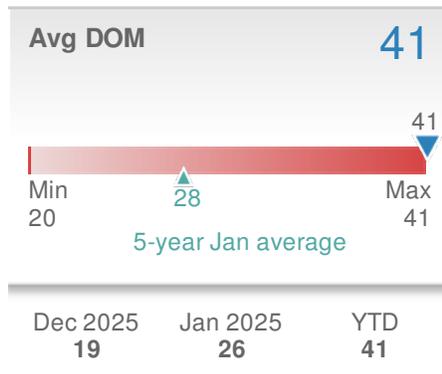
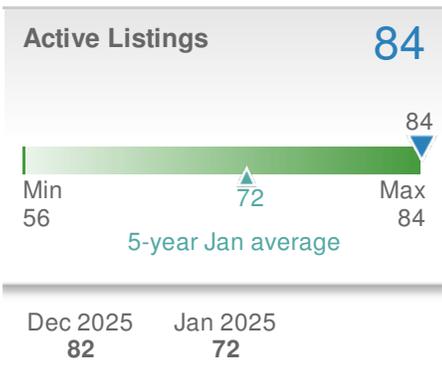
This activity resulted in a Contract Ratio of 1.28 pendings per active listing, down from 1.38 in December and a decrease from 2.15 in January 2025. The Contract Ratio is 56% lower than the 5-year January average of 2.89. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



January 2026

Downingtown Area (Chester, PA)

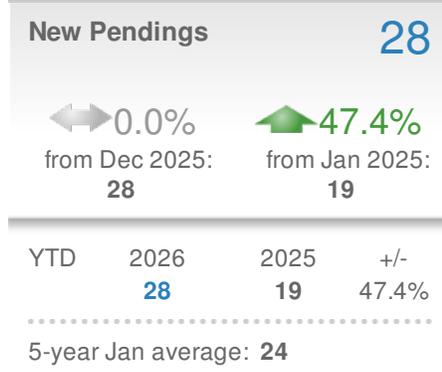
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January 2026

Downingtown Area (Chester, PA) - Detached

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Summary

In Downingtown Area (Chester, PA), the median sold price for Detached properties for January was \$777,000, representing an increase of 7.9% compared to last month and an increase of 37.5% from Jan 2025. The average days on market for units sold in January was 41 days, 39% above the 5-year January average of 30 days. There was no month over month change in new contract activity with 28 New Pendings; a 13.8% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 75; and an 8.3% increase in supply to 52 active units.

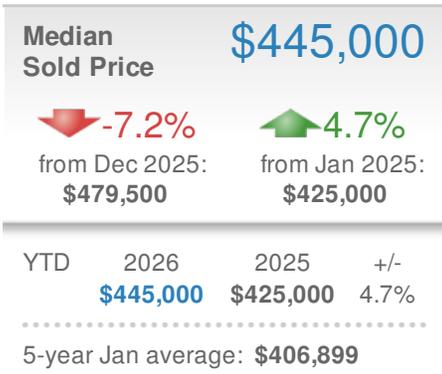
This activity resulted in a Contract Ratio of 1.44 pendings per active listing, down from 1.81 in December and an increase from 1.02 in January 2025. The Contract Ratio is 11% higher than the 5-year January average of 1.30. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



January 2026

Downingtown Area (Chester, PA) - Attached

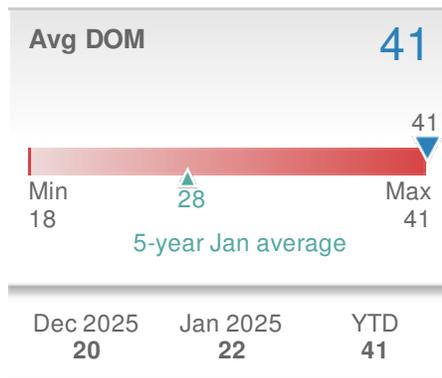
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Summary

In Downingtown Area (Chester, PA), the median sold price for Attached properties for January was \$445,000, representing a decrease of 7.2% compared to last month and an increase of 4.7% from Jan 2025. The average days on market for units sold in January was 41 days, 49% above the 5-year January average of 28 days. There was a 23.5% month over month increase in new contract activity with 21 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from December) with 36; and a 5.9% decrease in supply to 32 active units.

This activity resulted in a Contract Ratio of 1.13 pendings per active listing, up from 1.06 in December and a decrease from 1.87 in January 2025. The Contract Ratio is 59% lower than the 5-year January average of 2.76. 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.



January 2026

Downingtown Area (Chester, PA) - Attached/Townhouse

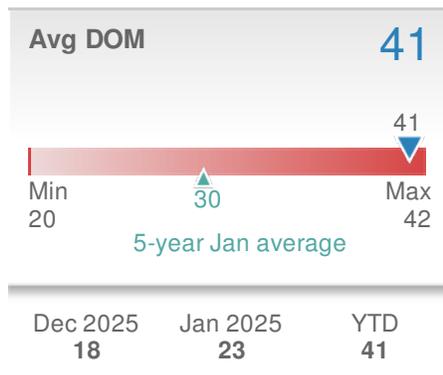
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Summary

In Downingtown Area (Chester, PA), the median sold price for Attached/Townhouse properties for January was \$466,500, representing a decrease of 5.2% compared to last month and an increase of 3.1% from Jan 2025. The average days on market for units sold in January was 41 days, 37% above the 5-year January average of 30 days. There was a 25% month over month increase in new contract activity with 20 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from December) with 34; and a 9.7% decrease in supply to 28 active units.

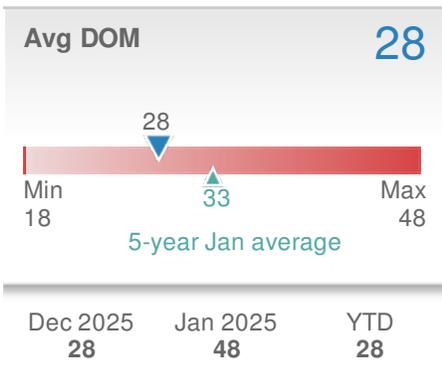
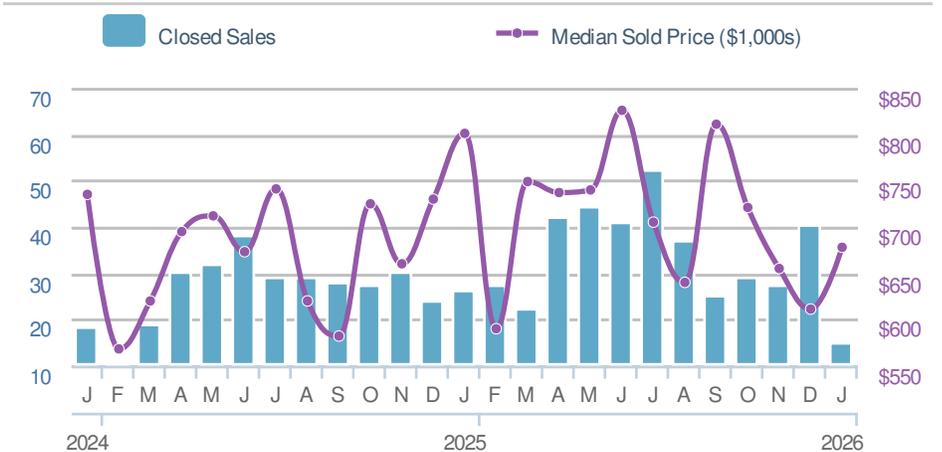
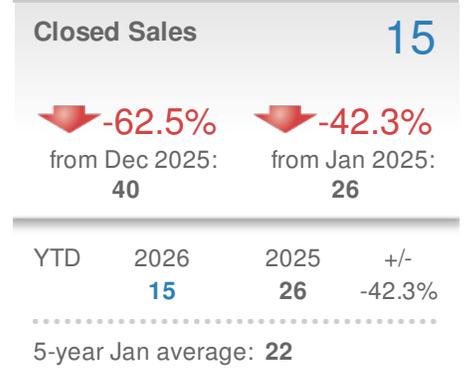
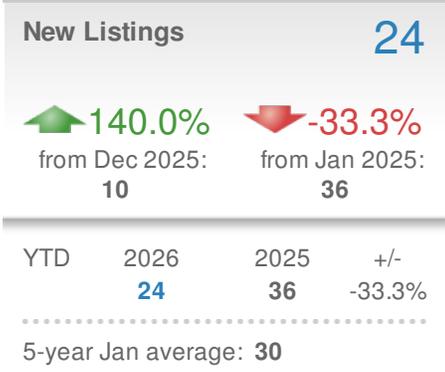
This activity resulted in a Contract Ratio of 1.21 pendings per active listing, up from 1.10 in December and a decrease from 1.92 in January 2025. The Contract Ratio is 56% lower than the 5-year January average of 2.76. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



January 2026

Great Valley (Chester, PA)

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January 2026

Great Valley (Chester, PA) - Detached

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New Listings 14

▲ 75.0% ▼ -17.6%
 from Dec 2025: 8 from Jan 2025: 17

YTD	2026	2025	+/-
	14	17	-17.6%

5-year Jan average: 16

New Pendings 17

▲ 112.5% ▲ 13.3%
 from Dec 2025: 8 from Jan 2025: 15

YTD	2026	2025	+/-
	17	15	13.3%

5-year Jan average: 14

Closed Sales 8

▼ -66.7% ▼ -46.7%
 from Dec 2025: 24 from Jan 2025: 15

YTD	2026	2025	+/-
	8	15	-46.7%

5-year Jan average: 12

Median Sold Price \$772,500

▲ 10.4% ▼ -29.8%
 from Dec 2025: \$700,000 from Jan 2025: \$1,100,000

YTD	2026	2025	+/-
	\$772,500	\$1,100,000	-29.8%

5-year Jan average: \$976,250

Summary

In Great Valley (Chester, PA), the median sold price for Detached properties for January was \$772,500, representing an increase of 10.4% compared to last month and a decrease of 29.8% from Jan 2025. The average days on market for units sold in January was 32 days, 20% below the 5-year January average of 40 days. There was a 112.5% month over month increase in new contract activity with 17 New Pendings; a 42.1% MoM increase in All Pendings (new contracts + contracts carried over from December) to 27; and a 23.1% decrease in supply to 20 active units.

This activity resulted in a Contract Ratio of 1.35 pendings per active listing, up from 0.73 in December and a decrease from 1.75 in January 2025. The Contract Ratio is 3% lower than the 5-year January average of 1.39. 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 20

Dec 2025	Jan 2025
26	16

Avg DOM 32

Dec 2025	Jan 2025	YTD
25	42	32

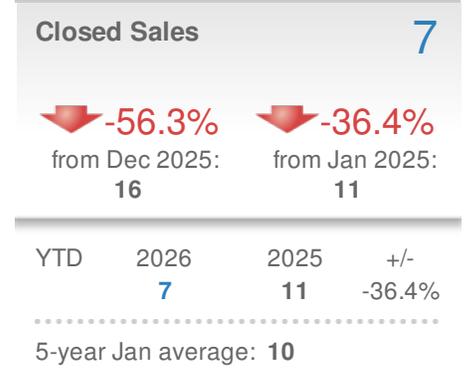
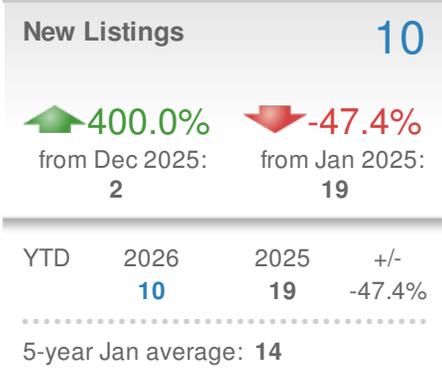
Avg Sold to OLP Ratio 96.6%

Dec 2025	Jan 2025	YTD
96.5%	98.5%	96.6%

January 2026

Great Valley (Chester, PA) - Attached

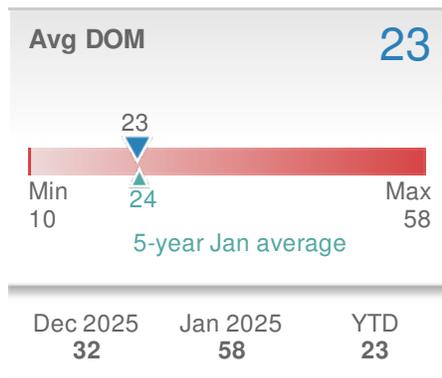
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Great Valley (Chester, PA), the median sold price for Attached properties for January was \$659,000, representing an increase of 33.9% compared to last month and an increase of 0.3% from Jan 2025. The average days on market for units sold in January was 23 days, 3% below the 5-year January average of 24 days. There was a 55.6% month over month increase in new contract activity with 14 New Pendings; a 26.7% MoM increase in All Pendings (new contracts + contracts carried over from December) to 19; and a 21.7% decrease in supply to 18 active units.

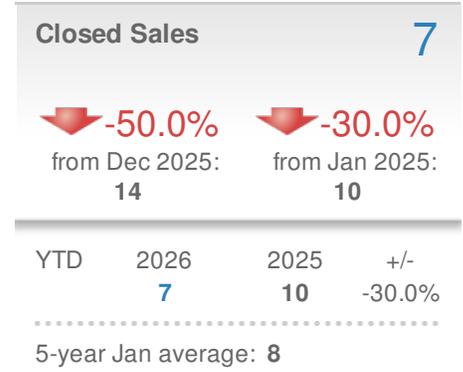
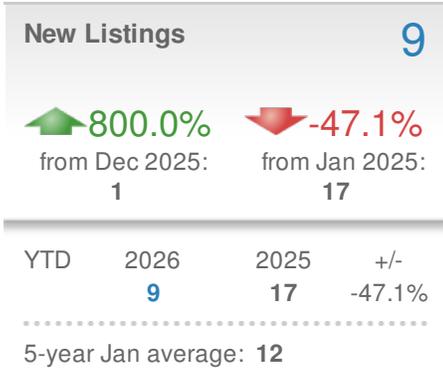
This activity resulted in a Contract Ratio of 1.06 pendings per active listing, up from 0.65 in December and an increase from 0.62 in January 2025. The Contract Ratio is 35% lower than the 5-year January average of 1.63. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



January 2026

Great Valley (Chester, PA) - Attached/Townhouse

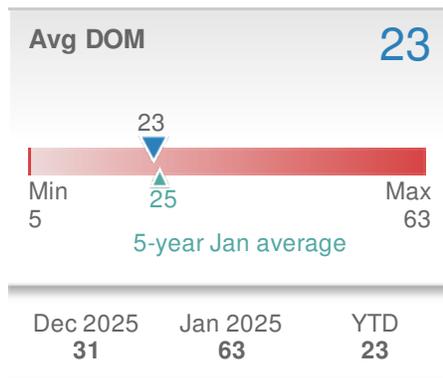
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Great Valley (Chester, PA), the median sold price for Attached/Townhouse properties for January was \$659,000, representing an increase of 23.2% compared to last month and a decrease of 2.7% from Jan 2025. The average days on market for units sold in January was 23 days, 8% below the 5-year January average of 25 days. There was a 62.5% month over month increase in new contract activity with 13 New Pendings; a 21.4% MoM increase in All Pendings (new contracts + contracts carried over from December) to 17; and a 23.8% decrease in supply to 16 active units.

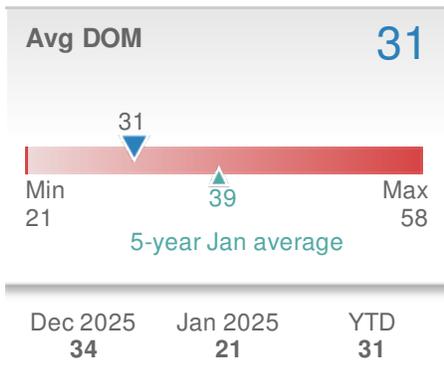
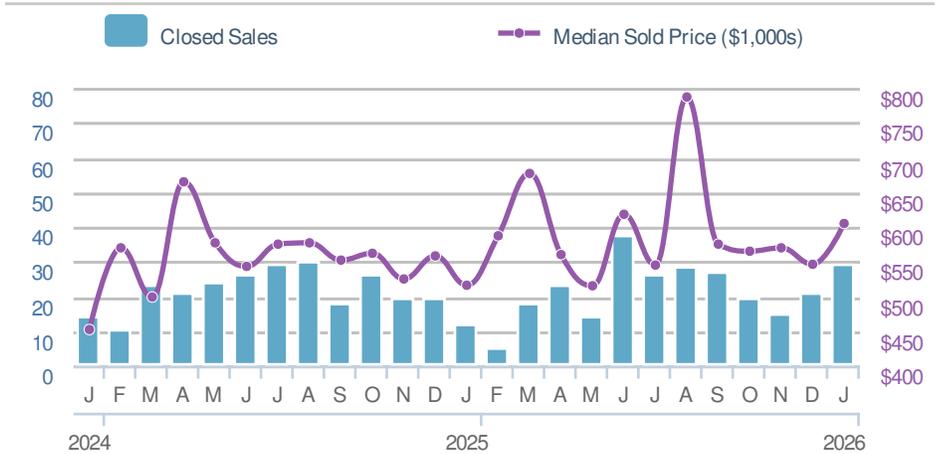
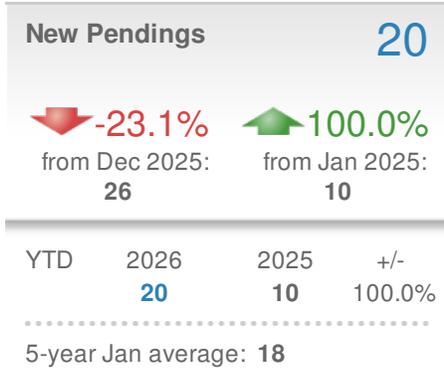
This activity resulted in a Contract Ratio of 1.06 pendings per active listing, up from 0.67 in December and an increase from 0.60 in January 2025. The Contract Ratio is 30% lower than the 5-year January average of 1.52. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



January 2026

Kennett Consolidated (Chester, PA)

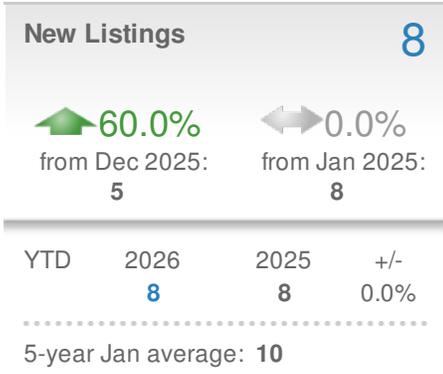
Email: ldavis@tcsr.realtor



January 2026

Kennett Consolidated (Chester, PA) - Detached

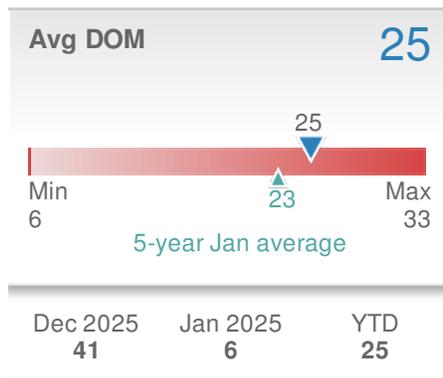
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Kennett Consolidated (Chester, PA), the median sold price for Detached properties for January was \$669,000, representing a decrease of 3% compared to last month and an increase of 10.1% from Jan 2025. The average days on market for units sold in January was 25 days, 8% above the 5-year January average of 23 days. There was a 46.7% month over month decrease in new contract activity with 8 New Pendings; a 39.3% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 17; and a 14.3% increase in supply to 16 active units.

This activity resulted in a Contract Ratio of 1.06 pendings per active listing, down from 2.00 in December and an increase from 0.35 in January 2025. The Contract Ratio is 36% higher than the 5-year January average of 0.78. 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.



January 2026

Kennett Consolidated (Chester, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Kennett Consolidated (Chester, PA), the median sold price for Attached properties for January was \$438,500, representing an increase of 6.7% compared to last month and a decrease of 13.5% from Jan 2025. The average days on market for units sold in January was 40 days, 37% below the 5-year January average of 64 days. There was a 9.1% month over month increase in new contract activity with 12 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from December) with 19; and a 14.7% decrease in supply to 29 active units.

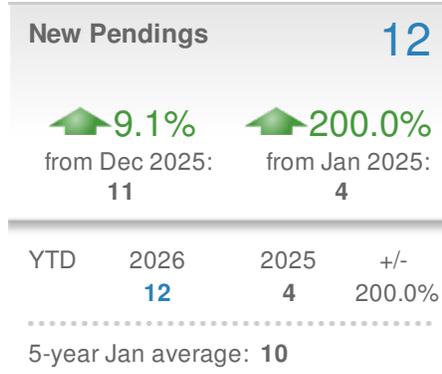
This activity resulted in a Contract Ratio of 0.66 pendings per active listing, up from 0.56 in December and an increase from 0.45 in January 2025. The Contract Ratio is 63% lower than the 5-year January average of 1.76. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



January 2026

Kennett Consolidated (Chester, PA) - Attached/Townhouse **30** County Suburban REALTORS

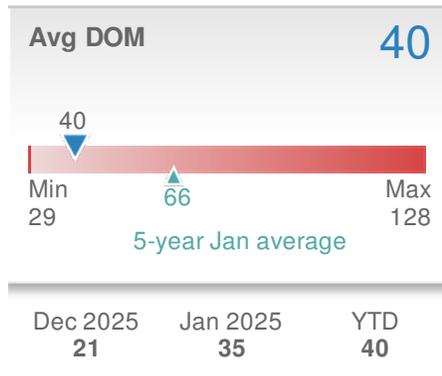
Email: ldavis@tcsr.realtor



Summary

In Kennett Consolidated (Chester, PA), the median sold price for Attached/Townhouse properties for January was \$438,500, representing an increase of 6.7% compared to last month and a decrease of 13.5% from Jan 2025. The average days on market for units sold in January was 40 days, 39% below the 5-year January average of 66 days. There was a 9.1% month over month increase in new contract activity with 12 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from December) with 19; and a 14.7% decrease in supply to 29 active units.

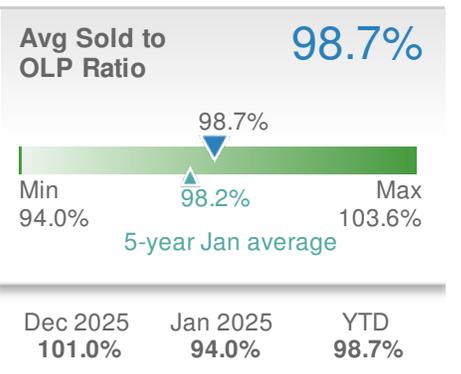
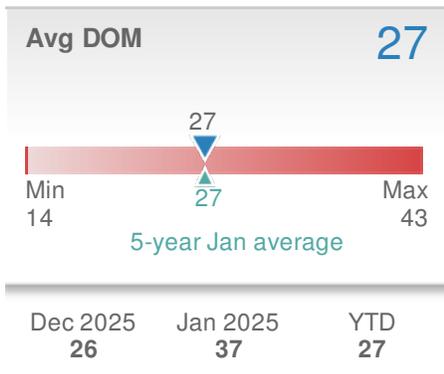
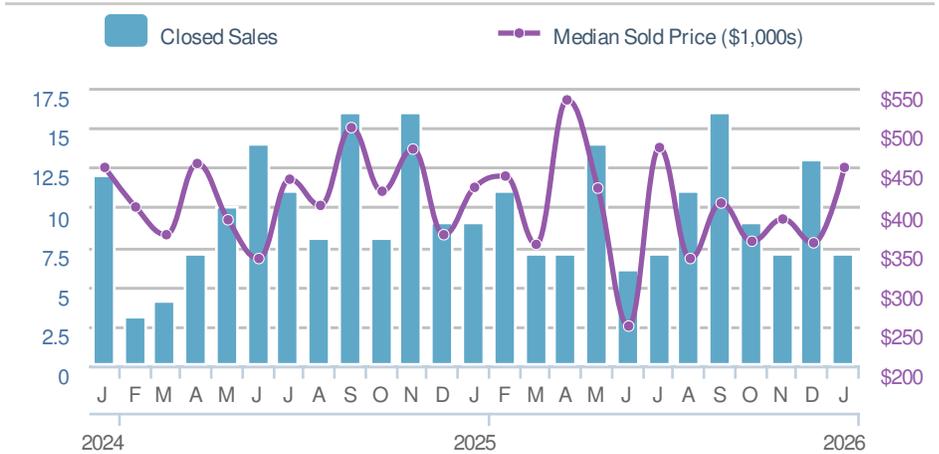
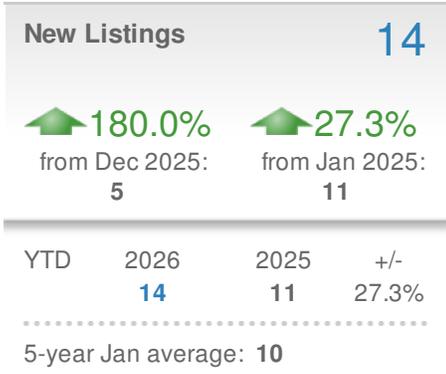
This activity resulted in a Contract Ratio of 0.66 pendings per active listing, up from 0.56 in December and an increase from 0.56 in January 2025. The Contract Ratio is 66% lower than the 5-year January average of 1.95. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



January 2026

Octorara Area (Chester, PA)

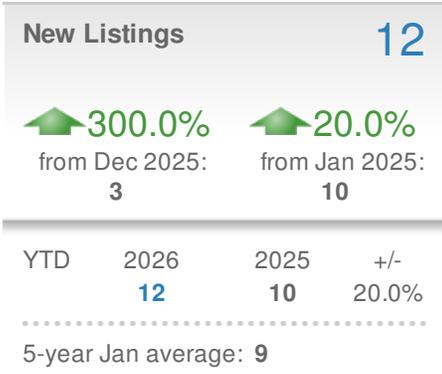
Email: ldavis@tcsr.realtor



January 2026

Octorara Area (Chester, PA) - Detached

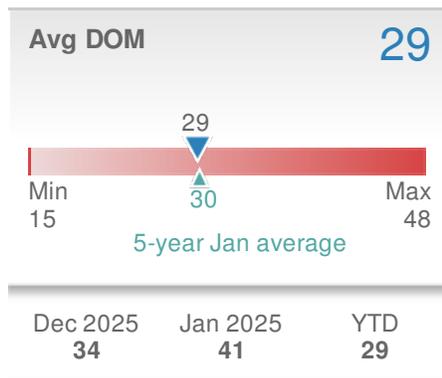
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Octorara Area (Chester, PA), the median sold price for Detached properties for January was \$450,000, representing an increase of 16.9% compared to last month and a decrease of 1% from Jan 2025. The average days on market for units sold in January was 29 days, 2% below the 5-year January average of 30 days. There was a 233.3% month over month increase in new contract activity with 10 New Pendings; an 83.3% MoM increase in All Pendings (new contracts + contracts carried over from December) to 11; and a 4% increase in supply to 26 active units.

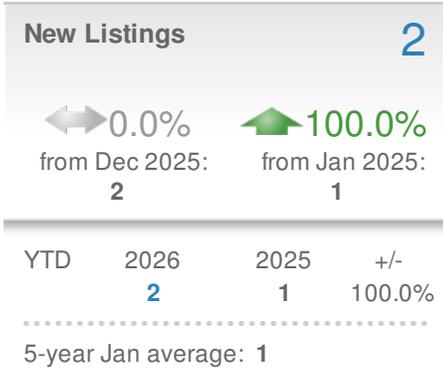
This activity resulted in a Contract Ratio of 0.42 pendings per active listing, up from 0.24 in December and a decrease from 2.06 in January 2025. The Contract Ratio is 52% lower than the 5-year January average of 0.88. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



January 2026

Octorara Area (Chester, PA) - Attached

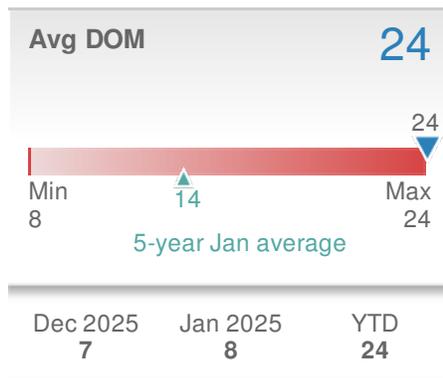
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Summary

In Octorara Area (Chester, PA), the median sold price for Attached properties for January was \$369,000, representing an increase of 49.5% compared to last month and an increase of 47.6% from Jan 2025. The average days on market for units sold in January was 24 days, 67% above the 5-year January average of 14 days. There was no month over month change in new contract activity with 3 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from December) with 3; and a 0% increase in supply to 1 active units.

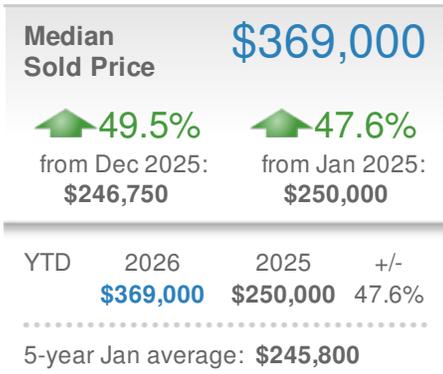
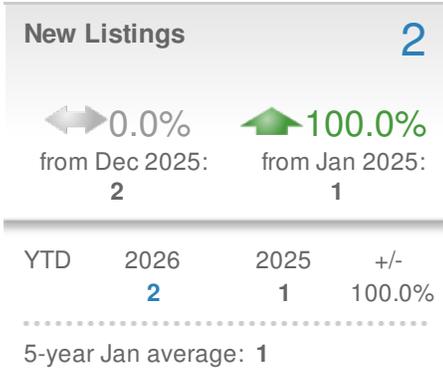
This activity resulted in a Contract Ratio of 3.00 pendings per active listing, up from 0.00 in December and an increase from 0.00 in January 2025. The Contract Ratio is 351% higher than the 5-year January average of 0.67. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



January 2026

Octorara Area (Chester, PA) - Attached/Townhouse

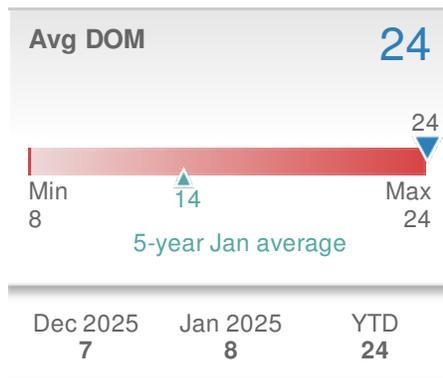
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Octorara Area (Chester, PA), the median sold price for Attached/Townhouse properties for January was \$369,000, representing an increase of 49.5% compared to last month and an increase of 47.6% from Jan 2025. The average days on market for units sold in January was 24 days, 67% above the 5-year January average of 14 days. There was no month over month change in new contract activity with 3 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from December) with 3; and a 0% increase in supply to 1 active units.

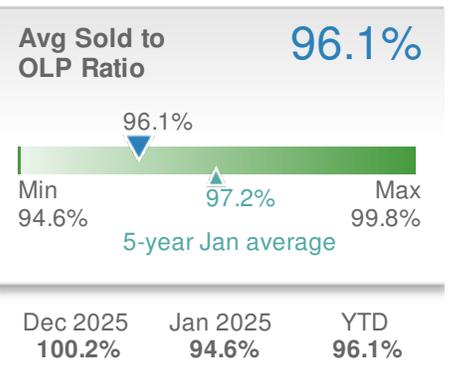
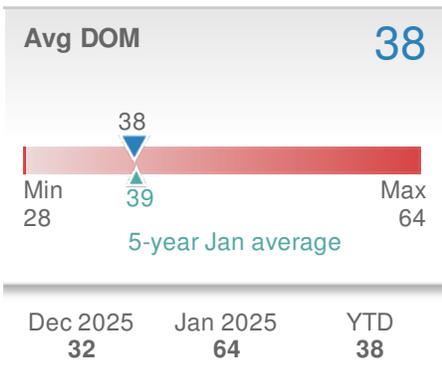
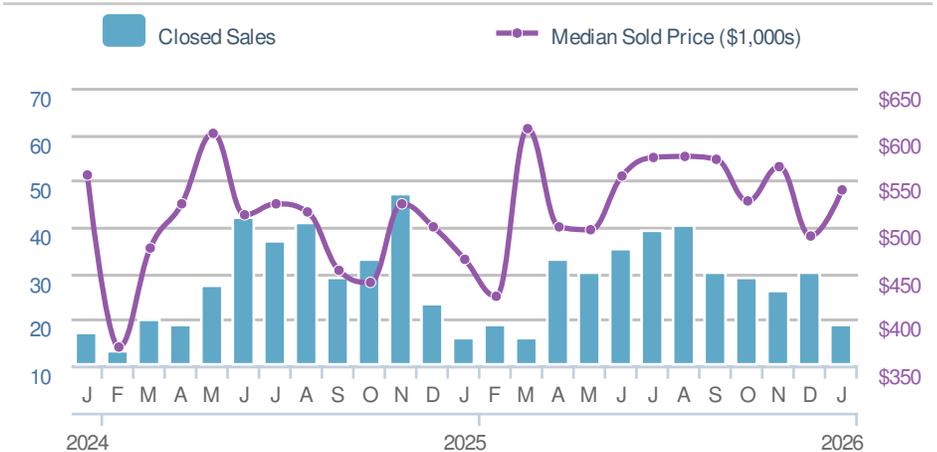
This activity resulted in a Contract Ratio of 3.00 pendings per active listing, up from 0.00 in December and an increase from 0.00 in January 2025. The Contract Ratio is 351% higher than the 5-year January average of 0.67. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



January 2026

Owen J Roberts (Chester, PA)

Email: ldavis@tcsr.realtor



January 2026

Owen J Roberts (Chester, PA) - Detached

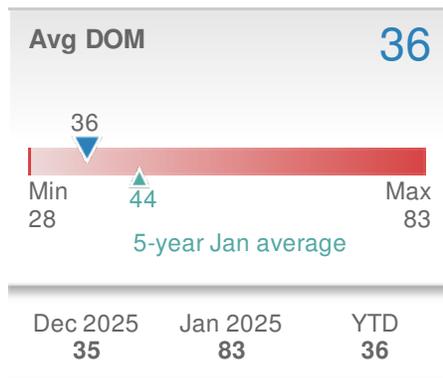
Tri-County Suburban REALTORS
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Summary

In Owen J Roberts (Chester, PA), the median sold price for Detached properties for January was \$632,500, representing an increase of 10% compared to last month and an increase of 19.6% from Jan 2025. The average days on market for units sold in January was 36 days, 18% below the 5-year January average of 44 days. There was a 20% month over month increase in new contract activity with 18 New Pendings; a 12.5% MoM increase in All Pendings (new contracts + contracts carried over from December) to 27; and a 3% decrease in supply to 32 active units.

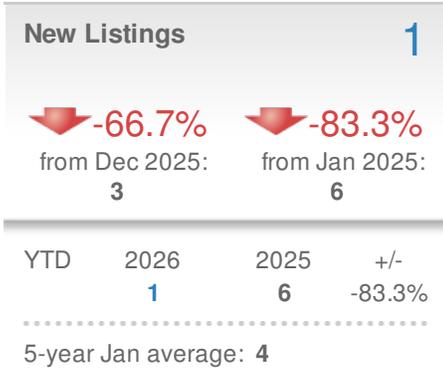
This activity resulted in a Contract Ratio of 0.84 pendings per active listing, up from 0.73 in December and an increase from 0.50 in January 2025. The Contract Ratio is 22% lower than the 5-year January average of 1.07. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



January 2026

Owen J Roberts (Chester, PA) - Attached

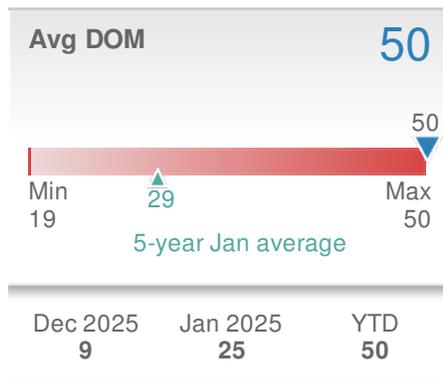
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Owen J Roberts (Chester, PA), the median sold price for Attached properties for January was \$525,000, representing an increase of 57.9% compared to last month and an increase of 52.2% from Jan 2025. The average days on market for units sold in January was 50 days, 70% above the 5-year January average of 29 days. There was a 200% month over month increase in new contract activity with 3 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from December) with 2; and a 75% decrease in supply to 1 active units.

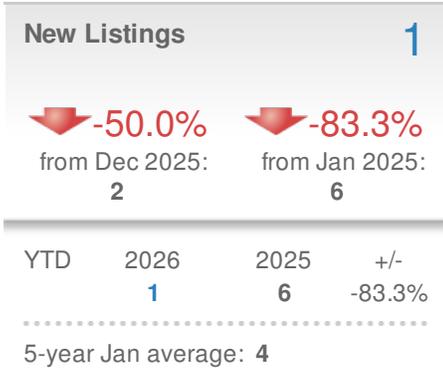
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, up from 0.50 in December and a decrease from 8.00 in January 2025. The Contract Ratio is 52% lower than the 5-year January average of 4.20. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



January 2026

Owen J Roberts (Chester, PA) - Attached/Townhouse

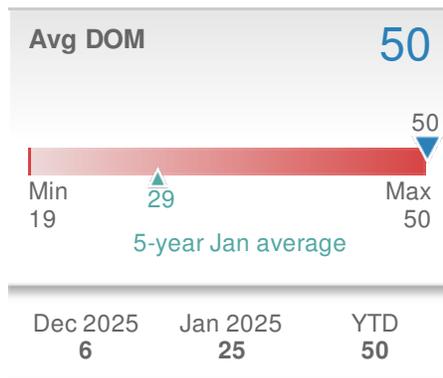
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Owen J Roberts (Chester, PA), the median sold price for Attached/Townhouse properties for January was \$525,000, representing an increase of 29.6% compared to last month and an increase of 52.2% from Jan 2025. The average days on market for units sold in January was 50 days, 70% above the 5-year January average of 29 days. There was a 200% month over month increase in new contract activity with 3 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from December) with 2; and a 100% decrease in supply to 0 active units.

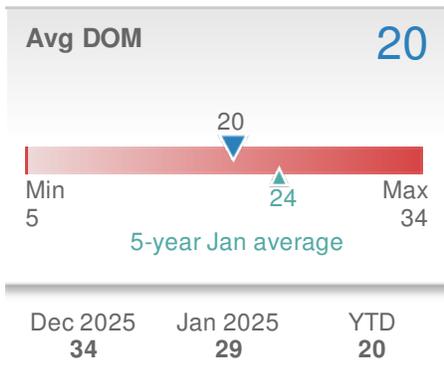
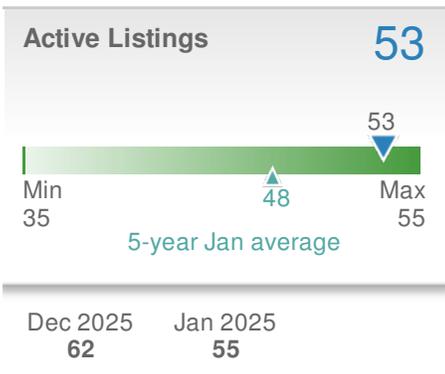
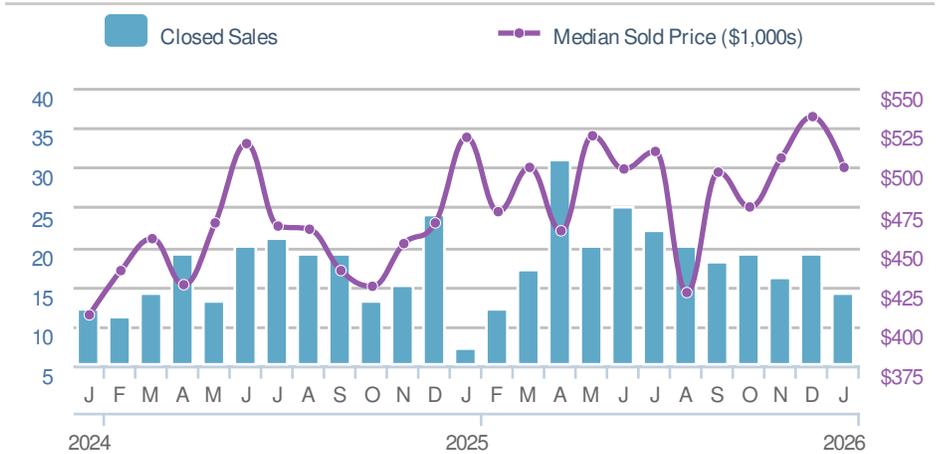
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, down from 0.67 in December and a decrease from 7.00 in January 2025. The Contract Ratio is 100% lower than the 5-year January average of 2.90. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



January 2026

Oxford Area (Chester, PA)

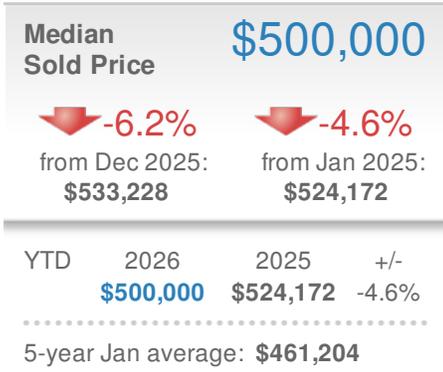
Email: ldavis@tcsr.realtor



January 2026

Oxford Area (Chester, PA) - Detached

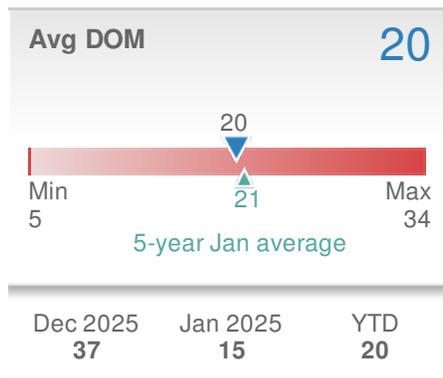
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Oxford Area (Chester, PA), the median sold price for Detached properties for January was \$500,000, representing a decrease of 6.2% compared to last month and a decrease of 4.6% from Jan 2025. The average days on market for units sold in January was 20 days, 5% below the 5-year January average of 21 days. There was a 111.1% month over month increase in new contract activity with 19 New Pendings; a 28% MoM increase in All Pendings (new contracts + contracts carried over from December) to 32; and a 13.1% decrease in supply to 53 active units.

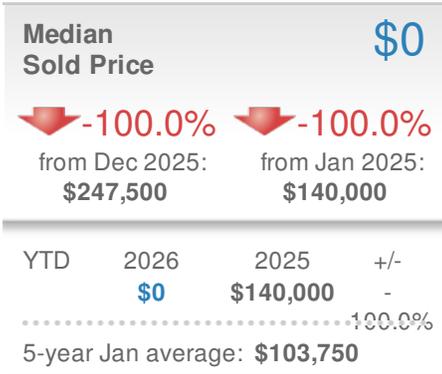
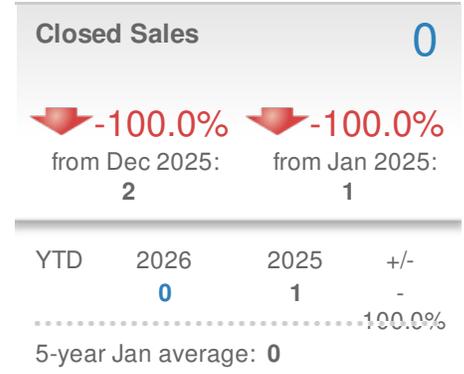
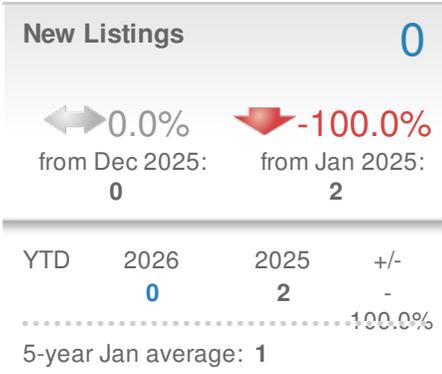
This activity resulted in a Contract Ratio of 0.60 pendings per active listing, up from 0.41 in December and a decrease from 0.89 in January 2025. The Contract Ratio is 31% lower than the 5-year January average of 0.86. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



January 2026

Oxford Area (Chester, PA) - Attached

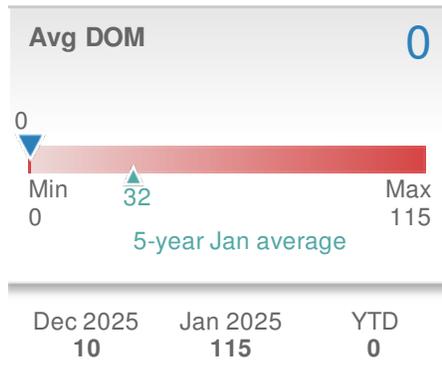
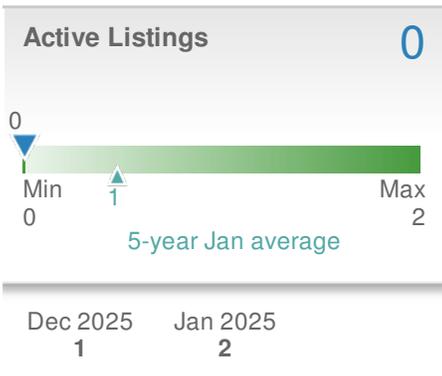
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Oxford Area (Chester, PA), the median sold price for Attached properties for January was \$0, representing a decrease of 100% compared to last month and a decrease of 100% from Jan 2025. The average days on market for units sold in January was 0 days, 100% below the 5-year January average of 32 days. There was a 0% month over month increase in new contract activity with 1 New Pendings; a 0% MoM increase in All Pendings (new contracts + contracts carried over from December) to 1; and a 100% decrease in supply to 0 active units.

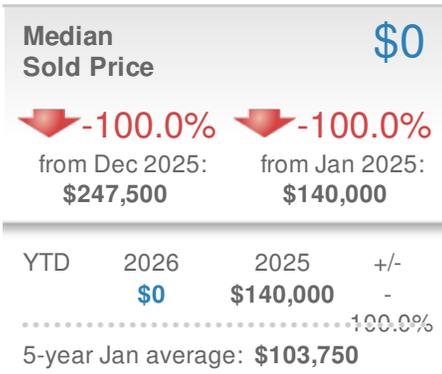
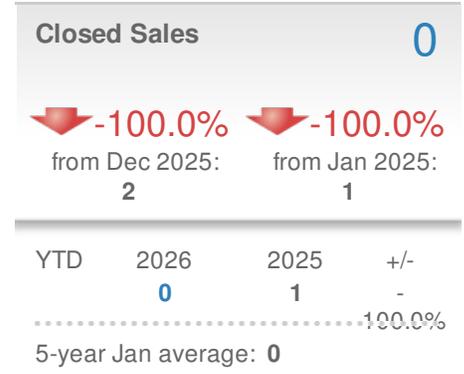
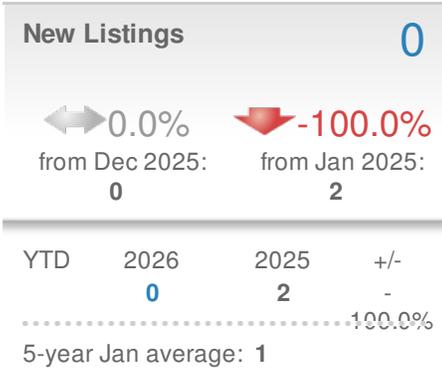
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from December and no change from January 2025. The Contract Ratio is the same as the 5-year January average of 0.00. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



January 2026

Oxford Area (Chester, PA) - Attached/Townhouse

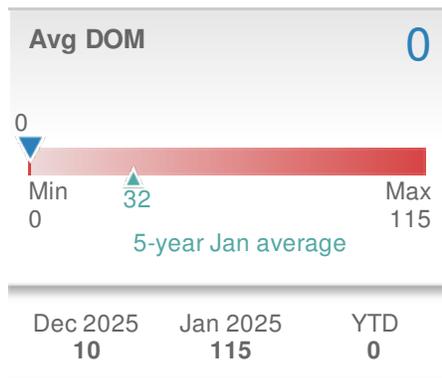
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Oxford Area (Chester, PA), the median sold price for Attached/Townhouse properties for January was \$0, representing a decrease of 100% compared to last month and a decrease of 100% from Jan 2025. The average days on market for units sold in January was 0 days, 100% below the 5-year January average of 32 days. There was a 0% month over month increase in new contract activity with 1 New Pendings; a 0% MoM increase in All Pendings (new contracts + contracts carried over from December) to 1; and a 100% decrease in supply to 0 active units.

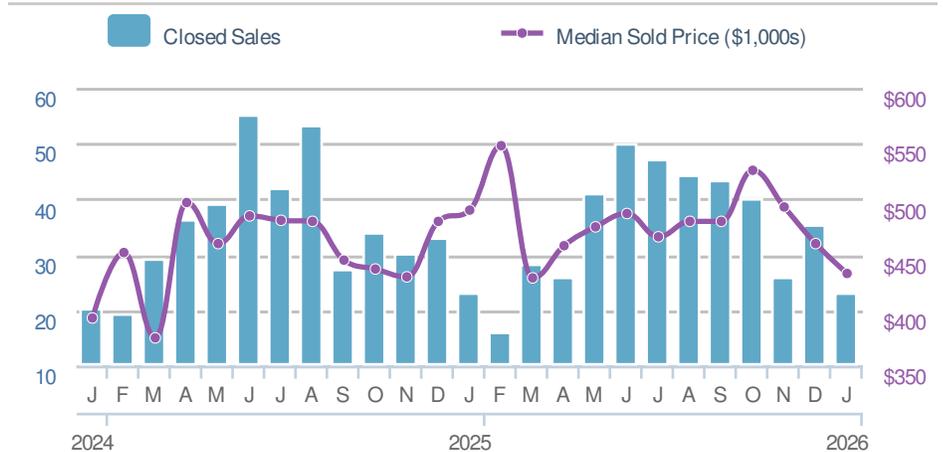
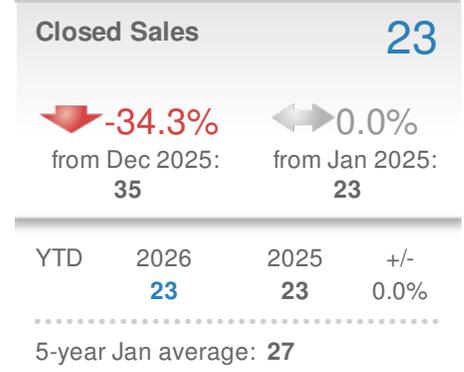
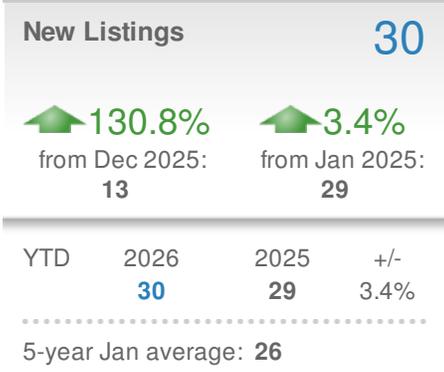
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from December and no change from January 2025. The Contract Ratio is the same as the 5-year January average of 0.00. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



January 2026

Phoenixville Area (Chester, PA)

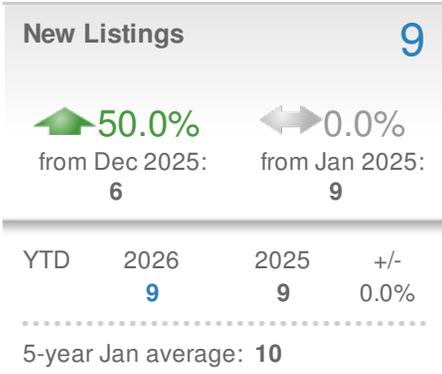
Email: ldavis@tcsr.realtor



January 2026

Phoenixville Area (Chester, PA) - Detached

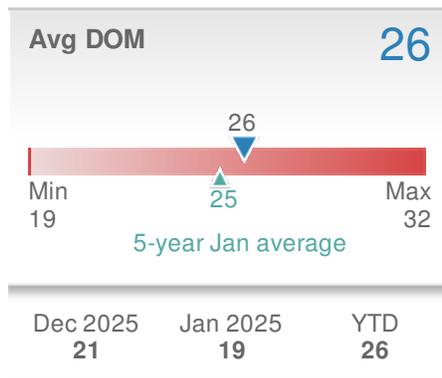
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Summary

In Phoenixville Area (Chester, PA), the median sold price for Detached properties for January was \$502,200, representing a decrease of 3% compared to last month and a decrease of 4.7% from Jan 2025. The average days on market for units sold in January was 26 days, 2% above the 5-year January average of 25 days. There was no month over month change in new contract activity with 10 New Pendings; a 12.5% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 14; and a 16.7% decrease in supply to 10 active units.

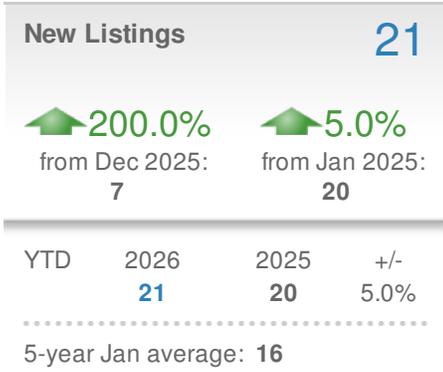
This activity resulted in a Contract Ratio of 1.40 pendings per active listing, up from 1.33 in December and an increase from 1.27 in January 2025. The Contract Ratio is 7% lower than the 5-year January average of 1.50. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



January 2026

Phoenixville Area (Chester, PA) - Attached

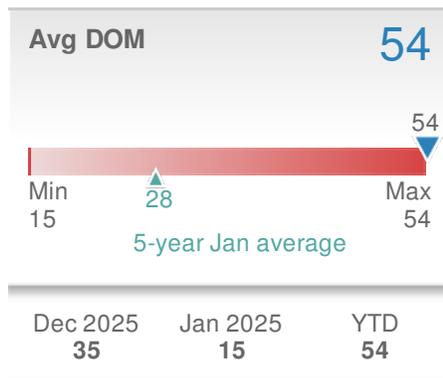
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Summary

In Phoenixville Area (Chester, PA), the median sold price for Attached properties for January was \$404,965, representing a decrease of 12% compared to last month and a decrease of 6.9% from Jan 2025. The average days on market for units sold in January was 54 days, 94% above the 5-year January average of 28 days. There was an 18.8% month over month decrease in new contract activity with 13 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from December) with 19; and a 9.1% increase in supply to 24 active units.

This activity resulted in a Contract Ratio of 0.79 pendings per active listing, down from 0.86 in December and an increase from 0.38 in January 2025. The Contract Ratio is 34% lower than the 5-year January average of 1.20. 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.



January 2026

Phoenixville Area (Chester, PA) - Attached/Townhouse

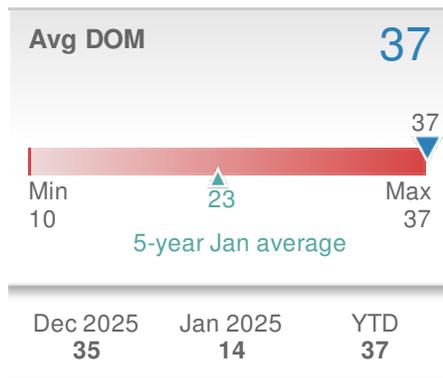
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Summary

In Phoenixville Area (Chester, PA), the median sold price for Attached/Townhouse properties for January was \$426,250, representing a decrease of 8.8% compared to last month and a decrease of 6.3% from Jan 2025. The average days on market for units sold in January was 37 days, 60% above the 5-year January average of 23 days. There was an 8.3% month over month increase in new contract activity with 13 New Pendings; a 28.6% MoM increase in All Pendings (new contracts + contracts carried over from December) to 18; and a 15.8% increase in supply to 22 active units.

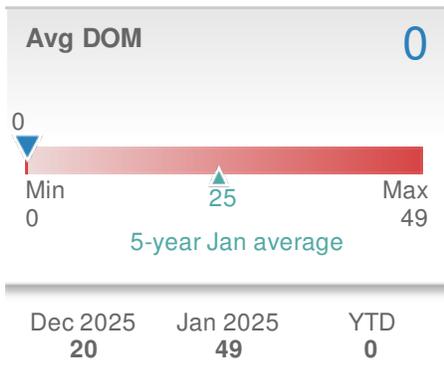
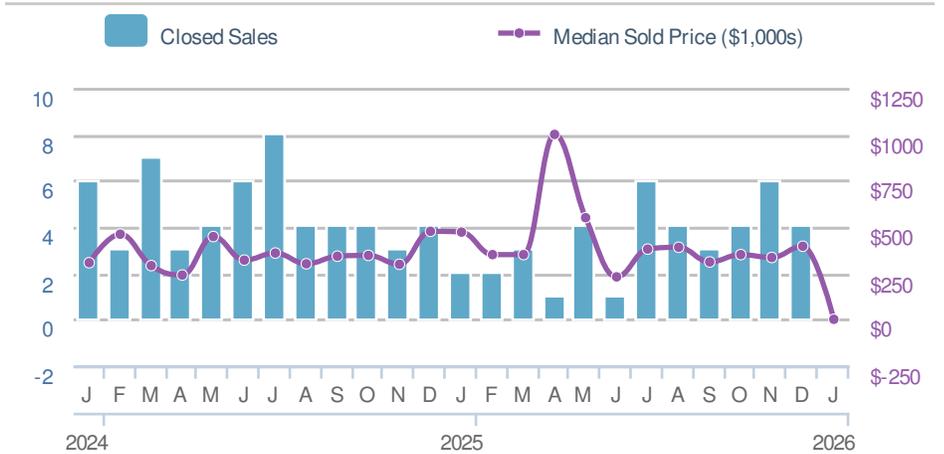
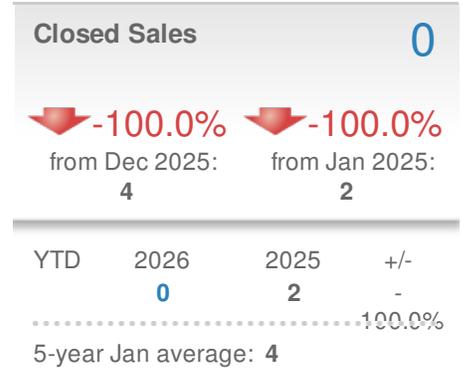
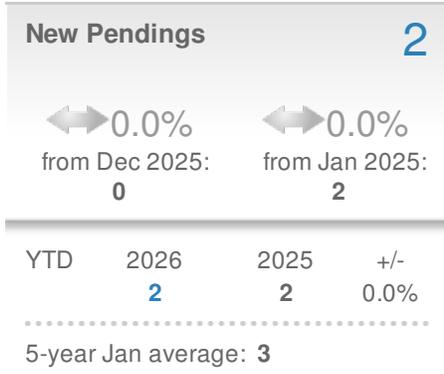
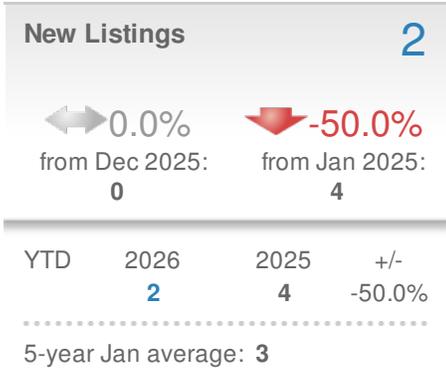
This activity resulted in a Contract Ratio of 0.82 pendings per active listing, up from 0.74 in December and an increase from 0.37 in January 2025. The Contract Ratio is 29% lower than the 5-year January average of 1.15. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



January 2026

Spring-Ford Area (Chester, PA)

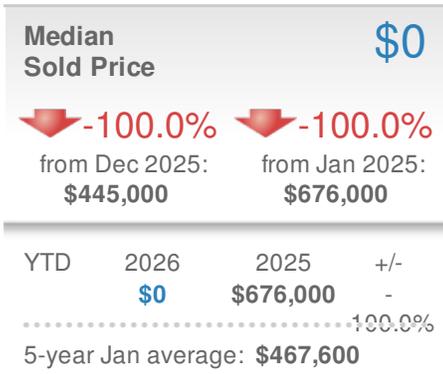
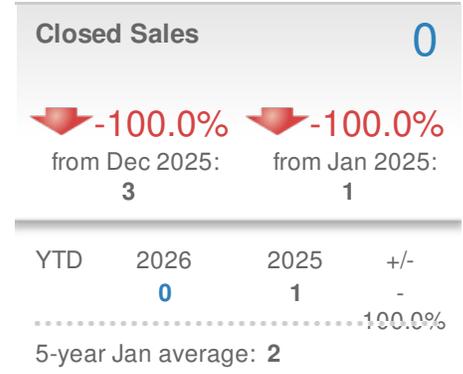
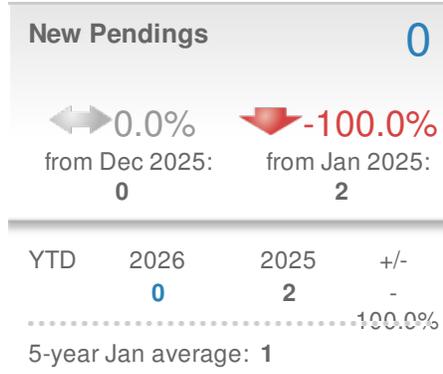
Email: ldavis@tcsr.realtor



January 2026

Spring-Ford Area (Chester, PA) - Detached

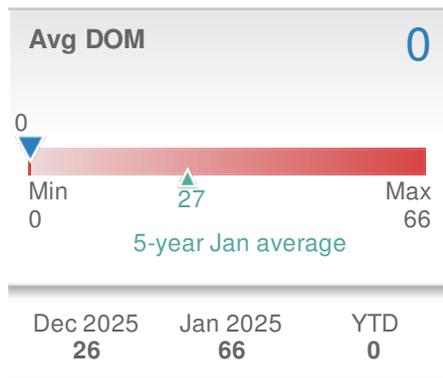
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Summary

In Spring-Ford Area (Chester, PA), the median sold price for Detached properties for January was \$0, representing a decrease of 100% compared to last month and a decrease of 100% from Jan 2025. The average days on market for units sold in January was 0 days, 100% below the 5-year January average of 27 days. There was no month over month change in new contract activity with 0 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from December) with 0; and a 0% increase in supply to 1 active units.

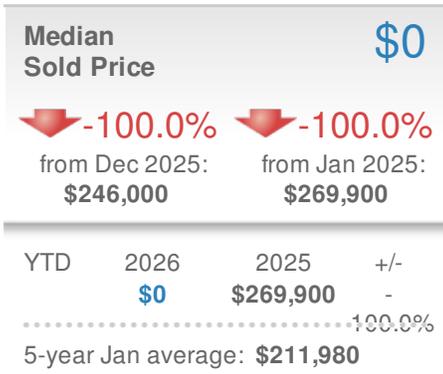
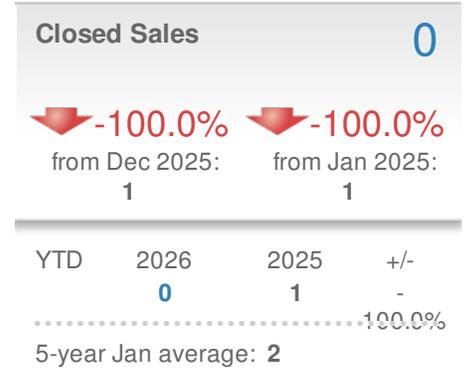
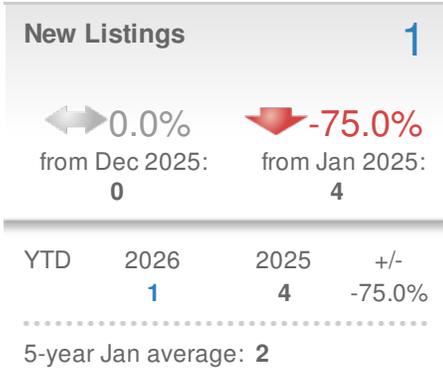
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from December and a decrease from 4.00 in January 2025. The Contract Ratio is 100% lower than the 5-year January average of 1.30. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



January 2026

Spring-Ford Area (Chester, PA) - Attached

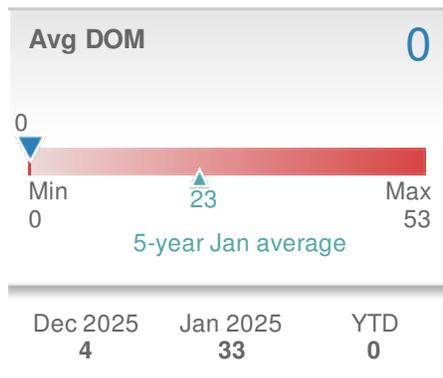
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Summary

In Spring-Ford Area (Chester, PA), the median sold price for Attached properties for January was \$0, representing a decrease of 100% compared to last month and a decrease of 100% from Jan 2025. The average days on market for units sold in January was 0 days, 100% below the 5-year January average of 23 days. There was a 0% month over month increase in new contract activity with 2 New Pendings; a 0% MoM increase in All Pendings (new contracts + contracts carried over from December) to 2; and no change in supply with 2 active units.

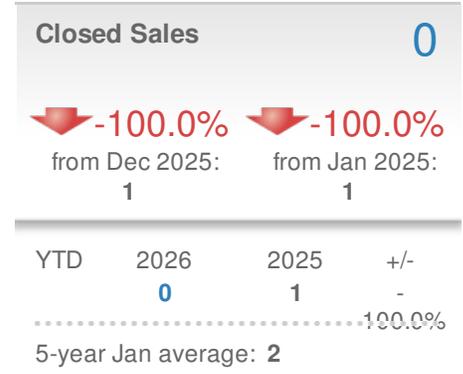
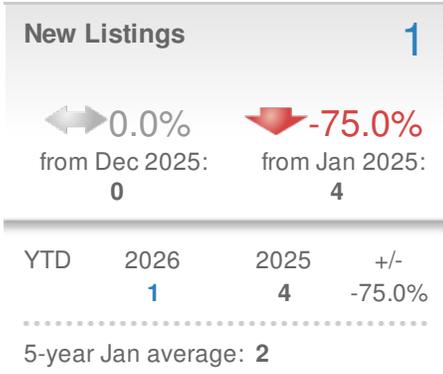
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, up from 0.00 in December and an increase from 0.00 in January 2025. The Contract Ratio is 52% lower than the 5-year January average of 2.10. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



January 2026

Spring-Ford Area (Chester, PA) - Attached/Townhouse

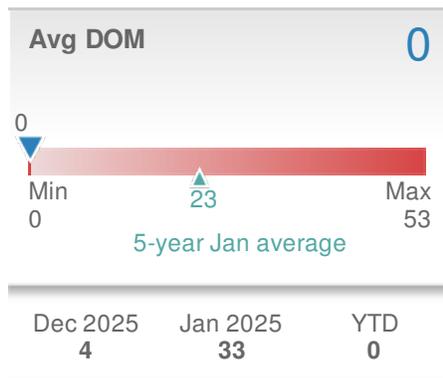
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Summary

In Spring-Ford Area (Chester, PA), the median sold price for Attached/Townhouse properties for January was \$0, representing a decrease of 100% compared to last month and a decrease of 100% from Jan 2025. The average days on market for units sold in January was 0 days, 100% below the 5-year January average of 23 days. There was a 0% month over month increase in new contract activity with 2 New Pendings; a 0% MoM increase in All Pendings (new contracts + contracts carried over from December) to 2; and no change in supply with 2 active units.

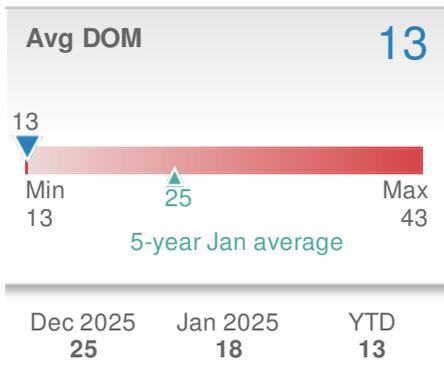
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, up from 0.00 in December and an increase from 0.00 in January 2025. The Contract Ratio is 52% lower than the 5-year January average of 2.10. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



January 2026

Tredyffrin-Easttown (Chester, PA)

Email: ldavis@tcsr.realtor



January 2026

Tredyffrin-Easttown (Chester, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

New Listings 14

▲ **55.6%** ▲ **27.3%**
 from Dec 2025: 9 from Jan 2025: 11

YTD	2026	2025	+/-
	14	11	27.3%

5-year Jan average: 16

New Pendings 7

▲ **75.0%** ▼ **-36.4%**
 from Dec 2025: 4 from Jan 2025: 11

YTD	2026	2025	+/-
	7	11	-36.4%

5-year Jan average: 15

Closed Sales 7

▼ **-65.0%** ▲ **16.7%**
 from Dec 2025: 20 from Jan 2025: 6

YTD	2026	2025	+/-
	7	6	16.7%

5-year Jan average: 12

Median Sold Price \$950,000

▼ **-0.5%** ▲ **12.4%**
 from Dec 2025: **\$955,000** from Jan 2025: **\$845,000**

YTD	2026	2025	+/-
	\$950,000	\$845,000	12.4%

5-year Jan average: **\$836,450**

Summary

In Tredyffrin-Easttown (Chester, PA), the median sold price for Detached properties for January was \$950,000, representing a decrease of 0.5% compared to last month and an increase of 12.4% from Jan 2025. The average days on market for units sold in January was 7 days, 80% below the 5-year January average of 34 days. There was a 75% month over month increase in new contract activity with 7 New Pendings; an 8.3% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 11; and a 15.4% decrease in supply to 22 active units.

This activity resulted in a Contract Ratio of 0.50 pendings per active listing, up from 0.46 in December and a decrease from 1.23 in January 2025. The Contract Ratio is 61% lower than the 5-year January average of 1.30. 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 22

Dec 2025	Jan 2025	YTD
26	13	

Avg DOM 7

Dec 2025	Jan 2025	YTD
19	37	7

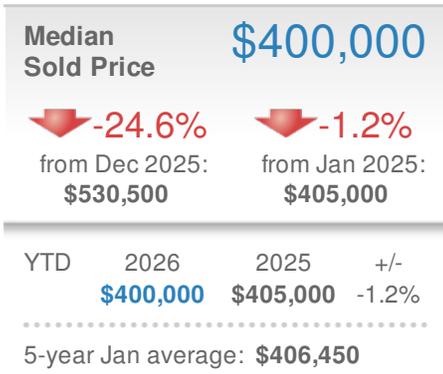
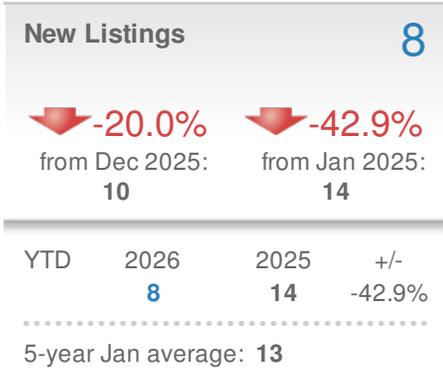
Avg Sold to OLP Ratio 106.9%

Dec 2025	Jan 2025	YTD
98.6%	100.1%	106.9%

January 2026

Tredyffrin-Easttown (Chester, PA) - Attached

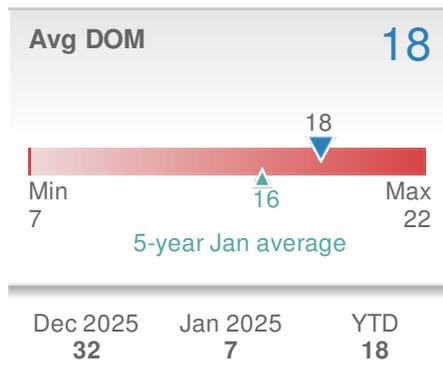
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Summary

In Tredyffrin-Easttown (Chester, PA), the median sold price for Attached properties for January was \$400,000, representing a decrease of 24.6% compared to last month and a decrease of 1.2% from Jan 2025. The average days on market for units sold in January was 18 days, 13% above the 5-year January average of 16 days. There was a 30% month over month decrease in new contract activity with 7 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from December) with 9; and a 6.7% increase in supply to 16 active units.

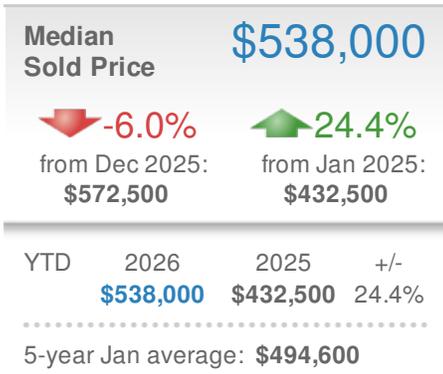
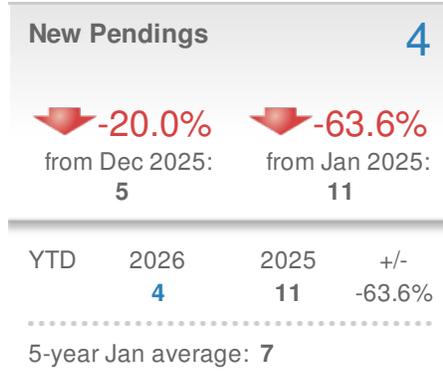
This activity resulted in a Contract Ratio of 0.56 pendings per active listing, down from 0.60 in December and a decrease from 1.46 in January 2025. The Contract Ratio is 65% lower than the 5-year January average of 1.59. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



January 2026

Tredyffrin-Easttown (Chester, PA) - Attached/Townhouse

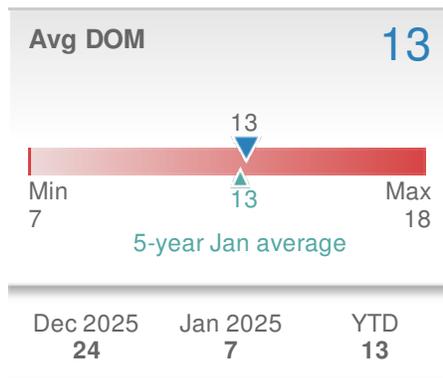
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Summary

In Tredyffrin-Easttown (Chester, PA), the median sold price for Attached/Townhouse properties for January was \$538,000, representing a decrease of 6% compared to last month and an increase of 24.4% from Jan 2025. The average days on market for units sold in January was 13 days, the same as the 5-year January average of 13 days. There was a 20% month over month decrease in new contract activity with 4 New Pendings; a 25% MoM increase in All Pendings (new contracts + contracts carried over from December) to 5; and a 25% increase in supply to 10 active units.

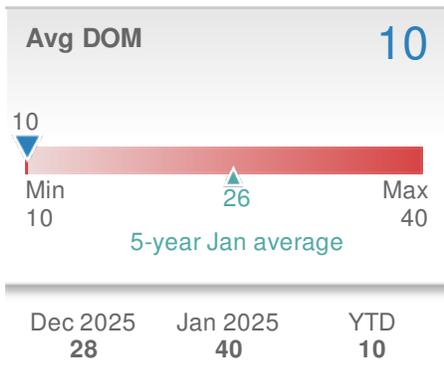
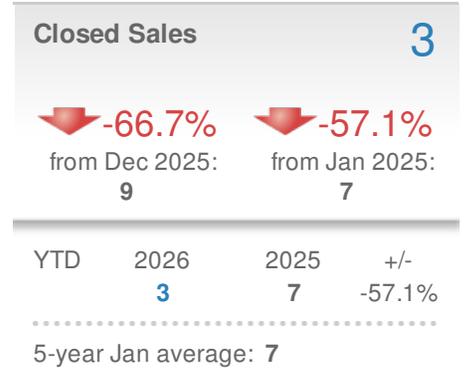
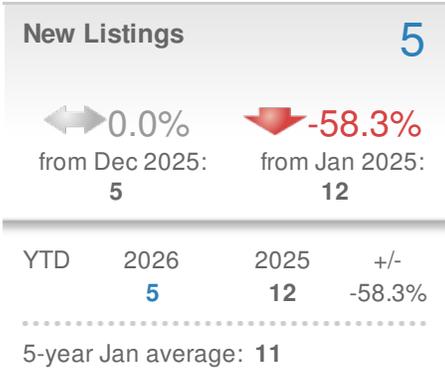
This activity resulted in a Contract Ratio of 0.50 pendings per active listing, no change from December and a decrease from 1.63 in January 2025. The Contract Ratio is 63% lower than the 5-year January average of 1.34. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



January 2026

Twin Valley (Chester, PA)

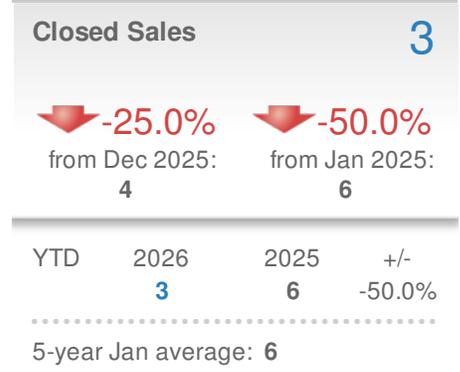
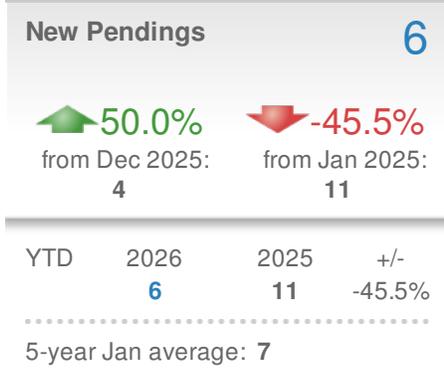
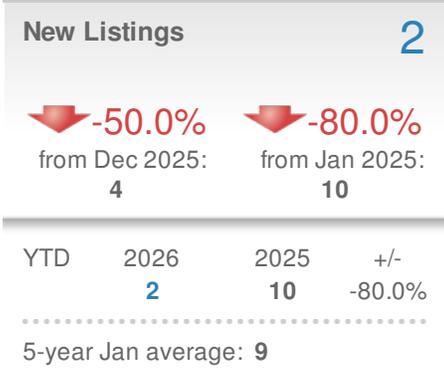
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January 2026

Twin Valley (Chester, PA) - Detached

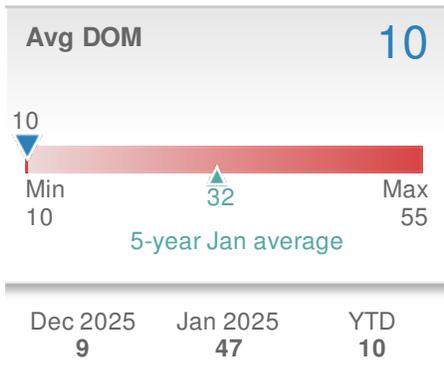
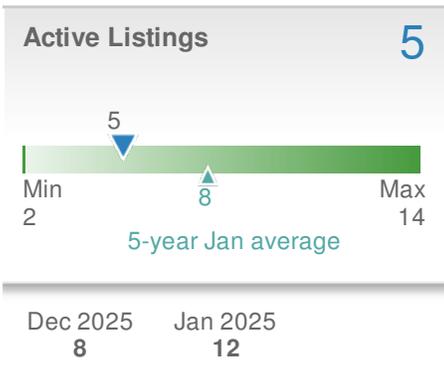
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Summary

In Twin Valley (Chester, PA), the median sold price for Detached properties for January was \$880,000, representing an increase of 96.6% compared to last month and an increase of 49.3% from Jan 2025. The average days on market for units sold in January was 10 days, 69% below the 5-year January average of 32 days. There was a 50% month over month increase in new contract activity with 6 New Pendings; a 28.6% MoM increase in All Pendings (new contracts + contracts carried over from December) to 9; and a 37.5% decrease in supply to 5 active units.

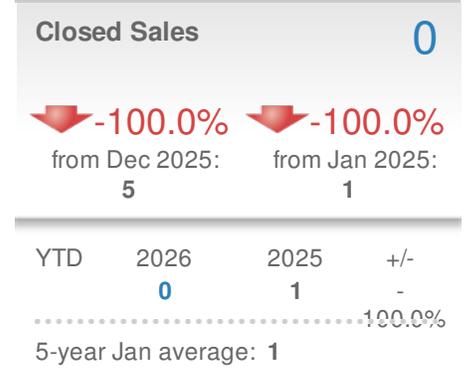
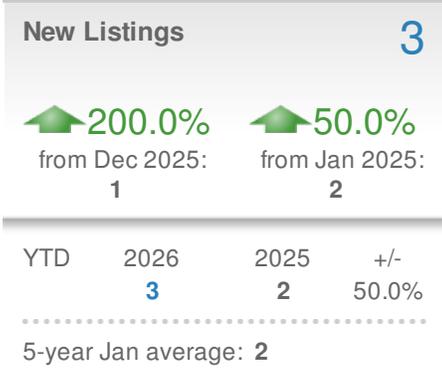
This activity resulted in a Contract Ratio of 1.80 pendings per active listing, up from 0.88 in December and a decrease from 3.08 in January 2025. The Contract Ratio is 42% lower than the 5-year January average of 3.12. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



January 2026

Twin Valley (Chester, PA) - Attached

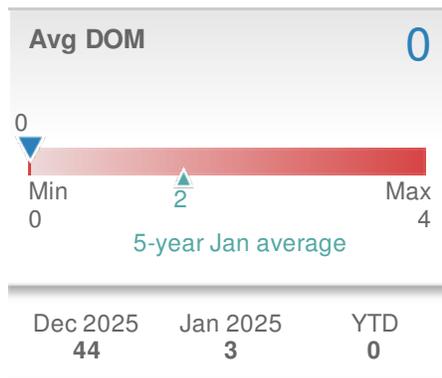
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Summary

In Twin Valley (Chester, PA), the median sold price for Attached properties for January was \$0, representing a decrease of 100% compared to last month and a decrease of 100% from Jan 2025. The average days on market for units sold in January was 0 days, 100% below the 5-year January average of 2 days. There was a 200% month over month increase in new contract activity with 3 New Pendings; a 0% MoM increase in All Pendings (new contracts + contracts carried over from December) to 3; and no change in supply with 1 active units.

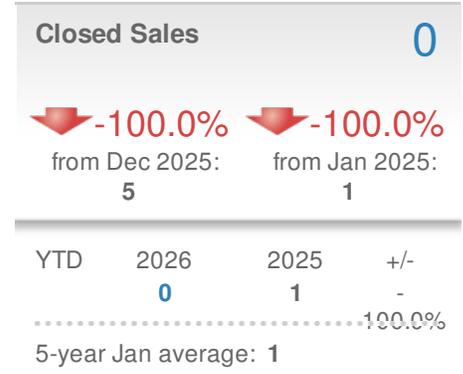
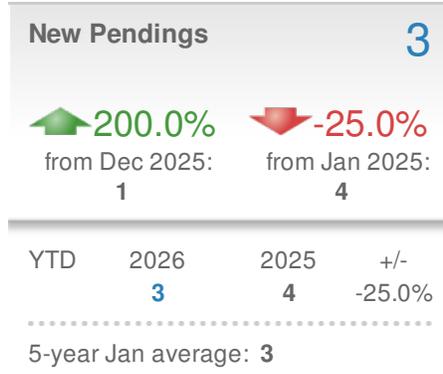
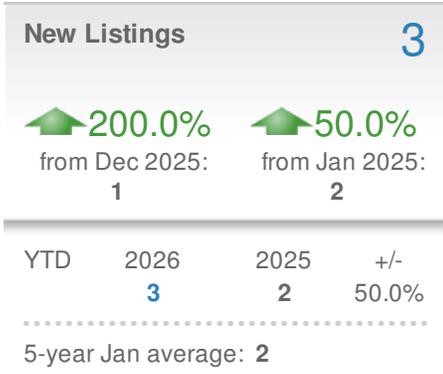
This activity resulted in a Contract Ratio of 3.00 pendings per active listing, up from 0.00 in December and an increase from 2.00 in January 2025. The Contract Ratio is 3% lower than the 5-year January average of 3.10. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



January 2026

Twin Valley (Chester, PA) - Attached/Townhouse

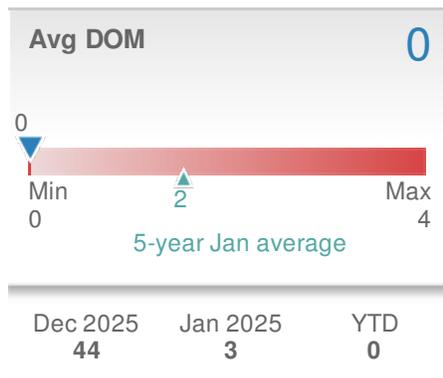
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Twin Valley (Chester, PA), the median sold price for Attached/Townhouse properties for January was \$0, representing a decrease of 100% compared to last month and a decrease of 100% from Jan 2025. The average days on market for units sold in January was 0 days, 100% below the 5-year January average of 2 days. There was a 200% month over month increase in new contract activity with 3 New Pendings; a 0% MoM increase in All Pendings (new contracts + contracts carried over from December) to 3; and no change in supply with 1 active units.

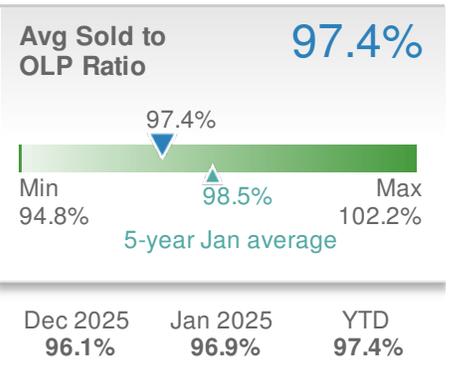
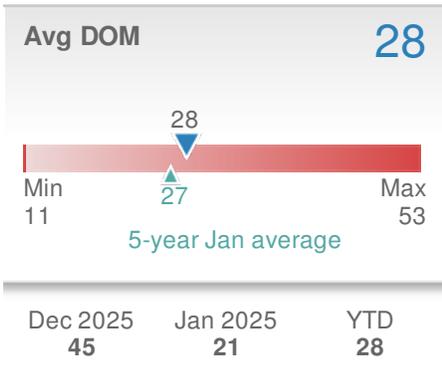
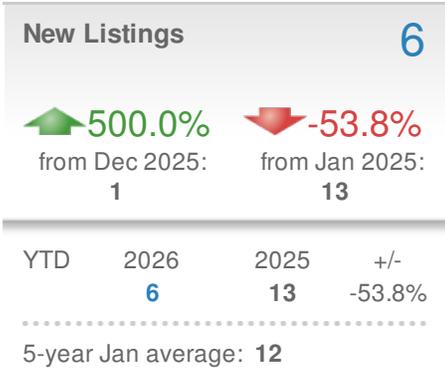
This activity resulted in a Contract Ratio of 3.00 pendings per active listing, up from 0.00 in December and an increase from 2.00 in January 2025. The Contract Ratio is 3% lower than the 5-year January average of 3.10. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



January 2026

Unionville-Chadds Ford (Chester, PA)

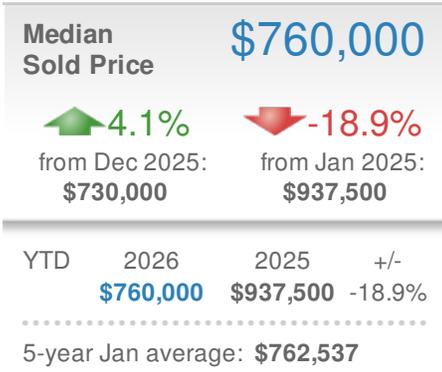
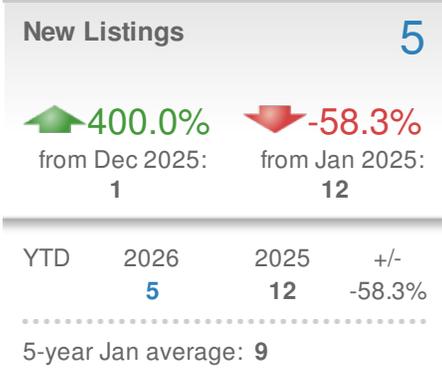
Email: ldavis@tcsr.realtor



January 2026

Unionville-Chadds Ford (Chester, PA) - Detached

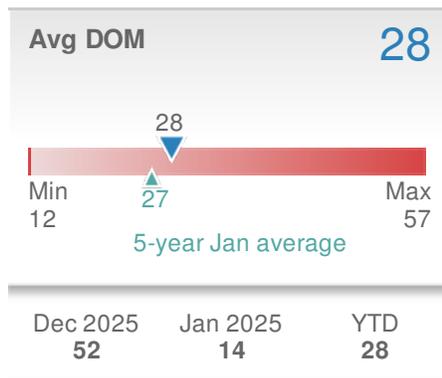
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Summary

In Unionville-Chadds Ford (Chester, PA), the median sold price for Detached properties for January was \$760,000, representing an increase of 4.1% compared to last month and a decrease of 18.9% from Jan 2025. The average days on market for units sold in January was 28 days, 5% above the 5-year January average of 27 days. There was an 85.7% month over month increase in new contract activity with 13 New Pendings; a 15.8% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 16; and a 36% decrease in supply to 16 active units.

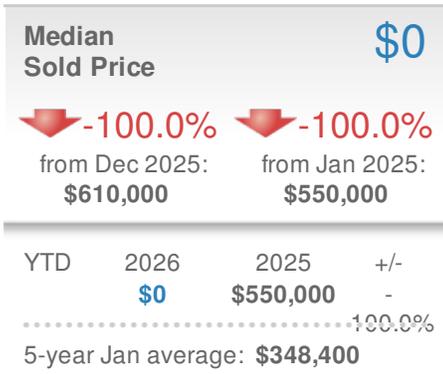
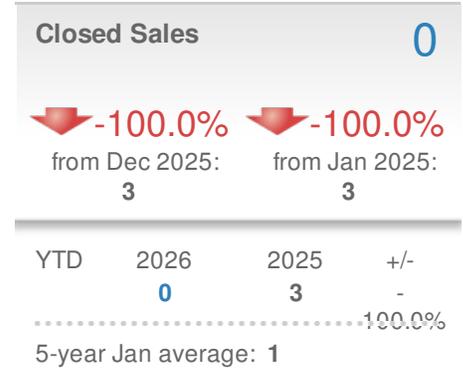
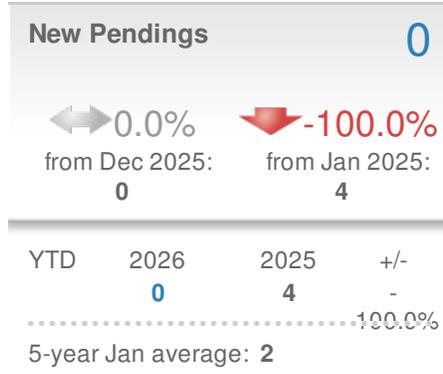
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, up from 0.76 in December and an increase from 0.57 in January 2025. The Contract Ratio is 12% lower than the 5-year January average of 1.13. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



January 2026

Unionville-Chadds Ford (Chester, PA) - Attached

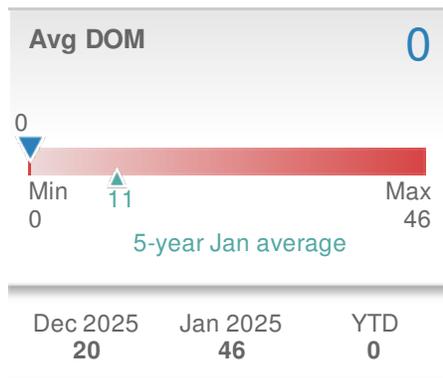
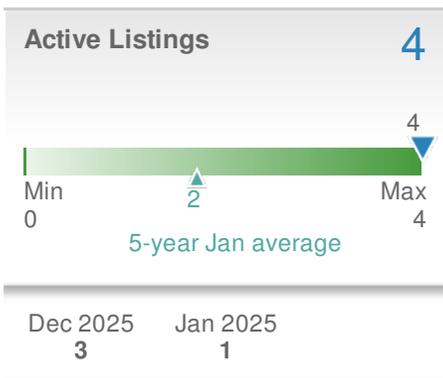
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Summary

In Unionville-Chadds Ford (Chester, PA), the median sold price for Attached properties for January was \$0, representing a decrease of 100% compared to last month and a decrease of 100% from Jan 2025. The average days on market for units sold in January was 0 days, 100% below the 5-year January average of 11 days. There was no month over month change in new contract activity with 0 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from December) with 0; and a 33.3% increase in supply to 4 active units.

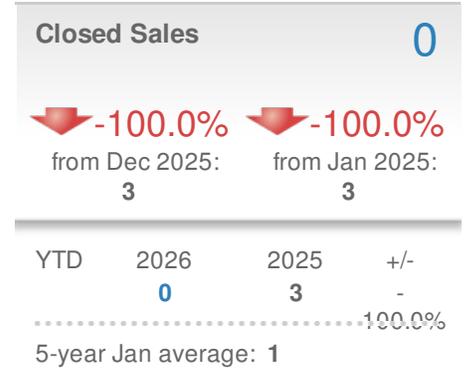
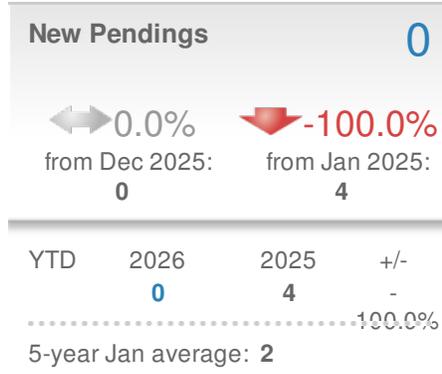
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from December and a decrease from 4.00 in January 2025. The Contract Ratio is 100% lower than the 5-year January average of 1.07. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



January 2026

Unionville-Chadds Ford (Chester, PA) - Attached/Townhouse

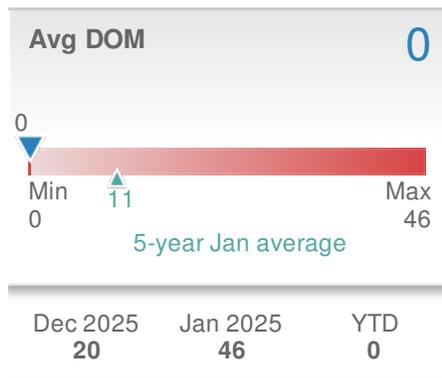
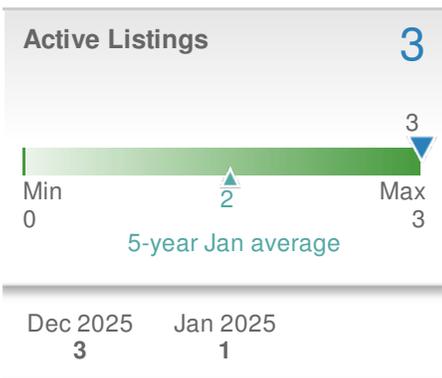
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Summary

In Unionville-Chadds Ford (Chester, PA), the median sold price for Attached/Townhouse properties for January was \$0, representing a decrease of 100% compared to last month and a decrease of 100% from Jan 2025. The average days on market for units sold in January was 0 days, 100% below the 5-year January average of 11 days. There was no month over month change in new contract activity with 0 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from December) with 0; and no change in supply with 3 active units.

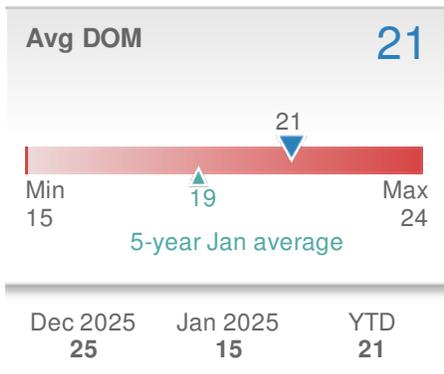
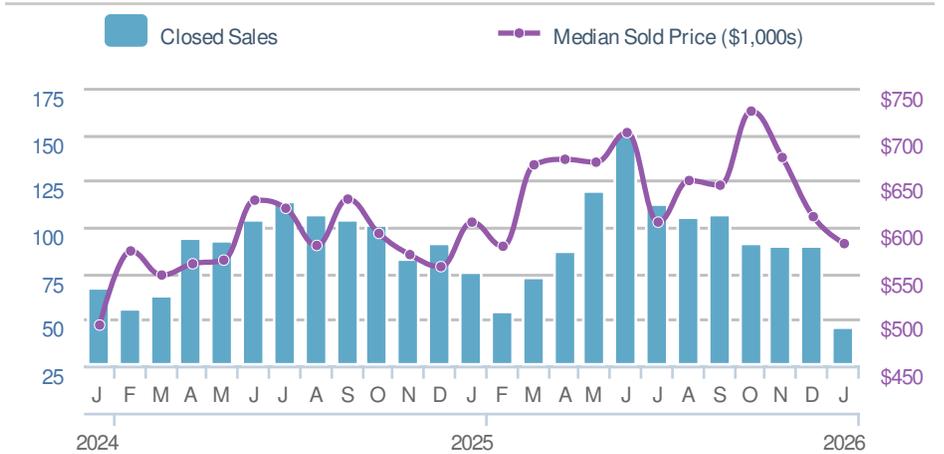
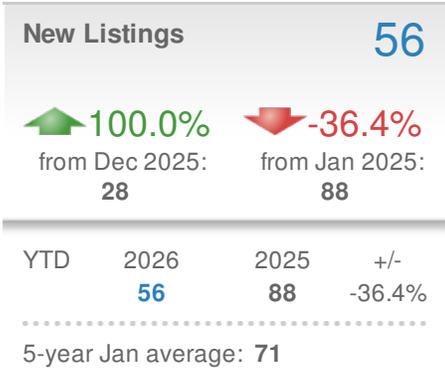
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from December and a decrease from 4.00 in January 2025. The Contract Ratio is 100% lower than the 5-year January average of 1.07. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



January 2026

West Chester Area (Chester, PA)

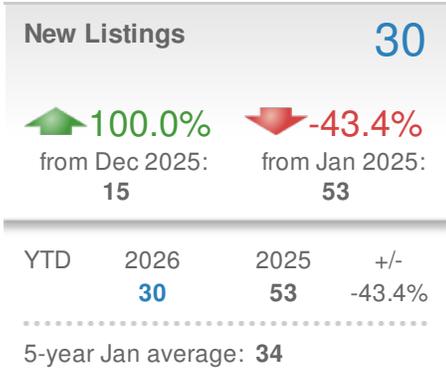
Email: ldavis@tcsr.realtor



January 2026

West Chester Area (Chester, PA) - Detached

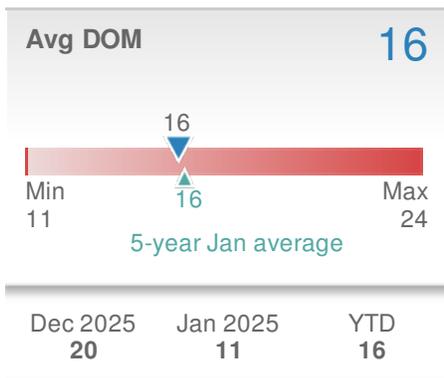
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Summary

In West Chester Area (Chester, PA), the median sold price for Detached properties for January was \$833,645, representing an increase of 8.6% compared to last month and a decrease of 3.5% from Jan 2025. The average days on market for units sold in January was 16 days, 2% below the 5-year January average of 16 days. There was a 4.3% month over month increase in new contract activity with 24 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from December) with 80; and an 11.1% decrease in supply to 40 active units.

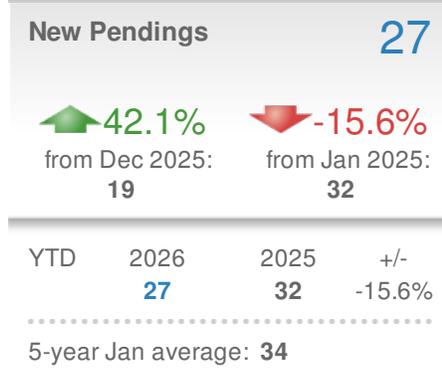
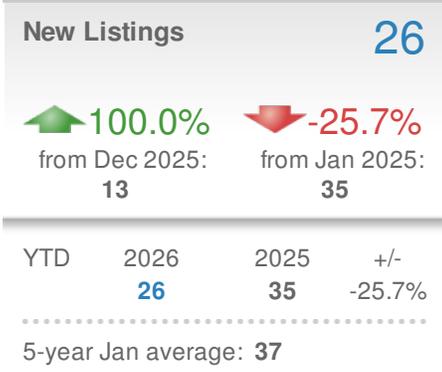
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, up from 1.78 in December and a decrease from 2.09 in January 2025. The Contract Ratio is 20% lower than the 5-year January average of 2.49. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



January 2026

West Chester Area (Chester, PA) - Attached

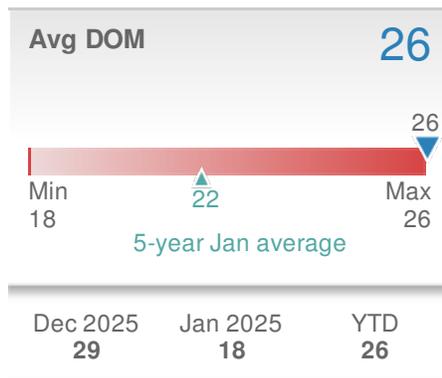
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Summary

In West Chester Area (Chester, PA), the median sold price for Attached properties for January was \$447,000, representing a decrease of 13.7% compared to last month and a decrease of 10.2% from Jan 2025. The average days on market for units sold in January was 26 days, 20% above the 5-year January average of 22 days. There was a 42.1% month over month increase in new contract activity with 27 New Pendings; a 14.3% MoM increase in All Pendings (new contracts + contracts carried over from December) to 32; and a 3.7% decrease in supply to 26 active units.

This activity resulted in a Contract Ratio of 1.23 pendings per active listing, up from 1.04 in December and a decrease from 1.24 in January 2025. The Contract Ratio is 39% lower than the 5-year January average of 2.02. 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.



January 2026

West Chester Area (Chester, PA) - Attached/Townhouse **Tri-County Suburban REALTORS**

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Summary

In West Chester Area (Chester, PA), the median sold price for Attached/Townhouse properties for January was \$476,000, representing a decrease of 16.1% compared to last month and a decrease of 9.2% from Jan 2025. The average days on market for units sold in January was 19 days, 10% below the 5-year January average of 21 days. There was a 53.3% month over month increase in new contract activity with 23 New Pendings; a 28.6% MoM increase in All Pendings (new contracts + contracts carried over from December) to 27; and a 13.6% decrease in supply to 19 active units.

This activity resulted in a Contract Ratio of 1.42 pendings per active listing, up from 0.95 in December and an increase from 1.19 in January 2025. The Contract Ratio is 28% lower than the 5-year January average of 1.96. 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.

