

January 2026

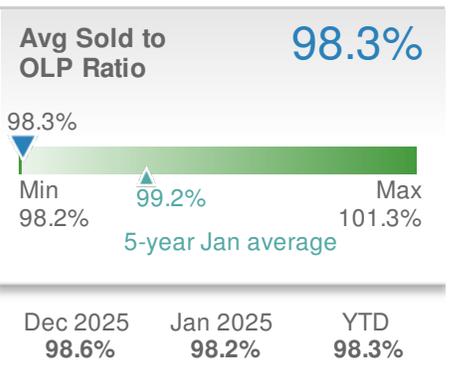
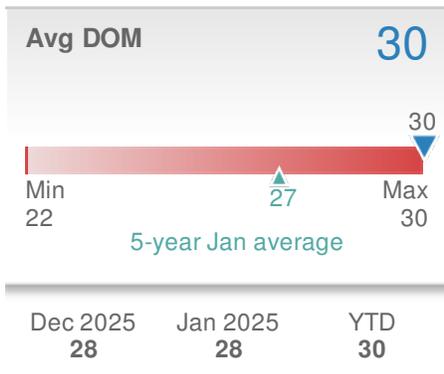
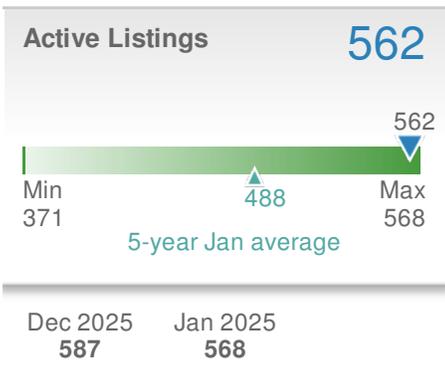
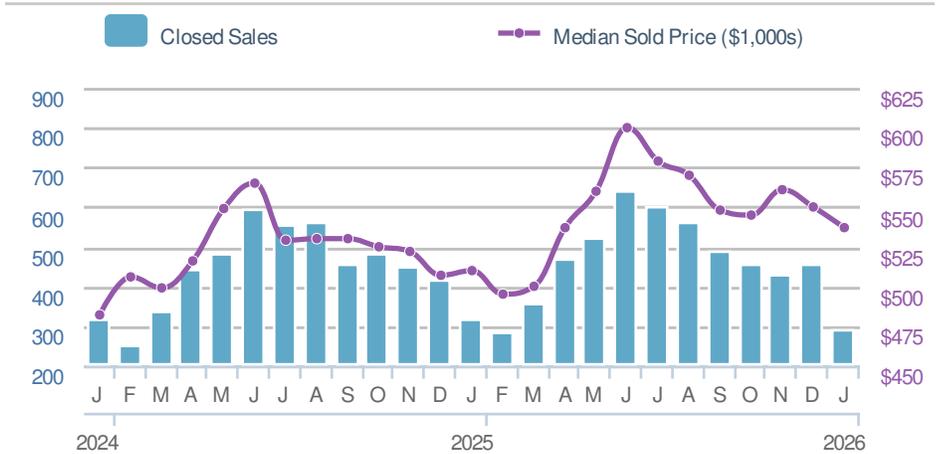
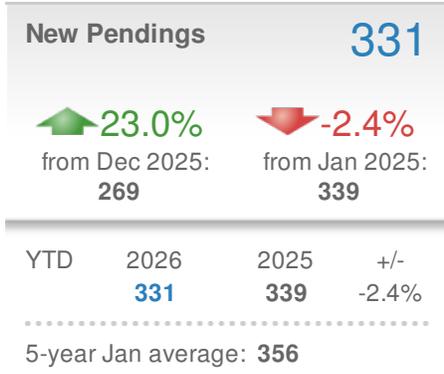
All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Chester County, PA

January 2026
Chester County, PA

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January 2026

Chester County, PA - Detached

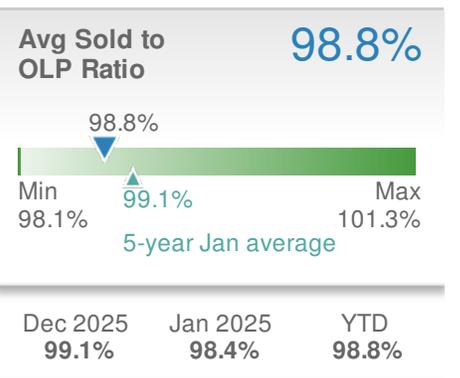
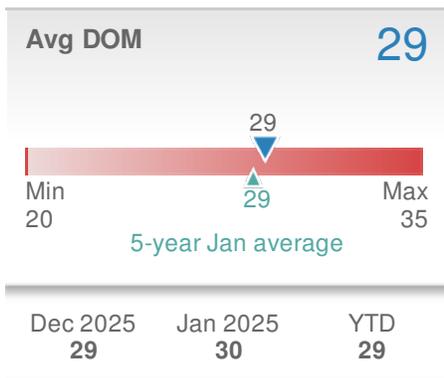
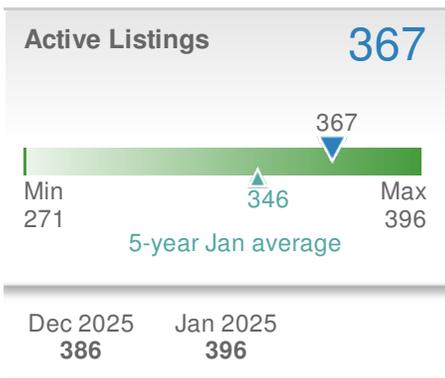
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Summary

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

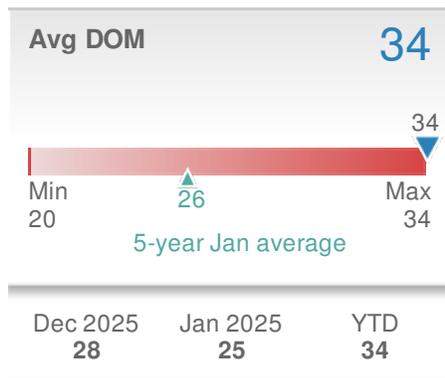
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Summary

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.

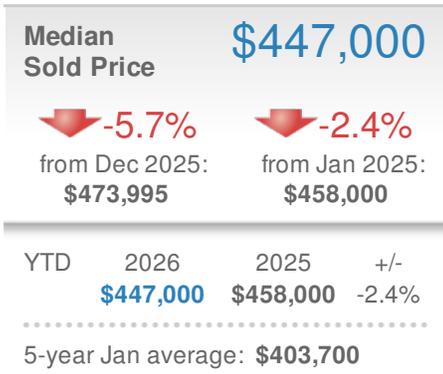
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, up from 0.90 in December and a decrease from 1.16 in January 2025. The Contract Ratio is 52% lower than the 5-year January average of 2.08. A higher Contract Ratio signifies a relative increase in contract activity compared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

