

January 2026

All Home Types
Detached
Attached
Attached/Townhouse

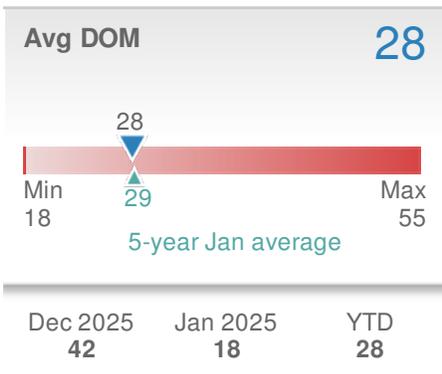
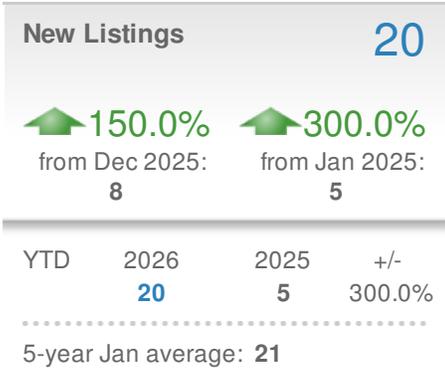
Local Market Insight

Avon Grove (Chester, PA)

January 2026

Avon Grove (Chester, PA)

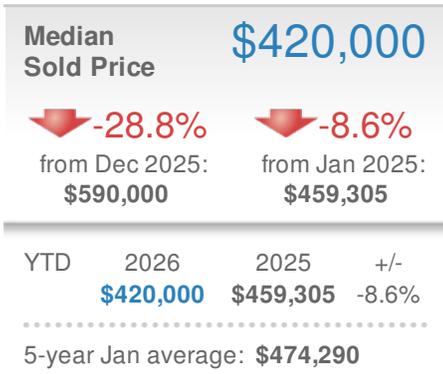
Email: ldavis@tcsr.realtor



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Avon Grove (Chester, PA) - Detached

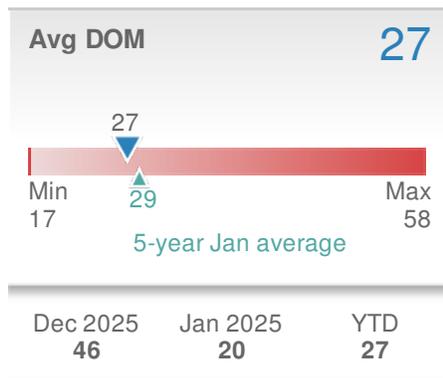
Tri-County Suburban REALTORS
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Summary

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.

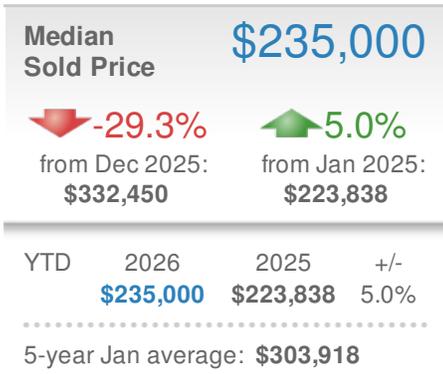
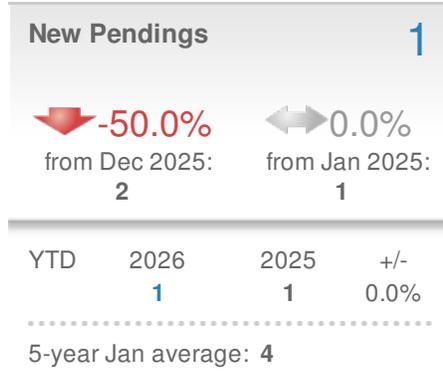
This activity resulted in a Contract Ratio of 0.76 pendings per active listing, up from 0.68 in December and a decrease from 1.68 in January 2025. The Contract Ratio is 59% lower than the 5-year January average of 1.85. A higher Contract Ratio signifies a relative increase in contract activity compared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



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Avon Grove (Chester, PA) - Attached

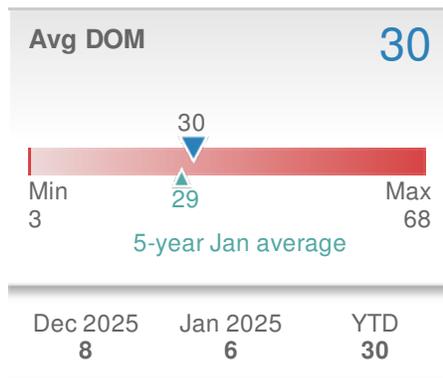
Tri-County Suburban REALTORS
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Summary

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.

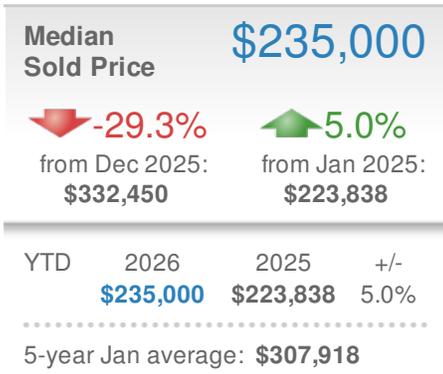
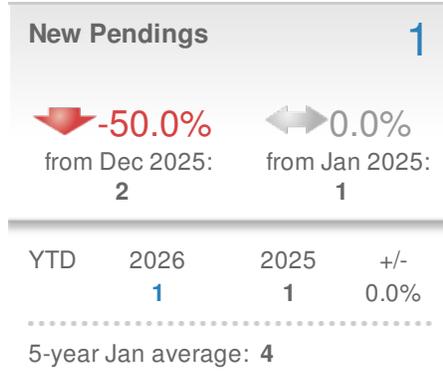
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from December and a decrease from 1.00 in January 2025. The Contract Ratio is 100% lower than the 5-year January average of 7.00. A higher Contract Ratio signifies a relative increase in contract activity compared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



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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.

