

# January 2026

All Home Types  
Detached  
Attached  
Attached/Townhouse

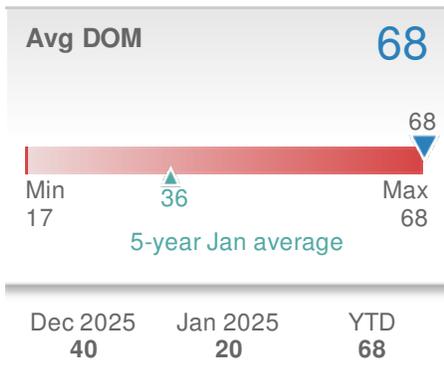
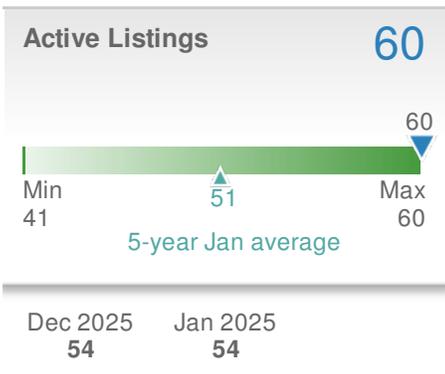
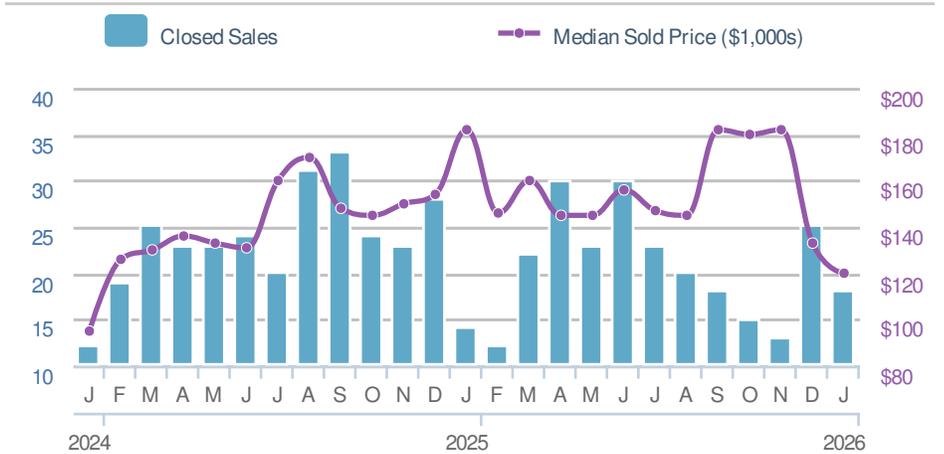
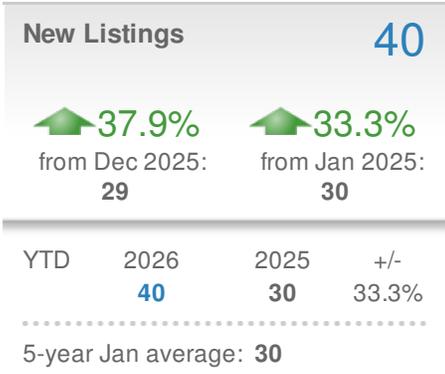
## Local Market Insight

### Chester-Upland (Delaware, PA)

# January 2026

Chester-Upland (Delaware, PA)

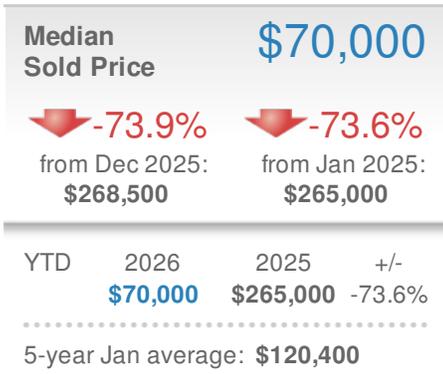
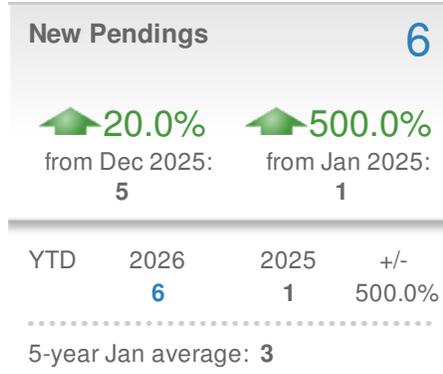
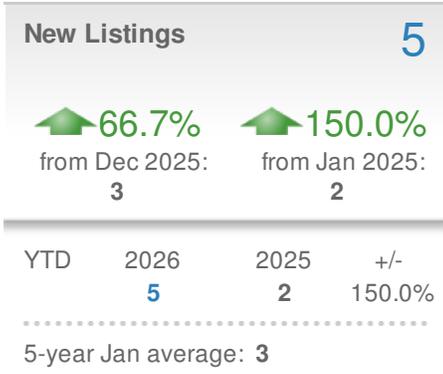
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**January 2026**

Chester-Upland (Delaware, PA) - Detached

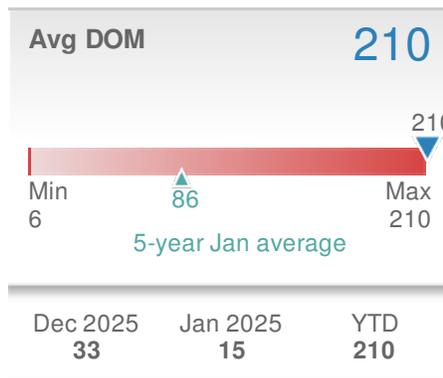
Tri-County Suburban REALTORS  
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**Summary**

In Chester-Upland (Delaware, PA), the median sold price for Detached properties for January was \$70,000, representing a decrease of 73.9% compared to last month and a decrease of 73.6% from Jan 2025. The average days on market for units sold in January was 210 days, 144% above the 5-year January average of 86 days. There was a 20% month over month increase in new contract activity with 6 New Pendings; a 40% MoM increase in All Pendings (new contracts + contracts carried over from December) to 14; and a 40% increase in supply to 7 active units.

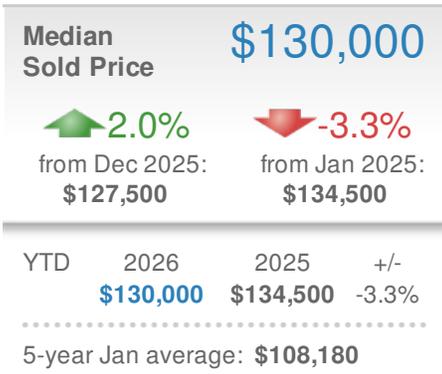
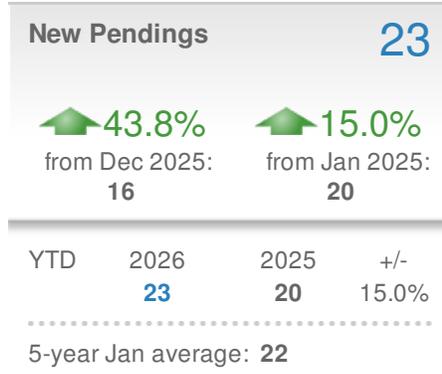
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, no change from December and an increase from 0.43 in January 2025. The Contract Ratio is 161% higher than the 5-year January average of 0.77. A higher Contract Ratio signifies a relative increase in contract activity compared 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-Upland (Delaware, PA) - Attached

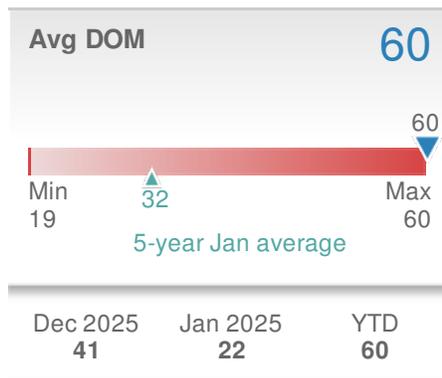
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**Summary**

In Chester-Upland (Delaware, PA), the median sold price for Attached properties for January was \$130,000, representing an increase of 2% compared to last month and a decrease of 3.3% from Jan 2025. The average days on market for units sold in January was 60 days, 86% above the 5-year January average of 32 days. There was a 43.8% month over month increase in new contract activity with 23 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from December) with 36; and an 8.2% increase in supply to 53 active units.

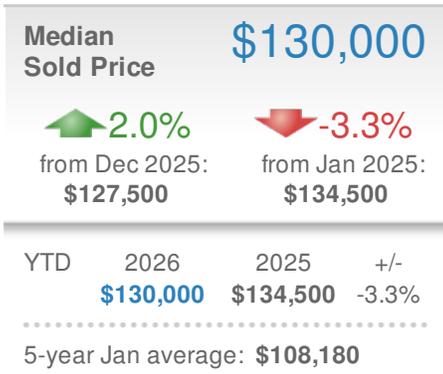
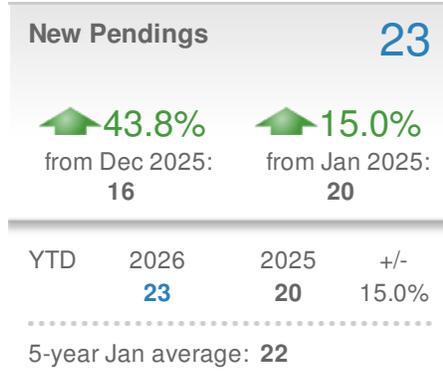
This activity resulted in a Contract Ratio of 0.68 pendings per active listing, down from 0.73 in December and an increase from 0.53 in January 2025. The Contract Ratio is 11% lower than the 5-year January average of 0.77. A higher Contract Ratio signifies a relative increase in contract activity compared 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-Upland (Delaware, PA) - Attached/Townhouse

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### Summary

In Chester-Upland (Delaware, PA), the median sold price for Attached/Townhouse properties for January was \$130,000, representing an increase of 2% compared to last month and a decrease of 3.3% from Jan 2025. The average days on market for units sold in January was 60 days, 86% above the 5-year January average of 32 days. There was a 43.8% month over month increase in new contract activity with 23 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from December) with 36; and an 8.2% increase in supply to 53 active units.

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