

January 2026

All Home Types
Detached
Attached
Attached/Townhouse

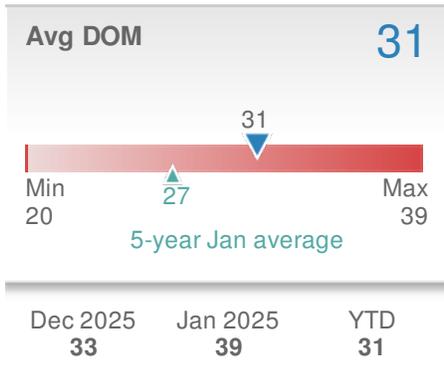
Local Market Insight

Coatesville Area (Chester, PA)

January 2026

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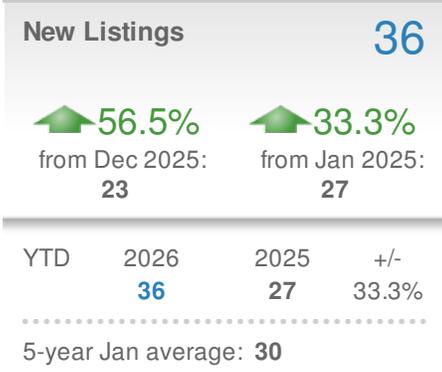
Email: ldavis@tcsr.realtor



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Coatesville Area (Chester, PA) - Detached

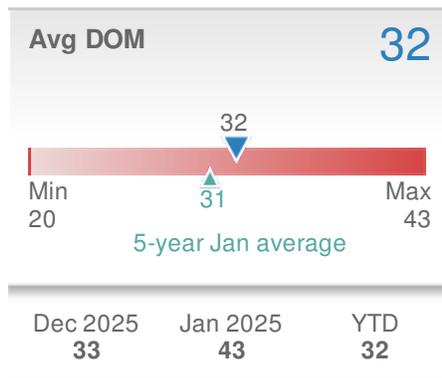
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Summary

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.

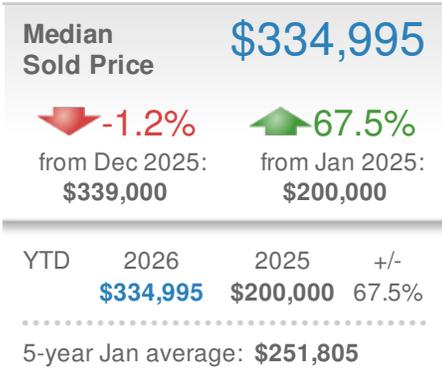
This activity resulted in a Contract Ratio of 1.18 pendings per active listing, down from 1.32 in December and an increase from 0.90 in January 2025. The Contract Ratio is 4% higher than the 5-year January average of 1.14. A higher Contract Ratio signifies a relative increase in contract activity compared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



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Coatesville Area (Chester, PA) - Attached

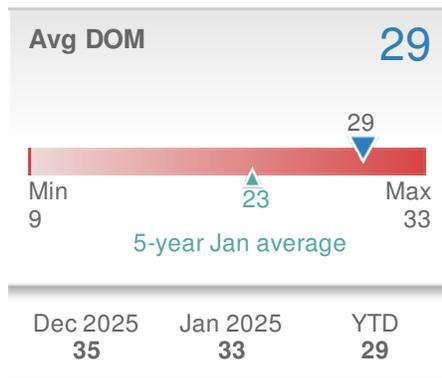
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Summary

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.

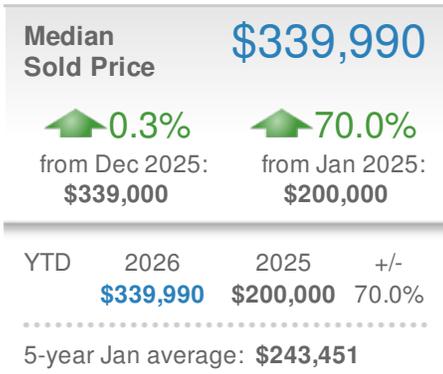
This activity resulted in a Contract Ratio of 1.22 pendings per active listing, down from 1.37 in December and a decrease from 2.22 in January 2025. The Contract Ratio is 59% lower than the 5-year January average of 2.95. A higher Contract Ratio signifies a relative increase in contract activity compared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



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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 pendencies 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.

