

January 2026

All Home Types
Detached
Attached
Attached/Townhouse

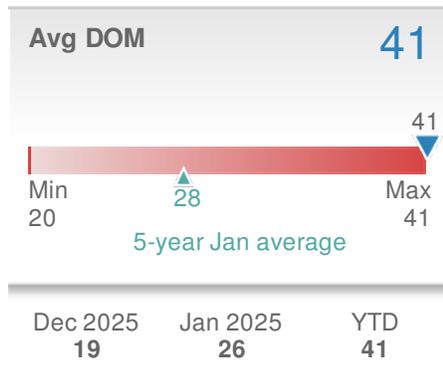
Local Market Insight

Downingtown Area (Chester, PA)

January 2026

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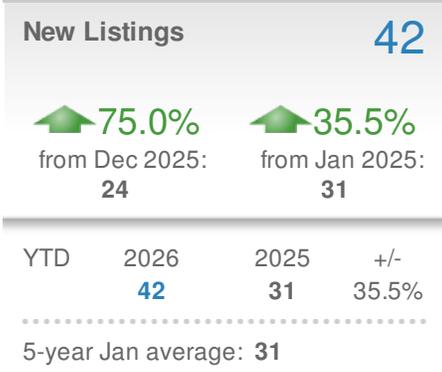
Email: ldavis@tcsr.realtor



January 2026

Downingtown Area (Chester, PA) - Detached

Tri-County Suburban REALTORS
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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.

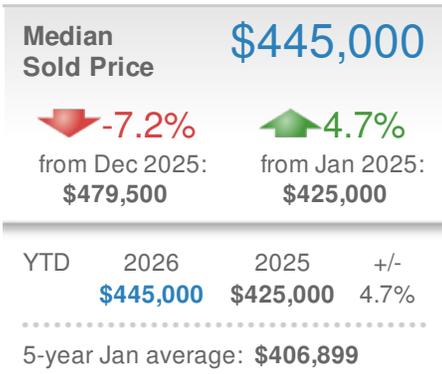
This activity resulted in a Contract Ratio of 1.44 pendings per active listing, down from 1.81 in December and an increase from 1.02 in January 2025. The Contract Ratio is 11% higher than the 5-year January average of 1.30. A higher Contract Ratio signifies a relative increase in contract activity compared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



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Downingtown Area (Chester, PA) - Attached

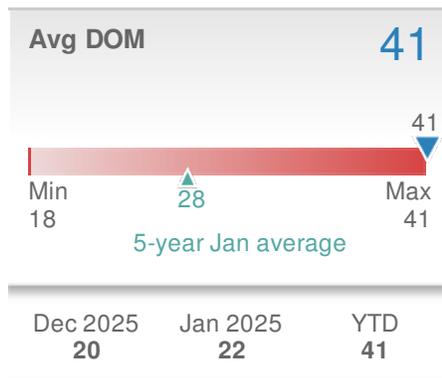
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Summary

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.



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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.

