

# January 2026

All Home Types  
Detached  
Attached  
Attached/Townhouse

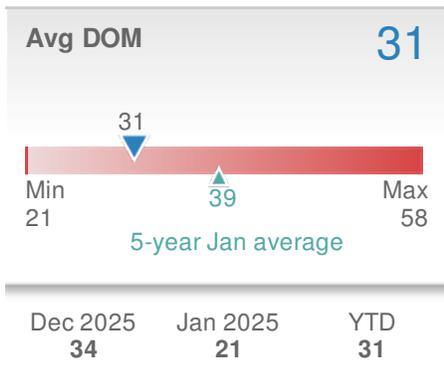
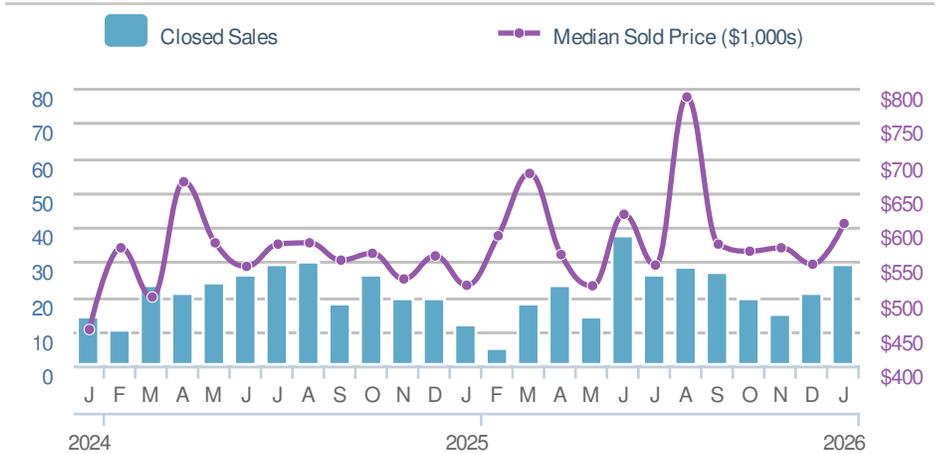
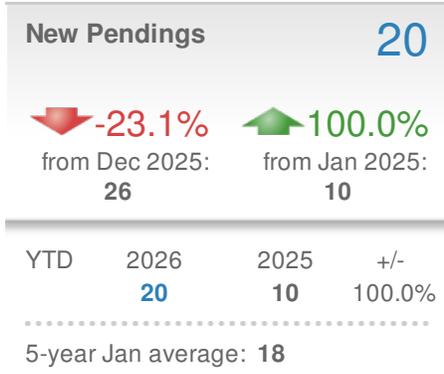
## Local Market Insight

### Kennett Consolidated (Chester, PA)

# January 2026

## Kennett Consolidated (Chester, PA)

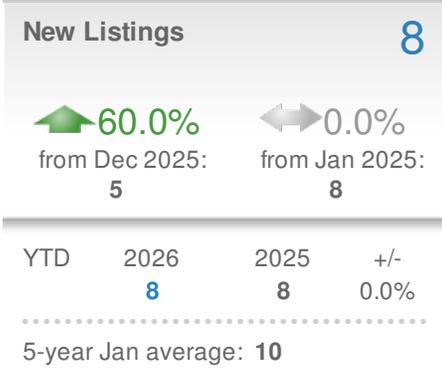
Email: ldavis@tcsr.realtor



# January 2026

## Kennett Consolidated (Chester, PA) - Detached

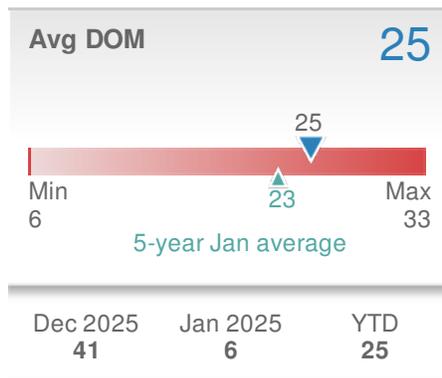
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



### Summary

In Kennett Consolidated (Chester, PA), the median sold price for Detached properties for January was \$669,000, representing a decrease of 3% compared to last month and an increase of 10.1% from Jan 2025. The average days on market for units sold in January was 25 days, 8% above the 5-year January average of 23 days. There was a 46.7% month over month decrease in new contract activity with 8 New Pendings; a 39.3% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 17; and a 14.3% increase in supply to 16 active units.

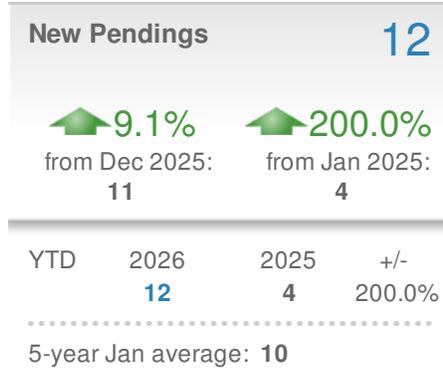
This activity resulted in a Contract Ratio of 1.06 pendings per active listing, down from 2.00 in December and an increase from 0.35 in January 2025. The Contract Ratio is 36% higher than the 5-year January average of 0.78. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Kennett Consolidated (Chester, PA) - Attached

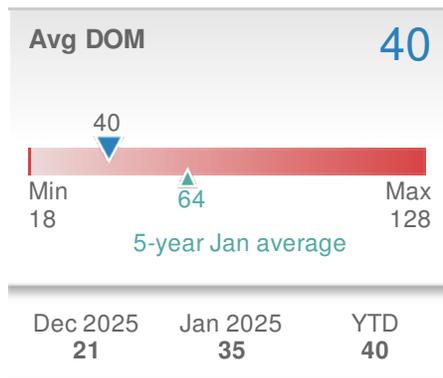
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Kennett Consolidated (Chester, PA), the median sold price for Attached properties for January was \$438,500, representing an increase of 6.7% compared to last month and a decrease of 13.5% from Jan 2025. The average days on market for units sold in January was 40 days, 37% below the 5-year January average of 64 days. There was a 9.1% month over month increase in new contract activity with 12 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from December) with 19; and a 14.7% decrease in supply to 29 active units.

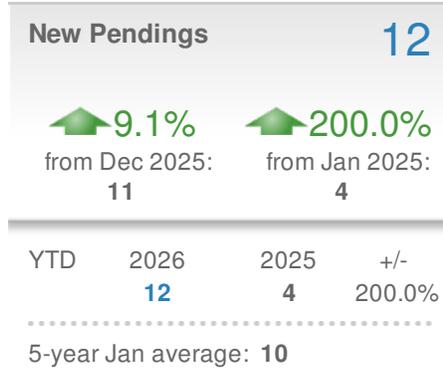
This activity resulted in a Contract Ratio of 0.66 pendings per active listing, up from 0.56 in December and an increase from 0.45 in January 2025. The Contract Ratio is 63% lower than the 5-year January average of 1.76. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



## January 2026

Kennett Consolidated (Chester, PA) - Attached/Townhouse **30** County Suburban REALTORS

Email: ldavis@tcsr.realtor



### Summary

In Kennett Consolidated (Chester, PA), the median sold price for Attached/Townhouse properties for January was \$438,500, representing an increase of 6.7% compared to last month and a decrease of 13.5% from Jan 2025. The average days on market for units sold in January was 40 days, 39% below the 5-year January average of 66 days. There was a 9.1% month over month increase in new contract activity with 12 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from December) with 19; and a 14.7% decrease in supply to 29 active units.

This activity resulted in a Contract Ratio of 0.66 pendings per active listing, up from 0.56 in December and an increase from 0.56 in January 2025. The Contract Ratio is 66% lower than the 5-year January average of 1.95. 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.

