

January 2026

All Home Types
Detached
Attached
Attached/Townhouse

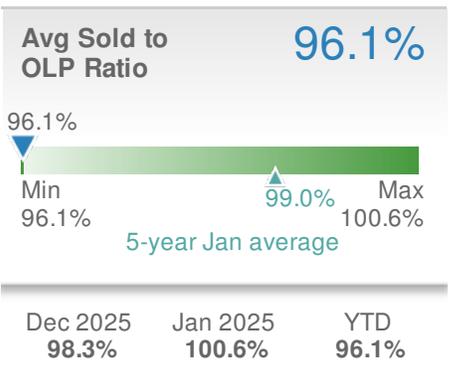
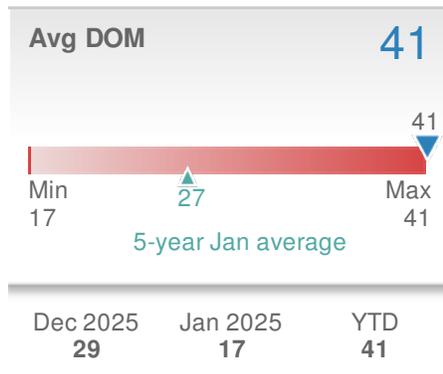
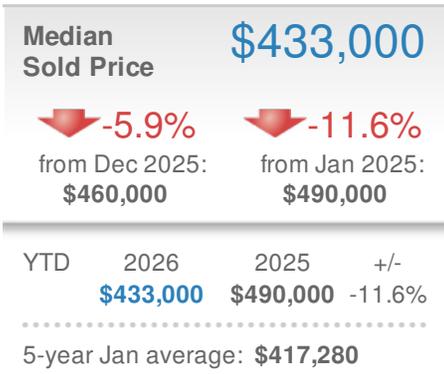
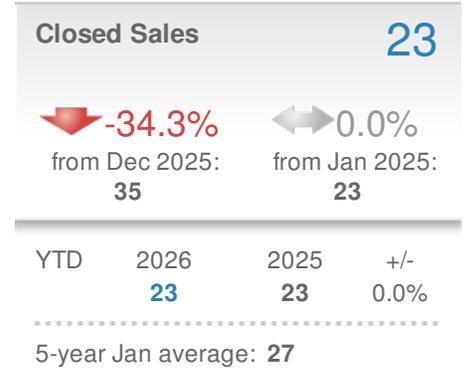
Local Market Insight

Phoenixville Area (Chester, PA)

January 2026

Phoenixville Area (Chester, PA)

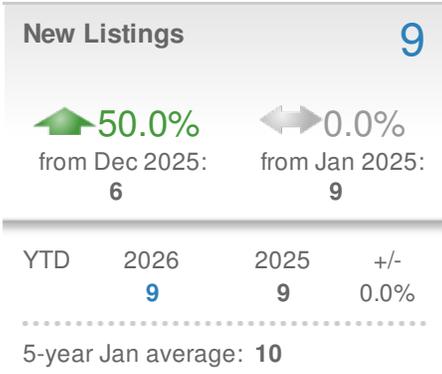
Email: ldavis@tcsr.realtor



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Phoenixville Area (Chester, PA) - Detached

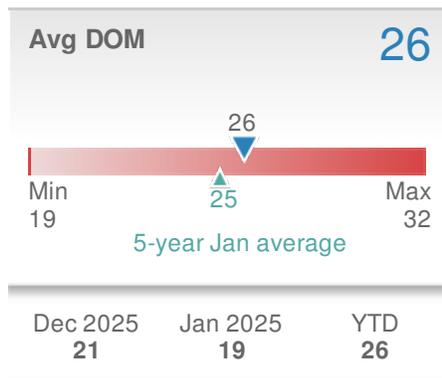
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Summary

In Phoenixville Area (Chester, PA), the median sold price for Detached properties for January was \$502,200, representing a decrease of 3% compared to last month and a decrease of 4.7% from Jan 2025. The average days on market for units sold in January was 26 days, 2% above the 5-year January average of 25 days. There was no month over month change in new contract activity with 10 New Pendings; a 12.5% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 14; and a 16.7% decrease in supply to 10 active units.

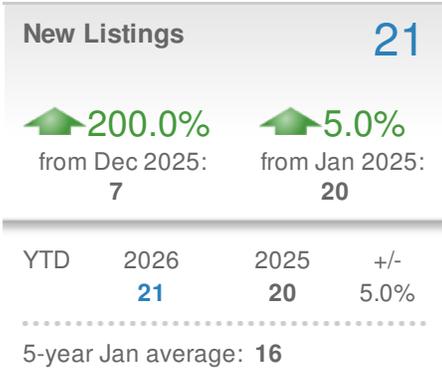
This activity resulted in a Contract Ratio of 1.40 pendings per active listing, up from 1.33 in December and an increase from 1.27 in January 2025. The Contract Ratio is 7% lower than the 5-year January average of 1.50. A higher Contract Ratio signifies a relative increase in contract activity compared 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

Phoenixville Area (Chester, PA) - Attached

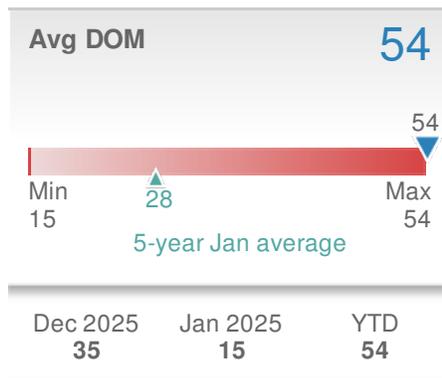
Tri-County Suburban REALTORS
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Summary

In Phoenixville Area (Chester, PA), the median sold price for Attached properties for January was \$404,965, representing a decrease of 12% compared to last month and a decrease of 6.9% from Jan 2025. The average days on market for units sold in January was 54 days, 94% above the 5-year January average of 28 days. There was an 18.8% month over month decrease in new contract activity with 13 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from December) with 19; and a 9.1% increase in supply to 24 active units.

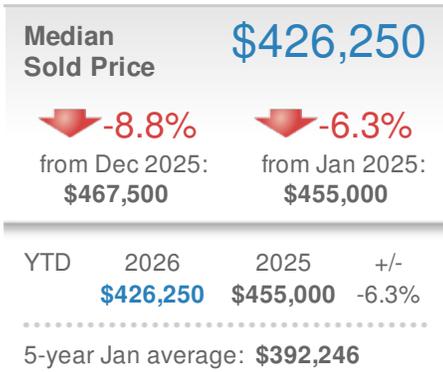
This activity resulted in a Contract Ratio of 0.79 pendings per active listing, down from 0.86 in December and an increase from 0.38 in January 2025. The Contract Ratio is 34% lower than the 5-year January average of 1.20. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



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Phoenixville Area (Chester, PA) - Attached/Townhouse

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Summary

In Phoenixville Area (Chester, PA), the median sold price for Attached/Townhouse properties for January was \$426,250, representing a decrease of 8.8% compared to last month and a decrease of 6.3% from Jan 2025. The average days on market for units sold in January was 37 days, 60% above the 5-year January average of 23 days. There was an 8.3% month over month increase in new contract activity with 13 New Pendings; a 28.6% MoM increase in All Pendings (new contracts + contracts carried over from December) to 18; and a 15.8% increase in supply to 22 active units.

This activity resulted in a Contract Ratio of 0.82 pendings per active listing, up from 0.74 in December and an increase from 0.37 in January 2025. The Contract Ratio is 29% lower than the 5-year January average of 1.15. 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.

