

# January 2026

All Home Types  
Detached  
Attached  
Attached/Townhouse

## Local Market Insight

### Spring-Ford Area (Chester, PA)

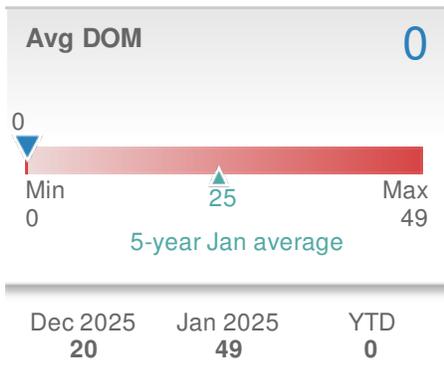
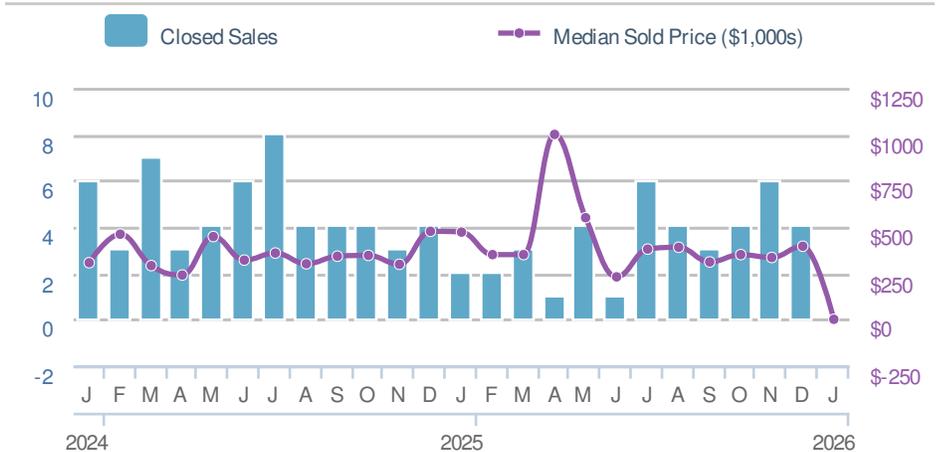
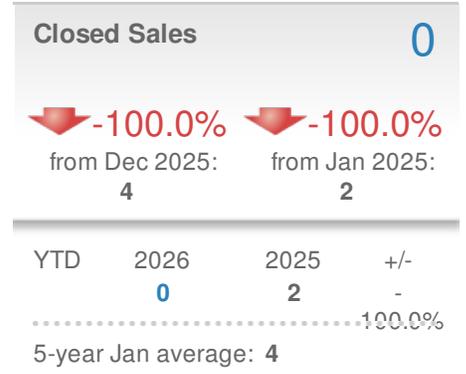
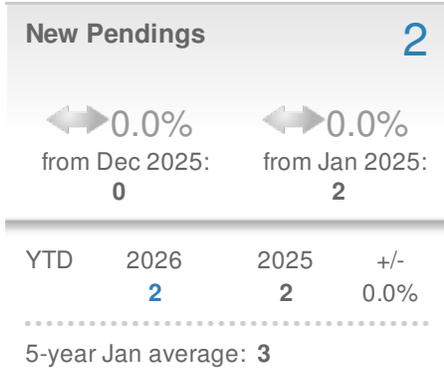
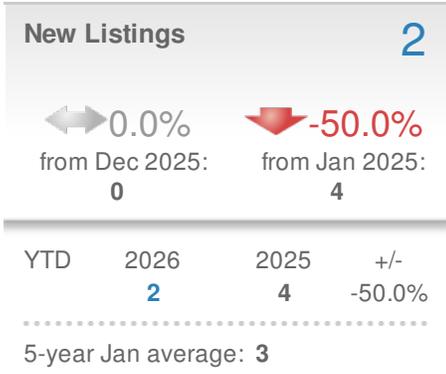


Presented by  
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# January 2026

## Spring-Ford Area (Chester, PA)

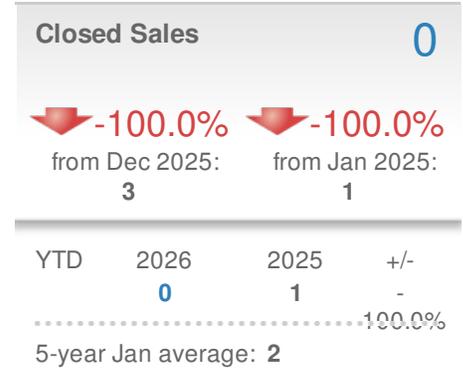
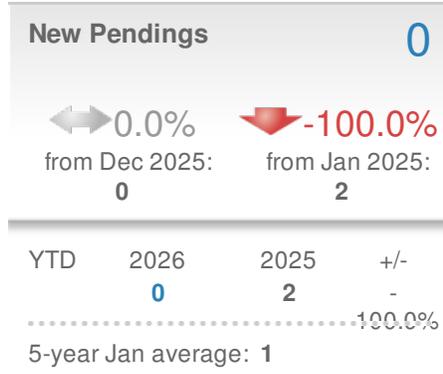
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**January 2026**

Spring-Ford Area (Chester, PA) - Detached

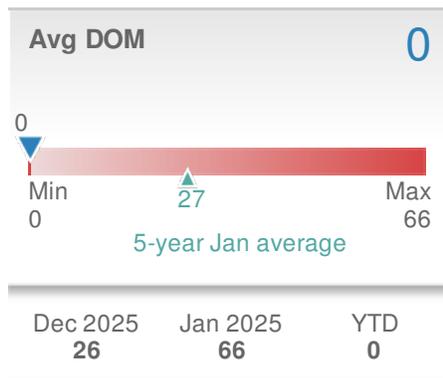
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**Summary**

In Spring-Ford Area (Chester, PA), the median sold price for Detached properties for January was \$0, representing a decrease of 100% compared to last month and a decrease of 100% from Jan 2025. The average days on market for units sold in January was 0 days, 100% below the 5-year January average of 27 days. There was no month over month change in new contract activity with 0 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from December) with 0; and a 0% increase in supply to 1 active units.

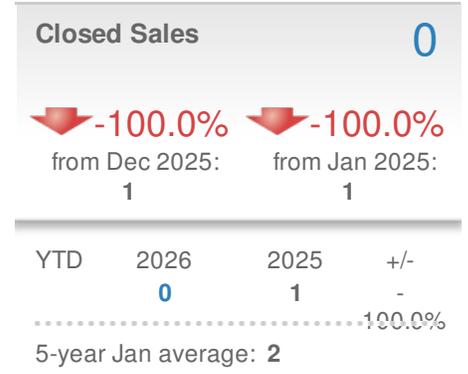
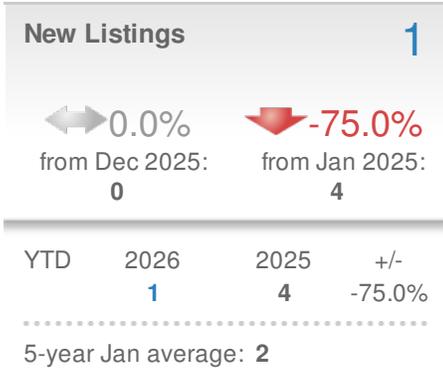
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from December and a decrease from 4.00 in January 2025. The Contract Ratio is 100% lower than the 5-year January average of 1.30. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



**January 2026**

Spring-Ford Area (Chester, PA) - Attached

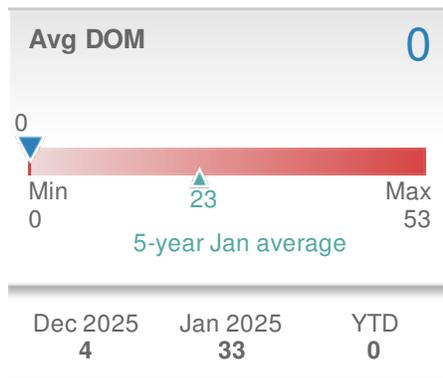
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### Summary

In Spring-Ford Area (Chester, PA), the median sold price for Attached properties for January was \$0, representing a decrease of 100% compared to last month and a decrease of 100% from Jan 2025. The average days on market for units sold in January was 0 days, 100% below the 5-year January average of 23 days. There was a 0% month over month increase in new contract activity with 2 New Pendings; a 0% MoM increase in All Pendings (new contracts + contracts carried over from December) to 2; and no change in supply with 2 active units.

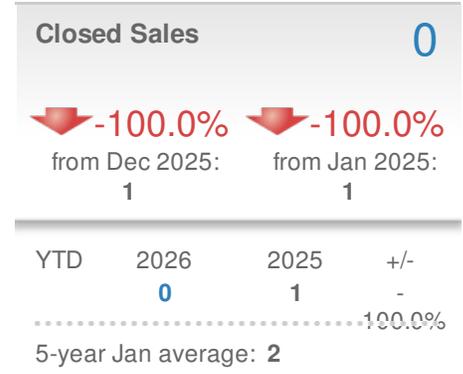
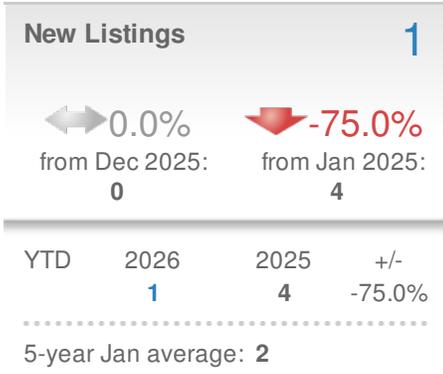
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, up from 0.00 in December and an increase from 0.00 in January 2025. The Contract Ratio is 52% lower than the 5-year January average of 2.10. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

Spring-Ford Area (Chester, PA) - Attached/Townhouse

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### Summary

In Spring-Ford Area (Chester, PA), the median sold price for Attached/Townhouse properties for January was \$0, representing a decrease of 100% compared to last month and a decrease of 100% from Jan 2025. The average days on market for units sold in January was 0 days, 100% below the 5-year January average of 23 days. There was a 0% month over month increase in new contract activity with 2 New Pendings; a 0% MoM increase in All Pendings (new contracts + contracts carried over from December) to 2; and no change in supply with 2 active units.

This activity resulted in a Contract Ratio of 1.00 pendings per active listing, up from 0.00 in December and an increase from 0.00 in January 2025. The Contract Ratio is 52% lower than the 5-year January average of 2.10. 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.

