

January 2026

All Home Types
Detached
Attached
Attached/Townhouse

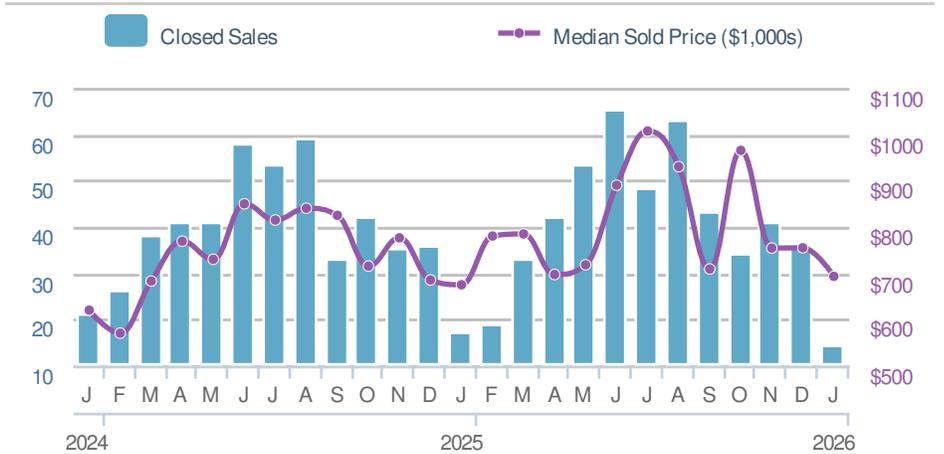
Local Market Insight

Tredyffrin-Easttown (Chester, PA)

January 2026

Tredyffrin-Easttown (Chester, PA)

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January 2026

Tredyffrin-Easttown (Chester, PA) - Detached

Tri-County Suburban REALTORS
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New Listings 14

▲ **55.6%** ▲ **27.3%**
 from Dec 2025: 9 from Jan 2025: 11

YTD	2026	2025	+/-
	14	11	27.3%

5-year Jan average: 16

New Pendings 7

▲ **75.0%** ▼ **-36.4%**
 from Dec 2025: 4 from Jan 2025: 11

YTD	2026	2025	+/-
	7	11	-36.4%

5-year Jan average: 15

Closed Sales 7

▼ **-65.0%** ▲ **16.7%**
 from Dec 2025: 20 from Jan 2025: 6

YTD	2026	2025	+/-
	7	6	16.7%

5-year Jan average: 12

Median Sold Price \$950,000

▼ **-0.5%** ▲ **12.4%**
 from Dec 2025: **\$955,000** from Jan 2025: **\$845,000**

YTD	2026	2025	+/-
	\$950,000	\$845,000	12.4%

5-year Jan average: **\$836,450**

Summary

In Tredyffrin-Easttown (Chester, PA), the median sold price for Detached properties for January was \$950,000, representing a decrease of 0.5% compared to last month and an increase of 12.4% from Jan 2025. The average days on market for units sold in January was 7 days, 80% below the 5-year January average of 34 days. There was a 75% month over month increase in new contract activity with 7 New Pendings; an 8.3% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 11; and a 15.4% decrease in supply to 22 active units.

This activity resulted in a Contract Ratio of 0.50 pendings per active listing, up from 0.46 in December and a decrease from 1.23 in January 2025. The Contract Ratio is 61% 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.

Active Listings 22

Dec 2025	Jan 2025	YTD
26	13	

Avg DOM 7

Dec 2025	Jan 2025	YTD
19	37	7

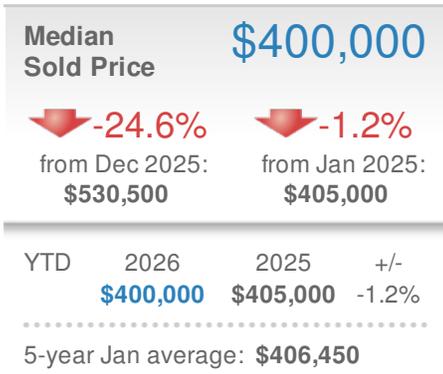
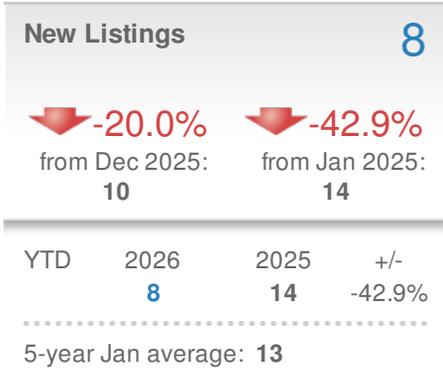
Avg Sold to OLP Ratio 106.9%

Dec 2025	Jan 2025	YTD
98.6%	100.1%	106.9%

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Tredyffrin-Easttown (Chester, PA) - Attached

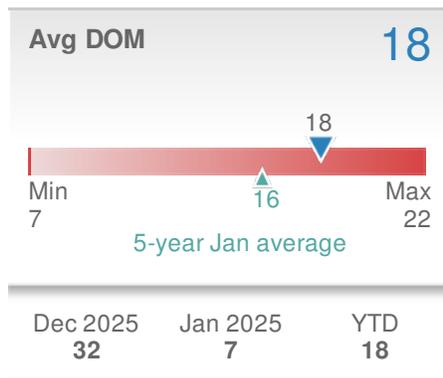
Tri-County Suburban REALTORS
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Summary

In Tredyffrin-Easttown (Chester, PA), the median sold price for Attached properties for January was \$400,000, representing a decrease of 24.6% compared to last month and a decrease of 1.2% from Jan 2025. The average days on market for units sold in January was 18 days, 13% above the 5-year January average of 16 days. There was a 30% month over month decrease in new contract activity with 7 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from December) with 9; and a 6.7% increase in supply to 16 active units.

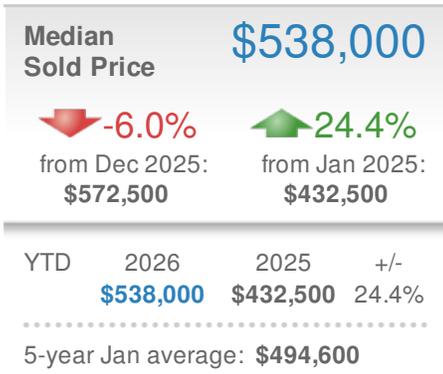
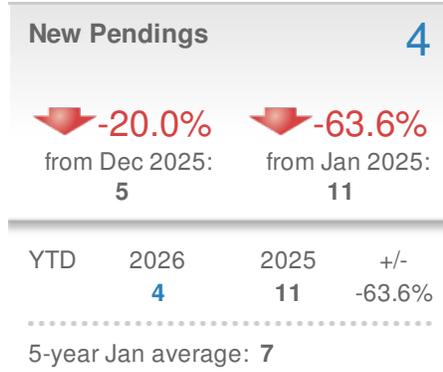
This activity resulted in a Contract Ratio of 0.56 pendings per active listing, down from 0.60 in December and a decrease from 1.46 in January 2025. The Contract Ratio is 65% lower than the 5-year January average of 1.59. A higher Contract Ratio signifies a relative increase in contract activity compared 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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Summary

In Tredyffrin-Easttown (Chester, PA), the median sold price for Attached/Townhouse properties for January was \$538,000, representing a decrease of 6% compared to last month and an increase of 24.4% from Jan 2025. The average days on market for units sold in January was 13 days, the same as the 5-year January average of 13 days. There was a 20% month over month decrease in new contract activity with 4 New Pendings; a 25% MoM increase in All Pendings (new contracts + contracts carried over from December) to 5; and a 25% increase in supply to 10 active units.

This activity resulted in a Contract Ratio of 0.50 pendencies per active listing, no change from December and a decrease from 1.63 in January 2025. The Contract Ratio is 63% lower than the 5-year January average of 1.34. 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.

