

January 2026

All Home Types
Detached
Attached
Attached/Townhouse

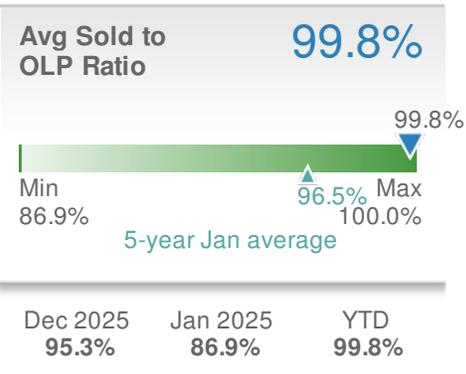
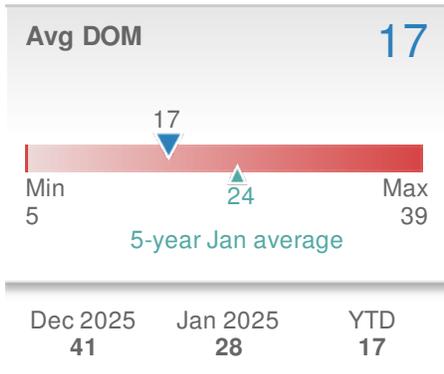
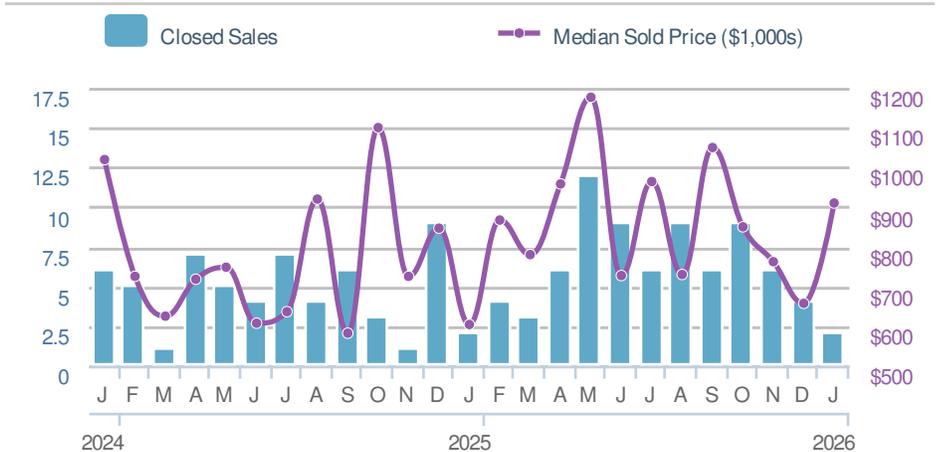
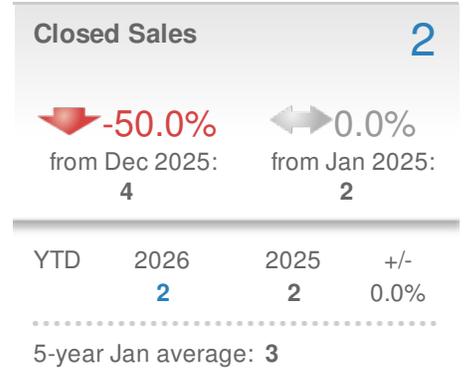
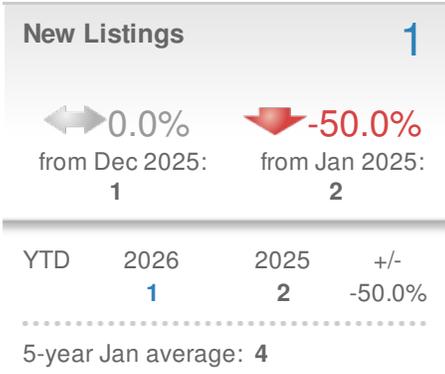
Local Market Insight

West Chester Area (Delaware, PA)

January 2026

West Chester Area (Delaware, PA)

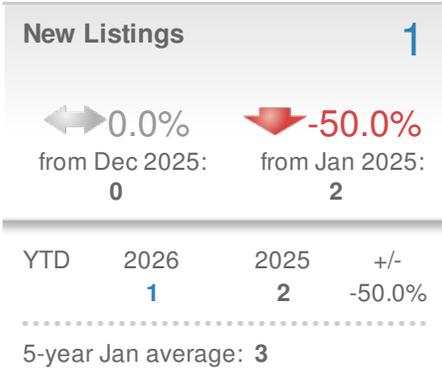
Email: ldavis@tcsr.realtor



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West Chester Area (Delaware, PA) - Detached

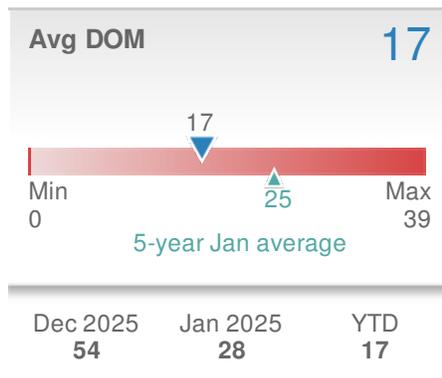
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In West Chester Area (Delaware, PA), the median sold price for Detached properties for January was \$910,000, representing an increase of 21.5% compared to last month and an increase of 50.4% from Jan 2025. The average days on market for units sold in January was 17 days, 31% below the 5-year January average of 25 days. There was a 0% month over month increase in new contract activity with 1 New Pendings; a 50% MoM decrease in All Pendings (new contracts + contracts carried over from December) to 2; and no change in supply with 7 active units.

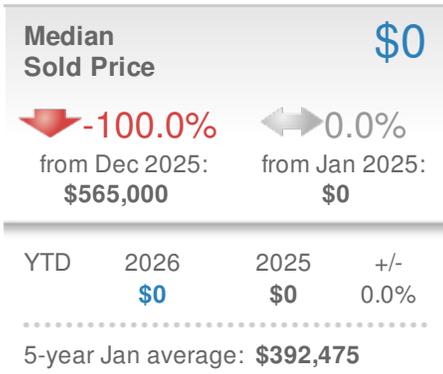
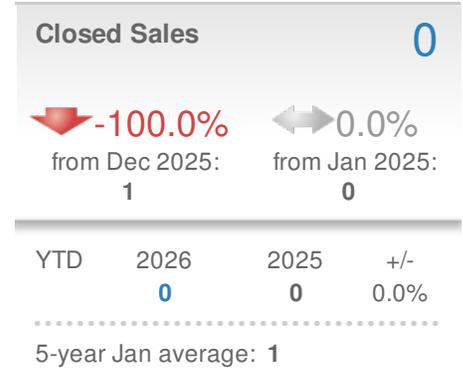
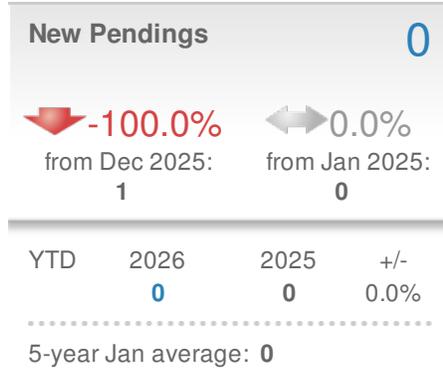
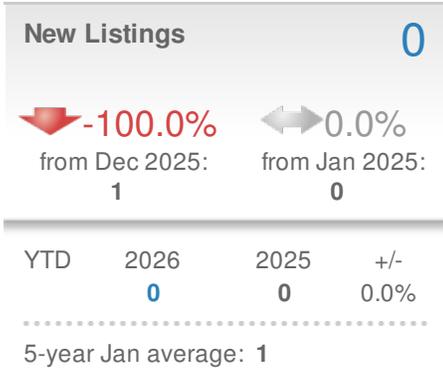
This activity resulted in a Contract Ratio of 0.29 pendings per active listing, down from 0.57 in December and a decrease from 0.63 in January 2025. The Contract Ratio is 74% lower than the 5-year January average of 1.10. A higher Contract Ratio signifies a relative increase in contract activity compared 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

West Chester Area (Delaware, PA) - Attached

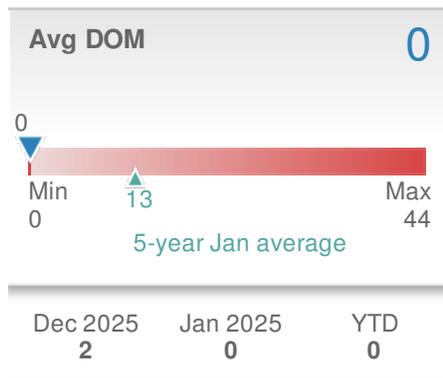
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Summary

In West Chester Area (Delaware, PA), the median sold price for Attached properties for January was \$0, representing a decrease of 100% compared to last month and no change from Jan 2025. The average days on market for units sold in January was 0 days, 100% below the 5-year January average of 13 days. There was a 100% month over month decrease in new contract activity with 0 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from December) with 0; and no change in supply with 0 active units.

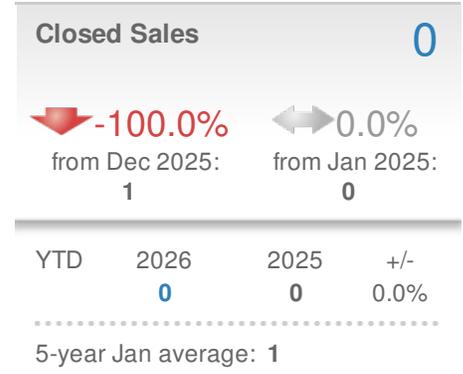
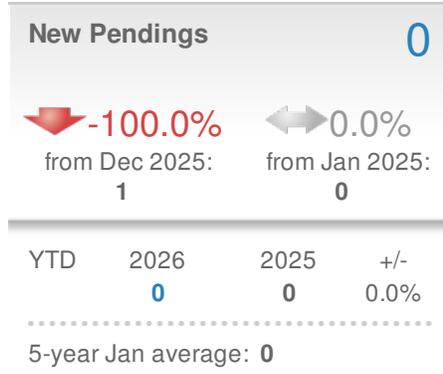
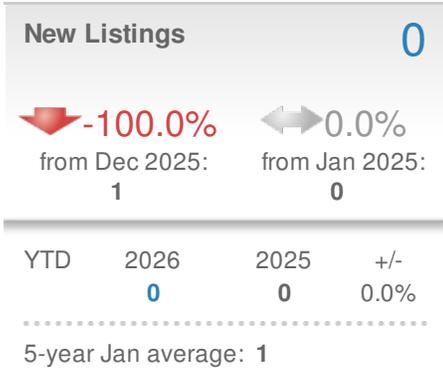
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, down from 0.00 in December and a decrease from 0.67 in January 2025. The Contract Ratio is 100% lower than the 5-year January average of 0.29. A higher Contract Ratio signifies a relative increase in contract activity compared 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

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