

February 2026

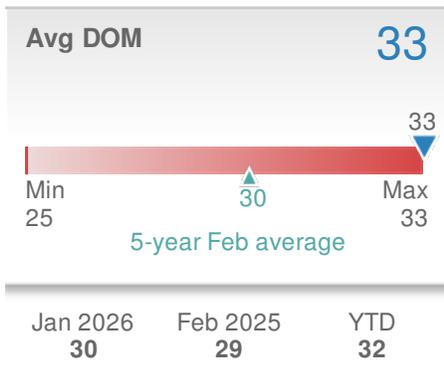
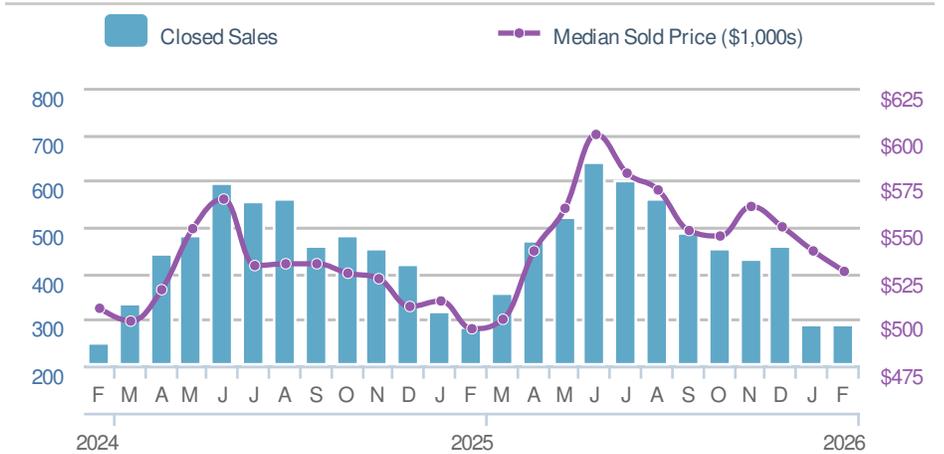
All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Chester County, PA

February 2026
 Chester County, PA

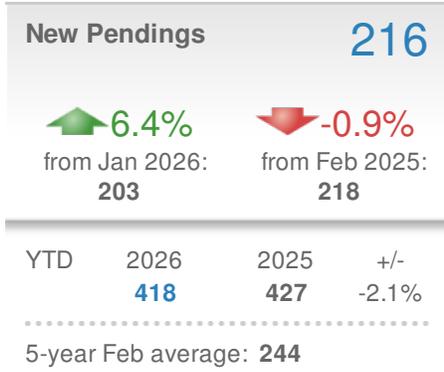
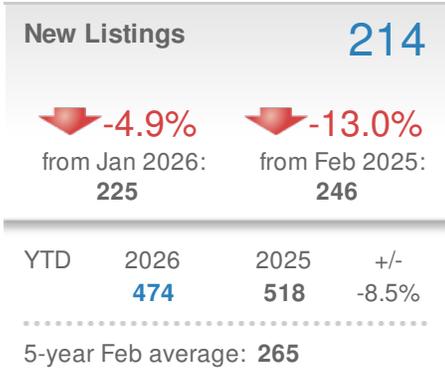
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February 2026

Chester County, PA - Detached

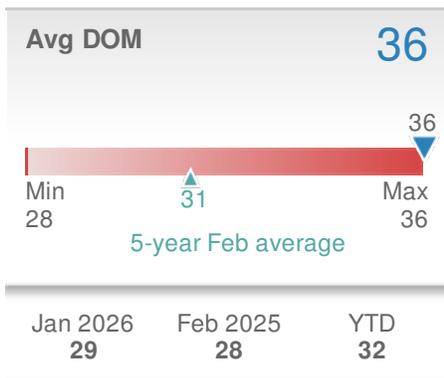
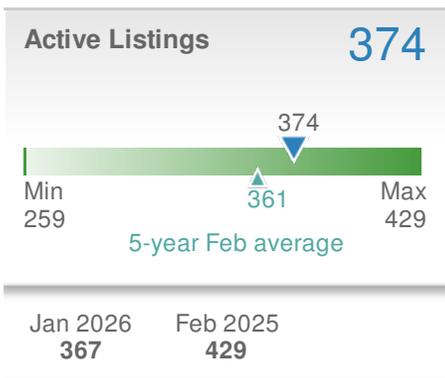
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Summary

In Chester County, PA, the median sold price for Detached properties for February was \$624,837, representing a decrease of 2% compared to last month and an increase of 12.6% from Feb 2025. The average days on market for units sold in February was 36 days, 15% above the 5-year February average of 31 days. There was a 6.4% month over month increase in new contract activity with 216 New Pendings; a 6.8% MoM increase in All Pendings (new contracts + contracts carried over from January) to 422; and a 1.9% increase in supply to 374 active units.

This activity resulted in a Contract Ratio of 1.13 pendings per active listing, up from 1.08 in January and a decrease from 1.19 in February 2025. The Contract Ratio is 21% lower than the 5-year February average of 1.44. 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.



February 2026

Chester County, PA - Attached

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New Listings **142**

▲ 11.8% ▼ -2.7%
 from Jan 2026: **127** from Feb 2025: **146**

YTD	2026	2025	+/-
	288	313	-8.0%

5-year Feb average: **158**

New Pendings **144**

▲ 12.5% ▼ -4.6%
 from Jan 2026: **128** from Feb 2025: **151**

YTD	2026	2025	+/-
	275	282	-2.5%

5-year Feb average: **158**

Closed Sales **111**

▲ 9.9% ▲ 5.7%
 from Jan 2026: **101** from Feb 2025: **105**

YTD	2026	2025	+/-
	213	241	-11.6%

5-year Feb average: **112**

Median Sold Price **\$410,000**

▼ -4.9% ▼ -3.5%
 from Jan 2026: **\$431,190** from Feb 2025: **\$425,000**

YTD	2026	2025	+/-
	\$420,000	\$425,000	-1.2%

5-year Feb average: **\$404,038**

Summary

In Chester County, PA, the median sold price for Attached properties for February was \$410,000, representing a decrease of 4.9% compared to last month and a decrease of 3.5% from Feb 2025. The average days on market for units sold in February was 27 days, the same as the 5-year February average of 27 days. There was a 12.5% month over month increase in new contract activity with 144 New Pendings; a 16.9% MoM increase in All Pendings (new contracts + contracts carried over from January) to 228; and a 0.5% decrease in supply to 194 active units.

This activity resulted in a Contract Ratio of 1.18 pendings per active listing, up from 1.00 in January and a decrease from 1.33 in February 2025. The Contract Ratio is 53% lower than the 5-year February average of 2.53. 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 **194**

Jan 2026	Feb 2025
195	177

Avg DOM **27**

Jan 2026	Feb 2025	YTD
34	30	31

Avg Sold to OLP Ratio **99.6%**

Jan 2026	Feb 2025	YTD
97.3%	99.1%	98.5%

February 2026

Chester County, PA - Attached/Townhouse

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New Listings **125**

▲ **8.7%** ▲ **4.2%**
 from Jan 2026: **115** from Feb 2025: **120**

YTD	2026	2025	+/-
	258	266	-3.0%

5-year Feb average: **138**

New Pendings **125**

▲ **5.0%** ▲ **1.6%**
 from Jan 2026: **119** from Feb 2025: **123**

YTD	2026	2025	+/-
	247	240	2.9%

5-year Feb average: **136**

Closed Sales **100**

▲ **17.6%** ▲ **8.7%**
 from Jan 2026: **85** from Feb 2025: **92**

YTD	2026	2025	+/-
	186	217	-14.3%

5-year Feb average: **98**

Median Sold Price **\$437,500**

▼ **-2.1%** ▲ **0.6%**
 from Jan 2026: **\$447,000** from Feb 2025: **\$435,000**

YTD	2026	2025	+/-
	\$444,000	\$451,000	-1.6%

5-year Feb average: **\$435,200**

Summary

In Chester County, PA, the median sold price for Attached/Townhouse properties for February was \$437,500, representing a decrease of 2.1% compared to last month and an increase of 0.6% from Feb 2025. The average days on market for units sold in February was 29 days, 7% above the 5-year February average of 27 days. There was a 5% month over month increase in new contract activity with 125 New Pendings; a 13.3% MoM increase in All Pendings (new contracts + contracts carried over from January) to 205; and a 1.8% increase in supply to 173 active units.

This activity resulted in a Contract Ratio of 1.18 pendings per active listing, up from 1.06 in January and a decrease from 1.26 in February 2025. The Contract Ratio is 53% lower than the 5-year February average of 2.50. 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.

Active Listings **173**

Min	5-year Feb average	Current	Max
93	125	173	173

Jan 2026	Feb 2025
170	160

Avg DOM **29**

Min	5-year Feb average	Current	Max
22	27	29	33

Jan 2026	Feb 2025	YTD
31	30	30

Avg Sold to OLP Ratio **99.8%**

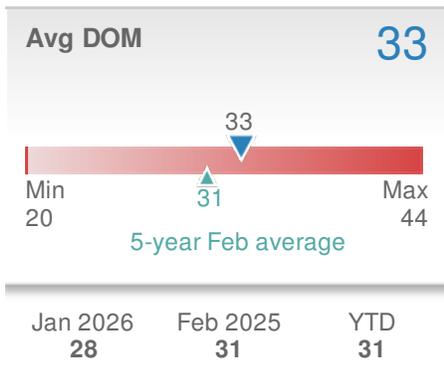
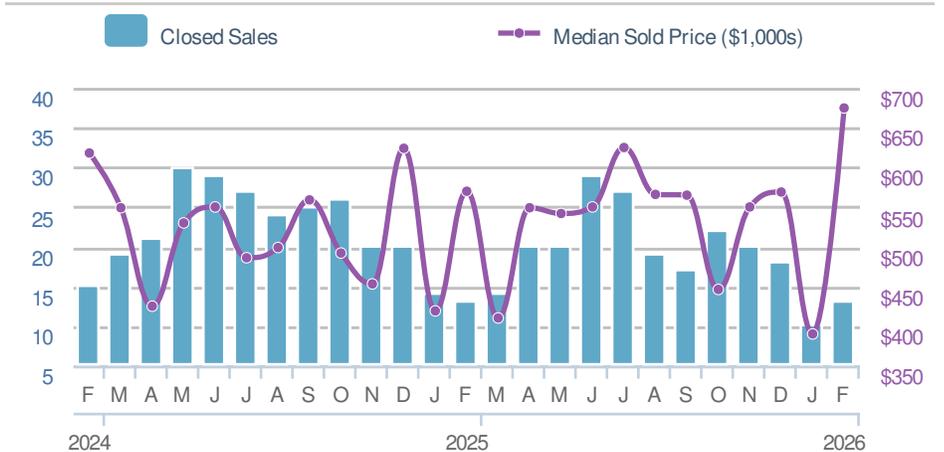
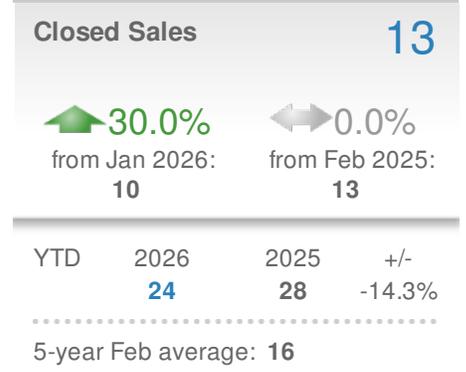
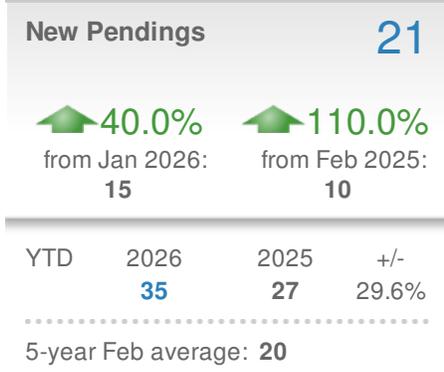
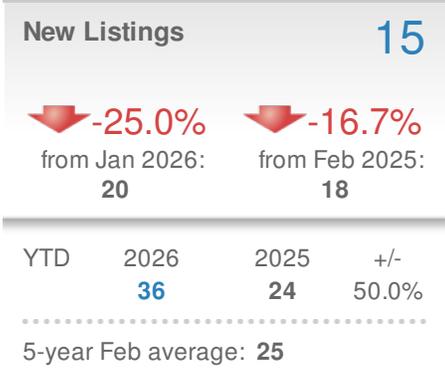
Min	5-year Feb average	Current	Max
99.0%	100.1%	99.8%	101.2%

Jan 2026	Feb 2025	YTD
98.1%	99.0%	99.0%

February 2026

Avon Grove (Chester, PA)

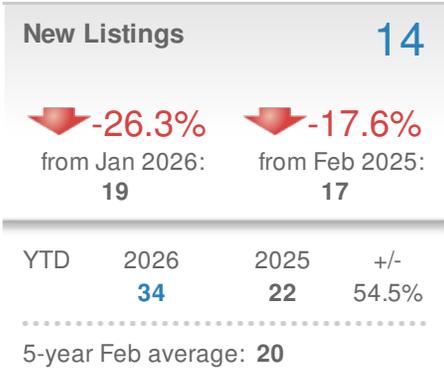
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February 2026

Avon Grove (Chester, PA) - Detached

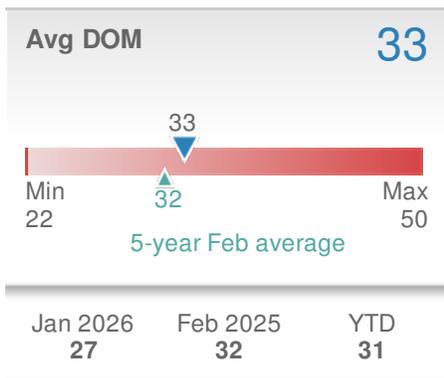
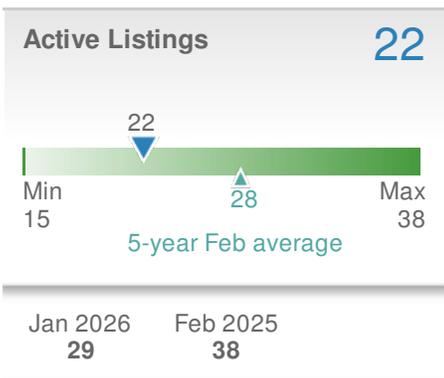
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Summary

In Avon Grove (Chester, PA), the median sold price for Detached properties for February was \$675,000, representing an increase of 60.7% compared to last month and an increase of 15.9% from Feb 2025. The average days on market for units sold in February was 33 days, 3% above the 5-year February average of 32 days. There was a 42.9% month over month increase in new contract activity with 20 New Pendings; a 22.7% MoM increase in All Pendings (new contracts + contracts carried over from January) to 27; and a 24.1% decrease in supply to 22 active units.

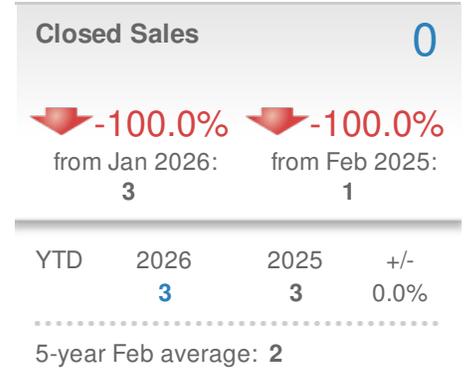
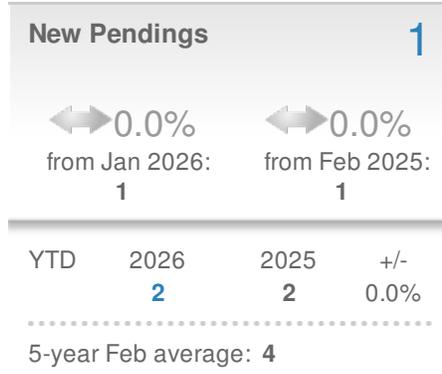
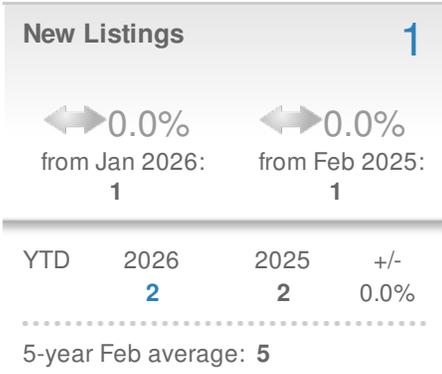
This activity resulted in a Contract Ratio of 1.23 pendings per active listing, up from 0.76 in January and an increase from 0.76 in February 2025. The Contract Ratio is 29% lower than the 5-year February average of 1.72. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

Avon Grove (Chester, PA) - Attached

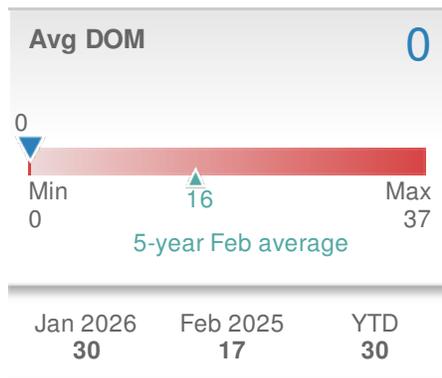
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Summary

In Avon Grove (Chester, PA), the median sold price for Attached properties for February was \$0, representing a decrease of 100% compared to last month and a decrease of 100% from Feb 2025. The average days on market for units sold in February was 0 days, 100% below the 5-year February average of 16 days. There was no month over month change in new contract activity with 1 New Pendings; a 0% MoM increase in All Pendings (new contracts + contracts carried over from January) to 1; and no change in supply with 0 active units.

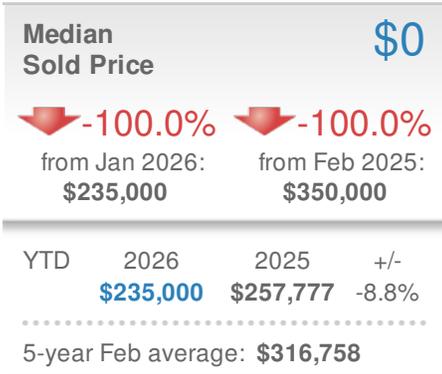
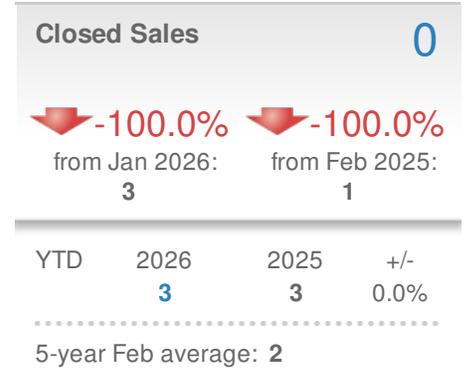
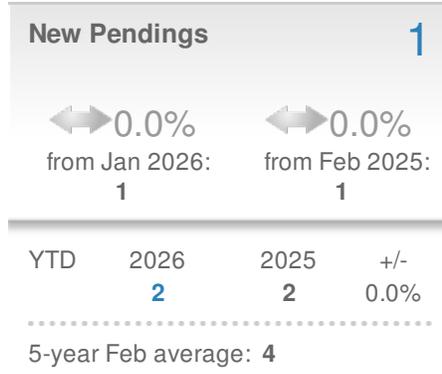
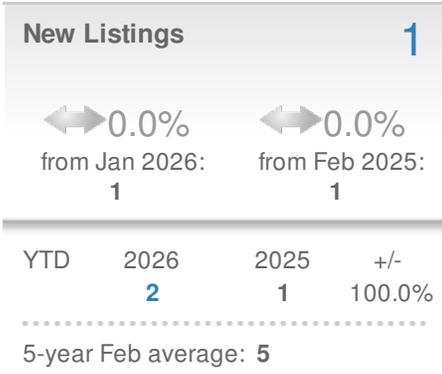
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from January and a decrease from 1.00 in February 2025. The Contract Ratio is 100% lower than the 5-year February average of 4.58. A higher Contract Ratio signifies a relative increase in contract activity compared 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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Avon Grove (Chester, PA) - Attached/Townhouse

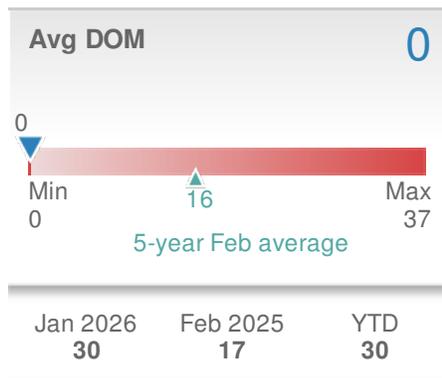
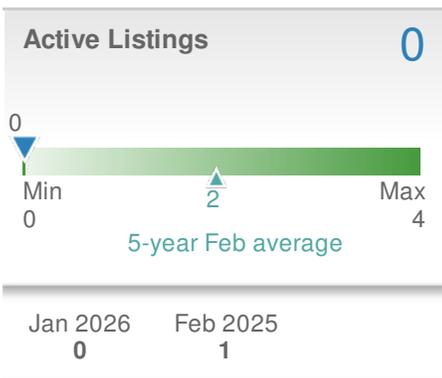
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Summary

In Avon Grove (Chester, PA), the median sold price for Attached/Townhouse properties for February was \$0, representing a decrease of 100% compared to last month and a decrease of 100% from Feb 2025. The average days on market for units sold in February was 0 days, 100% below the 5-year February average of 16 days. There was no month over month change in new contract activity with 1 New Pendings; a 0% MoM increase in All Pendings (new contracts + contracts carried over from January) to 1; and no change in supply with 0 active units.

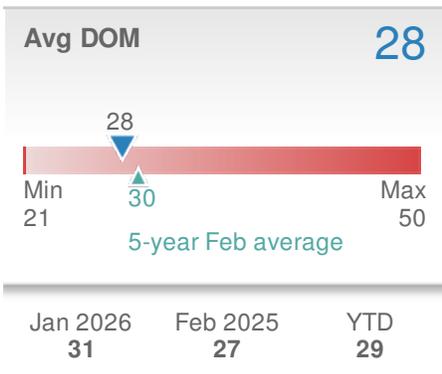
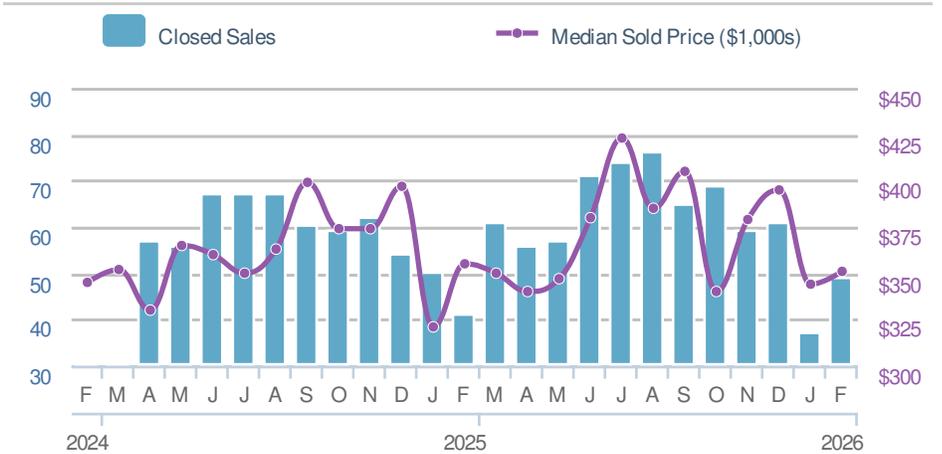
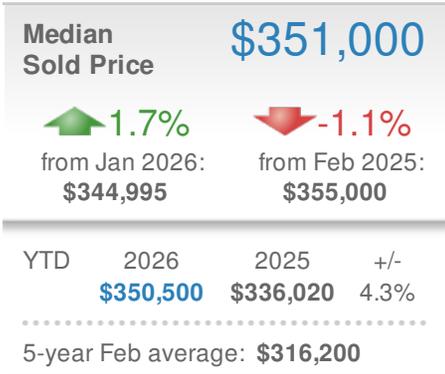
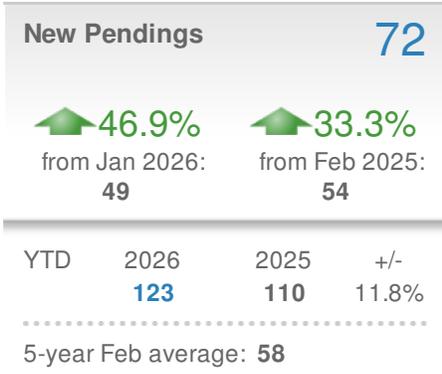
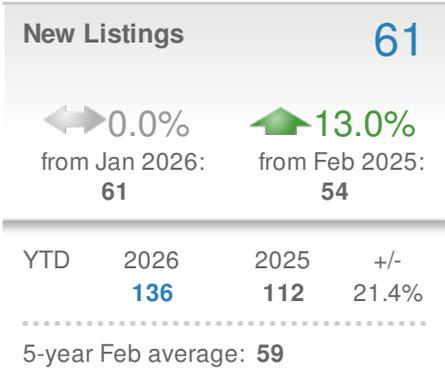
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from January and a decrease from 2.00 in February 2025. The Contract Ratio is 100% lower than the 5-year February average of 4.78. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

Coatesville Area (Chester, PA)

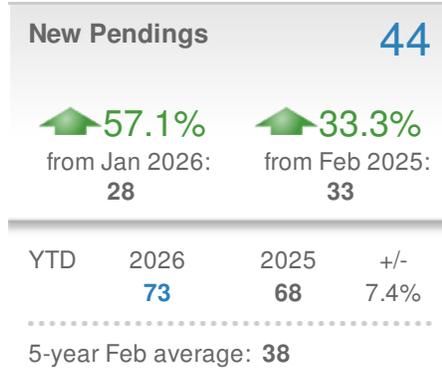
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Coatesville Area (Chester, PA) - Detached

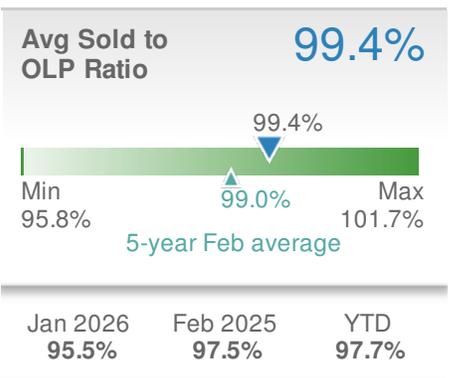
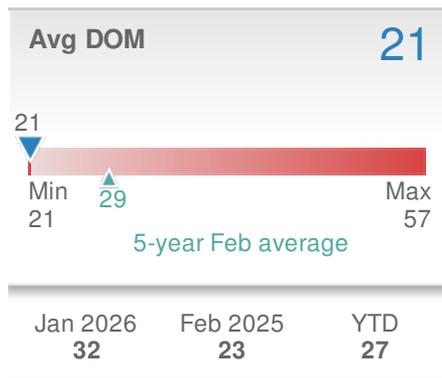
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Summary

In Coatesville Area (Chester, PA), the median sold price for Detached properties for February was \$460,000, representing an increase of 26% compared to last month and an increase of 21.1% from Feb 2025. The average days on market for units sold in February was 21 days, 27% below the 5-year February average of 29 days. There was a 57.1% month over month increase in new contract activity with 44 New Pendings; a 37.7% MoM increase in All Pendings (new contracts + contracts carried over from January) to 73; and a 6.7% decrease in supply to 42 active units.

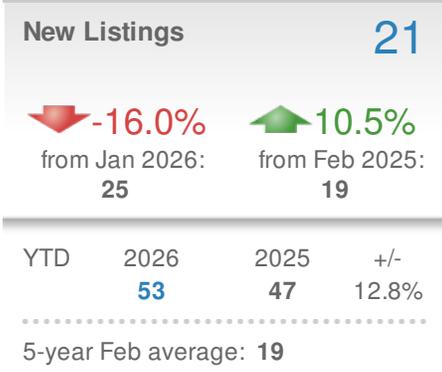
This activity resulted in a Contract Ratio of 1.74 pendings per active listing, up from 1.18 in January and an increase from 0.90 in February 2025. The Contract Ratio is 36% higher than the 5-year February average of 1.28. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

Coatesville Area (Chester, PA) - Attached

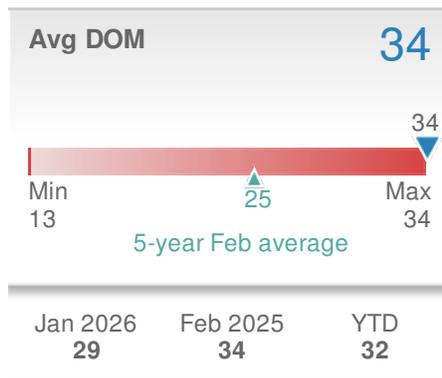
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Summary

In Coatesville Area (Chester, PA), the median sold price for Attached properties for February was \$315,000, representing a decrease of 6% compared to last month and a decrease of 4.8% from Feb 2025. The average days on market for units sold in February was 34 days, 35% above the 5-year February average of 25 days. There was a 33.3% month over month increase in new contract activity with 28 New Pendings; an 8% MoM increase in All Pendings (new contracts + contracts carried over from January) to 54; and a 22% decrease in supply to 32 active units.

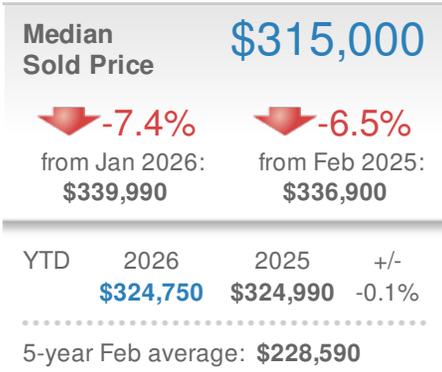
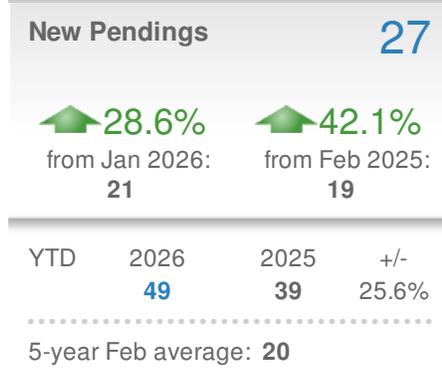
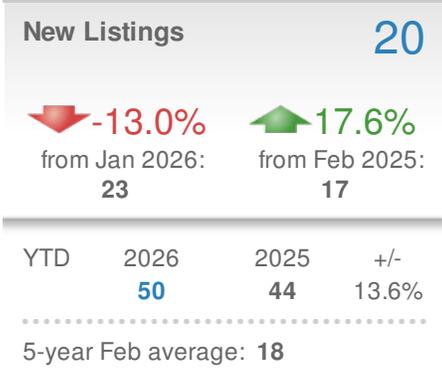
This activity resulted in a Contract Ratio of 1.69 pendings per active listing, up from 1.22 in January and a decrease from 2.14 in February 2025. The Contract Ratio is 46% lower than the 5-year February average of 3.15. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

Coatesville Area (Chester, PA) - Attached/Townhouse

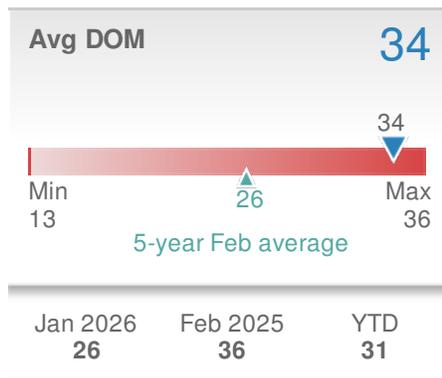
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Summary

In Coatesville Area (Chester, PA), the median sold price for Attached/Townhouse properties for February was \$315,000, representing a decrease of 7.4% compared to last month and a decrease of 6.5% from Feb 2025. The average days on market for units sold in February was 34 days, 32% above the 5-year February average of 26 days. There was a 28.6% month over month increase in new contract activity with 27 New Pendings; a 6% MoM increase in All Pendings (new contracts + contracts carried over from January) to 53; and a 23.1% decrease in supply to 30 active units.

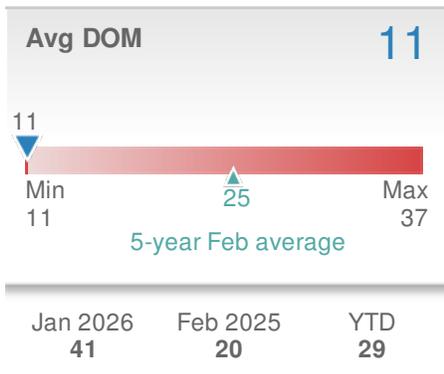
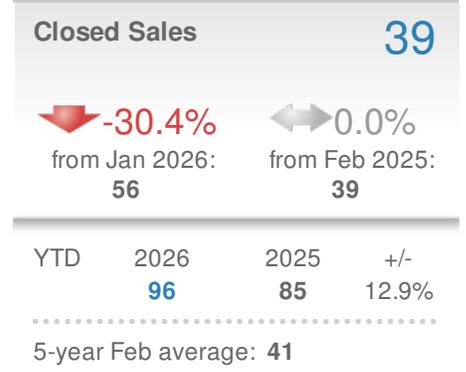
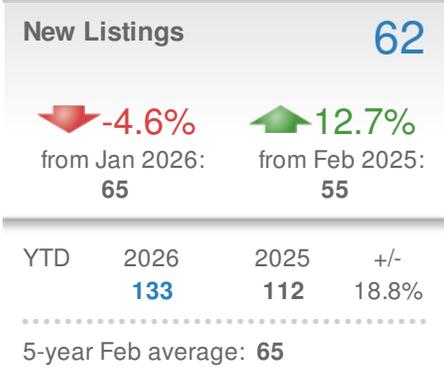
This activity resulted in a Contract Ratio of 1.77 pendings per active listing, up from 1.28 in January and a decrease from 2.14 in February 2025. The Contract Ratio is 44% lower than the 5-year February average of 3.15. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

Downingtown Area (Chester, PA)

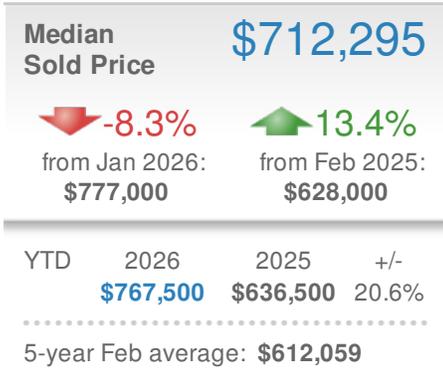
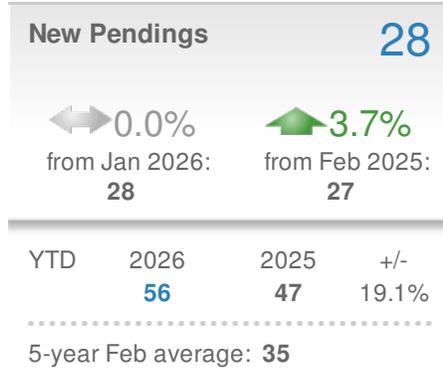
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February 2026

Downingtown Area (Chester, PA) - Detached

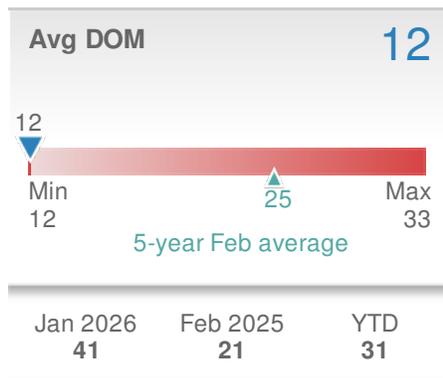
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Summary

In Downingtown Area (Chester, PA), the median sold price for Detached properties for February was \$712,295, representing a decrease of 8.3% compared to last month and an increase of 13.4% from Feb 2025. The average days on market for units sold in February was 12 days, 52% below the 5-year February average of 25 days. There was no month over month change in new contract activity with 28 New Pendings; a 12% MoM increase in All Pendings (new contracts + contracts carried over from January) to 84; and a 13.5% increase in supply to 59 active units.

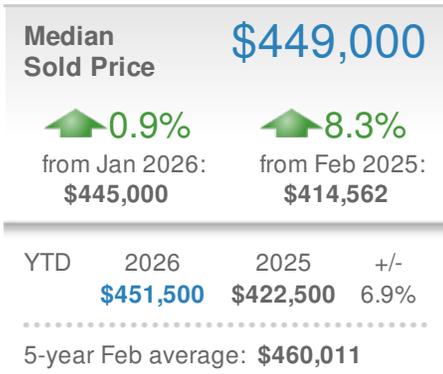
This activity resulted in a Contract Ratio of 1.42 pendings per active listing, down from 1.44 in January and an increase from 1.16 in February 2025. The Contract Ratio is 13% lower than the 5-year February average of 1.63. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

Downingtown Area (Chester, PA) - Attached

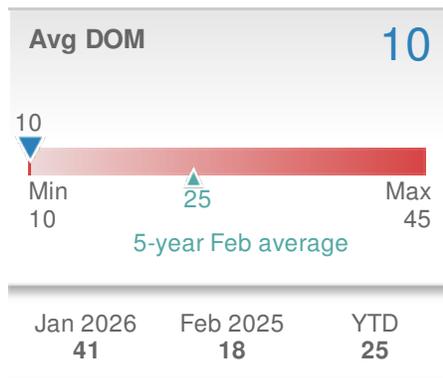
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Downingtown Area (Chester, PA), the median sold price for Attached properties for February was \$449,000, representing an increase of 0.9% compared to last month and an increase of 8.3% from Feb 2025. The average days on market for units sold in February was 10 days, 60% below the 5-year February average of 25 days. There was a 14.3% month over month decrease in new contract activity with 18 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from January) with 36; and a 6.3% decrease in supply to 30 active units.

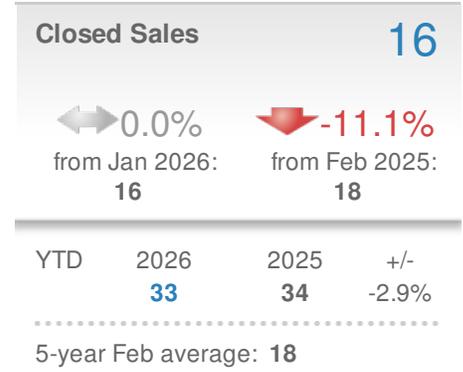
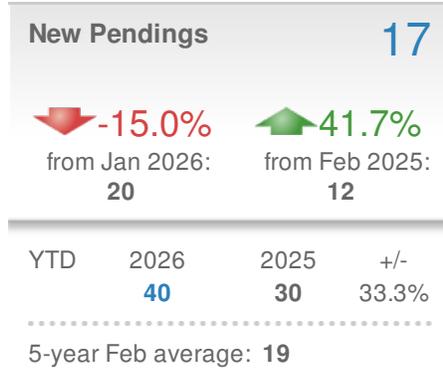
This activity resulted in a Contract Ratio of 1.20 pendings per active listing, up from 1.13 in January and an increase from 1.04 in February 2025. The Contract Ratio is 59% lower than the 5-year February average of 2.90. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

Downingtown Area (Chester, PA) - Attached/Townhouse **Tri-County Suburban REALTORS**

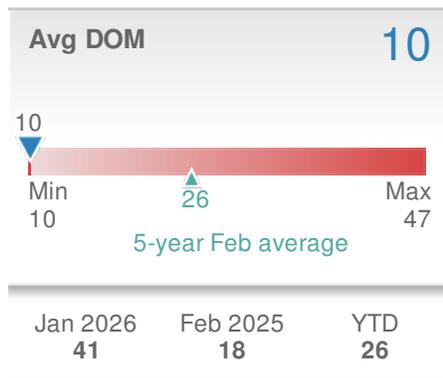
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Summary

In Downingtown Area (Chester, PA), the median sold price for Attached/Townhouse properties for February was \$465,069, representing a decrease of 0.3% compared to last month and an increase of 10.9% from Feb 2025. The average days on market for units sold in February was 10 days, 61% below the 5-year February average of 26 days. There was a 15% month over month decrease in new contract activity with 17 New Pendings; a 2.9% MoM increase in All Pendings (new contracts + contracts carried over from January) to 35; and a 3.6% decrease in supply to 27 active units.

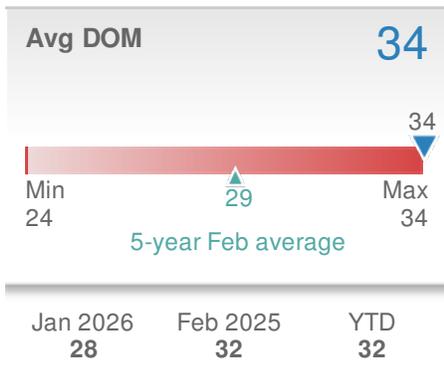
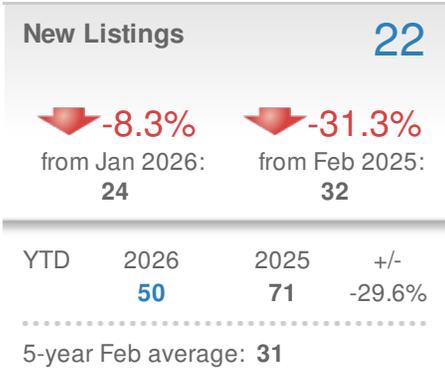
This activity resulted in a Contract Ratio of 1.30 pendings per active listing, up from 1.21 in January and an increase from 0.78 in February 2025. The Contract Ratio is 57% lower than the 5-year February average of 3.02. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

Great Valley (Chester, PA)

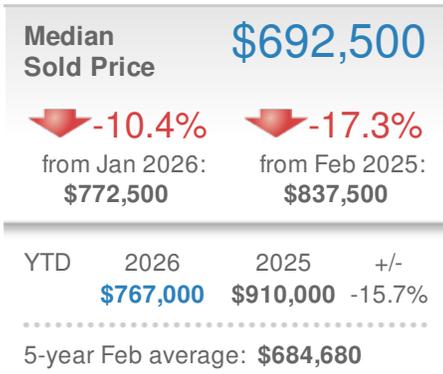
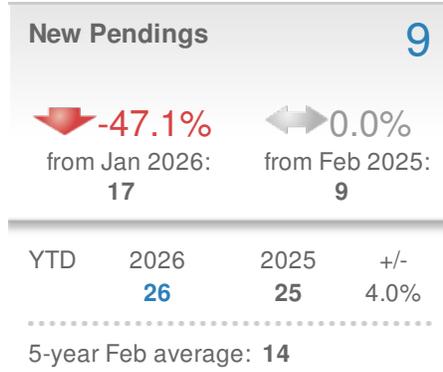
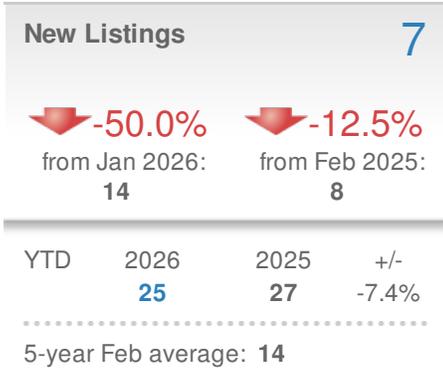
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February 2026

Great Valley (Chester, PA) - Detached

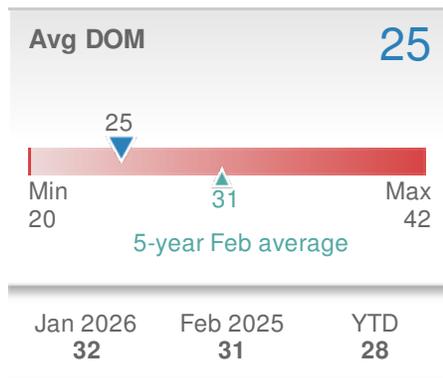
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Summary

In Great Valley (Chester, PA), the median sold price for Detached properties for February was \$692,500, representing a decrease of 10.4% compared to last month and a decrease of 17.3% from Feb 2025. The average days on market for units sold in February was 25 days, 19% below the 5-year February average of 31 days. There was a 47.1% month over month decrease in new contract activity with 9 New Pendings; a 29.6% MoM decrease in All Pendings (new contracts + contracts carried over from January) to 19; and a 15% increase in supply to 23 active units.

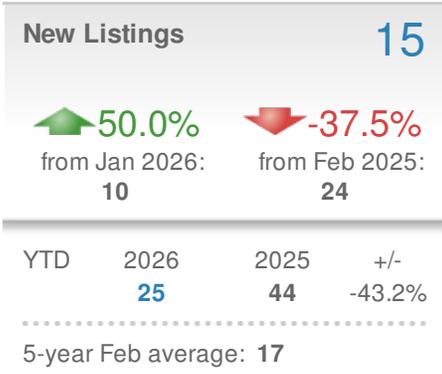
This activity resulted in a Contract Ratio of 0.83 pendings per active listing, down from 1.35 in January and a decrease from 1.50 in February 2025. The Contract Ratio is 43% lower than the 5-year February average of 1.45. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

Great Valley (Chester, PA) - Attached

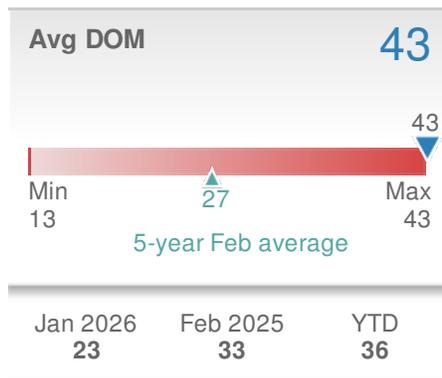
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Summary

In Great Valley (Chester, PA), the median sold price for Attached properties for February was \$580,159, representing a decrease of 12% compared to last month and an increase of 0.9% from Feb 2025. The average days on market for units sold in February was 43 days, 58% above the 5-year February average of 27 days. There was a 21.4% month over month decrease in new contract activity with 11 New Pendings; a 5.3% MoM decrease in All Pendings (new contracts + contracts carried over from January) to 18; and a 16.7% increase in supply to 21 active units.

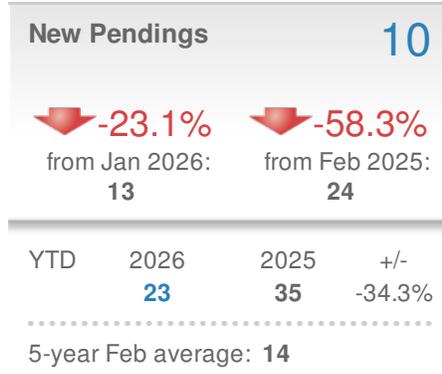
This activity resulted in a Contract Ratio of 0.86 pendings per active listing, down from 1.06 in January and a decrease from 1.35 in February 2025. The Contract Ratio is 48% lower than the 5-year February average of 1.65. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

Great Valley (Chester, PA) - Attached/Townhouse

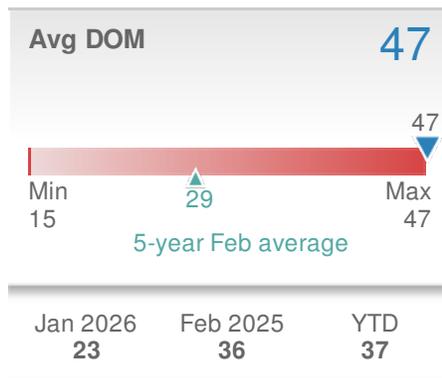
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Summary

In Great Valley (Chester, PA), the median sold price for Attached/Townhouse properties for February was \$660,159, representing an increase of 0.2% compared to last month and an increase of 14.3% from Feb 2025. The average days on market for units sold in February was 47 days, 63% above the 5-year February average of 29 days. There was a 23.1% month over month decrease in new contract activity with 10 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from January) with 17; and a 25% increase in supply to 20 active units.

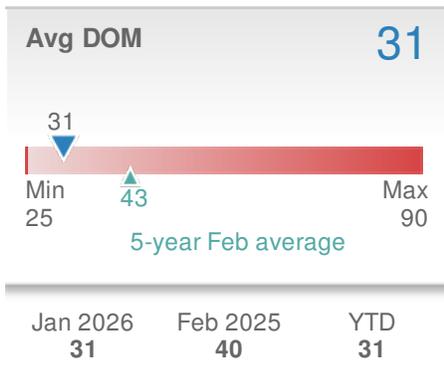
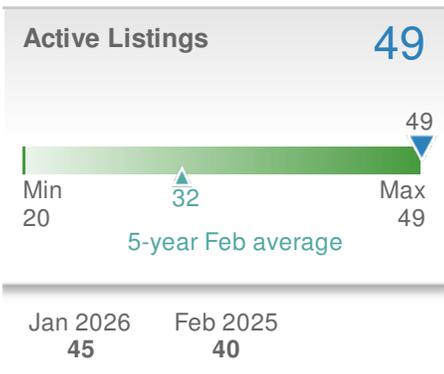
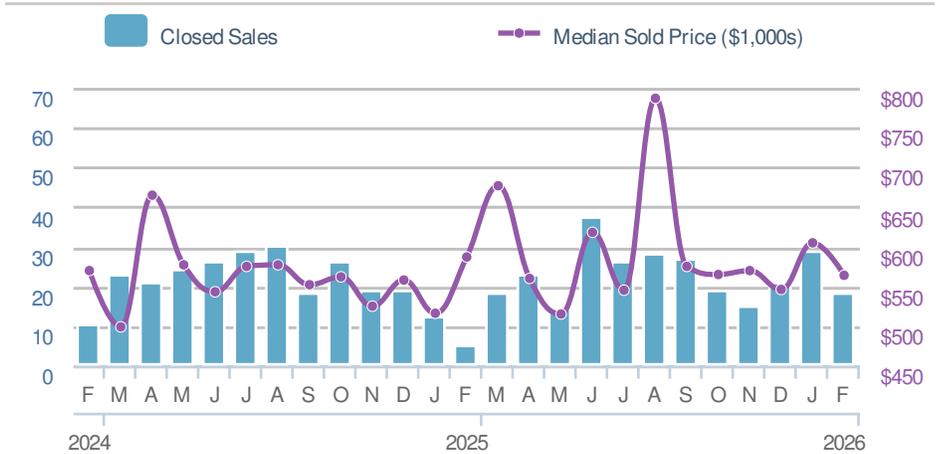
This activity resulted in a Contract Ratio of 0.85 pendings per active listing, down from 1.06 in January and a decrease from 1.17 in February 2025. The Contract Ratio is 47% lower than the 5-year February average of 1.60. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

Kennett Consolidated (Chester, PA)

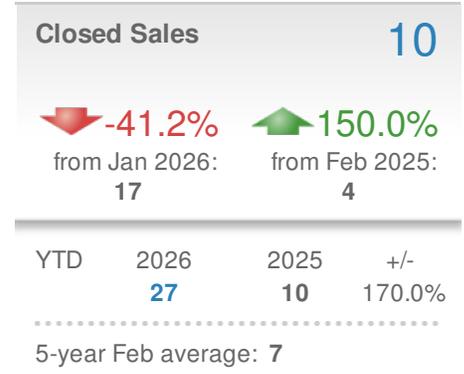
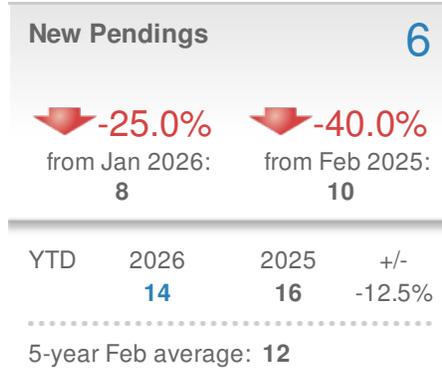
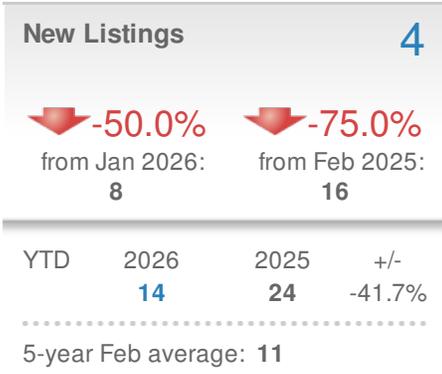
Email: ldavis@tcsr.realtor



February 2026

Kennett Consolidated (Chester, PA) - Detached

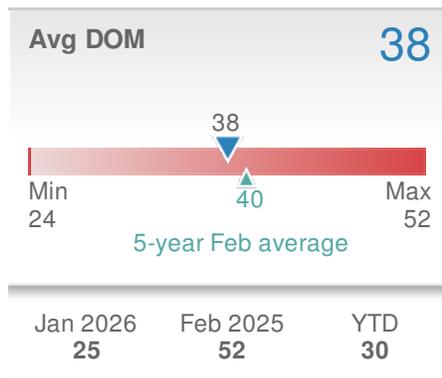
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Summary

In Kennett Consolidated (Chester, PA), the median sold price for Detached properties for February was \$746,950, representing an increase of 11.7% compared to last month and an increase of 24.5% from Feb 2025. The average days on market for units sold in February was 38 days, 4% below the 5-year February average of 40 days. There was a 25% month over month decrease in new contract activity with 6 New Pendings; a 41.2% MoM decrease in All Pendings (new contracts + contracts carried over from January) to 10; and a 6.3% increase in supply to 17 active units.

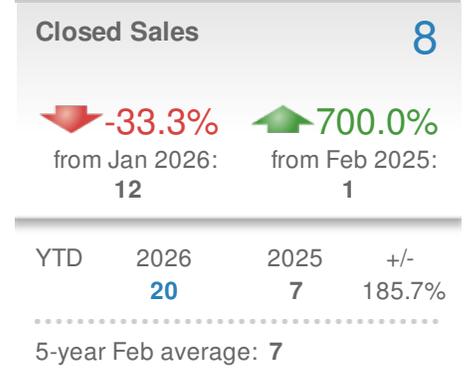
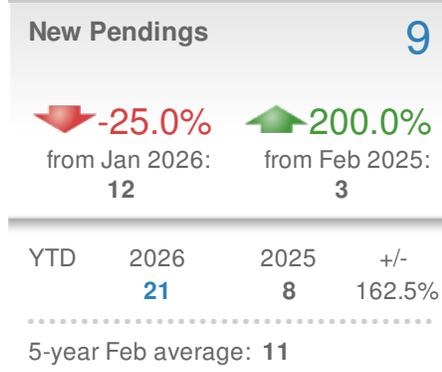
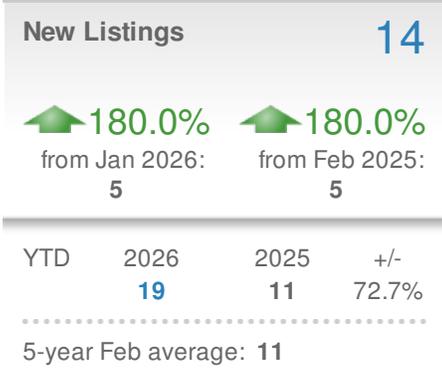
This activity resulted in a Contract Ratio of 0.59 pendings per active listing, down from 1.06 in January and an increase from 0.48 in February 2025. The Contract Ratio is 52% lower than the 5-year February average of 1.23. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

Kennett Consolidated (Chester, PA) - Attached

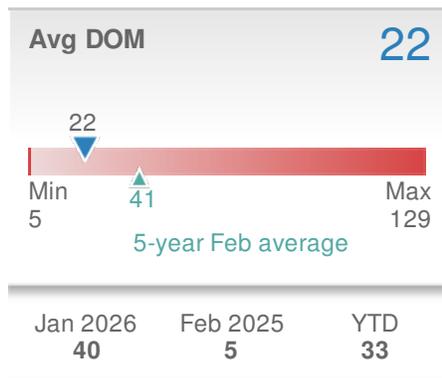
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Summary

In Kennett Consolidated (Chester, PA), the median sold price for Attached properties for February was \$481,500, representing an increase of 9.8% compared to last month and an increase of 75.1% from Feb 2025. The average days on market for units sold in February was 22 days, 46% below the 5-year February average of 41 days. There was a 25% month over month decrease in new contract activity with 9 New Pendings; a 5.3% MoM increase in All Pendings (new contracts + contracts carried over from January) to 20; and a 10.3% increase in supply to 32 active units.

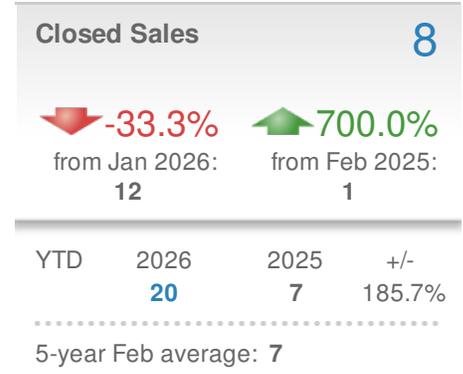
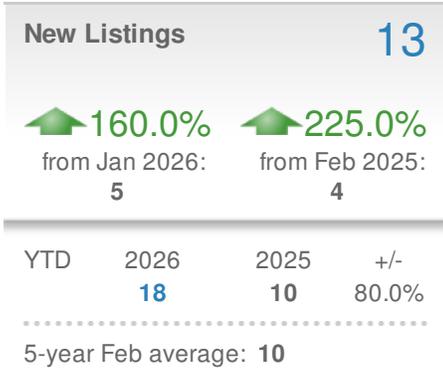
This activity resulted in a Contract Ratio of 0.63 pendings per active listing, down from 0.66 in January and a decrease from 0.73 in February 2025. The Contract Ratio is 74% lower than the 5-year February average of 2.45. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

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

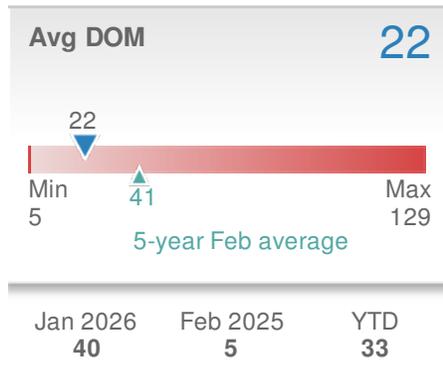
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Summary

In Kennett Consolidated (Chester, PA), the median sold price for Attached/Townhouse properties for February was \$481,500, representing an increase of 9.8% compared to last month and an increase of 75.1% from Feb 2025. The average days on market for units sold in February was 22 days, 46% below the 5-year February average of 41 days. There was a 33.3% month over month decrease in new contract activity with 8 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from January) with 19; and a 10.3% increase in supply to 32 active units.

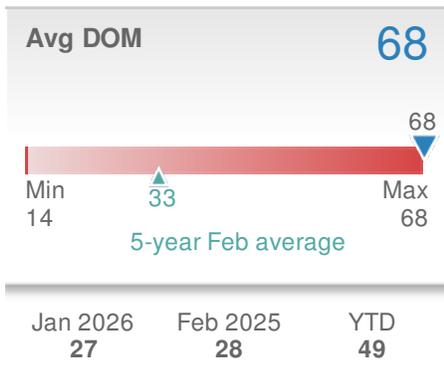
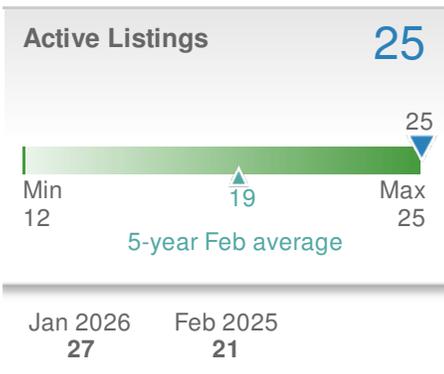
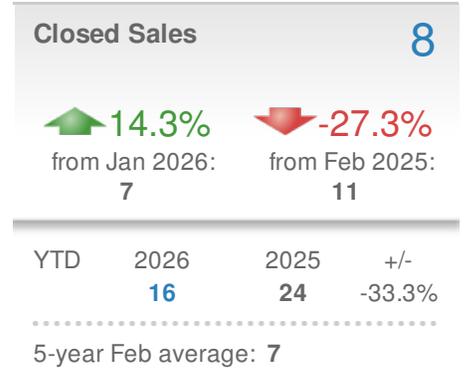
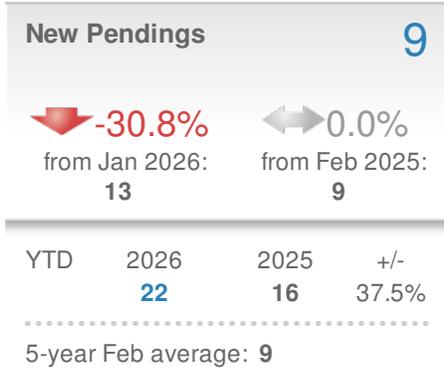
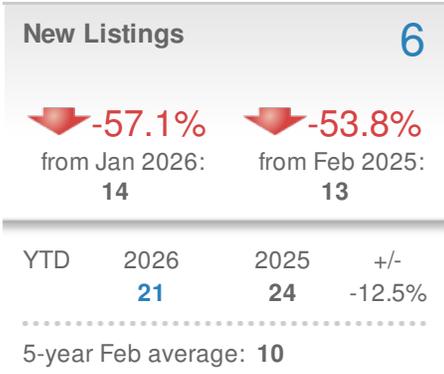
This activity resulted in a Contract Ratio of 0.59 pendings per active listing, down from 0.66 in January and a decrease from 1.00 in February 2025. The Contract Ratio is 76% lower than the 5-year February average of 2.49. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

Octorara Area (Chester, PA)

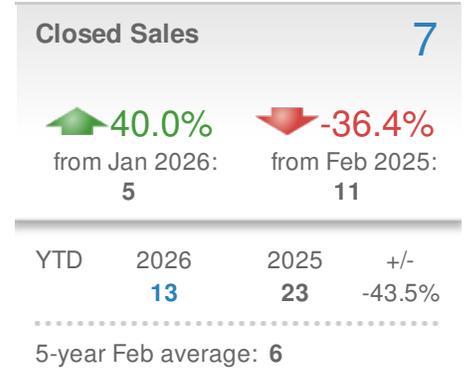
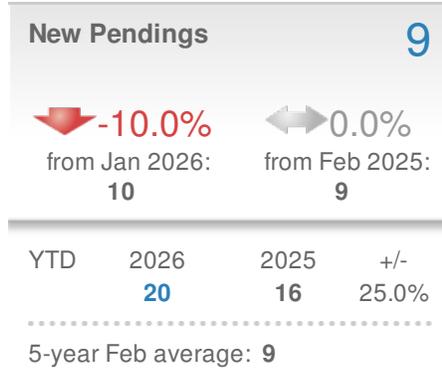
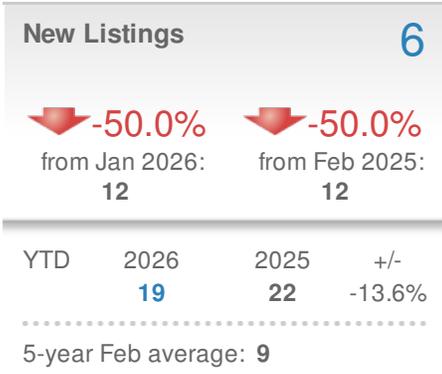
Email: ldavis@tcsr.realtor



February 2026

Octorara Area (Chester, PA) - Detached

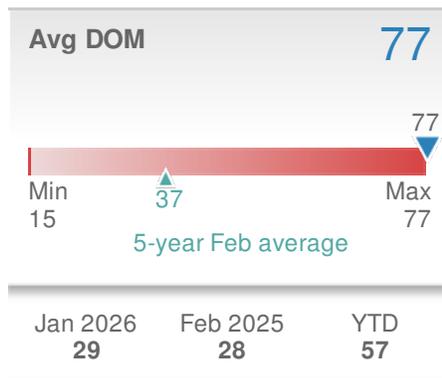
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Summary

In Octorara Area (Chester, PA), the median sold price for Detached properties for February was \$500,000, representing an increase of 11.1% compared to last month and an increase of 13.9% from Feb 2025. The average days on market for units sold in February was 77 days, 107% above the 5-year February average of 37 days. There was a 10% month over month decrease in new contract activity with 9 New Pendings; a 9.1% MoM increase in All Pendings (new contracts + contracts carried over from January) to 12; and an 11.5% decrease in supply to 23 active units.

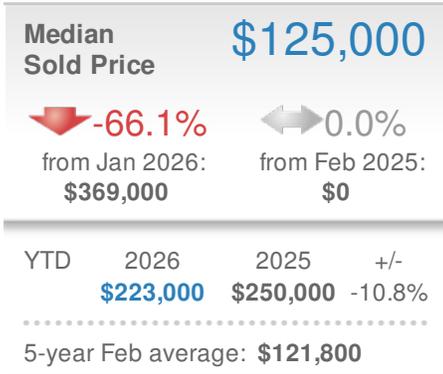
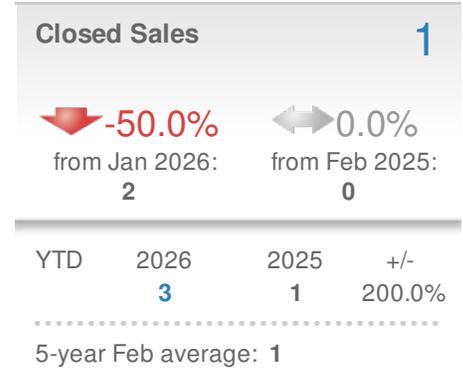
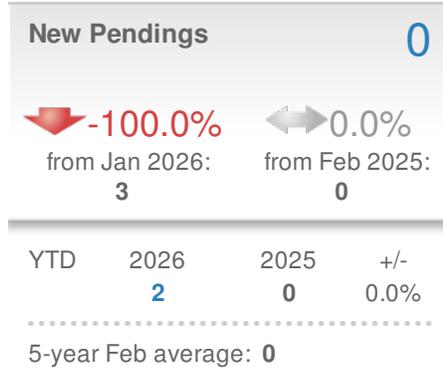
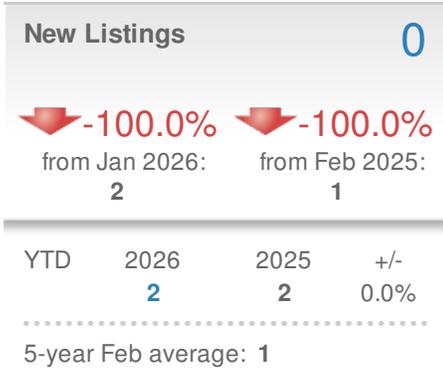
This activity resulted in a Contract Ratio of 0.52 pendings per active listing, up from 0.42 in January and a decrease from 1.37 in February 2025. The Contract Ratio is 47% lower than the 5-year February average of 0.99. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

Octorara Area (Chester, PA) - Attached

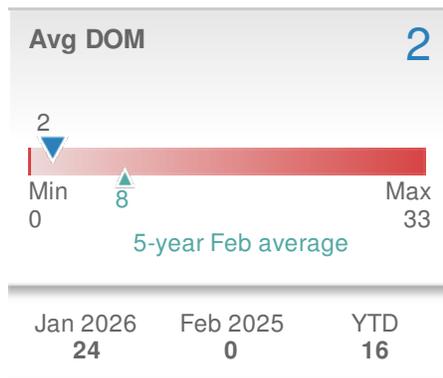
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Summary

In Octorara Area (Chester, PA), the median sold price for Attached properties for February was \$125,000, representing a decrease of 66.1% compared to last month and an increase of 0% from Feb 2025. The average days on market for units sold in February was 2 days, 76% below the 5-year February average of 8 days. There was a 100% month over month decrease in new contract activity with 0 New Pendings; a 66.7% MoM decrease in All Pendings (new contracts + contracts carried over from January) to 1; and a 100% increase in supply to 2 active units.

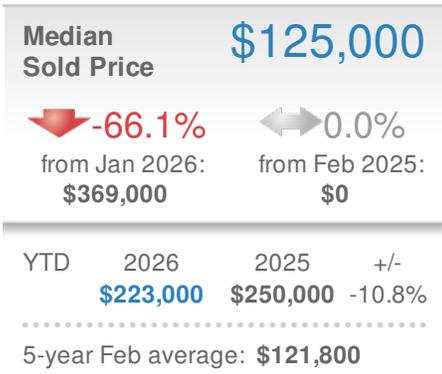
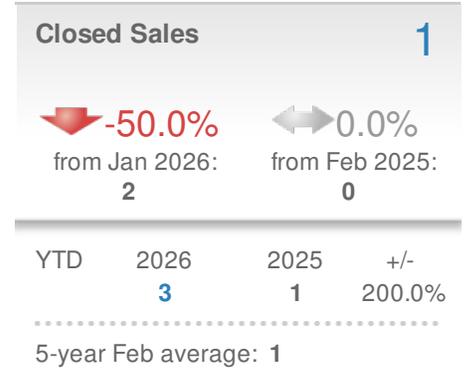
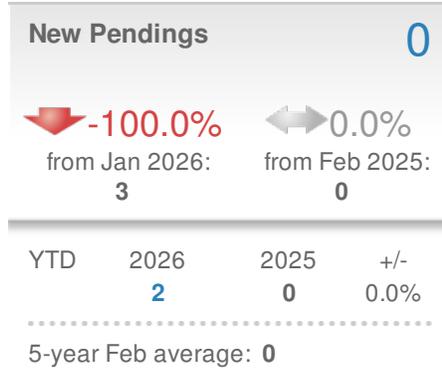
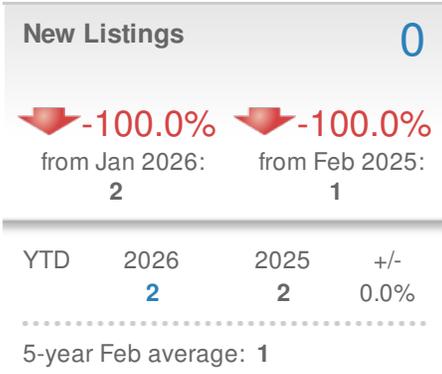
This activity resulted in a Contract Ratio of 0.50 pendings per active listing, down from 3.00 in January and an increase from 0.00 in February 2025. The Contract Ratio is 150% higher than the 5-year February average of 0.20. A higher Contract Ratio signifies a relative increase in contract activity 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.



February 2026

Octorara Area (Chester, PA) - Attached/Townhouse

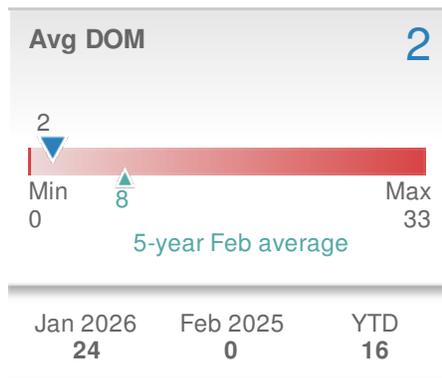
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Summary

In Octorara Area (Chester, PA), the median sold price for Attached/Townhouse properties for February was \$125,000, representing a decrease of 66.1% compared to last month and an increase of 0% from Feb 2025. The average days on market for units sold in February was 2 days, 76% below the 5-year February average of 8 days. There was a 100% month over month decrease in new contract activity with 0 New Pendings; a 66.7% MoM decrease in All Pendings (new contracts + contracts carried over from January) to 1; and a 100% increase in supply to 2 active units.

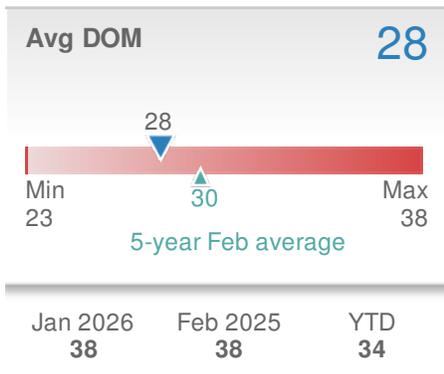
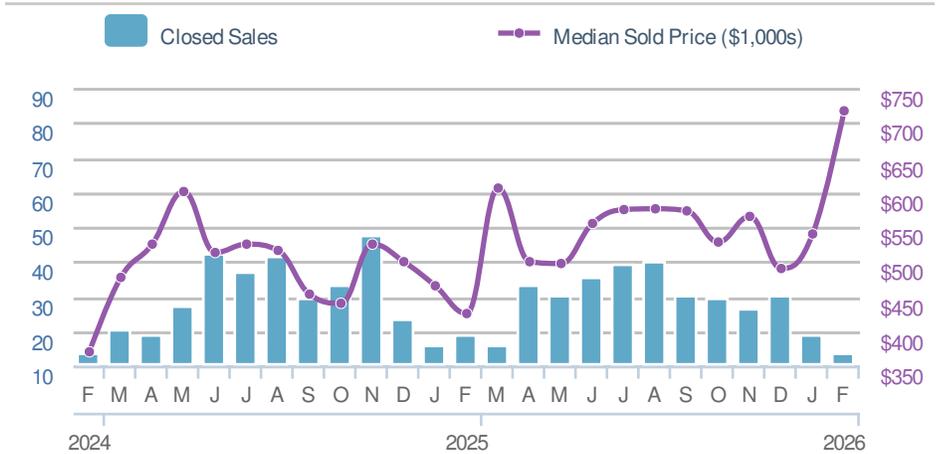
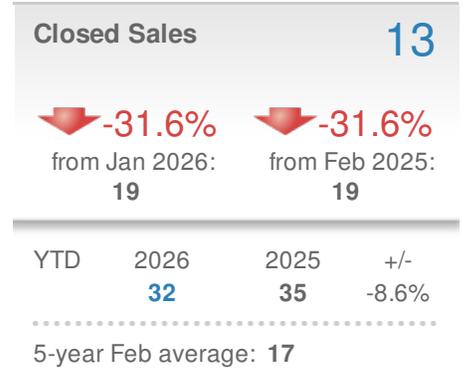
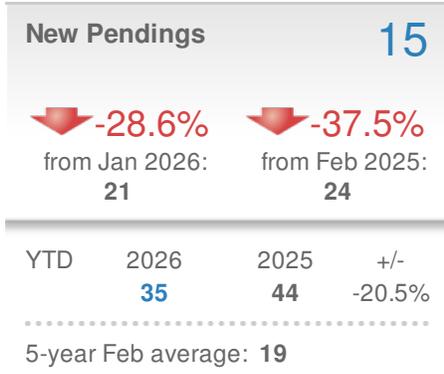
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February 2026

Owen J Roberts (Chester, PA)

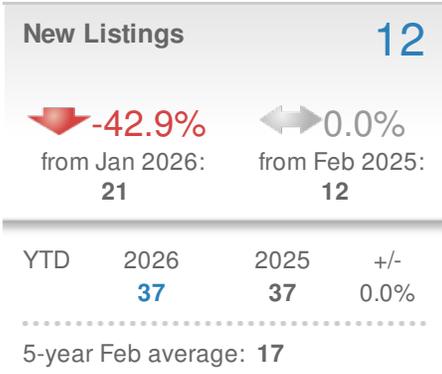
Email: ldavis@tcsr.realtor



February 2026

Owen J Roberts (Chester, PA) - Detached

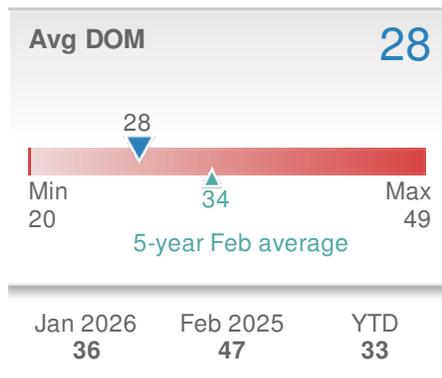
Tri-County Suburban REALTORS
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Summary

In Owen J Roberts (Chester, PA), the median sold price for Detached properties for February was \$717,500, representing an increase of 13.4% compared to last month and an increase of 55.5% from Feb 2025. The average days on market for units sold in February was 28 days, 17% below the 5-year February average of 34 days. There was a 33.3% month over month decrease in new contract activity with 12 New Pendings; a 7.4% MoM decrease in All Pendings (new contracts + contracts carried over from January) to 25; and a 9.4% increase in supply to 35 active units.

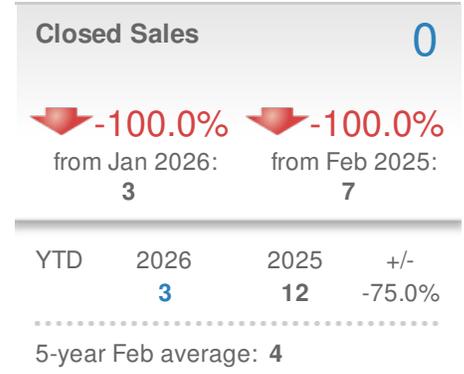
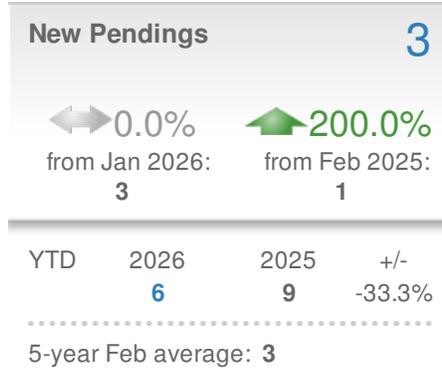
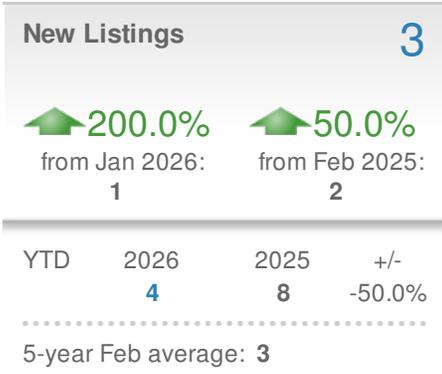
This activity resulted in a Contract Ratio of 0.71 pendings per active listing, down from 0.84 in January and a decrease from 0.94 in February 2025. The Contract Ratio is 30% lower than the 5-year February average of 1.02. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

Owen J Roberts (Chester, PA) - Attached

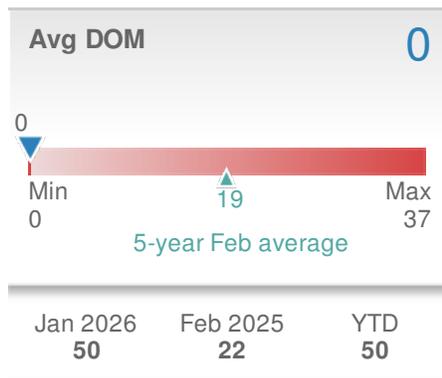
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Summary

In Owen J Roberts (Chester, PA), the median sold price for Attached properties for February was \$0, representing a decrease of 100% compared to last month and a decrease of 100% from Feb 2025. The average days on market for units sold in February was 0 days, 100% below the 5-year February average of 19 days. There was no month over month change in new contract activity with 3 New Pendings; a 150% MoM increase in All Pendings (new contracts + contracts carried over from January) to 5; and a 100% increase in supply to 2 active units.

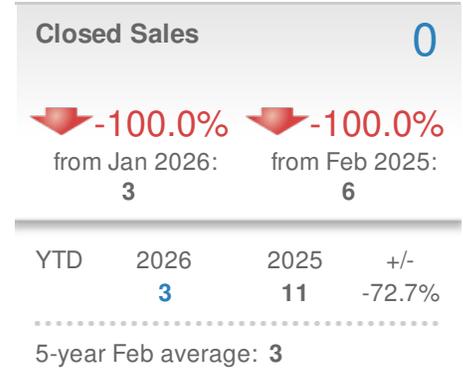
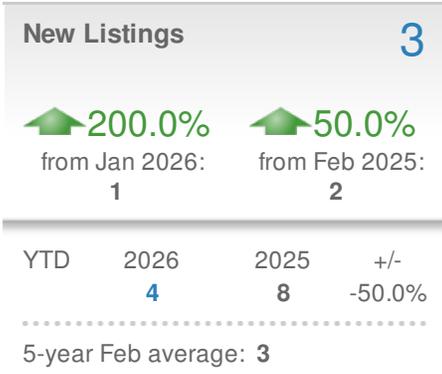
This activity resulted in a Contract Ratio of 2.50 pendings per active listing, up from 2.00 in January and an increase from 1.00 in February 2025. The Contract Ratio is 47% higher than the 5-year February average of 1.70. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

Owen J Roberts (Chester, PA) - Attached/Townhouse

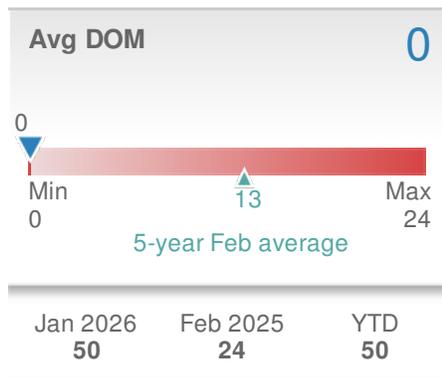
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Summary

In Owen J Roberts (Chester, PA), the median sold price for Attached/Townhouse properties for February was \$0, representing a decrease of 100% compared to last month and a decrease of 100% from Feb 2025. The average days on market for units sold in February was 0 days, 100% below the 5-year February average of 13 days. There was a 33.3% month over month decrease in new contract activity with 2 New Pendings; a 100% MoM increase in All Pendings (new contracts + contracts carried over from January) to 4; and a 0% increase in supply to 2 active units.

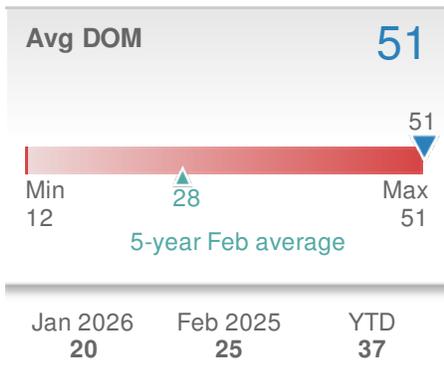
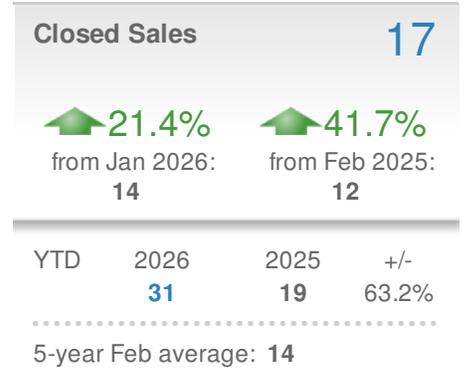
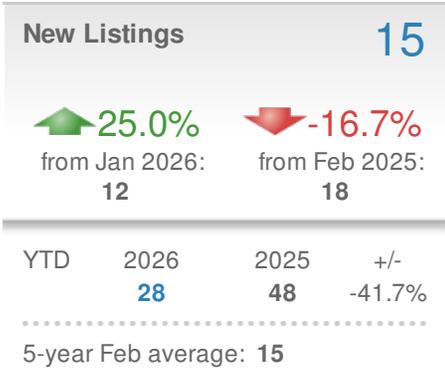
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, up from 0.00 in January and an increase from 1.00 in February 2025. The Contract Ratio is 30% higher than the 5-year February average of 1.53. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

Oxford Area (Chester, PA)

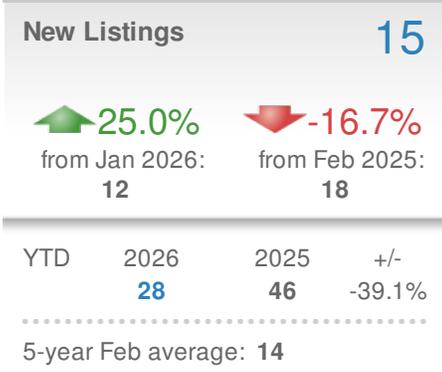
Email: ldavis@tcsr.realtor



February 2026

Oxford Area (Chester, PA) - Detached

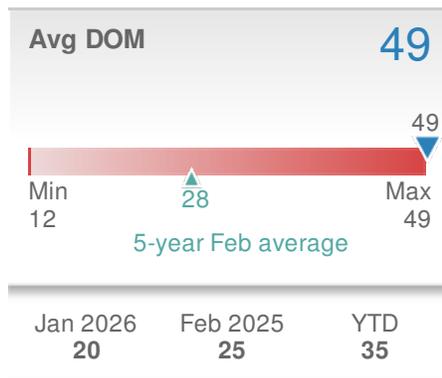
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Summary

In Oxford Area (Chester, PA), the median sold price for Detached properties for February was \$505,000, representing an increase of 1% compared to last month and an increase of 6.8% from Feb 2025. The average days on market for units sold in February was 49 days, 78% above the 5-year February average of 28 days. There was a 52.6% month over month decrease in new contract activity with 9 New Pendings; a 25% MoM decrease in All Pendings (new contracts + contracts carried over from January) to 24; and an 11.3% increase in supply to 59 active units.

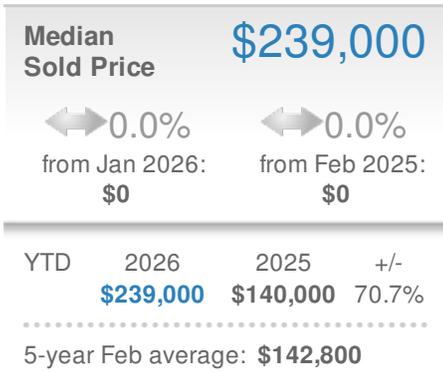
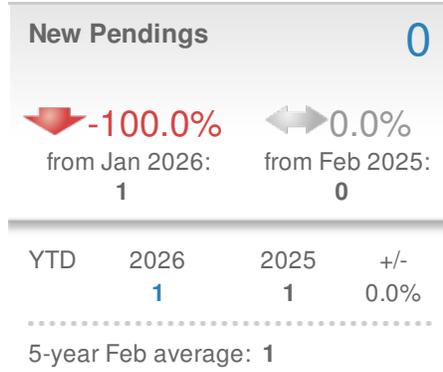
This activity resulted in a Contract Ratio of 0.41 pendings per active listing, down from 0.60 in January and a decrease from 0.93 in February 2025. The Contract Ratio is 54% lower than the 5-year February average of 0.89. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

Oxford Area (Chester, PA) - Attached

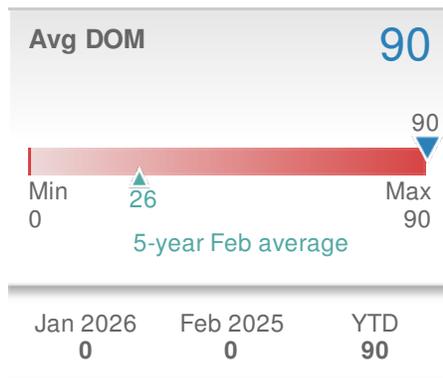
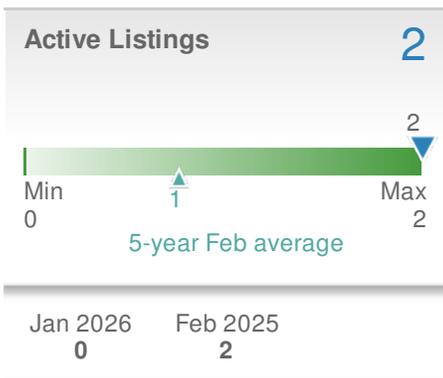
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Summary

In Oxford Area (Chester, PA), the median sold price for Attached properties for February was \$239,000, representing an increase of 0% compared to last month and an increase of 0% from Feb 2025. The average days on market for units sold in February was 90 days, 246% above the 5-year February average of 26 days. There was a 100% month over month decrease in new contract activity with 0 New Pendings; a 100% MoM decrease in All Pendings (new contracts + contracts carried over from January) to 0; and a 0% increase in supply to 2 active units.

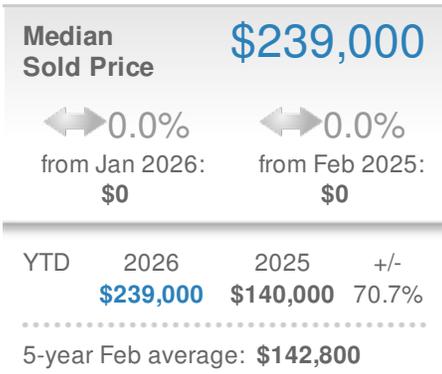
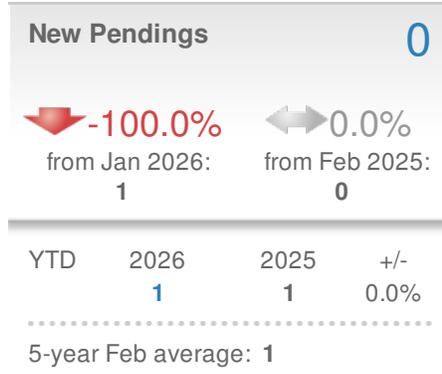
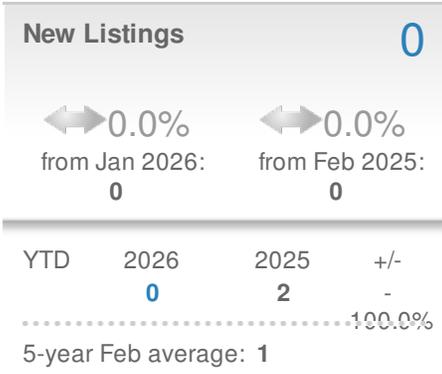
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from January and no change from February 2025. The Contract Ratio is the same as the 5-year February average of 0.00. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



February 2026

Oxford Area (Chester, PA) - Attached/Townhouse

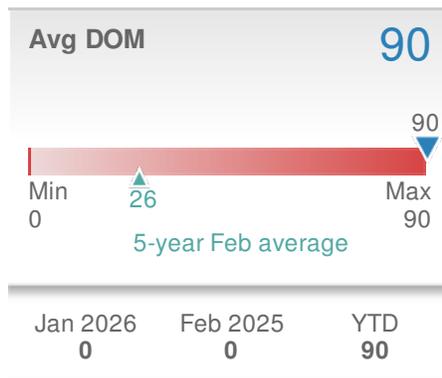
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Summary

In Oxford Area (Chester, PA), the median sold price for Attached/Townhouse properties for February was \$239,000, representing an increase of 0% compared to last month and an increase of 0% from Feb 2025. The average days on market for units sold in February was 90 days, 246% above the 5-year February average of 26 days. There was a 100% month over month decrease in new contract activity with 0 New Pendings; a 100% MoM decrease in All Pendings (new contracts + contracts carried over from January) to 0; and a 0% increase in supply to 2 active units.

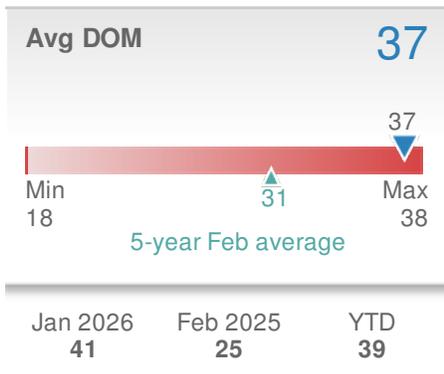
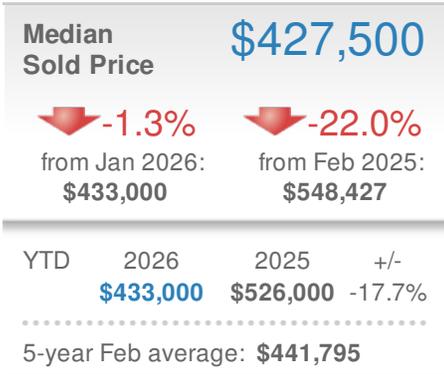
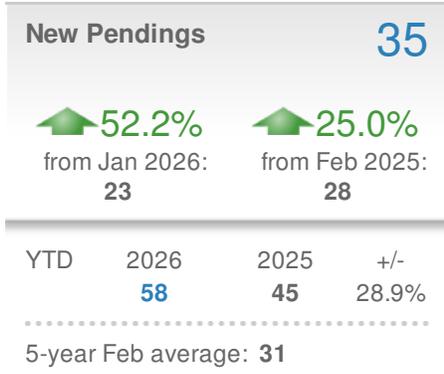
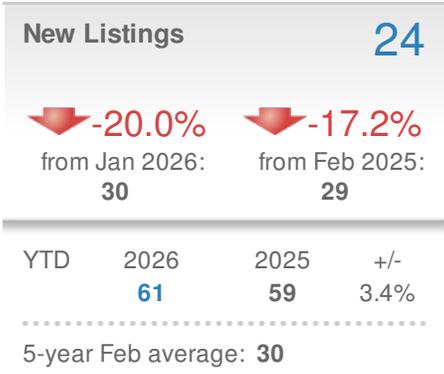
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from January and no change from February 2025. The Contract Ratio is the same as the 5-year February average of 0.00. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



February 2026

Phoenixville Area (Chester, PA)

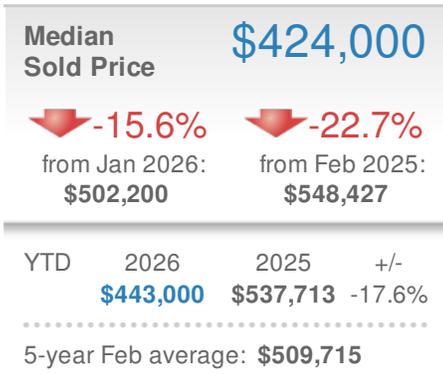
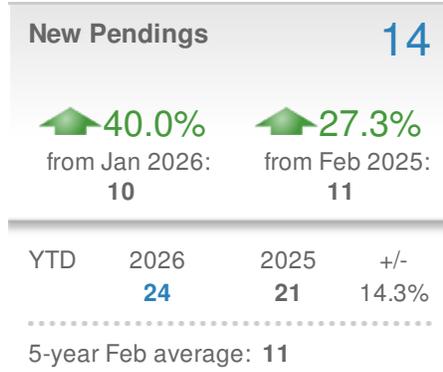
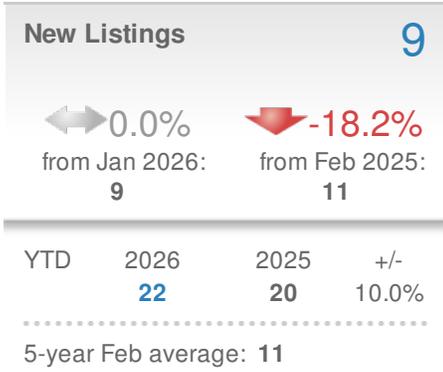
Email: ldavis@tcsr.realtor



February 2026

Phoenixville Area (Chester, PA) - Detached

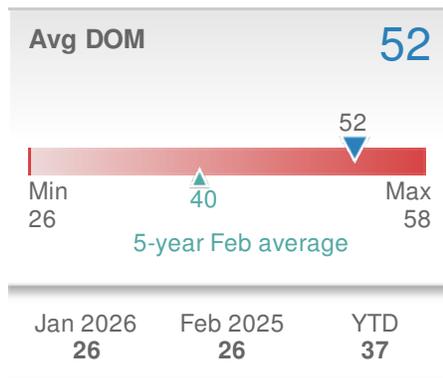
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Summary

In Phoenixville Area (Chester, PA), the median sold price for Detached properties for February was \$424,000, representing a decrease of 15.6% compared to last month and a decrease of 22.7% from Feb 2025. The average days on market for units sold in February was 52 days, 30% above the 5-year February average of 40 days. There was a 40% month over month increase in new contract activity with 14 New Pendings; a 42.9% MoM increase in All Pendings (new contracts + contracts carried over from January) to 20; and a 10% decrease in supply to 9 active units.

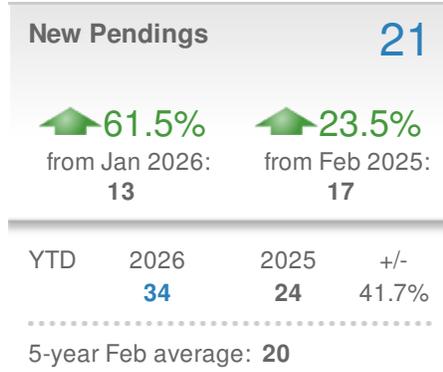
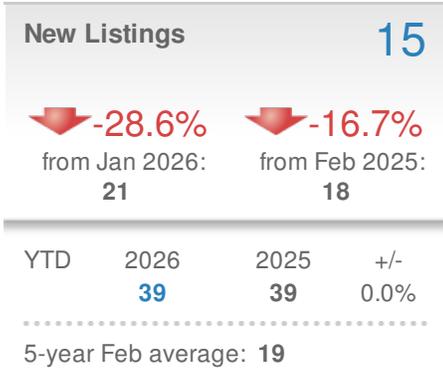
This activity resulted in a Contract Ratio of 2.22 pendings per active listing, up from 1.40 in January and an increase from 1.60 in February 2025. The Contract Ratio is 40% higher than the 5-year February average of 1.59. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

Phoenixville Area (Chester, PA) - Attached

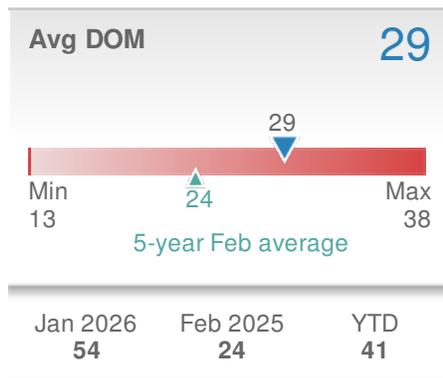
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Summary

In Phoenixville Area (Chester, PA), the median sold price for Attached properties for February was \$427,500, representing an increase of 5.6% compared to last month and a decrease of 14.8% from Feb 2025. The average days on market for units sold in February was 29 days, 22% above the 5-year February average of 24 days. There was a 61.5% month over month increase in new contract activity with 21 New Pendings; a 42.1% MoM increase in All Pendings (new contracts + contracts carried over from January) to 27; and a 20.8% decrease in supply to 19 active units.

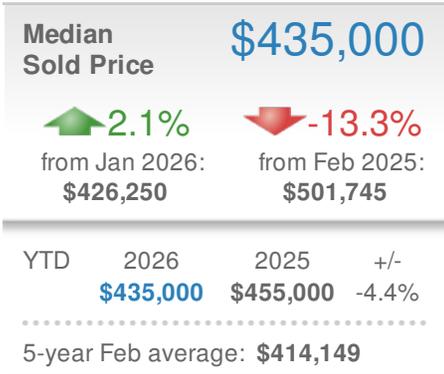
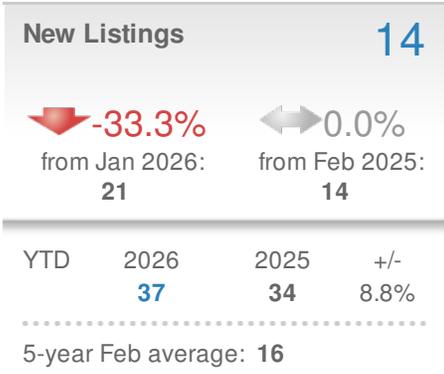
This activity resulted in a Contract Ratio of 1.42 pendings per active listing, up from 0.79 in January and an increase from 0.66 in February 2025. The Contract Ratio is 33% lower than the 5-year February average of 2.13. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

Phoenixville Area (Chester, PA) - Attached/Townhouse

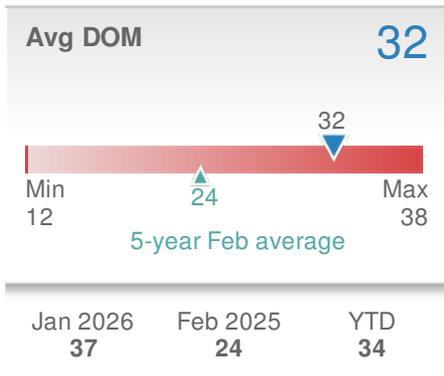
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Summary

In Phoenixville Area (Chester, PA), the median sold price for Attached/Townhouse properties for February was \$435,000, representing an increase of 2.1% compared to last month and a decrease of 13.3% from Feb 2025. The average days on market for units sold in February was 32 days, 35% above the 5-year February average of 24 days. There was a 53.8% month over month increase in new contract activity with 20 New Pendings; a 38.9% MoM increase in All Pendings (new contracts + contracts carried over from January) to 25; and a 27.3% decrease in supply to 16 active units.

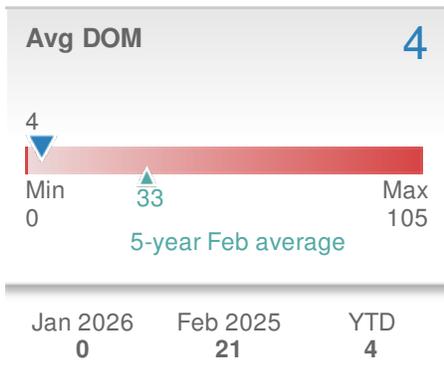
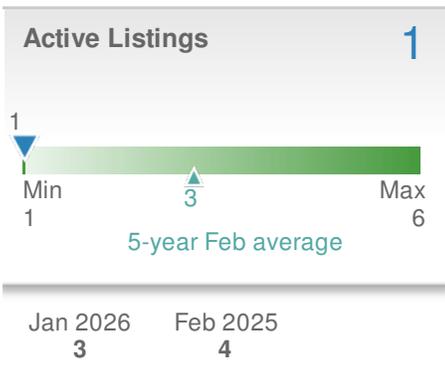
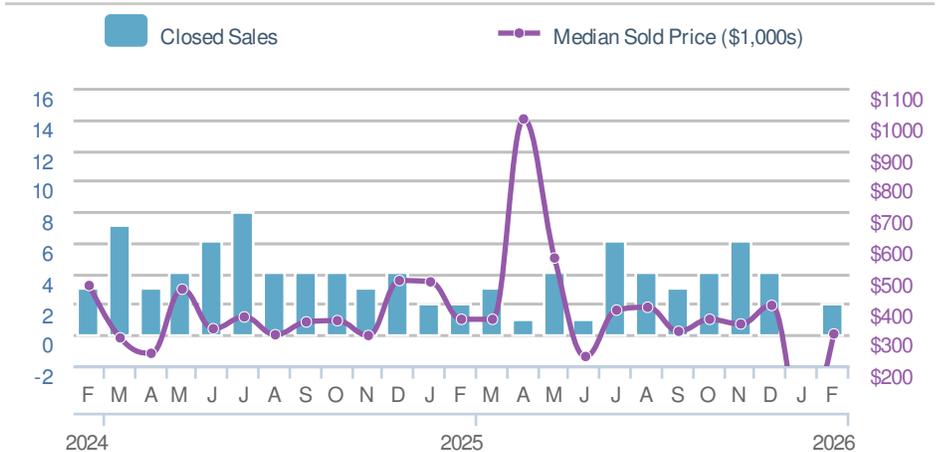
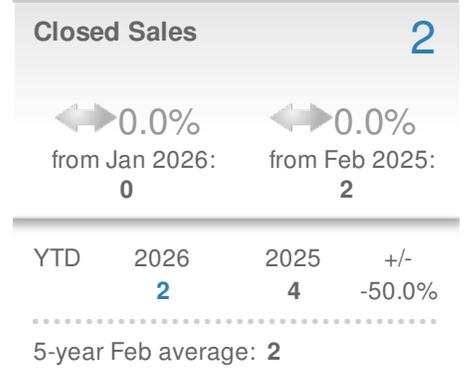
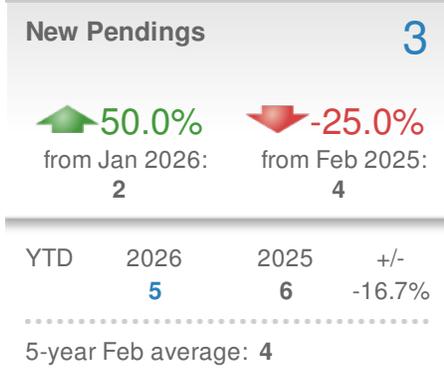
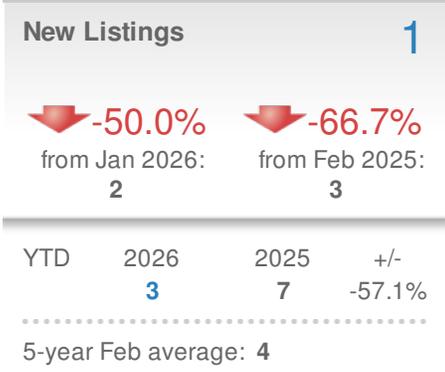
This activity resulted in a Contract Ratio of 1.56 pendings per active listing, up from 0.82 in January and an increase from 0.70 in February 2025. The Contract Ratio is 23% lower than the 5-year February average of 2.02. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

Spring-Ford Area (Chester, PA)

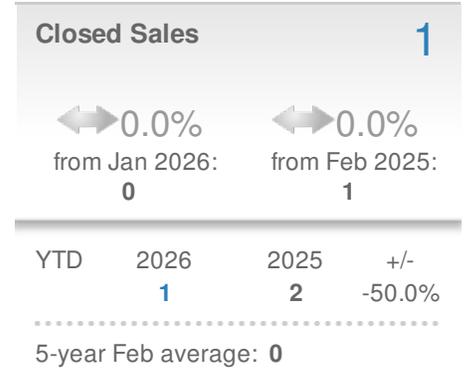
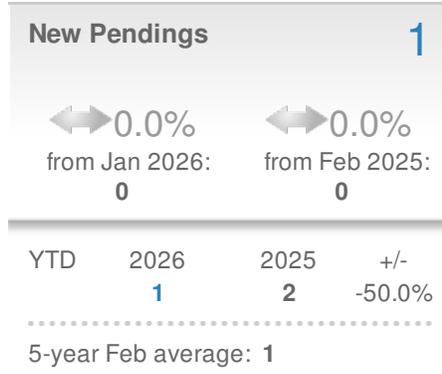
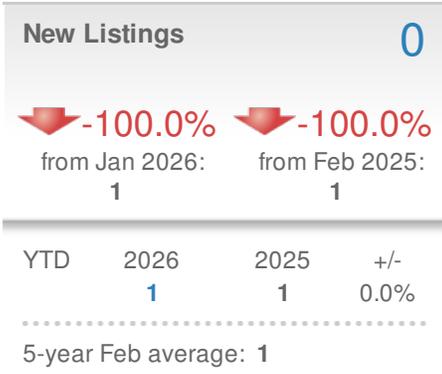
Email: ldavis@tcsr.realtor



February 2026

Spring-Ford Area (Chester, PA) - Detached

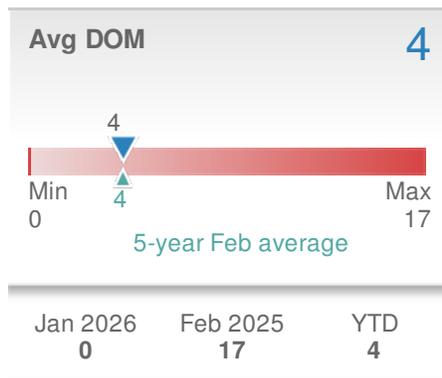
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Summary

In Spring-Ford Area (Chester, PA), the median sold price for Detached properties for February was \$422,250, representing an increase of 0% compared to last month and an increase of 79.7% from Feb 2025. The average days on market for units sold in February was 4 days, 5% below the 5-year February average of 4 days. There was a 0% month over month increase in new contract activity with 1 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from January) with 0; and a 100% decrease in supply to 0 active units.

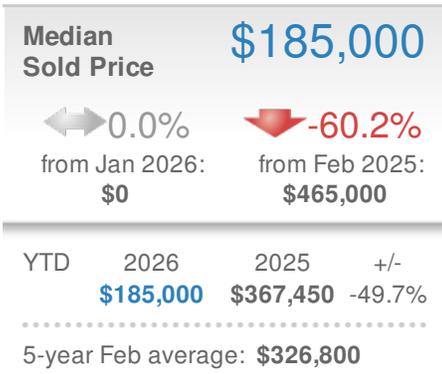
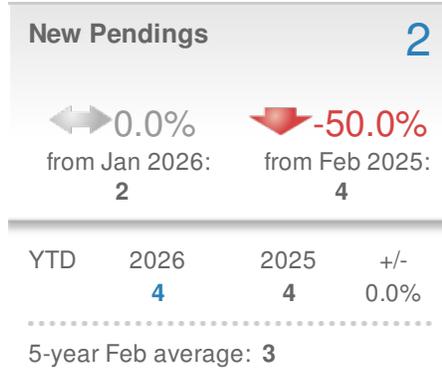
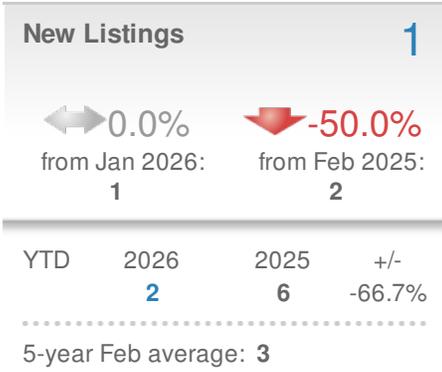
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from January and a decrease from 2.00 in February 2025. The Contract Ratio is 100% lower than the 5-year February average of 1.25. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

Spring-Ford Area (Chester, PA) - Attached

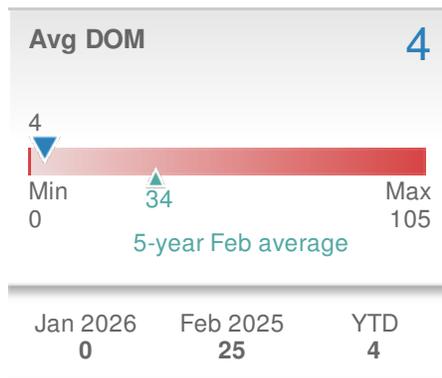
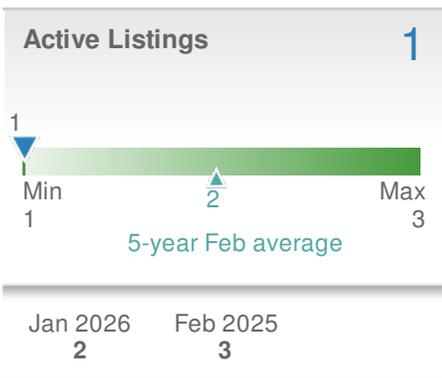
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Summary

In Spring-Ford Area (Chester, PA), the median sold price for Attached properties for February was \$185,000, representing an increase of 0% compared to last month and a decrease of 60.2% from Feb 2025. The average days on market for units sold in February was 4 days, 88% below the 5-year February average of 34 days. There was no month over month change in new contract activity with 2 New Pendings; a 50% MoM increase in All Pendings (new contracts + contracts carried over from January) to 3; and a 50% decrease in supply to 1 active units.

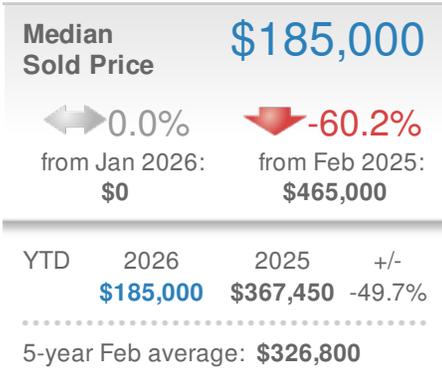
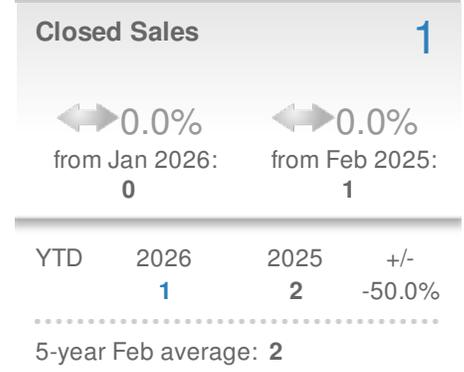
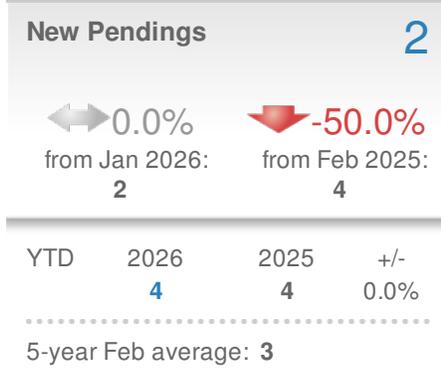
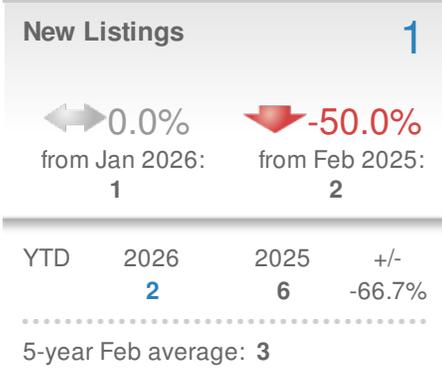
This activity resulted in a Contract Ratio of 3.00 pendings per active listing, up from 1.00 in January and an increase from 1.00 in February 2025. The Contract Ratio is 64% higher than the 5-year February average of 1.83. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

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

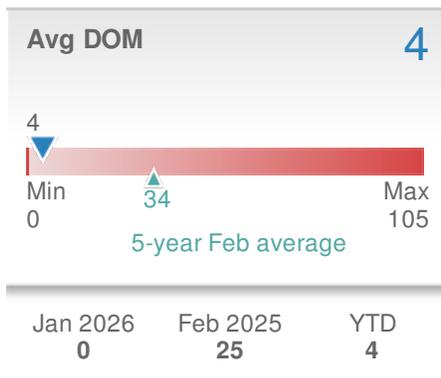
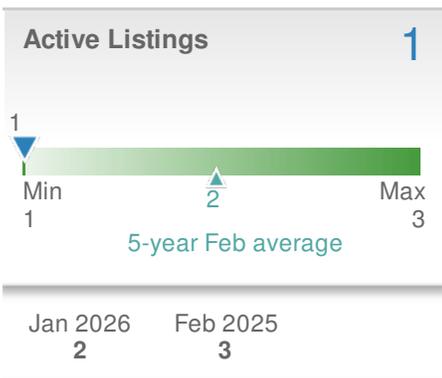
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Email: ldavis@tcsr.realtor



Summary

In Spring-Ford Area (Chester, PA), the median sold price for Attached/Townhouse properties for February was \$185,000, representing an increase of 0% compared to last month and a decrease of 60.2% from Feb 2025. The average days on market for units sold in February was 4 days, 88% below the 5-year February average of 34 days. There was no month over month change in new contract activity with 2 New Pendings; a 50% MoM increase in All Pendings (new contracts + contracts carried over from January) to 3; and a 50% decrease in supply to 1 active units.

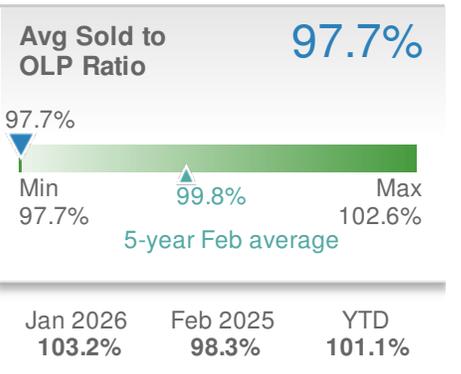
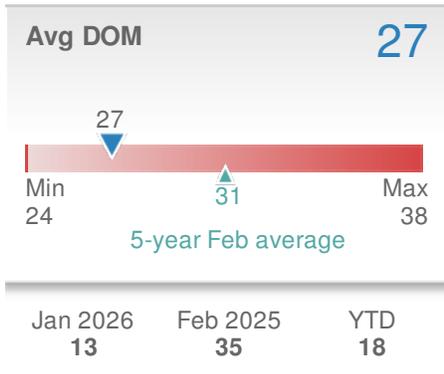
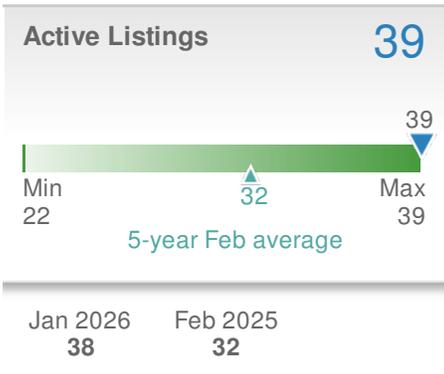
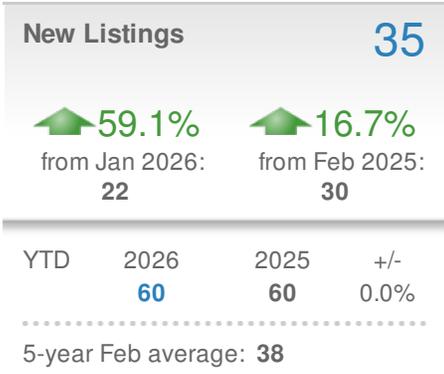
This activity resulted in a Contract Ratio of 3.00 pendings per active listing, up from 1.00 in January and an increase from 1.00 in February 2025. The Contract Ratio is 64% higher than the 5-year February average of 1.83. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

Tredyffrin-Easttown (Chester, PA)

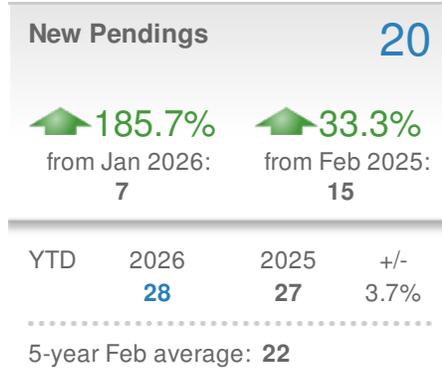
Email: ldavis@tcsr.realtor



February 2026

Tredyffrin-Easttown (Chester, PA) - Detached

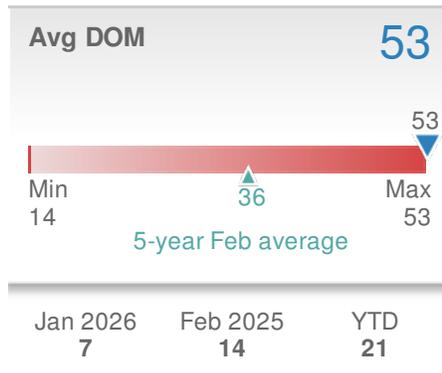
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Email: ldavis@tcsr.realtor



Summary

In Tredyffrin-Easttown (Chester, PA), the median sold price for Detached properties for February was \$1,450,000, representing an increase of 52.6% compared to last month and an increase of 60.9% from Feb 2025. The average days on market for units sold in February was 53 days, 47% above the 5-year February average of 36 days. There was a 185.7% month over month increase in new contract activity with 20 New Pendings; a 163.6% MoM increase in All Pendings (new contracts + contracts carried over from January) to 29; and no change in supply with 22 active units.

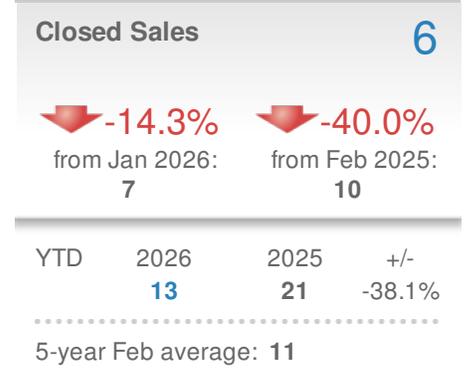
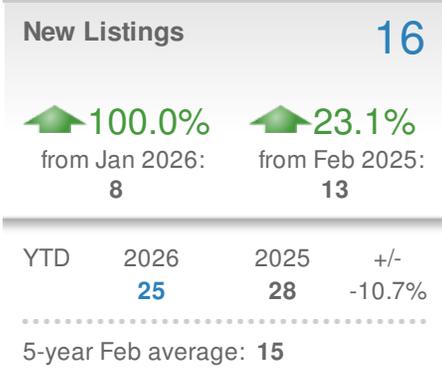
This activity resulted in a Contract Ratio of 1.32 pendings per active listing, up from 0.50 in January and an increase from 1.21 in February 2025. The Contract Ratio is 28% lower than the 5-year February average of 1.83. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

Tredyffrin-Easttown (Chester, PA) - Attached

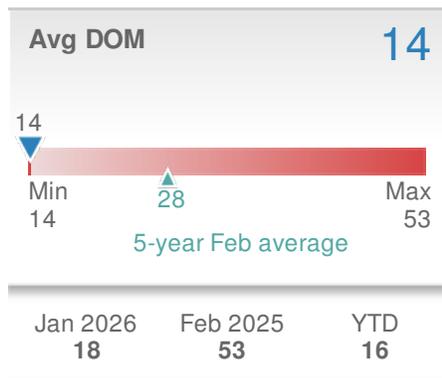
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Summary

In Tredyffrin-Easttown (Chester, PA), the median sold price for Attached properties for February was \$443,500, representing an increase of 10.9% compared to last month and a decrease of 3.1% from Feb 2025. The average days on market for units sold in February was 14 days, 50% below the 5-year February average of 28 days. There was a 128.6% month over month increase in new contract activity with 16 New Pendings; a 111.1% MoM increase in All Pendings (new contracts + contracts carried over from January) to 19; and a 6.3% increase in supply to 17 active units.

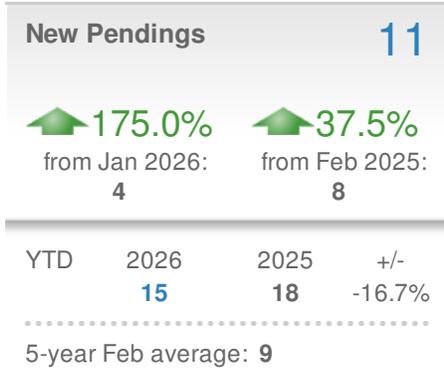
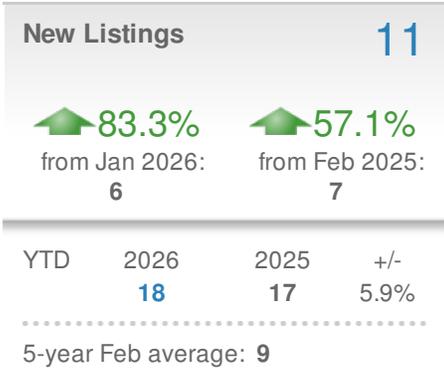
This activity resulted in a Contract Ratio of 1.12 pendings per active listing, up from 0.56 in January and a decrease from 1.69 in February 2025. The Contract Ratio is 45% lower than the 5-year February average of 2.03. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

Tredyffrin-Easttown (Chester, PA) - Attached/Townhouse **Tri-County Suburban REALTORS**

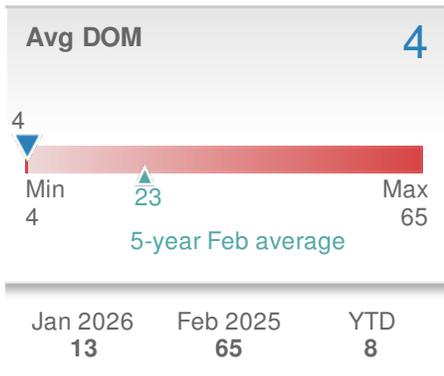
Email: ldavis@tcsr.realtor



Summary

In Tredyffrin-Easttown (Chester, PA), the median sold price for Attached/Townhouse properties for February was \$620,000, representing an increase of 15.2% compared to last month and an increase of 18.7% from Feb 2025. The average days on market for units sold in February was 4 days, 83% below the 5-year February average of 23 days. There was a 175% month over month increase in new contract activity with 11 New Pendings; a 160% MoM increase in All Pendings (new contracts + contracts carried over from January) to 13; and a 20% increase in supply to 12 active units.

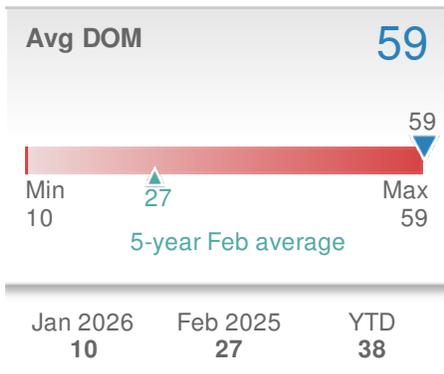
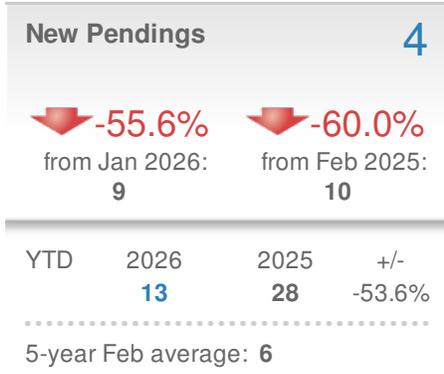
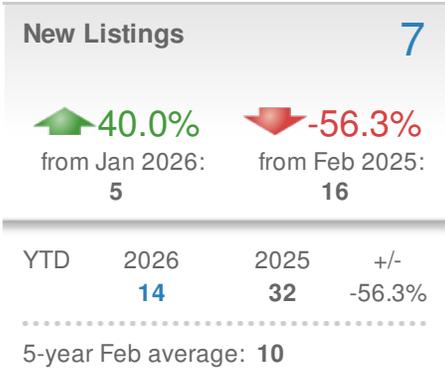
This activity resulted in a Contract Ratio of 1.08 pendings per active listing, up from 0.50 in January and a decrease from 1.50 in February 2025. The Contract Ratio is 33% lower than the 5-year February average of 1.60. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

Twin Valley (Chester, PA)

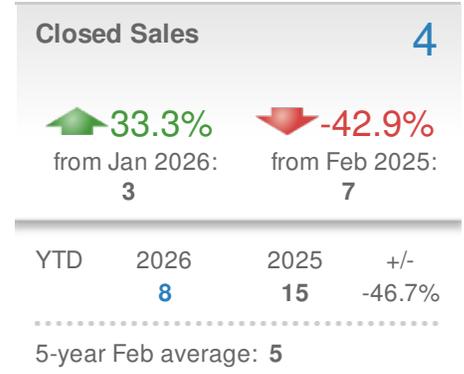
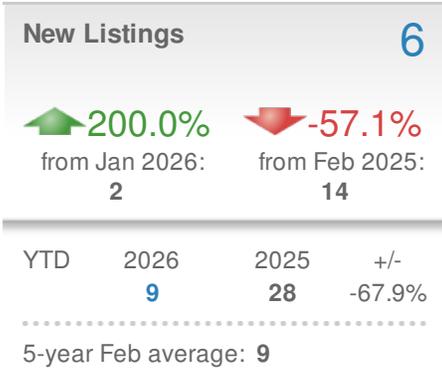
Email: ldavis@tcsr.realtor



February 2026

Twin Valley (Chester, PA) - Detached

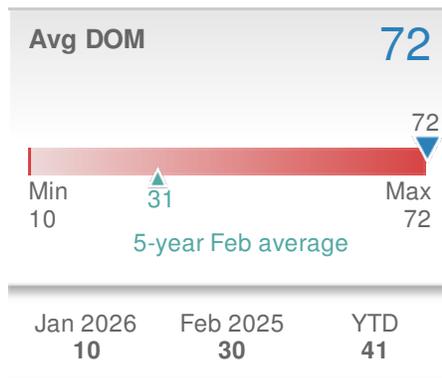
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Summary

In Twin Valley (Chester, PA), the median sold price for Detached properties for February was \$542,500, representing a decrease of 38.4% compared to last month and an increase of 69.5% from Feb 2025. The average days on market for units sold in February was 72 days, 134% above the 5-year February average of 31 days. There was a 50% month over month decrease in new contract activity with 3 New Pendings; a 22.2% MoM decrease in All Pendings (new contracts + contracts carried over from January) to 7; and a 60% increase in supply to 8 active units.

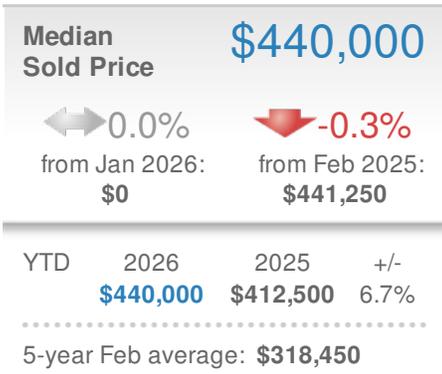
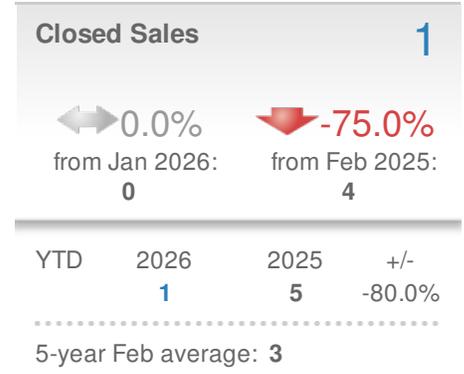
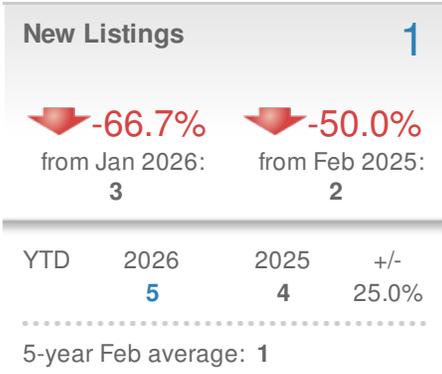
This activity resulted in a Contract Ratio of 0.88 pendings per active listing, down from 1.80 in January and a decrease from 2.93 in February 2025. The Contract Ratio is 50% lower than the 5-year February average of 1.76. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

Twin Valley (Chester, PA) - Attached

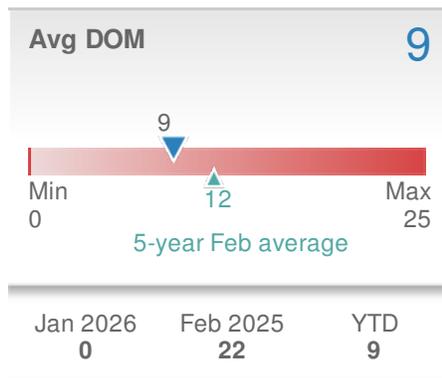
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Summary

In Twin Valley (Chester, PA), the median sold price for Attached properties for February was \$440,000, representing an increase of 0% compared to last month and a decrease of 0.3% from Feb 2025. The average days on market for units sold in February was 9 days, 25% below the 5-year February average of 12 days. There was a 66.7% month over month decrease in new contract activity with 1 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from January) with 3; and a 100% increase in supply to 2 active units.

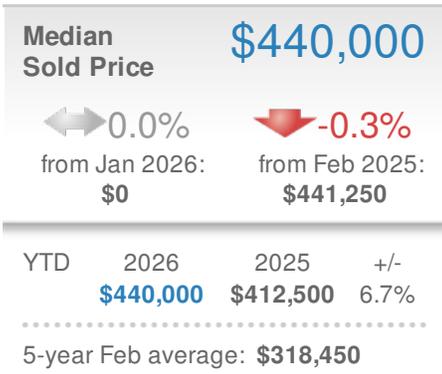
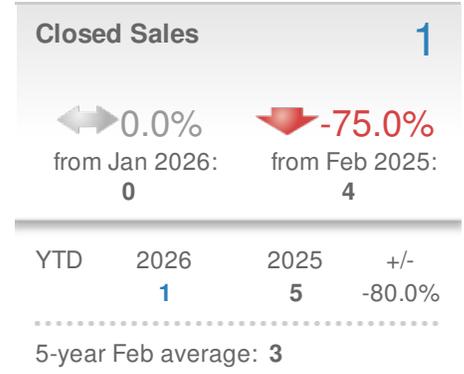
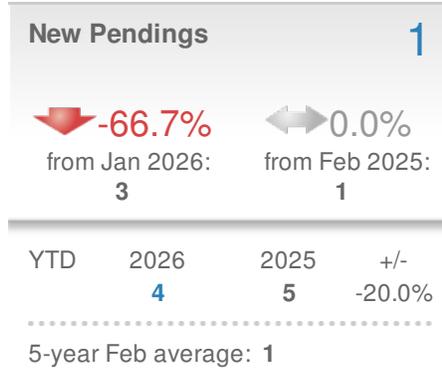
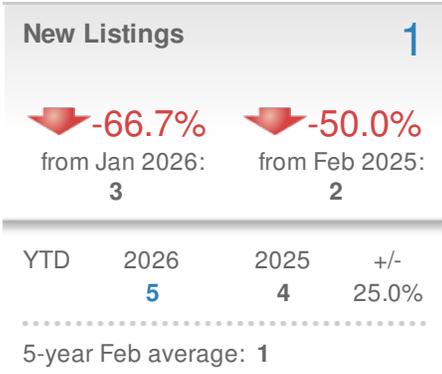
This activity resulted in a Contract Ratio of 1.50 pendings per active listing, down from 3.00 in January and an increase from 0.33 in February 2025. The Contract Ratio is 2% higher than the 5-year February average of 1.47. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

Twin Valley (Chester, PA) - Attached/Townhouse

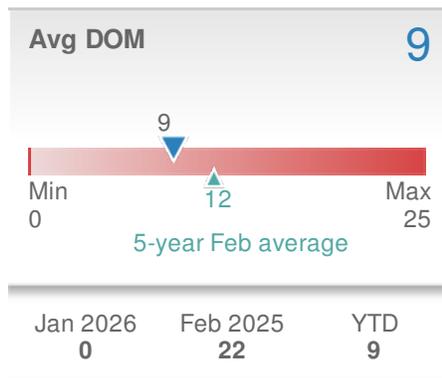
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Summary

In Twin Valley (Chester, PA), the median sold price for Attached/Townhouse properties for February was \$440,000, representing an increase of 0% compared to last month and a decrease of 0.3% from Feb 2025. The average days on market for units sold in February was 9 days, 25% below the 5-year February average of 12 days. There was a 66.7% month over month decrease in new contract activity with 1 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from January) with 3; and a 100% increase in supply to 2 active units.

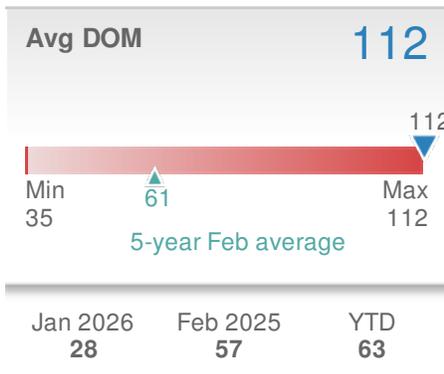
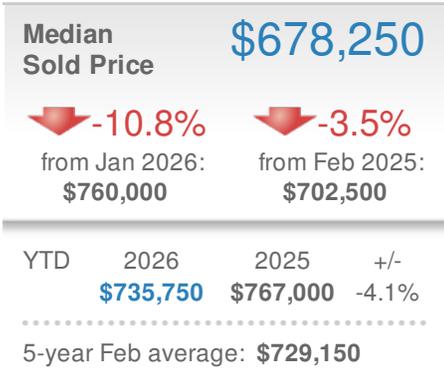
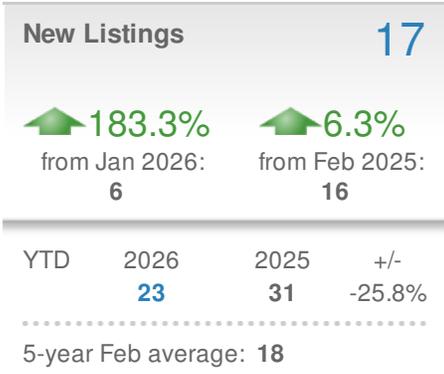
This activity resulted in a Contract Ratio of 1.50 pendings per active listing, down from 3.00 in January and an increase from 0.33 in February 2025. The Contract Ratio is 2% higher than the 5-year February average of 1.47. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

Unionville-Chadds Ford (Chester, PA)

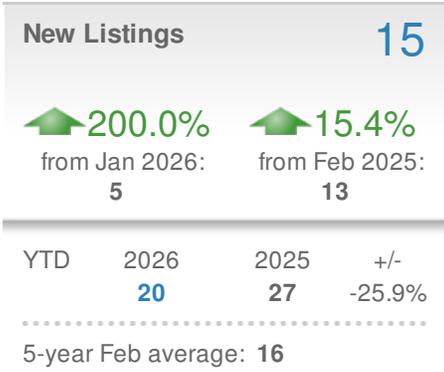
Email: ldavis@tcsr.realtor



February 2026

Unionville-Chadds Ford (Chester, PA) - Detached

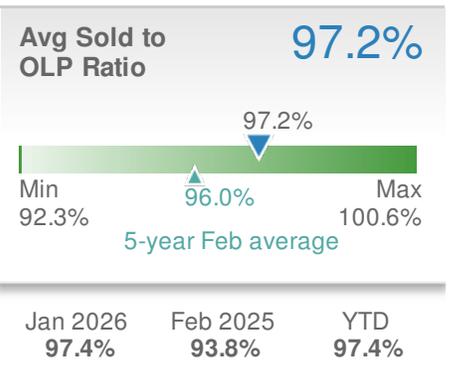
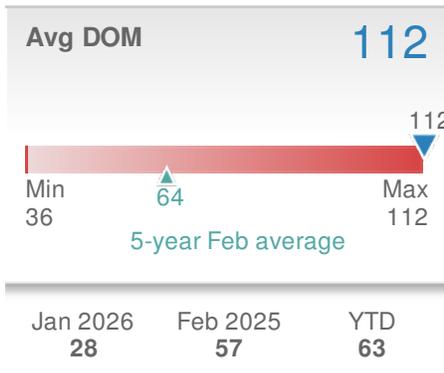
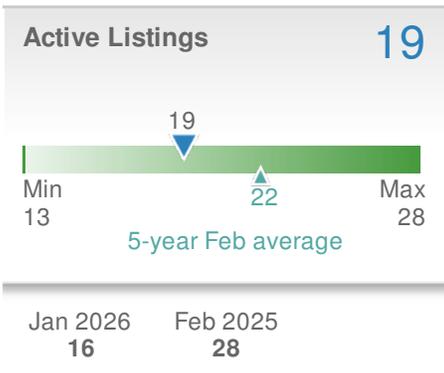
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Summary

In Unionville-Chadds Ford (Chester, PA), the median sold price for Detached properties for February was \$678,250, representing a decrease of 10.8% compared to last month and a decrease of 20.7% from Feb 2025. The average days on market for units sold in February was 112 days, 76% above the 5-year February average of 64 days. There was a 15.4% month over month decrease in new contract activity with 11 New Pendings; a 6.3% MoM increase in All Pendings (new contracts + contracts carried over from January) to 17; and an 18.8% increase in supply to 19 active units.

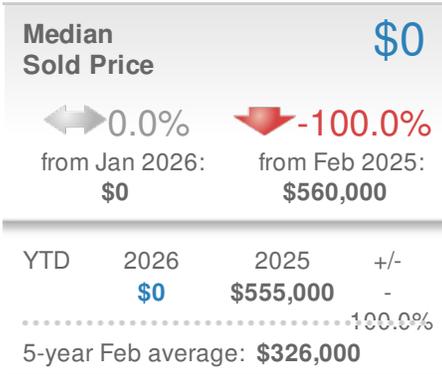
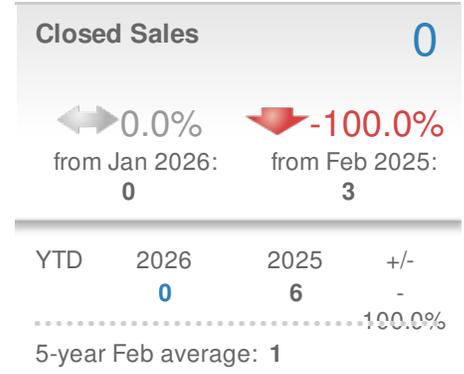
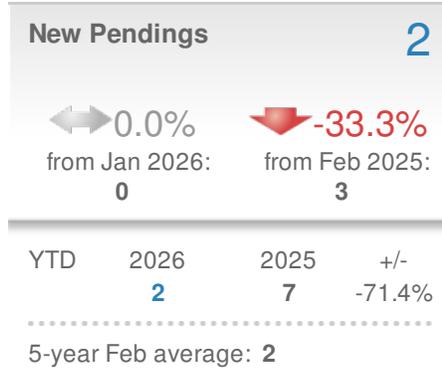
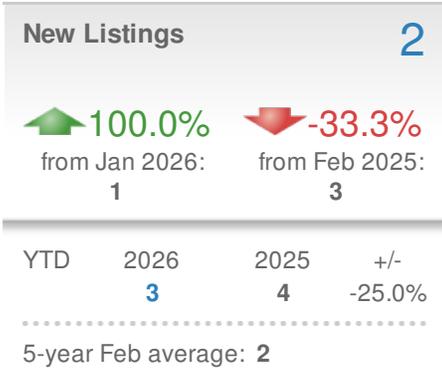
This activity resulted in a Contract Ratio of 0.89 pendings per active listing, down from 1.00 in January and an increase from 0.46 in February 2025. The Contract Ratio is 20% lower than the 5-year February average of 1.12. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

Unionville-Chadds Ford (Chester, PA) - Attached

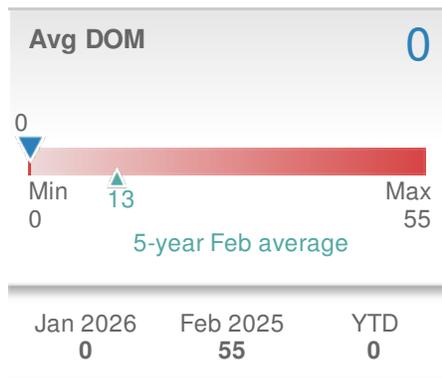
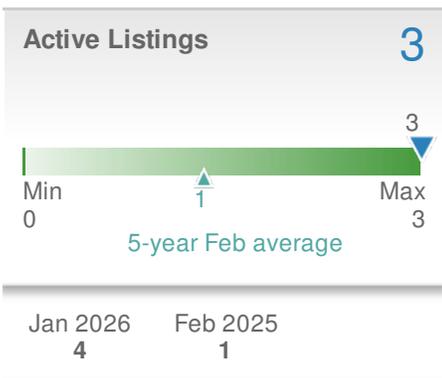
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Email: ldavis@tcsr.realtor



Summary

In Unionville-Chadds Ford (Chester, PA), the median sold price for Attached properties for February was \$0, representing no change compared to last month and a decrease of 100% from Feb 2025. The average days on market for units sold in February was 0 days, 100% below the 5-year February average of 13 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 January) to 2; and a 25% decrease in supply to 3 active units.

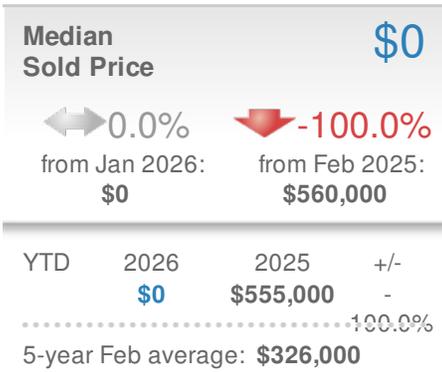
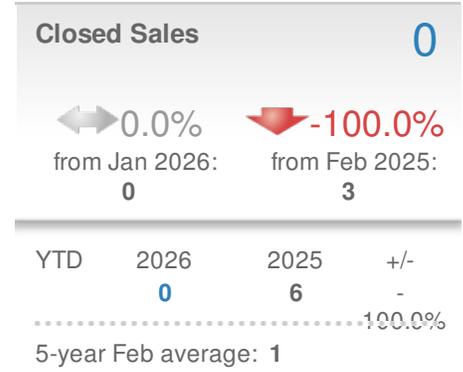
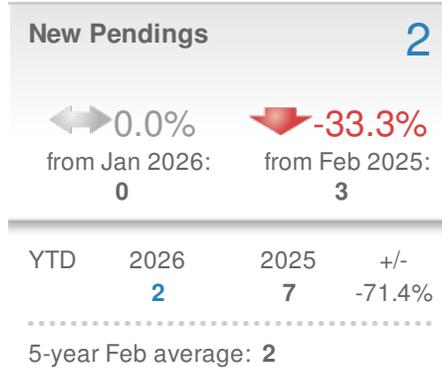
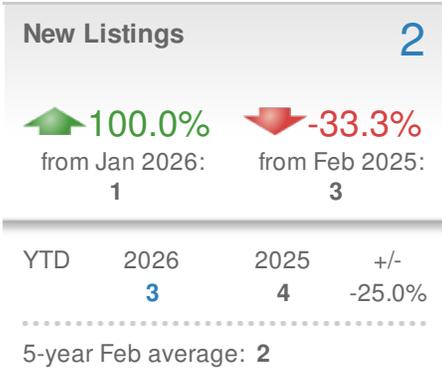
This activity resulted in a Contract Ratio of 0.67 pendings per active listing, up from 0.00 in January and a decrease from 4.00 in February 2025. The Contract Ratio is 59% lower than the 5-year February average of 1.63. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

Unionville-Chadds Ford (Chester, PA) - Attached/Townhouse

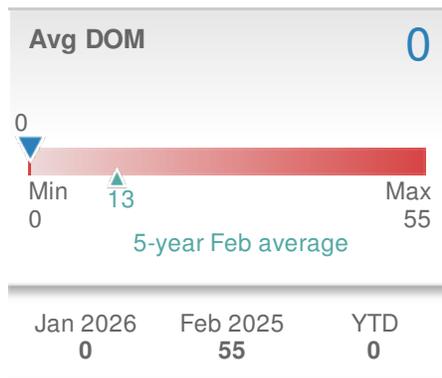
Delaware County Suburban REALTORS
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Summary

In Unionville-Chadds Ford (Chester, PA), the median sold price for Attached/Townhouse properties for February was \$0, representing no change compared to last month and a decrease of 100% from Feb 2025. The average days on market for units sold in February was 0 days, 100% below the 5-year February average of 13 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 January) to 2; and a 33.3% decrease in supply to 2 active units.

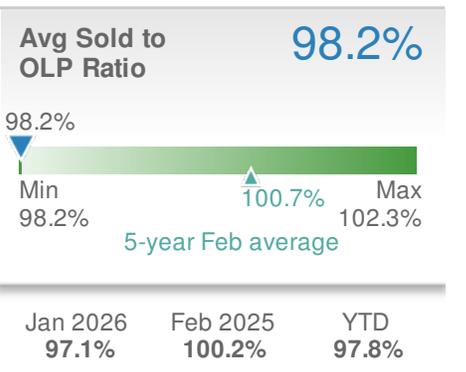
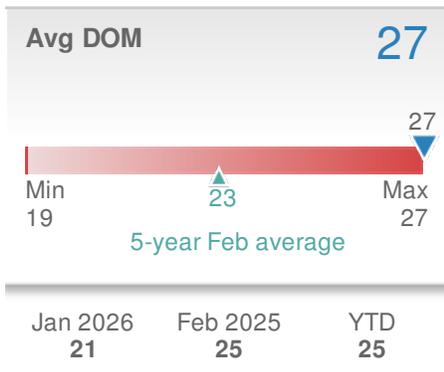
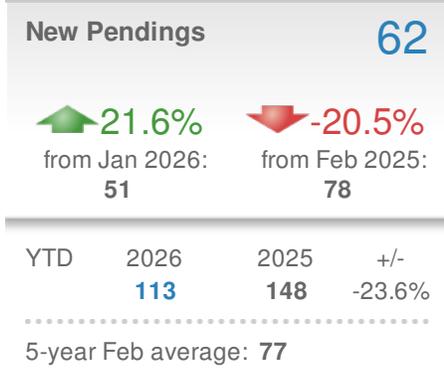
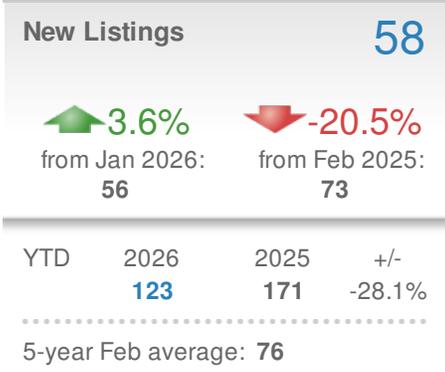
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, up from 0.00 in January and a decrease from 4.00 in February 2025. The Contract Ratio is 41% lower than the 5-year February average of 1.70. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

West Chester Area (Chester, PA)

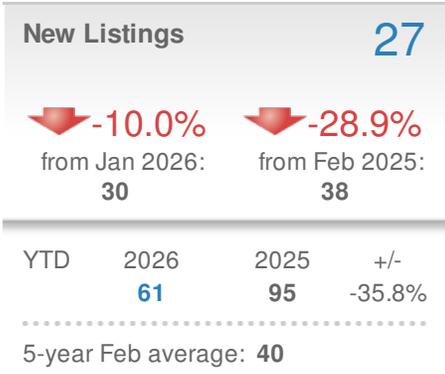
Email: ldavis@tcsr.realtor



February 2026

West Chester Area (Chester, PA) - Detached

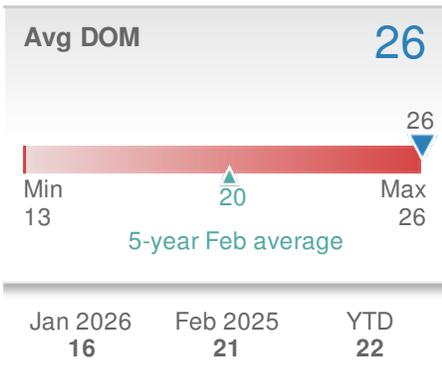
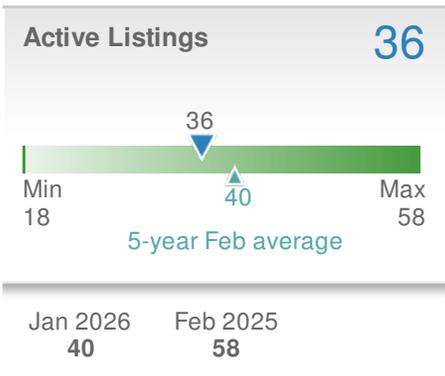
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In West Chester Area (Chester, PA), the median sold price for Detached properties for February was \$830,000, representing a decrease of 0.4% compared to last month and an increase of 5.5% from Feb 2025. The average days on market for units sold in February was 26 days, 31% above the 5-year February average of 20 days. There was a 25% month over month increase in new contract activity with 30 New Pendings; a 6.3% MoM decrease in All Pendings (new contracts + contracts carried over from January) to 75; and a 10% decrease in supply to 36 active units.

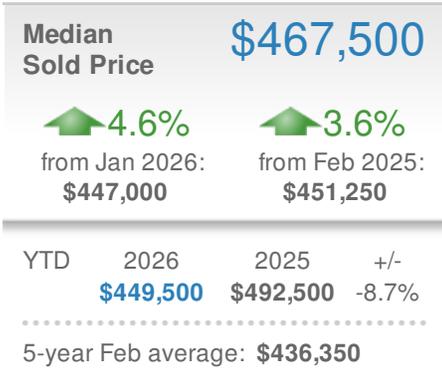
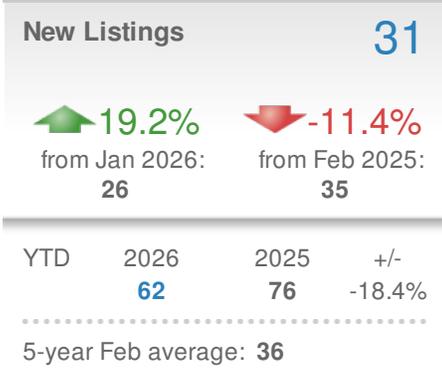
This activity resulted in a Contract Ratio of 2.08 pendings per active listing, up from 2.00 in January and a decrease from 2.17 in February 2025. The Contract Ratio is 27% lower than the 5-year February average of 2.86. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

West Chester Area (Chester, PA) - Attached

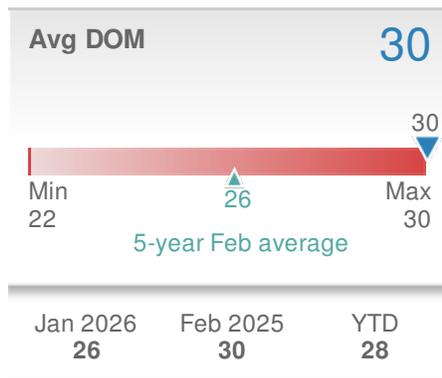
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Summary

In West Chester Area (Chester, PA), the median sold price for Attached properties for February was \$467,500, representing an increase of 4.6% compared to last month and an increase of 3.6% from Feb 2025. The average days on market for units sold in February was 30 days, 15% above the 5-year February average of 26 days. There was an 18.5% month over month increase in new contract activity with 32 New Pendings; a 21.9% MoM increase in All Pendings (new contracts + contracts carried over from January) to 39; and a 19.2% increase in supply to 31 active units.

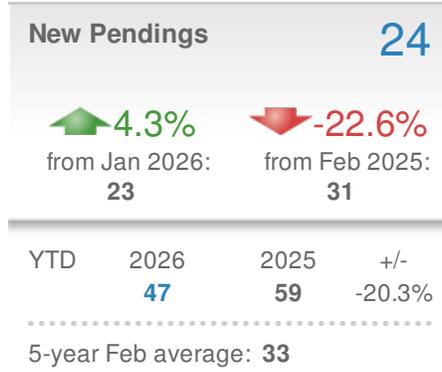
This activity resulted in a Contract Ratio of 1.26 pendings per active listing, up from 1.23 in January and a decrease from 1.83 in February 2025. The Contract Ratio is 56% lower than the 5-year February average of 2.85. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

West Chester Area (Chester, PA) - Attached/Townhouse **Tri-County Suburban REALTORS**

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Summary

In West Chester Area (Chester, PA), the median sold price for Attached/Townhouse properties for February was \$500,000, representing an increase of 5% compared to last month and an increase of 7% from Feb 2025. The average days on market for units sold in February was 33 days, 30% above the 5-year February average of 25 days. There was a 4.3% month over month increase in new contract activity with 24 New Pendings; a 7.4% MoM increase in All Pendings (new contracts + contracts carried over from January) to 29; and a 31.6% increase in supply to 25 active units.

This activity resulted in a Contract Ratio of 1.16 pendings per active listing, down from 1.42 in January and a decrease from 1.59 in February 2025. The Contract Ratio is 58% lower than the 5-year February average of 2.77. 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.

