

February 2026

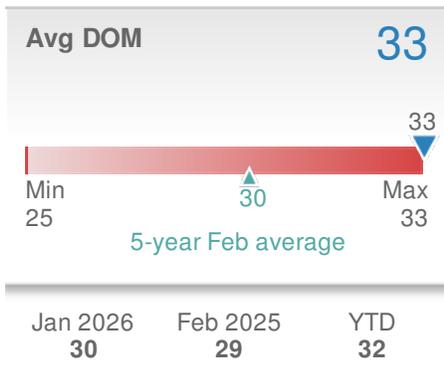
All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Chester County, PA

February 2026
 Chester County, PA

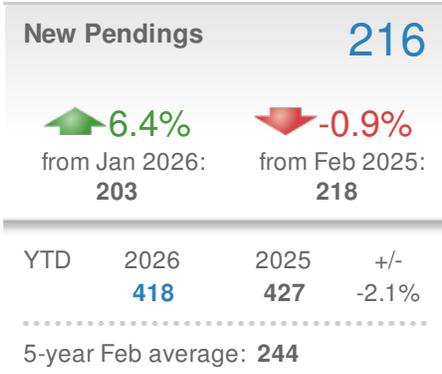
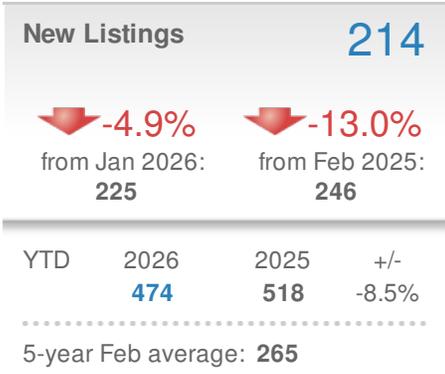
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February 2026

Chester County, PA - Detached

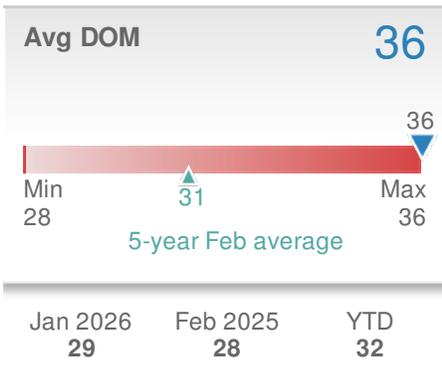
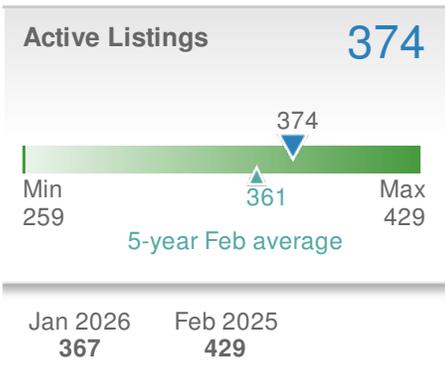
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Summary

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.

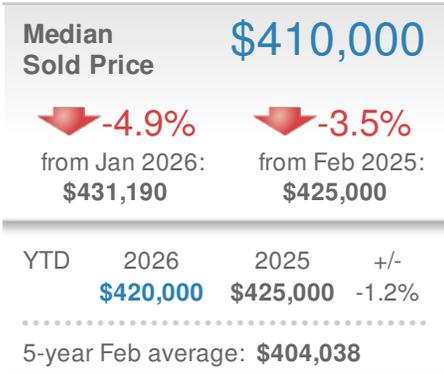
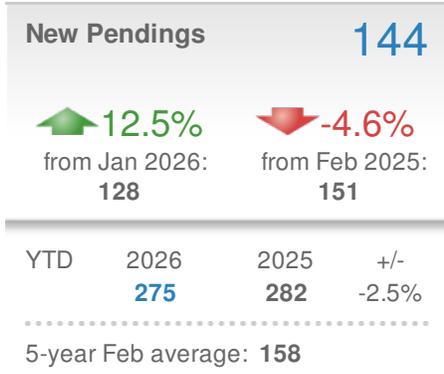
This activity resulted in a Contract Ratio of 1.13 pendings per active listing, up from 1.08 in January and a decrease from 1.19 in February 2025. The Contract Ratio is 21% lower than the 5-year February average of 1.44. A higher Contract Ratio signifies a relative increase in contract activity compared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

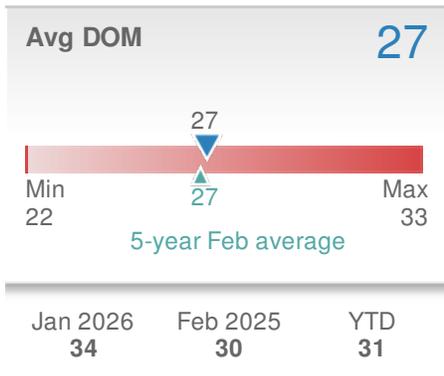
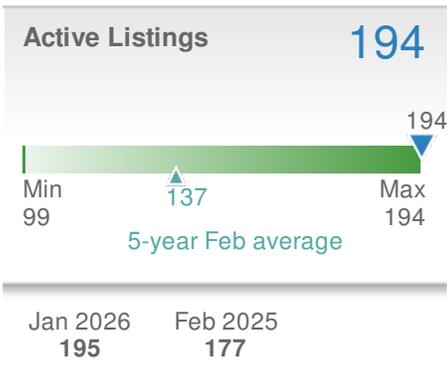
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Summary

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.



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 93 125 Max 173
5-year Feb average

Jan 2026	Feb 2025
170	160

Avg DOM **29**

Min 22 27 Max 33
5-year Feb average

Jan 2026	Feb 2025	YTD
31	30	30

Avg Sold to OLP Ratio **99.8%**

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

Jan 2026	Feb 2025	YTD
98.1%	99.0%	99.0%