

February 2026

All Home Types
Detached
Attached
Attached/Townhouse

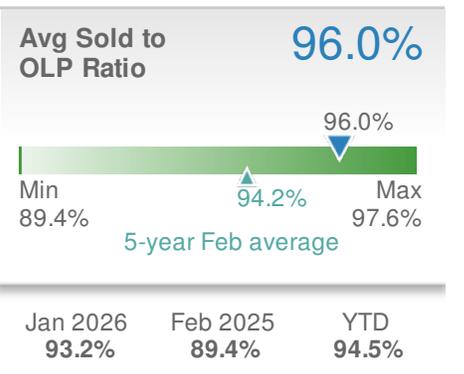
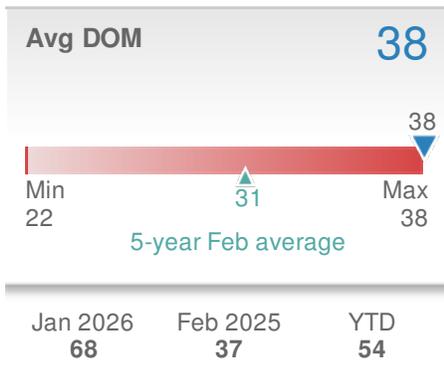
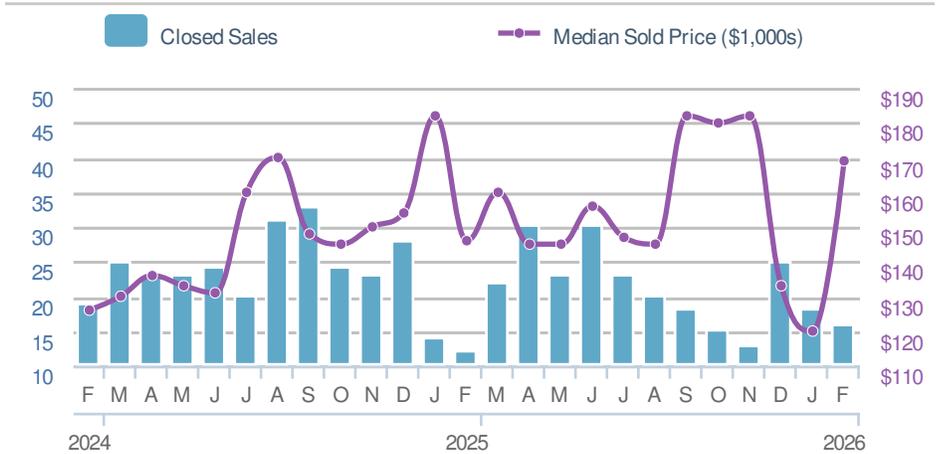
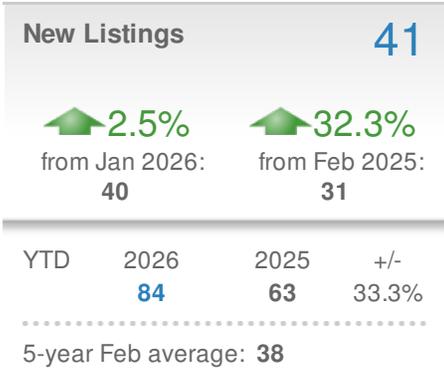
Local Market Insight

Chester-Upland (Delaware, PA)

February 2026

Chester-Upland (Delaware, PA)

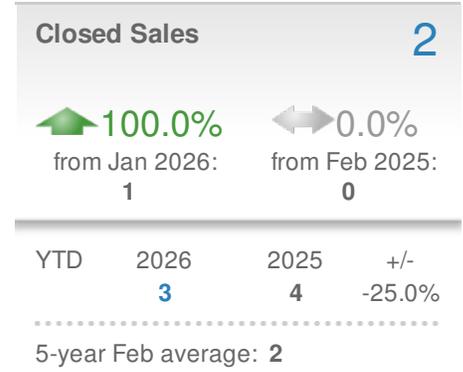
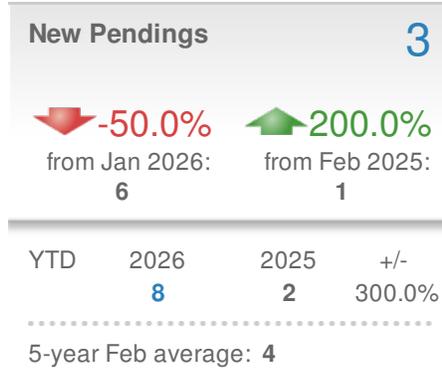
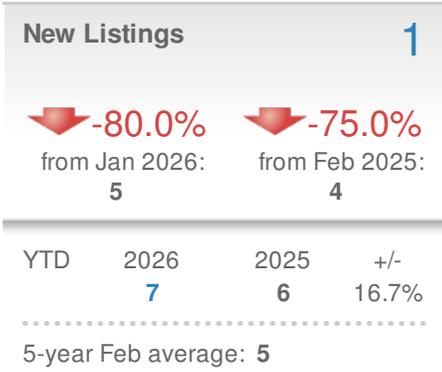
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Chester-Upland (Delaware, PA) - Detached

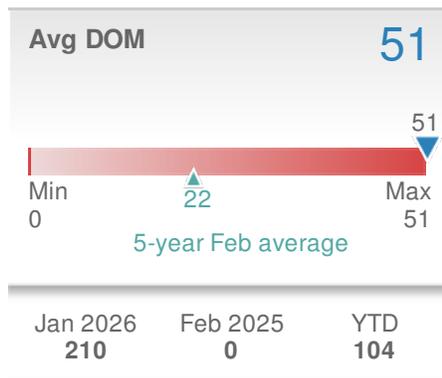
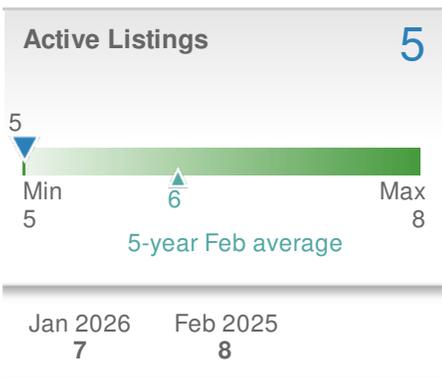
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Summary

In Chester-Upland (Delaware, PA), the median sold price for Detached properties for February was \$210,000, representing an increase of 200% compared to last month and an increase of 0% from Feb 2025. The average days on market for units sold in February was 51 days, 134% above the 5-year February average of 22 days. There was a 50% month over month decrease in new contract activity with 3 New Pendings; a 7.1% MoM decrease in All Pendings (new contracts + contracts carried over from January) to 13; and a 28.6% decrease in supply to 5 active units.

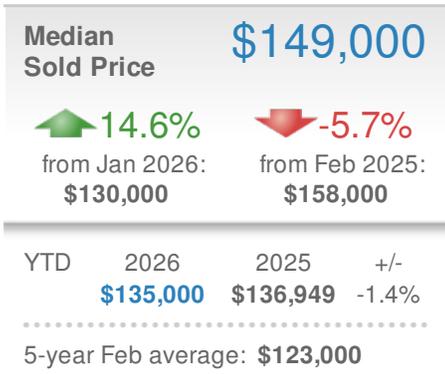
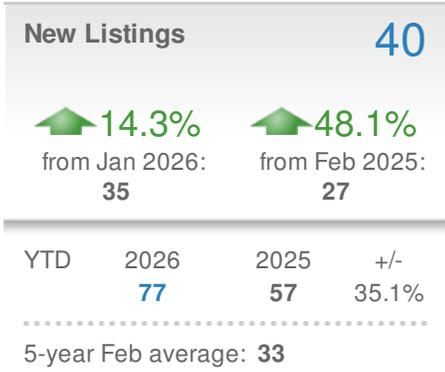
This activity resulted in a Contract Ratio of 2.60 pendings per active listing, up from 2.00 in January and an increase from 0.50 in February 2025. The Contract Ratio is 102% higher than the 5-year February average of 1.29. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



February 2026

Chester-Upland (Delaware, PA) - Attached

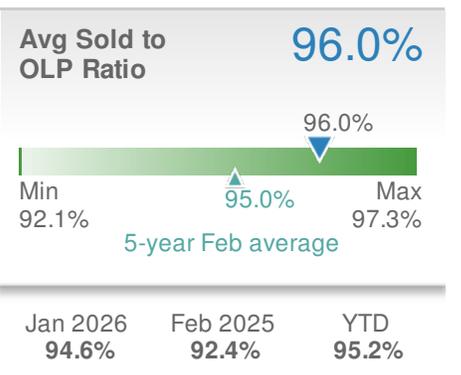
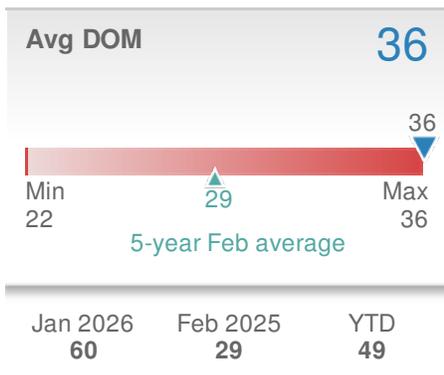
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Summary

In Chester-Upland (Delaware, PA), the median sold price for Attached properties for February was \$149,000, representing an increase of 14.6% compared to last month and a decrease of 5.7% from Feb 2025. The average days on market for units sold in February was 36 days, 25% above the 5-year February average of 29 days. There was a 39.1% month over month decrease in new contract activity with 14 New Pendings; an 8.3% MoM decrease in All Pendings (new contracts + contracts carried over from January) to 33; and a 41.5% increase in supply to 75 active units.

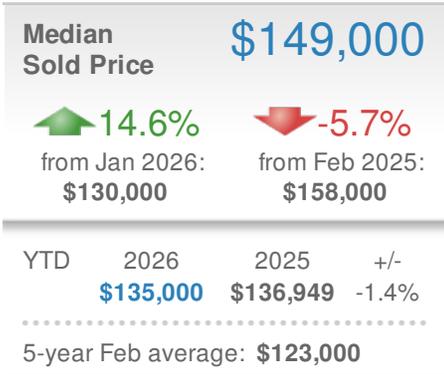
This activity resulted in a Contract Ratio of 0.44 pendings per active listing, down from 0.68 in January and a decrease from 0.72 in February 2025. The Contract Ratio is 36% lower than the 5-year February average of 0.69. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates the market is moving in the seller's favor. A lower Contract Ratio signifies a relative decrease in contract activity compared to supply, and indicates the market is moving in the buyer's favor.



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Summary

In Chester-Upland (Delaware, PA), the median sold price for Attached/Townhouse properties for February was \$149,000, representing an increase of 14.6% compared to last month and a decrease of 5.7% from Feb 2025. The average days on market for units sold in February was 36 days, 25% above the 5-year February average of 29 days. There was a 39.1% month over month decrease in new contract activity with 14 New Pendings; an 8.3% MoM decrease in All Pendings (new contracts + contracts carried over from January) to 33; and a 41.5% increase in supply to 75 active units.

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