

February 2026

All Home Types
Detached
Attached
Attached/Townhouse

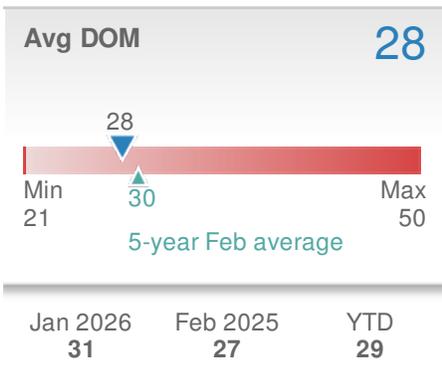
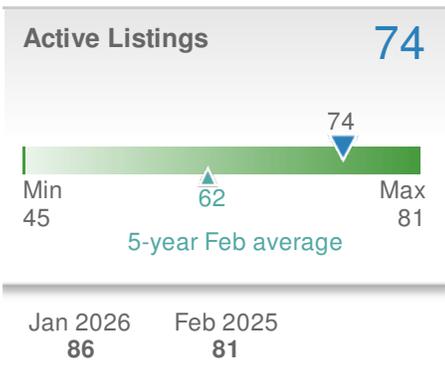
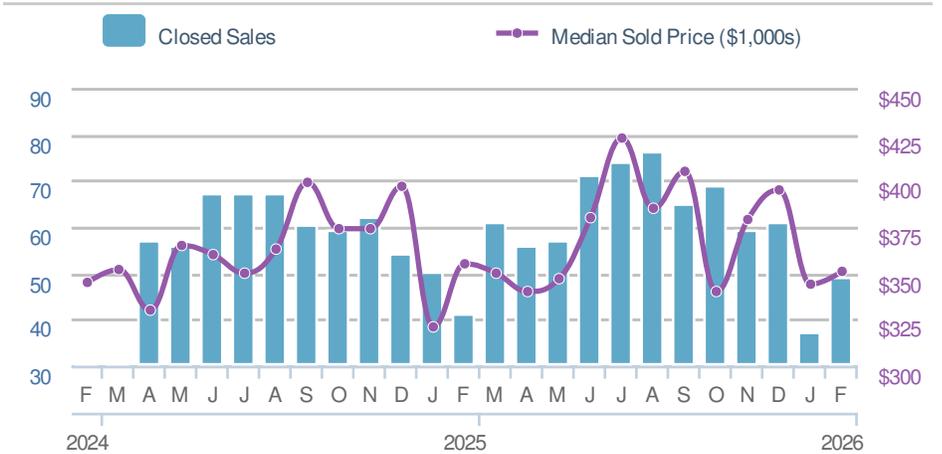
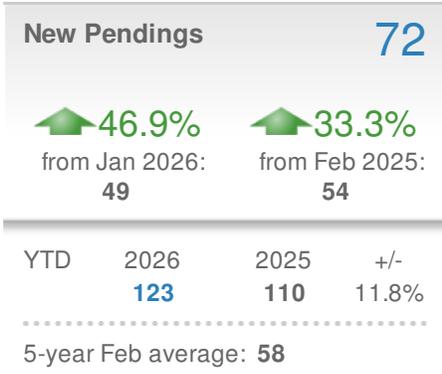
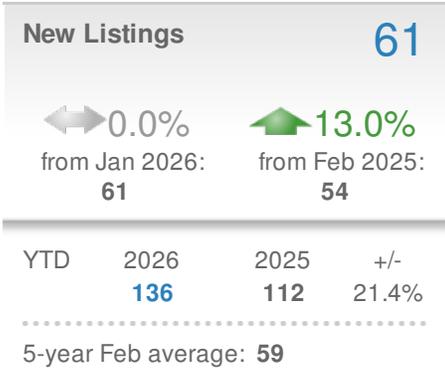
Local Market Insight

Coatesville Area (Chester, PA)

February 2026

Coatesville Area (Chester, PA)

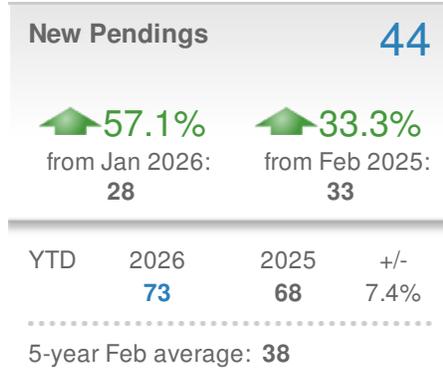
Email: ldavis@tcsr.realtor



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Coatesville Area (Chester, PA) - Detached

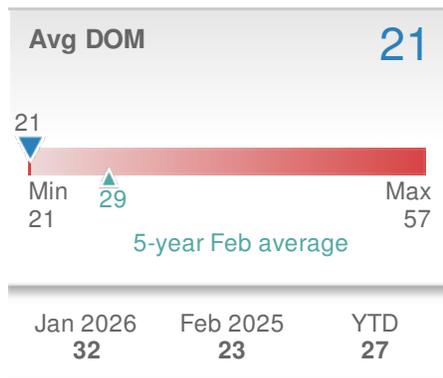
Tri-County Suburban REALTORS
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Summary

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.

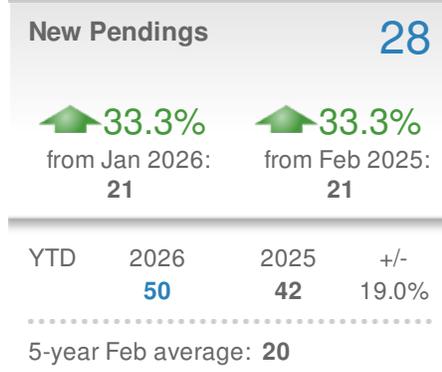
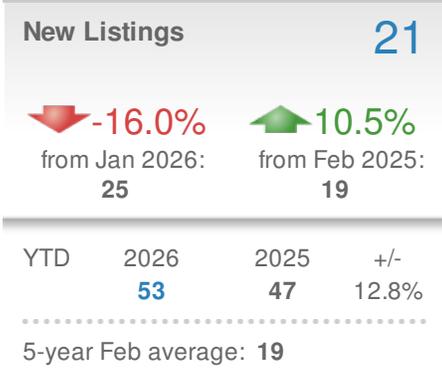
This activity resulted in a Contract Ratio of 1.74 pendings per active listing, up from 1.18 in January and an increase from 0.90 in February 2025. The Contract Ratio is 36% higher than the 5-year February average of 1.28. A higher Contract Ratio signifies a relative increase in contract activity compared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



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Coatesville Area (Chester, PA) - Attached

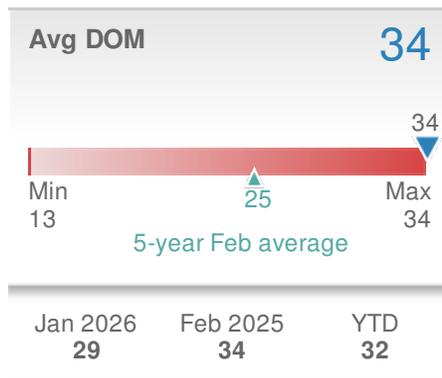
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Summary

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.

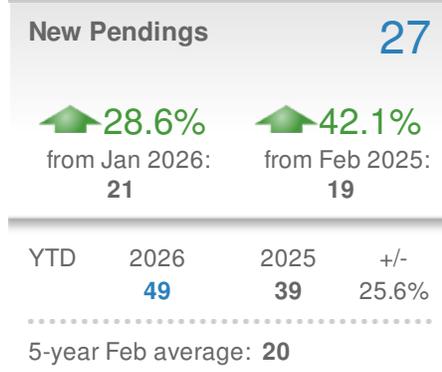
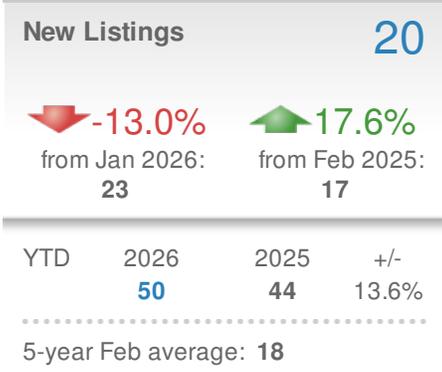
This activity resulted in a Contract Ratio of 1.69 pendings per active listing, up from 1.22 in January and a decrease from 2.14 in February 2025. The Contract Ratio is 46% lower than the 5-year February average of 3.15. A higher Contract Ratio signifies a relative increase in contract activity compared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



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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.

