

# February 2026

All Home Types  
Detached  
Attached  
Attached/Townhouse

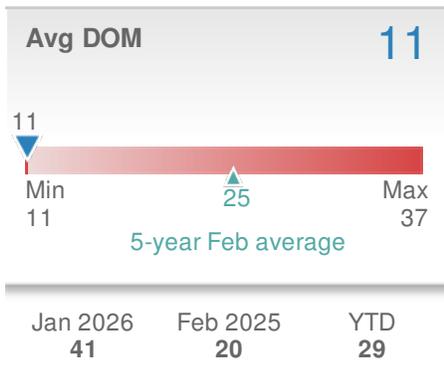
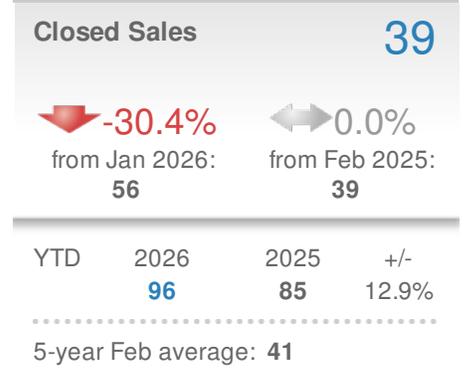
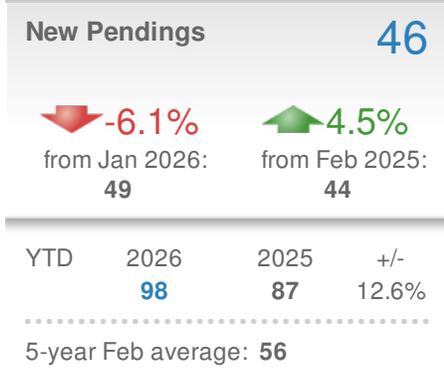
## Local Market Insight

### Downingtown Area (Chester, PA)

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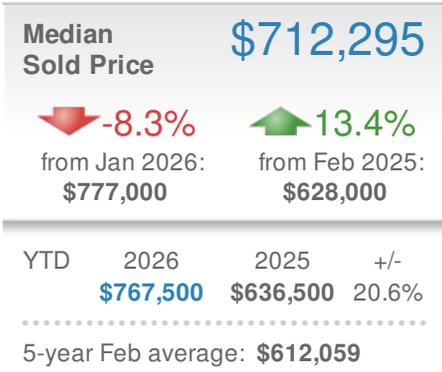
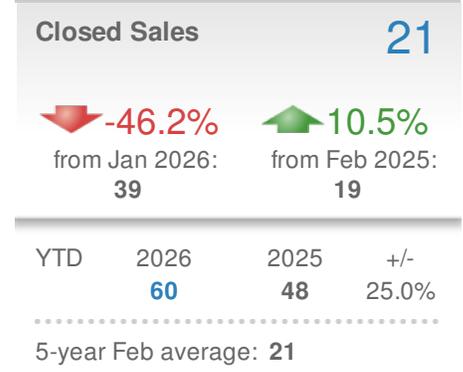
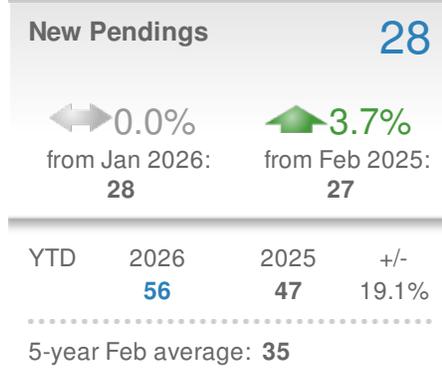
Email: ldavis@tcsr.realtor



## February 2026

### Downingtown Area (Chester, PA) - Detached

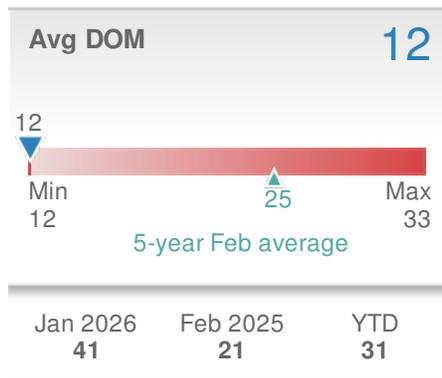
Tri-County Suburban REALTORS  
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### Summary

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.

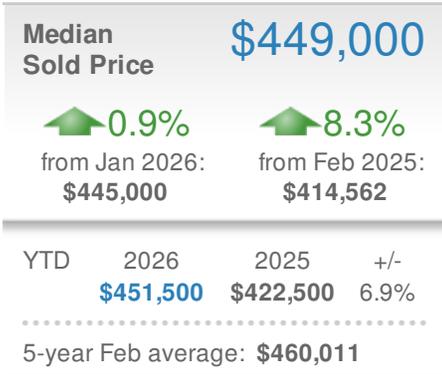
This activity resulted in a Contract Ratio of 1.42 pendings per active listing, down from 1.44 in January and an increase from 1.16 in February 2025. The Contract Ratio is 13% lower than the 5-year February average of 1.63. A higher Contract Ratio signifies a relative increase in contract activity compared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

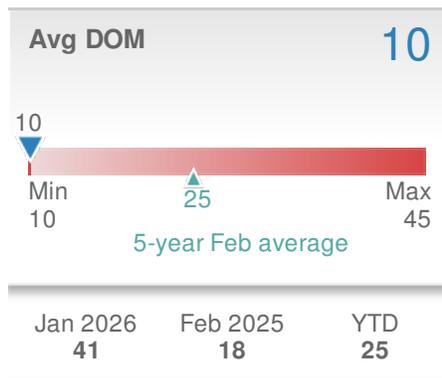
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**Summary**

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.

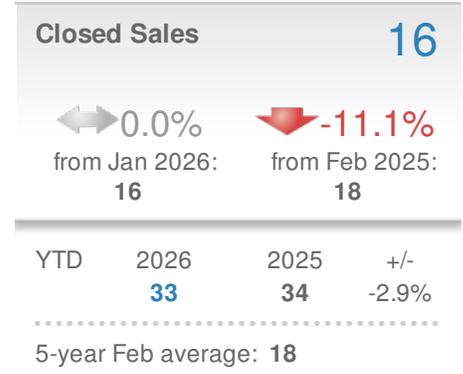
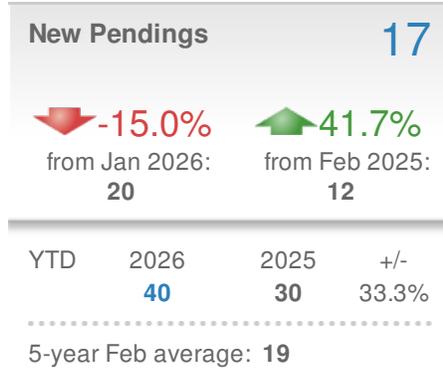
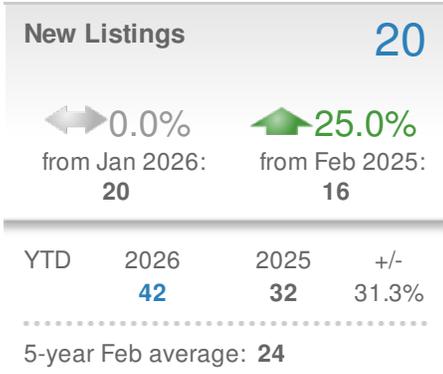
This activity resulted in a Contract Ratio of 1.20 pendings per active listing, up from 1.13 in January and an increase from 1.04 in February 2025. The Contract Ratio is 59% lower than the 5-year February average of 2.90. A higher Contract Ratio signifies a relative increase in contract activity compared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

