

February 2026

All Home Types
Detached
Attached
Attached/Townhouse

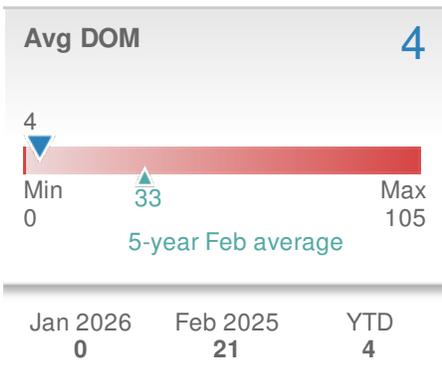
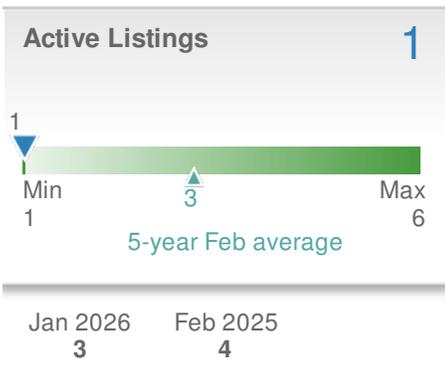
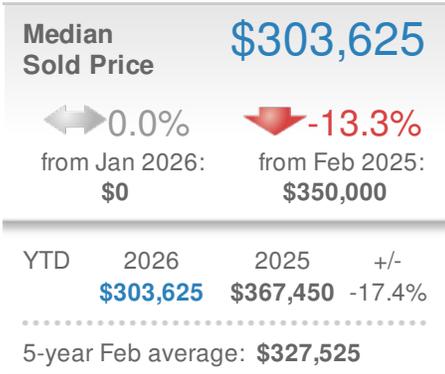
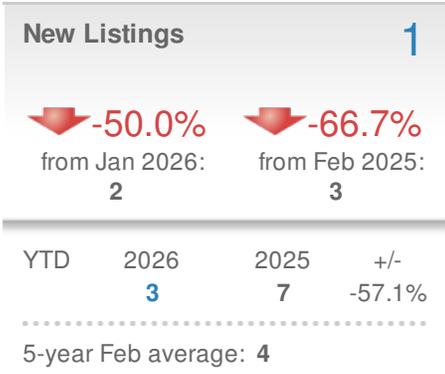
Local Market Insight

Spring-Ford Area (Chester, PA)

February 2026

Spring-Ford Area (Chester, PA)

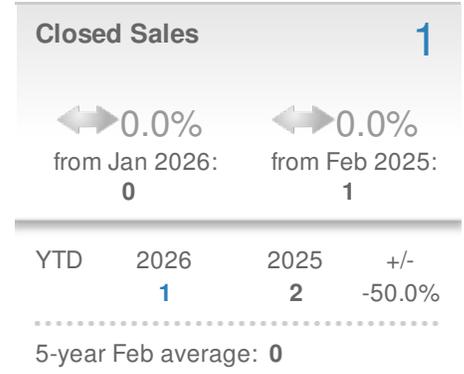
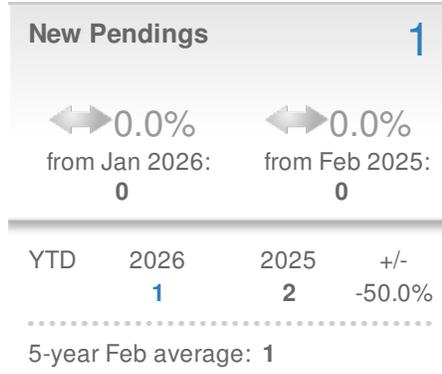
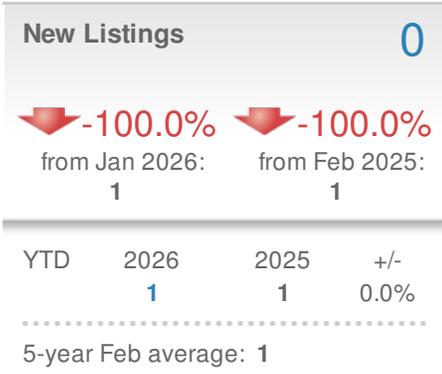
Email: ldavis@tcsr.realtor



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Spring-Ford Area (Chester, PA) - Detached

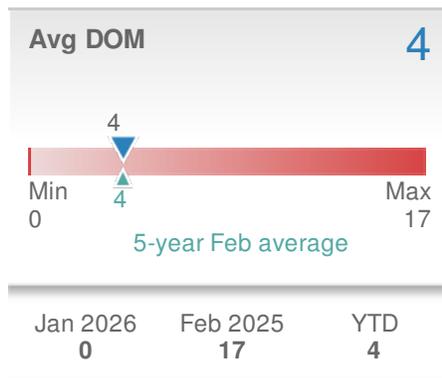
Tri-County Suburban REALTORS
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Summary

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.

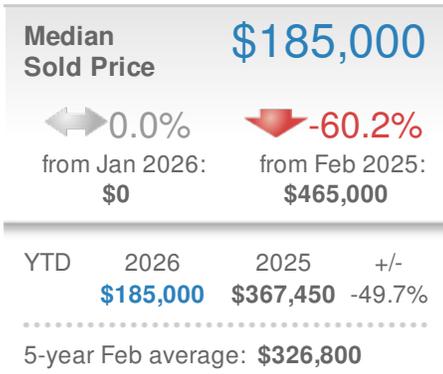
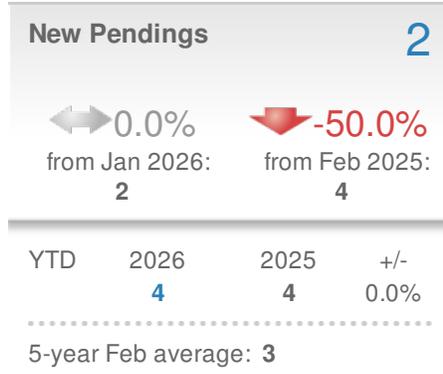
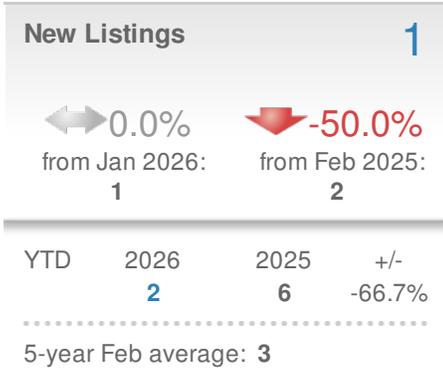
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from January and a decrease from 2.00 in February 2025. The Contract Ratio is 100% lower than the 5-year February average of 1.25. A higher Contract Ratio signifies a relative increase in contract activity compared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

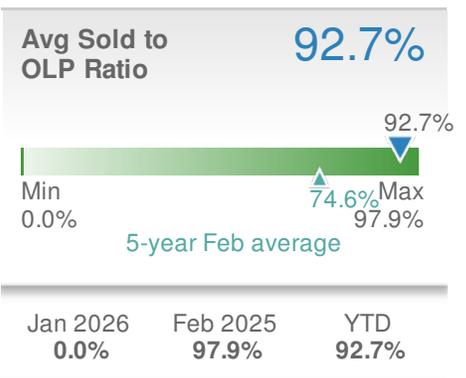
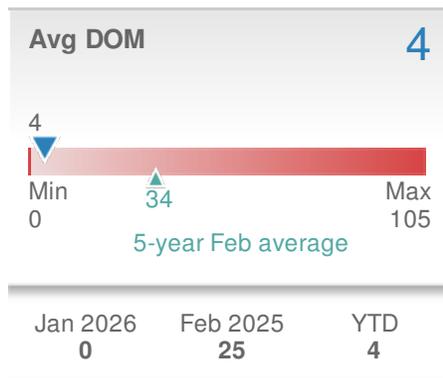
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Summary

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.

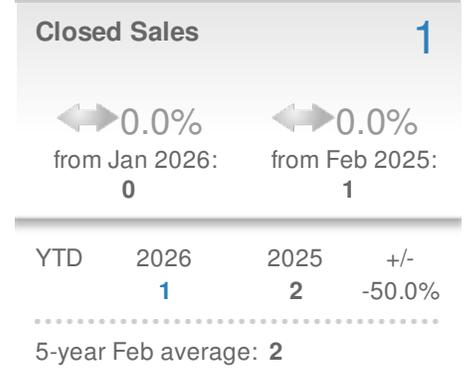
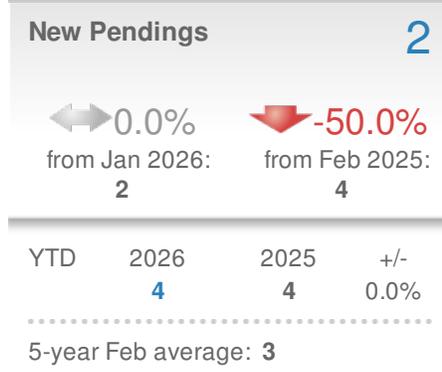
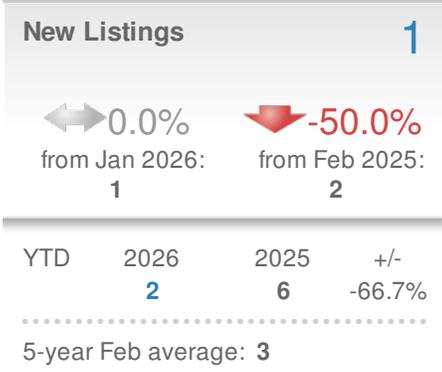
This activity resulted in a Contract Ratio of 3.00 pendings per active listing, up from 1.00 in January and an increase from 1.00 in February 2025. The Contract Ratio is 64% higher than the 5-year February average of 1.83. A higher Contract Ratio signifies a relative increase in contract activity compared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



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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.

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