

February 2026

All Home Types
Detached
Attached
Attached/Townhouse

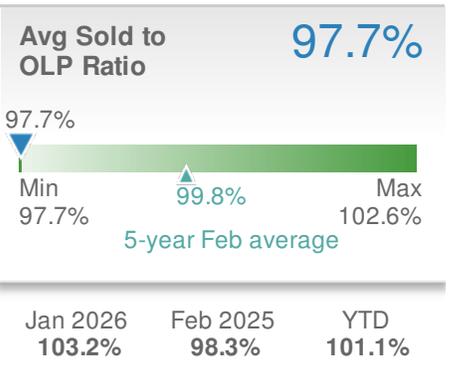
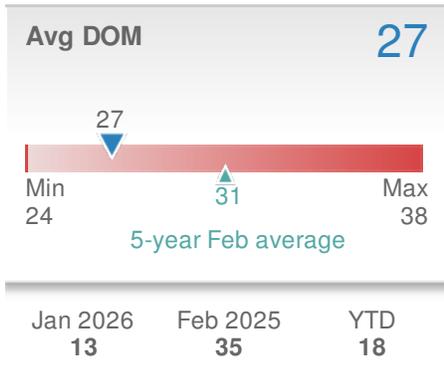
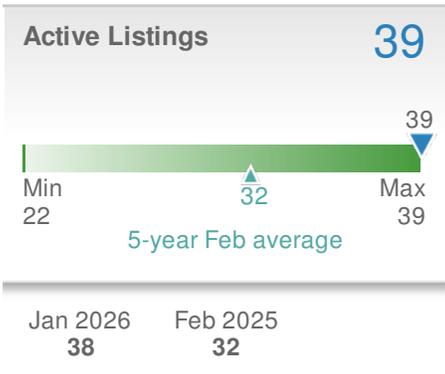
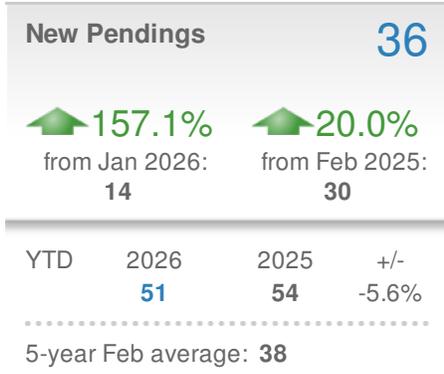
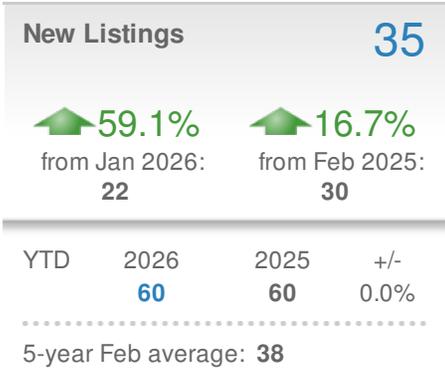
Local Market Insight

Tredyffrin-Easttown (Chester, PA)

February 2026

Tredyffrin-Easttown (Chester, PA)

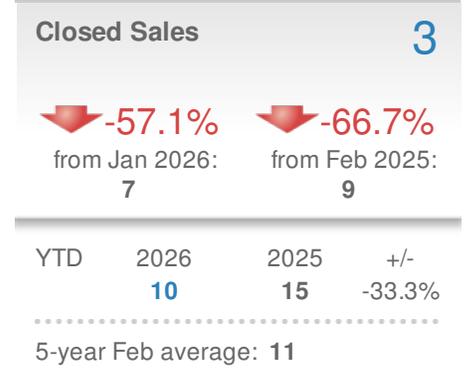
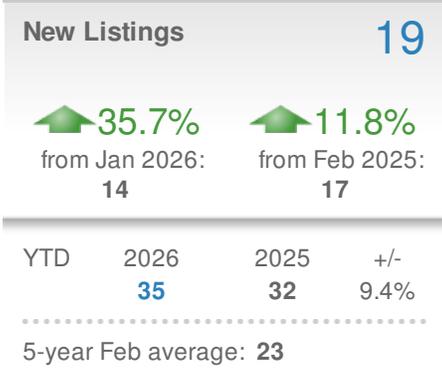
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February 2026

Tredyffrin-Easttown (Chester, PA) - Detached

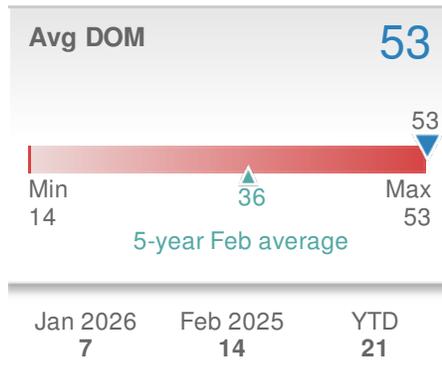
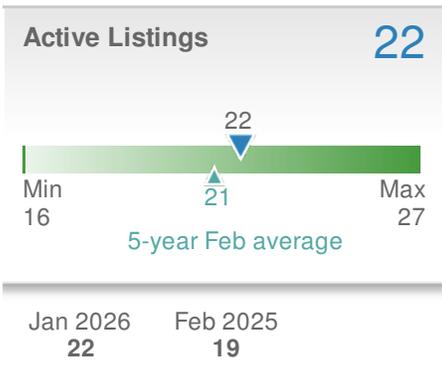
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Summary

In Tredyffrin-Easttown (Chester, PA), the median sold price for Detached properties for February was \$1,450,000, representing an increase of 52.6% compared to last month and an increase of 60.9% from Feb 2025. The average days on market for units sold in February was 53 days, 47% above the 5-year February average of 36 days. There was a 185.7% month over month increase in new contract activity with 20 New Pendings; a 163.6% MoM increase in All Pendings (new contracts + contracts carried over from January) to 29; and no change in supply with 22 active units.

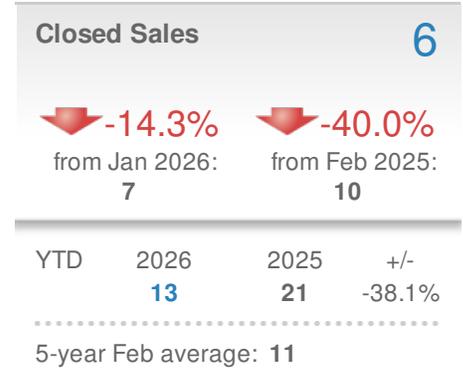
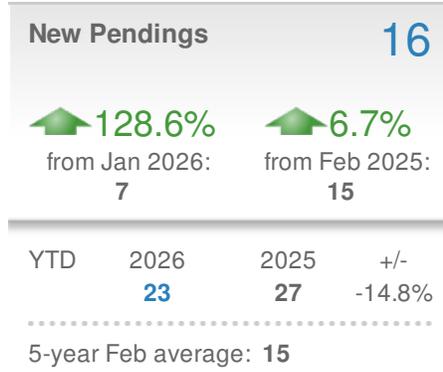
This activity resulted in a Contract Ratio of 1.32 pendings per active listing, up from 0.50 in January and an increase from 1.21 in February 2025. The Contract Ratio is 28% lower than the 5-year February average of 1.83. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



February 2026

Tredyffrin-Easttown (Chester, PA) - Attached

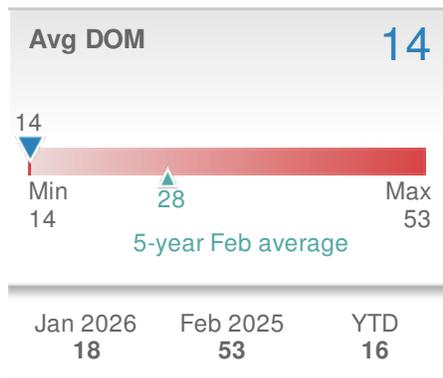
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Summary

In Tredyffrin-Easttown (Chester, PA), the median sold price for Attached properties for February was \$443,500, representing an increase of 10.9% compared to last month and a decrease of 3.1% from Feb 2025. The average days on market for units sold in February was 14 days, 50% below the 5-year February average of 28 days. There was a 128.6% month over month increase in new contract activity with 16 New Pendings; a 111.1% MoM increase in All Pendings (new contracts + contracts carried over from January) to 19; and a 6.3% increase in supply to 17 active units.

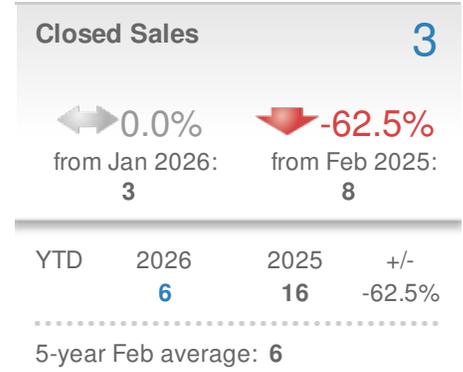
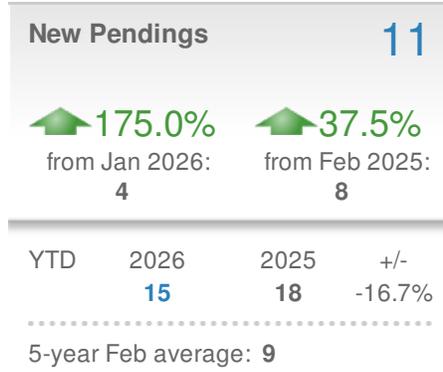
This activity resulted in a Contract Ratio of 1.12 pendings per active listing, up from 0.56 in January and a decrease from 1.69 in February 2025. The Contract Ratio is 45% lower than the 5-year February average of 2.03. A higher Contract Ratio signifies a relative increase in contract activity compared 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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Tredyffrin-Easttown (Chester, PA) - Attached/Townhouse **Tri-County Suburban REALTORS**

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Summary

In Tredyffrin-Easttown (Chester, PA), the median sold price for Attached/Townhouse properties for February was \$620,000, representing an increase of 15.2% compared to last month and an increase of 18.7% from Feb 2025. The average days on market for units sold in February was 4 days, 83% below the 5-year February average of 23 days. There was a 175% month over month increase in new contract activity with 11 New Pendings; a 160% MoM increase in All Pendings (new contracts + contracts carried over from January) to 13; and a 20% increase in supply to 12 active units.

This activity resulted in a Contract Ratio of 1.08 pendings per active listing, up from 0.50 in January and a decrease from 1.50 in February 2025. The Contract Ratio is 33% lower than the 5-year February average of 1.60. 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.

