February 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

West Chester Area (Chester, PA)

MarketStats by ShowingTime

Presented by
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February 2026

West Chester Area (Chester, PA)

New Listings 58

3.6% from Jan 2026: **56**
-20.5% from Feb 2025: **73**

YTD	2026	2025	+/-
	123	**171**	-28.1%

5-year Feb average: **76**

New Pendings 62

21.6% from Jan 2026: **51**
-20.5% from Feb 2025: **78**

YTD	2026	2025	+/-
	113	**148**	-23.6%

5-year Feb average: **77**

Closed Sales 60

30.4% from Jan 2026: **46**
11.1% from Feb 2025: **54**

YTD	2026	2025	+/-
	106	**133**	-20.3%

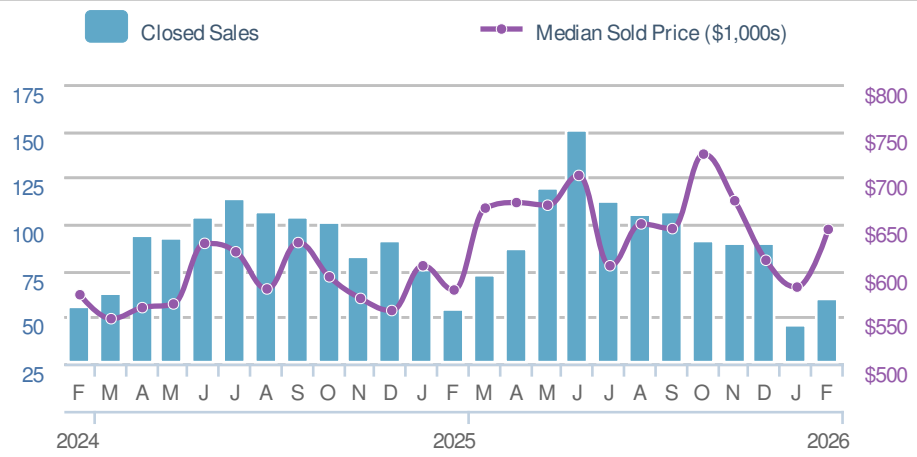
5-year Feb average: **53**

Median Sold Price $644,500

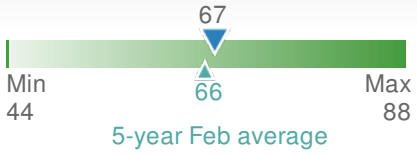
10.6% from Jan 2026: **$582,500**
11.3% from Feb 2025: **$579,000**

YTD	2026	2025	+/-
	$625,000	**$584,000**	7.0%

5-year Feb average: **$559,450**

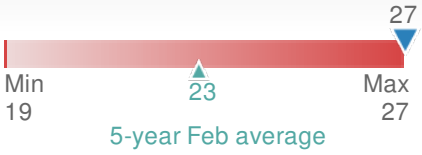


Active Listings 67



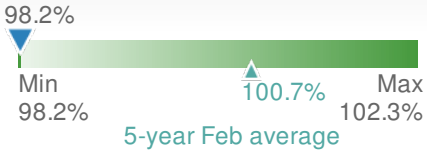
Jan 2026	Feb 2025
66	**88**

Avg DOM 27



Jan 2026	Feb 2025	YTD
21	**25**	**25**

Avg Sold to OLP Ratio 98.2%



Jan 2026	Feb 2025	YTD
97.1%	**100.2%**	**97.8%**

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Data Source: Bright MLS. Statistics calculated March 05, 2026.

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West Chester Area (Chester, PA) - Detached

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New Listings 27

-10.0% from Jan 2026: **30**

-28.9% from Feb 2025: **38**

YTD	2026	2025	+/-
	61	**95**	-35.8%

5-year Feb average: **40**

New Pendings 30

25.0% from Jan 2026: **24**

-21.1% from Feb 2025: **38**

YTD	2026	2025	+/-
	54	**75**	-28.0%

5-year Feb average: **37**

Closed Sales 36

50.0% from Jan 2026: **24**

20.0% from Feb 2025: **30**

YTD	2026	2025	+/-
	60	**66**	-9.1%

5-year Feb average: **27**

Median Sold Price $830,000

-0.4% from Jan 2026: **$833,645**

5.5% from Feb 2025: **$786,780**

YTD	2026	2025	+/-
	$830,000	**$820,000**	1.2%

5-year Feb average: **$726,356**

Summary

In West Chester Area (Chester, PA), the median sold price for Detached properties for February was $830,000, representing a decrease of 0.4% compared to last month and an increase of 5.5% from Feb 2025. The average days on market for units sold in February was 26 days, 31% above the 5-year February average of 20 days. There was a 25% month over month increase in new contract activity with 30 New Pendings; a 6.3% MoM decrease in All Pendings (new contracts + contracts carried over from January) to 75; and a 10% decrease in supply to 36 active units.

This activity resulted in a Contract Ratio of 2.08 pendings per active listing, up from 2.00 in January and a decrease from 2.17 in February 2025. The Contract Ratio is 27% lower than the 5-year February average of 2.86. 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.

Active Listings 36

36

Min 18 | 40 | Max 58

5-year Feb average

Jan 2026	Feb 2025
40	**58**

Avg DOM 26

26

Min 13 | 20 | Max 26

5-year Feb average

Jan 2026	Feb 2025	YTD
16	**21**	**22**

Avg Sold to OLP Ratio 98.5%

98.5%

Min 98.5% | 101.2% | Max 104.1%

5-year Feb average

Jan 2026	Feb 2025	YTD
96.8%	**101.8%**	**97.8%**

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New Listings 31

19.2%	-11.4%
from Jan 2026: **26**	from Feb 2025: **35**

YTD	2026	2025	+/-
	62	**76**	-18.4%

5-year Feb average: **36**

New Pendings 32

18.5%	-20.0%
from Jan 2026: **27**	from Feb 2025: **40**

YTD	2026	2025	+/-
	59	**73**	-19.2%

5-year Feb average: **41**

Closed Sales 24

9.1%	0.0%
from Jan 2026: **22**	from Feb 2025: **24**

YTD	2026	2025	+/-
	46	**67**	-31.3%

5-year Feb average: **26**

Median Sold Price $467,500

4.6%	3.6%
from Jan 2026: **$447,000**	from Feb 2025: **$451,250**

YTD	2026	2025	+/-
	$449,500	**$492,500**	-8.7%

5-year Feb average: **$436,350**

Summary

In West Chester Area (Chester, PA), the median sold price for Attached properties for February was $467,500, representing an increase of 4.6% compared to last month and an increase of 3.6% from Feb 2025. The average days on market for units sold in February was 30 days, 15% above the 5-year February average of 26 days. There was an 18.5% month over month increase in new contract activity with 32 New Pendings; a 21.9% MoM increase in All Pendings (new contracts + contracts carried over from January) to 39; and a 19.2% increase in supply to 31 active units.

This activity resulted in a Contract Ratio of 1.26 pendings per active listing, up from 1.23 in January and a decrease from 1.83 in February 2025. The Contract Ratio is 56% lower than the 5-year February average of 2.85. 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.

Active Listings 31

31

Min 21 | 26 | Max 31

5-year Feb average

Jan 2026	Feb 2025
26	**30**

Avg DOM 30

30

Min 22 | 26 | Max 30

5-year Feb average

Jan 2026	Feb 2025	YTD
26	**30**	**28**

Avg Sold to OLP Ratio 97.9%

97.9%

Min 97.9% | 99.9% | Max 101.5%

5-year Feb average

Jan 2026	Feb 2025	YTD
97.5%	**98.1%**	**97.7%**

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New Listings 24

9.1%	-17.2%
from Jan 2026: **22**	from Feb 2025: **29**

YTD	2026	2025	+/-
	51	**62**	-17.7%

5-year Feb average: **30**

New Pendings 24

4.3%	-22.6%
from Jan 2026: **23**	from Feb 2025: **31**

YTD	2026	2025	+/-
	47	**59**	-20.3%

5-year Feb average: **33**

Closed Sales 21

31.3%	16.7%
from Jan 2026: **16**	from Feb 2025: **18**

YTD	2026	2025	+/-
	37	**56**	-33.9%

5-year Feb average: **22**

Median Sold Price $500,000

5.0%	7.0%
from Jan 2026: **$476,000**	from Feb 2025: **$467,250**

YTD	2026	2025	+/-
	$500,000	**$512,000**	-2.3%

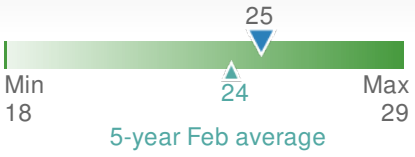
5-year Feb average: **$470,005**

Summary

In West Chester Area (Chester, PA), the median sold price for Attached/Townhouse properties for February was $500,000, representing an increase of 5% compared to last month and an increase of 7% from Feb 2025. The average days on market for units sold in February was 33 days, 30% above the 5-year February average of 25 days. There was a 4.3% month over month increase in new contract activity with 24 New Pendings; a 7.4% MoM increase in All Pendings (new contracts + contracts carried over from January) to 29; and a 31.6% increase in supply to 25 active units.

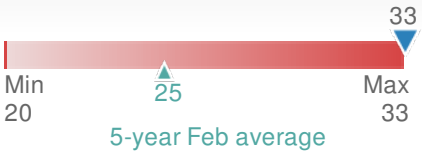
This activity resulted in a Contract Ratio of 1.16 pendings per active listing, down from 1.42 in January and a decrease from 1.59 in February 2025. The Contract Ratio is 58% lower than the 5-year February average of 2.77. A higher Contract Ratio signifies a relative increase in contract activity compared 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.

Active Listings 25



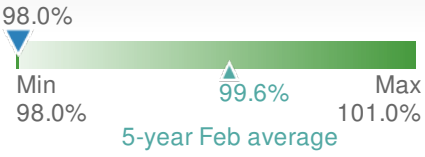
Jan 2026	Feb 2025
19	**29**

Avg DOM 33



Jan 2026	Feb 2025	YTD
19	**22**	**27**

Avg Sold to OLP Ratio 98.0%



Jan 2026	Feb 2025	YTD
99.5%	**98.2%**	**98.6%**

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