

# February 2026

All Home Types  
Detached  
Attached  
Attached/Townhouse

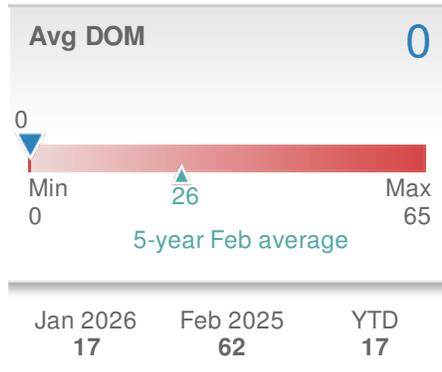
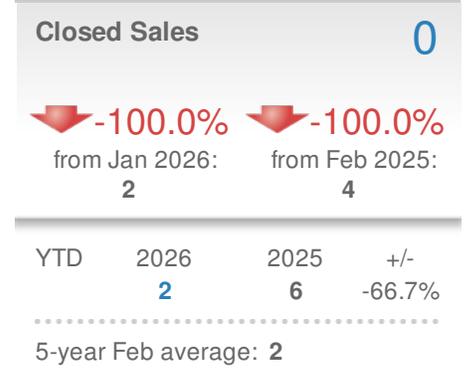
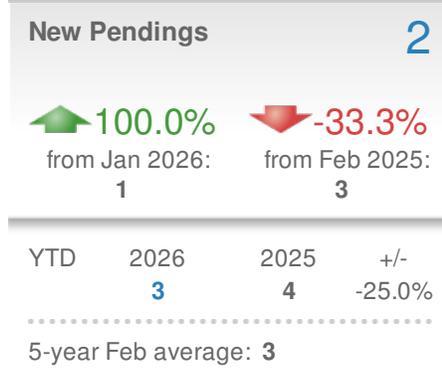
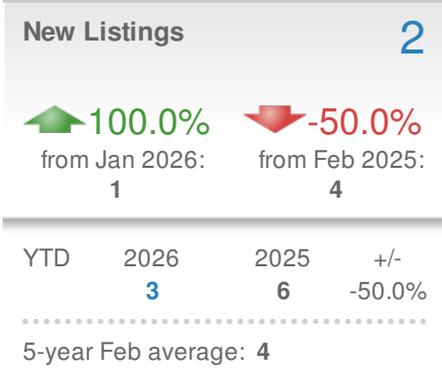
## Local Market Insight

### West Chester Area (Delaware, PA)

**February 2026**

West Chester Area (Delaware, PA)

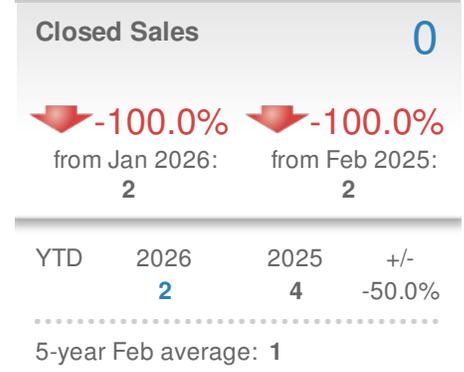
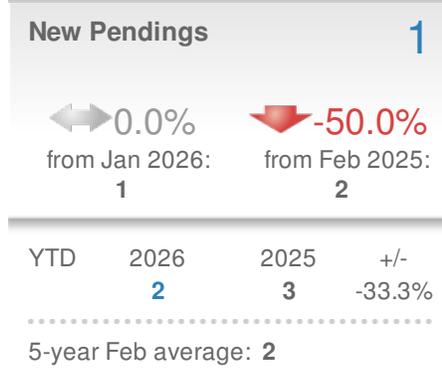
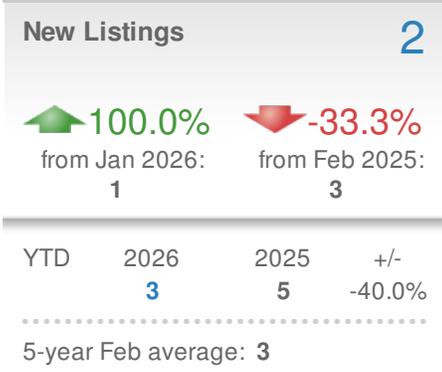
Email: ldavis@tcsr.realtor



**February 2026**

West Chester Area (Delaware, PA) - Detached

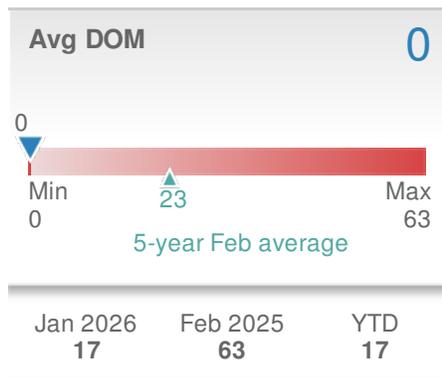
Tri-County Suburban REALTORS  
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**Summary**

In West Chester Area (Delaware, PA), the median sold price for Detached properties for February was \$0, representing a decrease of 100% compared to last month and a decrease of 100% from Feb 2025. The average days on market for units sold in February was 0 days, 100% below the 5-year February average of 23 days. There was no month over month change in new contract activity with 1 New Pendings; a 50% MoM increase in All Pendings (new contracts + contracts carried over from January) to 3; and no change in supply with 7 active units.

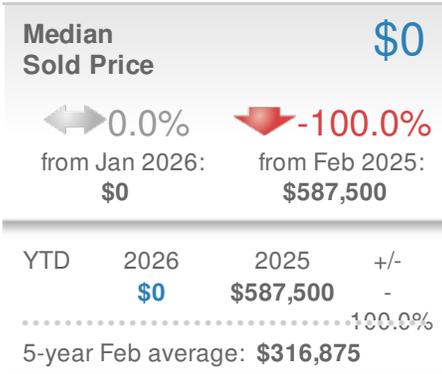
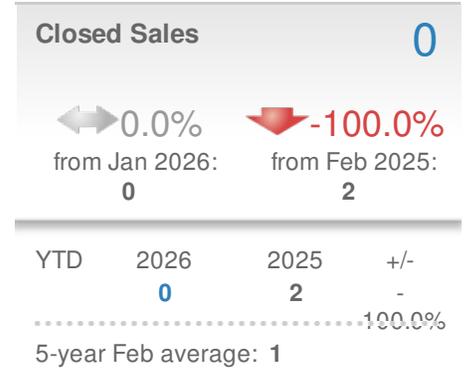
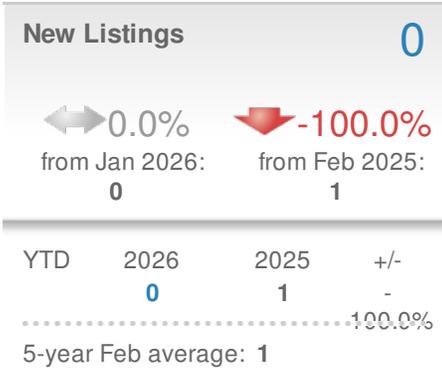
This activity resulted in a Contract Ratio of 0.43 pendings per active listing, up from 0.29 in January and a decrease from 0.50 in February 2025. The Contract Ratio is 79% lower than the 5-year February average of 2.09. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

West Chester Area (Delaware, PA) - Attached

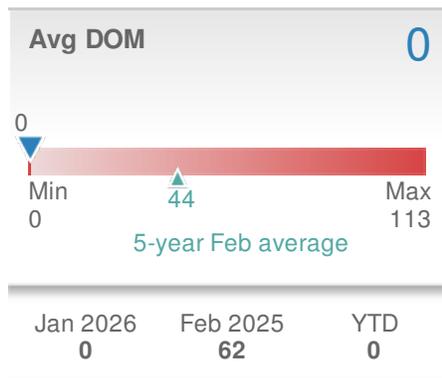
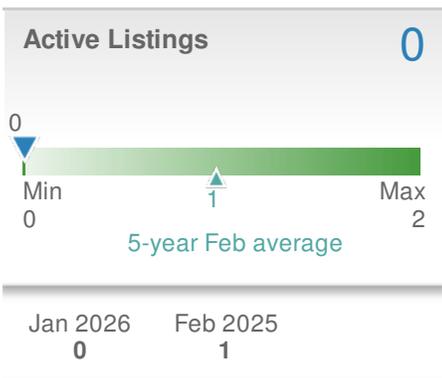
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**Summary**

In West Chester Area (Delaware, PA), the median sold price for Attached properties for February was \$0, representing no change compared to last month and a decrease of 100% from Feb 2025. The average days on market for units sold in February was 0 days, 100% below the 5-year February average of 44 days. There was a 0% month over month increase in new contract activity with 1 New Pendings; a 0% MoM increase in All Pendings (new contracts + contracts carried over from January) to 1; and no change in supply with 0 active units.

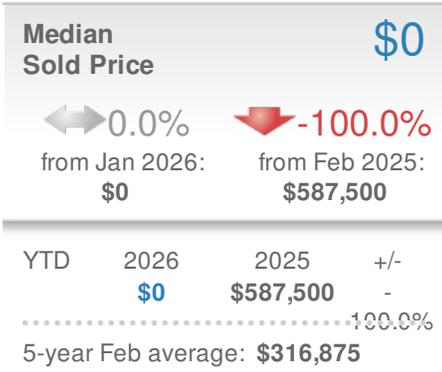
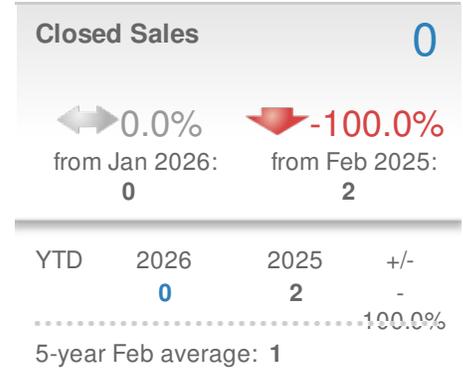
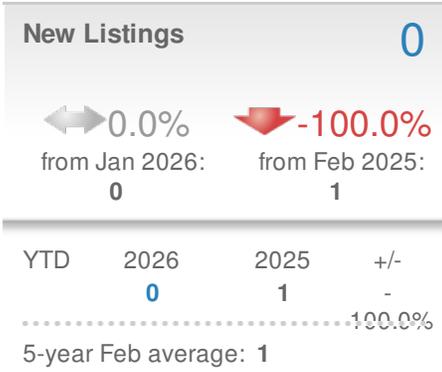
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, up from 0.00 in January and a decrease from 1.00 in February 2025. The Contract Ratio is 100% lower than the 5-year February average of 1.13. A higher Contract Ratio signifies a relative increase in contract activity compared 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**

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**Summary**

In West Chester Area (Delaware, PA), the median sold price for Attached/Townhouse properties for February was \$0, representing no change compared to last month and a decrease of 100% from Feb 2025. The average days on market for units sold in February was 0 days, 100% below the 5-year February average of 44 days. There was a 0% month over month increase in new contract activity with 1 New Pendings; a 0% MoM increase in All Pendings (new contracts + contracts carried over from January) to 1; and no change in supply with 0 active units.

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