

March 2026

All Home Types
Detached
Attached
Attached/Townhouse

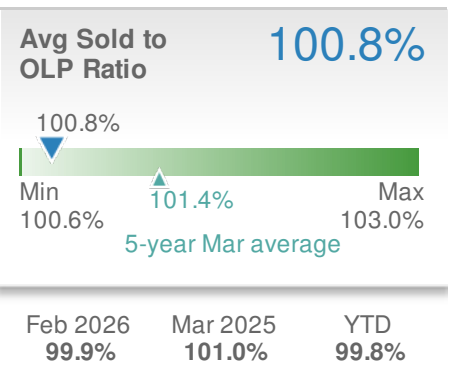
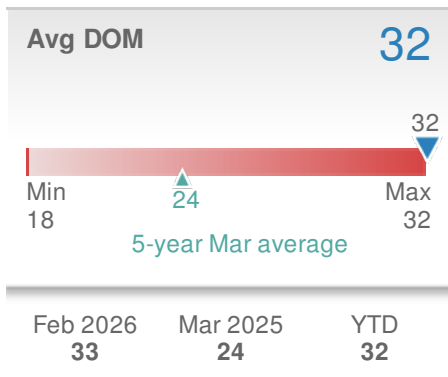
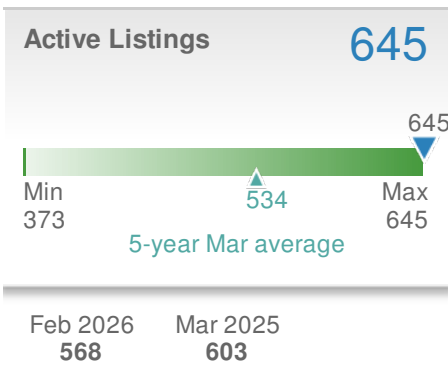
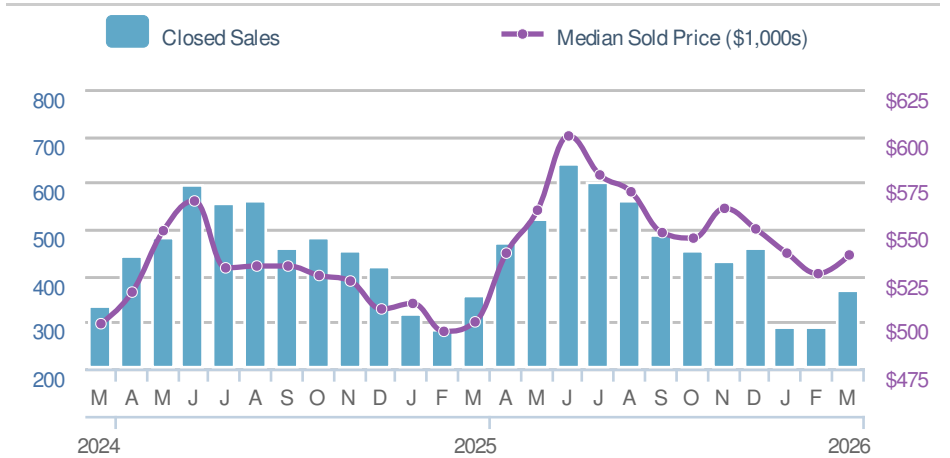
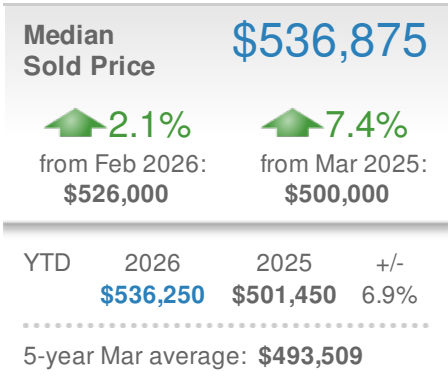
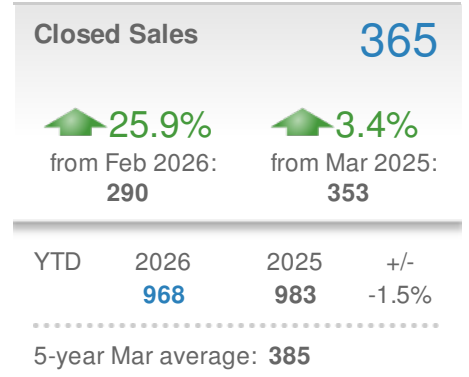
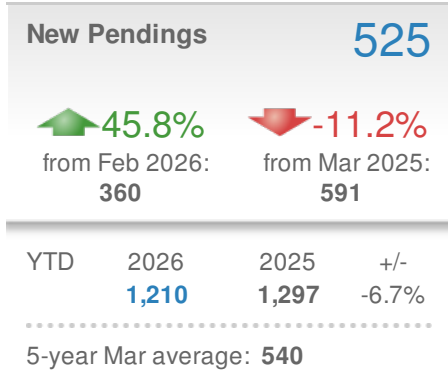
Local Market Insight

Chester County, PA

March 2026

Chester County, PA

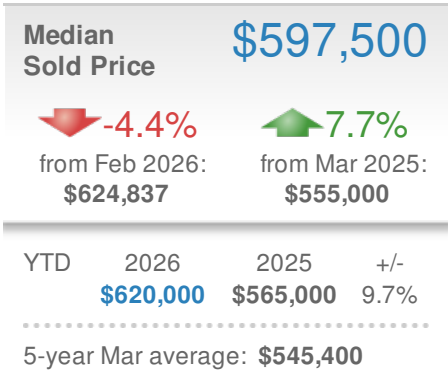
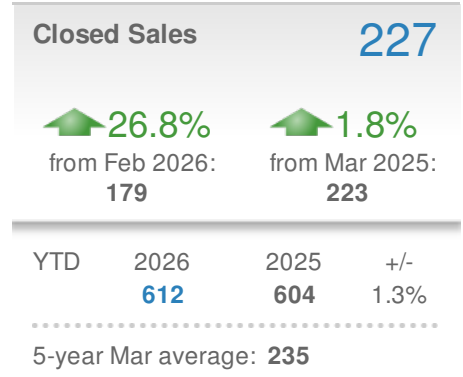
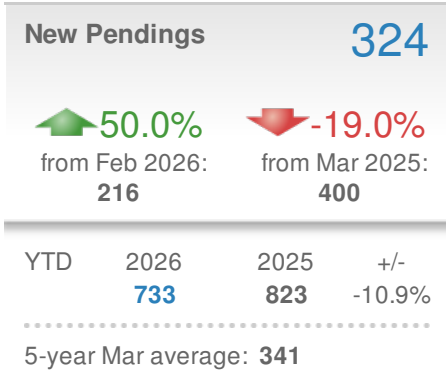
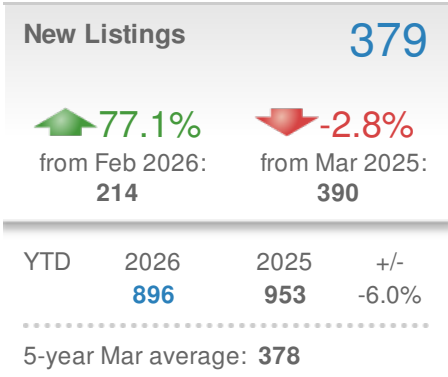
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March 2026

Chester County, PA - Detached

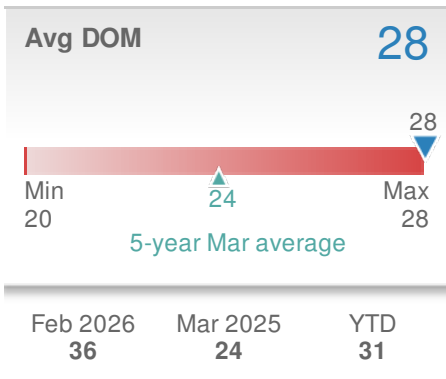
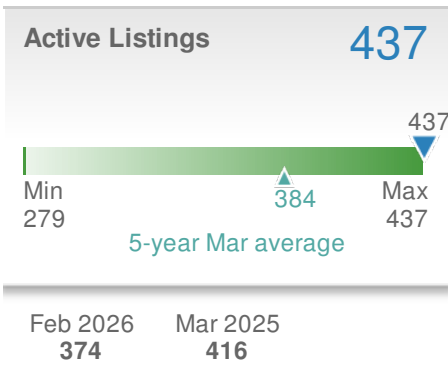
Tri-County Suburban REALTORS
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Summary

In Chester County, PA, the median sold price for Detached properties for March was \$597,500, representing a decrease of 4.4% compared to last month and an increase of 7.7% from Mar 2025. The average days on market for units sold in March was 28 days, 17% above the 5-year March average of 24 days. There was a 50% month over month increase in new contract activity with 324 New Pendings; an 18.7% MoM increase in All Pendings (new contracts + contracts carried over from February) to 501; and a 16.8% increase in supply to 437 active units.

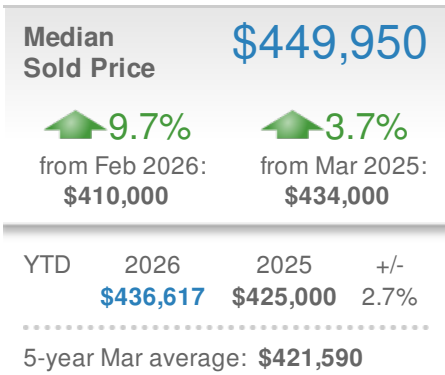
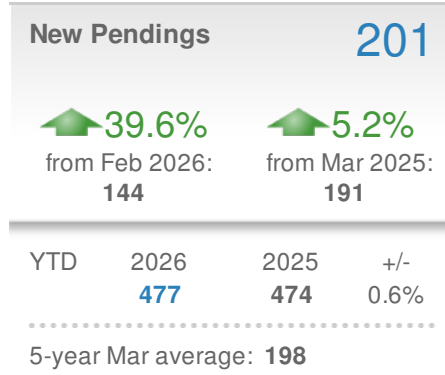
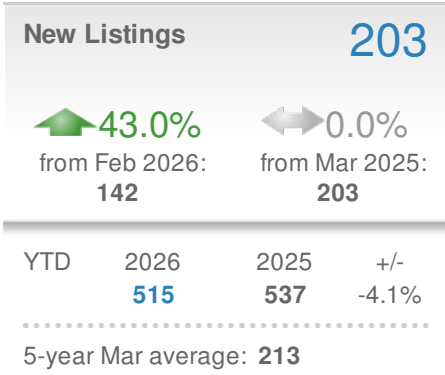
This activity resulted in a Contract Ratio of 1.15 pendings per active listing, up from 1.13 in February and a decrease from 1.62 in March 2025. The Contract Ratio is 28% lower than the 5-year March average of 1.59. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



March 2026

Chester County, PA - Attached

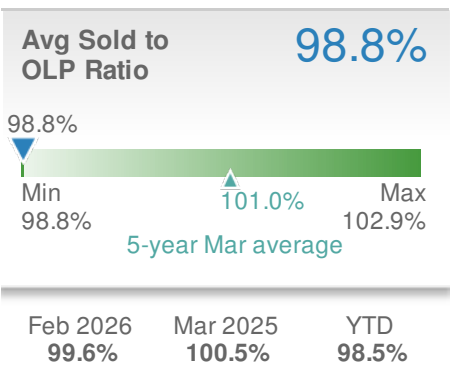
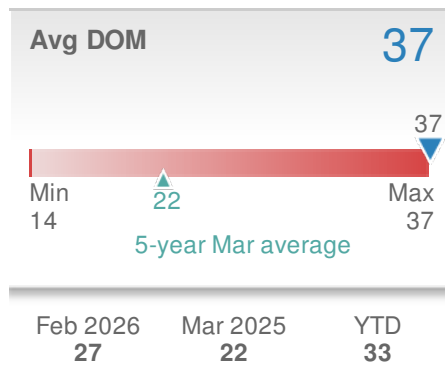
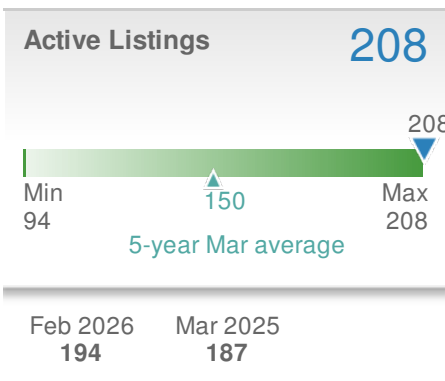
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Summary

In Chester County, PA, the median sold price for Attached properties for March was \$449,950, representing an increase of 9.7% compared to last month and an increase of 3.7% from Mar 2025. The average days on market for units sold in March was 37 days, 68% above the 5-year March average of 22 days. There was a 39.6% month over month increase in new contract activity with 201 New Pendings; a 26.3% MoM increase in All Pendings (new contracts + contracts carried over from February) to 288; and a 7.2% increase in supply to 208 active units.

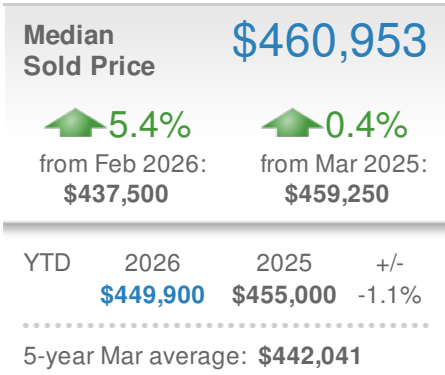
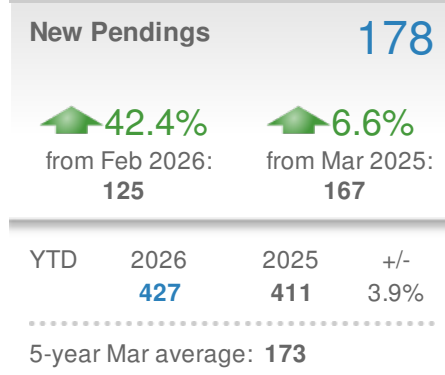
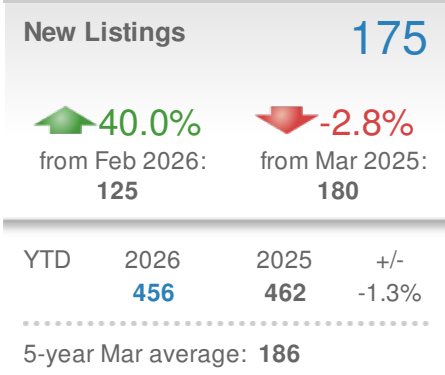
This activity resulted in a Contract Ratio of 1.38 pendings per active listing, up from 1.18 in February and a decrease from 1.55 in March 2025. The Contract Ratio is 48% lower than the 5-year March average of 2.65. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



March 2026

Chester County, PA - Attached/Townhouse

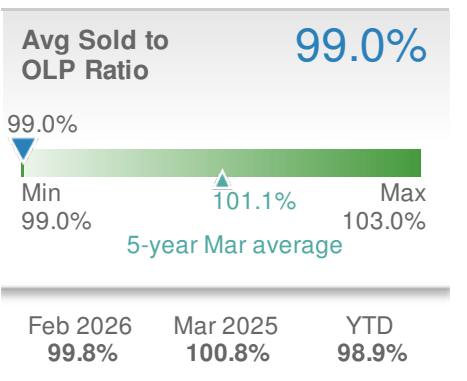
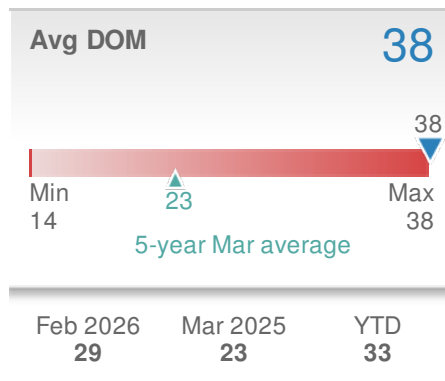
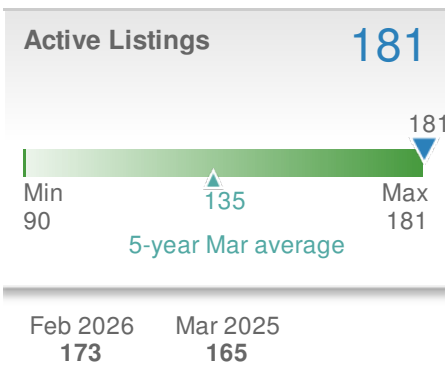
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Summary

In Chester County, PA, the median sold price for Attached/Townhouse properties for March was \$460,953, representing an increase of 5.4% compared to last month and an increase of 0.4% from Mar 2025. The average days on market for units sold in March was 38 days, 65% above the 5-year March average of 23 days. There was a 42.4% month over month increase in new contract activity with 178 New Pendings; a 25.4% MoM increase in All Pendings (new contracts + contracts carried over from February) to 257; and a 4.6% increase in supply to 181 active units.

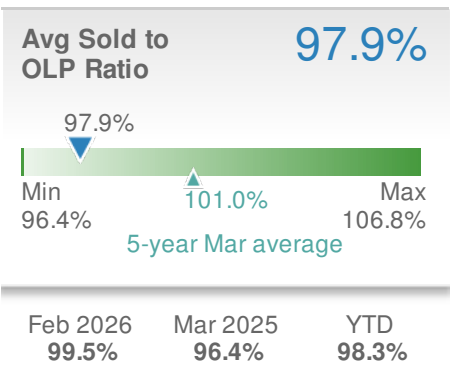
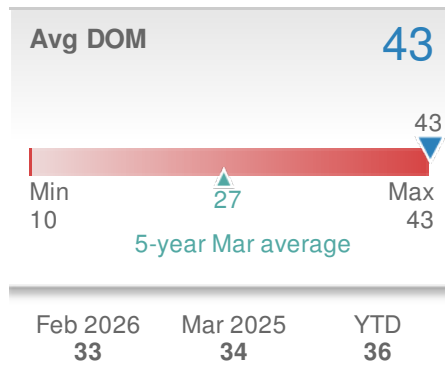
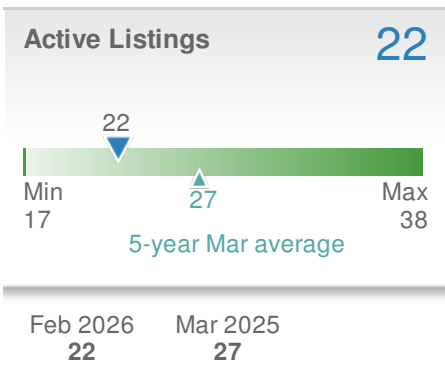
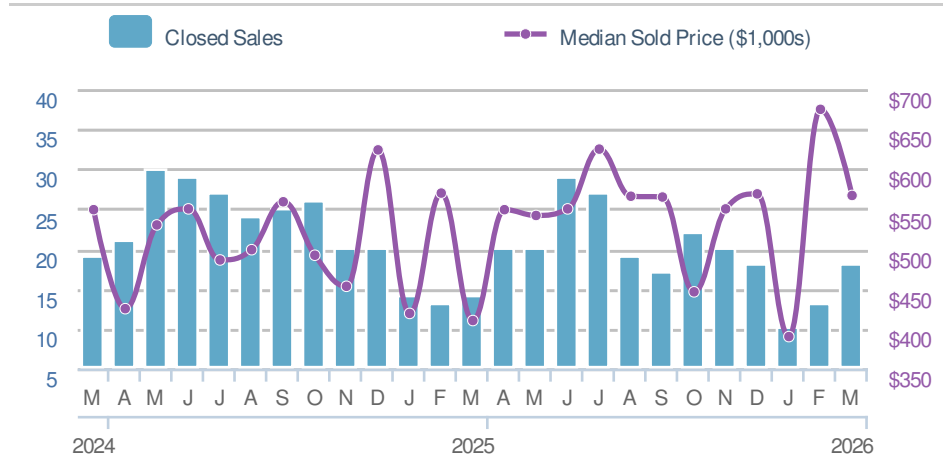
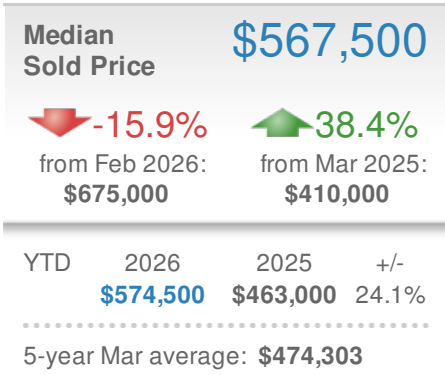
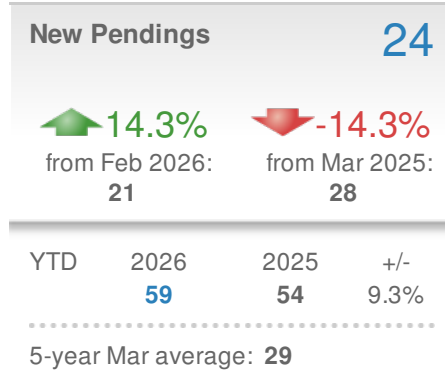
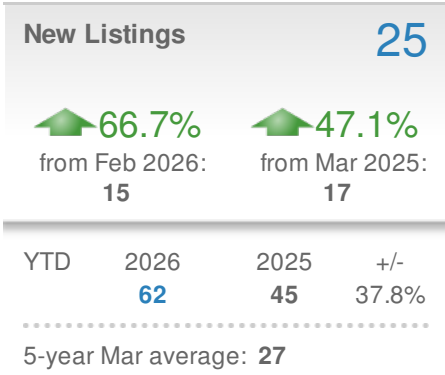
This activity resulted in a Contract Ratio of 1.42 pendencies per active listing, up from 1.18 in February and a decrease from 1.58 in March 2025. The Contract Ratio is 46% lower than the 5-year March average of 2.62. A higher Contract Ratio signifies a relative increase in contract activity compared 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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Avon Grove (Chester, PA)

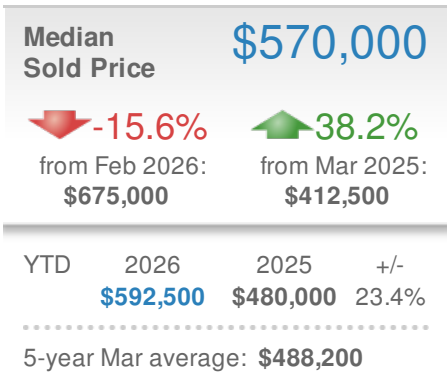
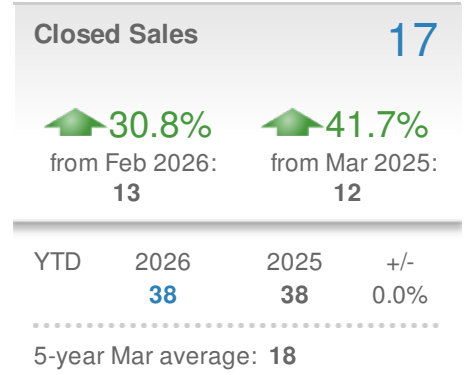
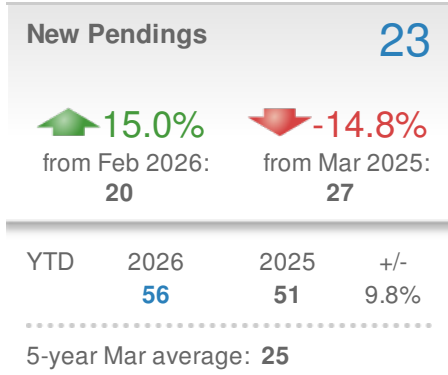
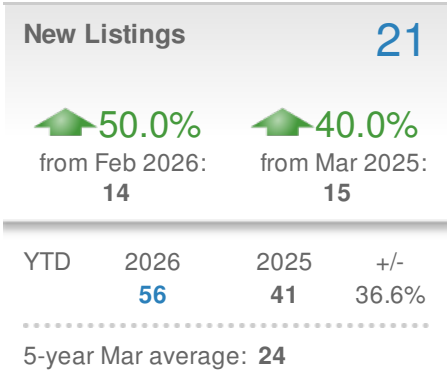
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March 2026

Avon Grove (Chester, PA) - Detached

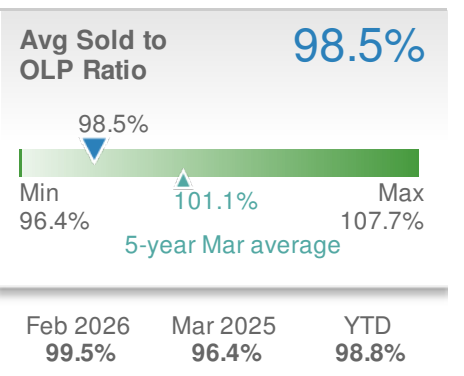
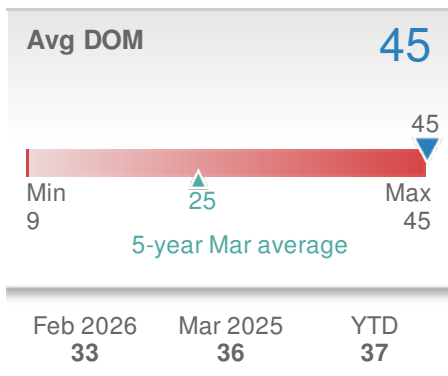
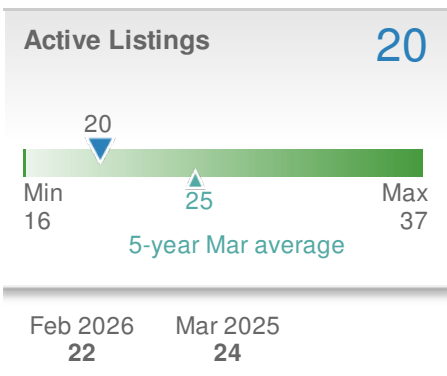
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Summary

In Avon Grove (Chester, PA), the median sold price for Detached properties for March was \$570,000, representing a decrease of 15.6% compared to last month and an increase of 38.2% from Mar 2025. The average days on market for units sold in March was 45 days, 82% above the 5-year March average of 25 days. There was a 15% month over month increase in new contract activity with 23 New Pendings; a 22.2% MoM increase in All Pendings (new contracts + contracts carried over from February) to 33; and a 9.1% decrease in supply to 20 active units.

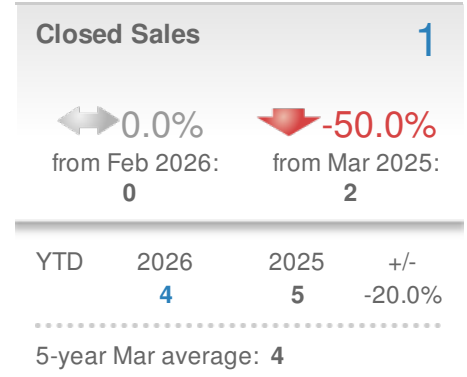
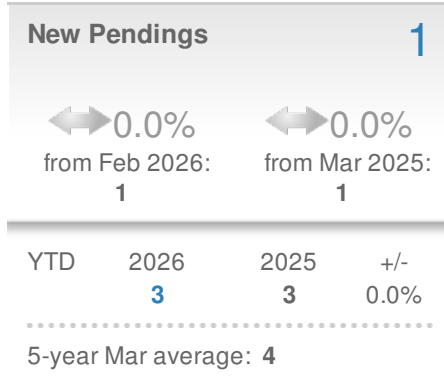
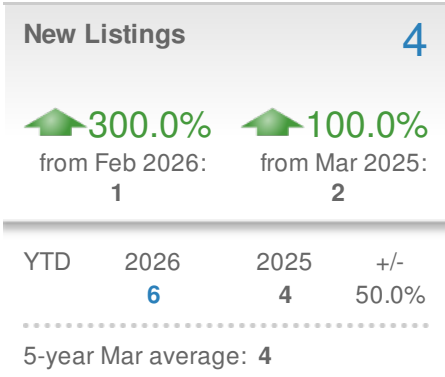
This activity resulted in a Contract Ratio of 1.65 pendings per active listing, up from 1.23 in February and a decrease from 1.75 in March 2025. The Contract Ratio is 16% lower than the 5-year March average of 1.96. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



March 2026

Avon Grove (Chester, PA) - Attached

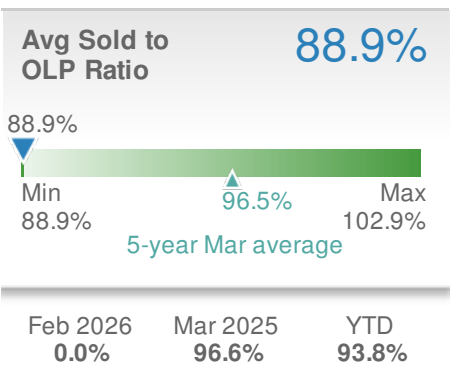
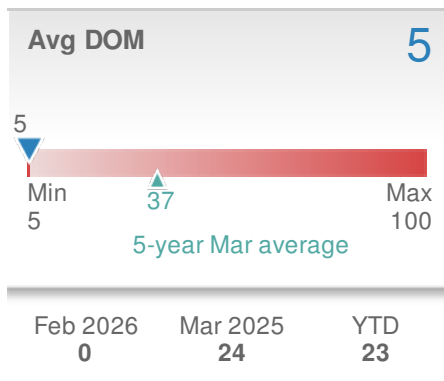
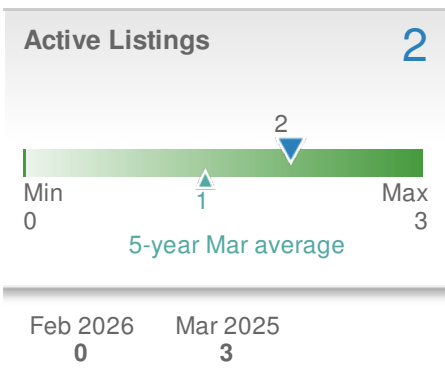
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Summary

In Avon Grove (Chester, PA), the median sold price for Attached properties for March was \$200,000, representing an increase of 0% compared to last month and a decrease of 47.6% from Mar 2025. The average days on market for units sold in March was 5 days, 86% below the 5-year March average of 37 days. There was no month over month change in new contract activity with 1 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from February) with 1; and a 0% increase in supply to 2 active units.

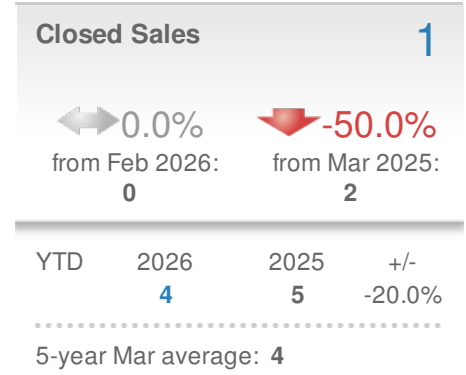
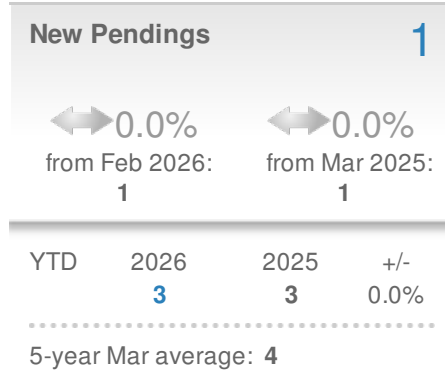
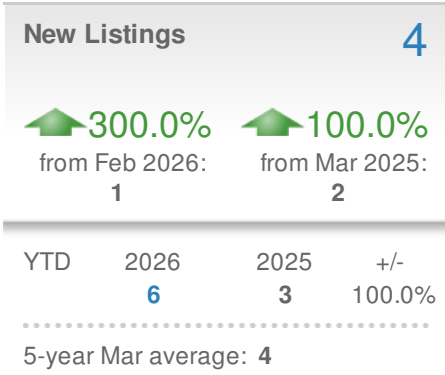
This activity resulted in a Contract Ratio of 0.50 pendings per active listing, up from 0.00 in February and an increase from 0.33 in March 2025. The Contract Ratio is 95% lower than the 5-year March average of 9.37. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



March 2026

Avon Grove (Chester, PA) - Attached/Townhouse

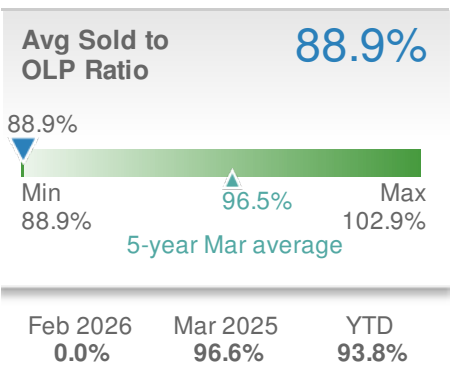
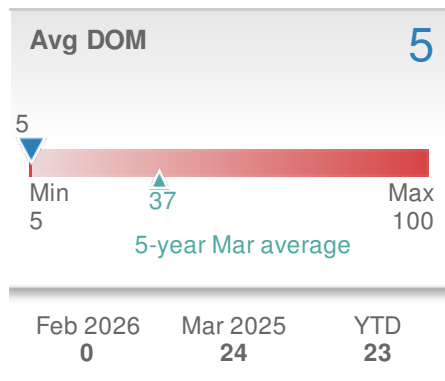
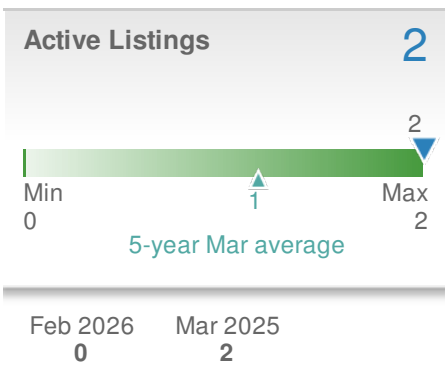
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Summary

In Avon Grove (Chester, PA), the median sold price for Attached/Townhouse properties for March was \$200,000, representing an increase of 0% compared to last month and a decrease of 47.6% from Mar 2025. The average days on market for units sold in March was 5 days, 86% below the 5-year March average of 37 days. There was no month over month change in new contract activity with 1 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from February) with 1; and a 0% increase in supply to 2 active units.

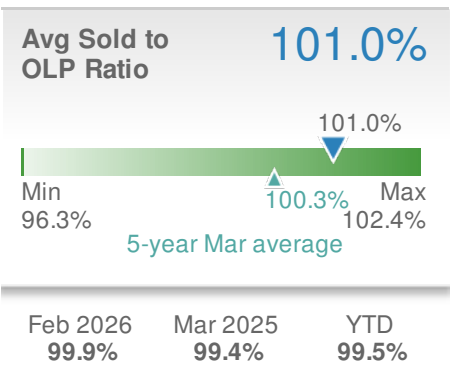
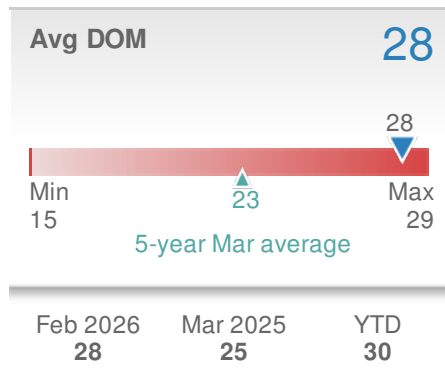
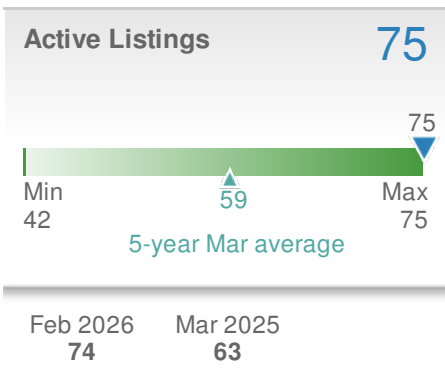
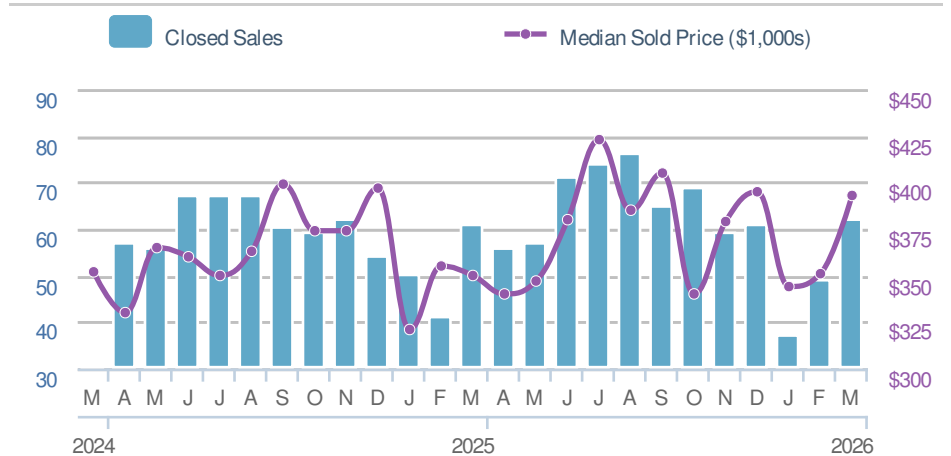
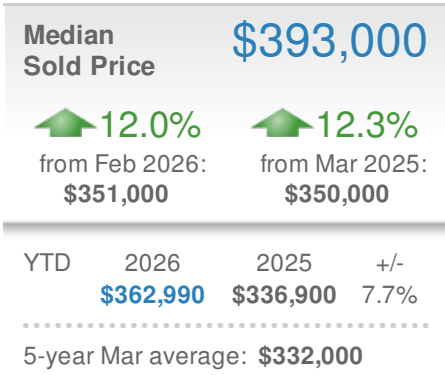
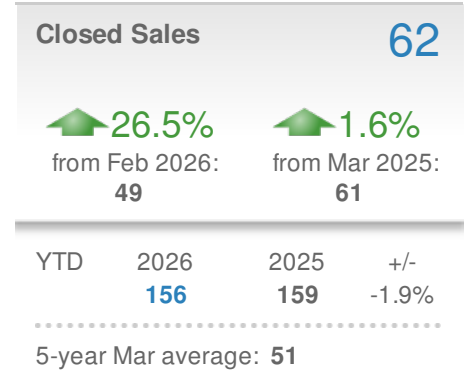
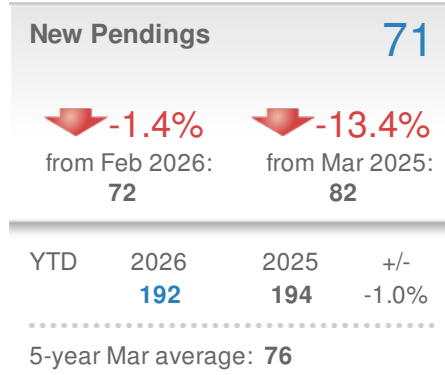
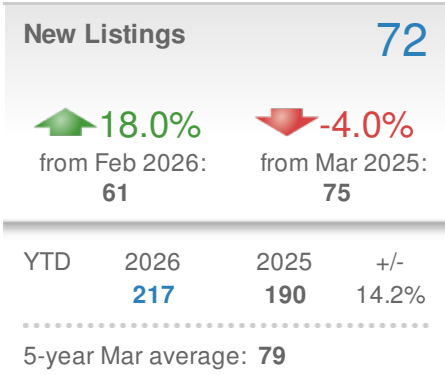
This activity resulted in a Contract Ratio of 0.50 pendings per active listing, up from 0.00 in February and no change from March 2025. The Contract Ratio is 95% lower than the 5-year March average of 9.40. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



March 2026

Coatesville Area (Chester, PA)

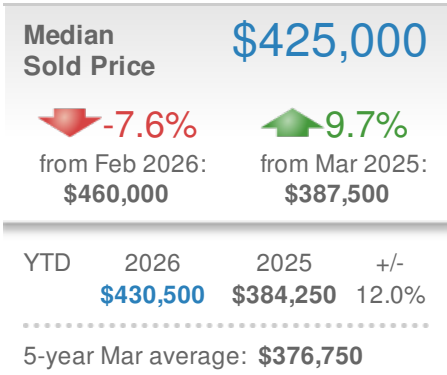
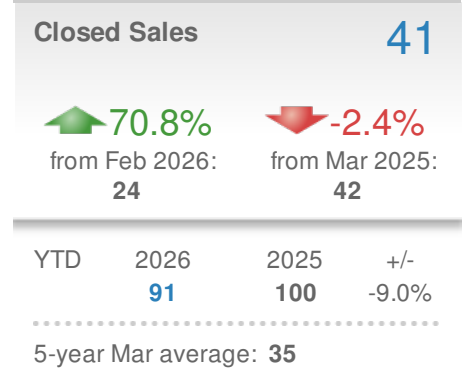
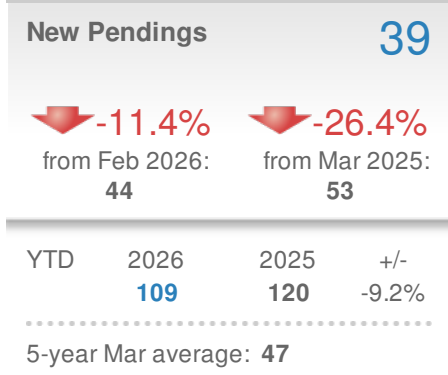
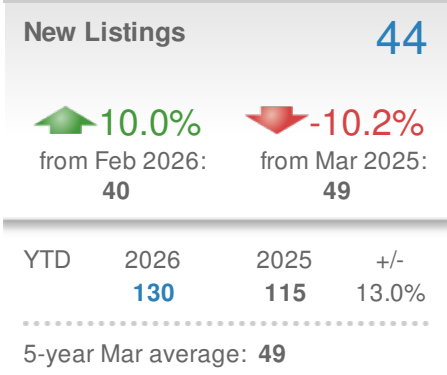
Email: ldavis@tcsr.realtor



March 2026

Coatesville Area (Chester, PA) - Detached

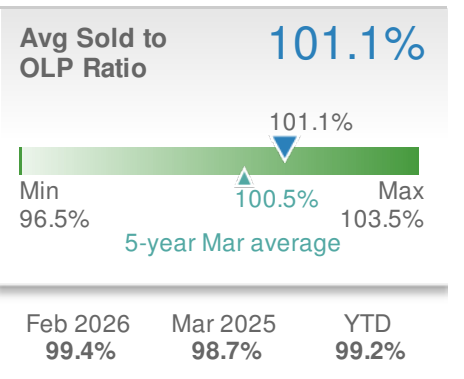
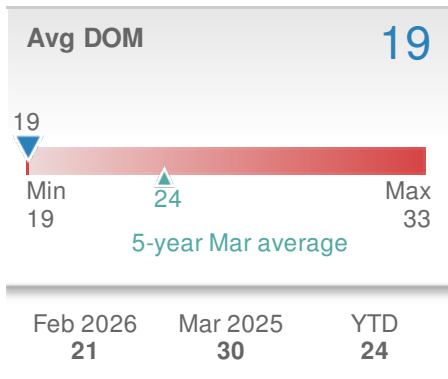
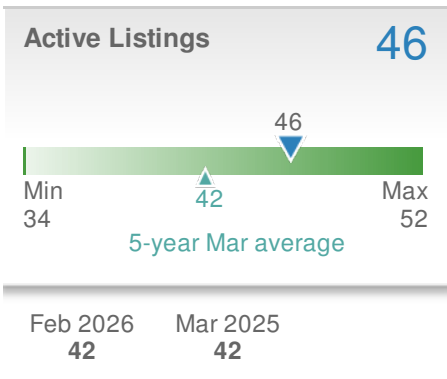
Tri-County Suburban REALTORS
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Summary

In Coatesville Area (Chester, PA), the median sold price for Detached properties for March was \$425,000, representing a decrease of 7.6% compared to last month and an increase of 9.7% from Mar 2025. The average days on market for units sold in March was 19 days, 21% below the 5-year March average of 24 days. There was an 11.4% month over month decrease in new contract activity with 39 New Pendings; a 13.7% MoM decrease in All Pendings (new contracts + contracts carried over from February) to 63; and a 9.5% increase in supply to 46 active units.

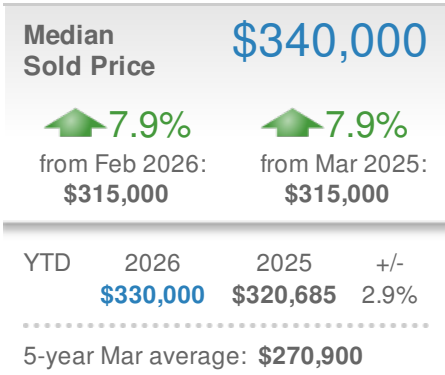
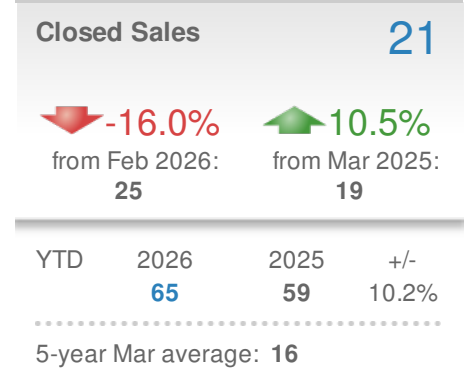
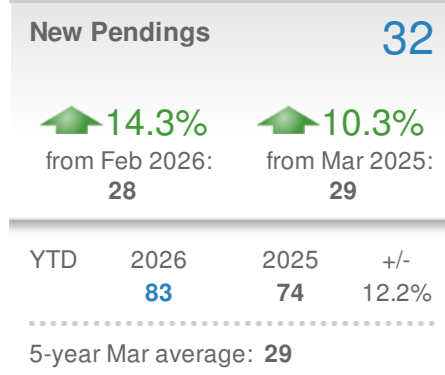
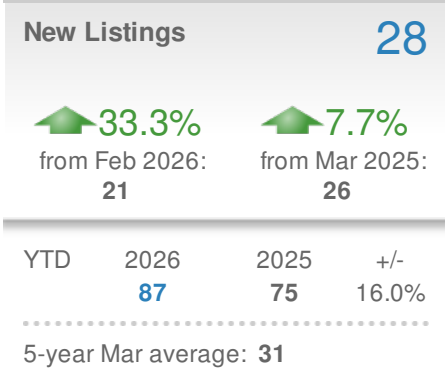
This activity resulted in a Contract Ratio of 1.37 pendings per active listing, down from 1.74 in February and an increase from 1.31 in March 2025. The Contract Ratio is 10% lower than the 5-year March average of 1.52. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



March 2026

Coatesville Area (Chester, PA) - Attached

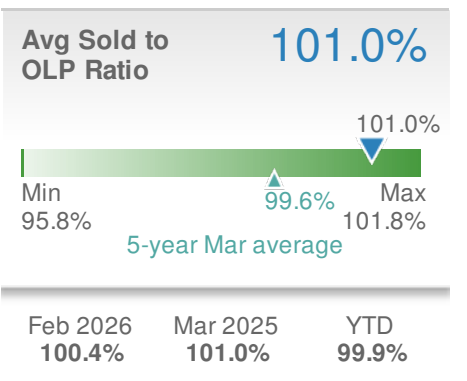
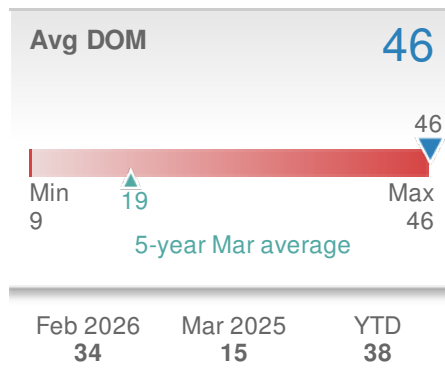
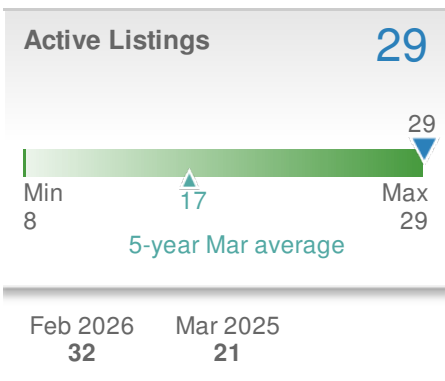
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Coatesville Area (Chester, PA), the median sold price for Attached properties for March was \$340,000, representing an increase of 7.9% compared to last month and an increase of 7.9% from Mar 2025. The average days on market for units sold in March was 46 days, 145% above the 5-year March average of 19 days. There was a 14.3% month over month increase in new contract activity with 32 New Pendings; a 16.7% MoM increase in All Pendings (new contracts + contracts carried over from February) to 63; and a 9.4% decrease in supply to 29 active units.

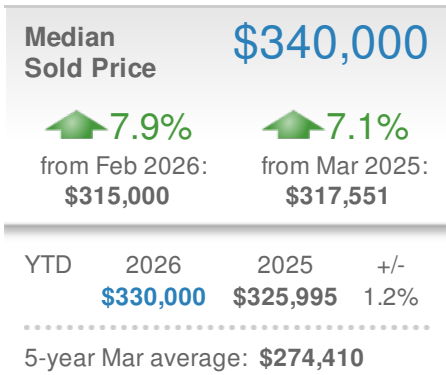
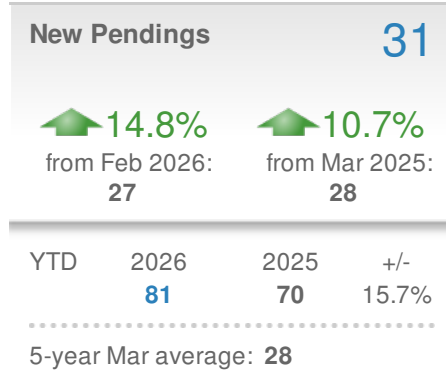
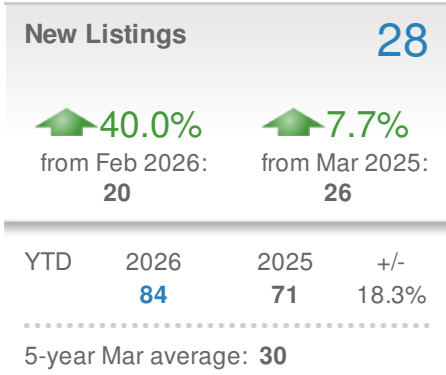
This activity resulted in a Contract Ratio of 2.17 pendings per active listing, up from 1.69 in February and a decrease from 3.38 in March 2025. The Contract Ratio is 45% lower than the 5-year March average of 3.97. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



March 2026

Coatesville Area (Chester, PA) - Attached/Townhouse

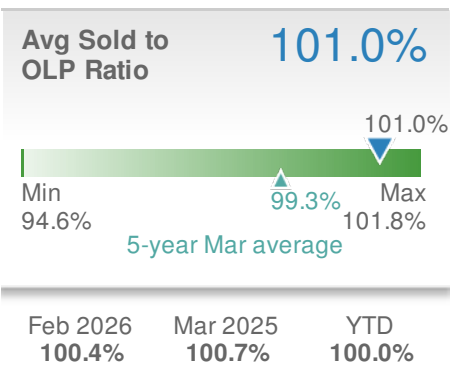
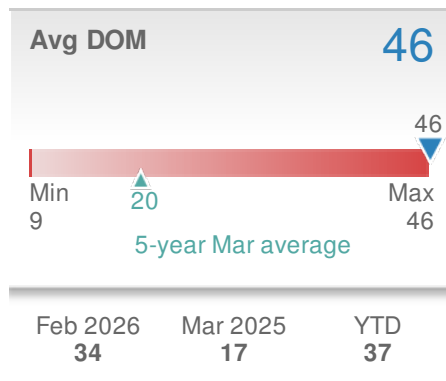
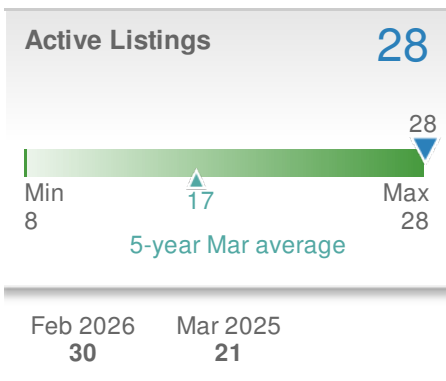
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Summary

In Coatesville Area (Chester, PA), the median sold price for Attached/Townhouse properties for March was \$340,000, representing an increase of 7.9% compared to last month and an increase of 7.1% from Mar 2025. The average days on market for units sold in March was 46 days, 135% above the 5-year March average of 20 days. There was a 14.8% month over month increase in new contract activity with 31 New Pendings; a 15.1% MoM increase in All Pendings (new contracts + contracts carried over from February) to 61; and a 6.7% decrease in supply to 28 active units.

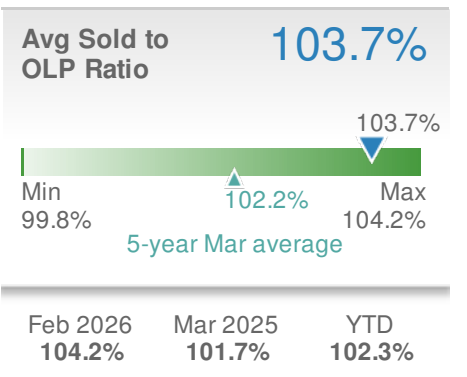
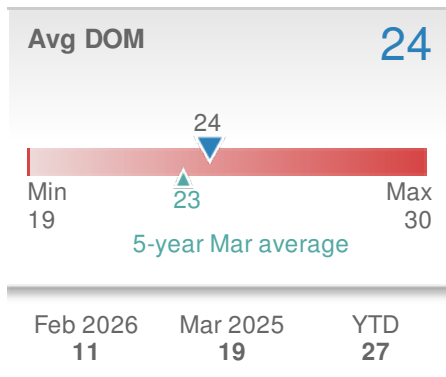
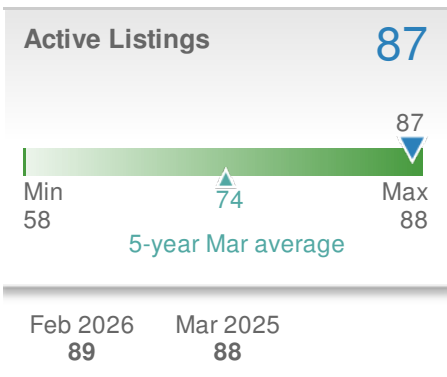
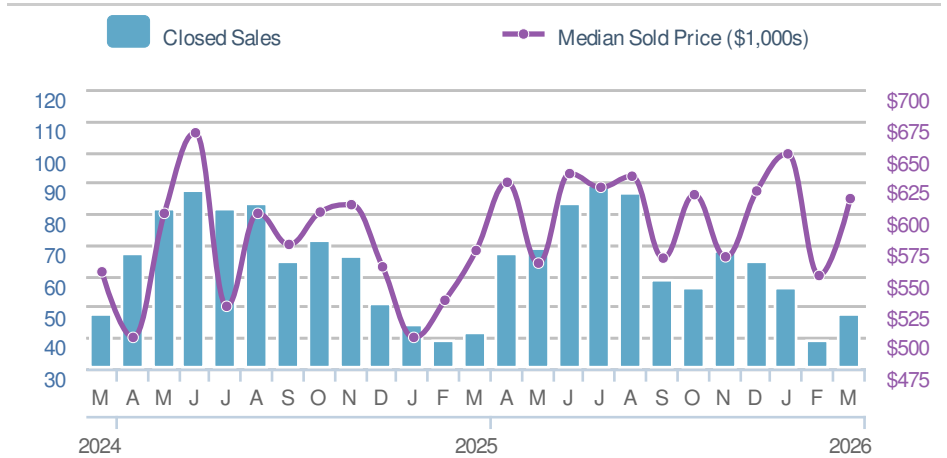
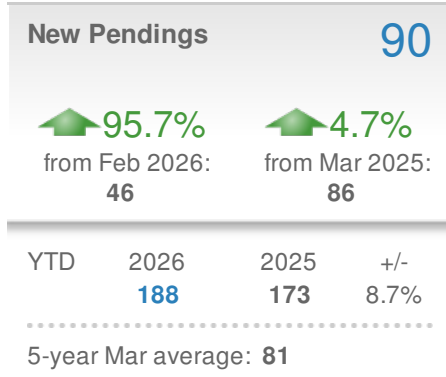
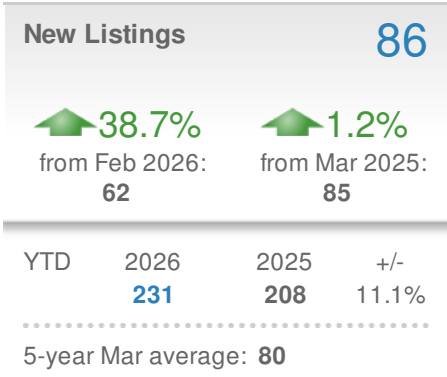
This activity resulted in a Contract Ratio of 2.18 pendings per active listing, up from 1.77 in February and a decrease from 3.33 in March 2025. The Contract Ratio is 44% lower than the 5-year March average of 3.92. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



March 2026

Downingtown Area (Chester, PA)

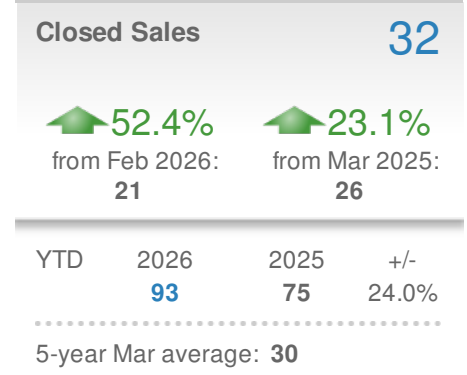
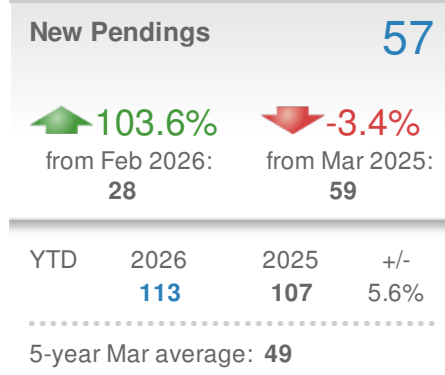
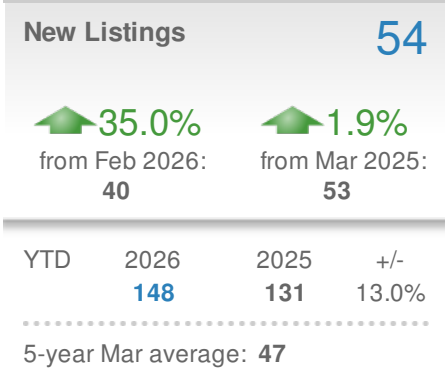
Email: ldavis@tcsr.realtor



March 2026

Downingtown Area (Chester, PA) - Detached

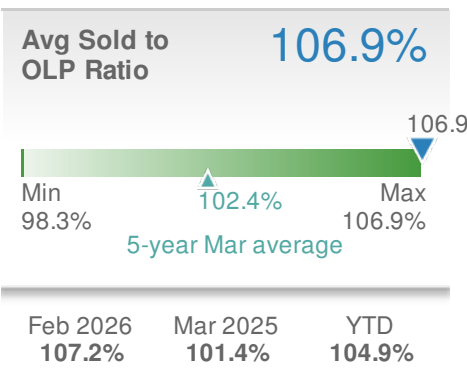
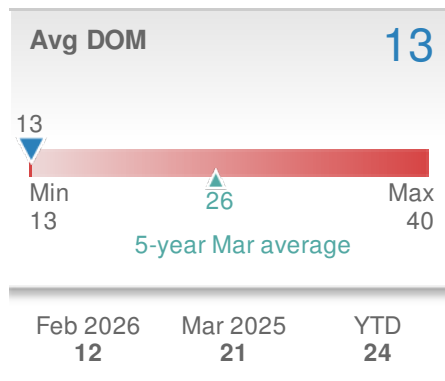
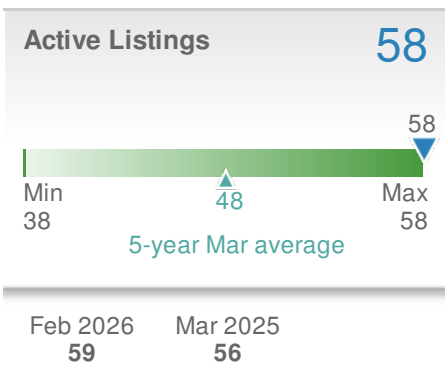
Tri-County Suburban REALTORS
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Summary

In Downingtown Area (Chester, PA), the median sold price for Detached properties for March was \$746,000, representing an increase of 4.7% compared to last month and an increase of 7.7% from Mar 2025. The average days on market for units sold in March was 13 days, 50% below the 5-year March average of 26 days. There was a 103.6% month over month increase in new contract activity with 57 New Pendings; a 33.3% MoM increase in All Pendings (new contracts + contracts carried over from February) to 112; and a 1.7% decrease in supply to 58 active units.

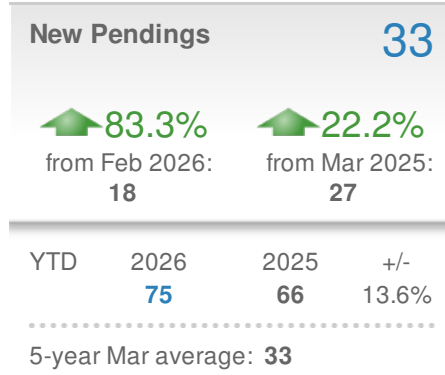
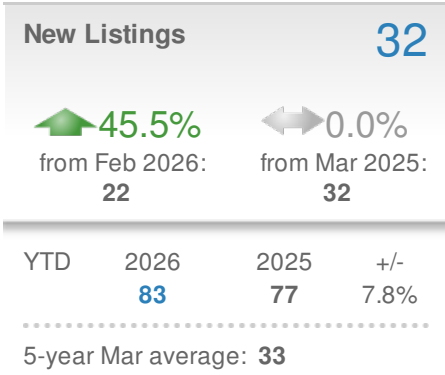
This activity resulted in a Contract Ratio of 1.93 pendings per active listing, up from 1.42 in February and an increase from 1.75 in March 2025. The Contract Ratio is 2% higher than the 5-year March average of 1.89. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



March 2026

Downingtown Area (Chester, PA) - Attached

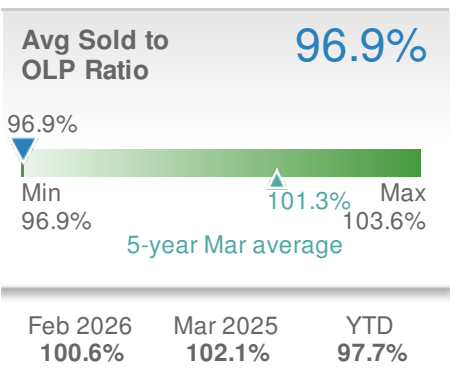
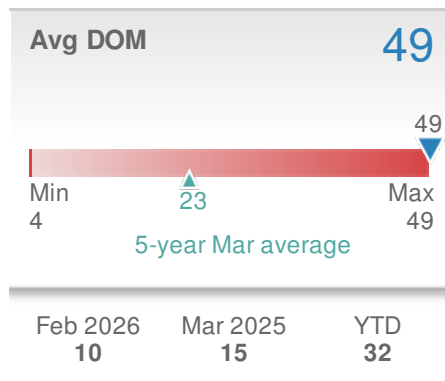
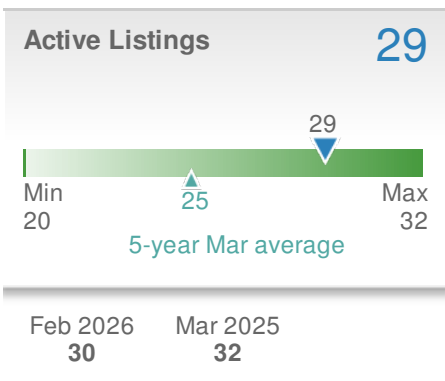
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Downingtown Area (Chester, PA), the median sold price for Attached properties for March was \$512,000, representing an increase of 14% compared to last month and an increase of 35.6% from Mar 2025. The average days on market for units sold in March was 49 days, 117% above the 5-year March average of 23 days. There was an 83.3% month over month increase in new contract activity with 33 New Pendings; a 47.2% MoM increase in All Pendings (new contracts + contracts carried over from February) to 53; and a 3.3% decrease in supply to 29 active units.

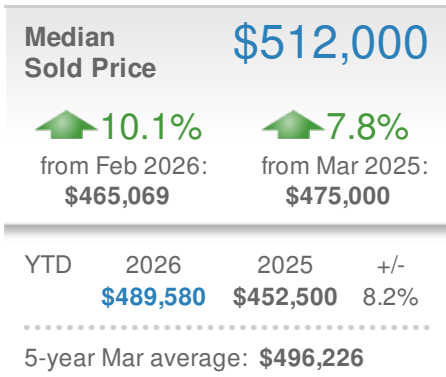
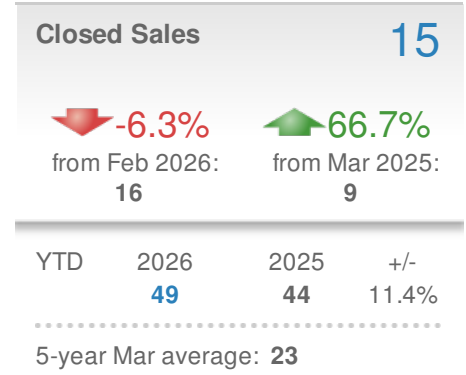
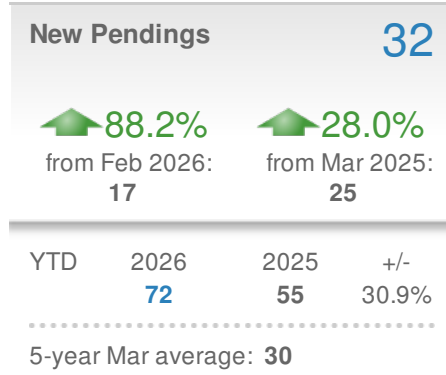
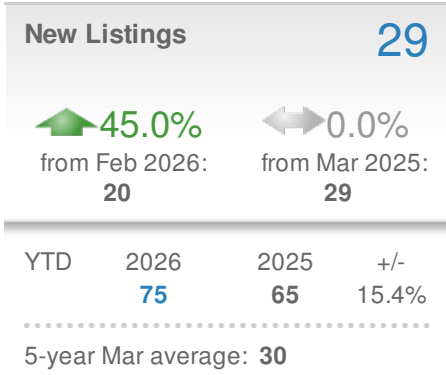
This activity resulted in a Contract Ratio of 1.83 pendings per active listing, up from 1.20 in February and an increase from 1.09 in March 2025. The Contract Ratio is 41% lower than the 5-year March average of 3.11. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



March 2026

Downingtown Area (Chester, PA) - Attached/Townhouse **Tri-County Suburban REALTORS**

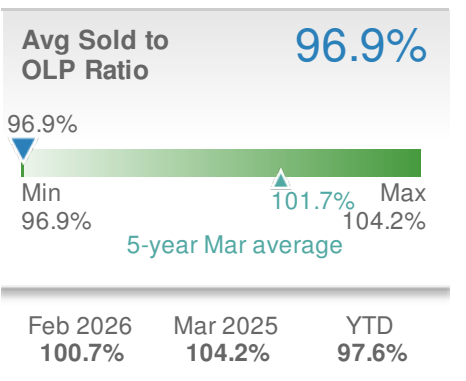
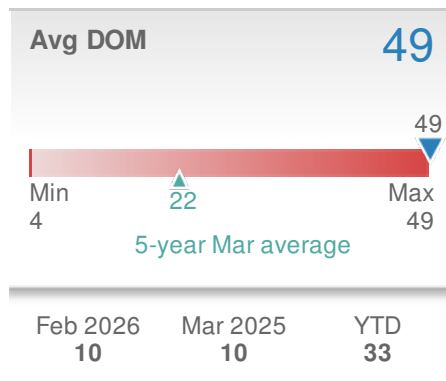
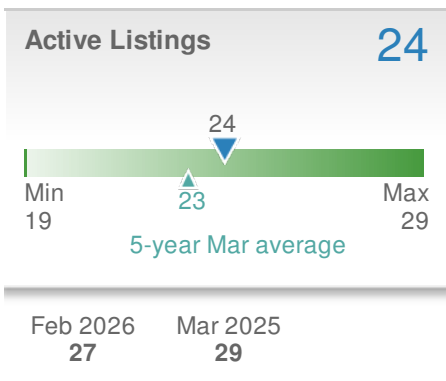
Email: ldavis@tcsr.realtor



Summary

In Downingtown Area (Chester, PA), the median sold price for Attached/Townhouse properties for March was \$512,000, representing an increase of 10.1% compared to last month and an increase of 7.8% from Mar 2025. The average days on market for units sold in March was 49 days, 127% above the 5-year March average of 22 days. There was an 88.2% month over month increase in new contract activity with 32 New Pendings; a 45.7% MoM increase in All Pendings (new contracts + contracts carried over from February) to 51; and an 11.1% decrease in supply to 24 active units.

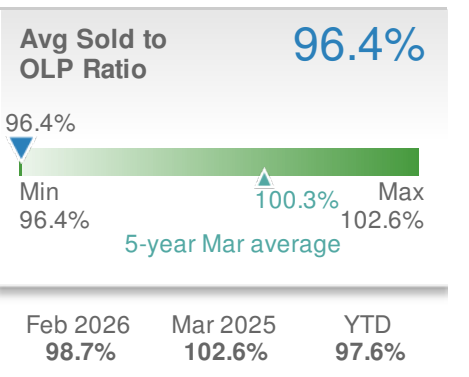
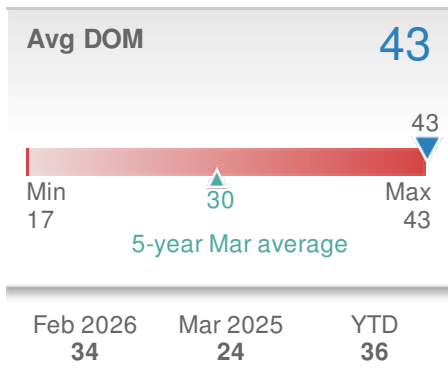
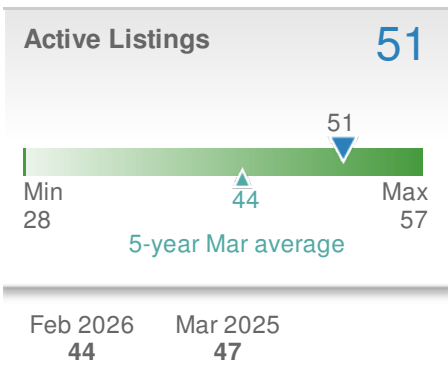
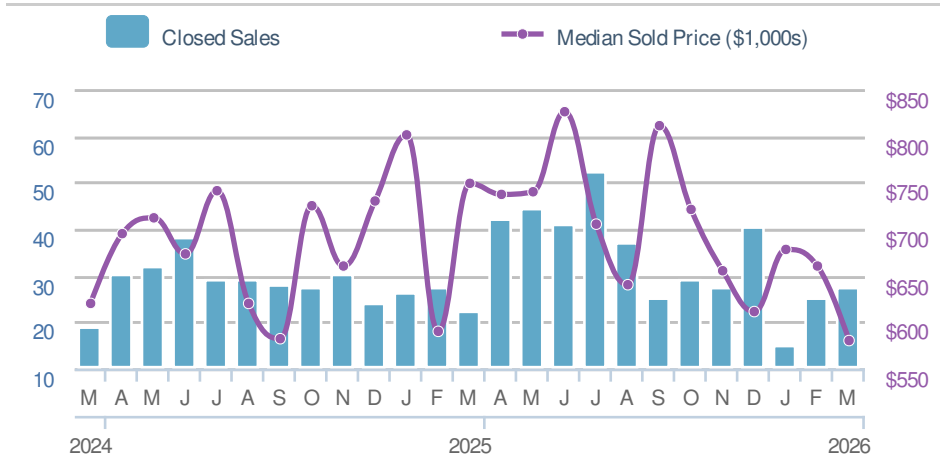
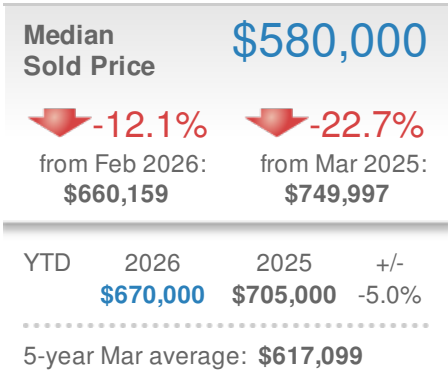
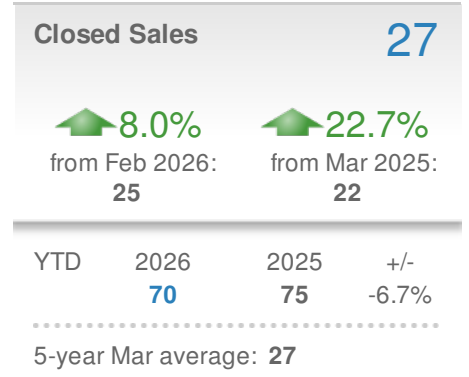
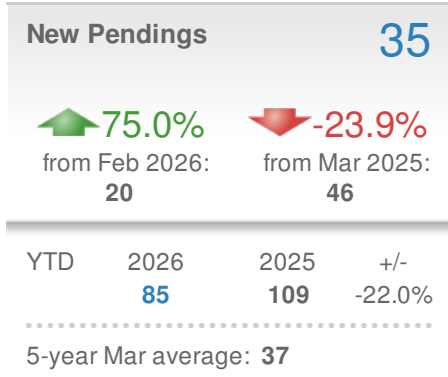
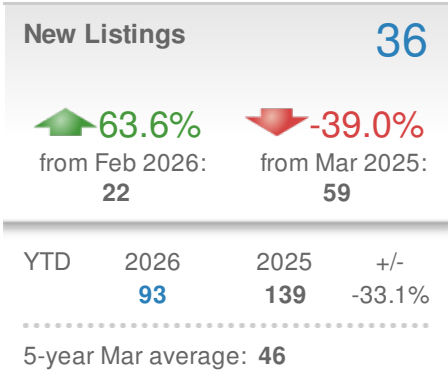
This activity resulted in a Contract Ratio of 2.13 pendings per active listing, up from 1.30 in February and an increase from 1.14 in March 2025. The Contract Ratio is 31% lower than the 5-year March average of 3.07. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



March 2026

Great Valley (Chester, PA)

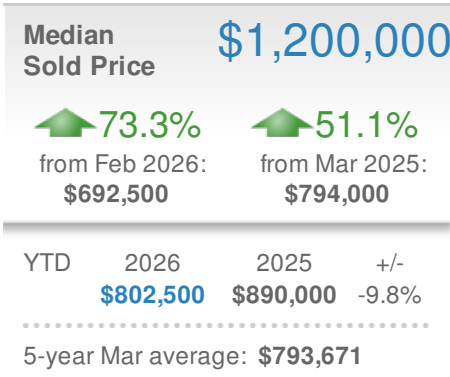
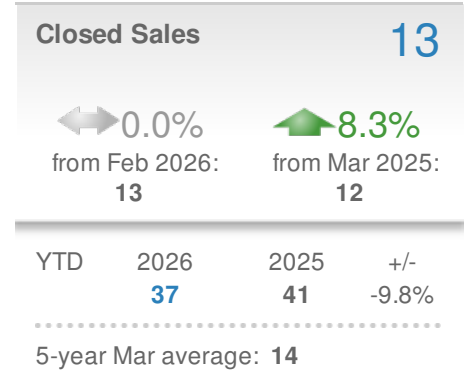
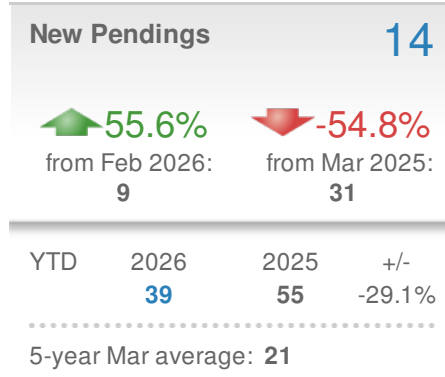
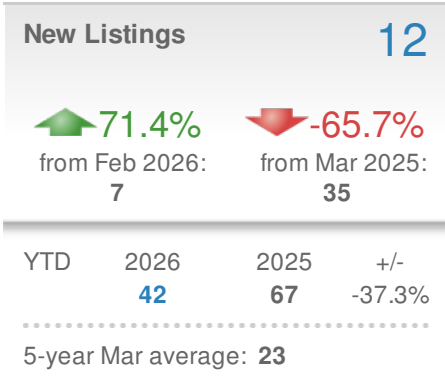
Email: ldavis@tcsr.realtor



March 2026

Great Valley (Chester, PA) - Detached

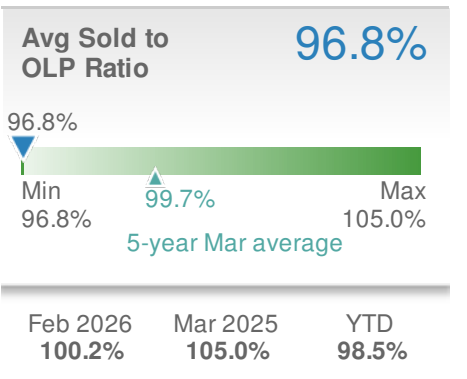
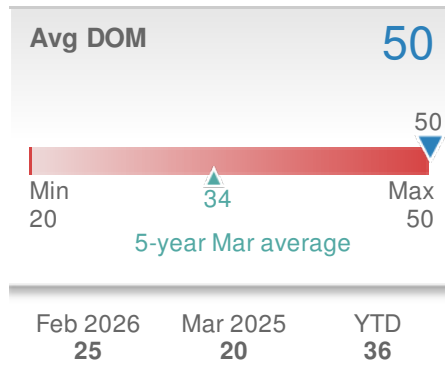
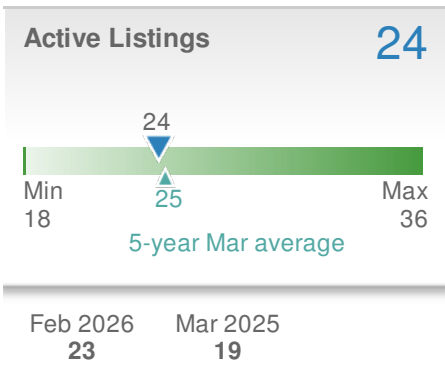
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Summary

In Great Valley (Chester, PA), the median sold price for Detached properties for March was \$1,200,000, representing an increase of 73.3% compared to last month and an increase of 51.1% from Mar 2025. The average days on market for units sold in March was 50 days, 46% above the 5-year March average of 34 days. There was a 55.6% month over month increase in new contract activity with 14 New Pendings; a 5.3% MoM decrease in All Pendings (new contracts + contracts carried over from February) to 18; and a 4.3% increase in supply to 24 active units.

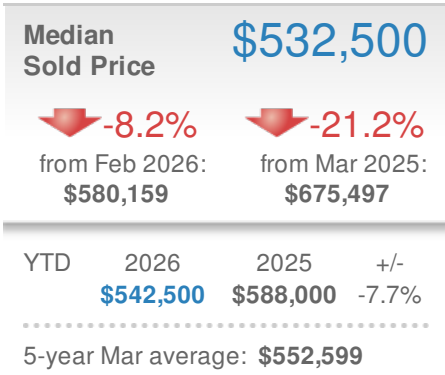
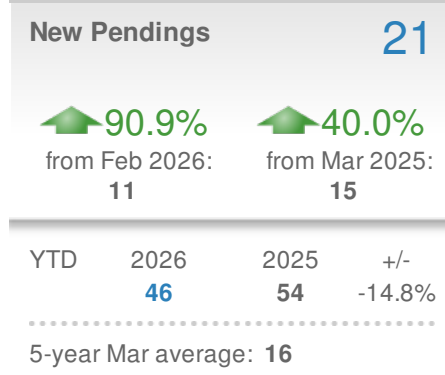
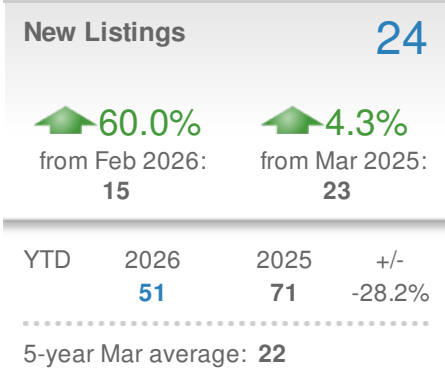
This activity resulted in a Contract Ratio of 0.75 pendings per active listing, down from 0.83 in February and a decrease from 2.21 in March 2025. The Contract Ratio is 53% lower than the 5-year March average of 1.60. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



March 2026

Great Valley (Chester, PA) - Attached

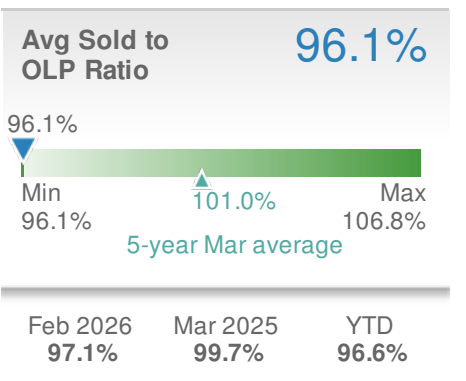
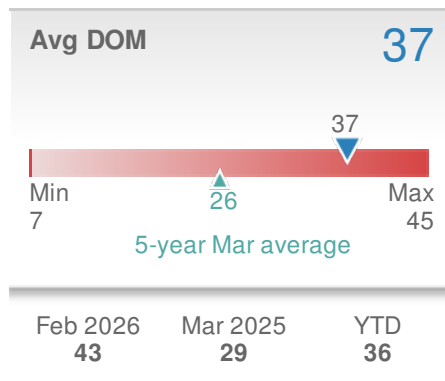
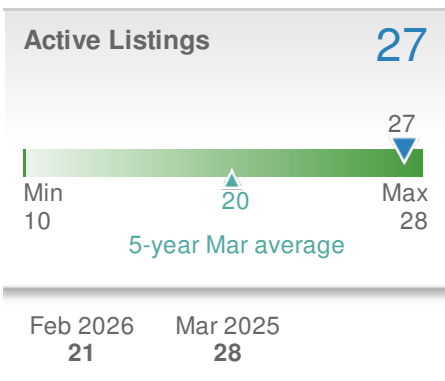
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Summary

In Great Valley (Chester, PA), the median sold price for Attached properties for March was \$532,500, representing a decrease of 8.2% compared to last month and a decrease of 21.2% from Mar 2025. The average days on market for units sold in March was 37 days, 45% above the 5-year March average of 26 days. There was a 90.9% month over month increase in new contract activity with 21 New Pendings; a 38.9% MoM increase in All Pendings (new contracts + contracts carried over from February) to 25; and a 28.6% increase in supply to 27 active units.

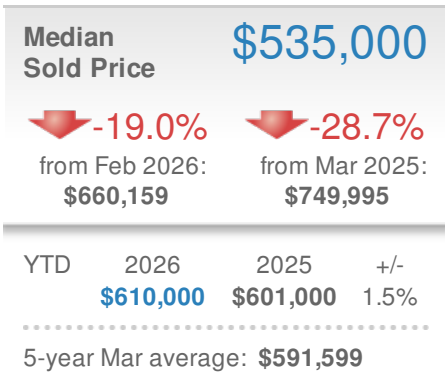
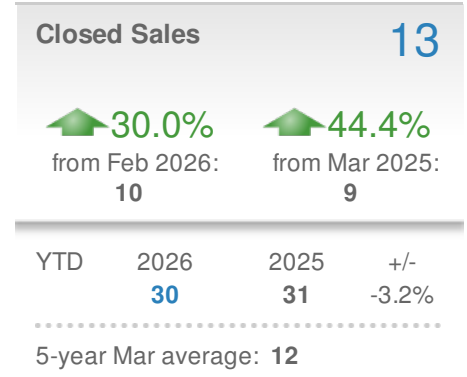
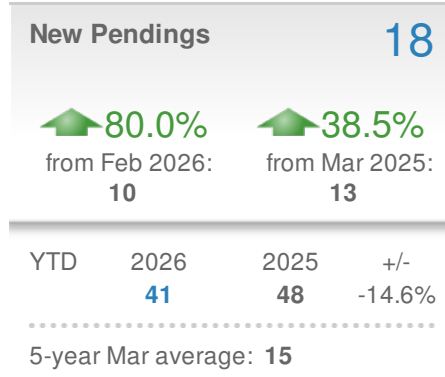
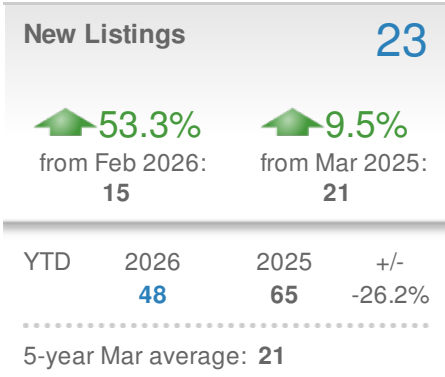
This activity resulted in a Contract Ratio of 0.93 pendings per active listing, up from 0.86 in February and a decrease from 1.25 in March 2025. The Contract Ratio is 38% lower than the 5-year March average of 1.51. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



March 2026

Great Valley (Chester, PA) - Attached/Townhouse

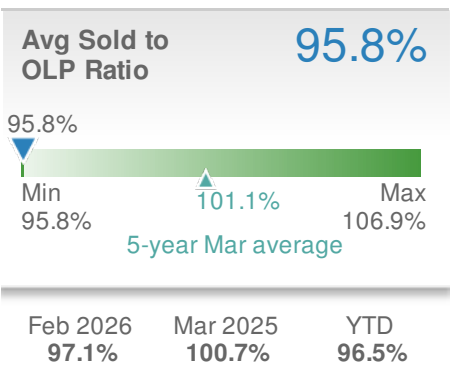
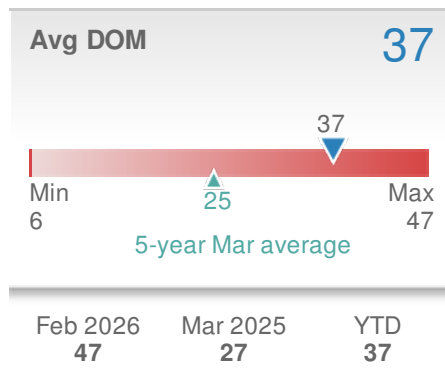
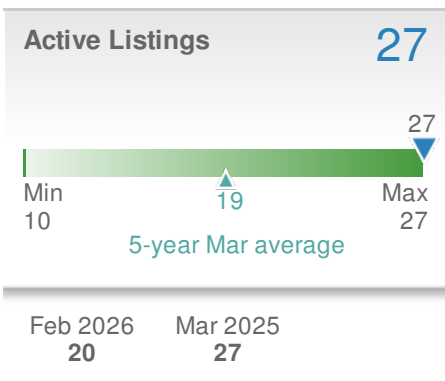
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Summary

In Great Valley (Chester, PA), the median sold price for Attached/Townhouse properties for March was \$535,000, representing a decrease of 19% compared to last month and a decrease of 28.7% from Mar 2025. The average days on market for units sold in March was 37 days, 46% above the 5-year March average of 25 days. There was an 80% month over month increase in new contract activity with 18 New Pendings; a 29.4% MoM increase in All Pendings (new contracts + contracts carried over from February) to 22; and a 35% increase in supply to 27 active units.

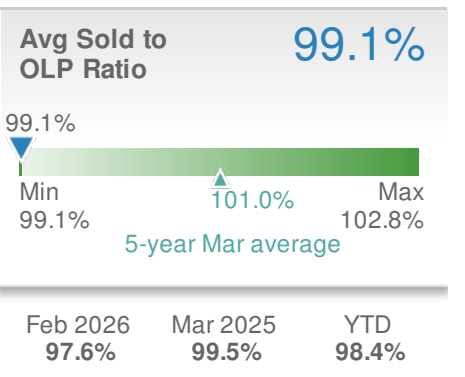
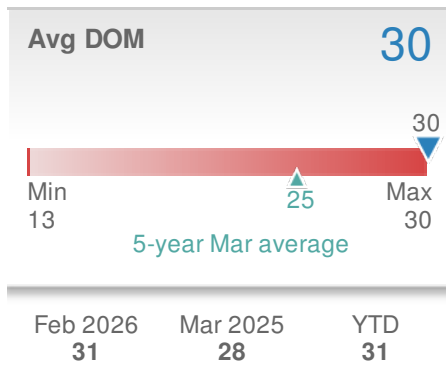
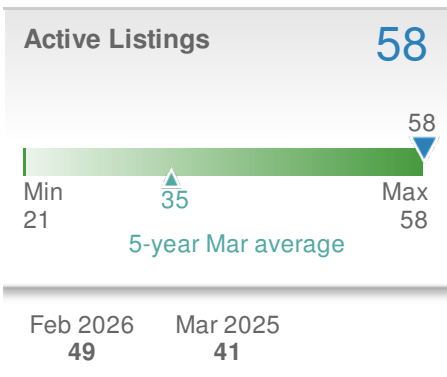
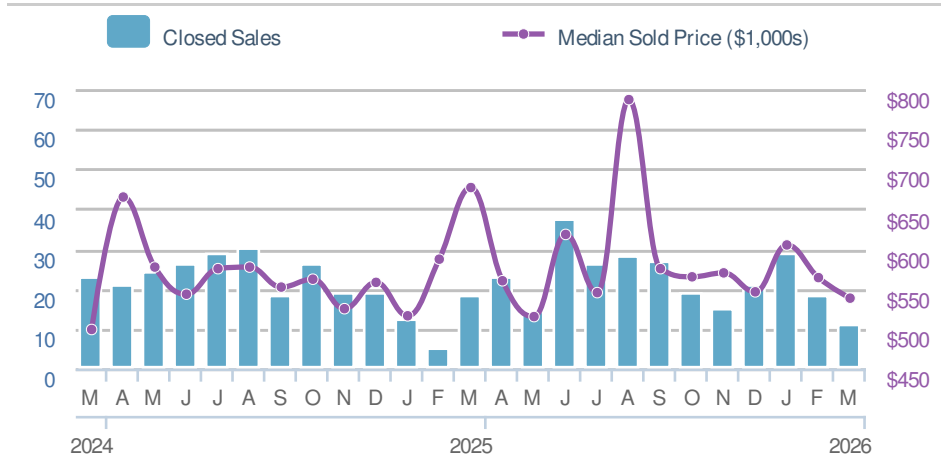
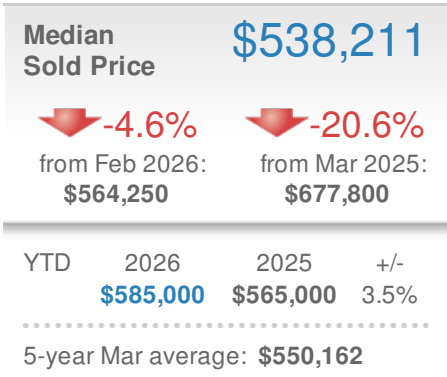
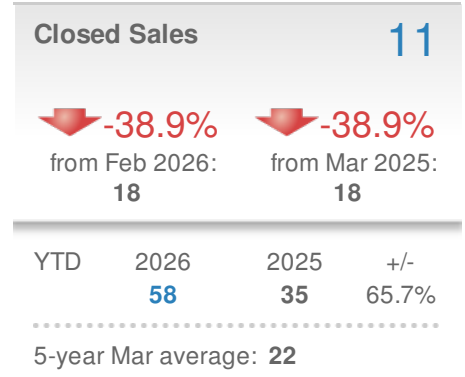
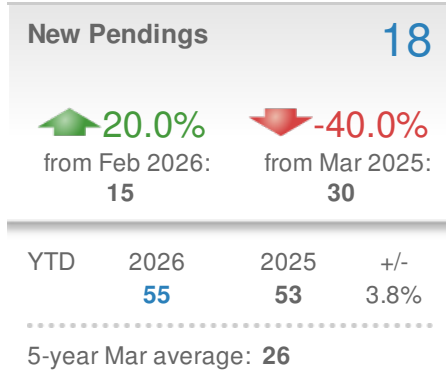
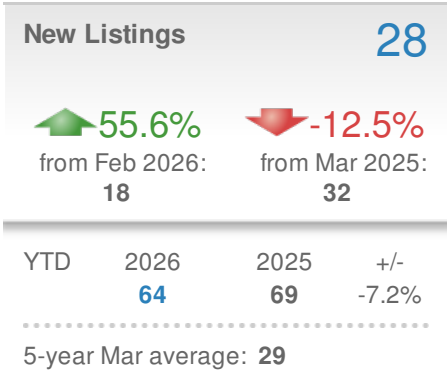
This activity resulted in a Contract Ratio of 0.81 pendings per active listing, down from 0.85 in February and a decrease from 1.15 in March 2025. The Contract Ratio is 43% lower than the 5-year March average of 1.42. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



March 2026

Kennett Consolidated (Chester, PA)

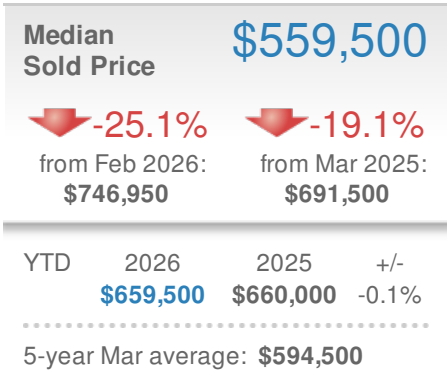
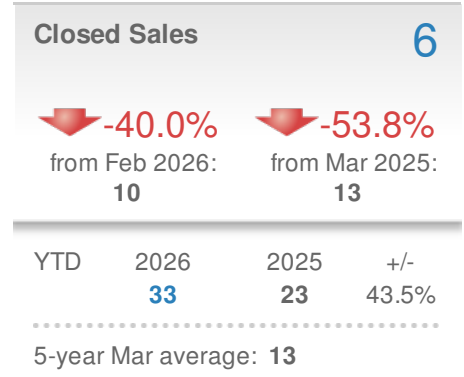
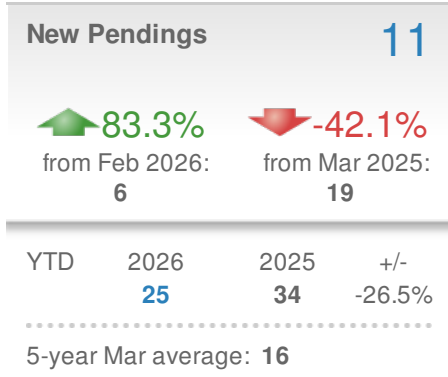
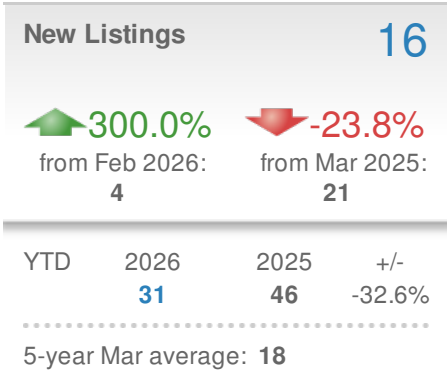
Email: ldavis@tcsr.realtor



March 2026

Kennett Consolidated (Chester, PA) - Detached

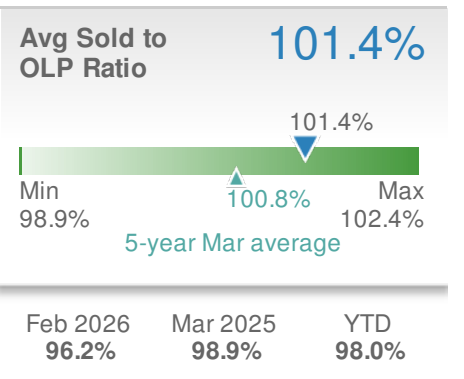
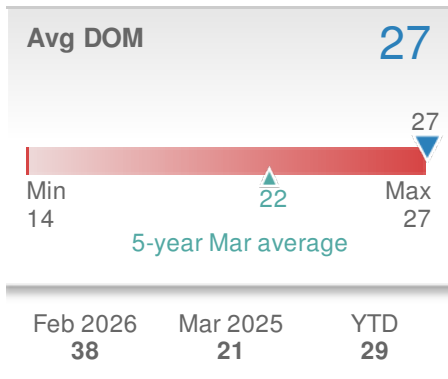
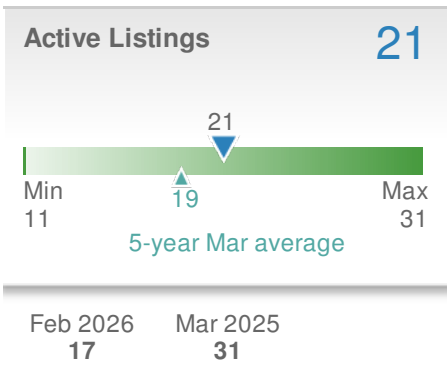
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Kennett Consolidated (Chester, PA), the median sold price for Detached properties for March was \$559,500, representing a decrease of 25.1% compared to last month and a decrease of 19.1% from Mar 2025. The average days on market for units sold in March was 27 days, 23% above the 5-year March average of 22 days. There was an 83.3% month over month increase in new contract activity with 11 New Pendings; a 50% MoM increase in All Pendings (new contracts + contracts carried over from February) to 15; and a 23.5% increase in supply to 21 active units.

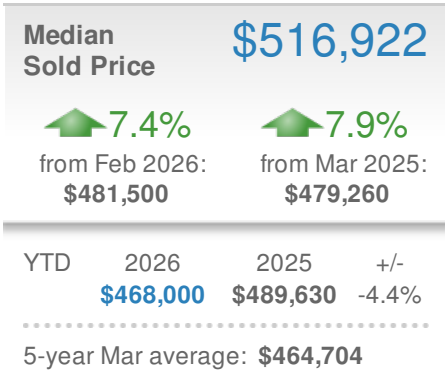
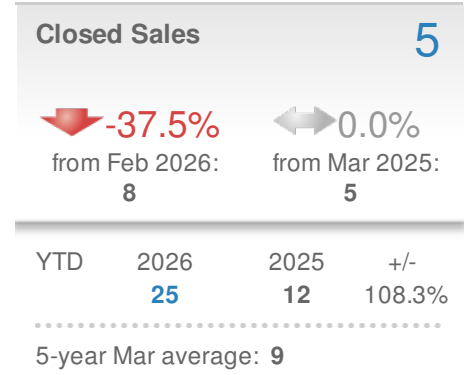
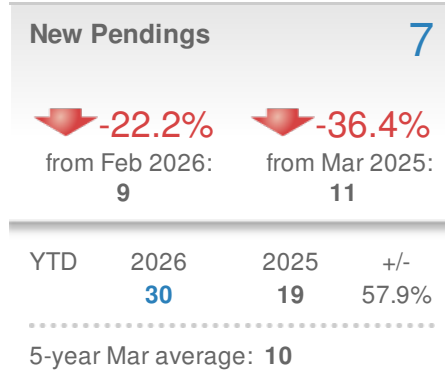
This activity resulted in a Contract Ratio of 0.71 pendings per active listing, up from 0.59 in February and an increase from 0.61 in March 2025. The Contract Ratio is 42% lower than the 5-year March average of 1.22. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



March 2026

Kennett Consolidated (Chester, PA) - Attached

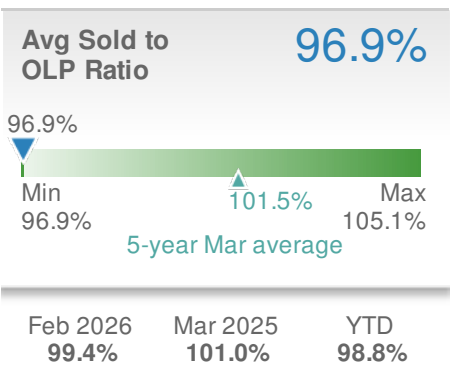
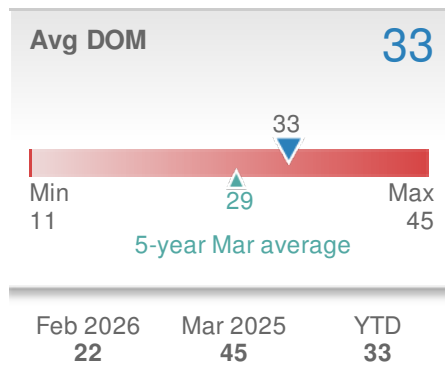
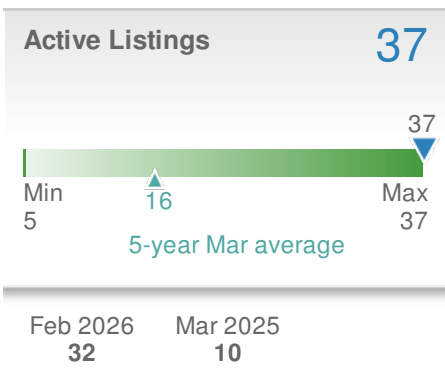
Tri-County Suburban REALTORS
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Summary

In Kennett Consolidated (Chester, PA), the median sold price for Attached properties for March was \$516,922, representing an increase of 7.4% compared to last month and an increase of 7.9% from Mar 2025. The average days on market for units sold in March was 33 days, 15% above the 5-year March average of 29 days. There was a 22.2% month over month decrease in new contract activity with 7 New Pendings; a 30% MoM increase in All Pendings (new contracts + contracts carried over from February) to 26; and a 15.6% increase in supply to 37 active units.

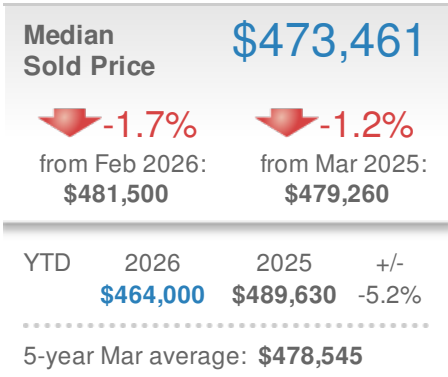
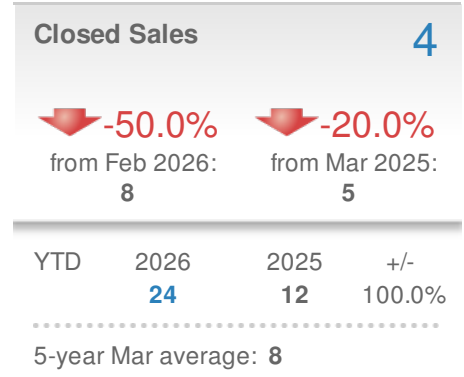
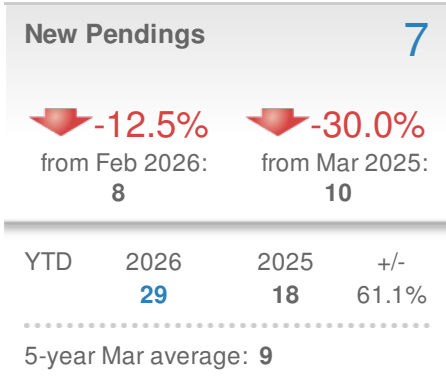
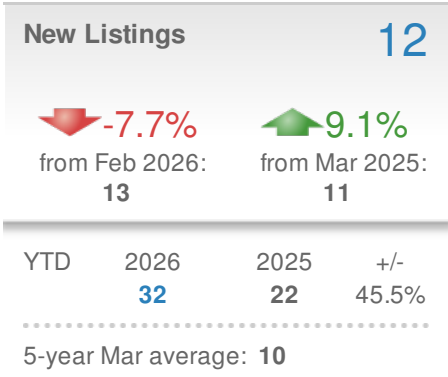
This activity resulted in a Contract Ratio of 0.70 pendings per active listing, up from 0.63 in February and a decrease from 1.40 in March 2025. The Contract Ratio is 74% lower than the 5-year March average of 2.74. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



March 2026

Kennett Consolidated (Chester, PA) - Attached/Townhouse **Se** County Suburban REALTORS

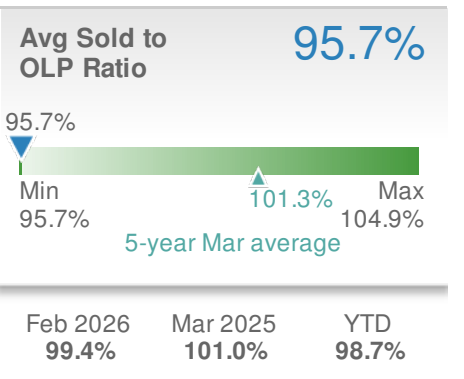
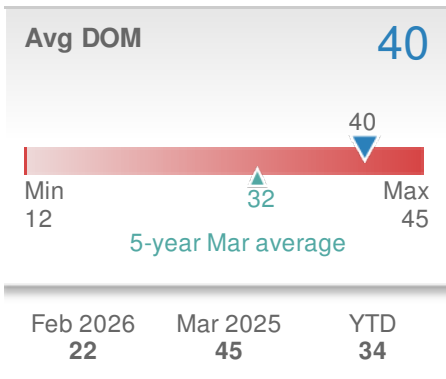
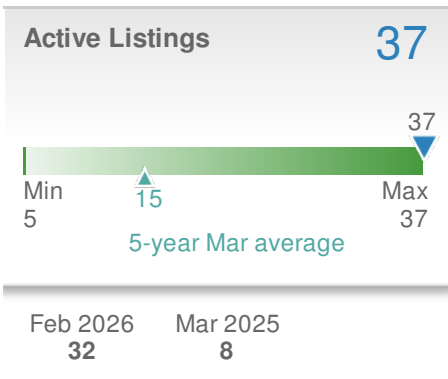
Email: ldavis@tcsr.realtor



Summary

In Kennett Consolidated (Chester, PA), the median sold price for Attached/Townhouse properties for March was \$473,461, representing a decrease of 1.7% compared to last month and a decrease of 1.2% from Mar 2025. The average days on market for units sold in March was 40 days, 27% above the 5-year March average of 32 days. There was a 12.5% month over month decrease in new contract activity with 7 New Pendings; a 36.8% MoM increase in All Pendings (new contracts + contracts carried over from February) to 26; and a 15.6% increase in supply to 37 active units.

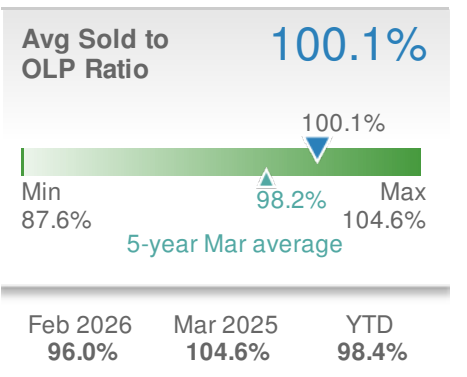
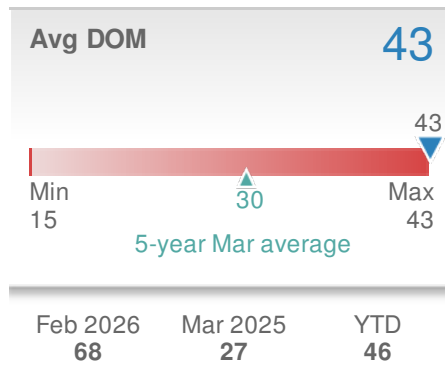
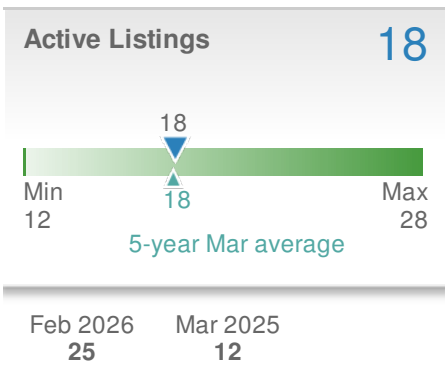
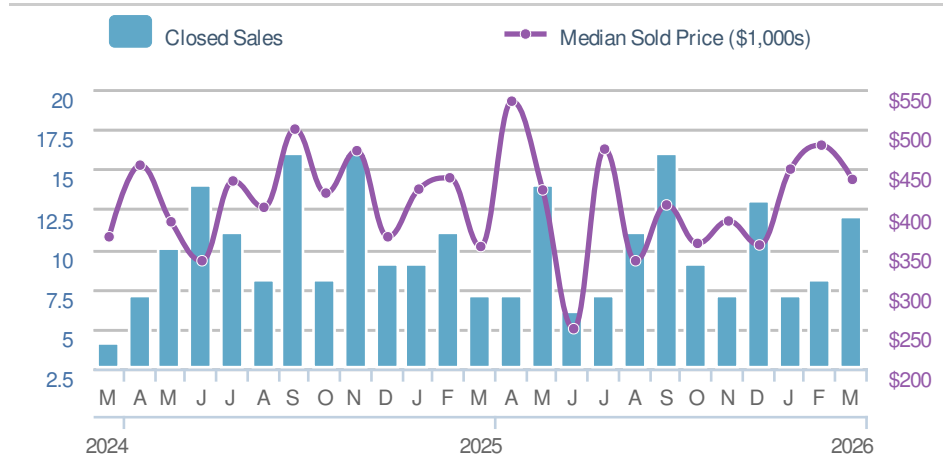
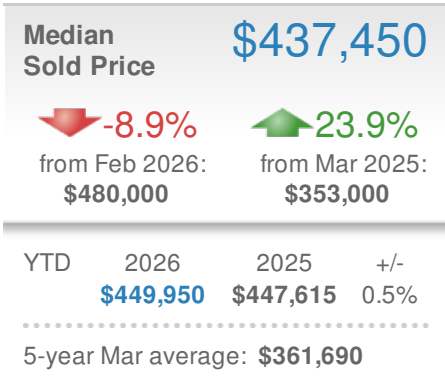
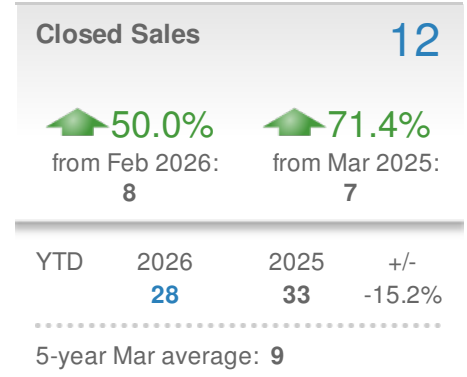
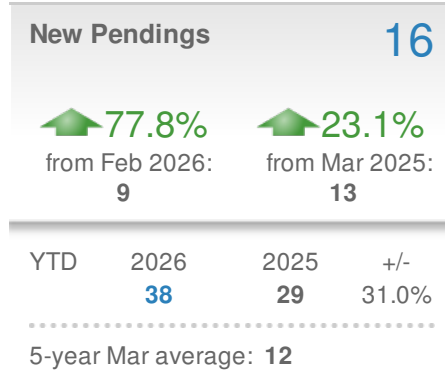
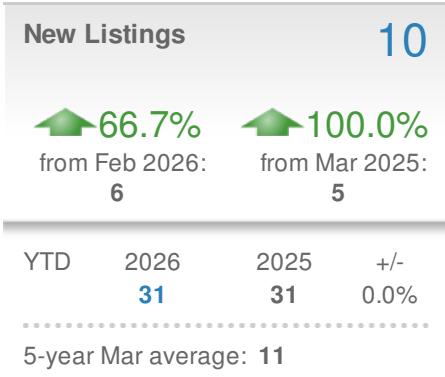
This activity resulted in a Contract Ratio of 0.70 pendings per active listing, up from 0.59 in February and a decrease from 1.63 in March 2025. The Contract Ratio is 75% lower than the 5-year March average of 2.76. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



March 2026

Octorara Area (Chester, PA)

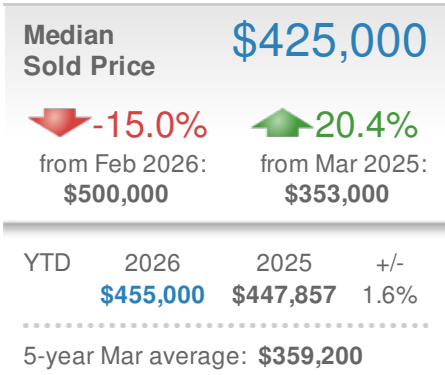
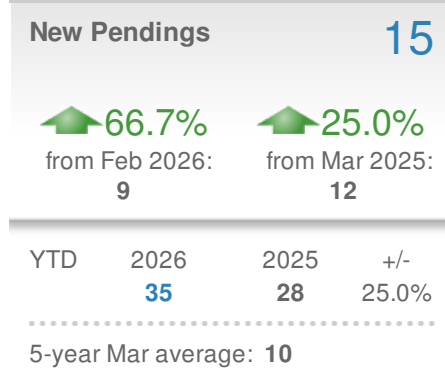
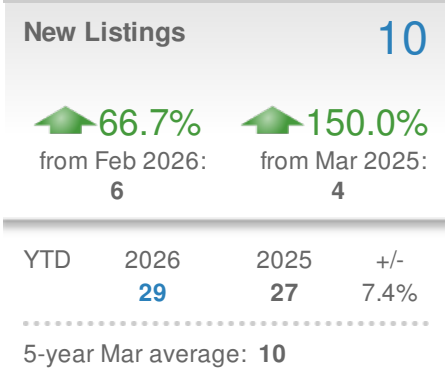
Email: ldavis@tcsr.realtor



March 2026

Octorara Area (Chester, PA) - Detached

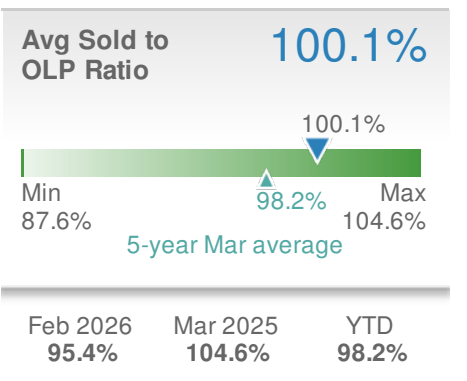
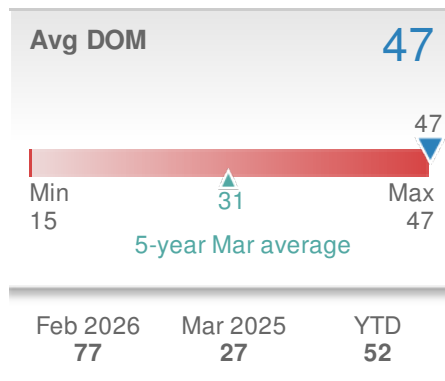
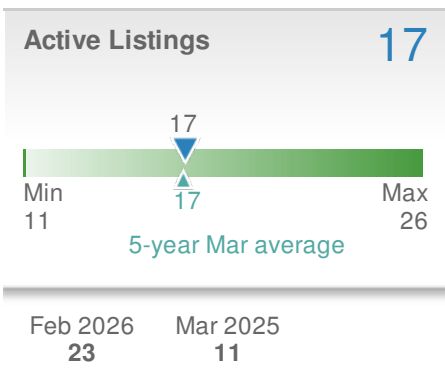
Tri-County Suburban REALTORS
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Summary

In Octorara Area (Chester, PA), the median sold price for Detached properties for March was \$425,000, representing a decrease of 15% compared to last month and an increase of 20.4% from Mar 2025. The average days on market for units sold in March was 47 days, 51% above the 5-year March average of 31 days. There was a 66.7% month over month increase in new contract activity with 15 New Pendings; a 33.3% MoM increase in All Pendings (new contracts + contracts carried over from February) to 16; and a 26.1% decrease in supply to 17 active units.

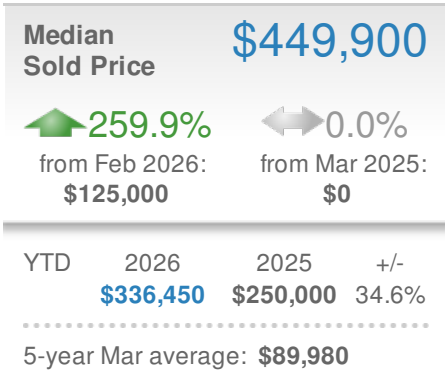
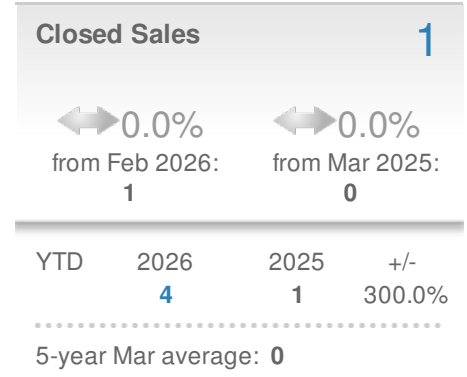
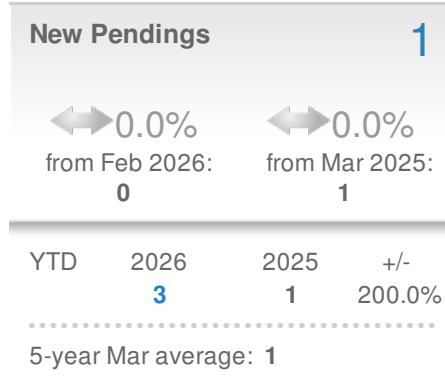
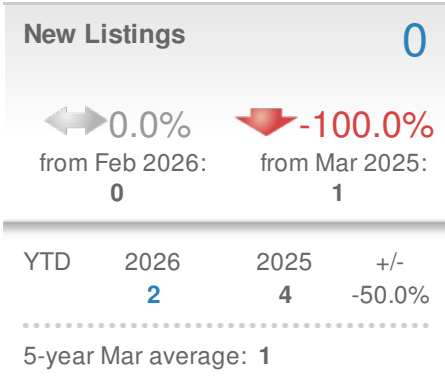
This activity resulted in a Contract Ratio of 0.94 pendings per active listing, up from 0.52 in February and a decrease from 2.64 in March 2025. The Contract Ratio is 24% lower than the 5-year March average of 1.23. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



March 2026

Octorara Area (Chester, PA) - Attached

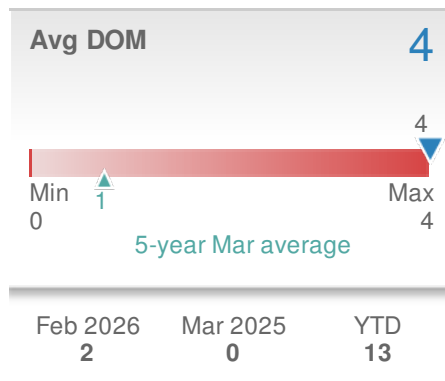
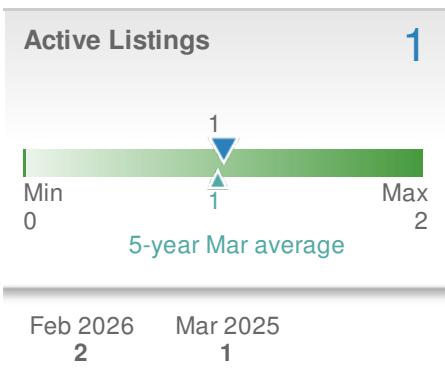
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Summary

In Octorara Area (Chester, PA), the median sold price for Attached properties for March was \$449,900, representing an increase of 259.9% compared to last month and an increase of 0% from Mar 2025. The average days on market for units sold in March was 4 days, 400% above the 5-year March average of 1 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 February) with 1; and a 50% decrease in supply to 1 active units.

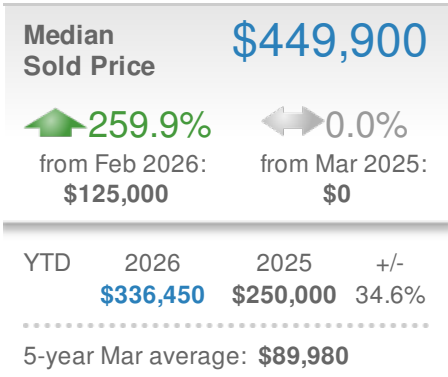
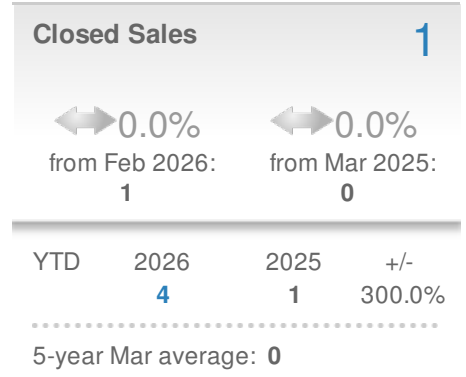
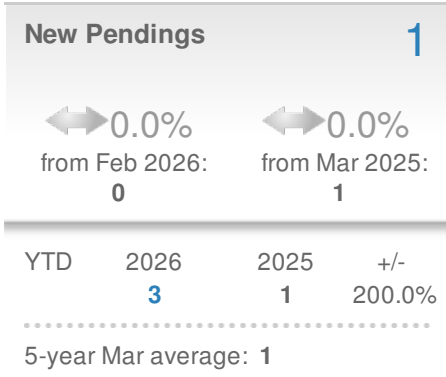
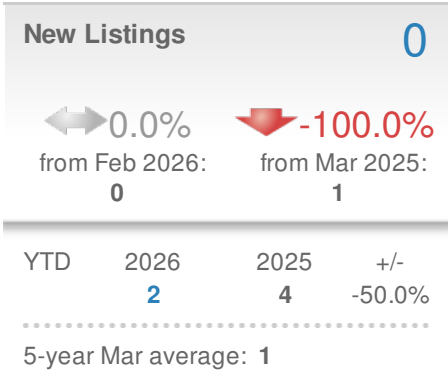
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, up from 0.50 in February and no change from March 2025. The Contract Ratio is 43% higher than the 5-year March average of 0.70. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



March 2026

Octorara Area (Chester, PA) - Attached/Townhouse

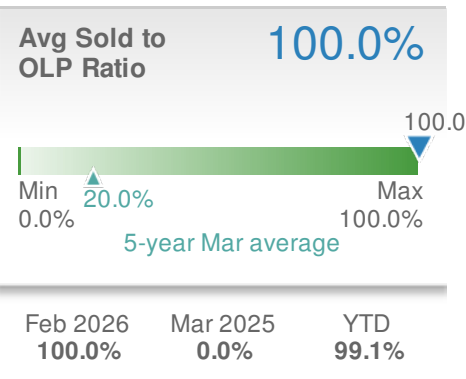
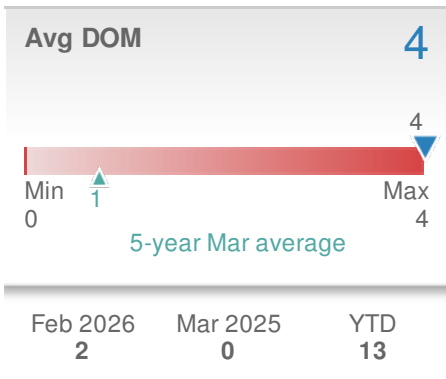
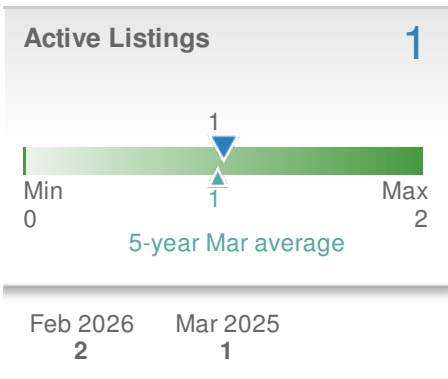
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Octorara Area (Chester, PA), the median sold price for Attached/Townhouse properties for March was \$449,900, representing an increase of 259.9% compared to last month and an increase of 0% from Mar 2025. The average days on market for units sold in March was 4 days, 400% above the 5-year March average of 1 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 February) with 1; and a 50% decrease in supply to 1 active units.

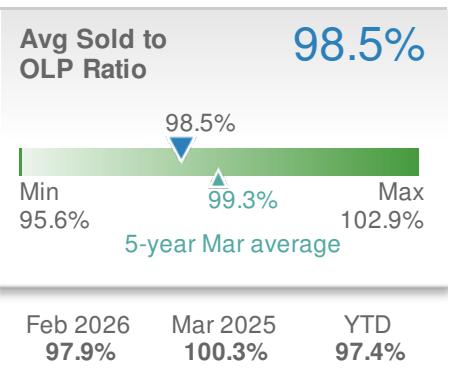
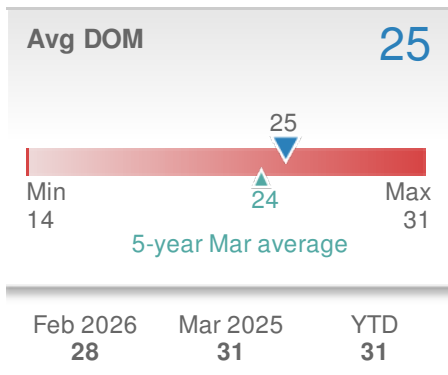
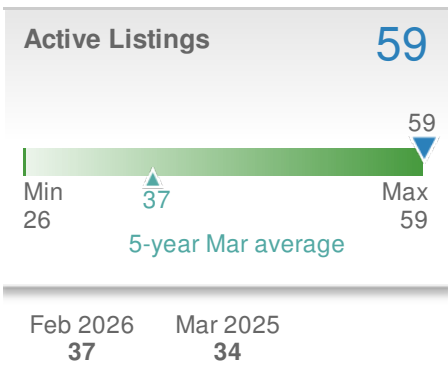
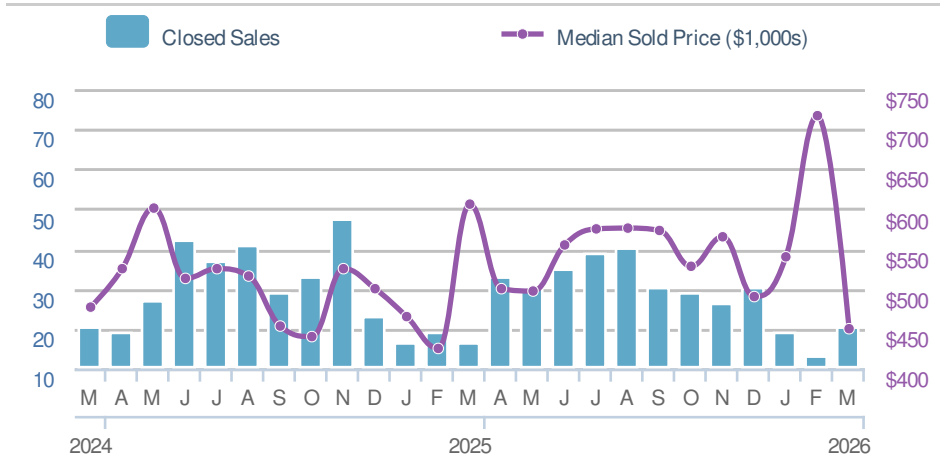
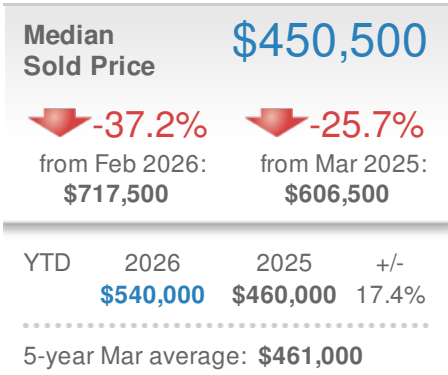
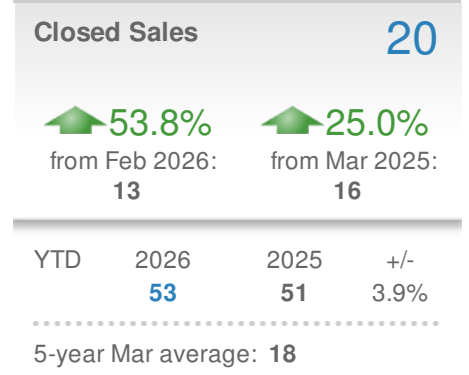
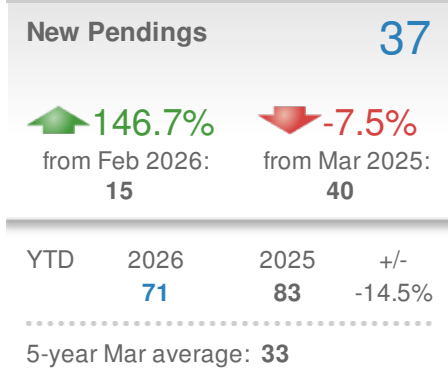
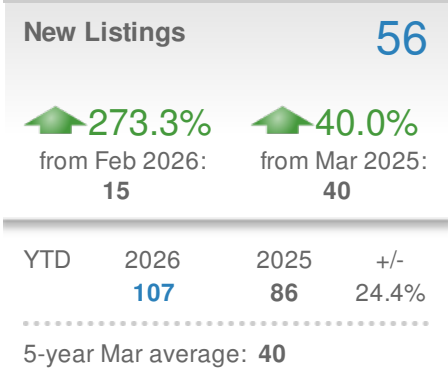
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, up from 0.50 in February and no change from March 2025. The Contract Ratio is 43% higher than the 5-year March average of 0.70. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



March 2026

Owen J Roberts (Chester, PA)

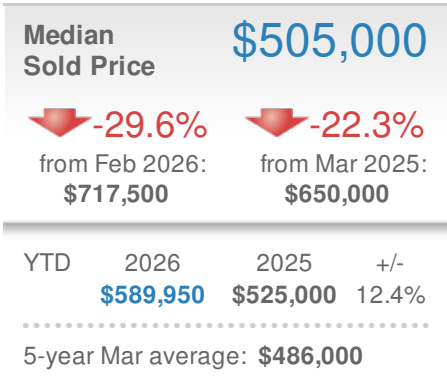
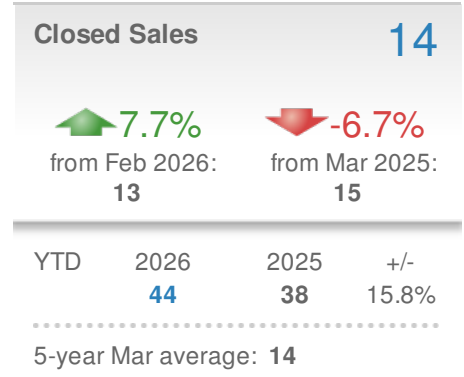
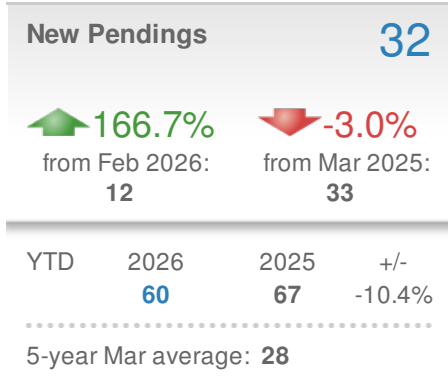
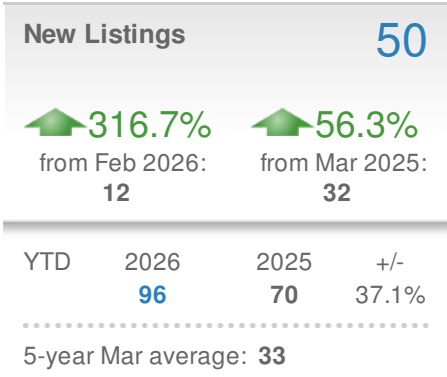
Email: ldavis@tcsr.realtor



March 2026

Owen J Roberts (Chester, PA) - Detached

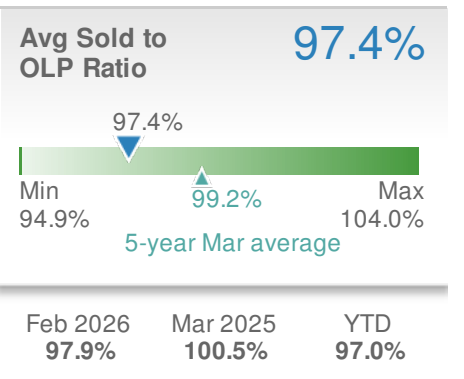
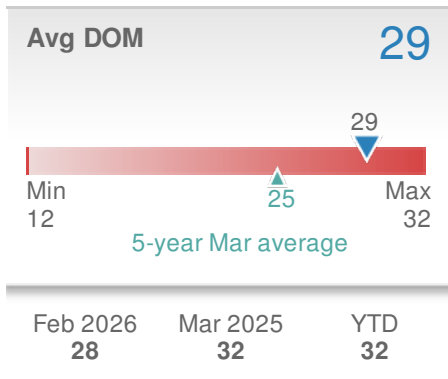
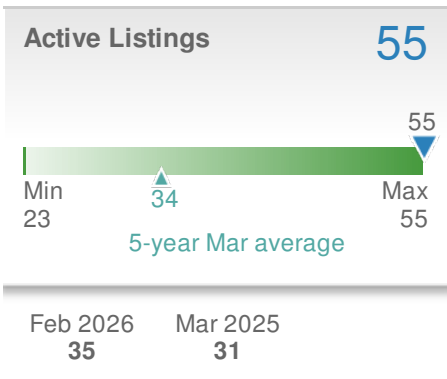
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Owen J Roberts (Chester, PA), the median sold price for Detached properties for March was \$505,000, representing a decrease of 29.6% compared to last month and a decrease of 22.3% from Mar 2025. The average days on market for units sold in March was 29 days, 17% above the 5-year March average of 25 days. There was a 166.7% month over month increase in new contract activity with 32 New Pendings; a 64% MoM increase in All Pendings (new contracts + contracts carried over from February) to 41; and a 57.1% increase in supply to 55 active units.

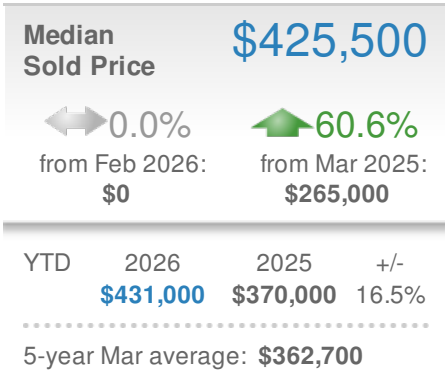
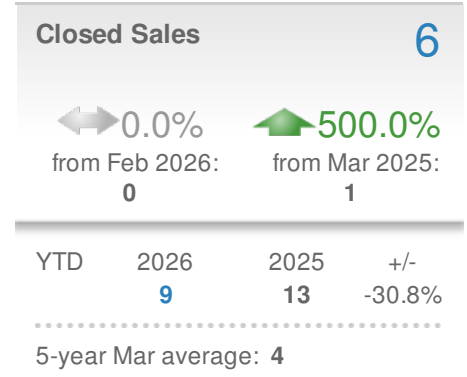
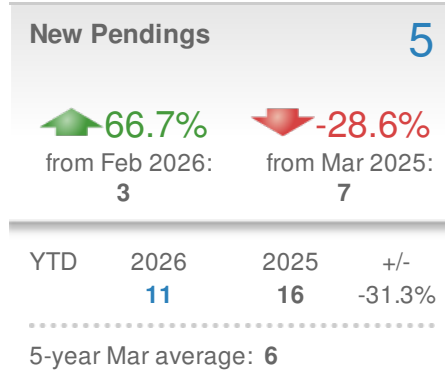
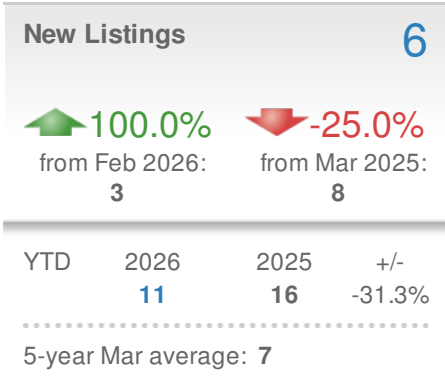
This activity resulted in a Contract Ratio of 0.75 pendings per active listing, up from 0.71 in February and a decrease from 1.55 in March 2025. The Contract Ratio is 40% lower than the 5-year March average of 1.25. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



March 2026

Owen J Roberts (Chester, PA) - Attached

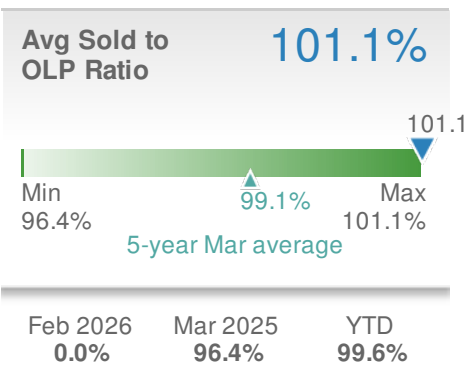
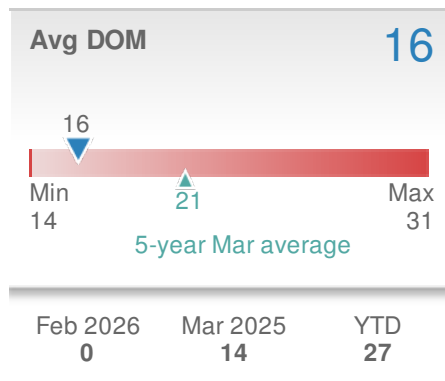
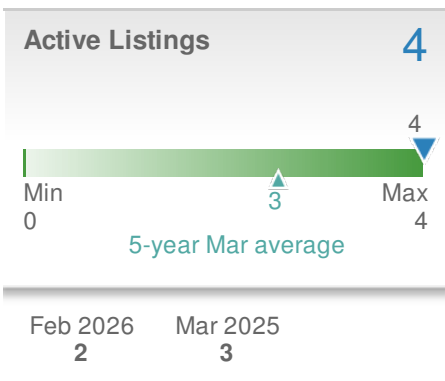
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Owen J Roberts (Chester, PA), the median sold price for Attached properties for March was \$425,500, representing an increase of 0% compared to last month and an increase of 60.6% from Mar 2025. The average days on market for units sold in March was 16 days, 23% below the 5-year March average of 21 days. There was a 66.7% month over month increase in new contract activity with 5 New Pendings; a 20% MoM decrease in All Pendings (new contracts + contracts carried over from February) to 4; and a 100% increase in supply to 4 active units.

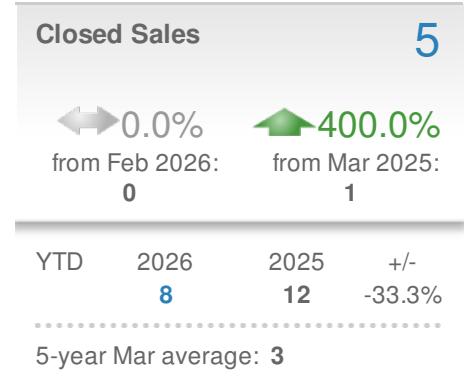
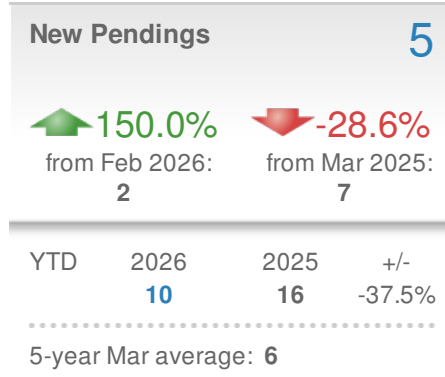
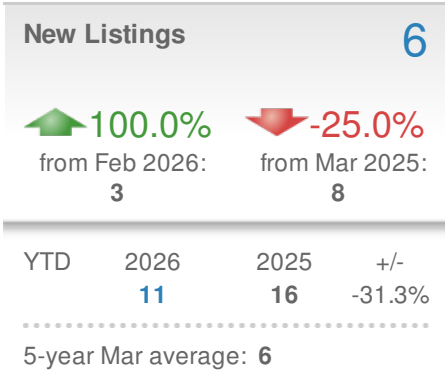
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 2.50 in February and a decrease from 2.67 in March 2025. The Contract Ratio is 35% lower than the 5-year March average of 1.53. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



March 2026

Owen J Roberts (Chester, PA) - Attached/Townhouse

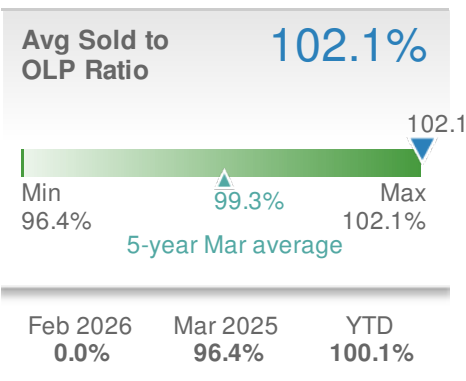
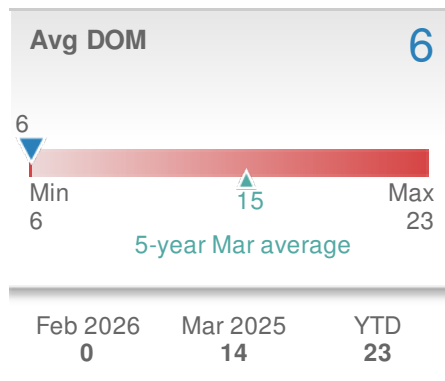
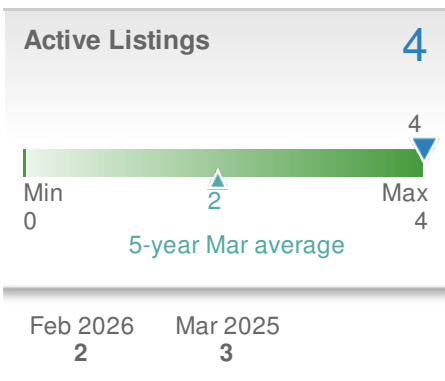
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Summary

In Owen J Roberts (Chester, PA), the median sold price for Attached/Townhouse properties for March was \$431,000, representing an increase of 0% compared to last month and an increase of 62.6% from Mar 2025. The average days on market for units sold in March was 6 days, 61% below the 5-year March average of 15 days. There was a 150% month over month increase in new contract activity with 5 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from February) with 4; and a 100% increase in supply to 4 active units.

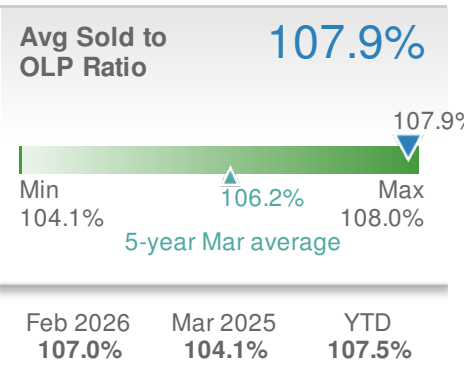
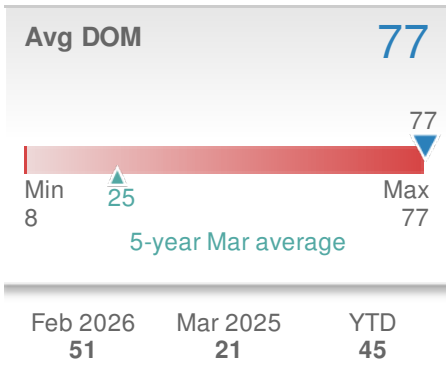
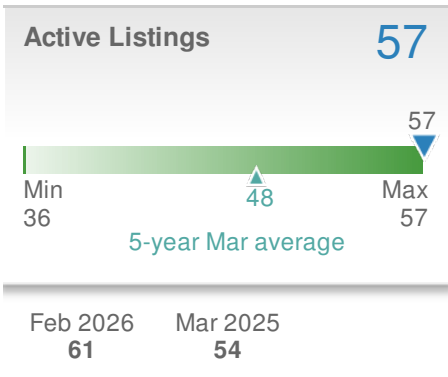
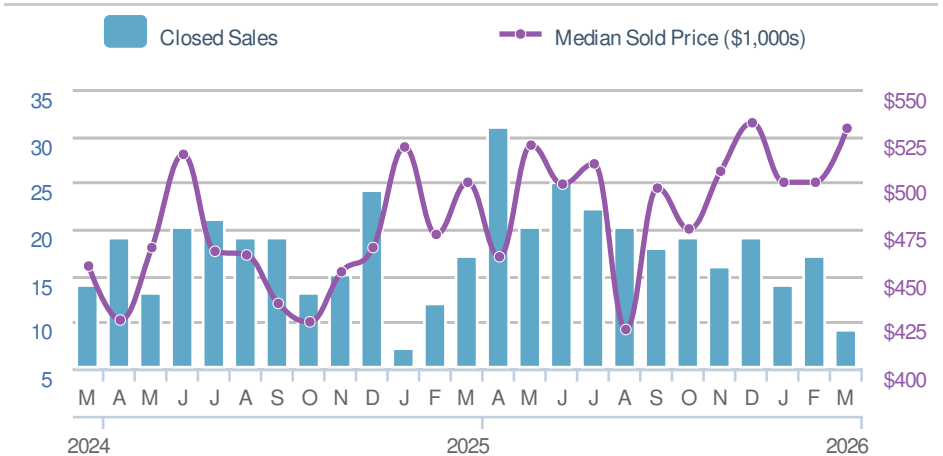
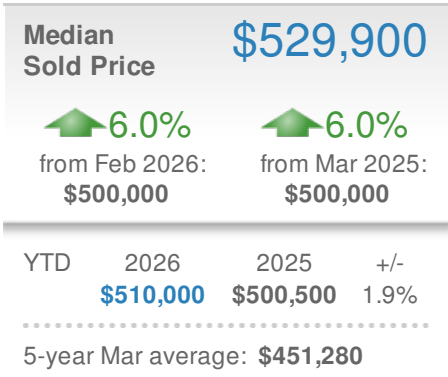
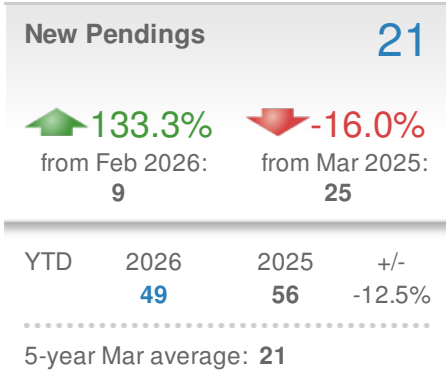
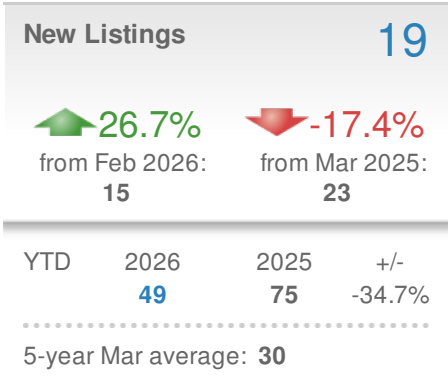
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 2.00 in February and a decrease from 2.67 in March 2025. The Contract Ratio is 62% lower than the 5-year March average of 2.63. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



March 2026

Oxford Area (Chester, PA)

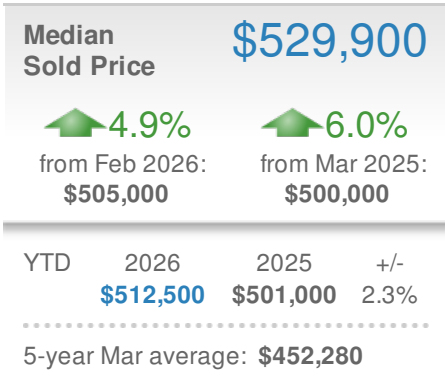
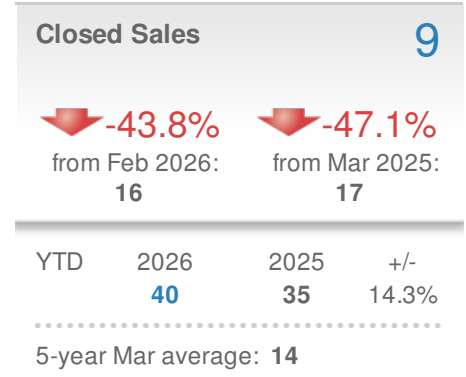
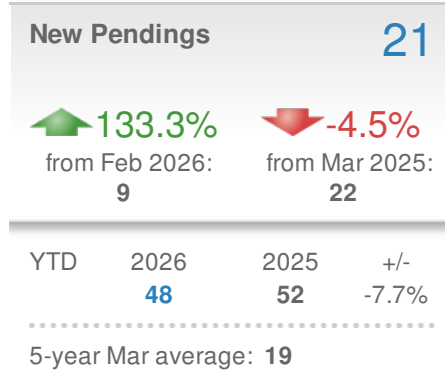
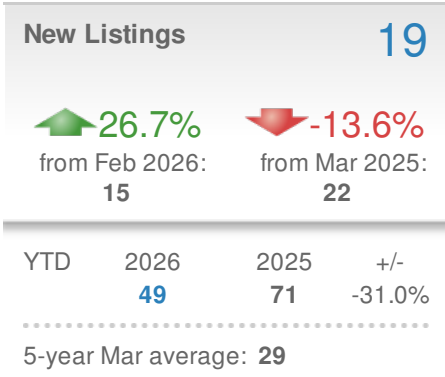
Email: ldavis@tcsr.realtor



March 2026

Oxford Area (Chester, PA) - Detached

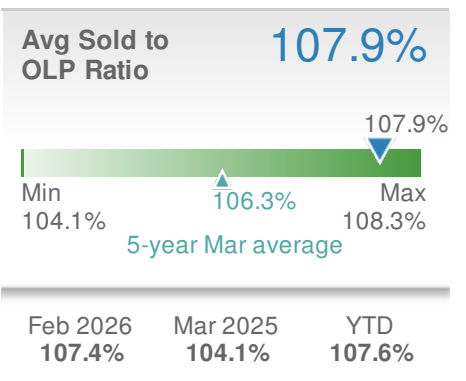
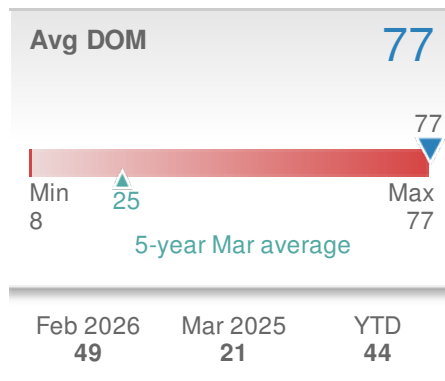
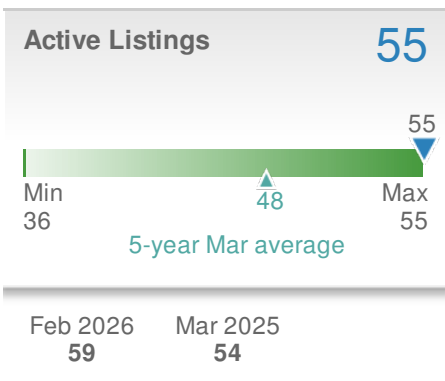
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Summary

In Oxford Area (Chester, PA), the median sold price for Detached properties for March was \$529,900, representing an increase of 4.9% compared to last month and an increase of 6% from Mar 2025. The average days on market for units sold in March was 77 days, 208% above the 5-year March average of 25 days. There was a 133.3% month over month increase in new contract activity with 21 New Pendings; a 54.2% MoM increase in All Pendings (new contracts + contracts carried over from February) to 37; and a 6.8% decrease in supply to 55 active units.

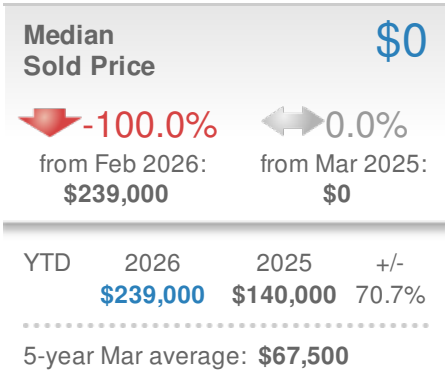
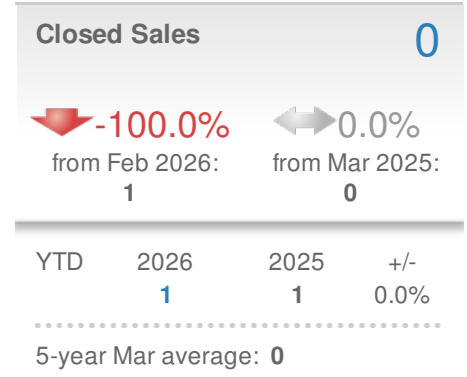
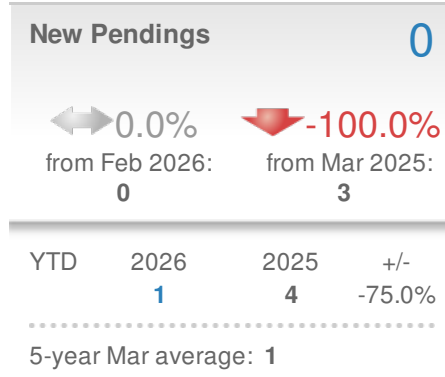
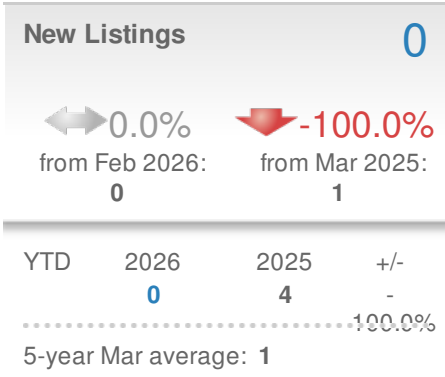
This activity resulted in a Contract Ratio of 0.67 pendings per active listing, up from 0.41 in February and a decrease from 1.07 in March 2025. The Contract Ratio is 28% lower than the 5-year March average of 0.93. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



March 2026

Oxford Area (Chester, PA) - Attached

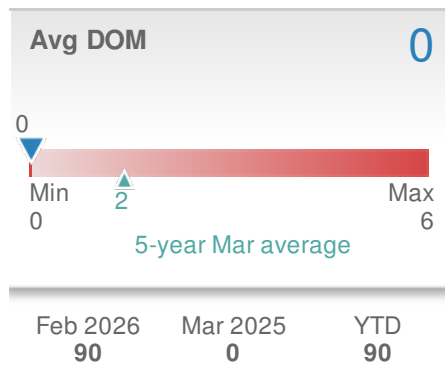
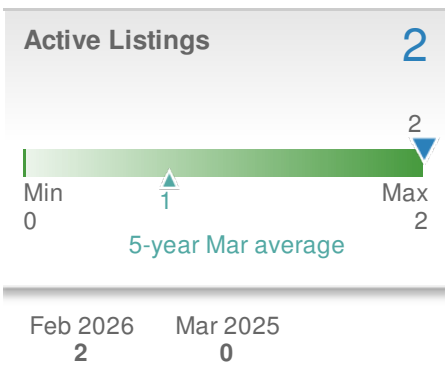
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Summary

In Oxford Area (Chester, PA), the median sold price for Attached properties for March was \$0, representing a decrease of 100% compared to last month and no change from Mar 2025. The average days on market for units sold in March was 0 days, 100% below the 5-year March average of 2 days. There was no month over month change in new contract activity with 0 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from February) with 0; and no change in supply with 2 active units.

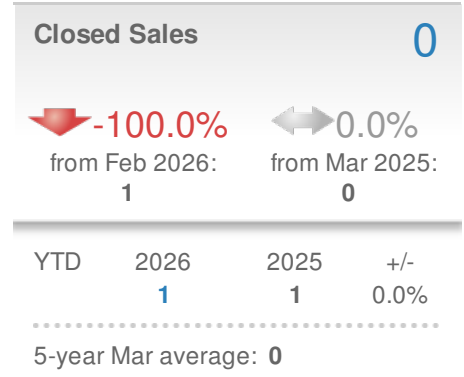
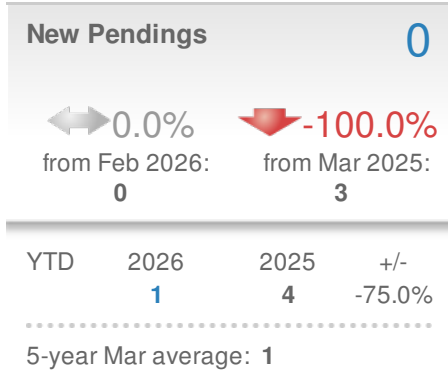
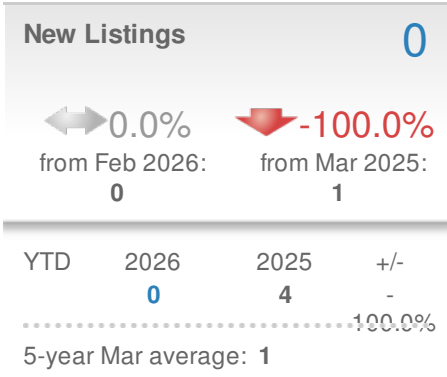
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from February and no change from March 2025. The Contract Ratio is 100% lower than the 5-year March average of 0.25. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



March 2026

Oxford Area (Chester, PA) - Attached/Townhouse

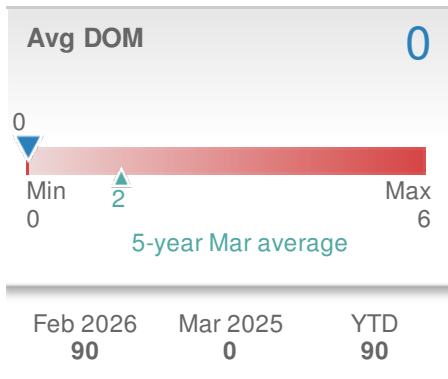
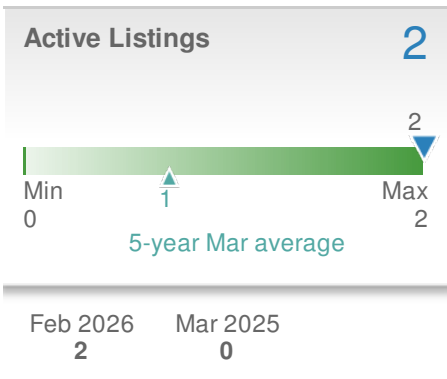
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Oxford Area (Chester, PA), the median sold price for Attached/Townhouse properties for March was \$0, representing a decrease of 100% compared to last month and no change from Mar 2025. The average days on market for units sold in March was 0 days, 100% below the 5-year March average of 2 days. There was no month over month change in new contract activity with 0 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from February) with 0; and no change in supply with 2 active units.

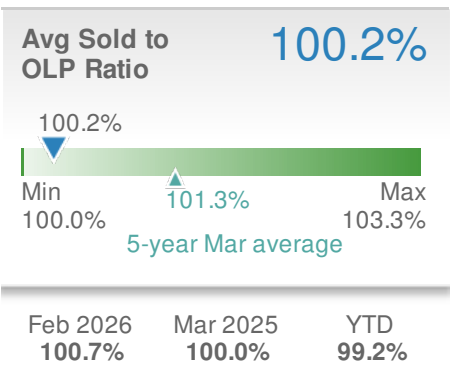
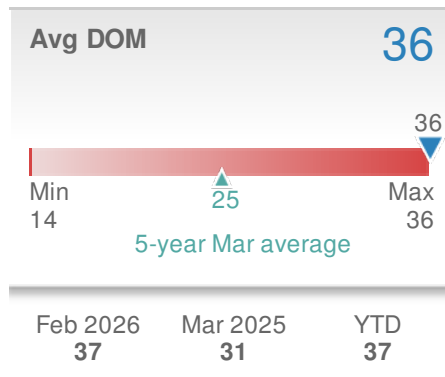
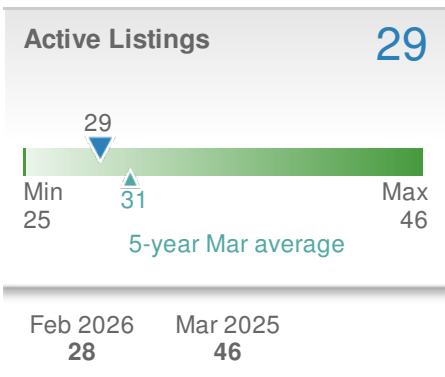
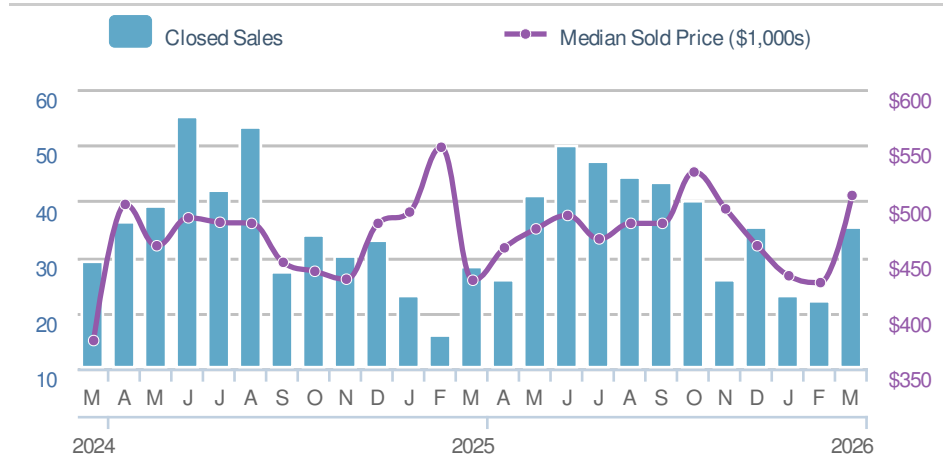
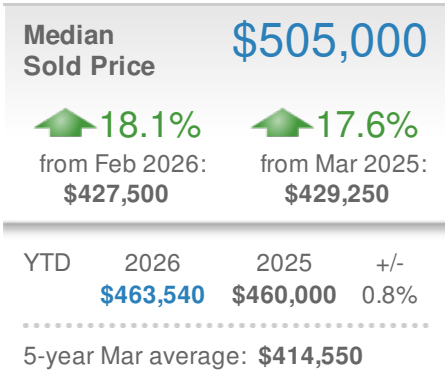
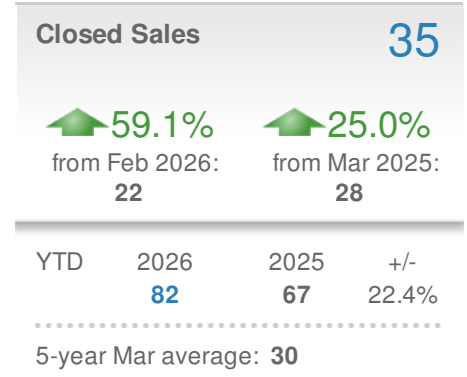
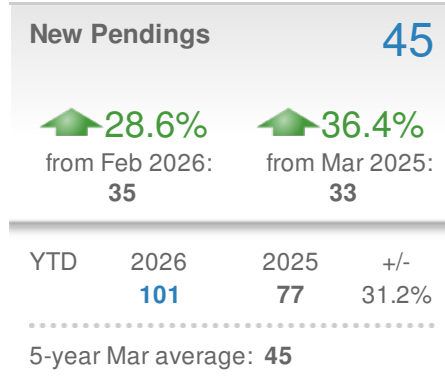
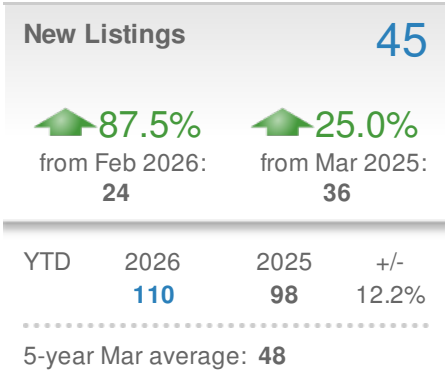
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from February and no change from March 2025. The Contract Ratio is 100% lower than the 5-year March average of 0.25. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



March 2026

Phoenixville Area (Chester, PA)

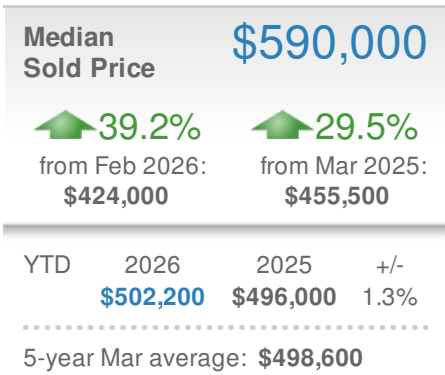
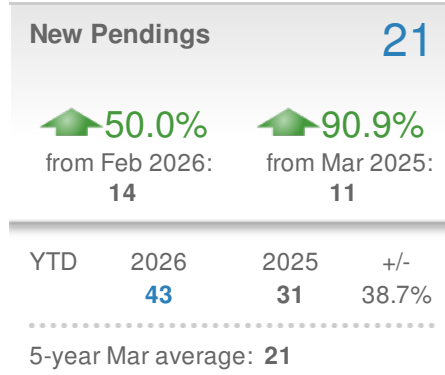
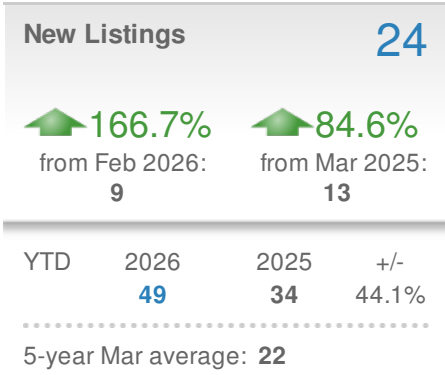
Email: ldavis@tcsr.realtor



March 2026

Phoenixville Area (Chester, PA) - Detached

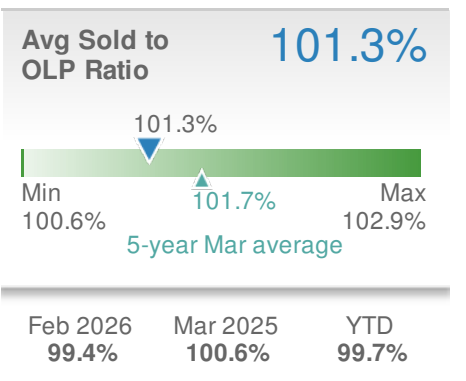
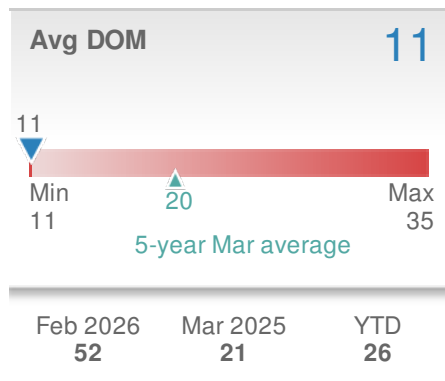
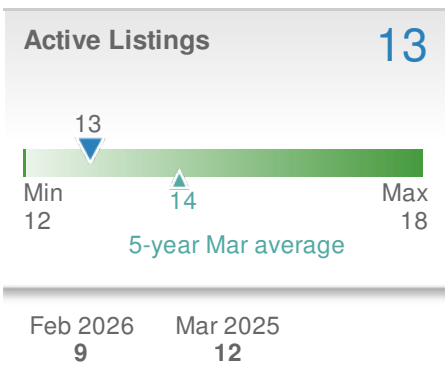
Tri-County Suburban REALTORS
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Summary

In Phoenixville Area (Chester, PA), the median sold price for Detached properties for March was \$590,000, representing an increase of 39.2% compared to last month and an increase of 29.5% from Mar 2025. The average days on market for units sold in March was 11 days, 45% below the 5-year March average of 20 days. There was a 50% month over month increase in new contract activity with 21 New Pendings; a 40% MoM increase in All Pendings (new contracts + contracts carried over from February) to 28; and a 44.4% increase in supply to 13 active units.

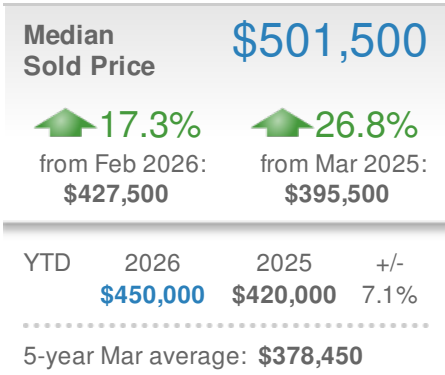
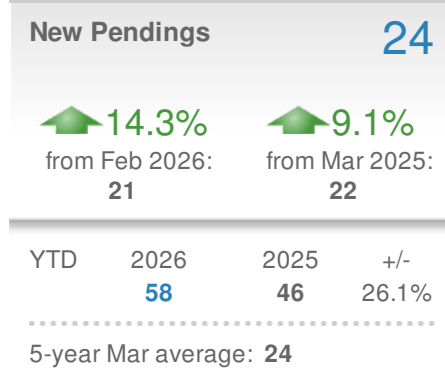
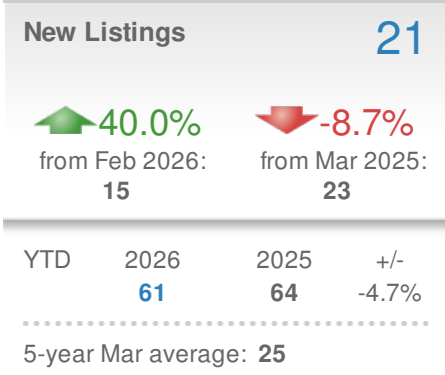
This activity resulted in a Contract Ratio of 2.15 pendings per active listing, down from 2.22 in February and an increase from 1.17 in March 2025. The Contract Ratio is 19% higher than the 5-year March average of 1.81. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



March 2026

Phoenixville Area (Chester, PA) - Attached

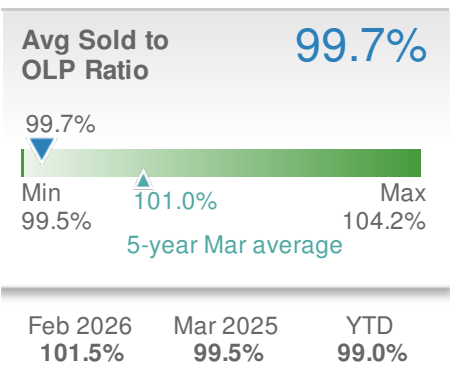
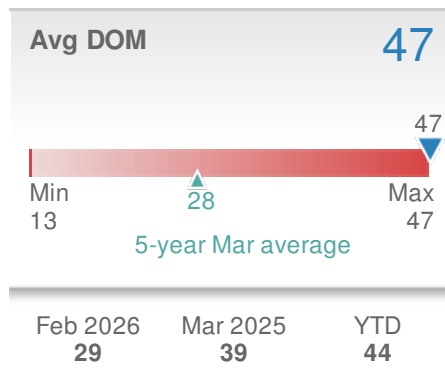
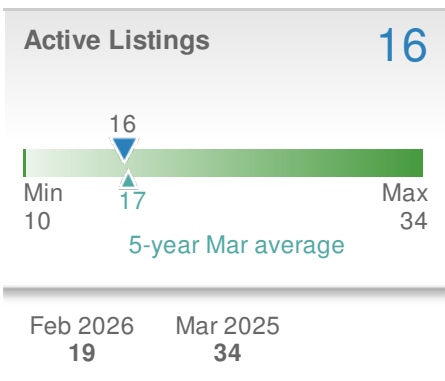
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Summary

In Phoenixville Area (Chester, PA), the median sold price for Attached properties for March was \$501,500, representing an increase of 17.3% compared to last month and an increase of 26.8% from Mar 2025. The average days on market for units sold in March was 47 days, 69% above the 5-year March average of 28 days. There was a 14.3% month over month increase in new contract activity with 24 New Pendings; a 7.4% MoM decrease in All Pendings (new contracts + contracts carried over from February) to 25; and a 15.8% decrease in supply to 16 active units.

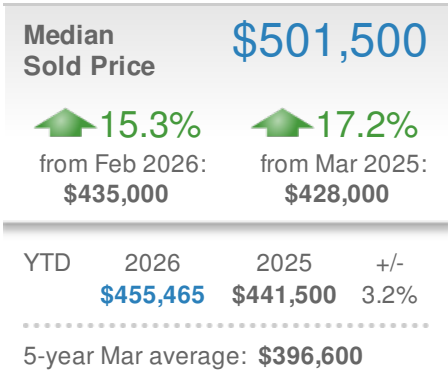
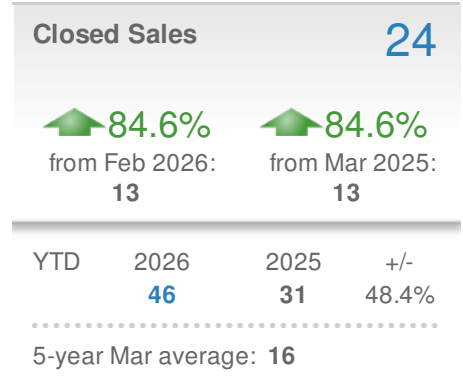
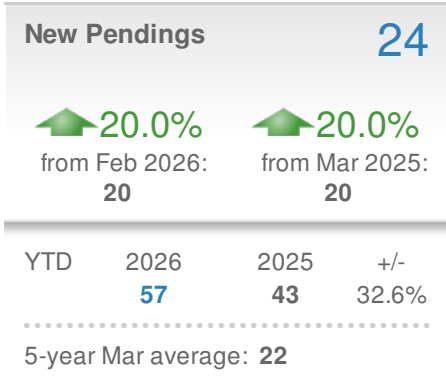
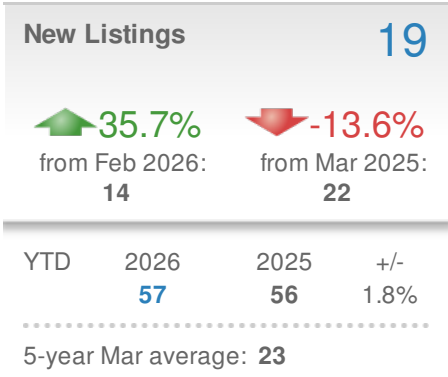
This activity resulted in a Contract Ratio of 1.56 pendings per active listing, up from 1.42 in February and an increase from 0.79 in March 2025. The Contract Ratio is 32% lower than the 5-year March average of 2.29. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



March 2026

Phoenixville Area (Chester, PA) - Attached/Townhouse

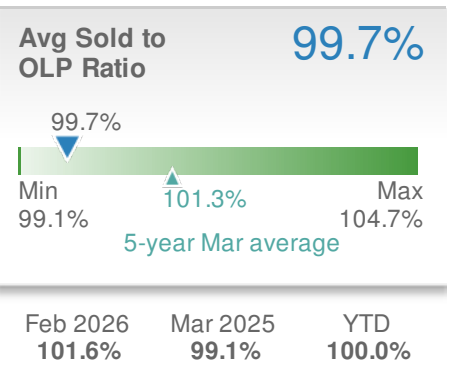
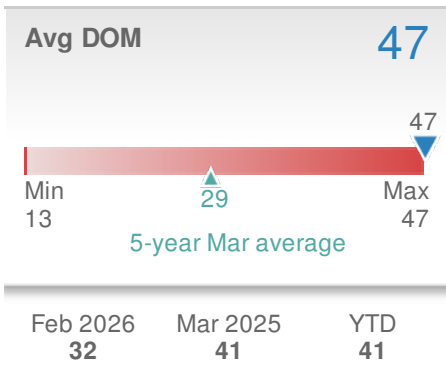
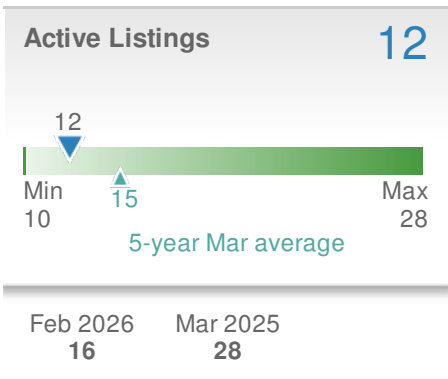
Tri-County Suburban REALTORS
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Summary

In Phoenixville Area (Chester, PA), the median sold price for Attached/Townhouse properties for March was \$501,500, representing an increase of 15.3% compared to last month and an increase of 17.2% from Mar 2025. The average days on market for units sold in March was 47 days, 60% above the 5-year March average of 29 days. There was a 20% month over month increase in new contract activity with 24 New Pendings; an 8% MoM decrease in All Pendings (new contracts + contracts carried over from February) to 23; and a 25% decrease in supply to 12 active units.

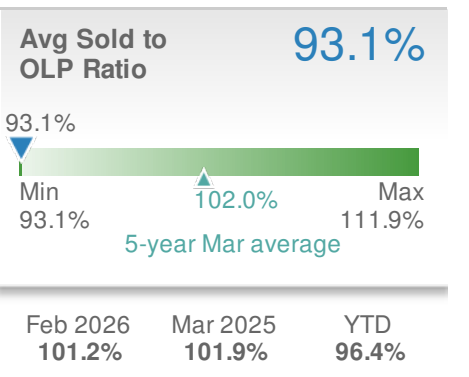
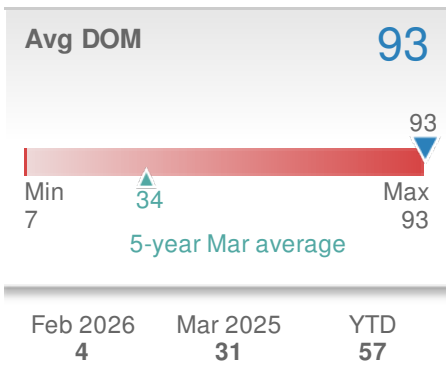
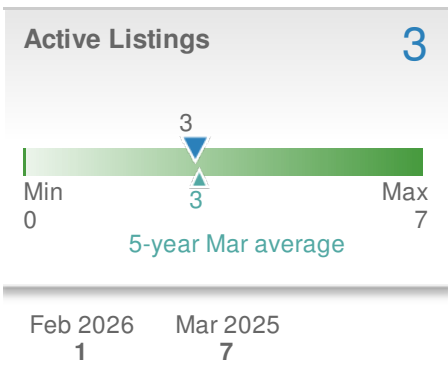
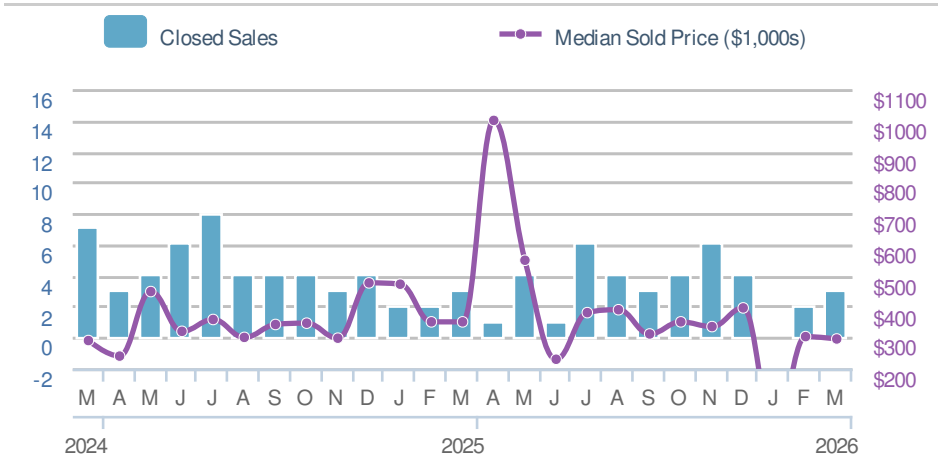
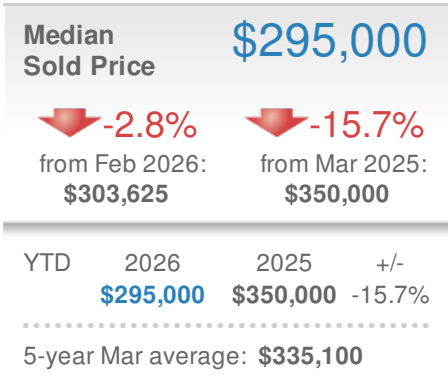
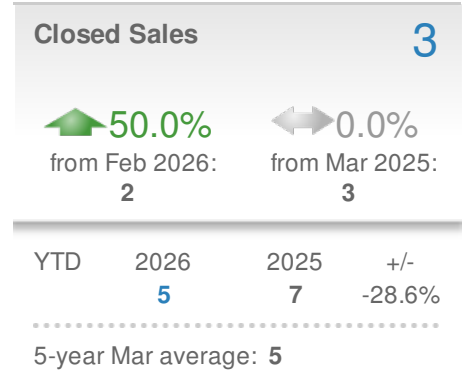
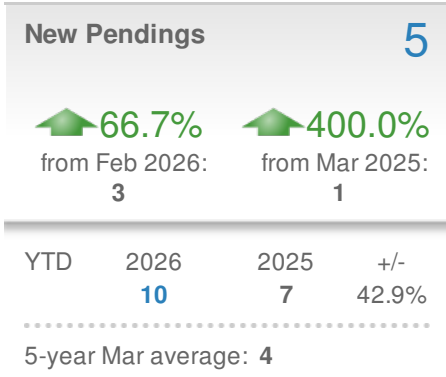
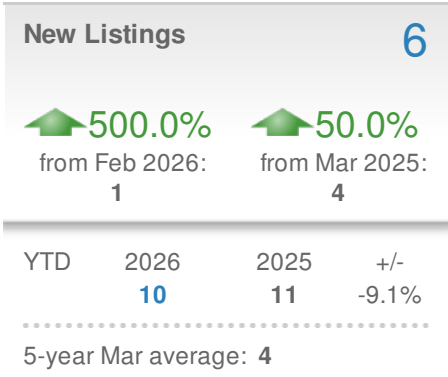
This activity resulted in a Contract Ratio of 1.92 pendings per active listing, up from 1.56 in February and an increase from 0.93 in March 2025. The Contract Ratio is 11% lower than the 5-year March average of 2.15. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



March 2026

Spring-Ford Area (Chester, PA)

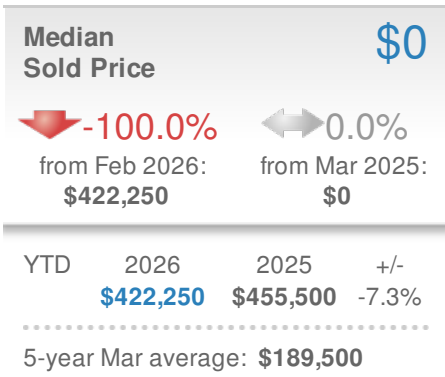
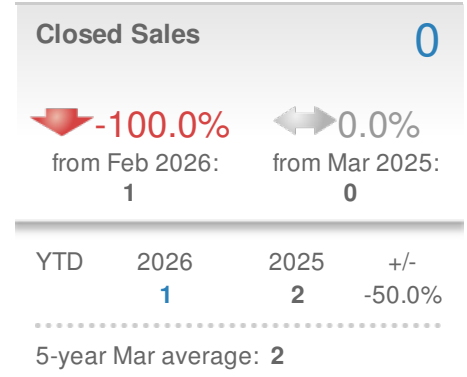
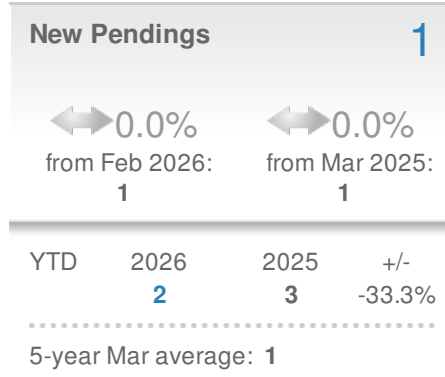
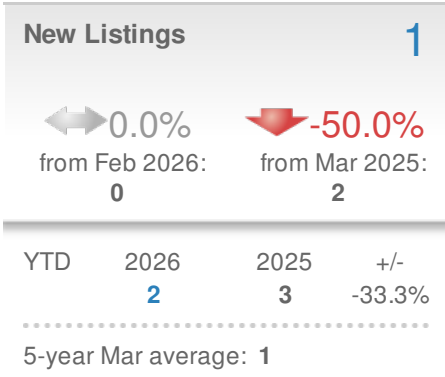
Email: ldavis@tcsr.realtor



March 2026

Spring-Ford Area (Chester, PA) - Detached

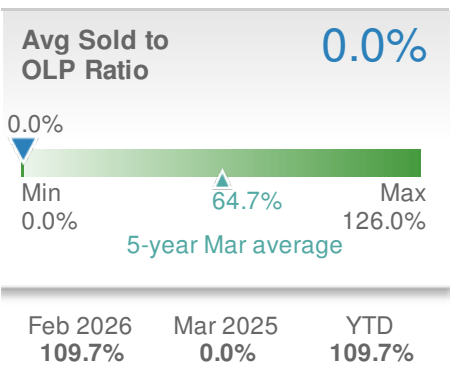
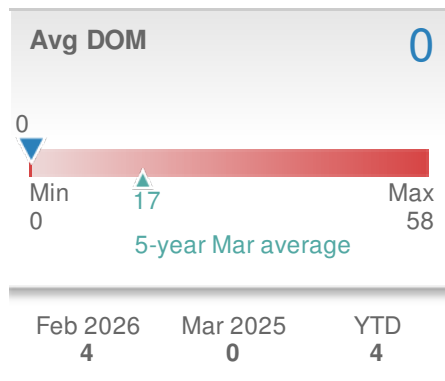
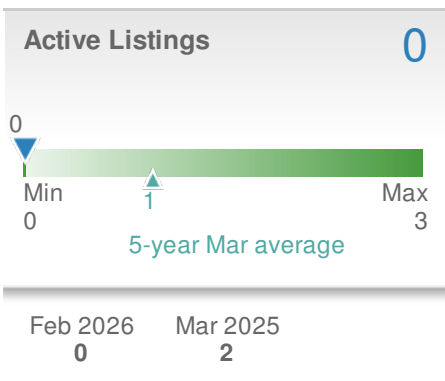
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Spring-Ford Area (Chester, PA), the median sold price for Detached properties for March was \$0, representing a decrease of 100% compared to last month and no change from Mar 2025. The average days on market for units sold in March was 0 days, 100% below the 5-year March average of 17 days. There was no month over month change in new contract activity with 1 New Pendings; a 0% MoM increase in All Pendings (new contracts + contracts carried over from February) to 1; and no change in supply with 0 active units.

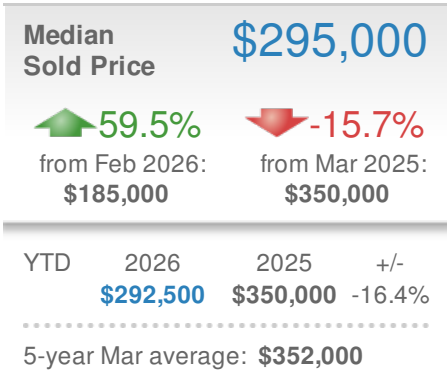
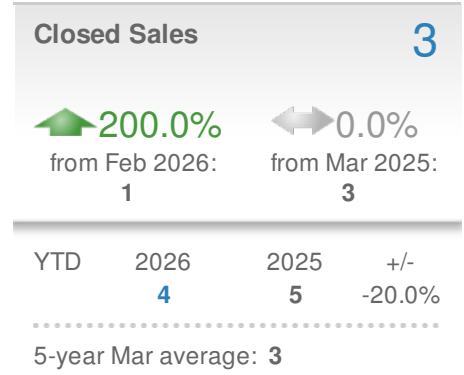
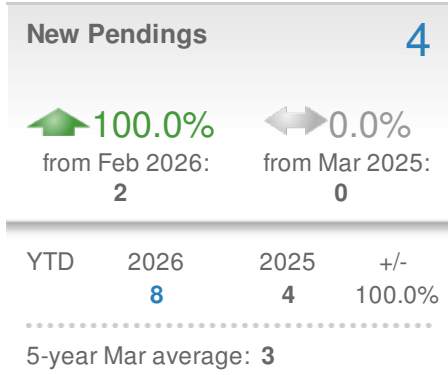
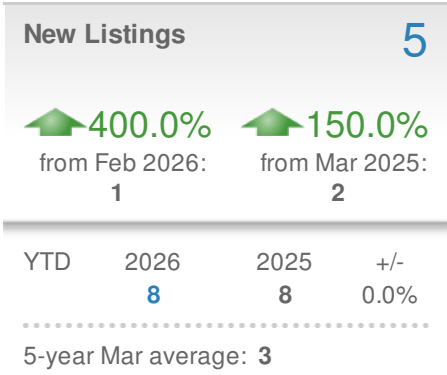
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from February and a decrease from 1.50 in March 2025. The Contract Ratio is 100% lower than the 5-year March average of 0.57. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



March 2026

Spring-Ford Area (Chester, PA) - Attached

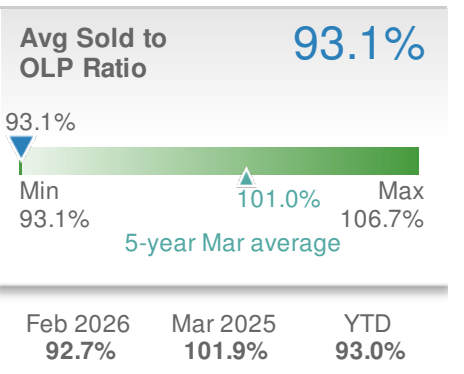
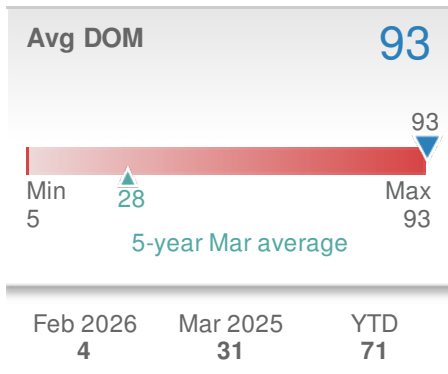
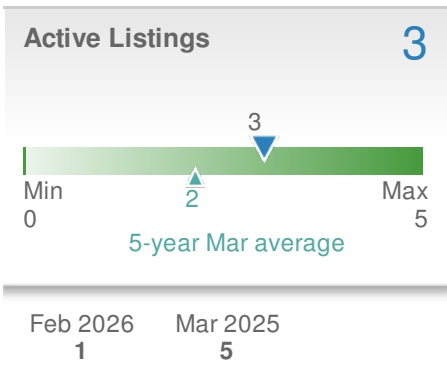
Tri-County Suburban REALTORS
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Summary

In Spring-Ford Area (Chester, PA), the median sold price for Attached properties for March was \$295,000, representing an increase of 59.5% compared to last month and a decrease of 15.7% from Mar 2025. The average days on market for units sold in March was 93 days, 230% above the 5-year March average of 28 days. There was a 100% month over month increase in new contract activity with 4 New Pendings; a 33.3% MoM increase in All Pendings (new contracts + contracts carried over from February) to 4; and a 200% increase in supply to 3 active units.

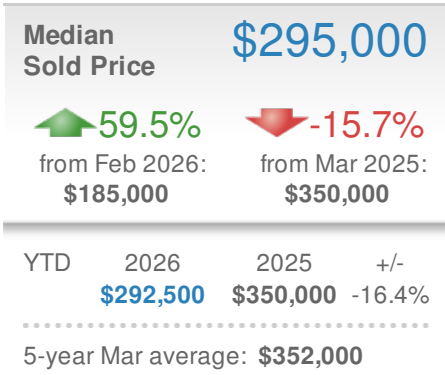
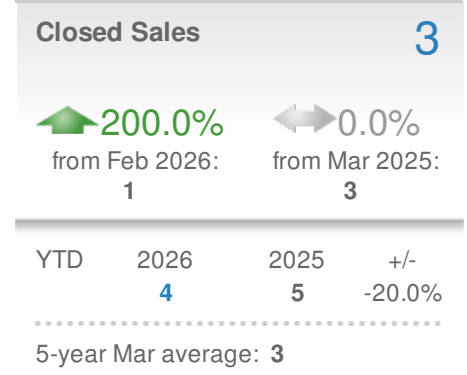
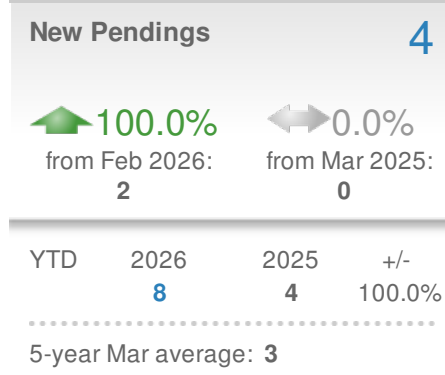
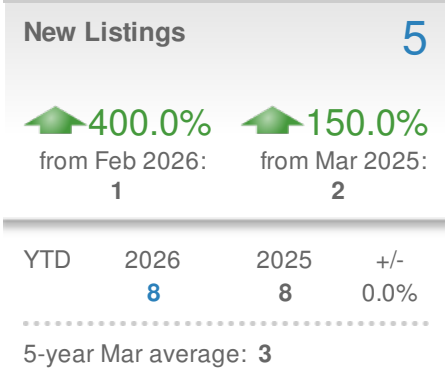
This activity resulted in a Contract Ratio of 1.33 pendings per active listing, down from 3.00 in February and an increase from 0.00 in March 2025. The Contract Ratio is 3% lower than the 5-year March average of 1.37. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



March 2026

Spring-Ford Area (Chester, PA) - Attached/Townhouse

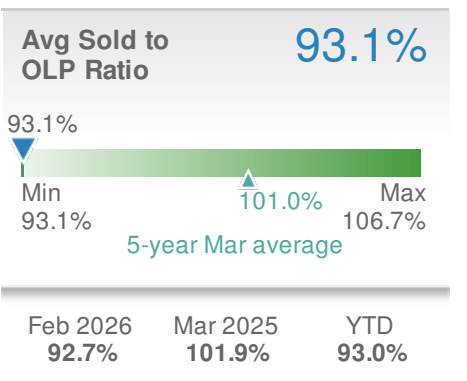
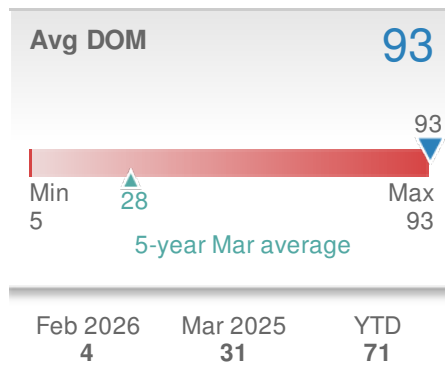
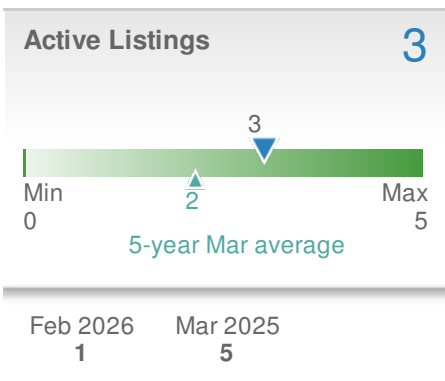
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Spring-Ford Area (Chester, PA), the median sold price for Attached/Townhouse properties for March was \$295,000, representing an increase of 59.5% compared to last month and a decrease of 15.7% from Mar 2025. The average days on market for units sold in March was 93 days, 230% above the 5-year March average of 28 days. There was a 100% month over month increase in new contract activity with 4 New Pendings; a 33.3% MoM increase in All Pendings (new contracts + contracts carried over from February) to 4; and a 200% increase in supply to 3 active units.

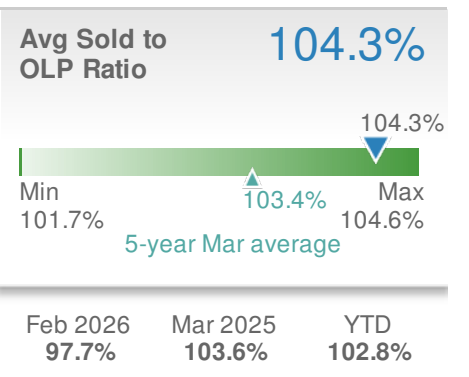
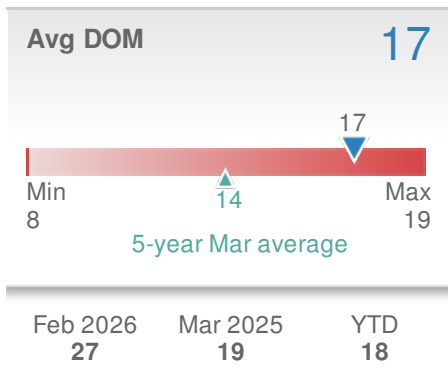
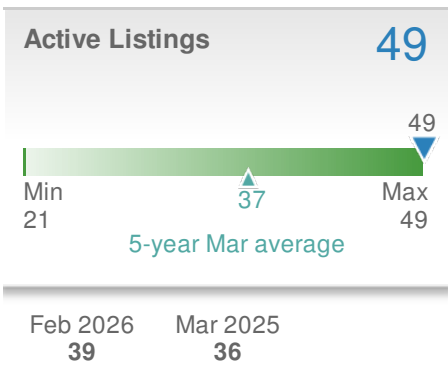
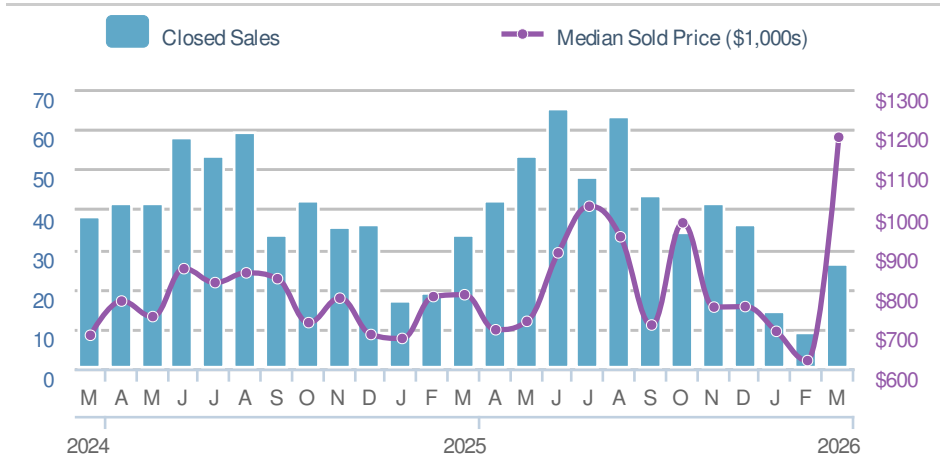
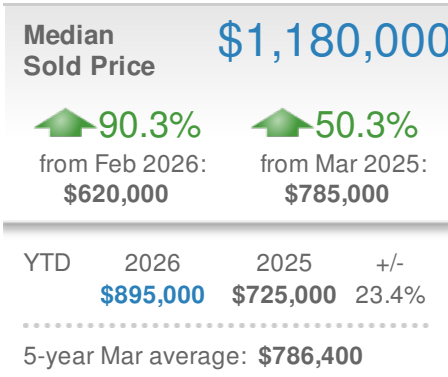
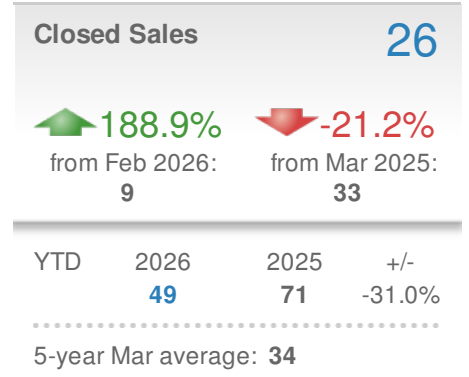
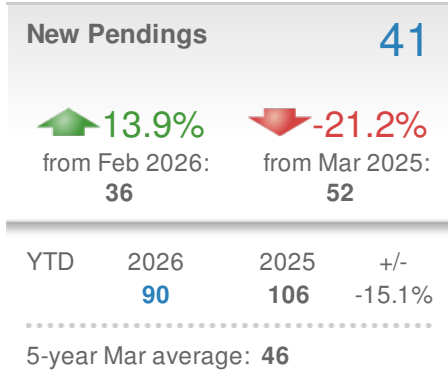
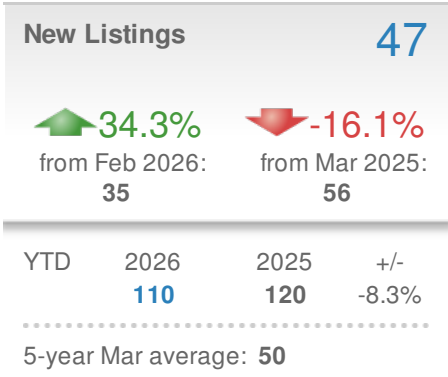
This activity resulted in a Contract Ratio of 1.33 pendings per active listing, down from 3.00 in February and an increase from 0.00 in March 2025. The Contract Ratio is 3% lower than the 5-year March average of 1.37. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



March 2026

Tredyffrin-Easttown (Chester, PA)

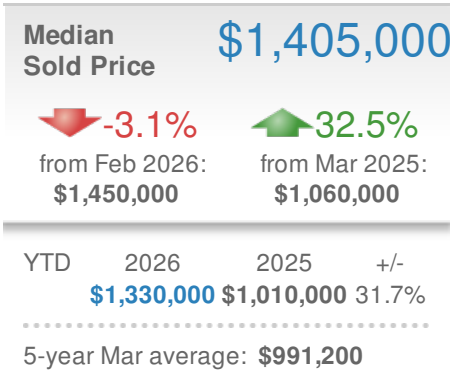
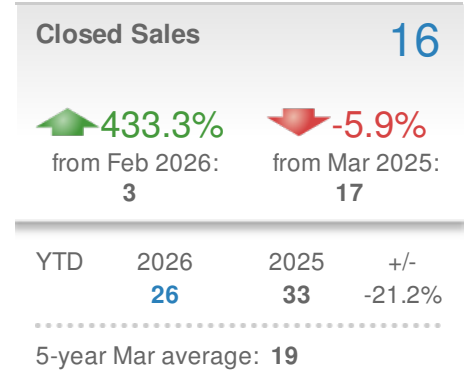
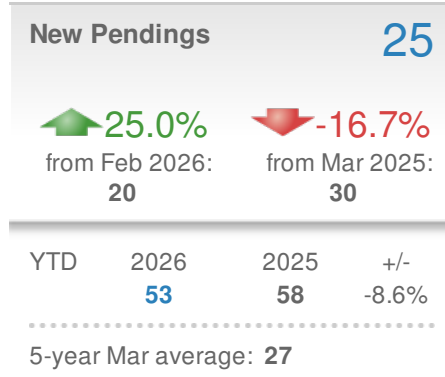
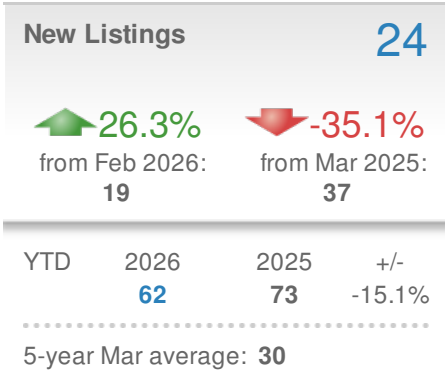
Email: ldavis@tcsr.realtor



March 2026

Tredyffrin-Easttown (Chester, PA) - Detached

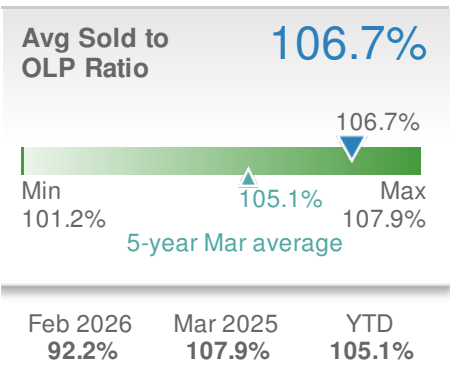
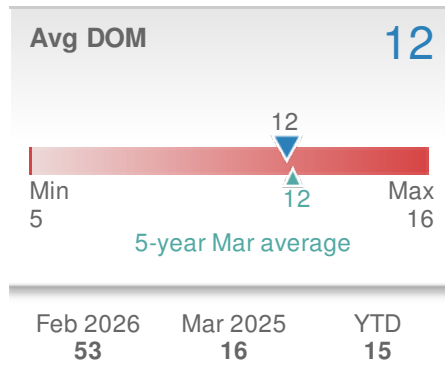
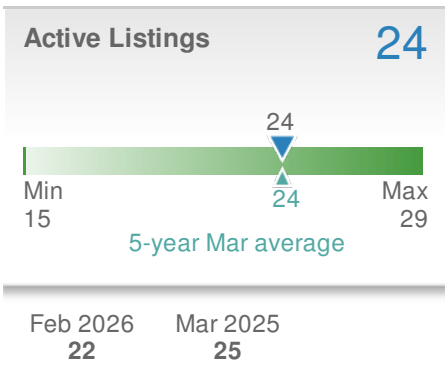
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Tredyffrin-Easttown (Chester, PA), the median sold price for Detached properties for March was \$1,405,000, representing a decrease of 3.1% compared to last month and an increase of 32.5% from Mar 2025. The average days on market for units sold in March was 12 days, 3% below the 5-year March average of 12 days. There was a 25% month over month increase in new contract activity with 25 New Pendings; a 31% MoM increase in All Pendings (new contracts + contracts carried over from February) to 38; and a 9.1% increase in supply to 24 active units.

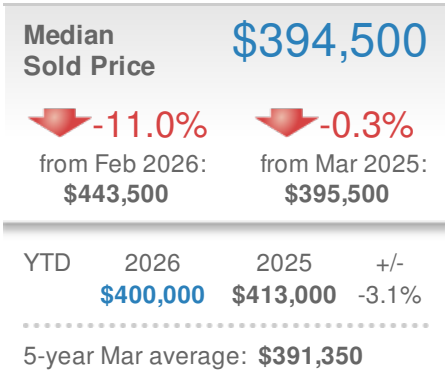
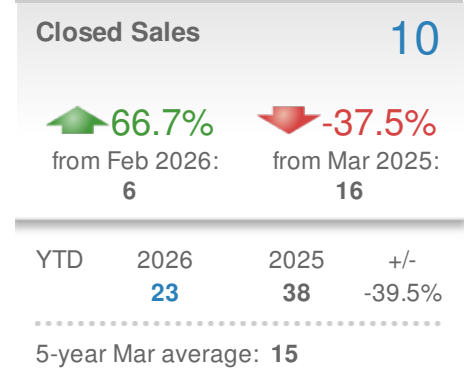
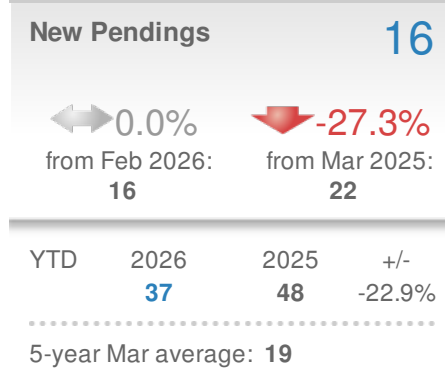
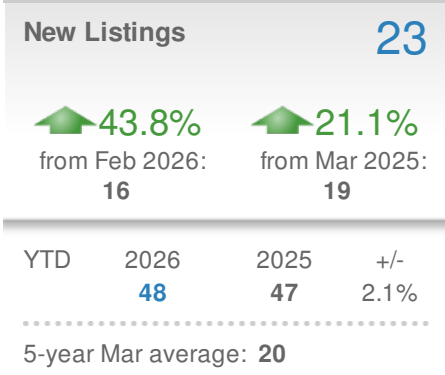
This activity resulted in a Contract Ratio of 1.58 pendings per active listing, up from 1.32 in February and an increase from 1.44 in March 2025. The Contract Ratio is 26% lower than the 5-year March average of 2.12. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



March 2026

Tredyffrin-Easttown (Chester, PA) - Attached

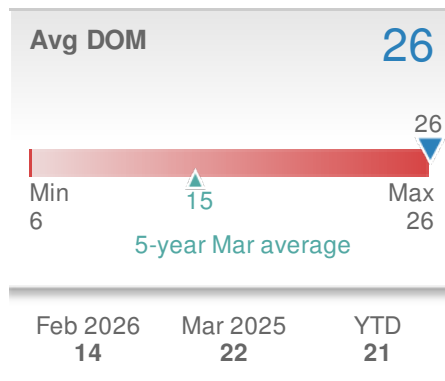
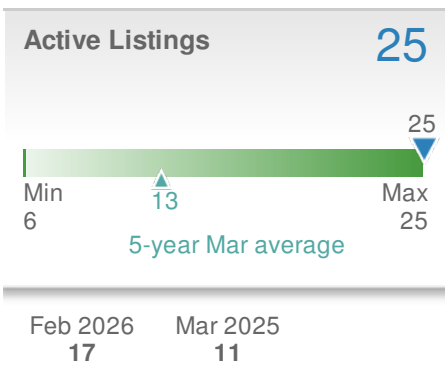
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Tredyffrin-Easttown (Chester, PA), the median sold price for Attached properties for March was \$394,500, representing a decrease of 11% compared to last month and a decrease of 0.3% from Mar 2025. The average days on market for units sold in March was 26 days, 78% above the 5-year March average of 15 days. There was no month over month change in new contract activity with 16 New Pendings; a 21.1% MoM increase in All Pendings (new contracts + contracts carried over from February) to 23; and a 47.1% increase in supply to 25 active units.

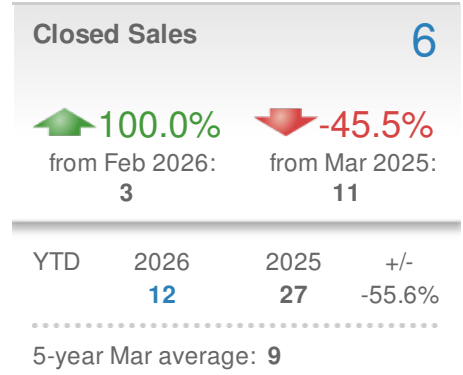
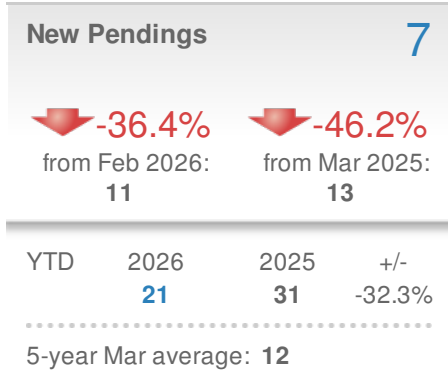
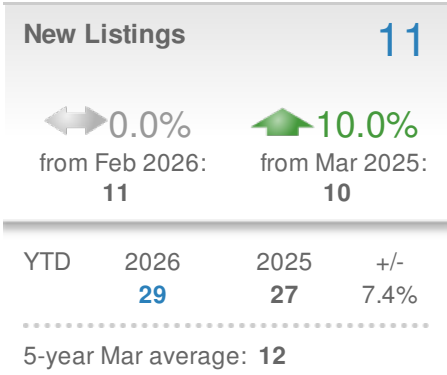
This activity resulted in a Contract Ratio of 0.92 pendings per active listing, down from 1.12 in February and a decrease from 2.36 in March 2025. The Contract Ratio is 62% lower than the 5-year March average of 2.44. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



March 2026

Tredyffrin-Easttown (Chester, PA) - Attached/Townhouse **Tri-County Suburban REALTORS**

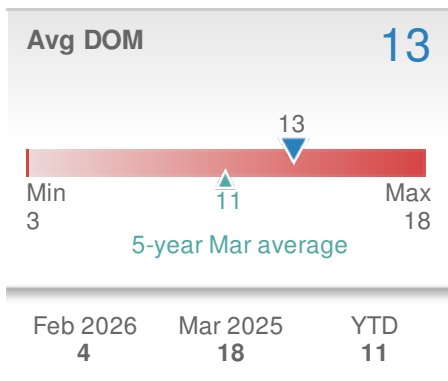
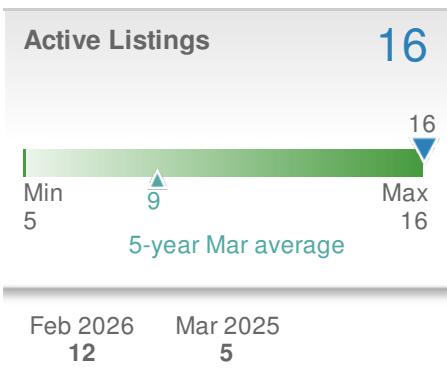
Email: ldavis@tcsr.realtor



Summary

In Tredyffrin-Easttown (Chester, PA), the median sold price for Attached/Townhouse properties for March was \$630,000, representing an increase of 1.6% compared to last month and an increase of 37.3% from Mar 2025. The average days on market for units sold in March was 13 days, 23% above the 5-year March average of 11 days. There was a 36.4% month over month decrease in new contract activity with 7 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from February) with 13; and a 33.3% increase in supply to 16 active units.

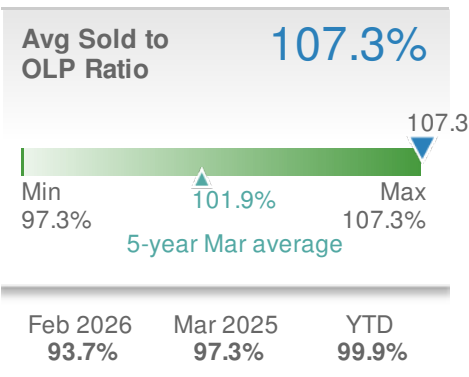
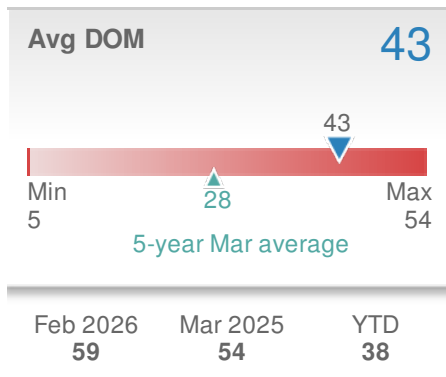
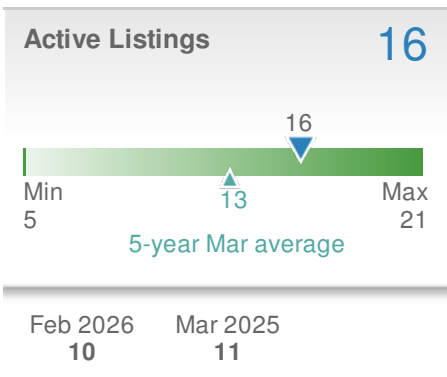
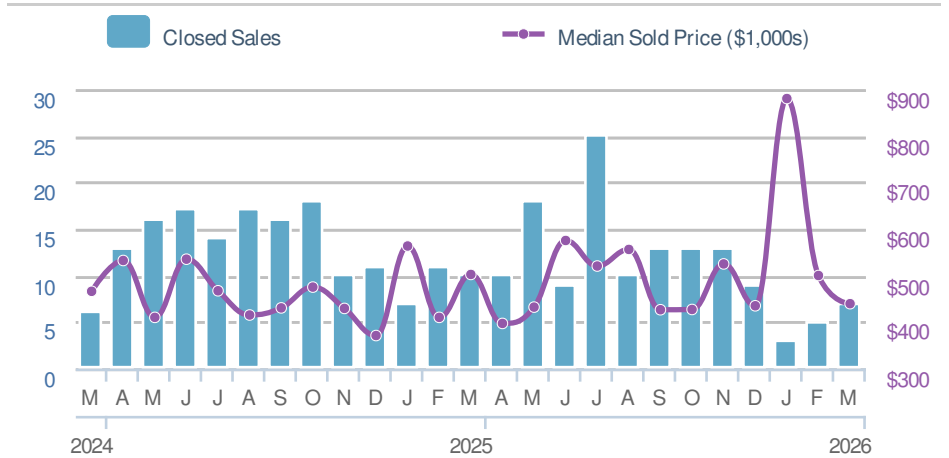
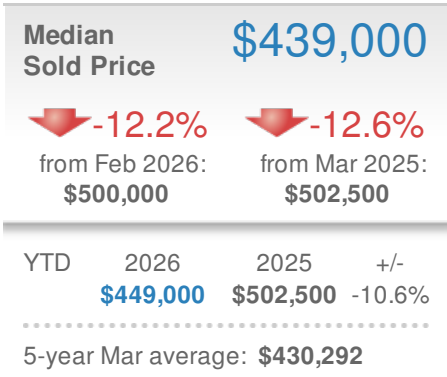
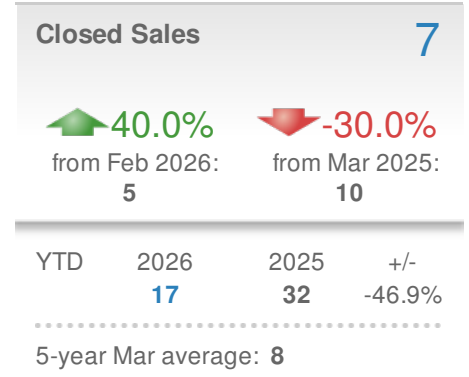
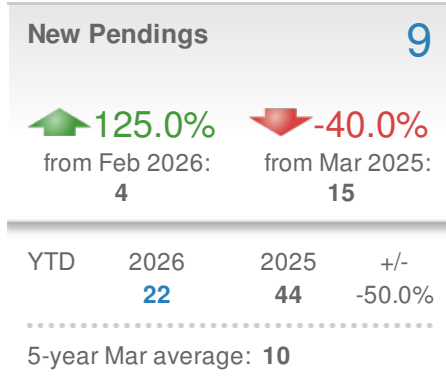
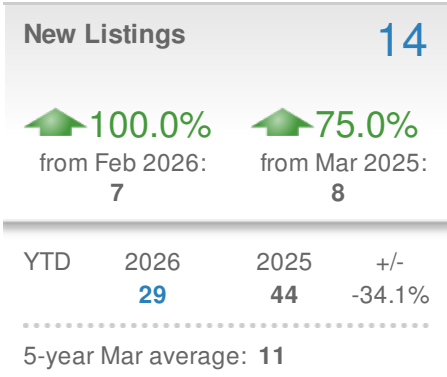
This activity resulted in a Contract Ratio of 0.81 pendings per active listing, down from 1.08 in February and a decrease from 2.80 in March 2025. The Contract Ratio is 63% lower than the 5-year March average of 2.18. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



March 2026

Twin Valley (Chester, PA)

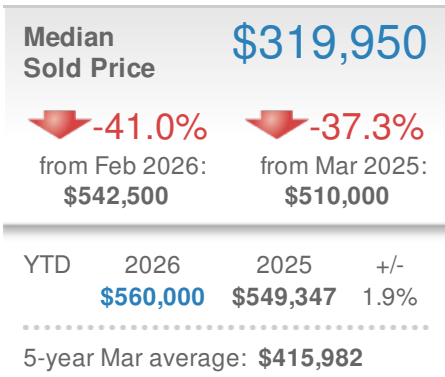
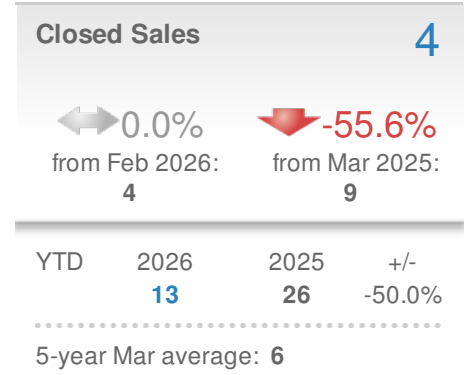
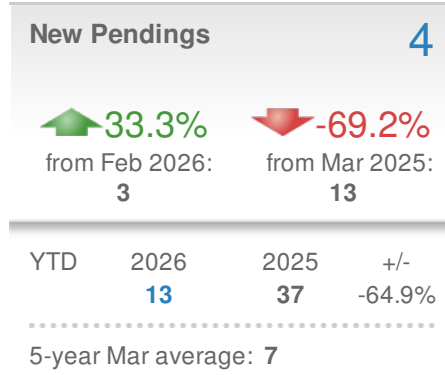
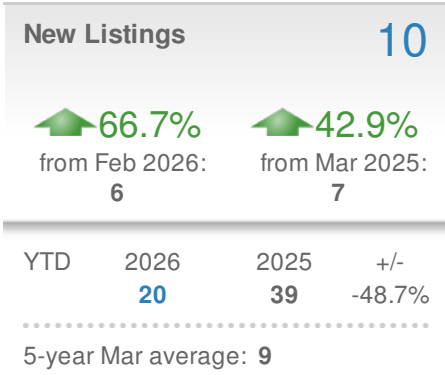
Email: ldavis@tcsr.realtor



March 2026

Twin Valley (Chester, PA) - Detached

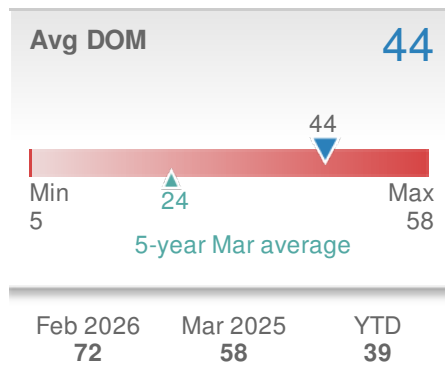
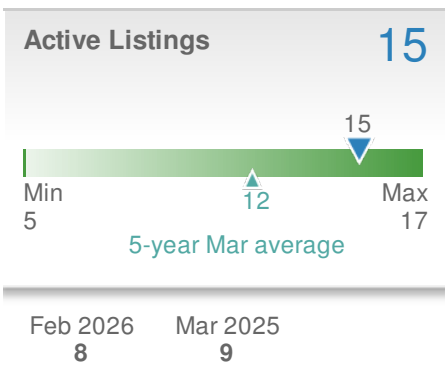
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Twin Valley (Chester, PA), the median sold price for Detached properties for March was \$319,950, representing a decrease of 41% compared to last month and a decrease of 37.3% from Mar 2025. The average days on market for units sold in March was 44 days, 80% above the 5-year March average of 24 days. There was a 33.3% month over month increase in new contract activity with 4 New Pendings; a 14.3% MoM decrease in All Pendings (new contracts + contracts carried over from February) to 6; and an 87.5% increase in supply to 15 active units.

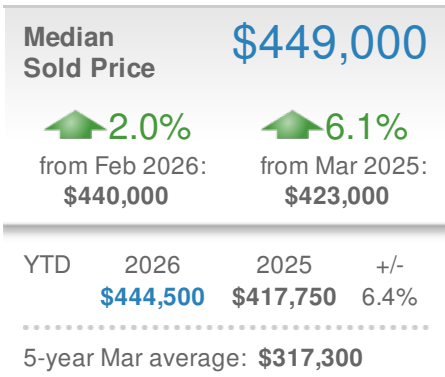
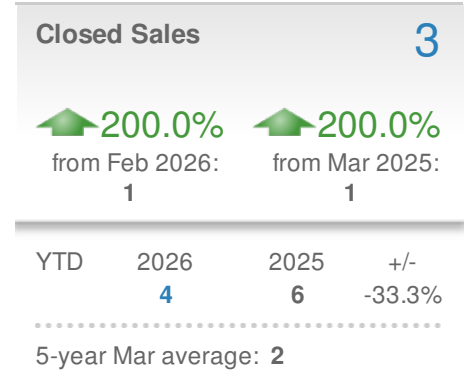
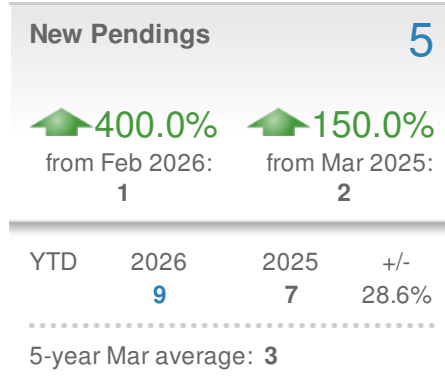
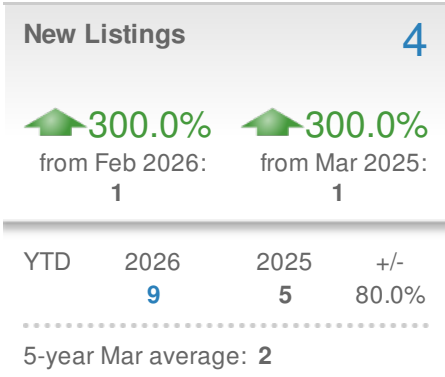
This activity resulted in a Contract Ratio of 0.40 pendings per active listing, down from 0.88 in February and a decrease from 4.89 in March 2025. The Contract Ratio is 80% lower than the 5-year March average of 2.04. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



March 2026

Twin Valley (Chester, PA) - Attached

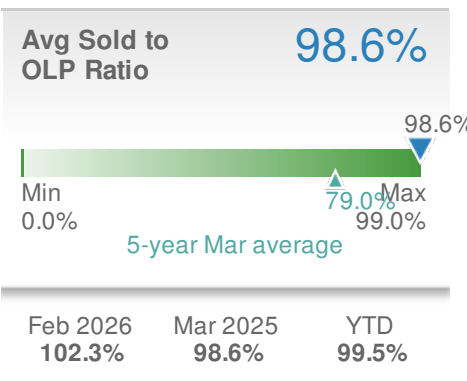
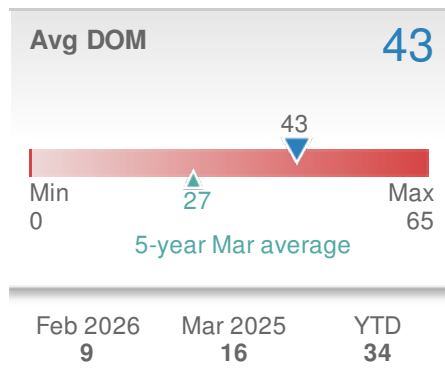
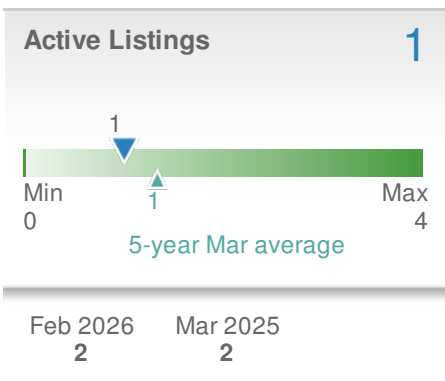
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Twin Valley (Chester, PA), the median sold price for Attached properties for March was \$449,000, representing an increase of 2% compared to last month and an increase of 6.1% from Mar 2025. The average days on market for units sold in March was 43 days, 57% above the 5-year March average of 27 days. There was a 400% month over month increase in new contract activity with 5 New Pendings; a 66.7% MoM increase in All Pendings (new contracts + contracts carried over from February) to 5; and a 50% decrease in supply to 1 active units.

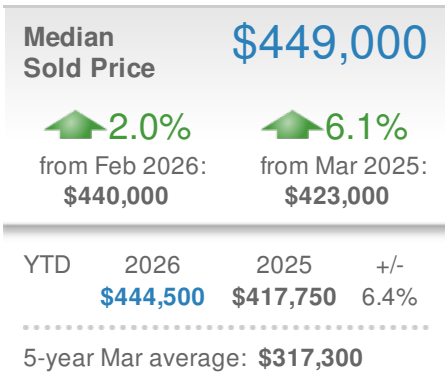
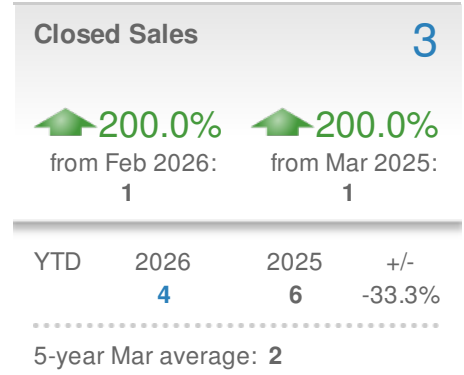
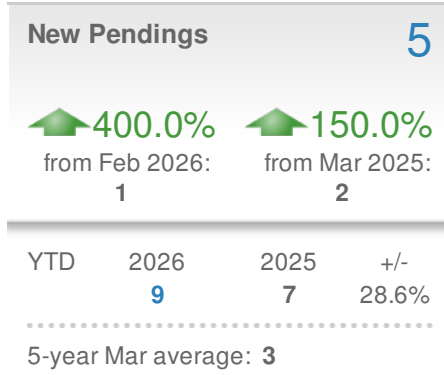
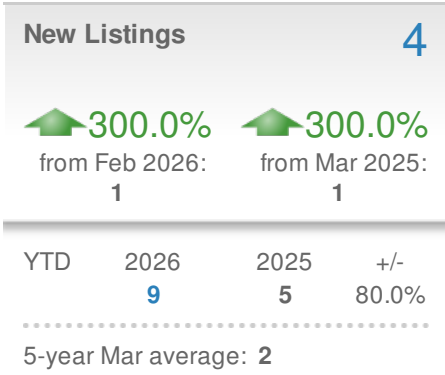
This activity resulted in a Contract Ratio of 5.00 pendings per active listing, up from 1.50 in February and an increase from 1.00 in March 2025. The Contract Ratio is 257% higher than the 5-year March average of 1.40. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



March 2026

Twin Valley (Chester, PA) - Attached/Townhouse

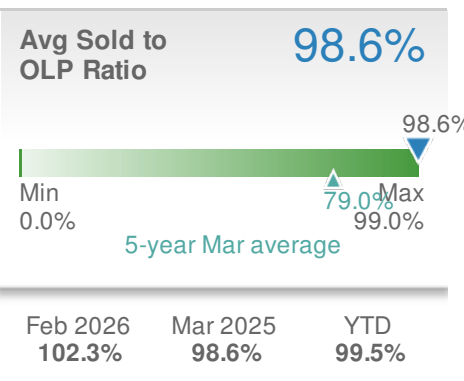
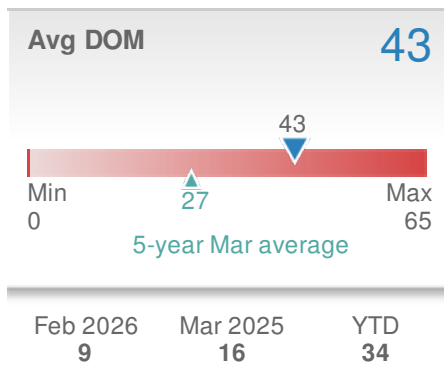
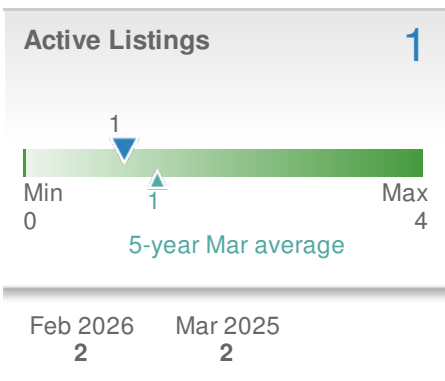
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Twin Valley (Chester, PA), the median sold price for Attached/Townhouse properties for March was \$449,000, representing an increase of 2% compared to last month and an increase of 6.1% from Mar 2025. The average days on market for units sold in March was 43 days, 57% above the 5-year March average of 27 days. There was a 400% month over month increase in new contract activity with 5 New Pendings; a 66.7% MoM increase in All Pendings (new contracts + contracts carried over from February) to 5; and a 50% decrease in supply to 1 active units.

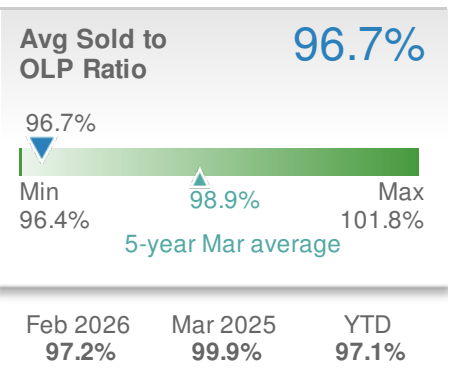
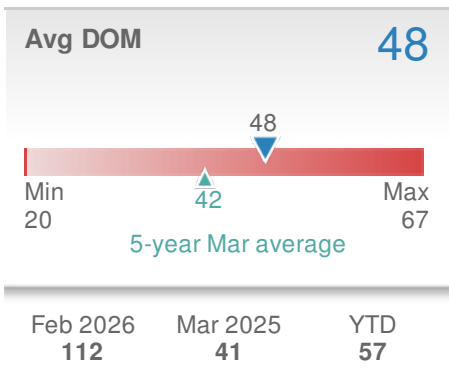
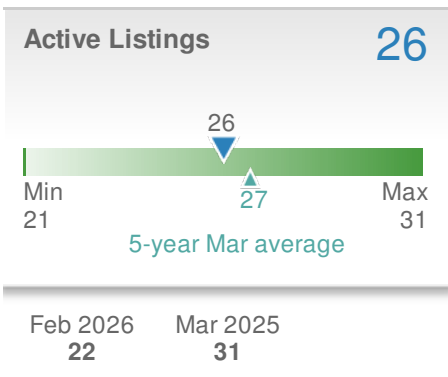
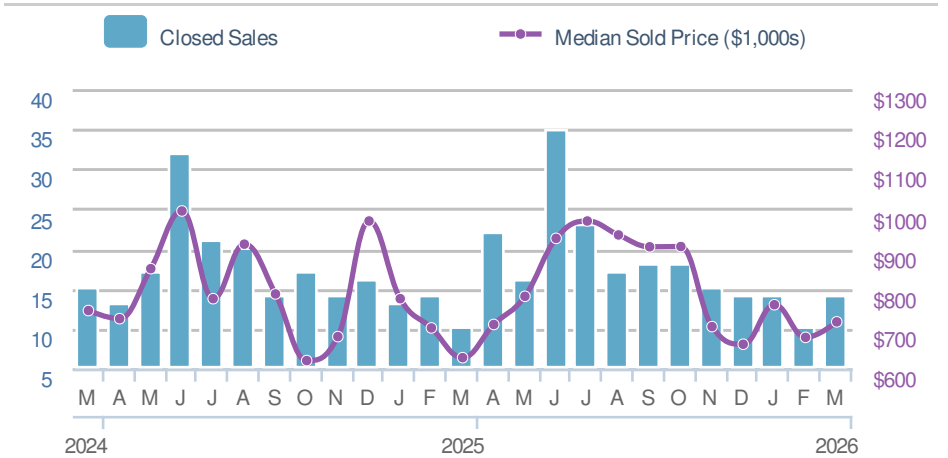
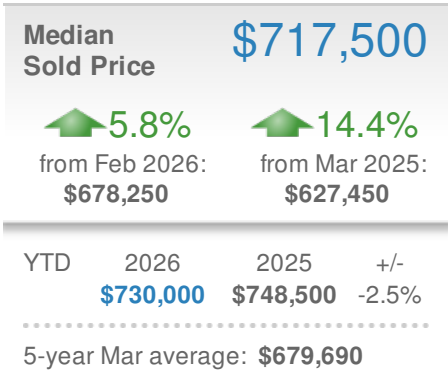
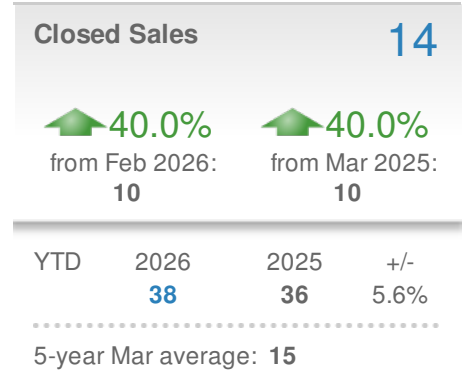
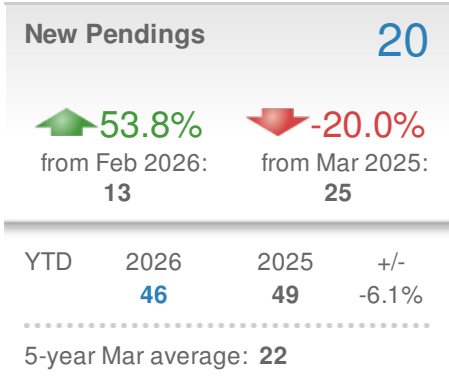
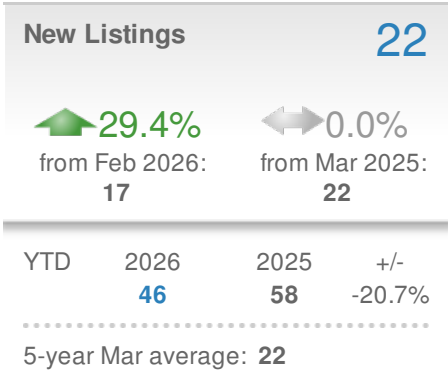
This activity resulted in a Contract Ratio of 5.00 pendings per active listing, up from 1.50 in February and an increase from 1.00 in March 2025. The Contract Ratio is 257% higher than the 5-year March average of 1.40. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



March 2026

Unionville-Chadds Ford (Chester, PA)

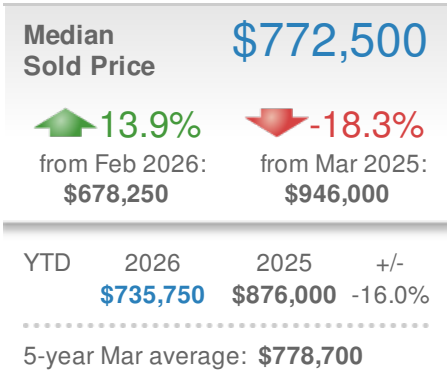
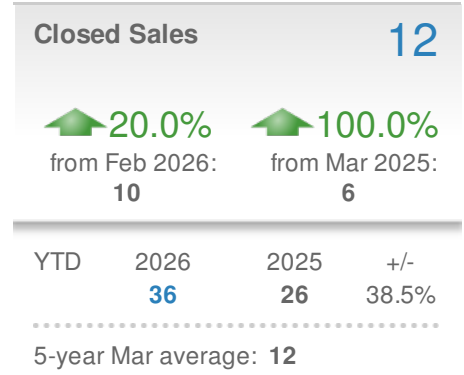
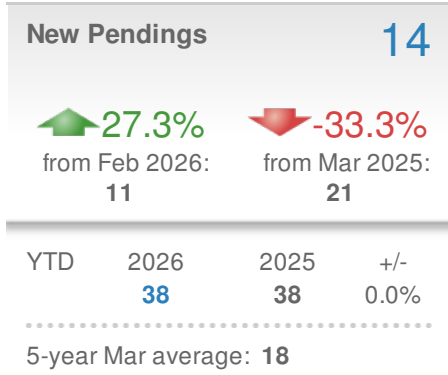
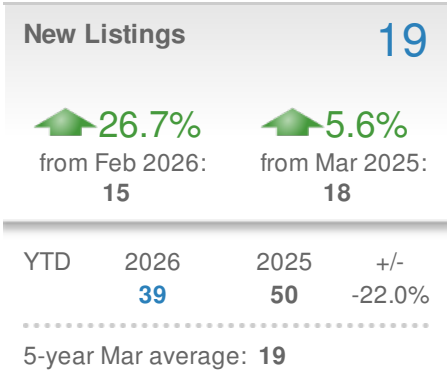
Email: ldavis@tcsr.realtor



March 2026

Unionville-Chadds Ford (Chester, PA) - Detached

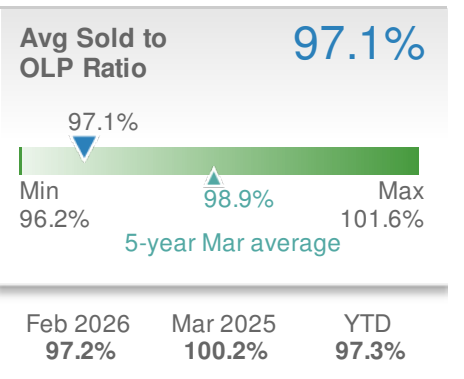
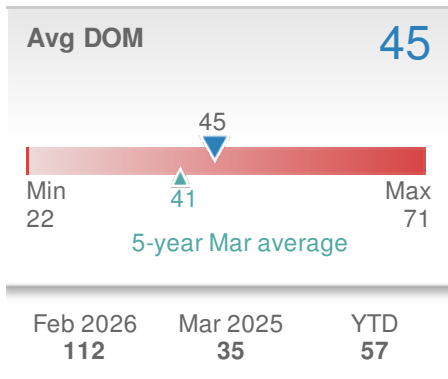
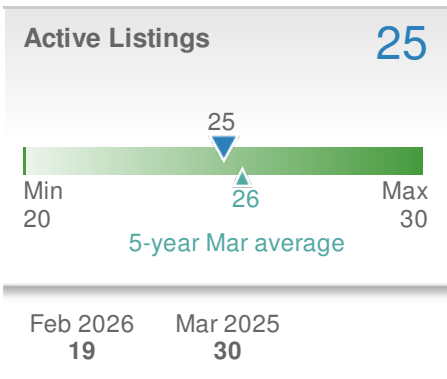
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Unionville-Chadds Ford (Chester, PA), the median sold price for Detached properties for March was \$772,500, representing an increase of 13.9% compared to last month and a decrease of 18.3% from Mar 2025. The average days on market for units sold in March was 45 days, 9% above the 5-year March average of 41 days. There was a 27.3% month over month increase in new contract activity with 14 New Pendings; an 11.8% MoM increase in All Pendings (new contracts + contracts carried over from February) to 19; and a 31.6% increase in supply to 25 active units.

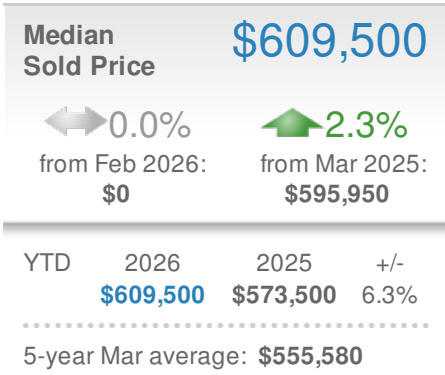
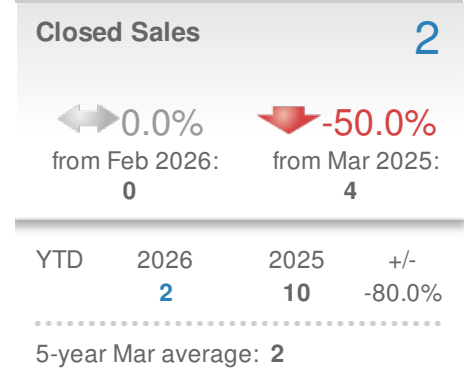
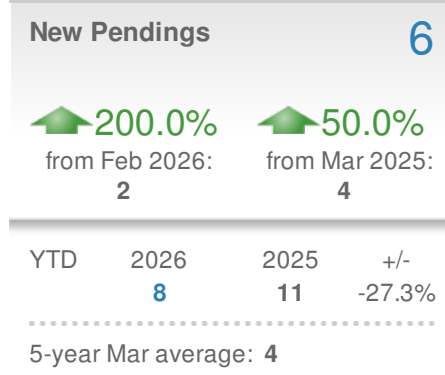
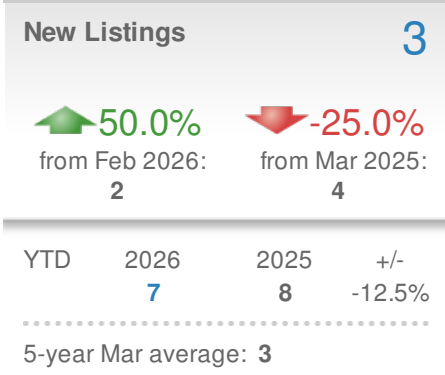
This activity resulted in a Contract Ratio of 0.76 pendings per active listing, down from 0.89 in February and a decrease from 0.93 in March 2025. The Contract Ratio is 31% lower than the 5-year March average of 1.09. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



March 2026

Unionville-Chadds Ford (Chester, PA) - Attached

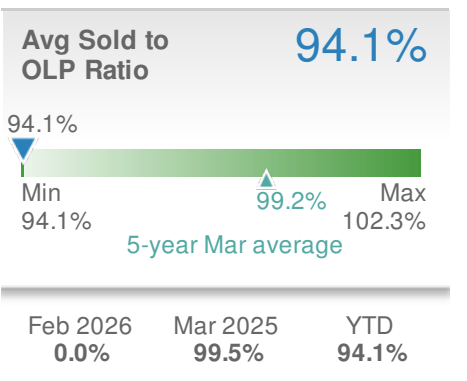
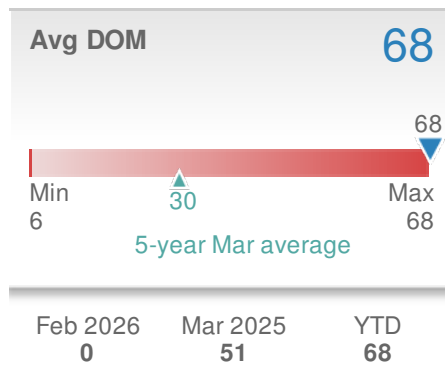
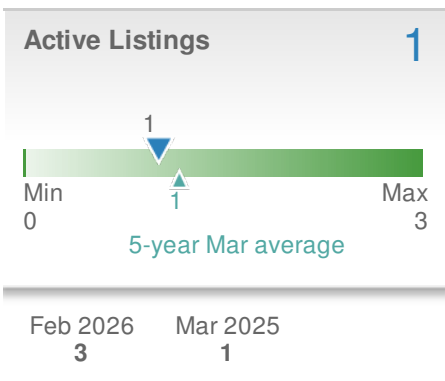
Tri-County Suburban REALTORS
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Summary

In Unionville-Chadds Ford (Chester, PA), the median sold price for Attached properties for March was \$609,500, representing an increase of 0% compared to last month and an increase of 2.3% from Mar 2025. The average days on market for units sold in March was 68 days, 125% above the 5-year March average of 30 days. There was a 200% month over month increase in new contract activity with 6 New Pendings; a 200% MoM increase in All Pendings (new contracts + contracts carried over from February) to 6; and a 66.7% decrease in supply to 1 active units.

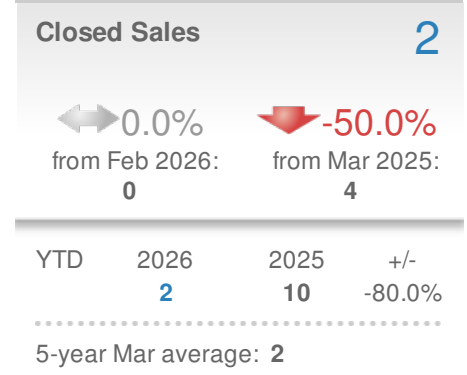
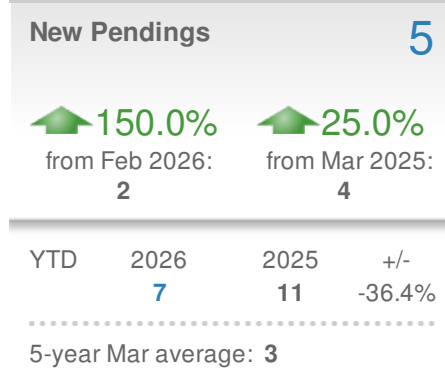
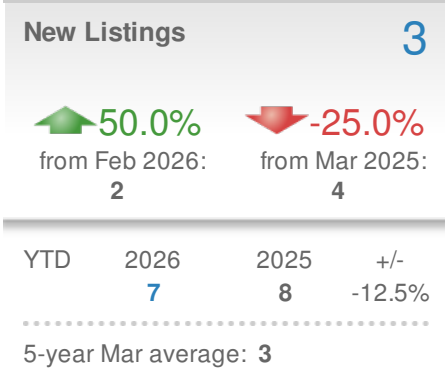
This activity resulted in a Contract Ratio of 6.00 pendings per active listing, up from 0.67 in February and an increase from 4.00 in March 2025. The Contract Ratio is 80% higher than the 5-year March average of 3.33. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



March 2026

Unionville-Chadds Ford (Chester, PA) - Attached/Townhouse

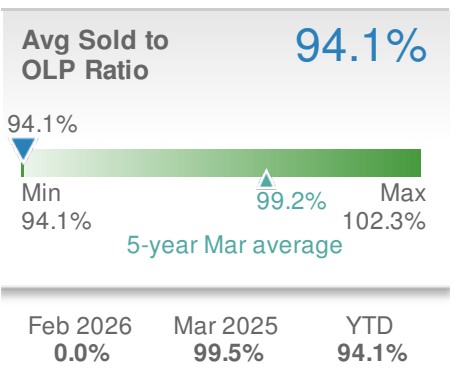
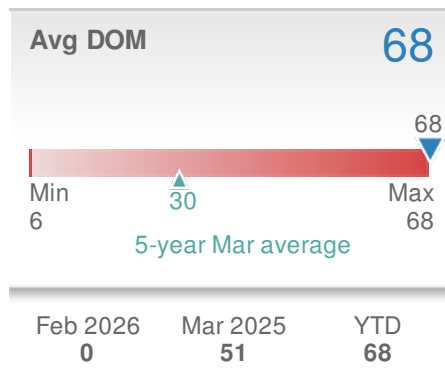
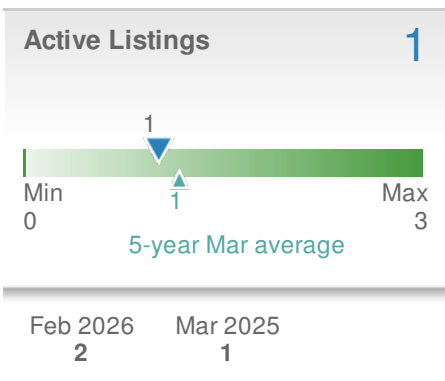
Delaware County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Unionville-Chadds Ford (Chester, PA), the median sold price for Attached/Townhouse properties for March was \$609,500, representing an increase of 0% compared to last month and an increase of 2.3% from Mar 2025. The average days on market for units sold in March was 68 days, 125% above the 5-year March average of 30 days. There was a 150% month over month increase in new contract activity with 5 New Pendings; a 150% MoM increase in All Pendings (new contracts + contracts carried over from February) to 5; and a 50% decrease in supply to 1 active units.

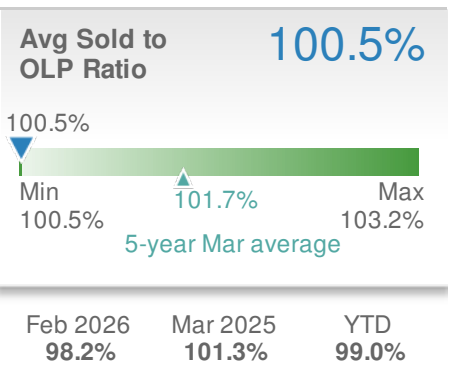
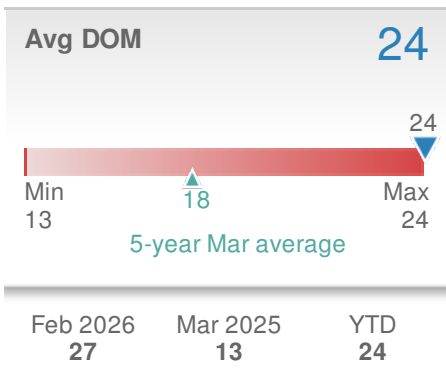
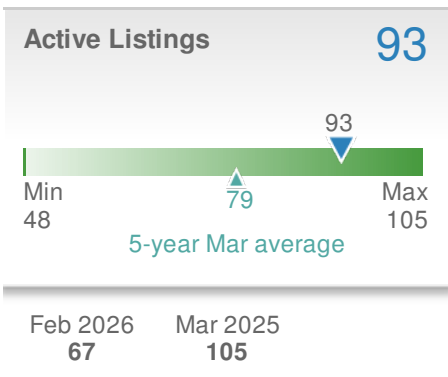
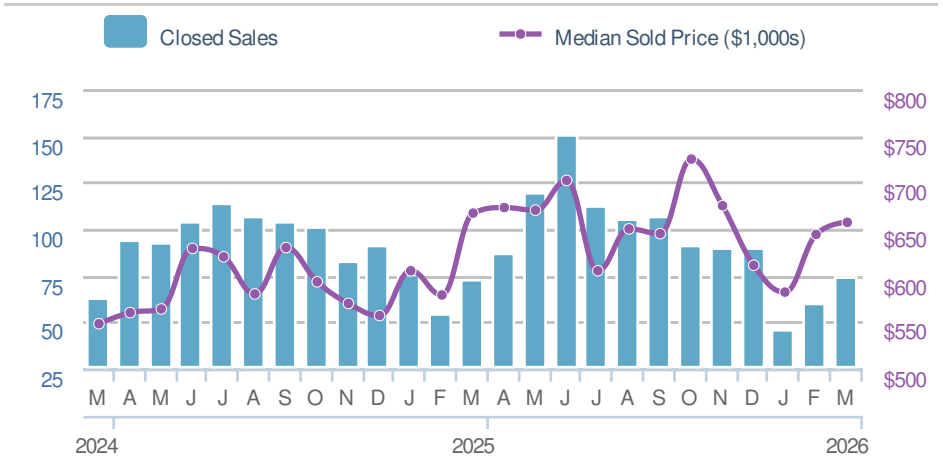
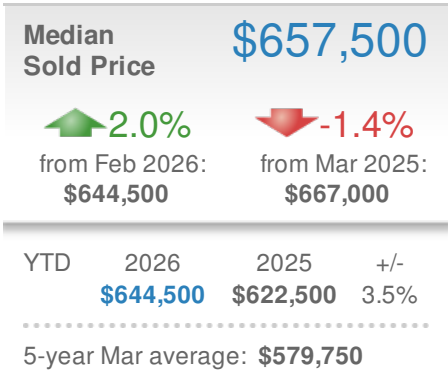
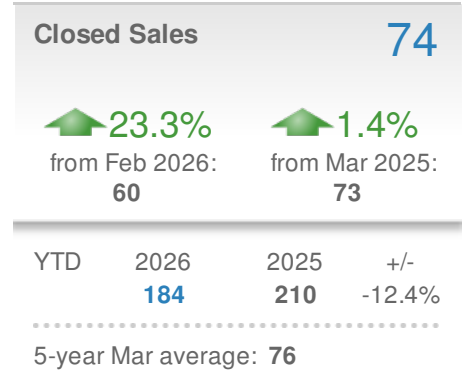
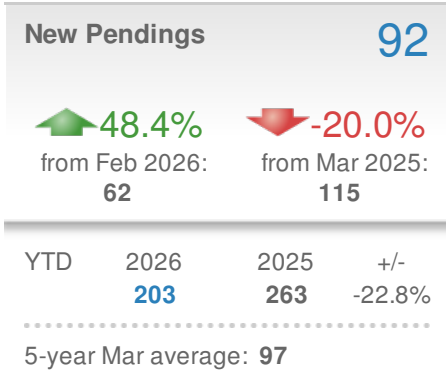
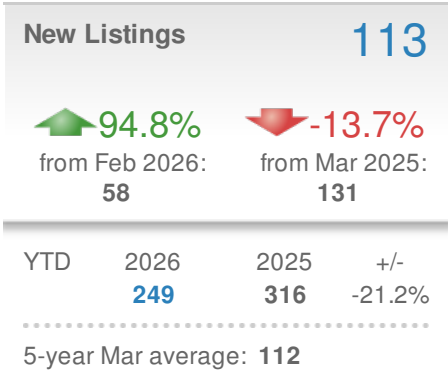
This activity resulted in a Contract Ratio of 5.00 pendings per active listing, up from 1.00 in February and an increase from 4.00 in March 2025. The Contract Ratio is 60% higher than the 5-year March average of 3.13. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



March 2026

West Chester Area (Chester, PA)

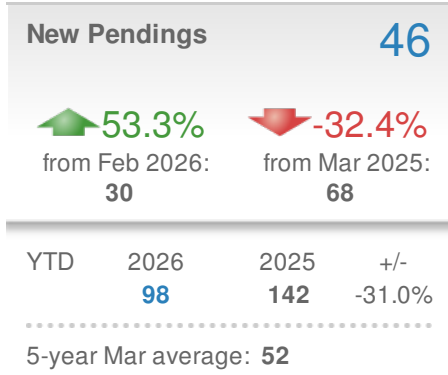
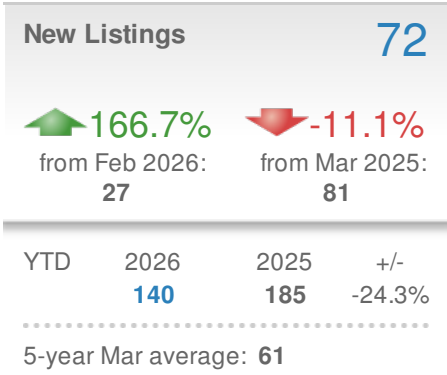
Email: ldavis@tcsr.realtor



March 2026

West Chester Area (Chester, PA) - Detached

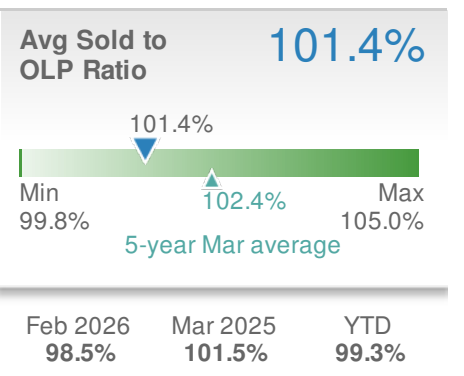
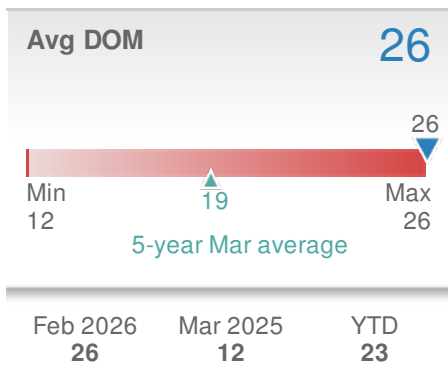
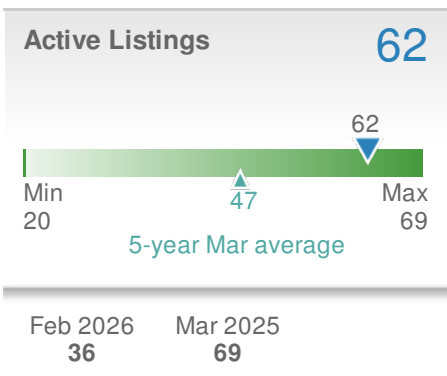
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In West Chester Area (Chester, PA), the median sold price for Detached properties for March was \$880,000, representing an increase of 6% compared to last month and an increase of 4.6% from Mar 2025. The average days on market for units sold in March was 26 days, 40% above the 5-year March average of 19 days. There was a 53.3% month over month increase in new contract activity with 46 New Pendings; a 2.7% MoM decrease in All Pendings (new contracts + contracts carried over from February) to 73; and a 72.2% increase in supply to 62 active units.

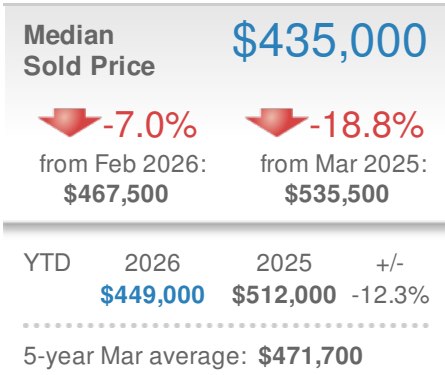
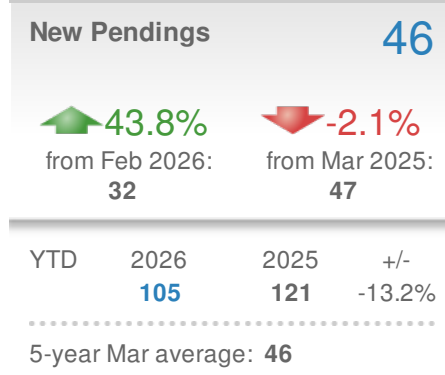
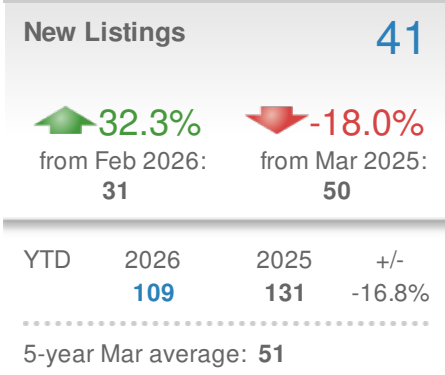
This activity resulted in a Contract Ratio of 1.18 pendings per active listing, down from 2.08 in February and a decrease from 2.28 in March 2025. The Contract Ratio is 57% lower than the 5-year March average of 2.71. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



March 2026

West Chester Area (Chester, PA) - Attached

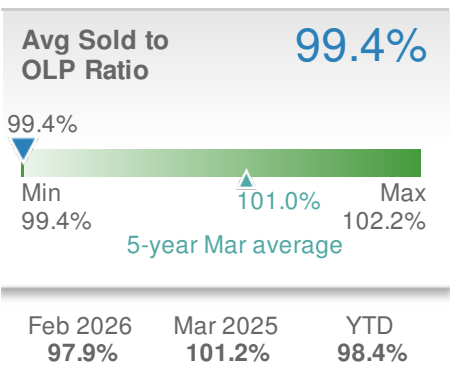
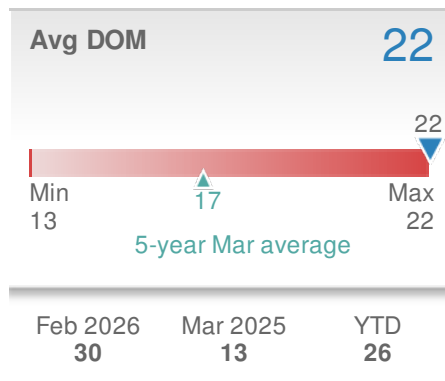
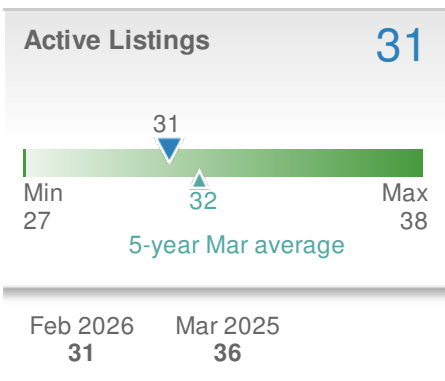
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In West Chester Area (Chester, PA), the median sold price for Attached properties for March was \$435,000, representing a decrease of 7% compared to last month and a decrease of 18.8% from Mar 2025. The average days on market for units sold in March was 22 days, 29% above the 5-year March average of 17 days. There was a 43.8% month over month increase in new contract activity with 46 New Pendings; a 33.3% MoM increase in All Pendings (new contracts + contracts carried over from February) to 52; and no change in supply with 31 active units.

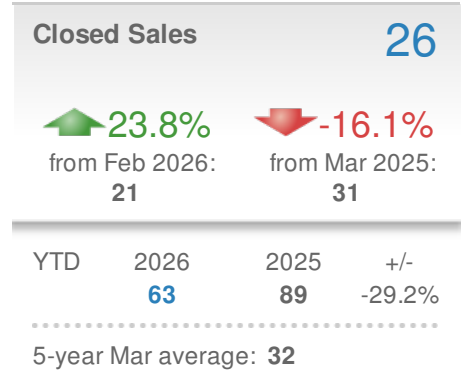
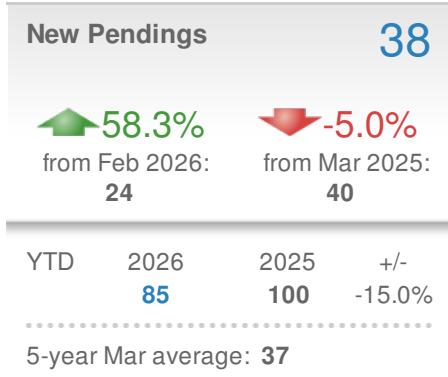
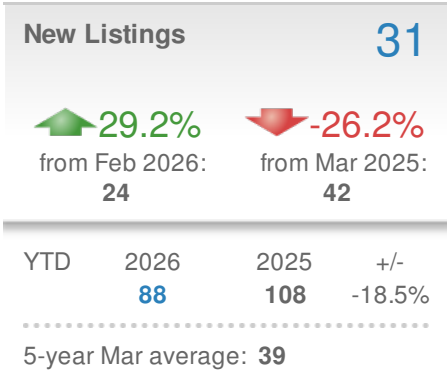
This activity resulted in a Contract Ratio of 1.68 pendings per active listing, up from 1.26 in February and a decrease from 1.75 in March 2025. The Contract Ratio is 34% lower than the 5-year March average of 2.54. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



March 2026

West Chester Area (Chester, PA) - Attached/Townhouse **Tri-County Suburban REALTORS**

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Summary

In West Chester Area (Chester, PA), the median sold price for Attached/Townhouse properties for March was \$455,000, representing a decrease of 9% compared to last month and a decrease of 17.3% from Mar 2025. The average days on market for units sold in March was 23 days, 19% above the 5-year March average of 19 days. There was a 58.3% month over month increase in new contract activity with 38 New Pendings; a 41.4% MoM increase in All Pendings (new contracts + contracts carried over from February) to 41; and an 8% decrease in supply to 23 active units.

This activity resulted in a Contract Ratio of 1.78 pendings per active listing, up from 1.16 in February and an increase from 1.64 in March 2025. The Contract Ratio is 29% lower than the 5-year March average of 2.50. 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.

