

March 2026

All Home Types
Detached
Attached
Attached/Townhouse

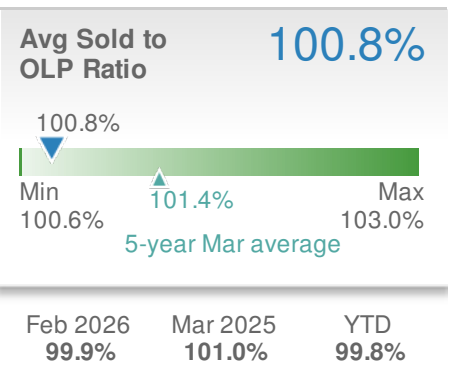
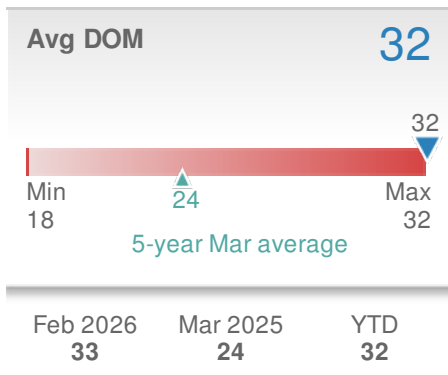
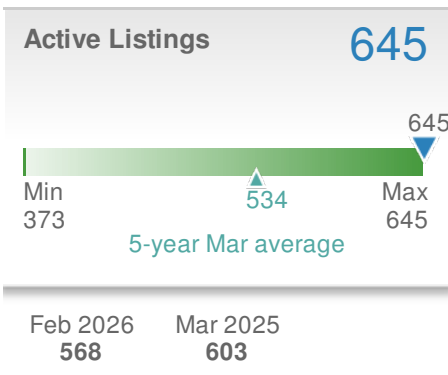
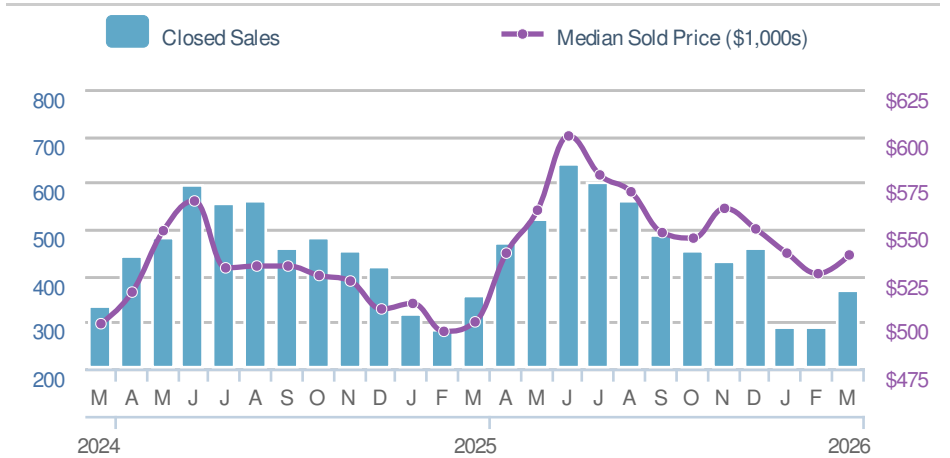
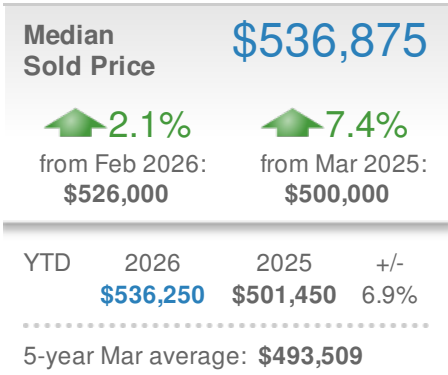
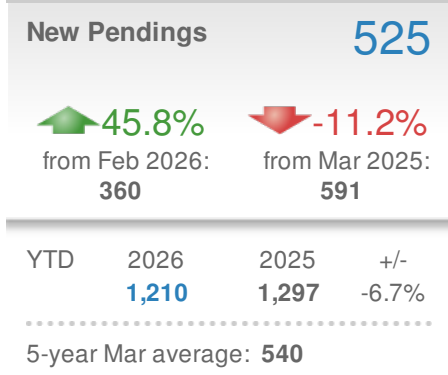
Local Market Insight

Chester County, PA

March 2026

Chester County, PA

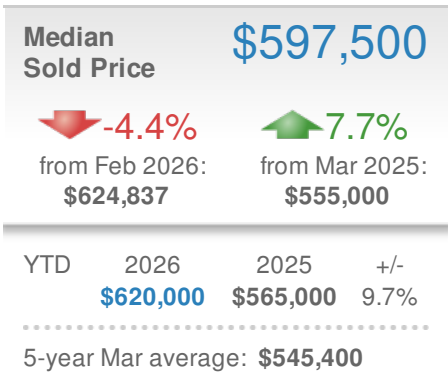
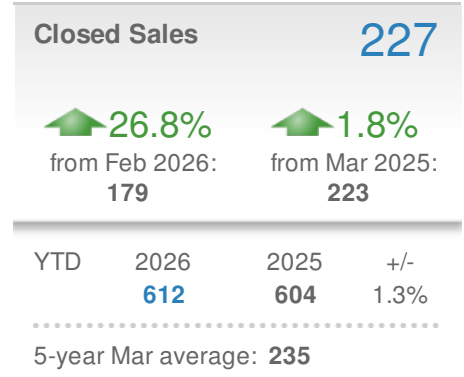
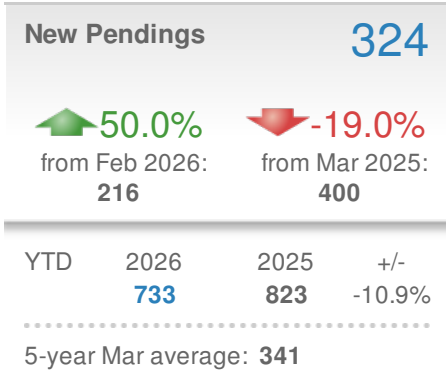
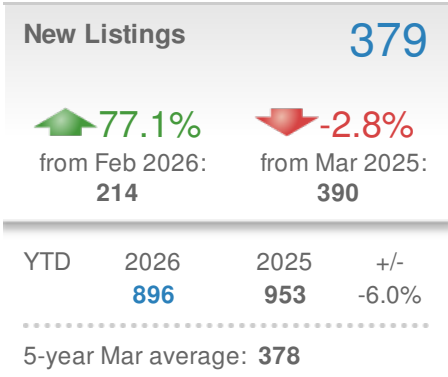
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March 2026

Chester County, PA - Detached

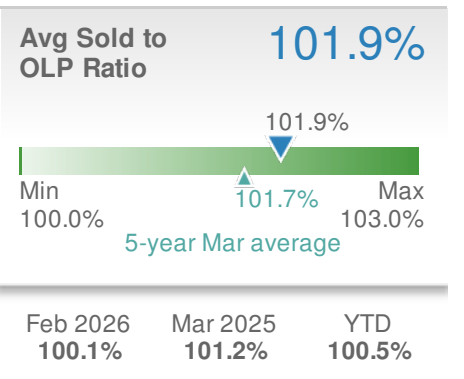
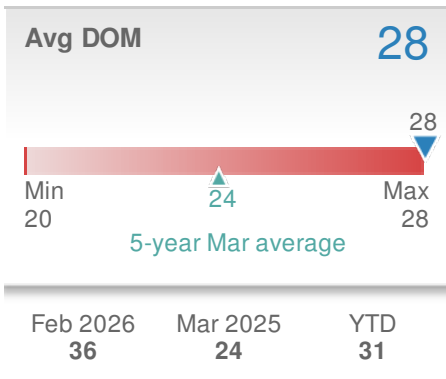
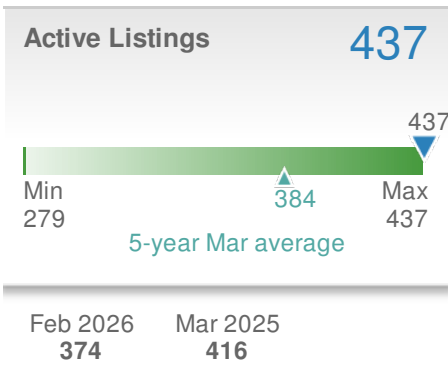
Tri-County Suburban REALTORS
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Summary

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.

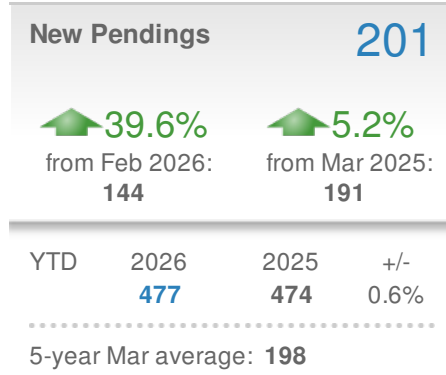
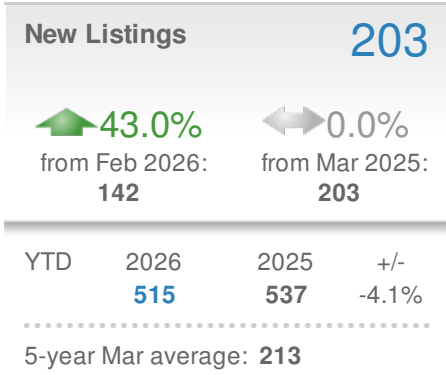
This activity resulted in a Contract Ratio of 1.15 pendings per active listing, up from 1.13 in February and a decrease from 1.62 in March 2025. The Contract Ratio is 28% lower than the 5-year March average of 1.59. A higher Contract Ratio signifies a relative increase in contract activity compared to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

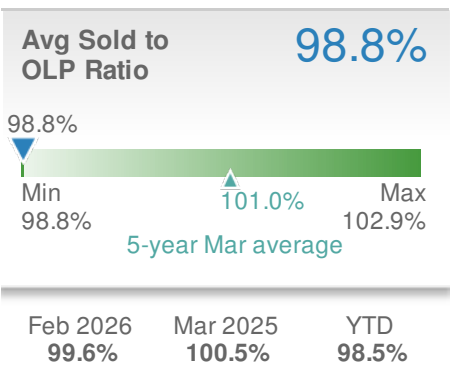
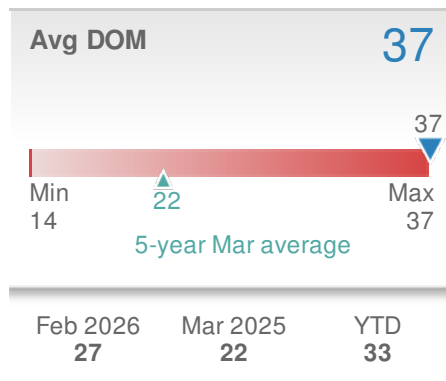
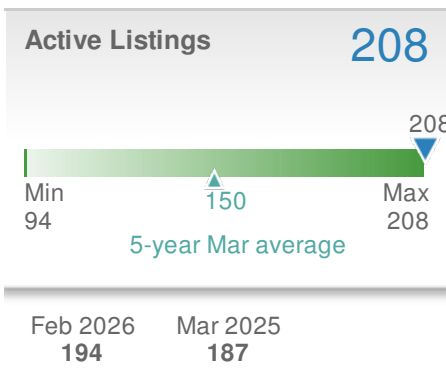
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Summary

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.

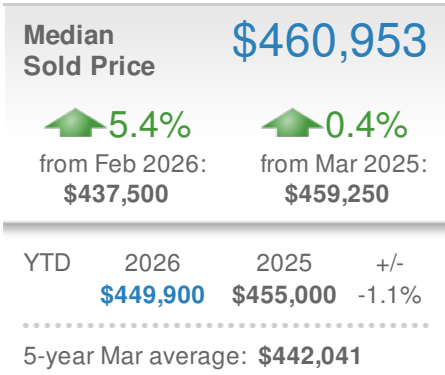
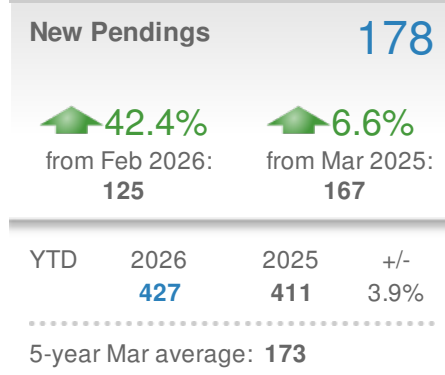
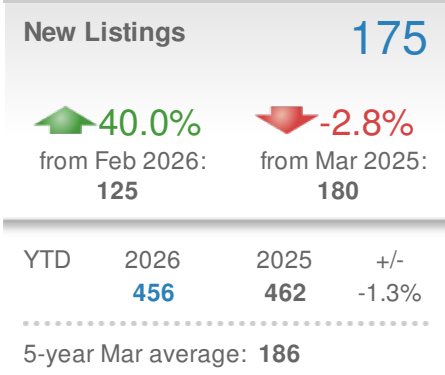
This activity resulted in a Contract Ratio of 1.38 pendings per active listing, up from 1.18 in February and a decrease from 1.55 in March 2025. The Contract Ratio is 48% lower than the 5-year March average of 2.65. A higher Contract Ratio signifies a relative increase in contract activity compared to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

