

# March 2026

All Home Types  
Detached  
Attached  
Attached/Townhouse

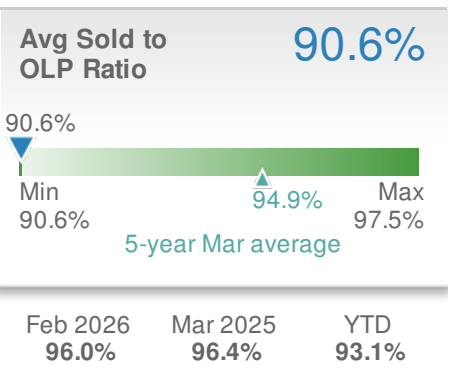
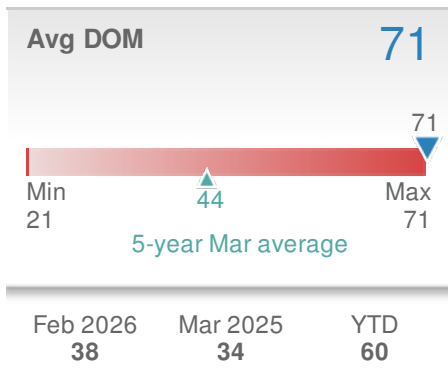
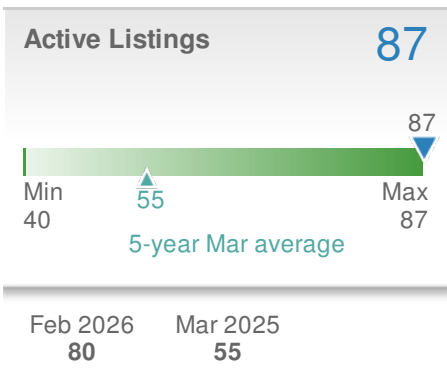
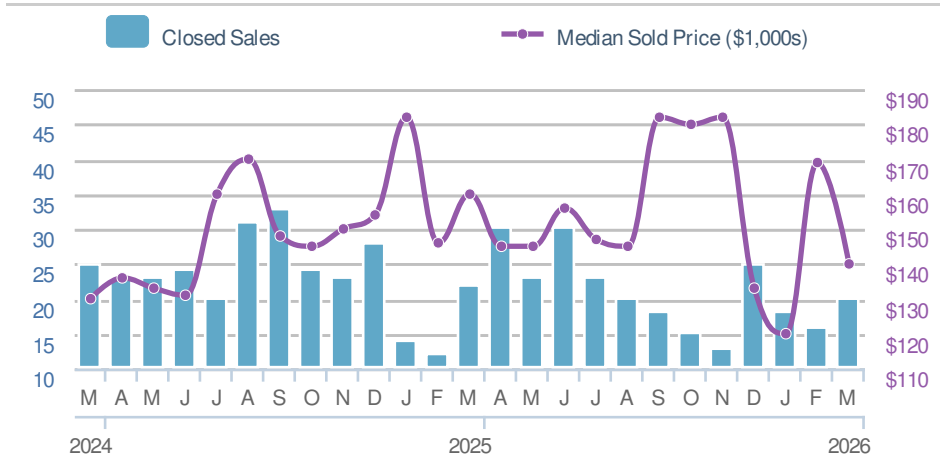
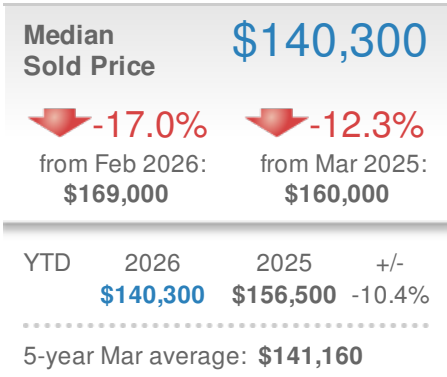
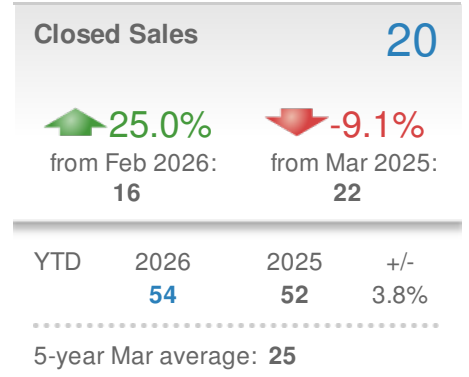
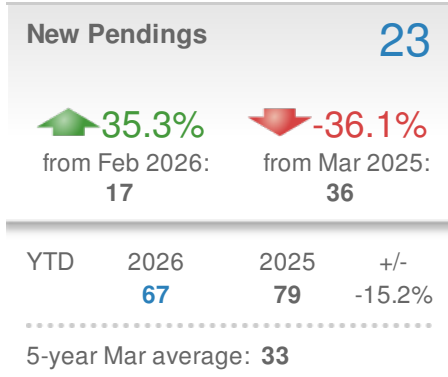
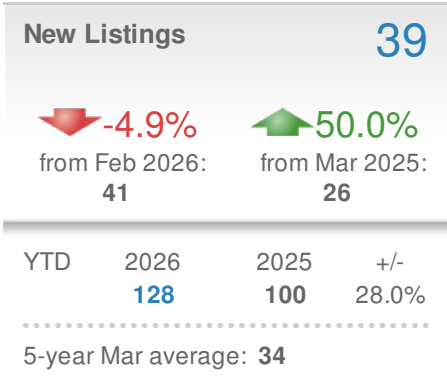
## Local Market Insight

### Chester-Upland (Delaware, PA)

**March 2026**

Chester-Upland (Delaware, PA)

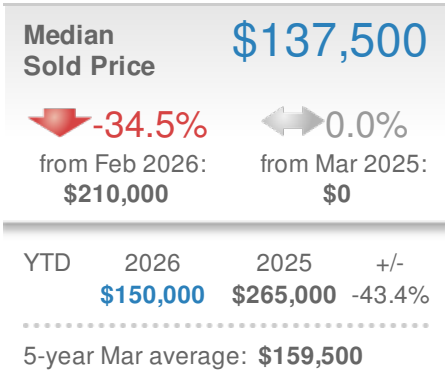
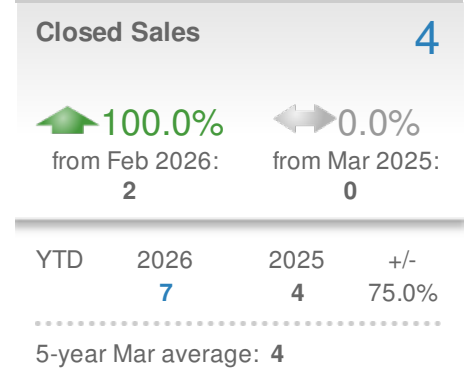
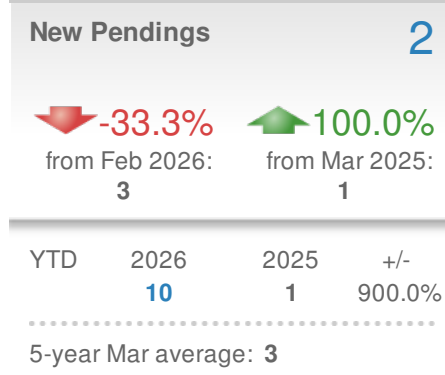
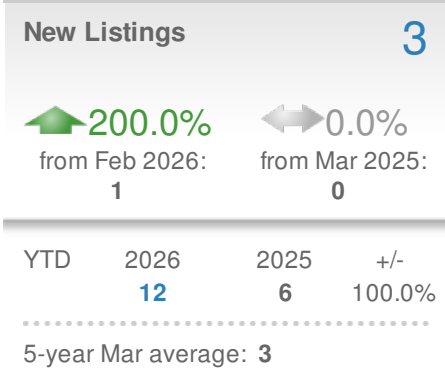
Email: ldavis@tcsr.realtor



**March 2026**

Chester-Upland (Delaware, PA) - Detached

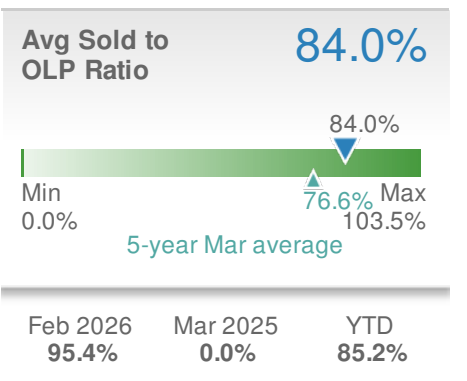
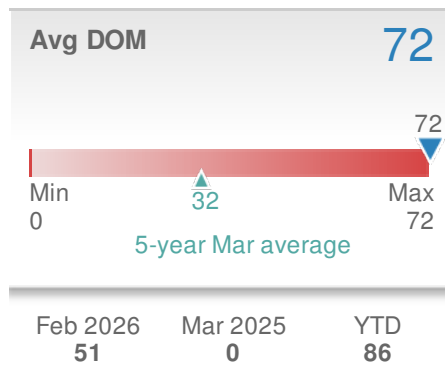
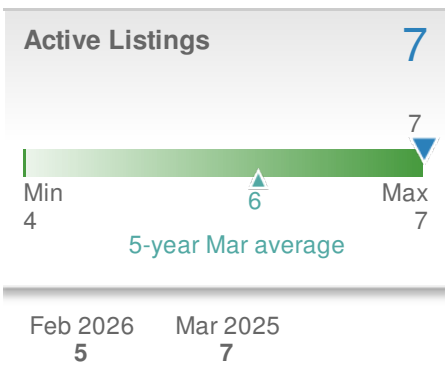
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Chester-Upland (Delaware, PA), the median sold price for Detached properties for March was \$137,500, representing a decrease of 34.5% compared to last month and an increase of 0% from Mar 2025. The average days on market for units sold in March was 72 days, 126% above the 5-year March average of 32 days. There was a 33.3% month over month decrease in new contract activity with 2 New Pendings; a 15.4% MoM decrease in All Pendings (new contracts + contracts carried over from February) to 11; and a 40% increase in supply to 7 active units.

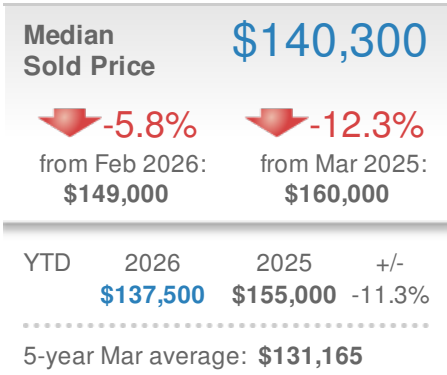
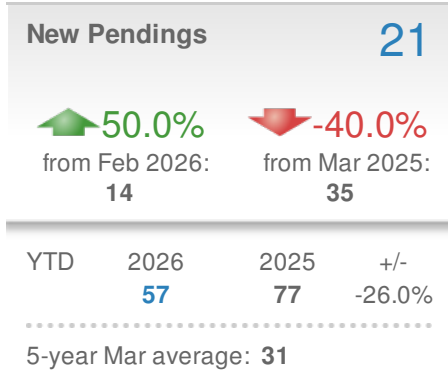
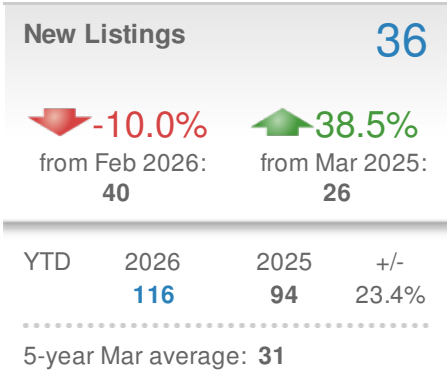
This activity resulted in a Contract Ratio of 1.57 pendings per active listing, down from 2.60 in February and an increase from 0.43 in March 2025. The Contract Ratio is 60% higher than the 5-year March average of 0.98. A higher Contract Ratio signifies a relative increase in contract activity compared 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-Upland (Delaware, PA) - Attached

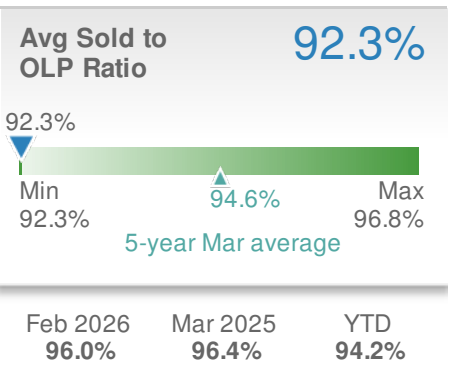
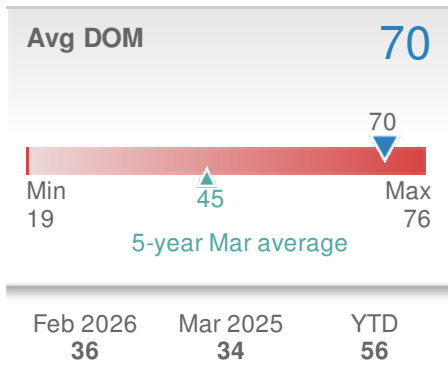
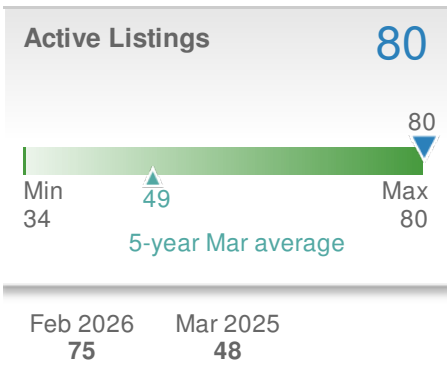
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**Summary**

In Chester-Upland (Delaware, PA), the median sold price for Attached properties for March was \$140,300, representing a decrease of 5.8% compared to last month and a decrease of 12.3% from Mar 2025. The average days on market for units sold in March was 70 days, 55% above the 5-year March average of 45 days. There was a 50% month over month increase in new contract activity with 21 New Pendings; a 6.1% MoM increase in All Pendings (new contracts + contracts carried over from February) to 35; and a 6.7% increase in supply to 80 active units.

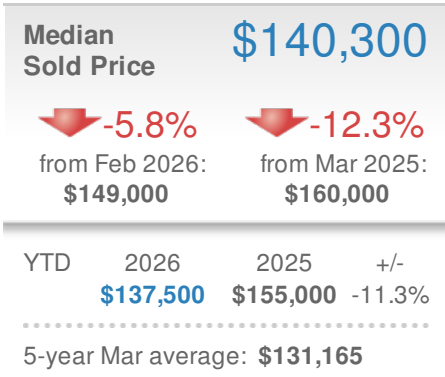
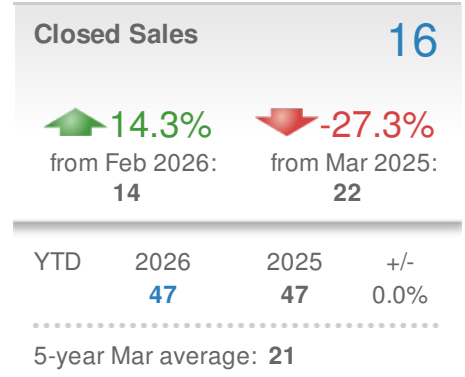
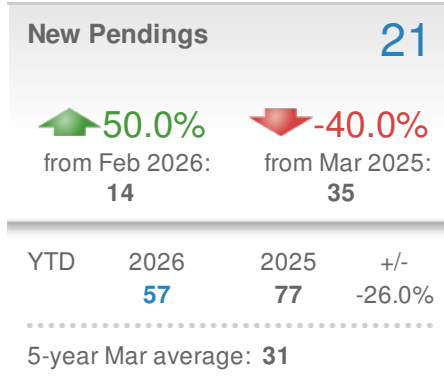
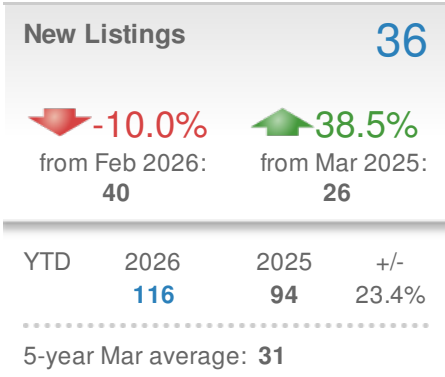
This activity resulted in a Contract Ratio of 0.44 pendings per active listing, no change from February and a decrease from 0.94 in March 2025. The Contract Ratio is 52% lower than the 5-year March average of 0.91. A higher Contract Ratio signifies a relative increase in contract activity compared to 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-Upland (Delaware, PA) - Attached/Townhouse

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**Summary**

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