

March 2026

All Home Types
Detached
Attached
Attached/Townhouse

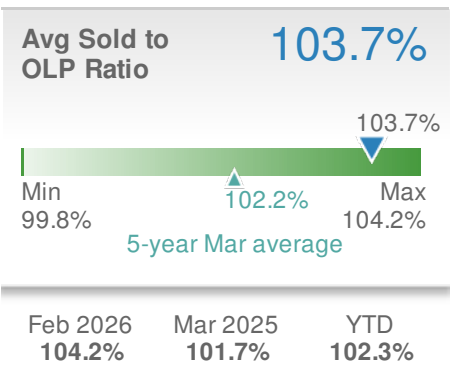
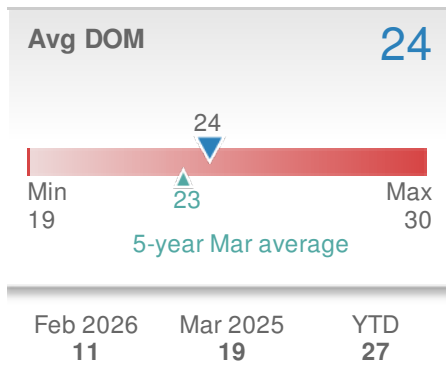
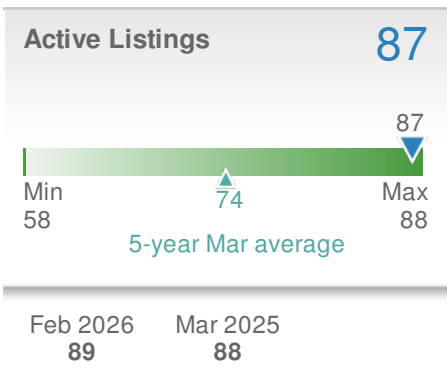
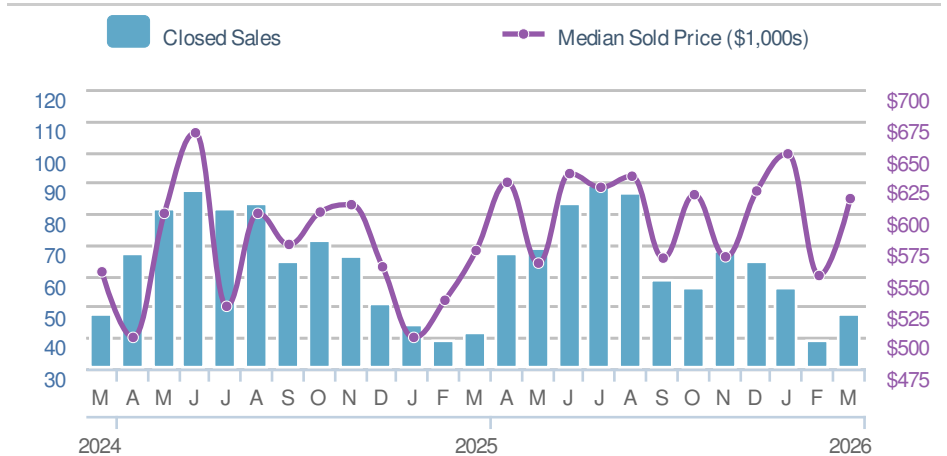
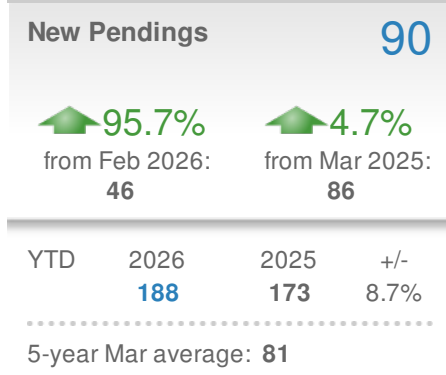
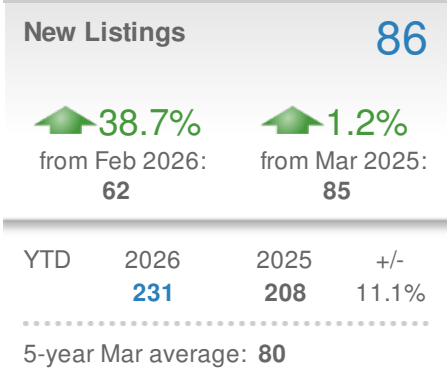
Local Market Insight

Downingtown Area (Chester, PA)

March 2026

Downingtown Area (Chester, PA)

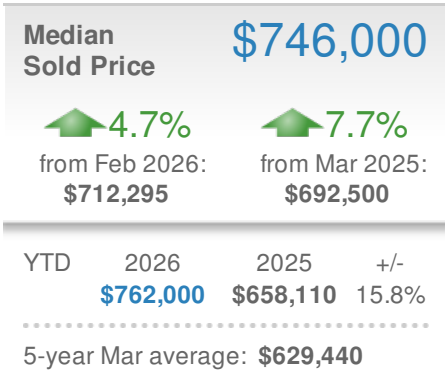
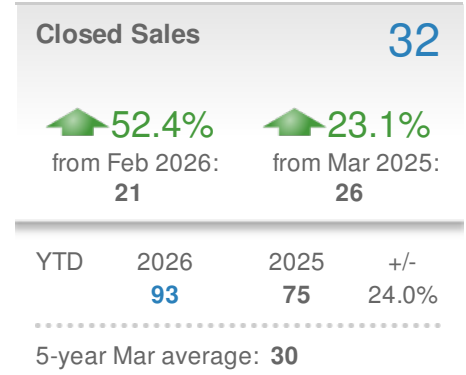
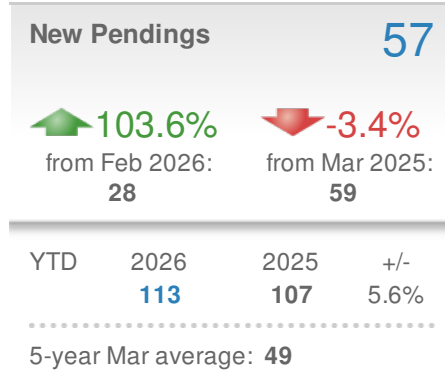
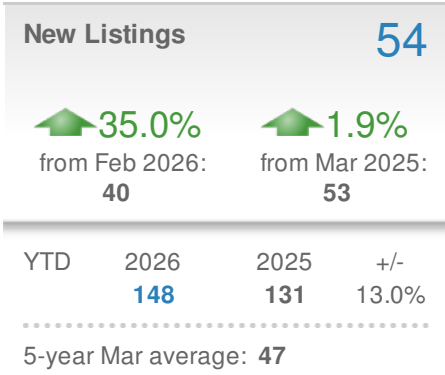
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March 2026

Downingtown Area (Chester, PA) - Detached

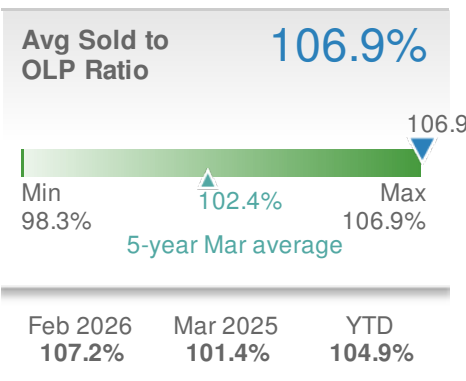
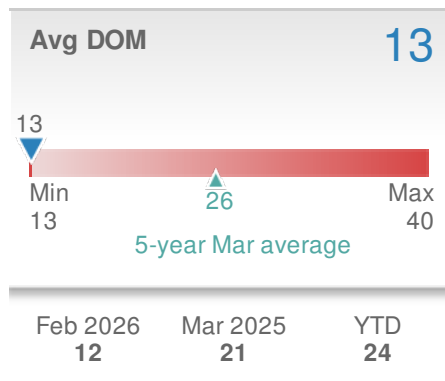
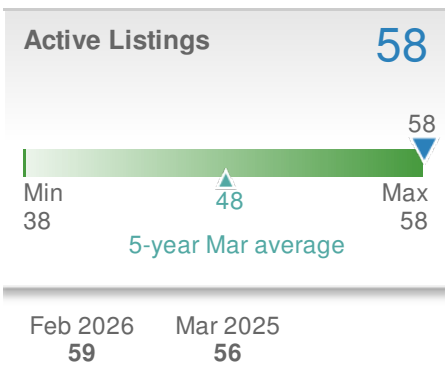
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Summary

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.

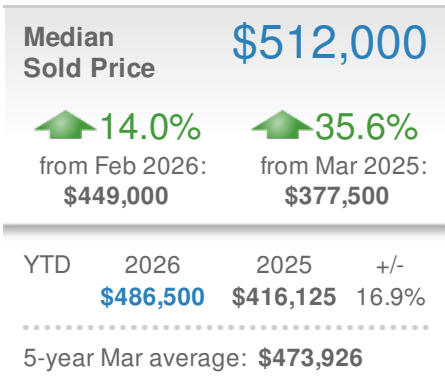
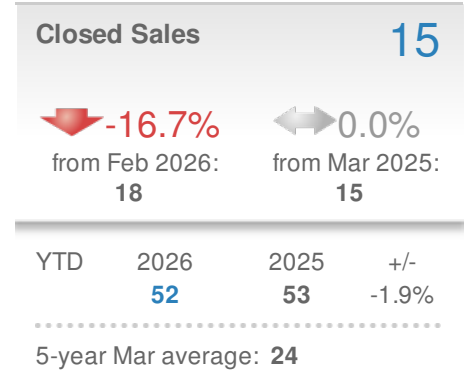
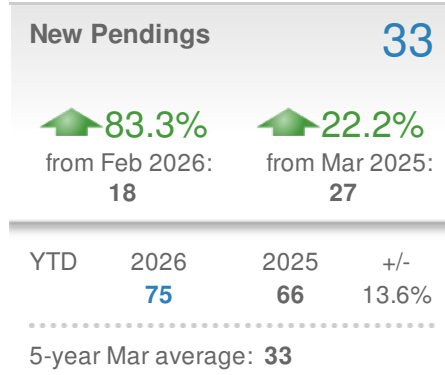
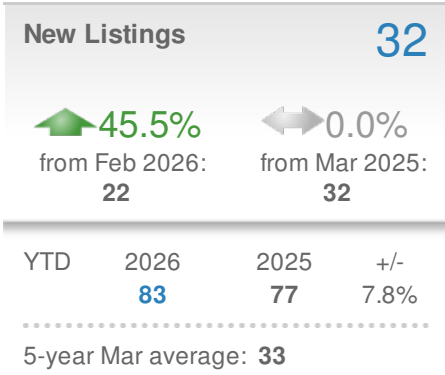
This activity resulted in a Contract Ratio of 1.93 pendings per active listing, up from 1.42 in February and an increase from 1.75 in March 2025. The Contract Ratio is 2% higher than the 5-year March average of 1.89. A higher Contract Ratio signifies a relative increase in contract activity compared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

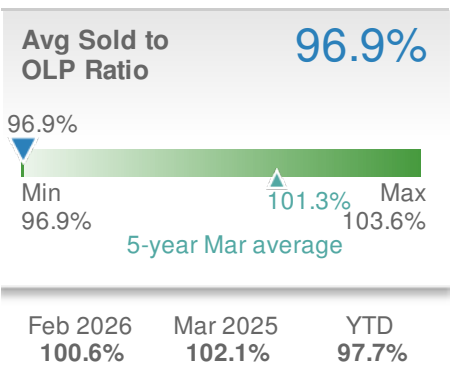
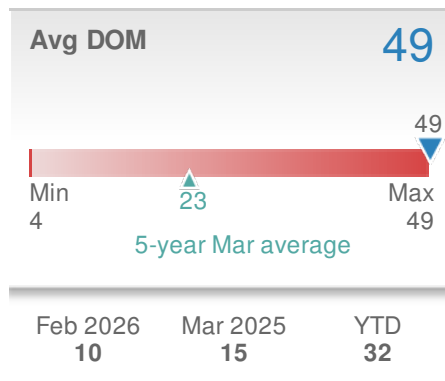
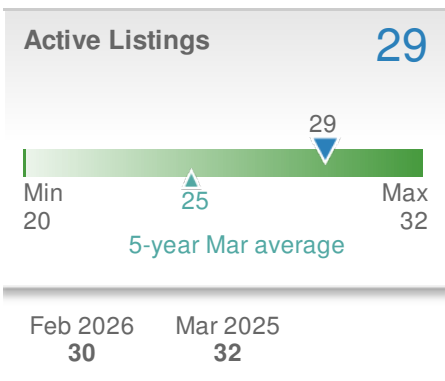
Tri-County Suburban REALTORS
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Summary

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.

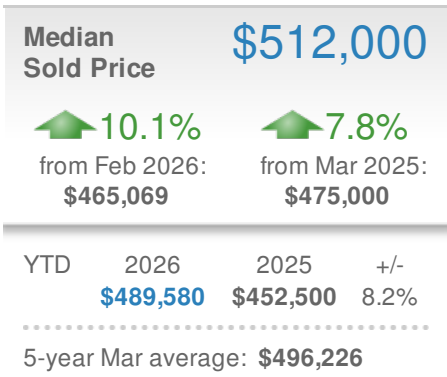
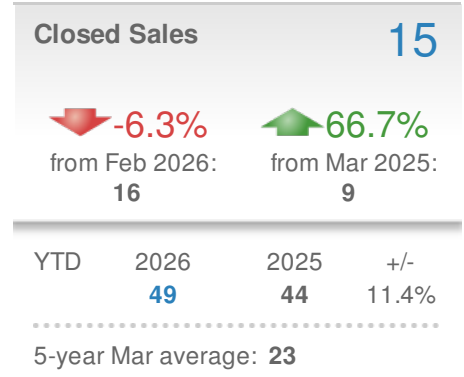
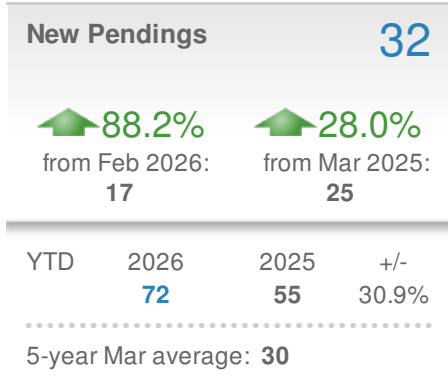
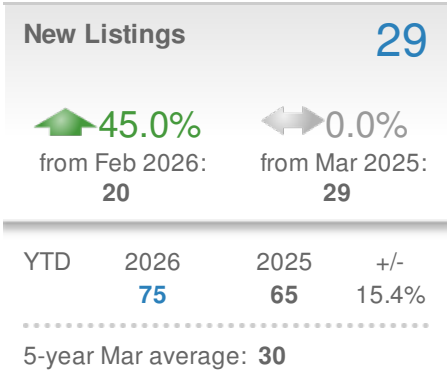
This activity resulted in a Contract Ratio of 1.83 pendings per active listing, up from 1.20 in February and an increase from 1.09 in March 2025. The Contract Ratio is 41% lower than the 5-year March average of 3.11. A higher Contract Ratio signifies a relative increase in contract activity compared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



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

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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.

