

# March 2026

All Home Types  
Detached  
Attached  
Attached/Townhouse

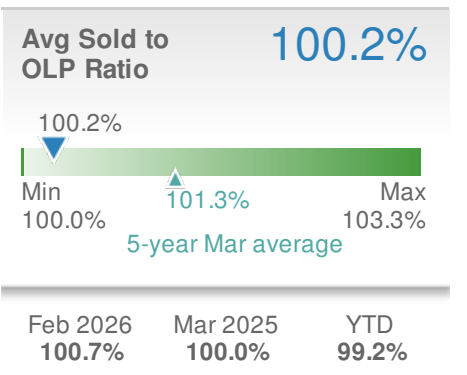
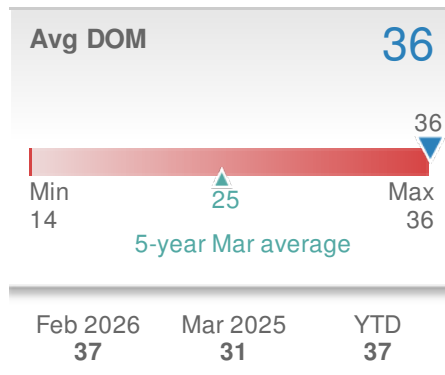
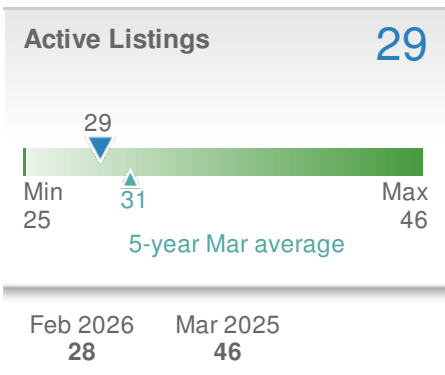
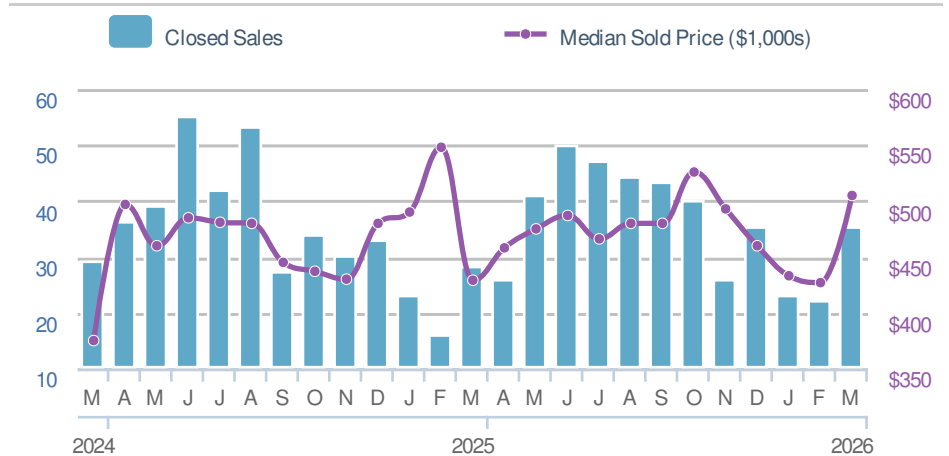
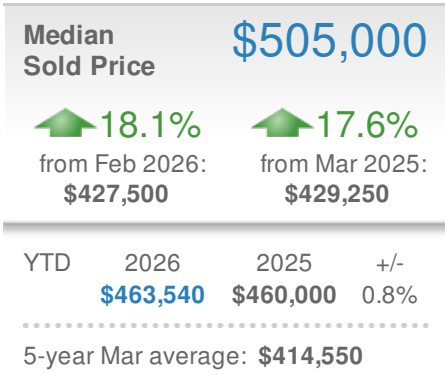
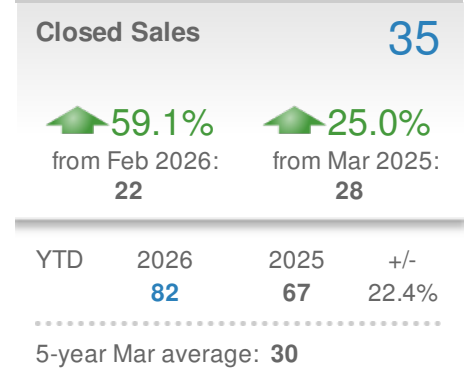
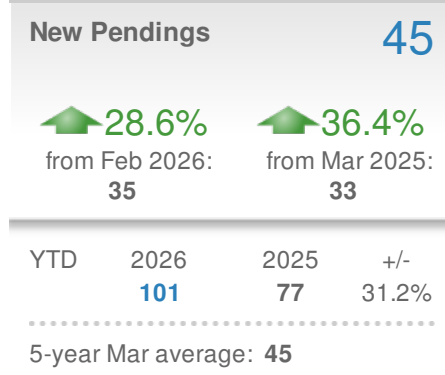
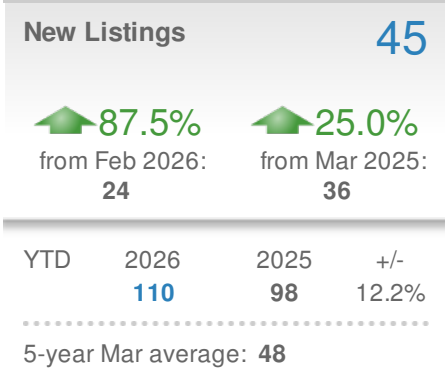
## Local Market Insight

### Phoenixville Area (Chester, PA)

**March 2026**

Phoenixville Area (Chester, PA)

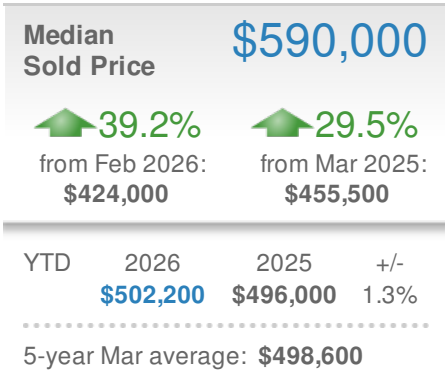
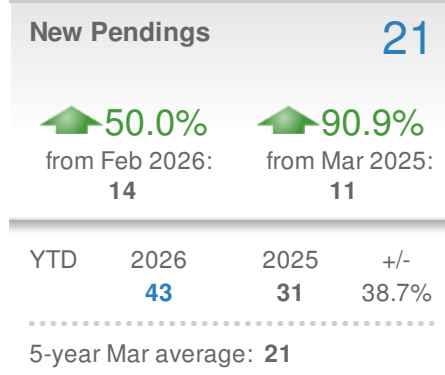
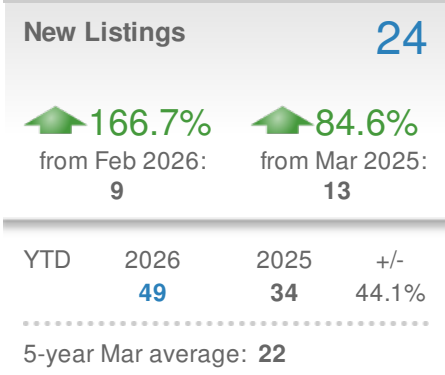
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**March 2026**

Phoenixville Area (Chester, PA) - Detached

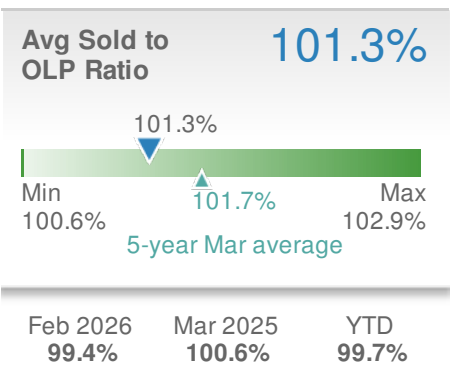
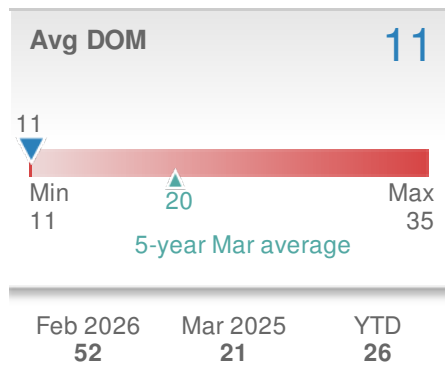
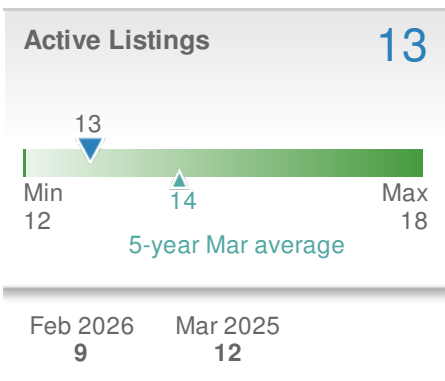
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**Summary**

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.

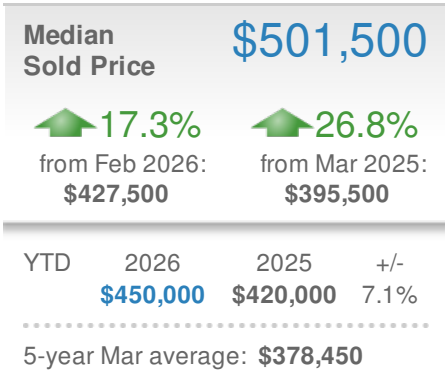
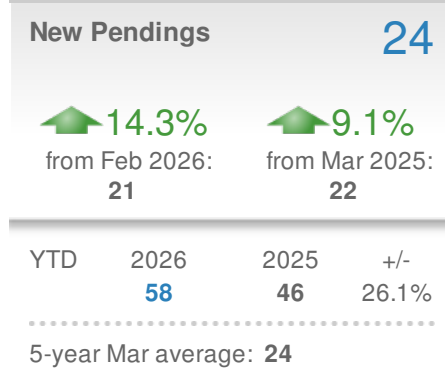
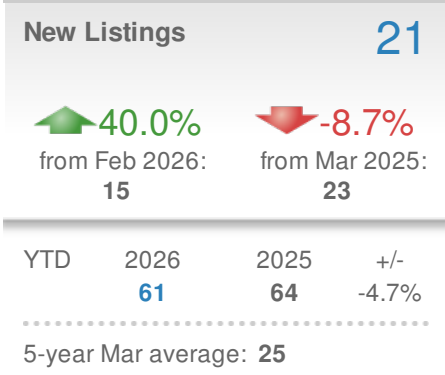
This activity resulted in a Contract Ratio of 2.15 pendings per active listing, down from 2.22 in February and an increase from 1.17 in March 2025. The Contract Ratio is 19% higher than the 5-year March average of 1.81. A higher Contract Ratio signifies a relative increase in contract activity compared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

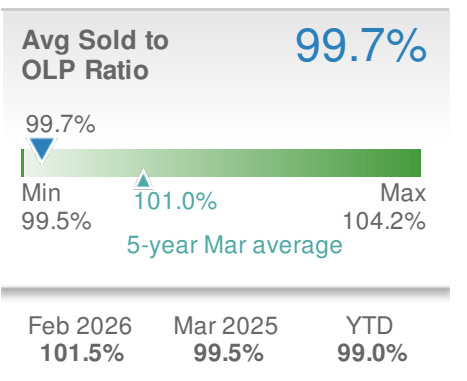
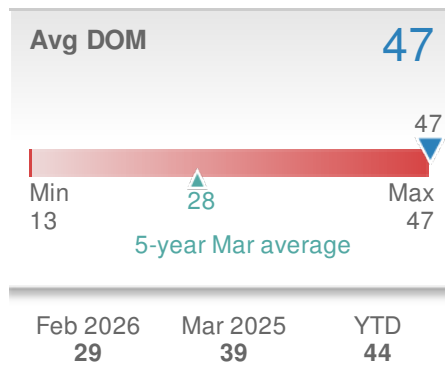
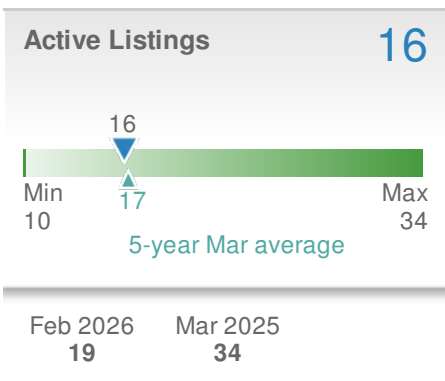
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**Summary**

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.

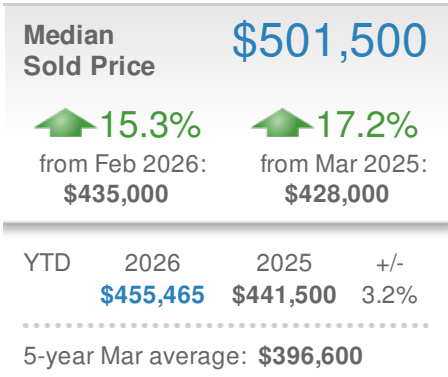
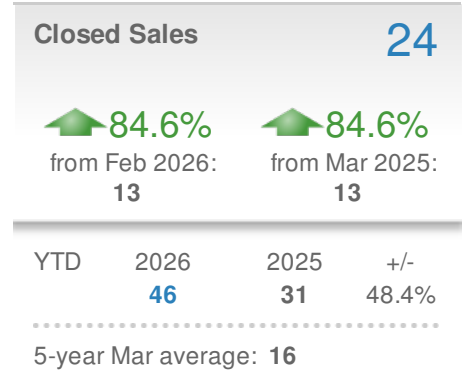
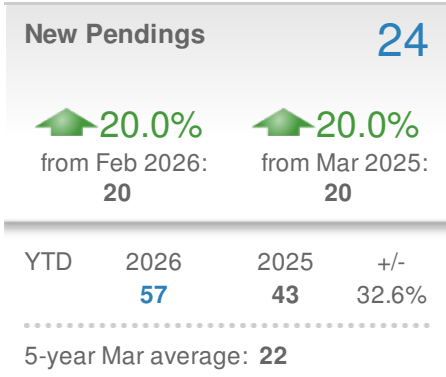
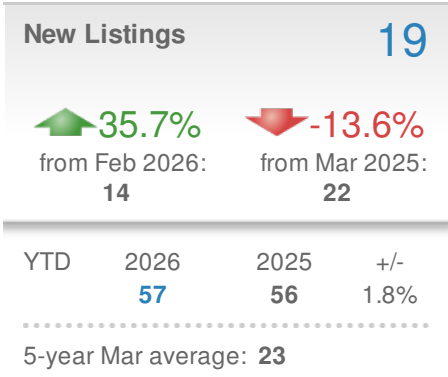
This activity resulted in a Contract Ratio of 1.56 pendings per active listing, up from 1.42 in February and an increase from 0.79 in March 2025. The Contract Ratio is 32% lower than the 5-year March average of 2.29. A higher Contract Ratio signifies a relative increase in contract activity compared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

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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.

