

# March 2026

All Home Types  
Detached  
Attached  
Attached/Townhouse

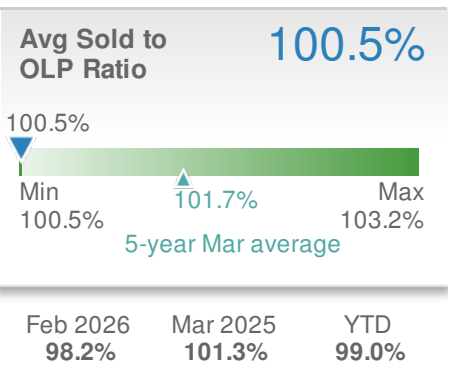
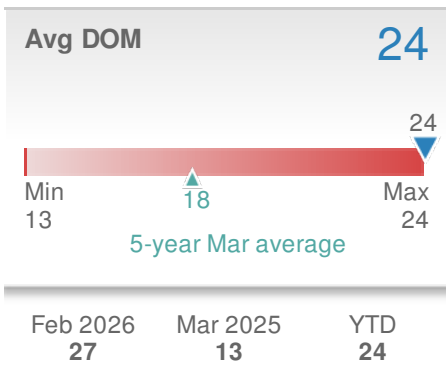
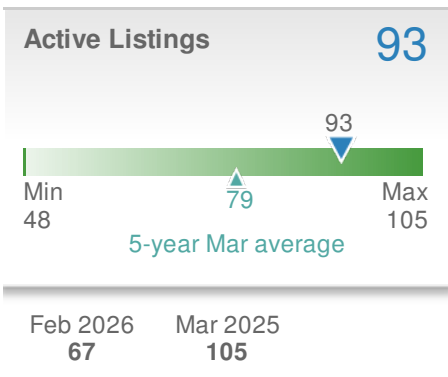
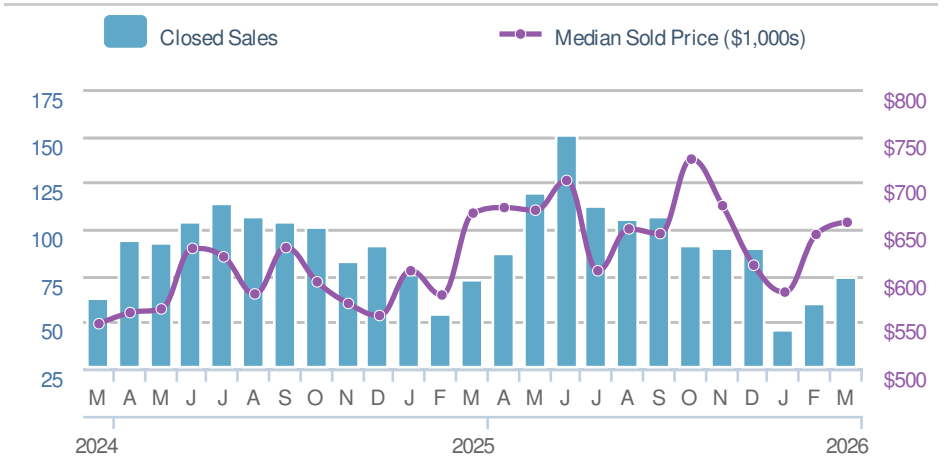
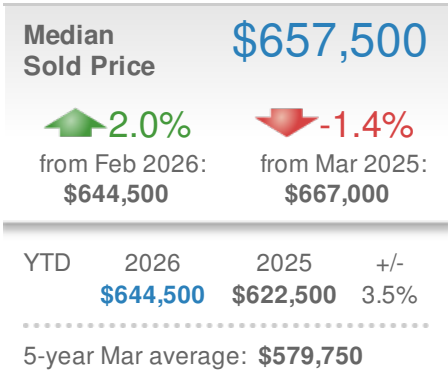
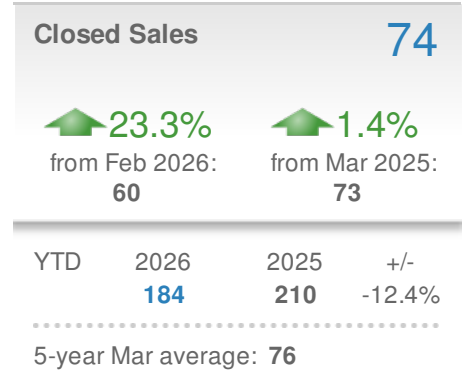
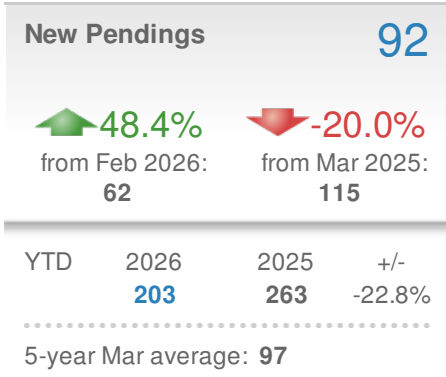
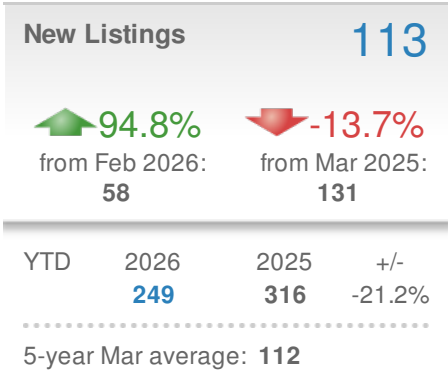
## Local Market Insight

### West Chester Area (Chester, PA)

**March 2026**

West Chester Area (Chester, PA)

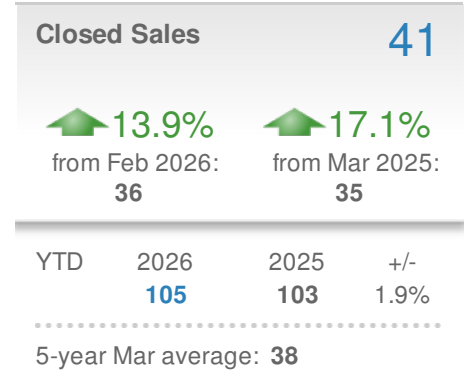
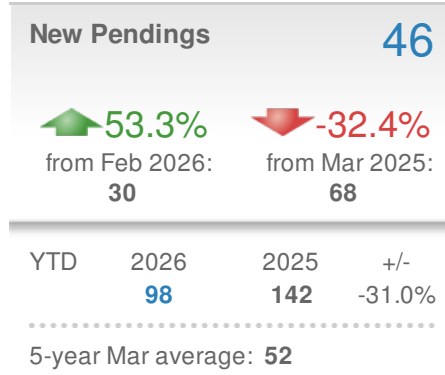
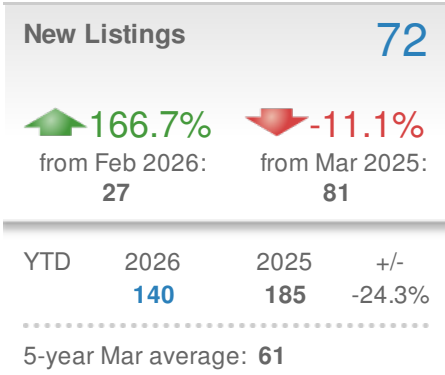
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**March 2026**

West Chester Area (Chester, PA) - Detached

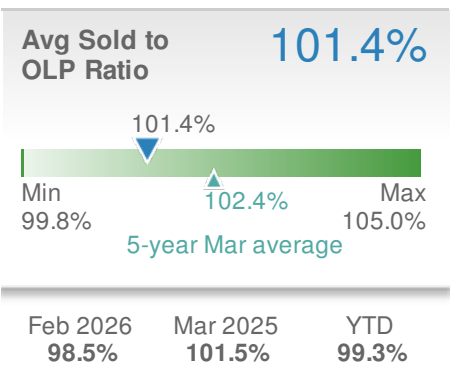
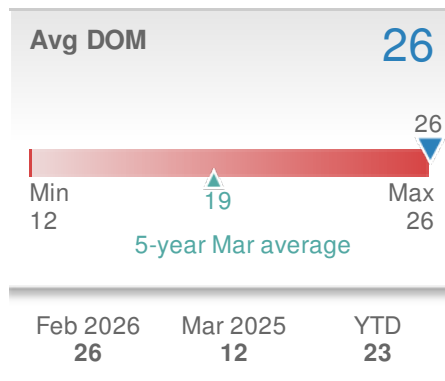
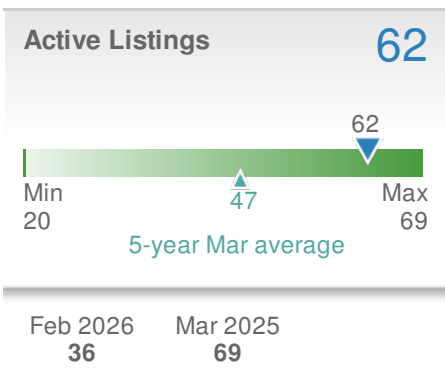
Tri-County Suburban REALTORS  
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**Summary**

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.

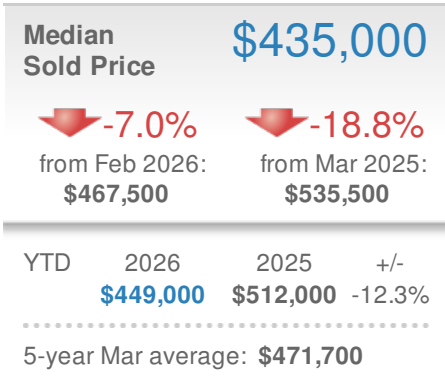
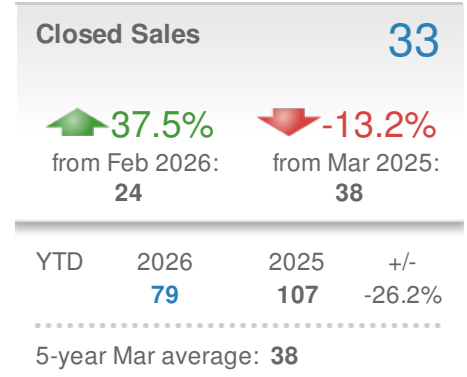
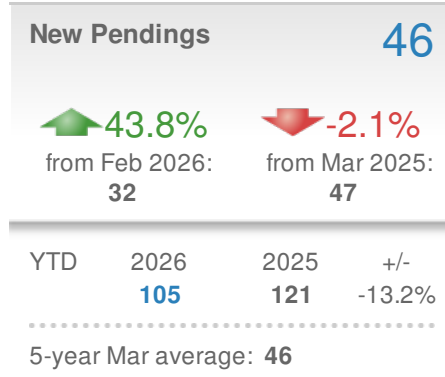
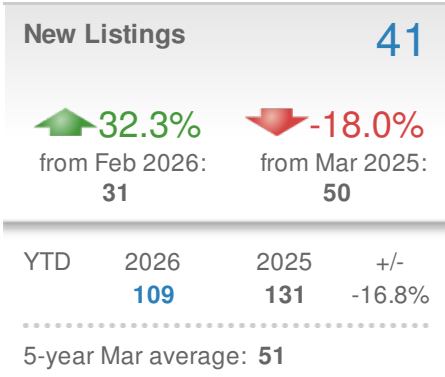
This activity resulted in a Contract Ratio of 1.18 pendings per active listing, down from 2.08 in February and a decrease from 2.28 in March 2025. The Contract Ratio is 57% lower than the 5-year March average of 2.71. A higher Contract Ratio signifies a relative increase in contract activity compared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

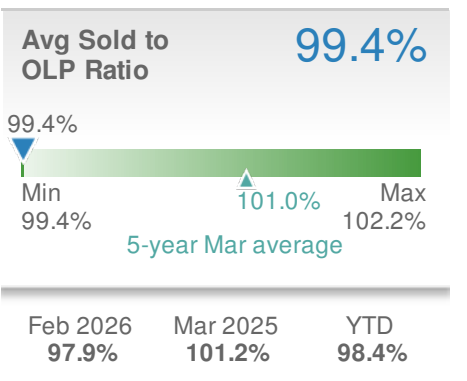
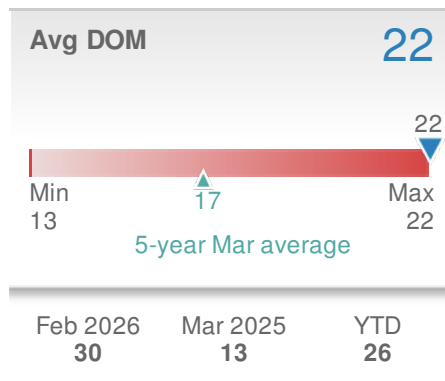
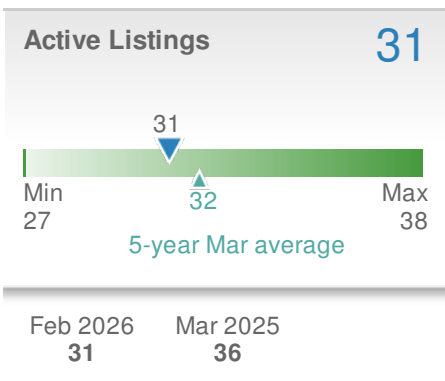
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**Summary**

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.

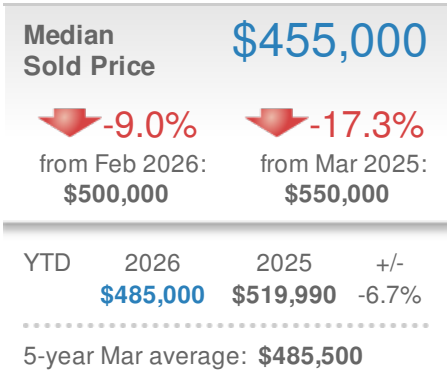
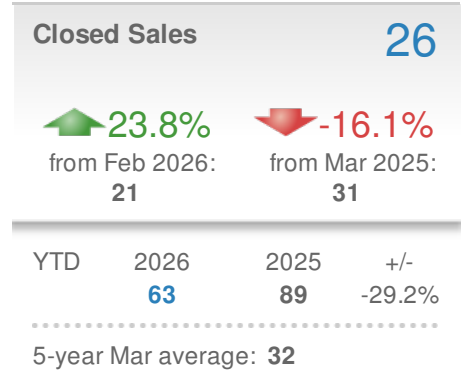
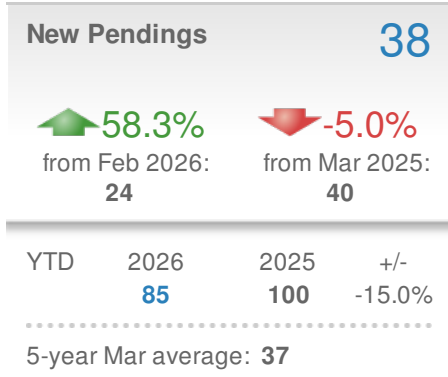
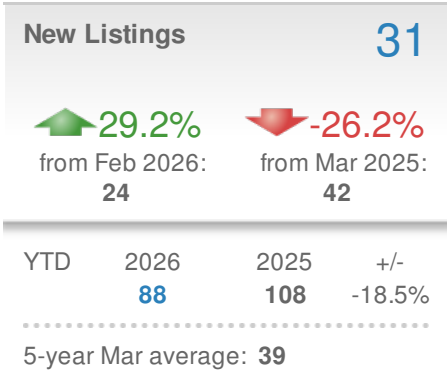
This activity resulted in a Contract Ratio of 1.68 pendings per active listing, up from 1.26 in February and a decrease from 1.75 in March 2025. The Contract Ratio is 34% lower than the 5-year March average of 2.54. A higher Contract Ratio signifies a relative increase in contract activity compared to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

