

# March 2026

All Home Types  
Detached  
Attached  
Attached/Townhouse

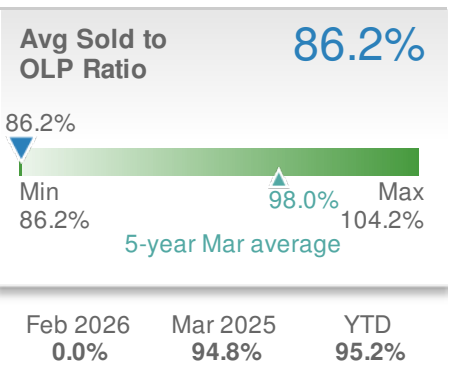
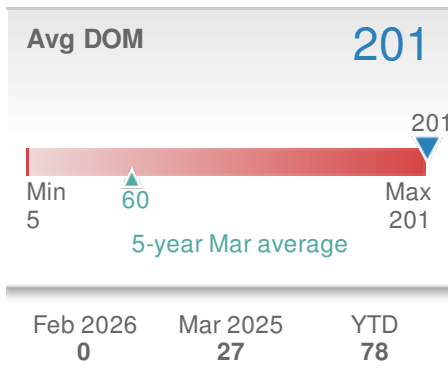
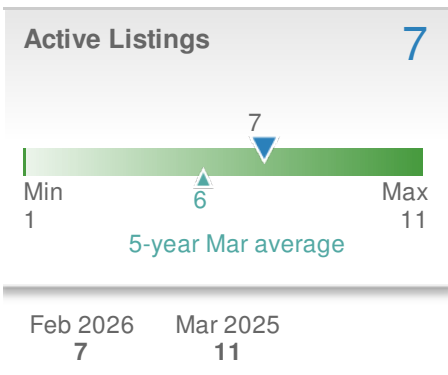
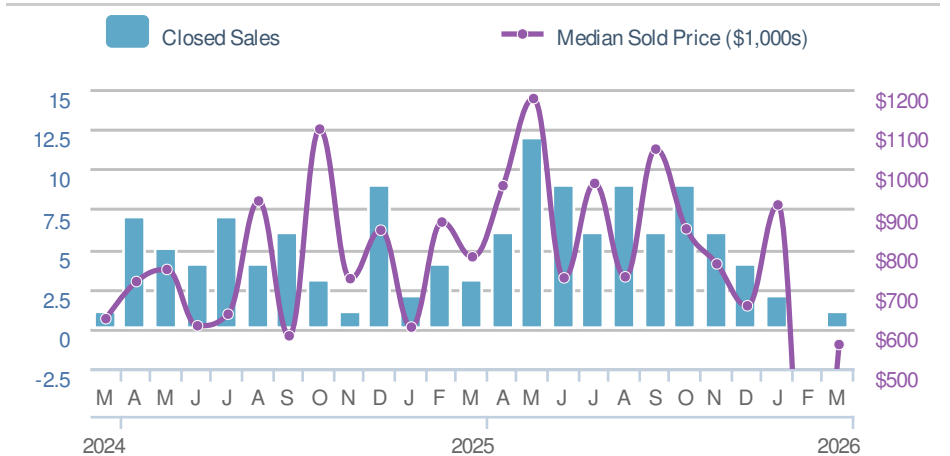
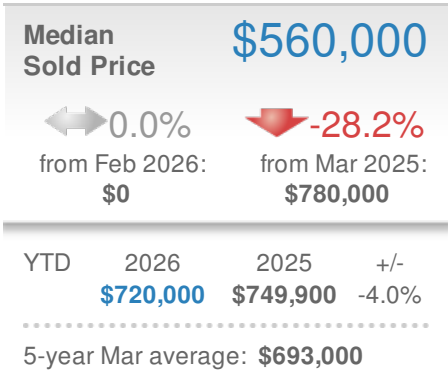
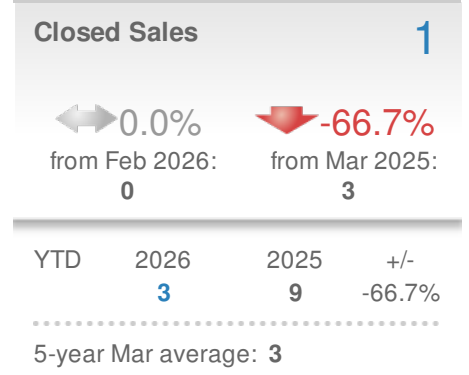
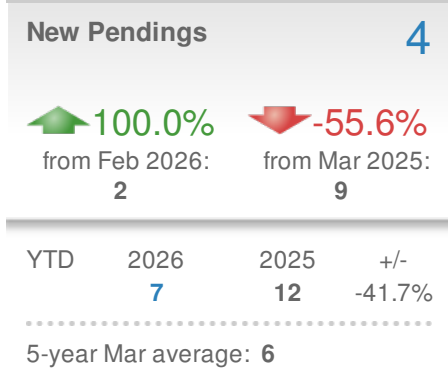
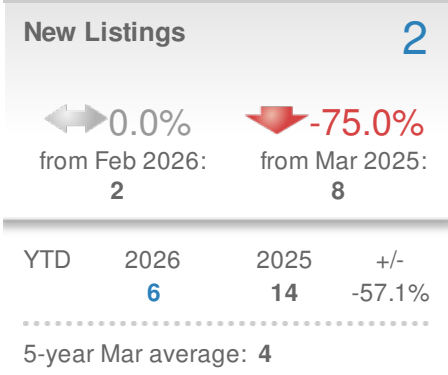
## Local Market Insight

### West Chester Area (Delaware, PA)

**March 2026**

West Chester Area (Delaware, PA)

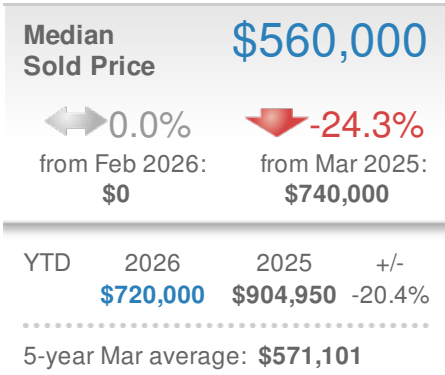
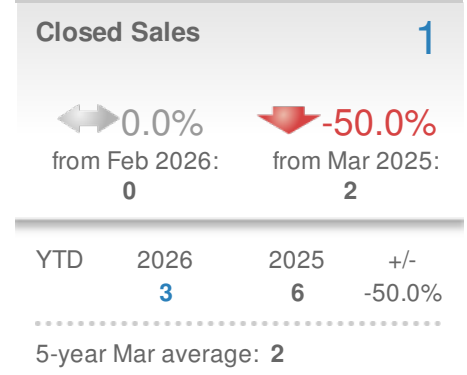
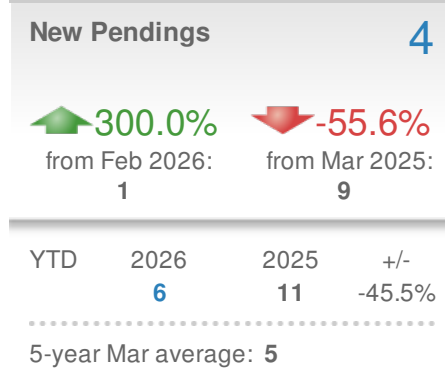
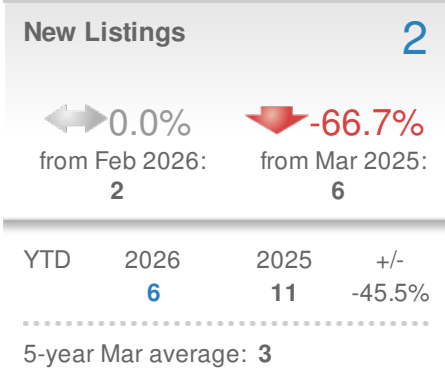
Email: ldavis@tcsr.realtor



**March 2026**

West Chester Area (Delaware, PA) - Detached

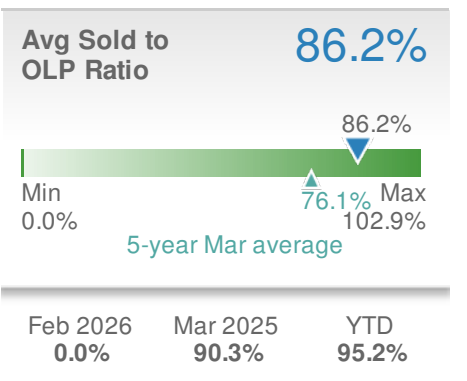
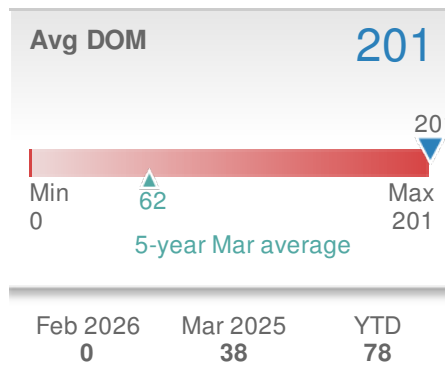
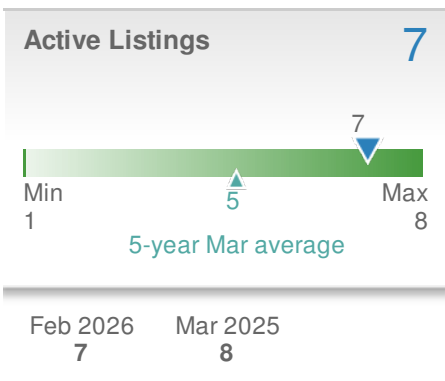
Tri-County Suburban REALTORS  
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**Summary**

In West Chester Area (Delaware, PA), the median sold price for Detached properties for March was \$560,000, representing an increase of 0% compared to last month and a decrease of 24.3% from Mar 2025. The average days on market for units sold in March was 201 days, 224% above the 5-year March average of 62 days. There was a 300% month over month increase in new contract activity with 4 New Pendings; a 100% MoM increase in All Pendings (new contracts + contracts carried over from February) to 6; and no change in supply with 7 active units.

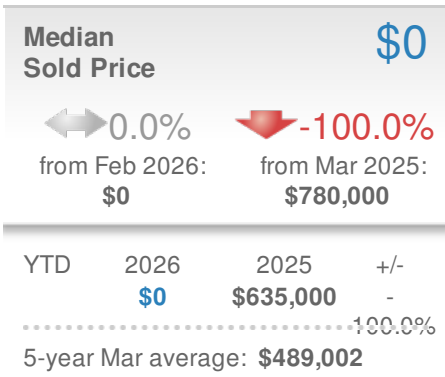
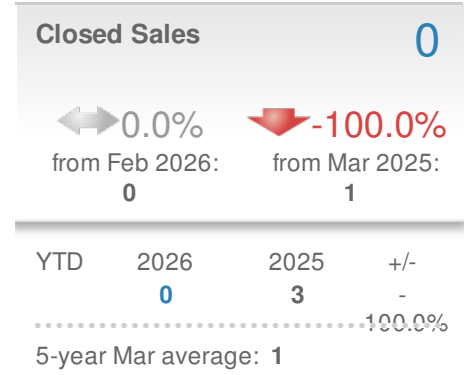
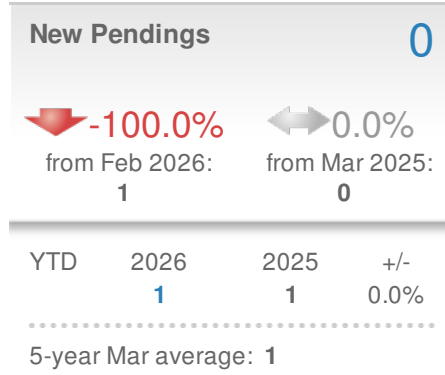
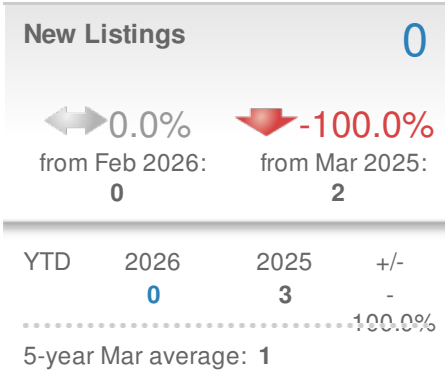
This activity resulted in a Contract Ratio of 0.86 pendings per active listing, up from 0.43 in February and a decrease from 1.38 in March 2025. The Contract Ratio is 61% lower than the 5-year March average of 2.21. A higher Contract Ratio signifies a relative increase in contract activity compared to 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 (Delaware, PA) - Attached

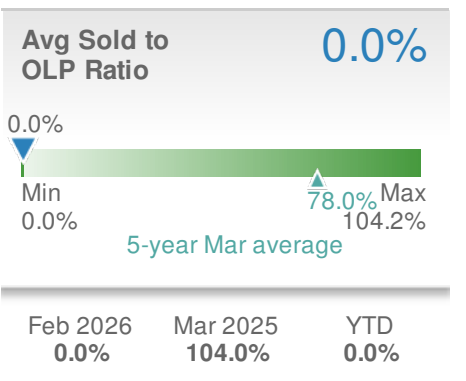
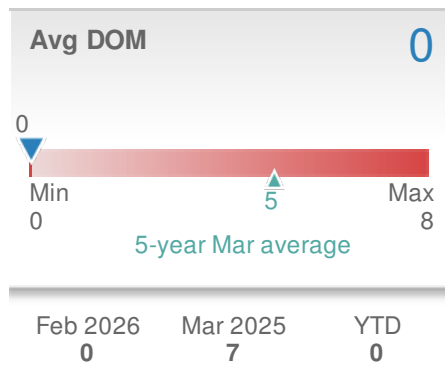
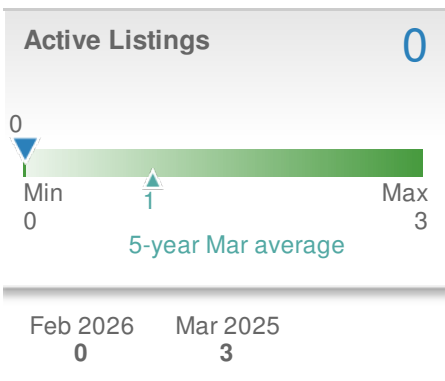
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



### Summary

In West Chester Area (Delaware, PA), the median sold price for Attached properties for March was \$0, representing no change compared to last month and a decrease of 100% from Mar 2025. The average days on market for units sold in March was 0 days, 100% below the 5-year March average of 5 days. There was a 100% month over month decrease in new contract activity with 0 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from February) with 1; and no change in supply with 0 active units.

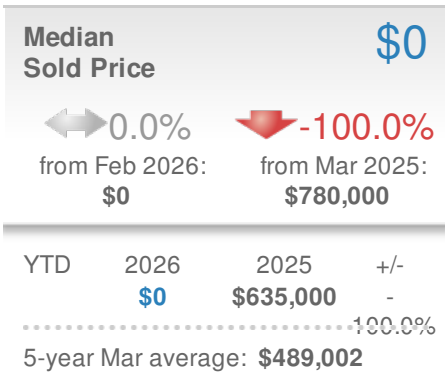
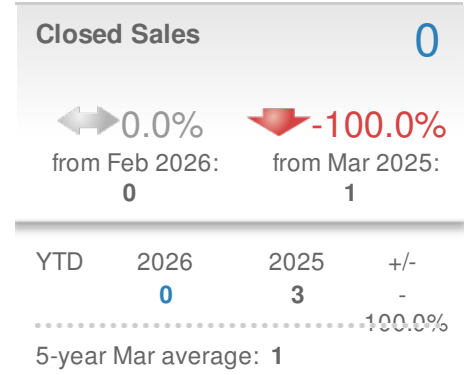
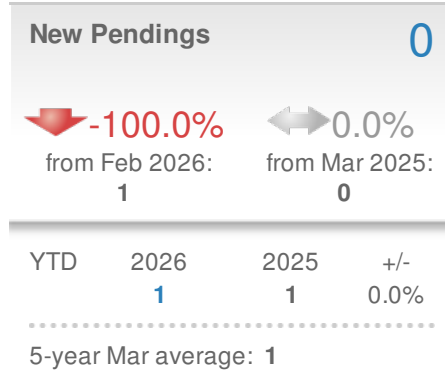
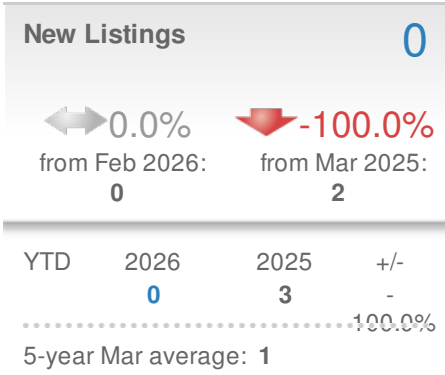
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from February and no change from March 2025. The Contract Ratio is 100% lower than the 5-year March average of 1.00. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 (Delaware, PA) - Attached/Townhouse

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### Summary

In West Chester Area (Delaware, PA), the median sold price for Attached/Townhouse properties for March was \$0, representing no change compared to last month and a decrease of 100% from Mar 2025. The average days on market for units sold in March was 0 days, 100% below the 5-year March average of 5 days. There was a 100% month over month decrease in new contract activity with 0 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from February) with 1; and no change in supply with 0 active units.

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