

April 2026

All Home Types
Detached
Attached
Attached/Townhouse

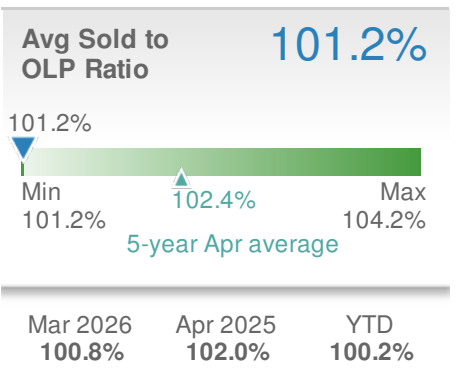
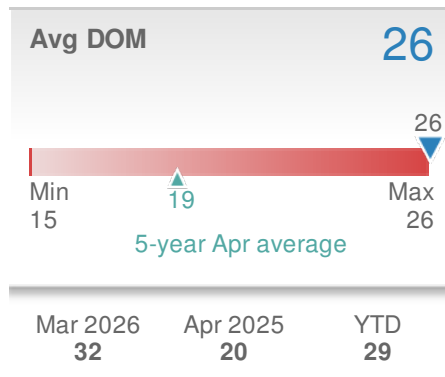
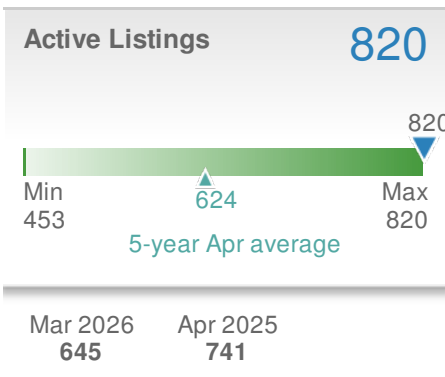
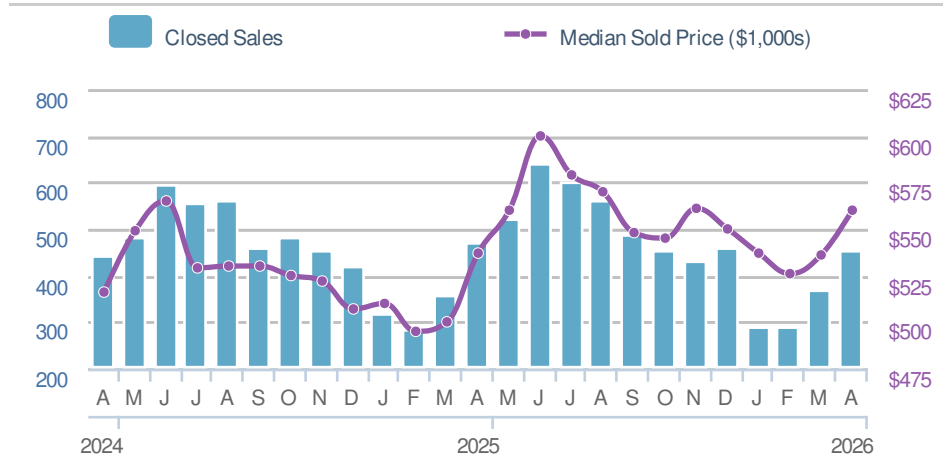
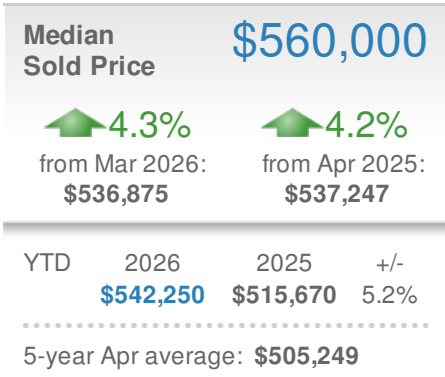
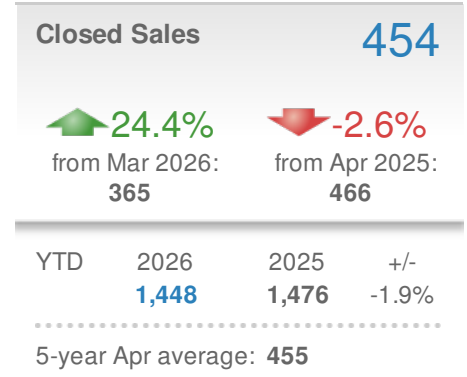
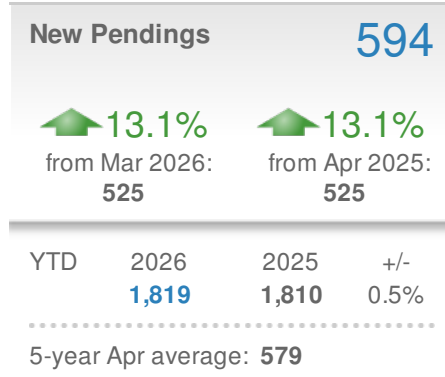
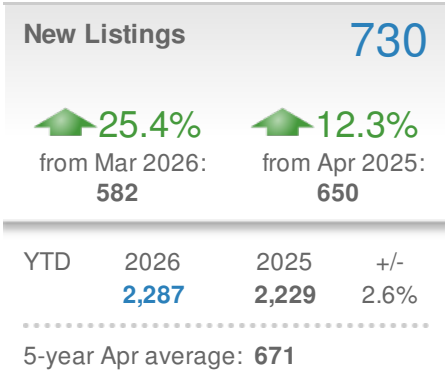
Local Market Insight

Chester County, PA

April 2026

Chester County, PA

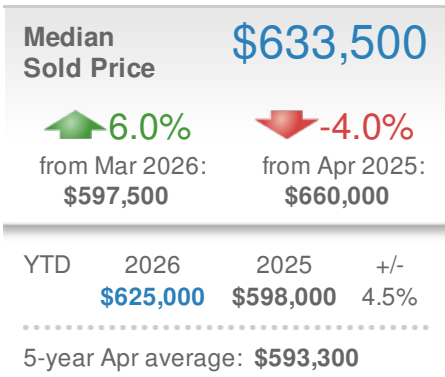
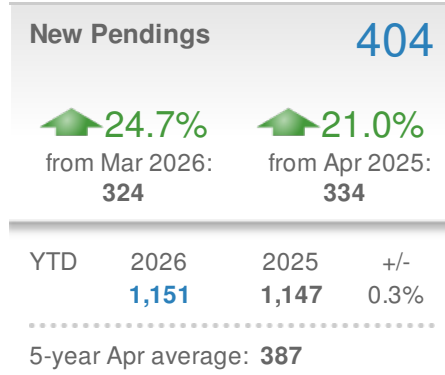
Email: ldavis@tcsr.realtor



April 2026

Chester County, PA - Detached

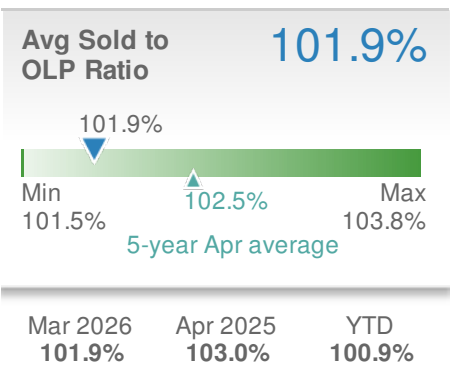
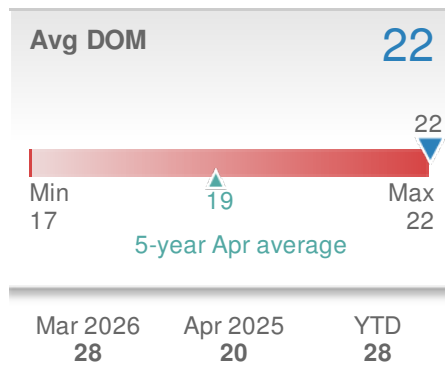
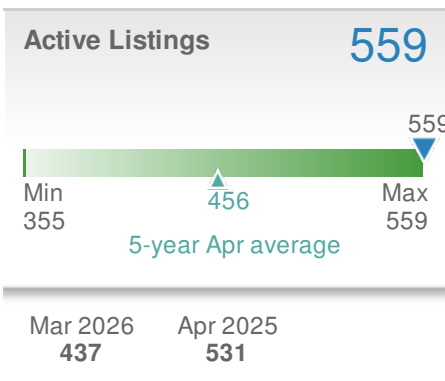
Tri-County Suburban REALTORS
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Summary

In Chester County, PA, the median sold price for Detached properties for April was \$633,500, representing an increase of 6% compared to last month and a decrease of 4% from Apr 2025. The average days on market for units sold in April was 22 days, 13% above the 5-year April average of 19 days. There was a 24.7% month over month increase in new contract activity with 404 New Pendings; a 23.2% MoM increase in All Pendings (new contracts + contracts carried over from March) to 617; and a 27.9% increase in supply to 559 active units.

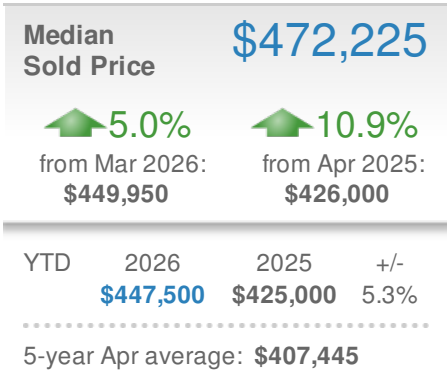
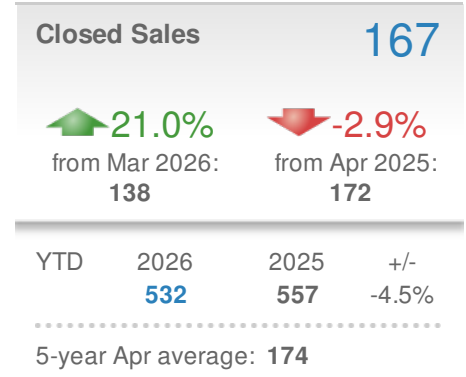
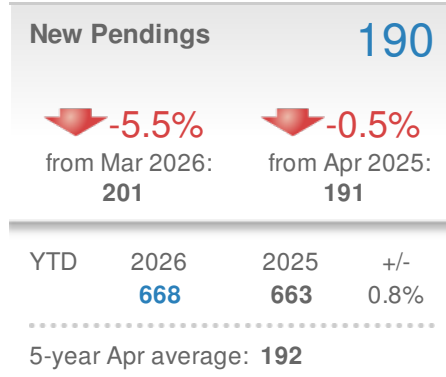
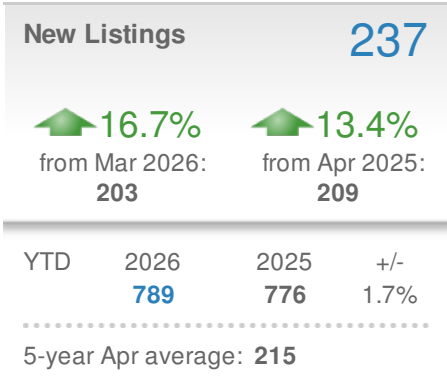
This activity resulted in a Contract Ratio of 1.10 pendings per active listing, down from 1.15 in March and a decrease from 1.29 in April 2025. The Contract Ratio is 29% lower than the 5-year April average of 1.54. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



April 2026

Chester County, PA - Attached

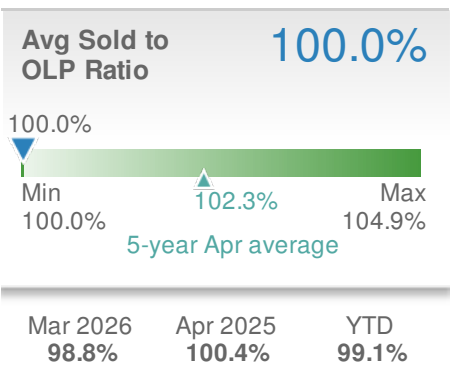
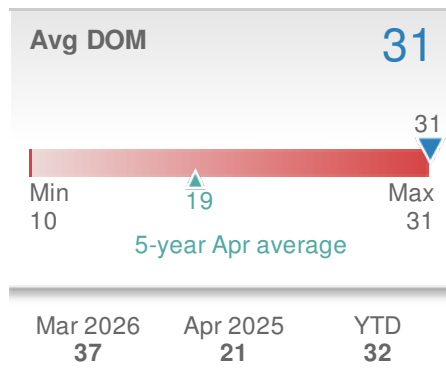
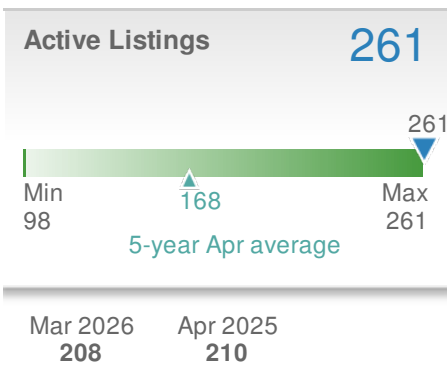
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Summary

In Chester County, PA, the median sold price for Attached properties for April was \$472,225, representing an increase of 5% compared to last month and an increase of 10.9% from Apr 2025. The average days on market for units sold in April was 31 days, 63% above the 5-year April average of 19 days. There was a 5.5% month over month decrease in new contract activity with 190 New Pendings; a 5.6% MoM increase in All Pendings (new contracts + contracts carried over from March) to 304; and a 25.5% increase in supply to 261 active units.

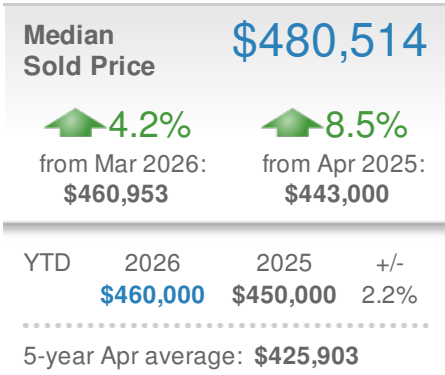
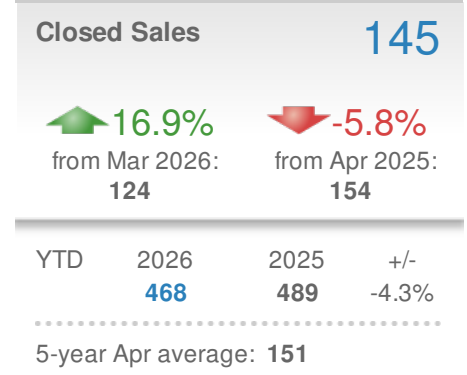
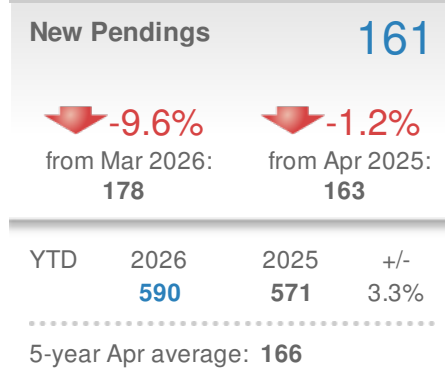
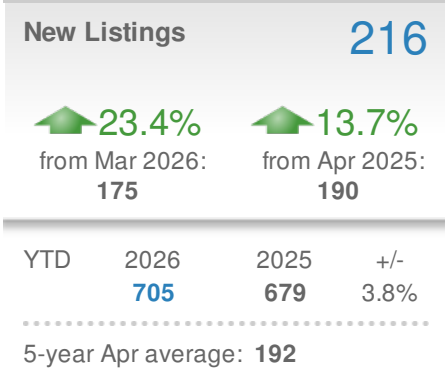
This activity resulted in a Contract Ratio of 1.16 pendings per active listing, down from 1.38 in March and a decrease from 1.43 in April 2025. The Contract Ratio is 53% lower than the 5-year April average of 2.49. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



April 2026

Chester County, PA - Attached/Townhouse

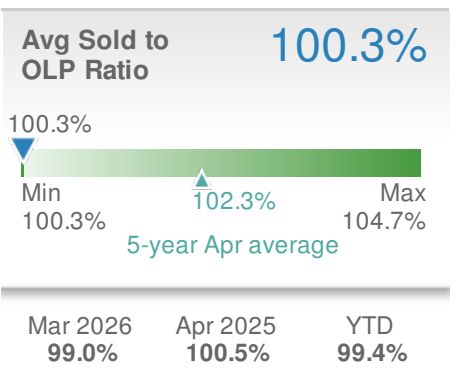
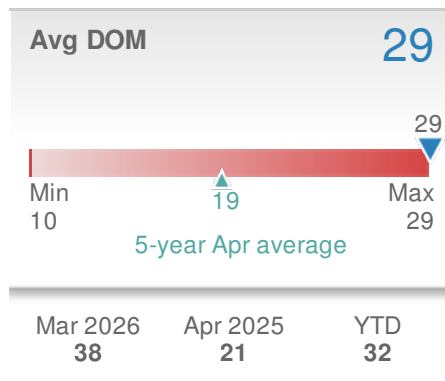
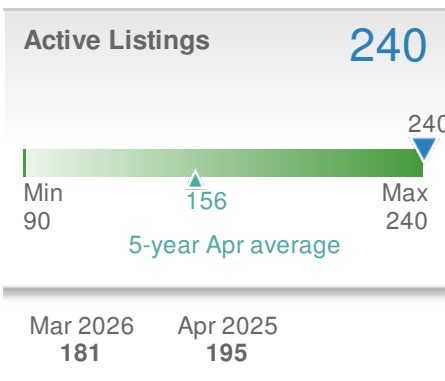
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Summary

In Chester County, PA, the median sold price for Attached/Townhouse properties for April was \$480,514, representing an increase of 4.2% compared to last month and an increase of 8.5% from Apr 2025. The average days on market for units sold in April was 29 days, 50% above the 5-year April average of 19 days. There was a 9.6% month over month decrease in new contract activity with 161 New Pendings; a 4.3% MoM increase in All Pendings (new contracts + contracts carried over from March) to 268; and a 32.6% increase in supply to 240 active units.

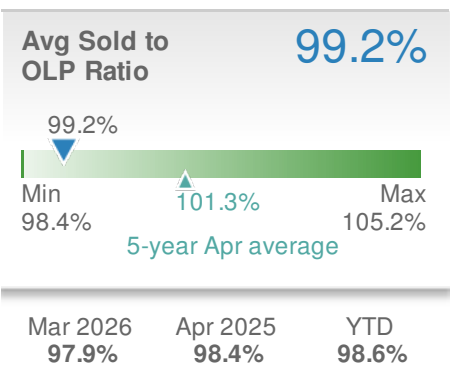
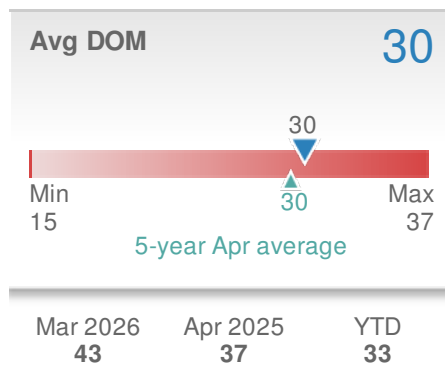
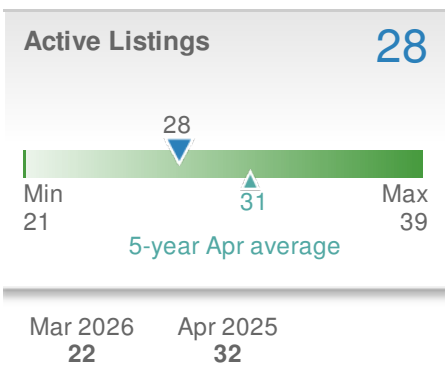
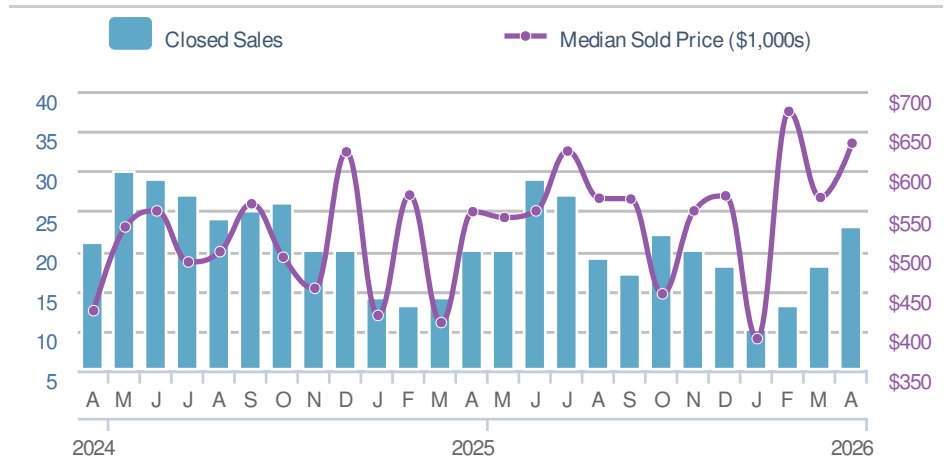
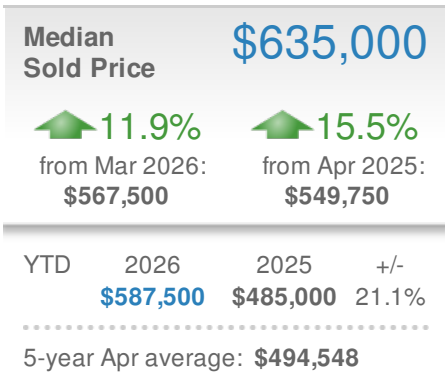
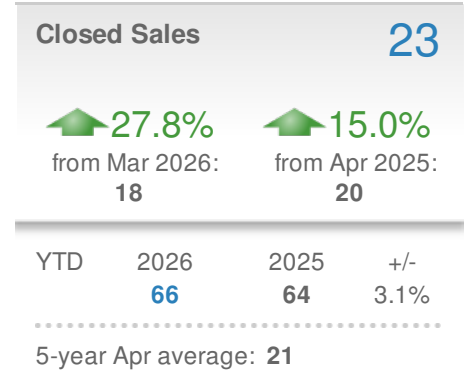
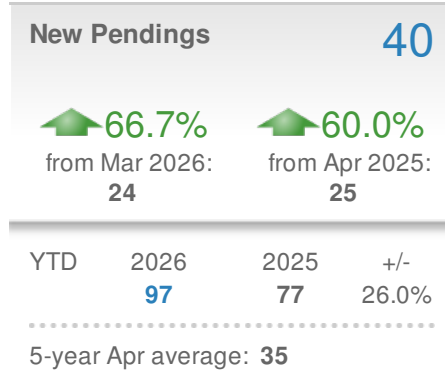
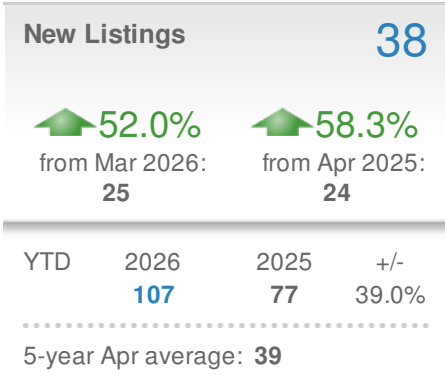
This activity resulted in a Contract Ratio of 1.12 pendings per active listing, down from 1.42 in March and a decrease from 1.34 in April 2025. The Contract Ratio is 54% lower than the 5-year April average of 2.44. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



April 2026

Avon Grove (Chester, PA)

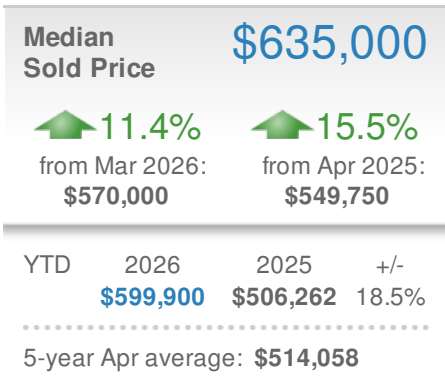
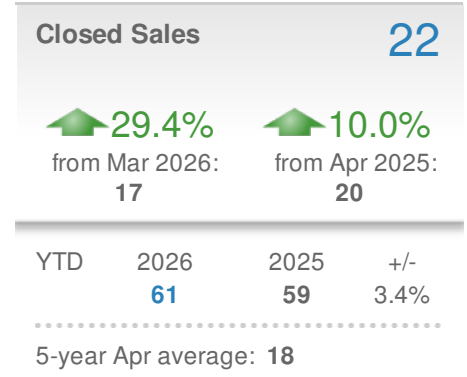
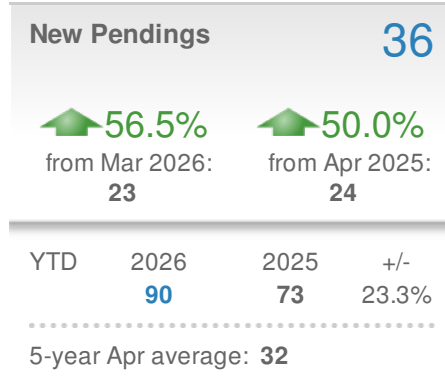
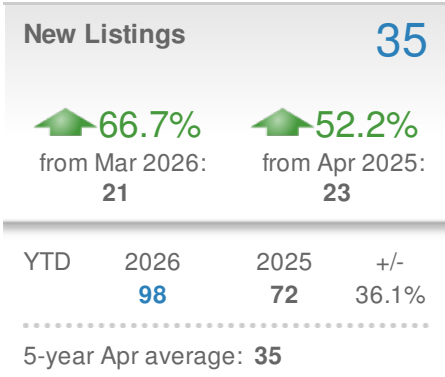
Email: ldavis@tcsr.realtor



April 2026

Avon Grove (Chester, PA) - Detached

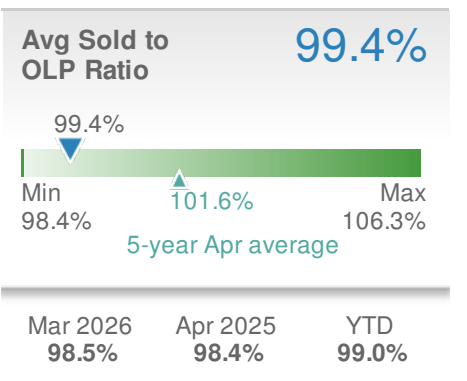
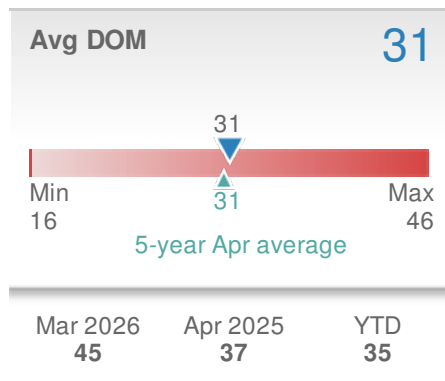
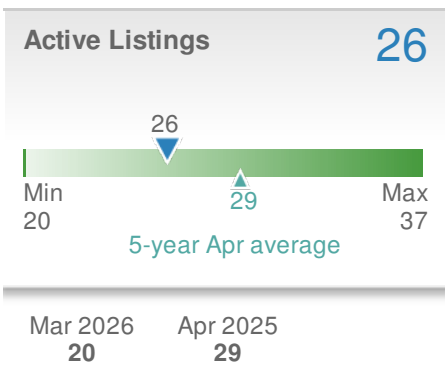
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Summary

In Avon Grove (Chester, PA), the median sold price for Detached properties for April was \$635,000, representing an increase of 11.4% compared to last month and an increase of 15.5% from Apr 2025. The average days on market for units sold in April was 31 days, the same as the 5-year April average of 31 days. There was a 56.5% month over month increase in new contract activity with 36 New Pendings; a 33.3% MoM increase in All Pendings (new contracts + contracts carried over from March) to 44; and a 30% increase in supply to 26 active units.

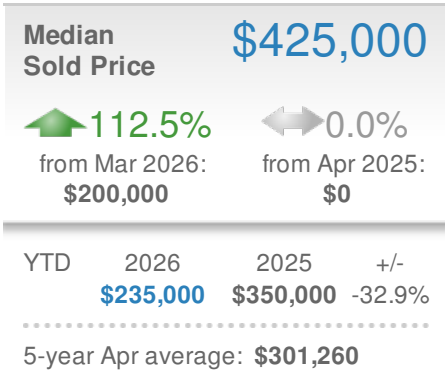
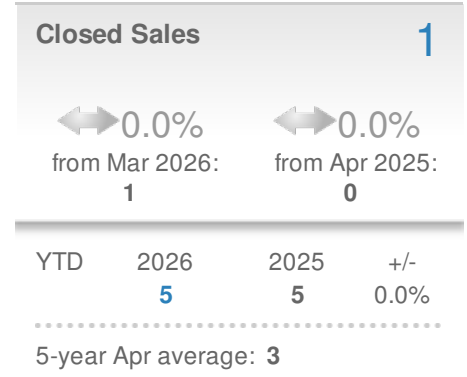
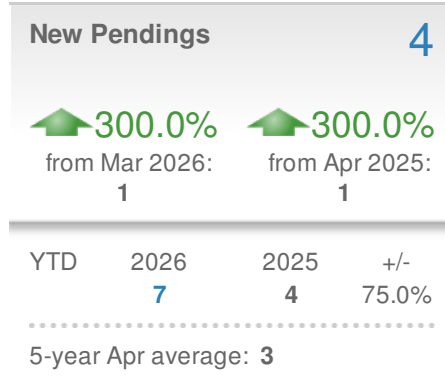
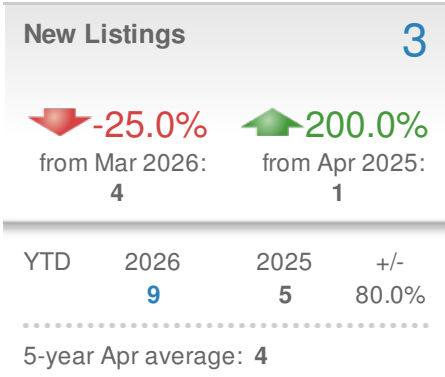
This activity resulted in a Contract Ratio of 1.69 pendings per active listing, up from 1.65 in March and an increase from 1.48 in April 2025. The Contract Ratio is 20% lower than the 5-year April average of 2.11. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



April 2026

Avon Grove (Chester, PA) - Attached

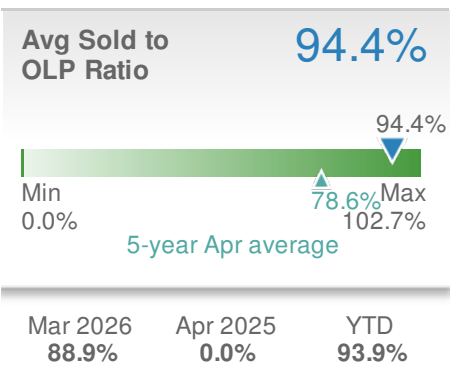
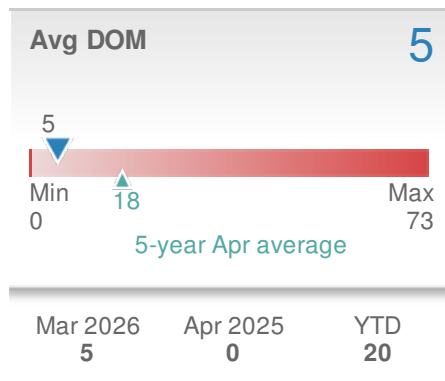
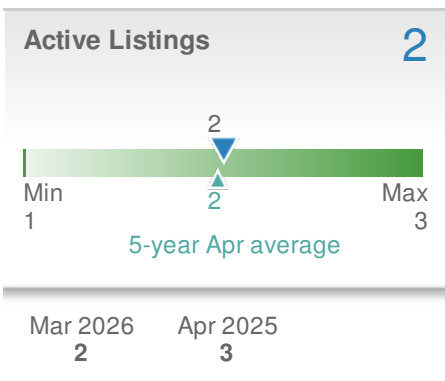
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Summary

In Avon Grove (Chester, PA), the median sold price for Attached properties for April was \$425,000, representing an increase of 112.5% compared to last month and an increase of 0% from Apr 2025. The average days on market for units sold in April was 5 days, 72% below the 5-year April average of 18 days. There was a 300% month over month increase in new contract activity with 4 New Pendings; a 300% MoM increase in All Pendings (new contracts + contracts carried over from March) to 4; and no change in supply with 2 active units.

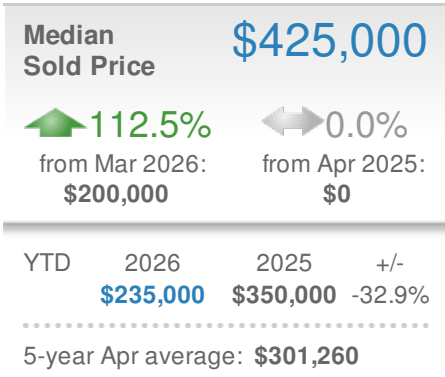
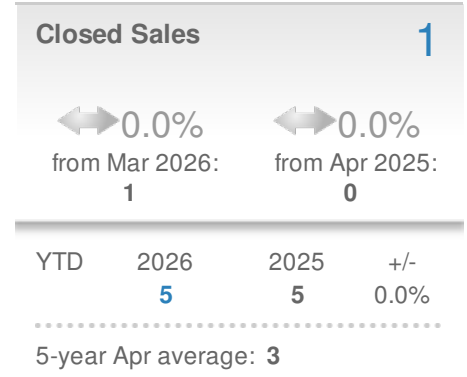
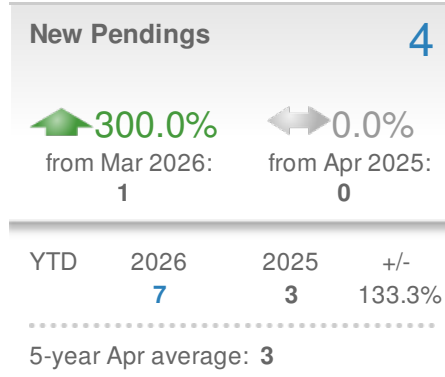
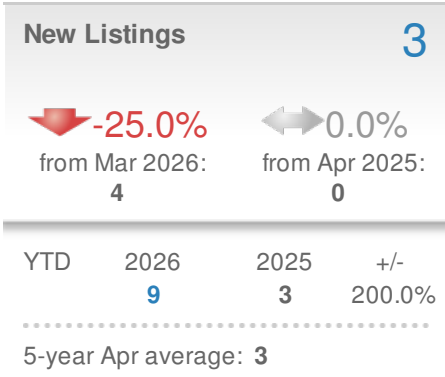
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, up from 0.50 in March and an increase from 0.67 in April 2025. The Contract Ratio is 74% lower than the 5-year April average of 7.53. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



April 2026

Avon Grove (Chester, PA) - Attached/Townhouse

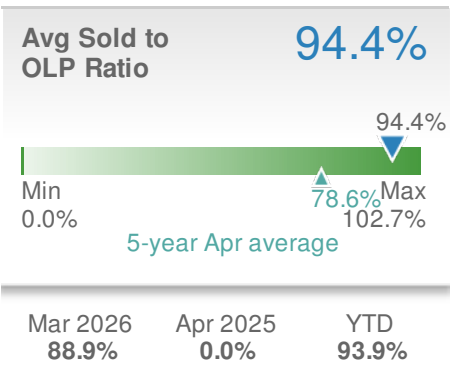
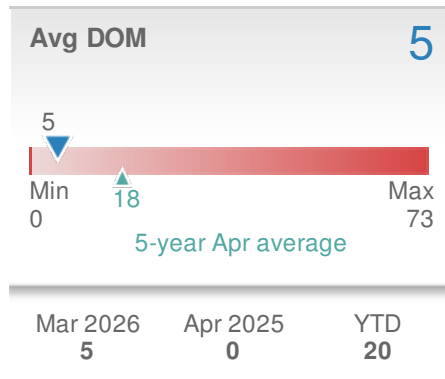
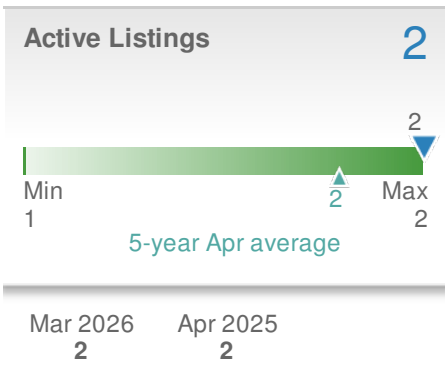
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Summary

In Avon Grove (Chester, PA), the median sold price for Attached/Townhouse properties for April was \$425,000, representing an increase of 112.5% compared to last month and an increase of 0% from Apr 2025. The average days on market for units sold in April was 5 days, 72% below the 5-year April average of 18 days. There was a 300% month over month increase in new contract activity with 4 New Pendings; a 300% MoM increase in All Pendings (new contracts + contracts carried over from March) to 4; and no change in supply with 2 active units.

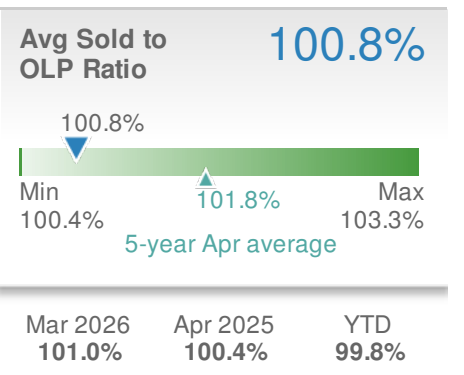
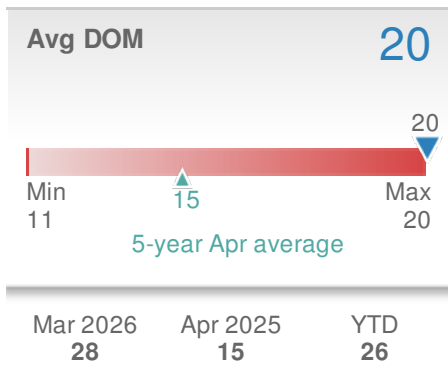
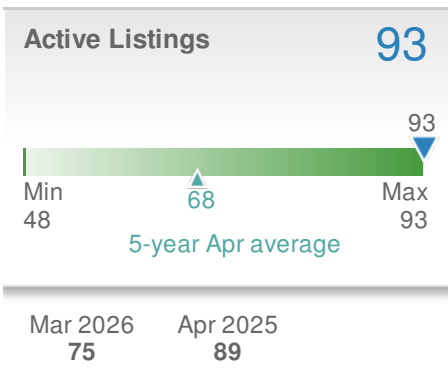
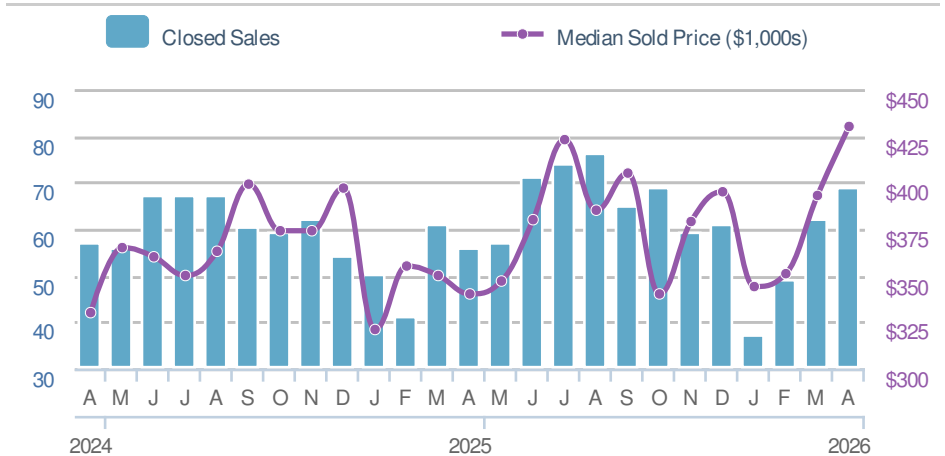
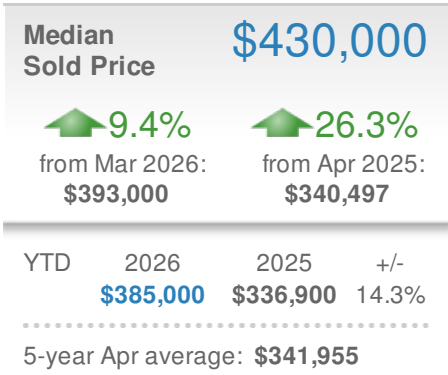
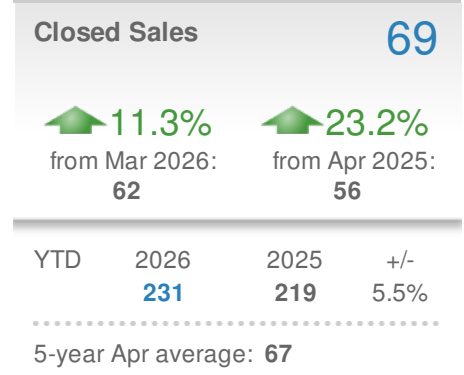
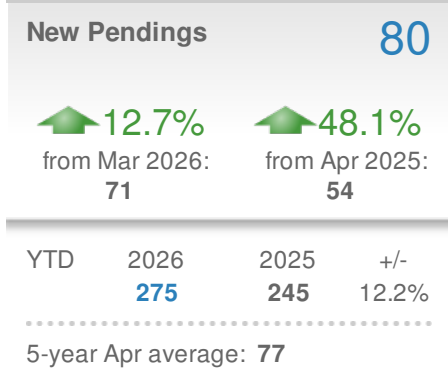
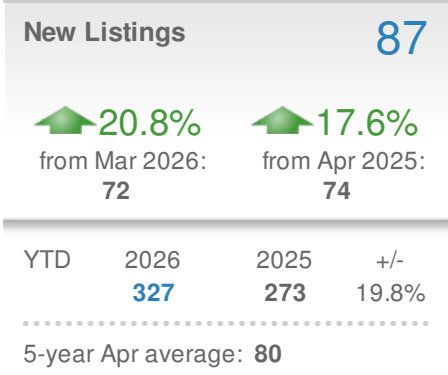
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, up from 0.50 in March and an increase from 0.50 in April 2025. The Contract Ratio is 73% lower than the 5-year April average of 7.40. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



April 2026

Coatesville Area (Chester, PA)

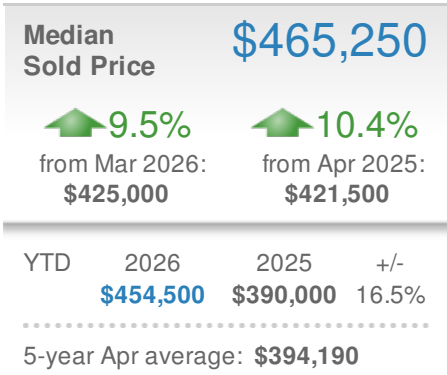
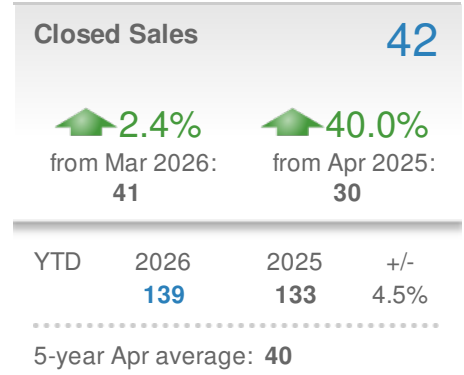
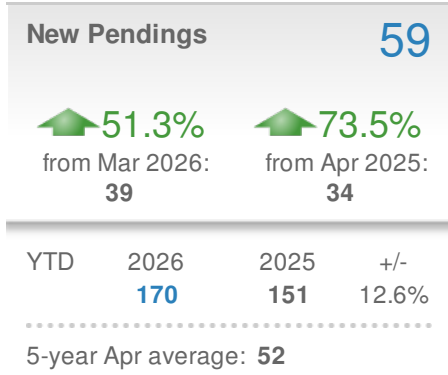
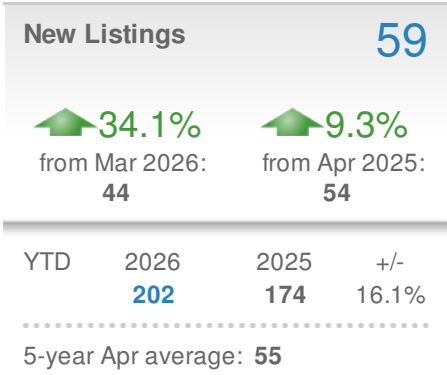
Email: ldavis@tcsr.realtor



April 2026

Coatesville Area (Chester, PA) - Detached

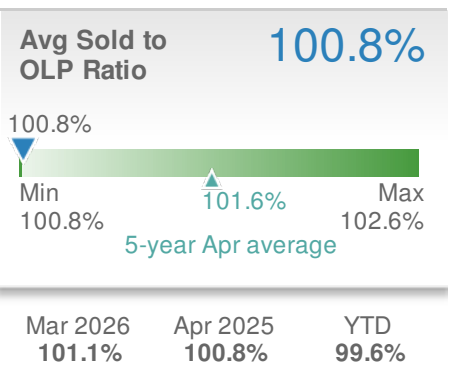
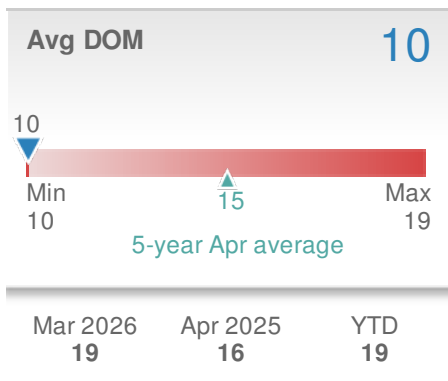
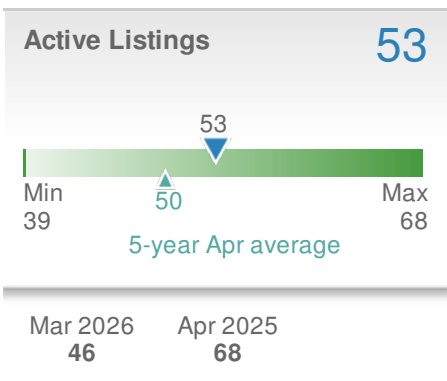
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Email: ldavis@tcsr.realtor



Summary

In Coatesville Area (Chester, PA), the median sold price for Detached properties for April was \$465,250, representing an increase of 9.5% compared to last month and an increase of 10.4% from Apr 2025. The average days on market for units sold in April was 10 days, 32% below the 5-year April average of 15 days. There was a 51.3% month over month increase in new contract activity with 59 New Pendings; a 20.6% MoM increase in All Pendings (new contracts + contracts carried over from March) to 76; and a 15.2% increase in supply to 53 active units.

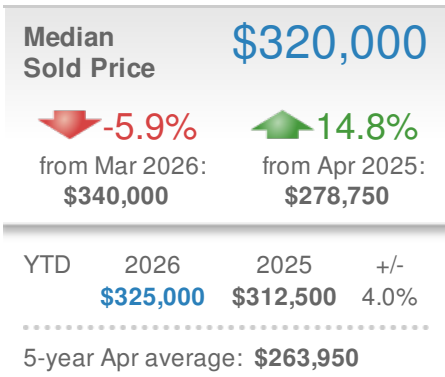
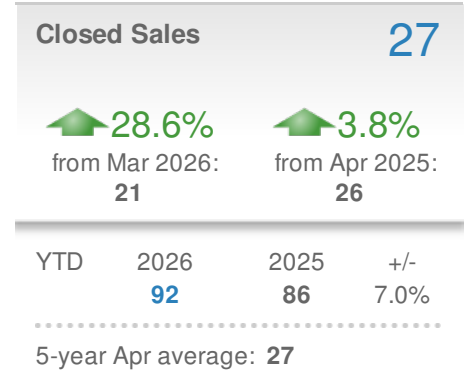
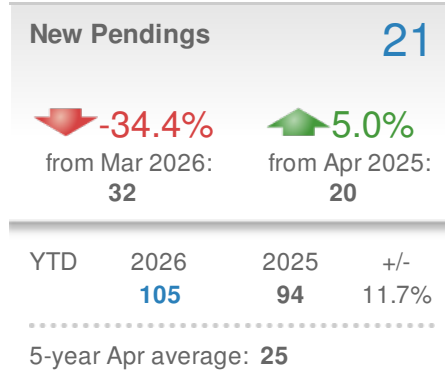
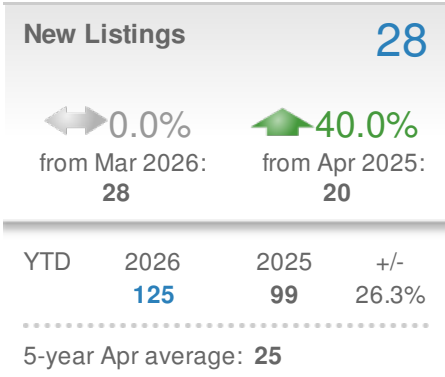
This activity resulted in a Contract Ratio of 1.43 pendings per active listing, up from 1.37 in March and an increase from 0.78 in April 2025. The Contract Ratio is 7% lower than the 5-year April average of 1.54. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



April 2026

Coatesville Area (Chester, PA) - Attached

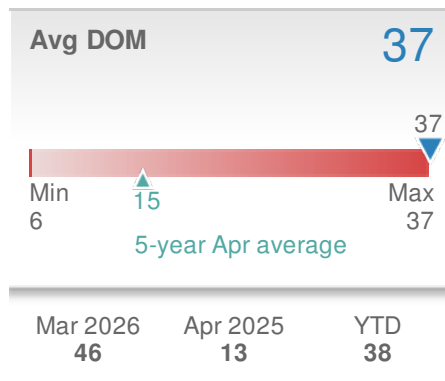
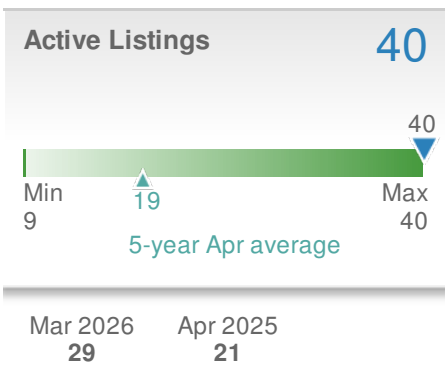
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Coatesville Area (Chester, PA), the median sold price for Attached properties for April was \$320,000, representing a decrease of 5.9% compared to last month and an increase of 14.8% from Apr 2025. The average days on market for units sold in April was 37 days, 143% above the 5-year April average of 15 days. There was a 34.4% month over month decrease in new contract activity with 21 New Pendings; a 7.9% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 58; and a 37.9% increase in supply to 40 active units.

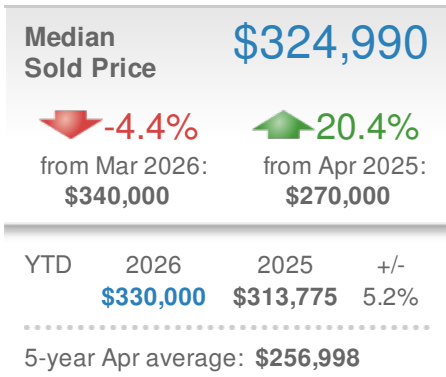
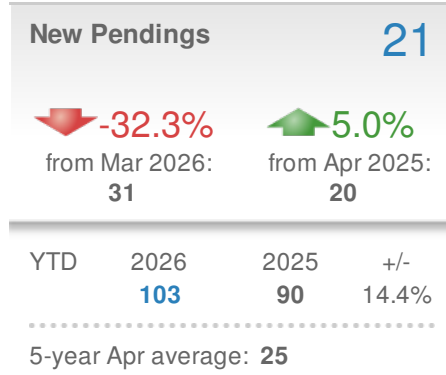
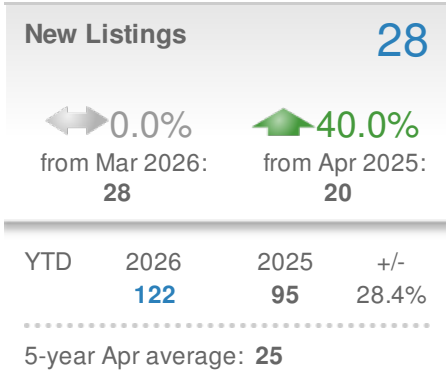
This activity resulted in a Contract Ratio of 1.45 pendings per active listing, down from 2.17 in March and a decrease from 3.05 in April 2025. The Contract Ratio is 61% lower than the 5-year April average of 3.70. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



April 2026

Coatesville Area (Chester, PA) - Attached/Townhouse

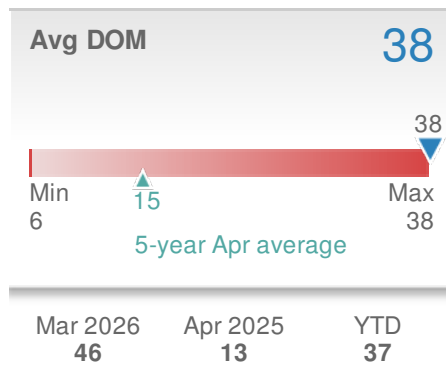
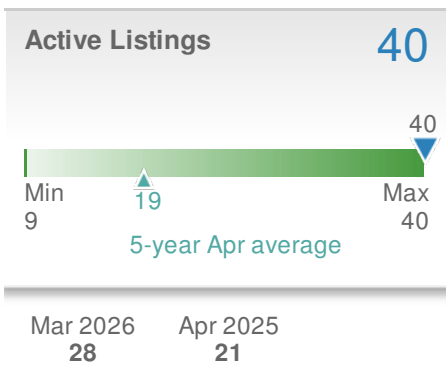
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Email: ldavis@tcsr.realtor



Summary

In Coatesville Area (Chester, PA), the median sold price for Attached/Townhouse properties for April was \$324,990, representing a decrease of 4.4% compared to last month and an increase of 20.4% from Apr 2025. The average days on market for units sold in April was 38 days, 147% above the 5-year April average of 15 days. There was a 32.3% month over month decrease in new contract activity with 21 New Pendings; a 4.9% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 58; and a 42.9% increase in supply to 40 active units.

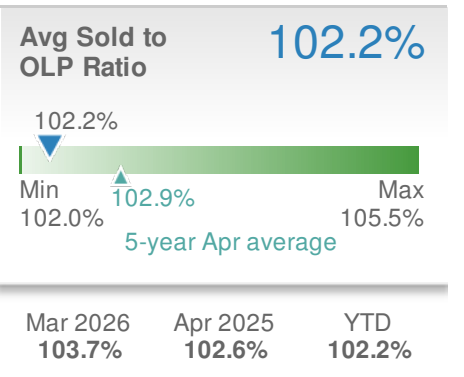
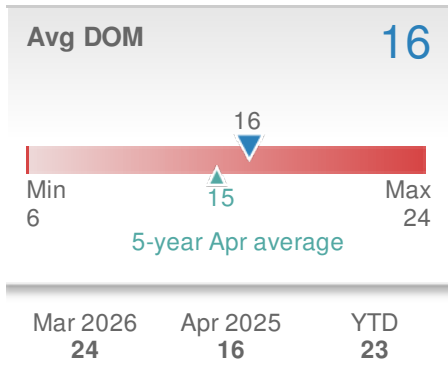
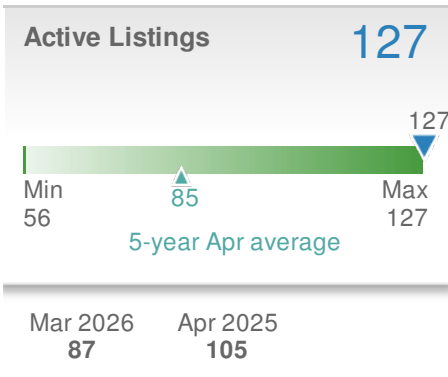
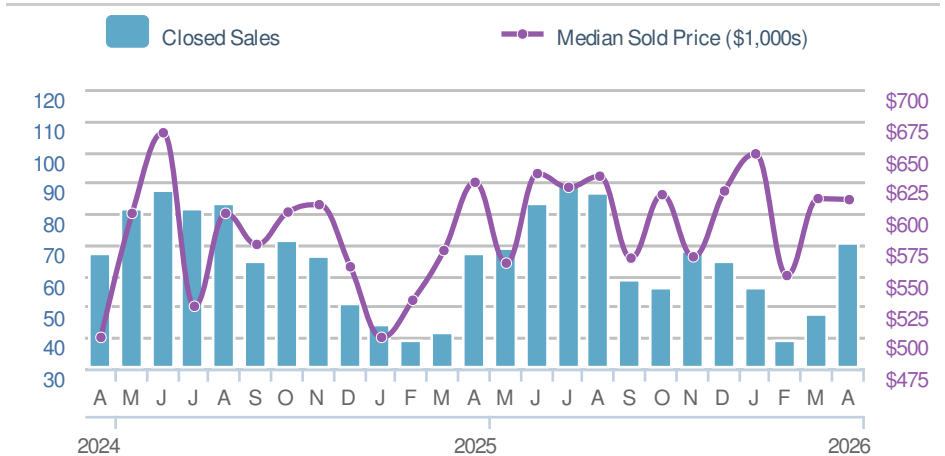
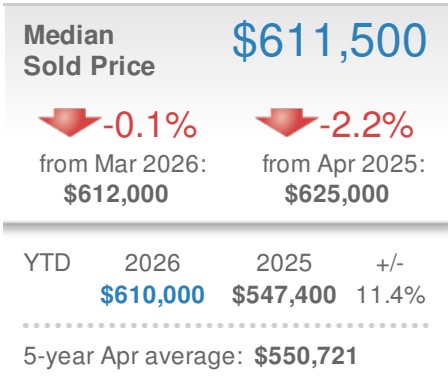
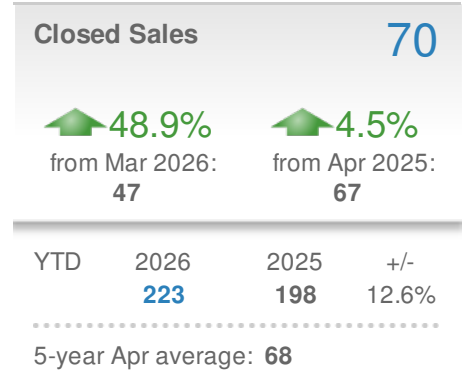
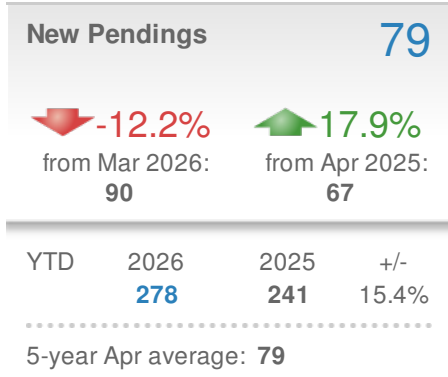
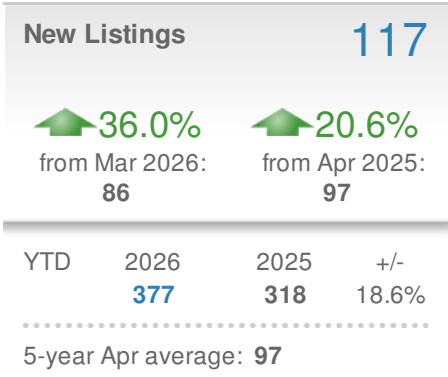
This activity resulted in a Contract Ratio of 1.45 pendings per active listing, down from 2.18 in March and a decrease from 3.05 in April 2025. The Contract Ratio is 61% lower than the 5-year April average of 3.68. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



April 2026

Downingtown Area (Chester, PA)

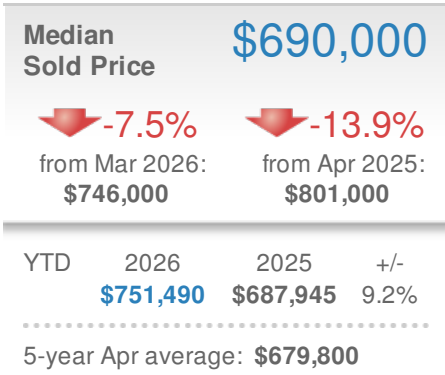
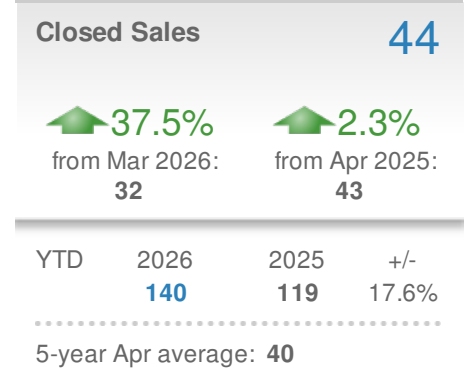
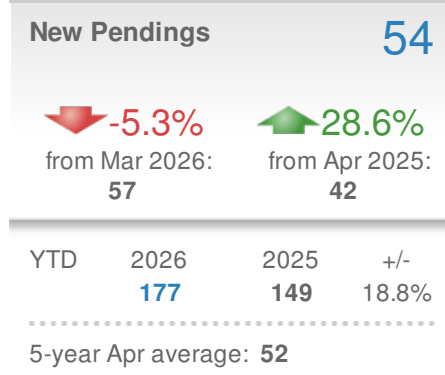
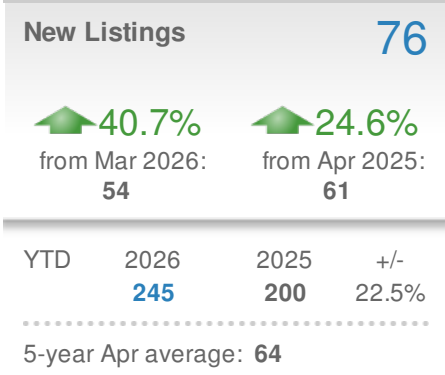
Email: ldavis@tcsr.realtor



April 2026

Downingtown Area (Chester, PA) - Detached

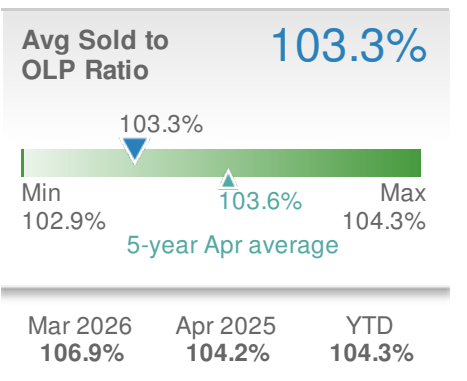
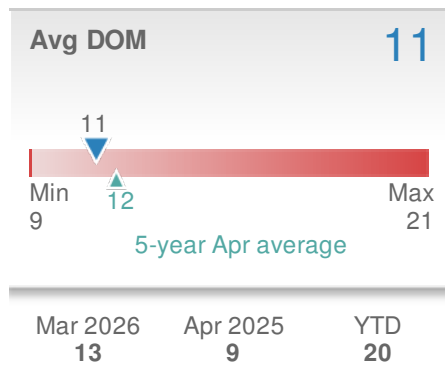
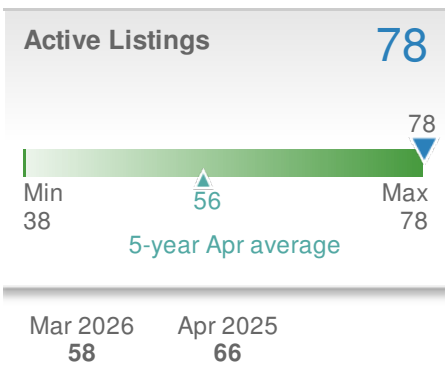
Tri-County Suburban REALTORS
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Summary

In Downingtown Area (Chester, PA), the median sold price for Detached properties for April was \$690,000, representing a decrease of 7.5% compared to last month and a decrease of 13.9% from Apr 2025. The average days on market for units sold in April was 11 days, 7% below the 5-year April average of 12 days. There was a 5.3% month over month decrease in new contract activity with 54 New Pendings; a 17% MoM increase in All Pendings (new contracts + contracts carried over from March) to 131; and a 34.5% increase in supply to 78 active units.

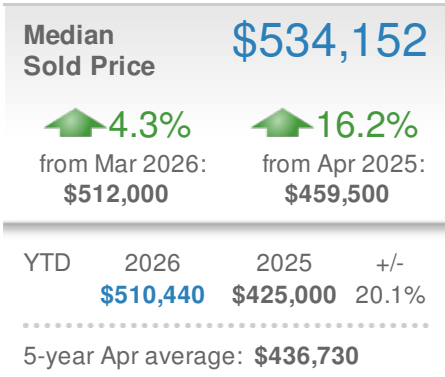
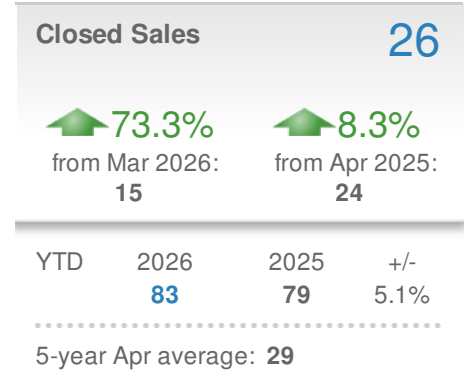
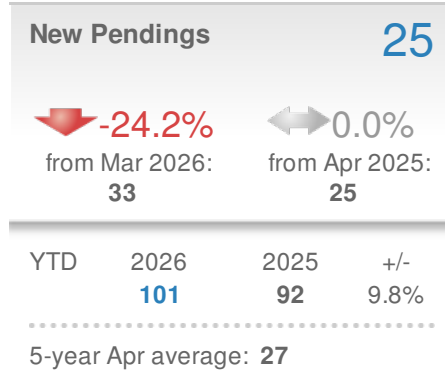
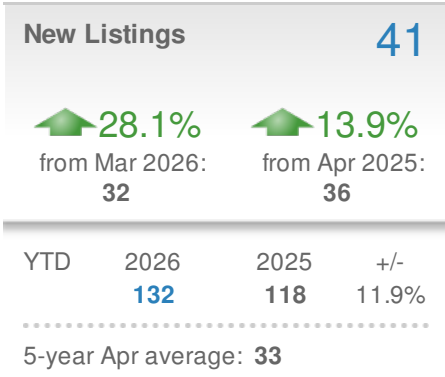
This activity resulted in a Contract Ratio of 1.68 pendings per active listing, down from 1.93 in March and an increase from 1.47 in April 2025. The Contract Ratio is 12% lower than the 5-year April average of 1.90. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



April 2026

Downingtown Area (Chester, PA) - Attached

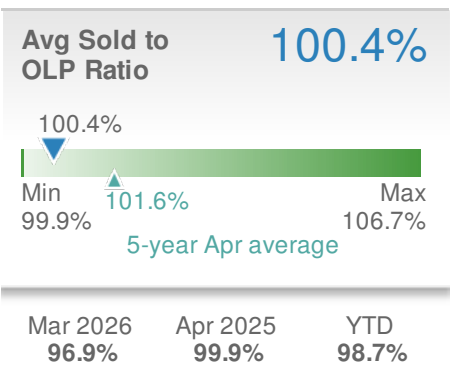
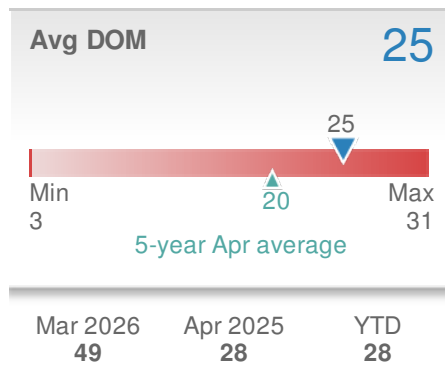
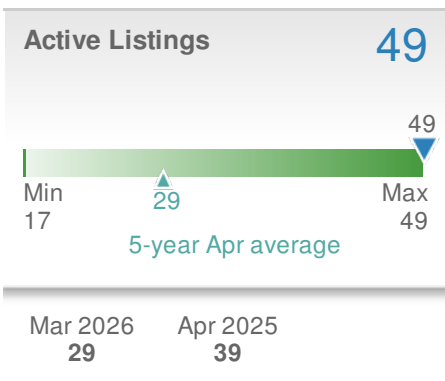
Tri-County Suburban REALTORS
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Summary

In Downingtown Area (Chester, PA), the median sold price for Attached properties for April was \$534,152, representing an increase of 4.3% compared to last month and an increase of 16.2% from Apr 2025. The average days on market for units sold in April was 25 days, 23% above the 5-year April average of 20 days. There was a 24.2% month over month decrease in new contract activity with 25 New Pendings; a 9.4% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 48; and a 69% increase in supply to 49 active units.

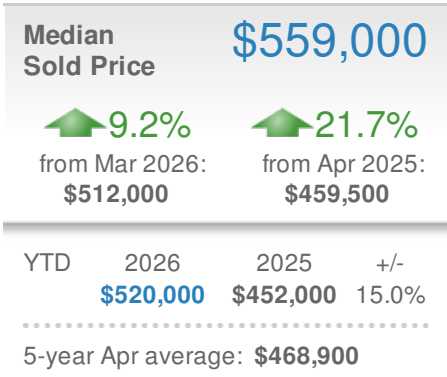
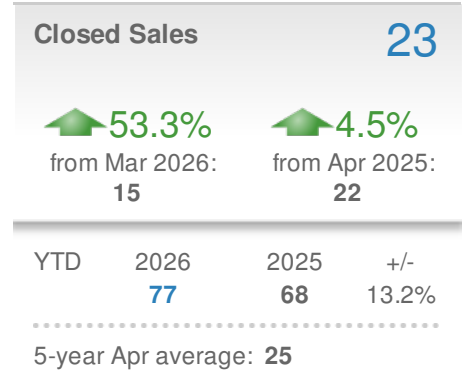
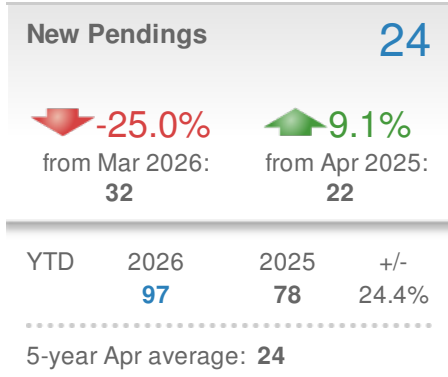
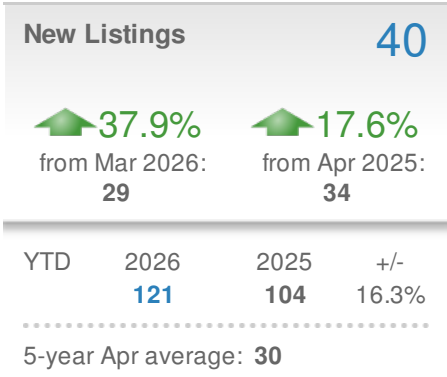
This activity resulted in a Contract Ratio of 0.98 pendings per active listing, down from 1.83 in March and an increase from 0.90 in April 2025. The Contract Ratio is 68% lower than the 5-year April average of 3.06. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



April 2026

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

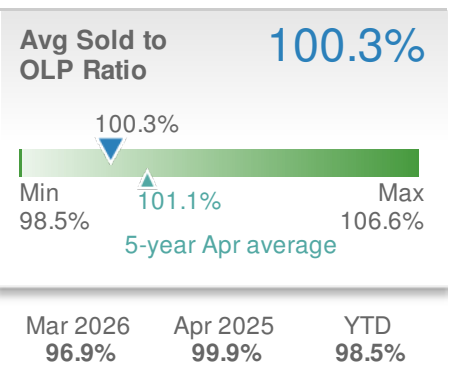
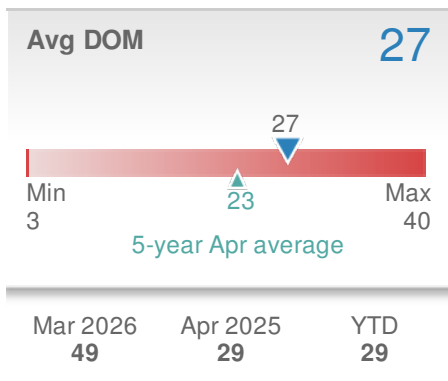
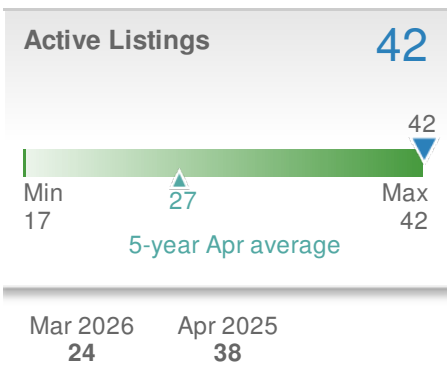
Email: ldavis@tcsr.realtor



Summary

In Downingtown Area (Chester, PA), the median sold price for Attached/Townhouse properties for April was \$559,000, representing an increase of 9.2% compared to last month and an increase of 21.7% from Apr 2025. The average days on market for units sold in April was 27 days, 17% above the 5-year April average of 23 days. There was a 25% month over month decrease in new contract activity with 24 New Pendings; a 5.9% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 48; and a 75% increase in supply to 42 active units.

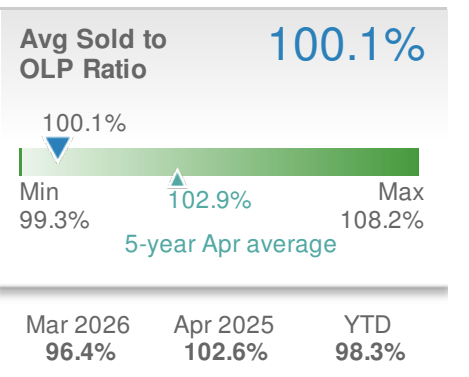
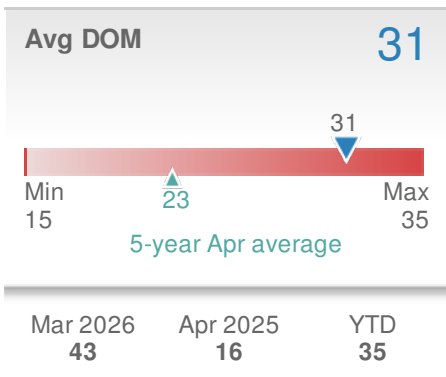
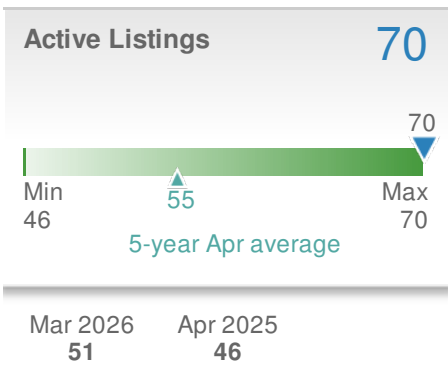
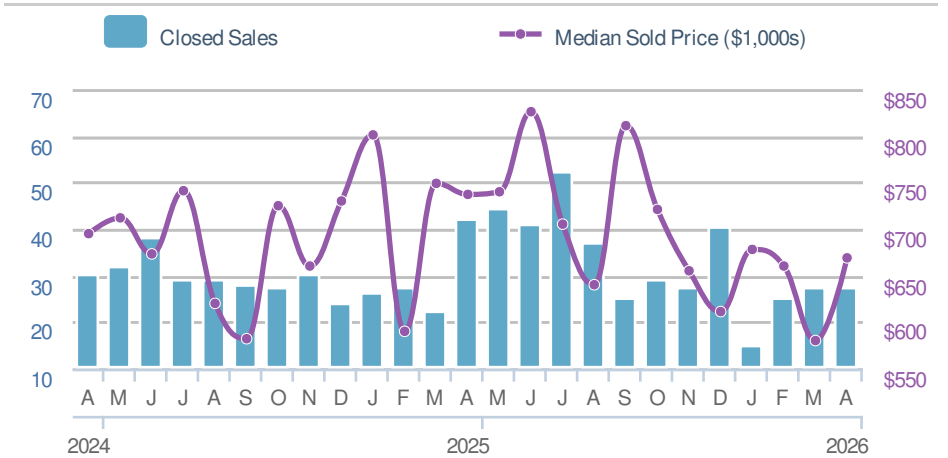
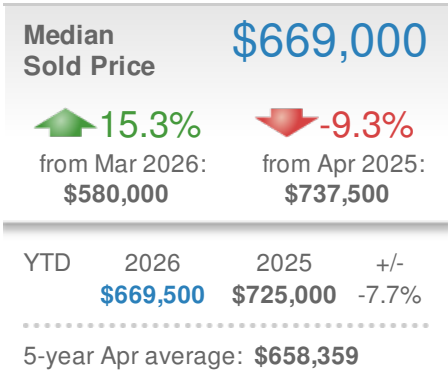
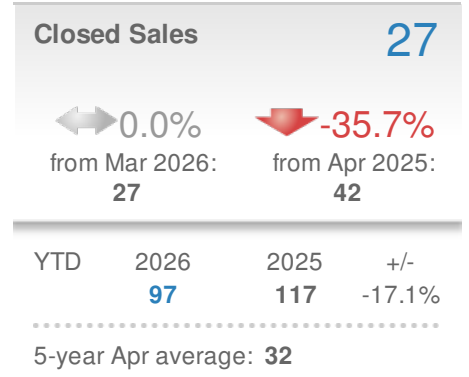
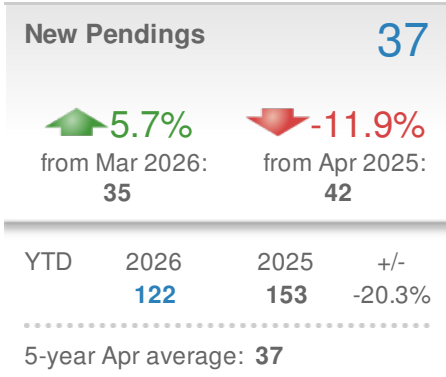
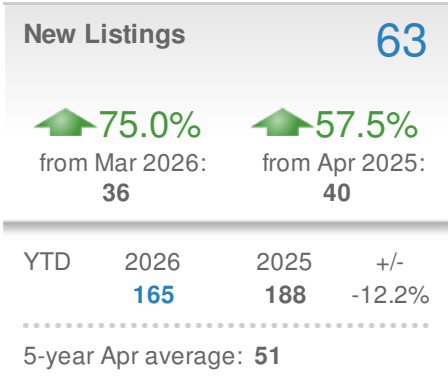
This activity resulted in a Contract Ratio of 1.14 pendings per active listing, down from 2.13 in March and an increase from 0.84 in April 2025. The Contract Ratio is 61% lower than the 5-year April average of 2.91. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



April 2026

Great Valley (Chester, PA)

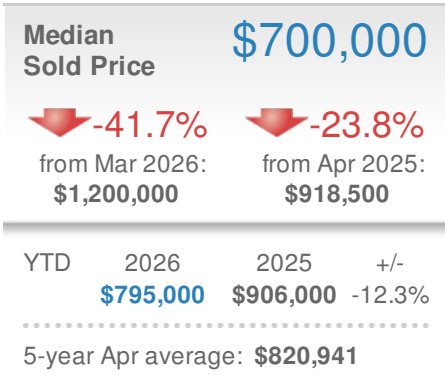
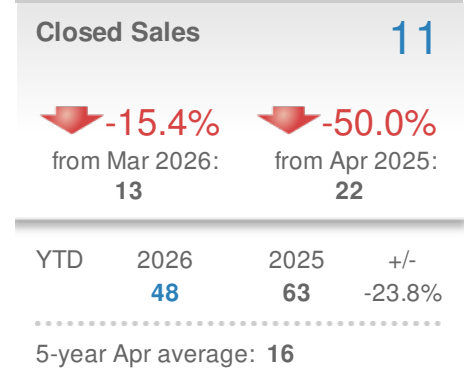
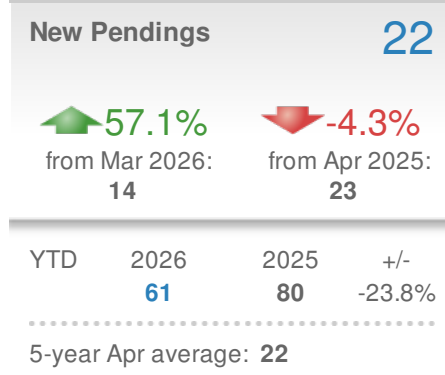
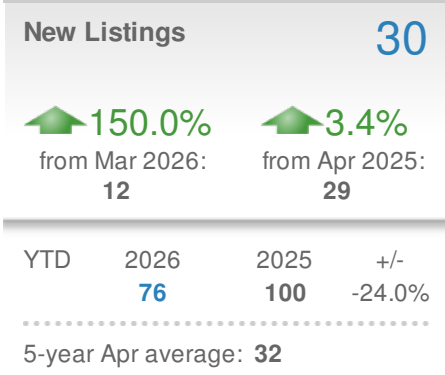
Email: ldavis@tcsr.realtor



April 2026

Great Valley (Chester, PA) - Detached

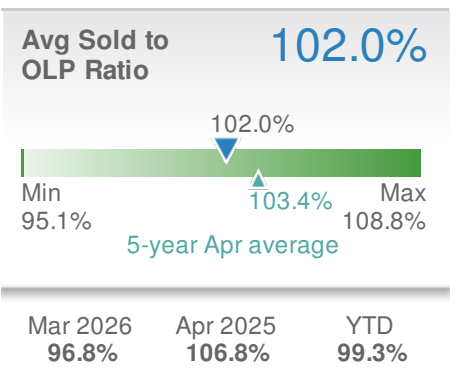
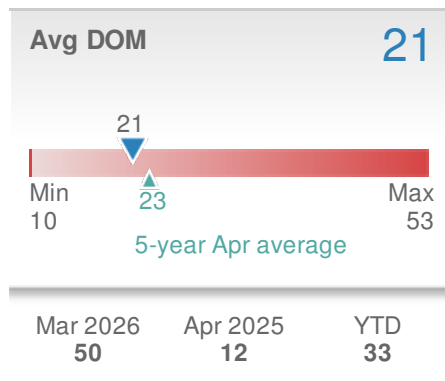
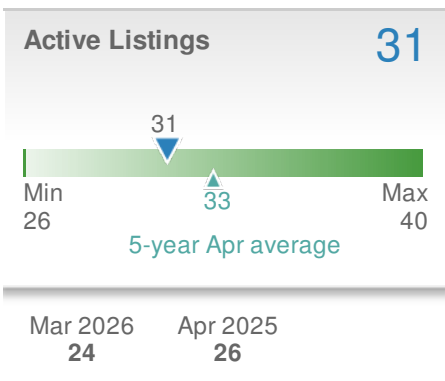
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Great Valley (Chester, PA), the median sold price for Detached properties for April was \$700,000, representing a decrease of 41.7% compared to last month and a decrease of 23.8% from Apr 2025. The average days on market for units sold in April was 21 days, 10% below the 5-year April average of 23 days. There was a 57.1% month over month increase in new contract activity with 22 New Pendings; a 61.1% MoM increase in All Pendings (new contracts + contracts carried over from March) to 29; and a 29.2% increase in supply to 31 active units.

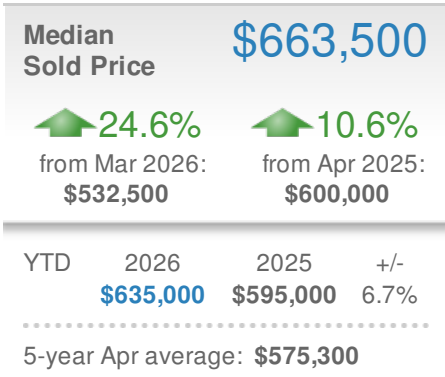
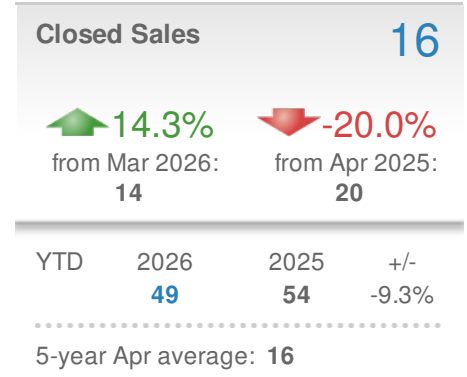
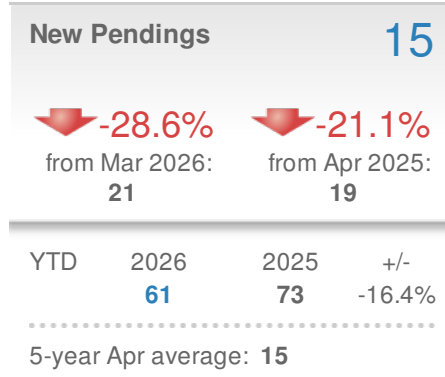
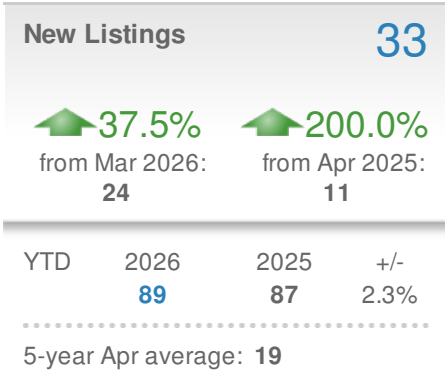
This activity resulted in a Contract Ratio of 0.94 pendings per active listing, up from 0.75 in March and a decrease from 1.77 in April 2025. The Contract Ratio is 28% lower than the 5-year April average of 1.30. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



April 2026

Great Valley (Chester, PA) - Attached

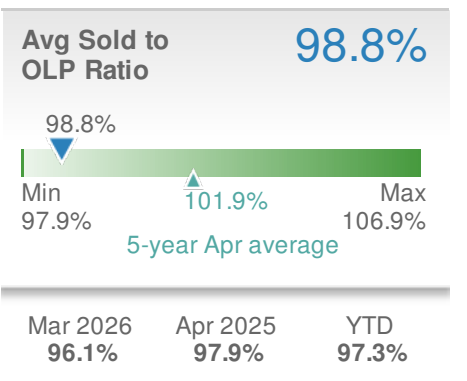
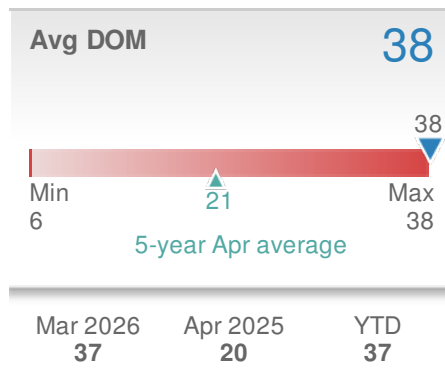
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Summary

In Great Valley (Chester, PA), the median sold price for Attached properties for April was \$663,500, representing an increase of 24.6% compared to last month and an increase of 10.6% from Apr 2025. The average days on market for units sold in April was 38 days, 78% above the 5-year April average of 21 days. There was a 28.6% month over month decrease in new contract activity with 15 New Pendings; a 4% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 24; and a 44.4% increase in supply to 39 active units.

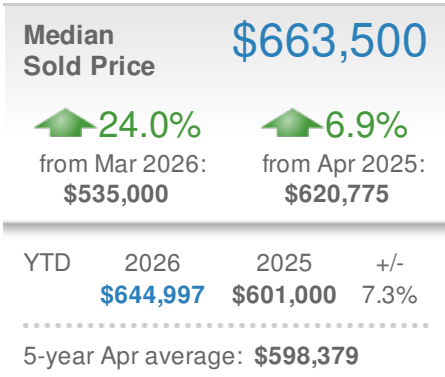
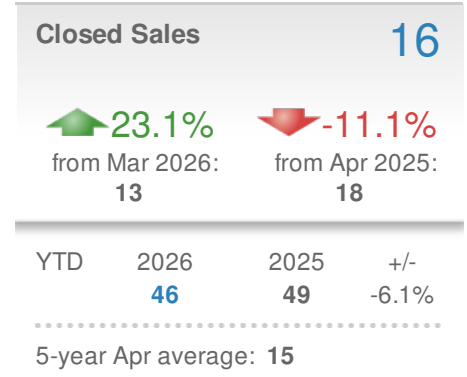
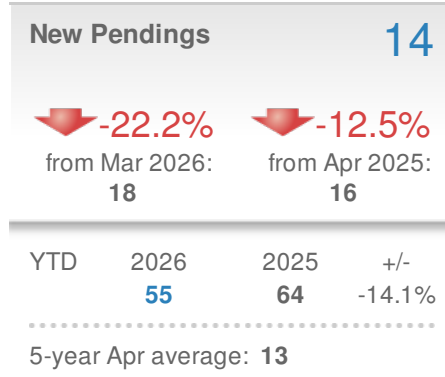
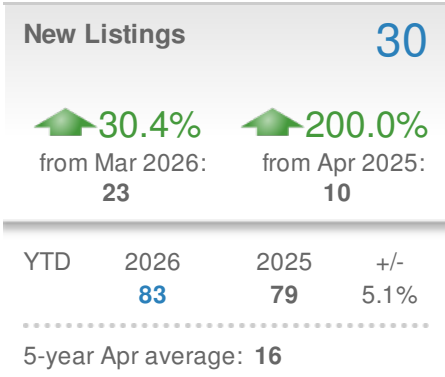
This activity resulted in a Contract Ratio of 0.62 pendings per active listing, down from 0.93 in March and a decrease from 1.70 in April 2025. The Contract Ratio is 48% lower than the 5-year April average of 1.19. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



April 2026

Great Valley (Chester, PA) - Attached/Townhouse

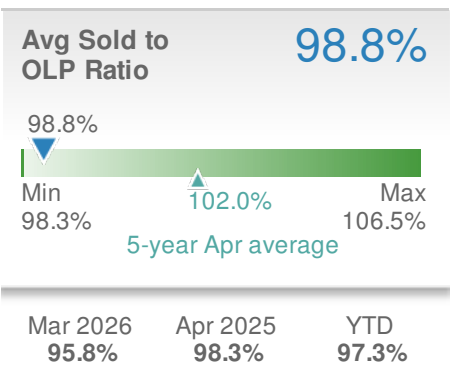
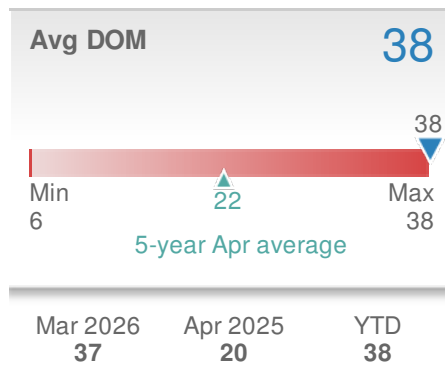
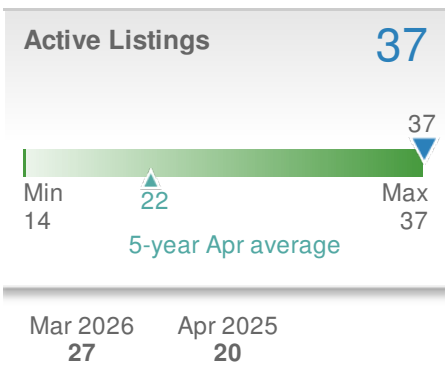
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Great Valley (Chester, PA), the median sold price for Attached/Townhouse properties for April was \$663,500, representing an increase of 24% compared to last month and an increase of 6.9% from Apr 2025. The average days on market for units sold in April was 38 days, 73% above the 5-year April average of 22 days. There was a 22.2% month over month decrease in new contract activity with 14 New Pendings; a 9.1% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 20; and a 37% increase in supply to 37 active units.

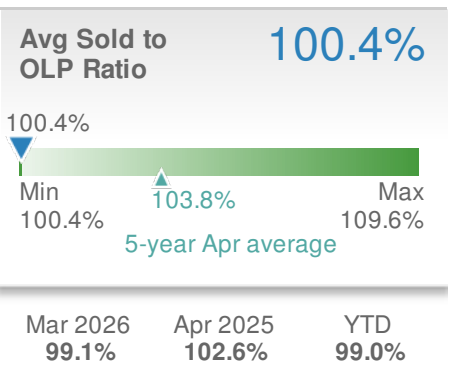
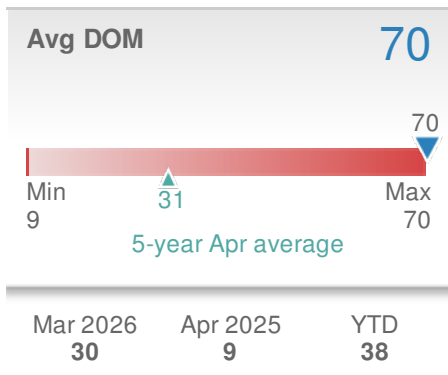
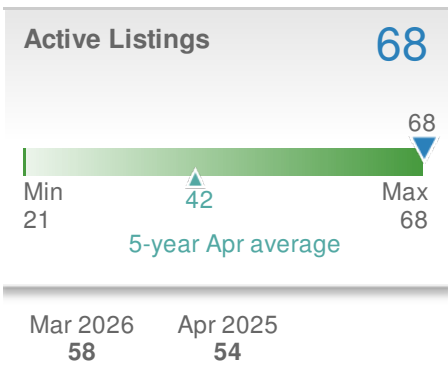
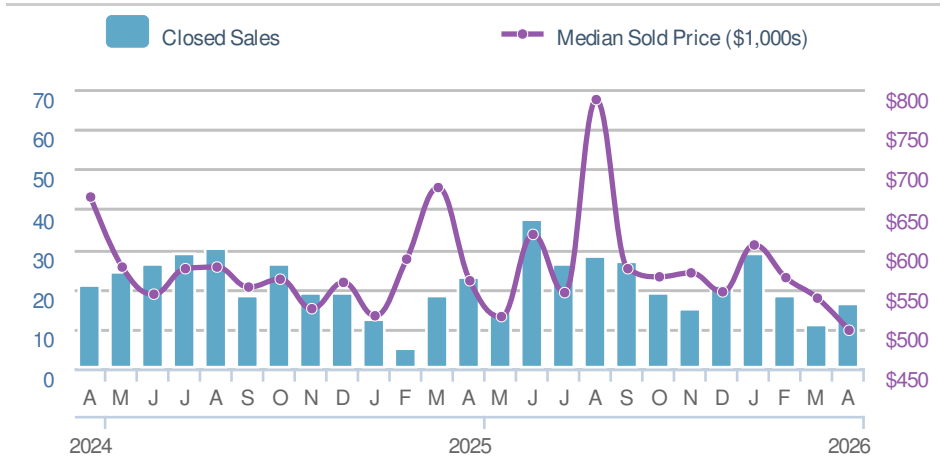
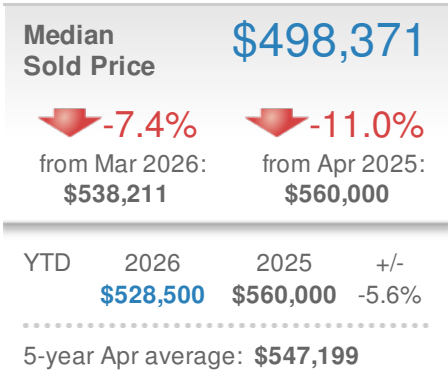
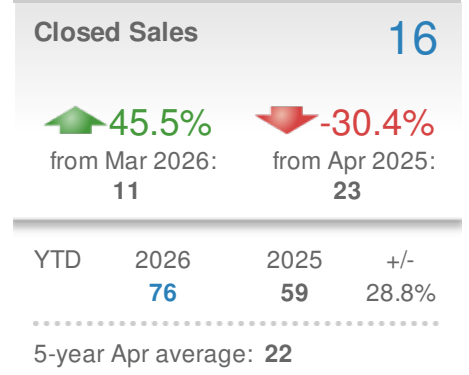
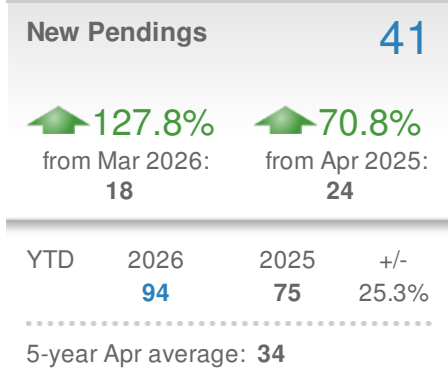
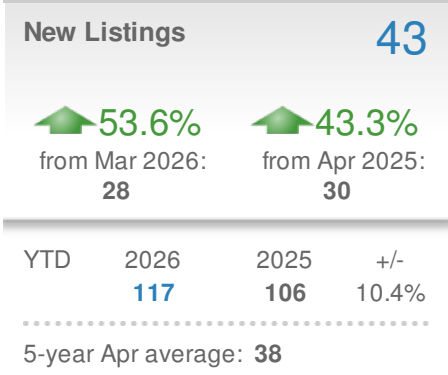
This activity resulted in a Contract Ratio of 0.54 pendings per active listing, down from 0.81 in March and a decrease from 1.45 in April 2025. The Contract Ratio is 51% lower than the 5-year April average of 1.09. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



April 2026

Kennett Consolidated (Chester, PA)

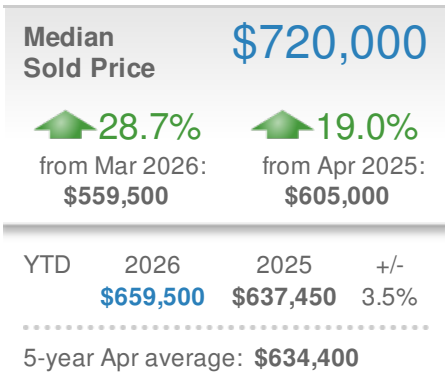
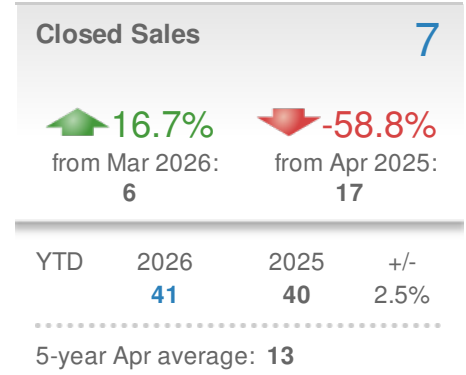
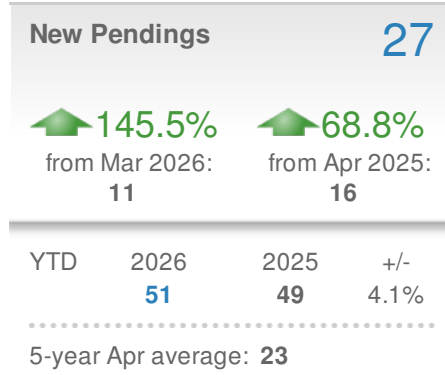
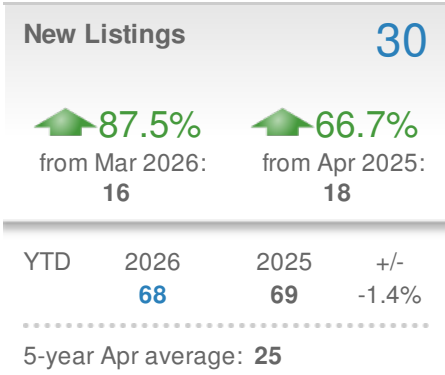
Email: ldavis@tcsr.realtor



April 2026

Kennett Consolidated (Chester, PA) - Detached

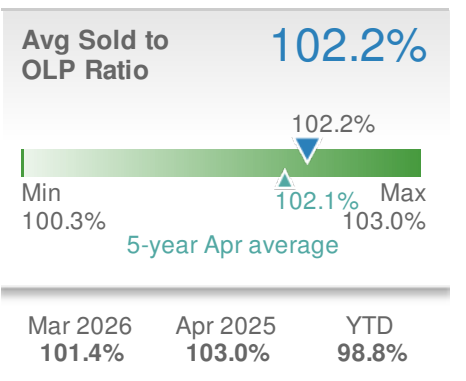
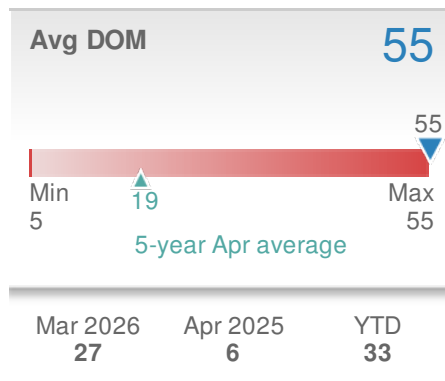
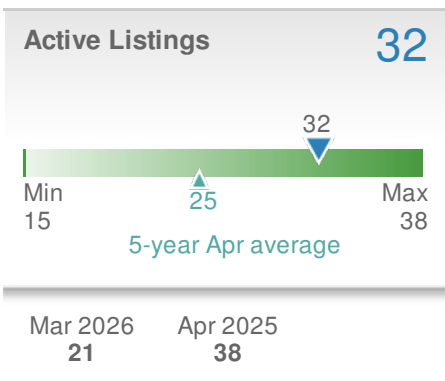
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Summary

In Kennett Consolidated (Chester, PA), the median sold price for Detached properties for April was \$720,000, representing an increase of 28.7% compared to last month and an increase of 19% from Apr 2025. The average days on market for units sold in April was 55 days, 184% above the 5-year April average of 19 days. There was a 145.5% month over month increase in new contract activity with 27 New Pendings; a 120% MoM increase in All Pendings (new contracts + contracts carried over from March) to 33; and a 52.4% increase in supply to 32 active units.

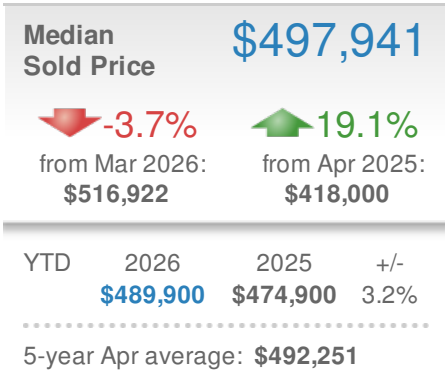
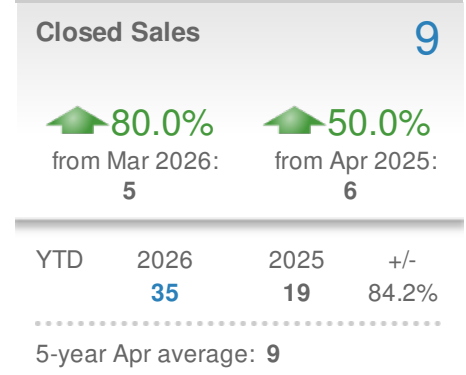
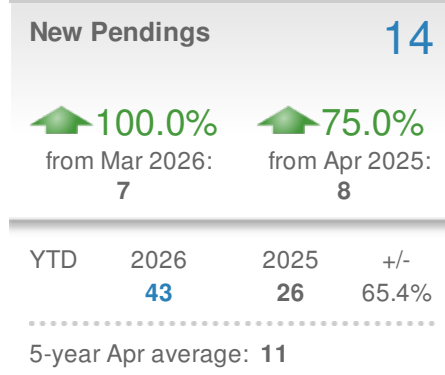
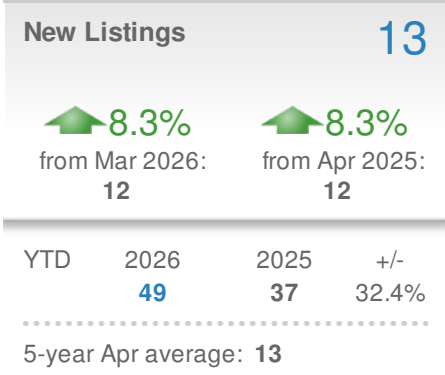
This activity resulted in a Contract Ratio of 1.03 pendings per active listing, up from 0.71 in March and an increase from 0.45 in April 2025. The Contract Ratio is 21% lower than the 5-year April average of 1.31. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



April 2026

Kennett Consolidated (Chester, PA) - Attached

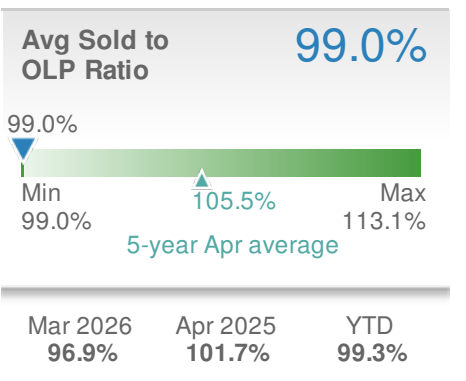
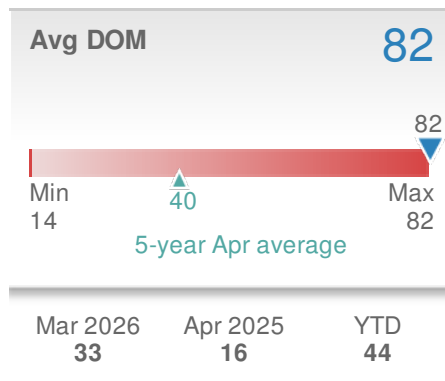
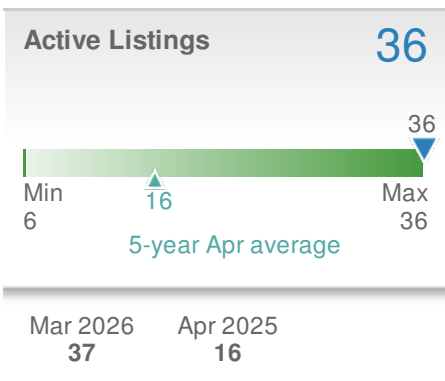
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Kennett Consolidated (Chester, PA), the median sold price for Attached properties for April was \$497,941, representing a decrease of 3.7% compared to last month and an increase of 19.1% from Apr 2025. The average days on market for units sold in April was 82 days, 104% above the 5-year April average of 40 days. There was a 100% month over month increase in new contract activity with 14 New Pendings; a 15.4% MoM increase in All Pendings (new contracts + contracts carried over from March) to 30; and a 2.7% decrease in supply to 36 active units.

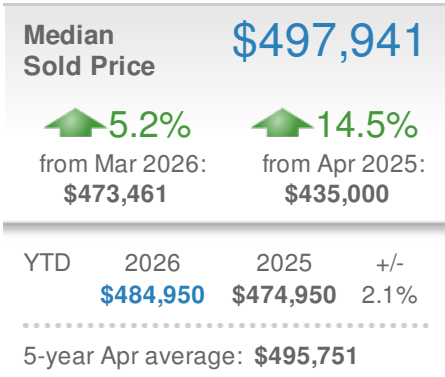
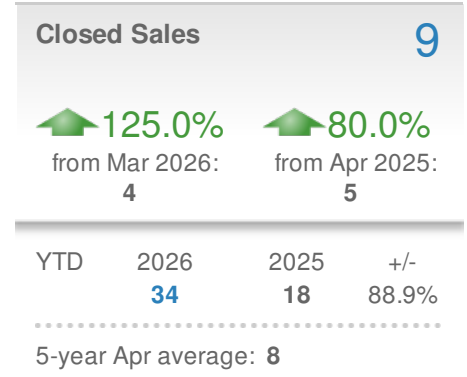
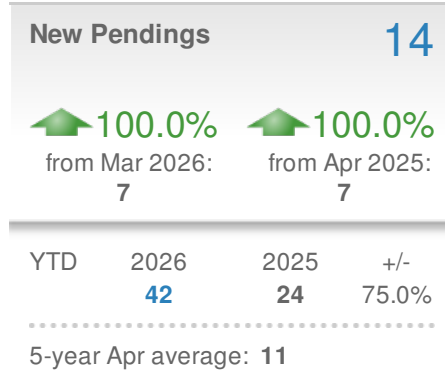
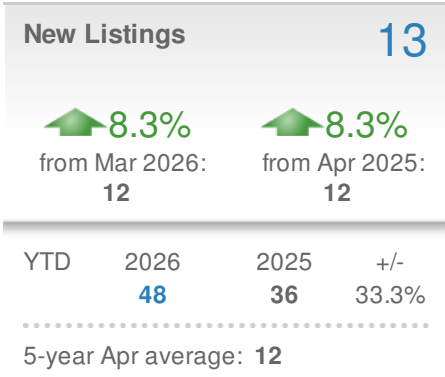
This activity resulted in a Contract Ratio of 0.83 pendings per active listing, up from 0.70 in March and a decrease from 0.88 in April 2025. The Contract Ratio is 70% lower than the 5-year April average of 2.74. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



April 2026

Kennett Consolidated (Chester, PA) - Attached/Townhouse **Se** County Suburban REALTORS

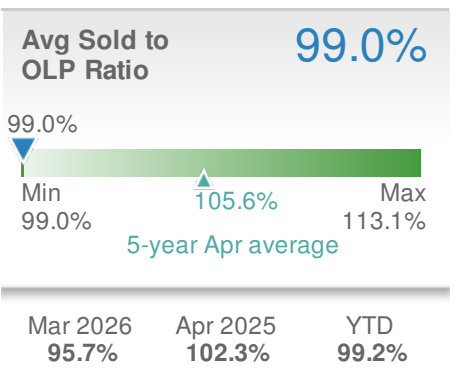
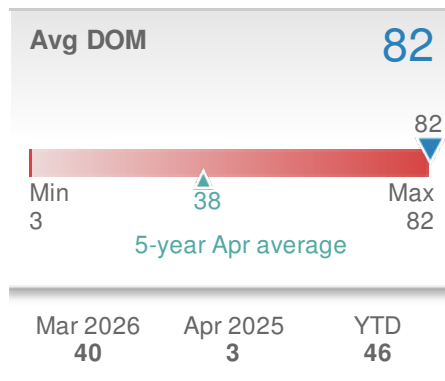
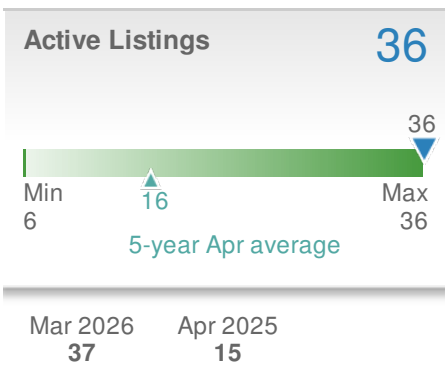
Email: ldavis@tcsr.realtor



Summary

In Kennett Consolidated (Chester, PA), the median sold price for Attached/Townhouse properties for April was \$497,941, representing an increase of 5.2% compared to last month and an increase of 14.5% from Apr 2025. The average days on market for units sold in April was 82 days, 115% above the 5-year April average of 38 days. There was a 100% month over month increase in new contract activity with 14 New Pendings; a 15.4% MoM increase in All Pendings (new contracts + contracts carried over from March) to 30; and a 2.7% decrease in supply to 36 active units.

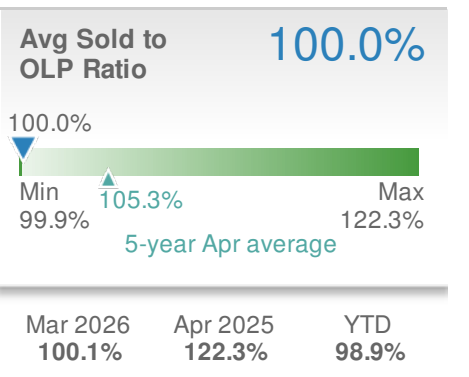
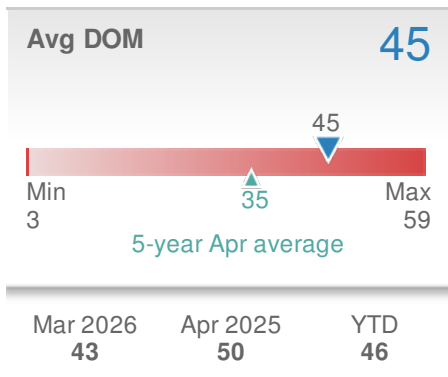
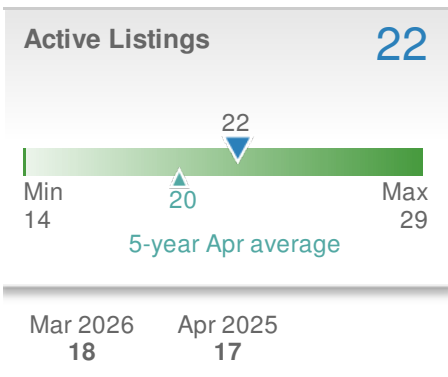
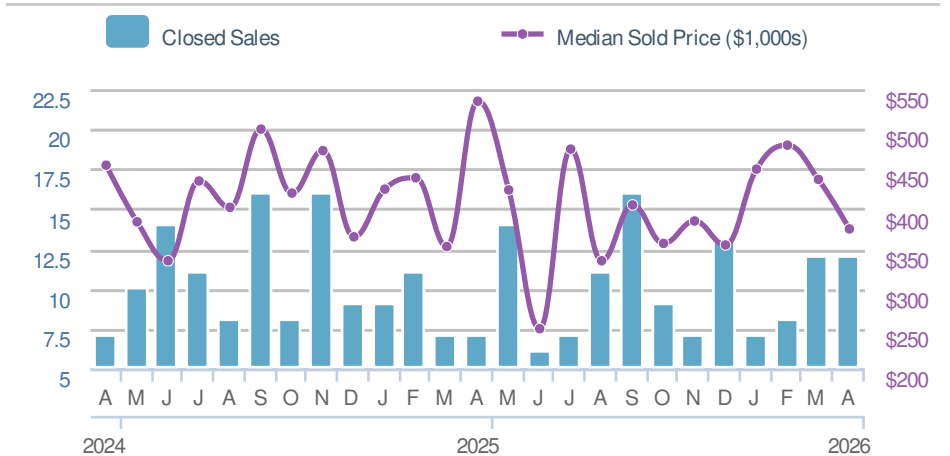
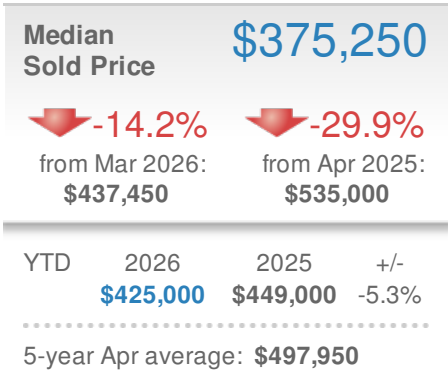
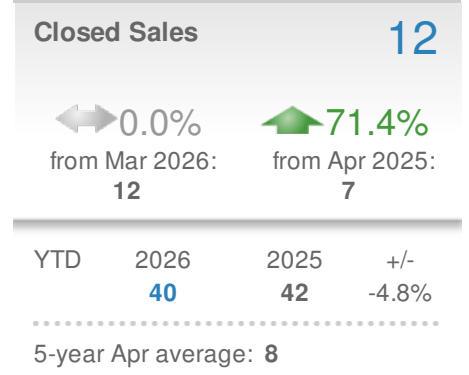
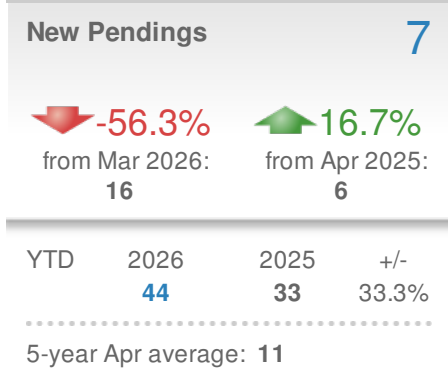
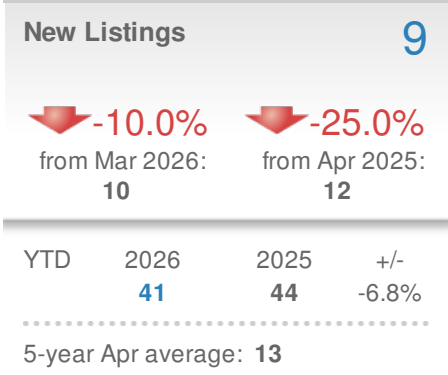
This activity resulted in a Contract Ratio of 0.83 pendings per active listing, up from 0.70 in March and a decrease from 0.87 in April 2025. The Contract Ratio is 70% lower than the 5-year April average of 2.76. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



April 2026

Octorara Area (Chester, PA)

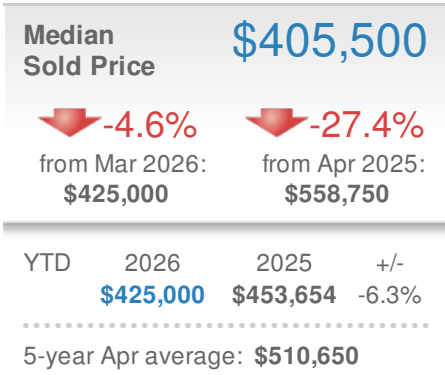
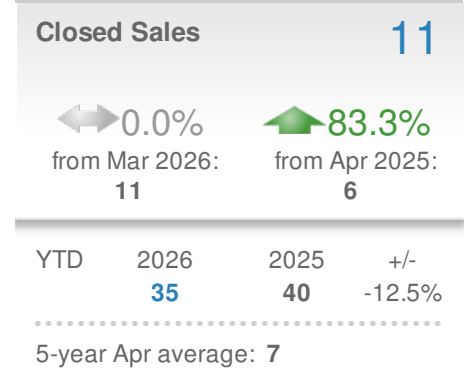
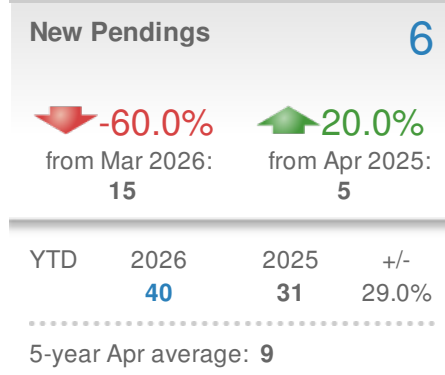
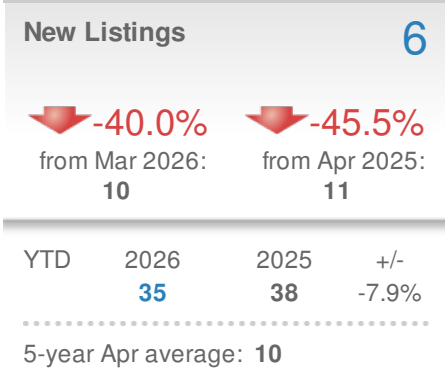
Email: ldavis@tcsr.realtor



April 2026

Octorara Area (Chester, PA) - Detached

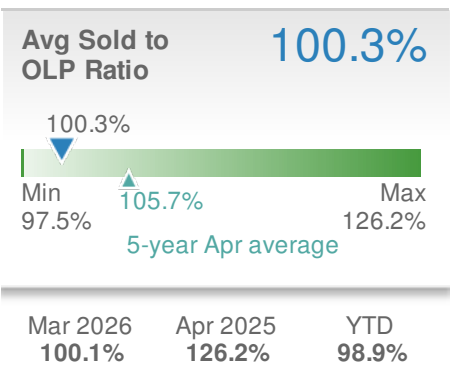
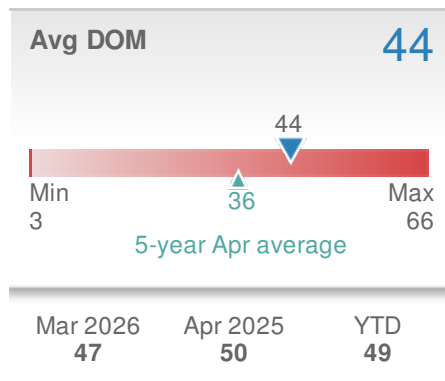
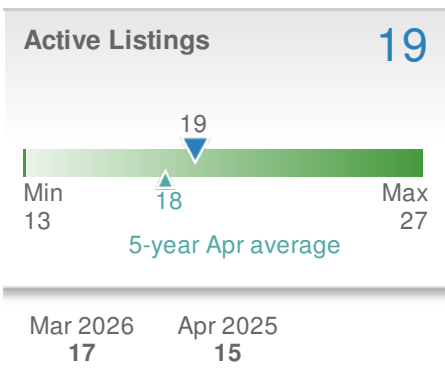
Tri-County Suburban REALTORS
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Summary

In Octorara Area (Chester, PA), the median sold price for Detached properties for April was \$405,500, representing a decrease of 4.6% compared to last month and a decrease of 27.4% from Apr 2025. The average days on market for units sold in April was 44 days, 21% above the 5-year April average of 36 days. There was a 60% month over month decrease in new contract activity with 6 New Pendings; a 37.5% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 10; and an 11.8% increase in supply to 19 active units.

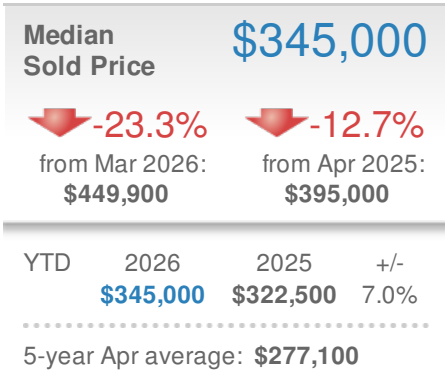
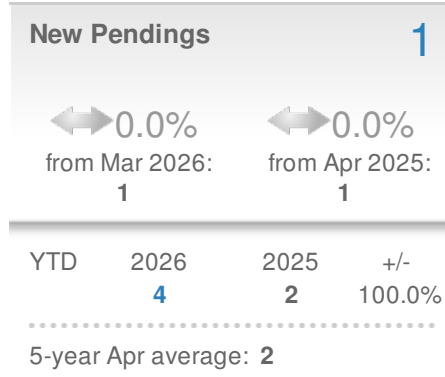
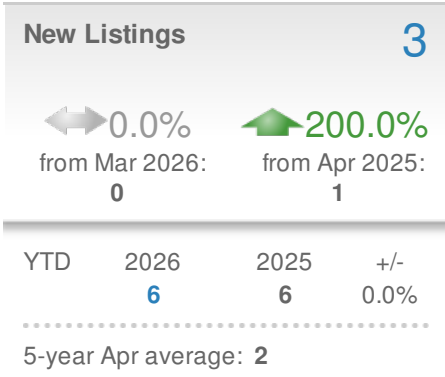
This activity resulted in a Contract Ratio of 0.53 pendings per active listing, down from 0.94 in March and a decrease from 1.60 in April 2025. The Contract Ratio is 57% lower than the 5-year April average of 1.23. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



April 2026

Octorara Area (Chester, PA) - Attached

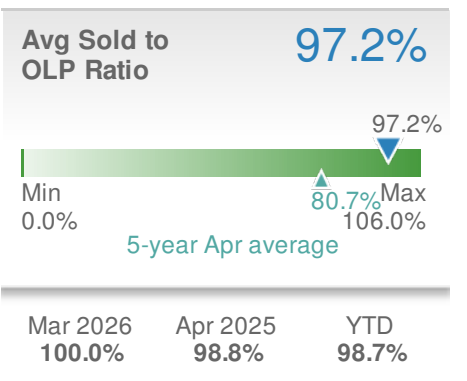
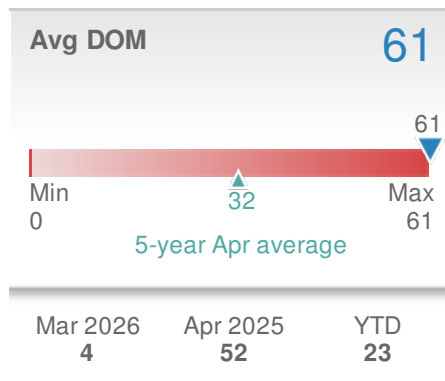
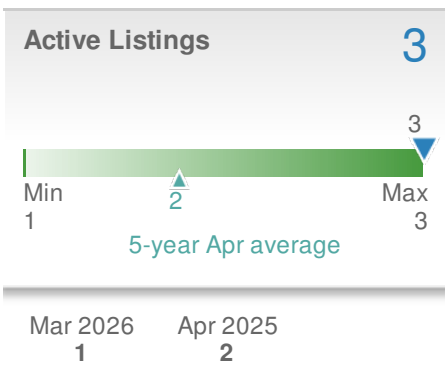
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Summary

In Octorara Area (Chester, PA), the median sold price for Attached properties for April was \$345,000, representing a decrease of 23.3% compared to last month and a decrease of 12.7% from Apr 2025. The average days on market for units sold in April was 61 days, 88% above the 5-year April average of 32 days. There was no month over month change in new contract activity with 1 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from March) with 1; and a 200% increase in supply to 3 active units.

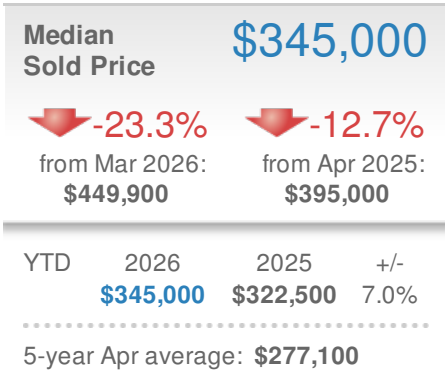
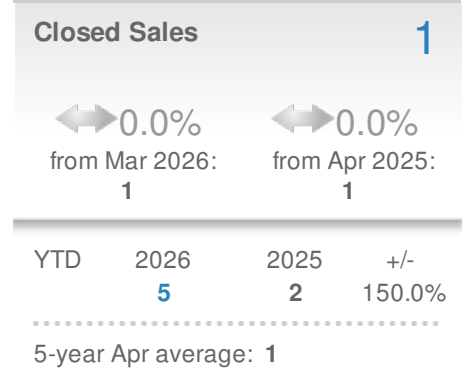
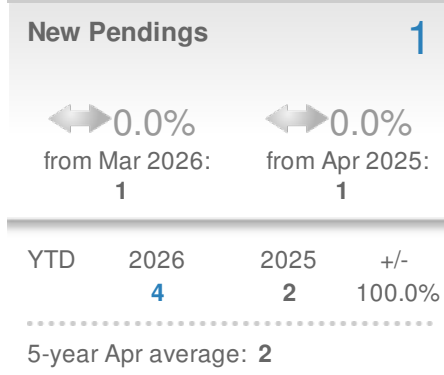
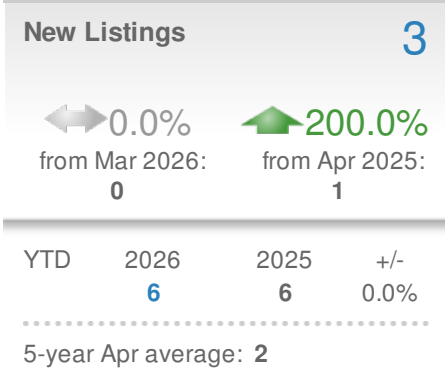
This activity resulted in a Contract Ratio of 0.33 pendings per active listing, down from 1.00 in March and a decrease from 0.50 in April 2025. The Contract Ratio is 81% lower than the 5-year April average of 1.77. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



April 2026

Octorara Area (Chester, PA) - Attached/Townhouse

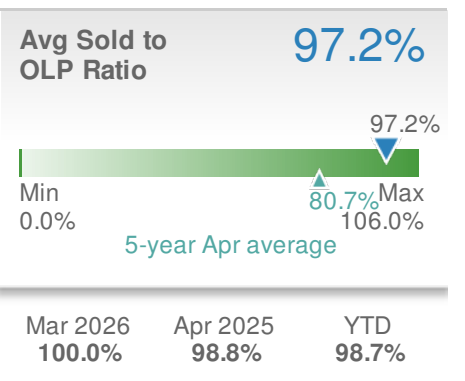
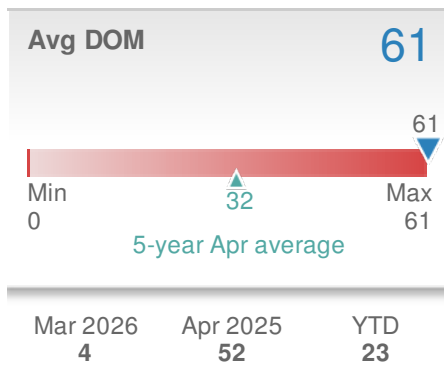
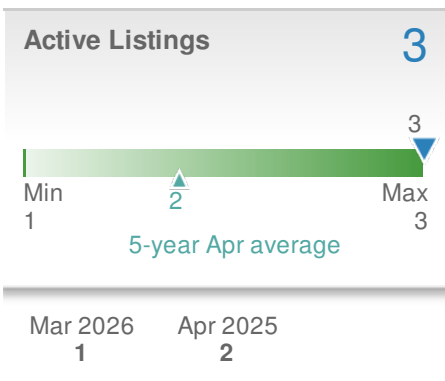
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Octorara Area (Chester, PA), the median sold price for Attached/Townhouse properties for April was \$345,000, representing a decrease of 23.3% compared to last month and a decrease of 12.7% from Apr 2025. The average days on market for units sold in April was 61 days, 88% above the 5-year April average of 32 days. There was no month over month change in new contract activity with 1 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from March) with 1; and a 200% increase in supply to 3 active units.

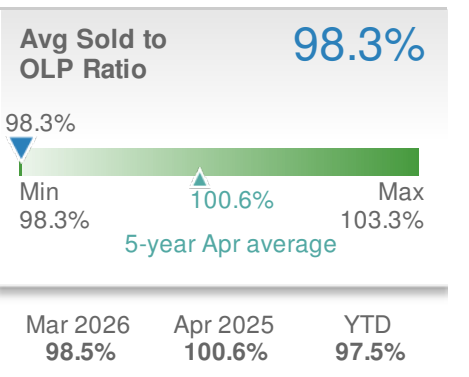
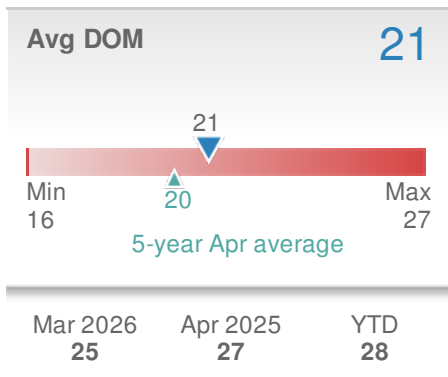
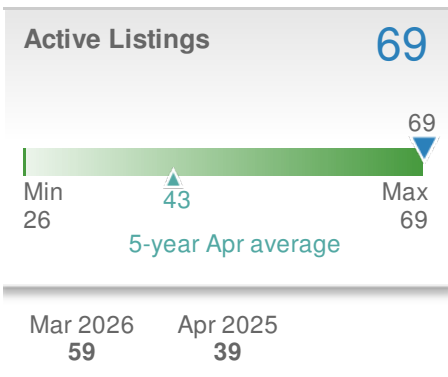
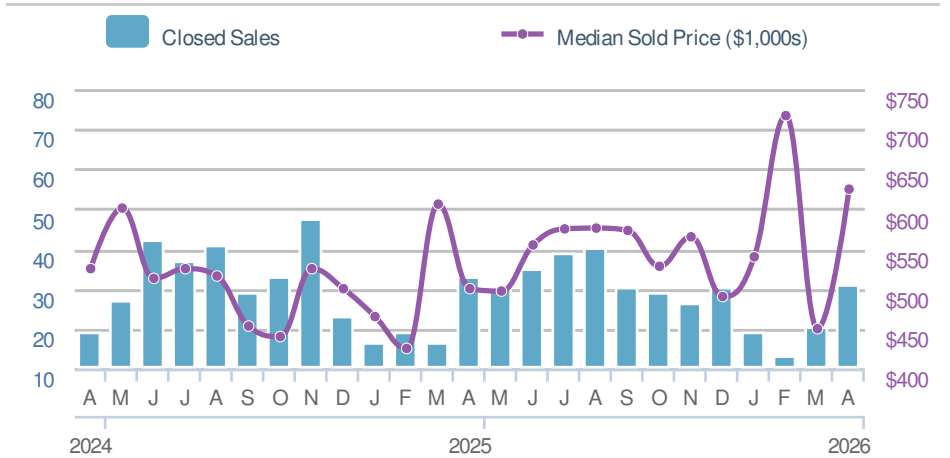
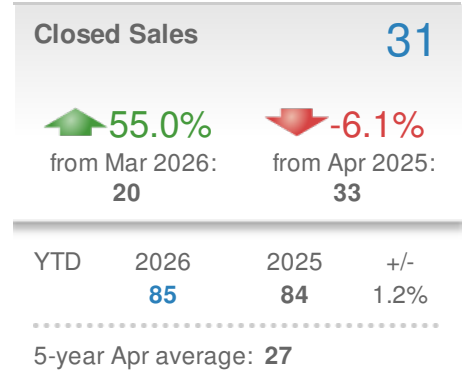
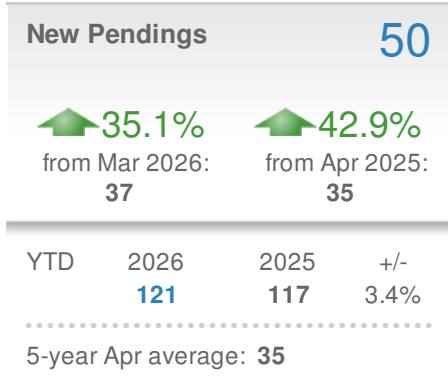
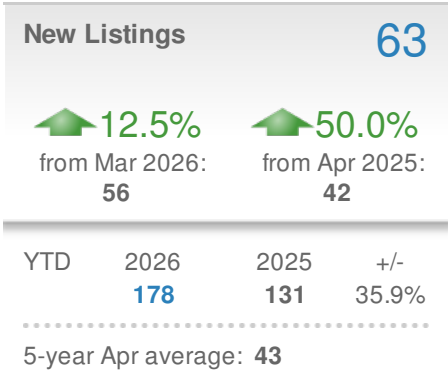
This activity resulted in a Contract Ratio of 0.33 pendings per active listing, down from 1.00 in March and a decrease from 0.50 in April 2025. The Contract Ratio is 81% lower than the 5-year April average of 1.77. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



April 2026

Owen J Roberts (Chester, PA)

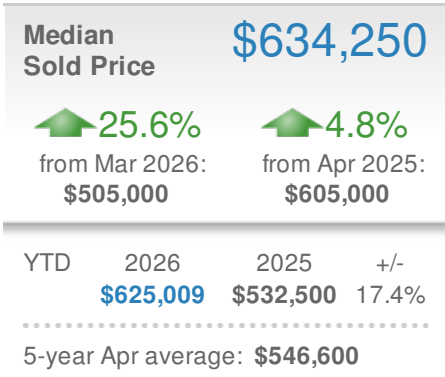
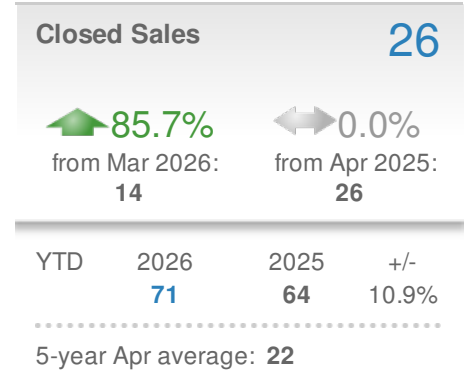
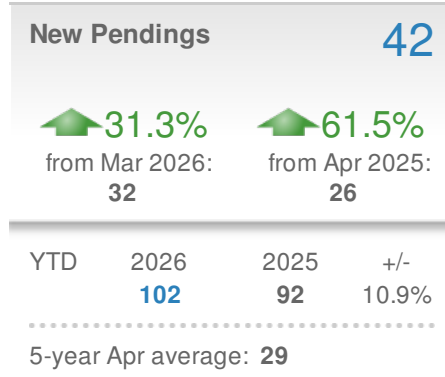
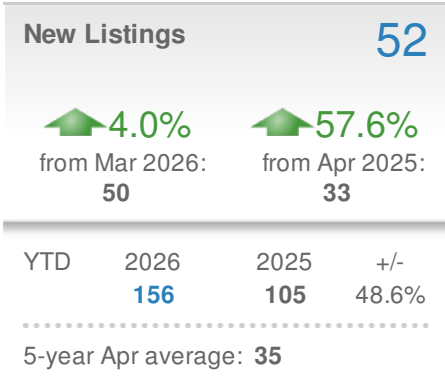
Email: ldavis@tcsr.realtor



April 2026

Owen J Roberts (Chester, PA) - Detached

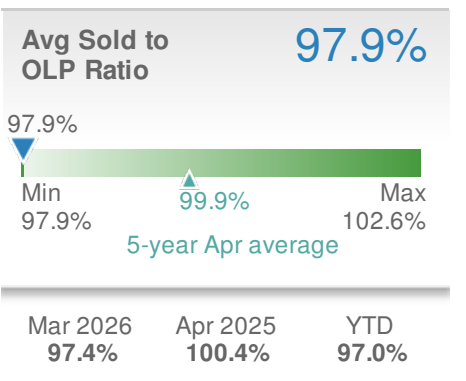
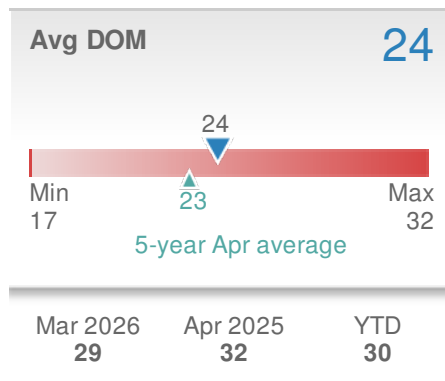
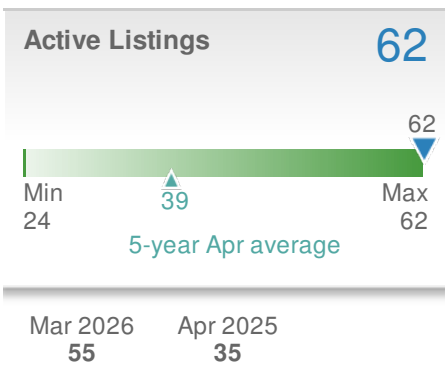
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Owen J Roberts (Chester, PA), the median sold price for Detached properties for April was \$634,250, representing an increase of 25.6% compared to last month and an increase of 4.8% from Apr 2025. The average days on market for units sold in April was 24 days, 3% above the 5-year April average of 23 days. There was a 31.3% month over month increase in new contract activity with 42 New Pendings; a 34.1% MoM increase in All Pendings (new contracts + contracts carried over from March) to 55; and a 12.7% increase in supply to 62 active units.

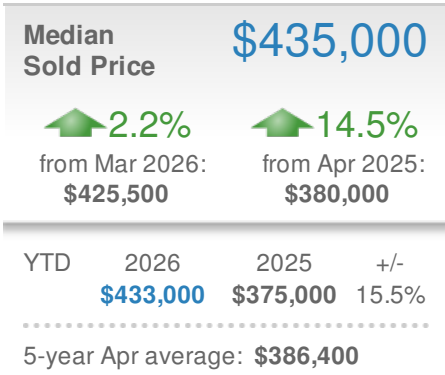
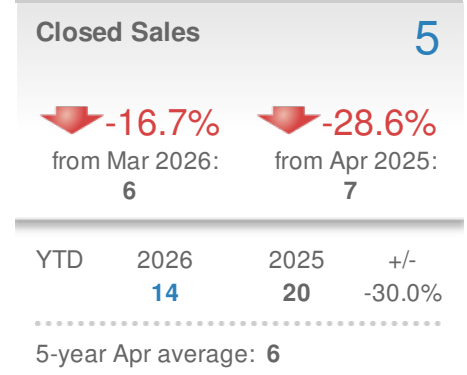
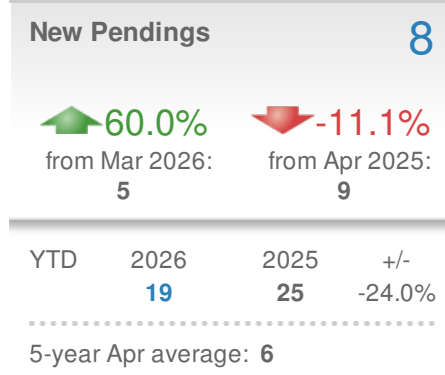
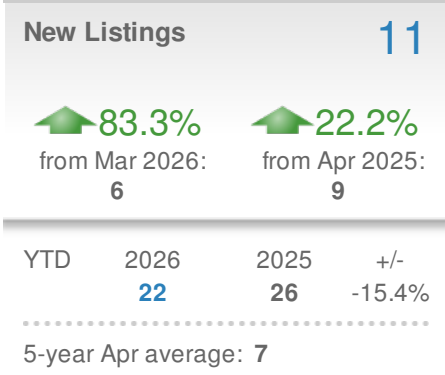
This activity resulted in a Contract Ratio of 0.89 pendings per active listing, up from 0.75 in March and a decrease from 1.34 in April 2025. The Contract Ratio is 31% lower than the 5-year April average of 1.28. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



April 2026

Owen J Roberts (Chester, PA) - Attached

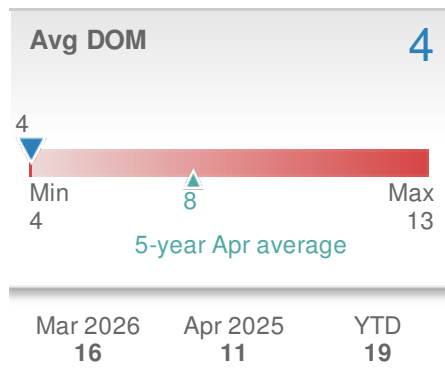
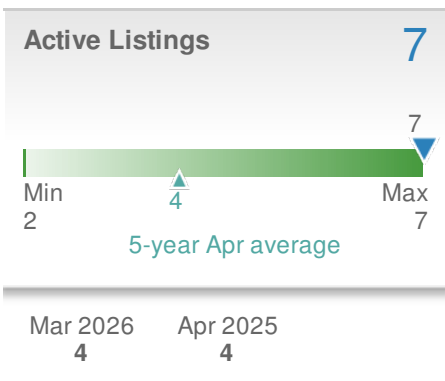
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Owen J Roberts (Chester, PA), the median sold price for Attached properties for April was \$435,000, representing an increase of 2.2% compared to last month and an increase of 14.5% from Apr 2025. The average days on market for units sold in April was 4 days, 49% below the 5-year April average of 8 days. There was a 60% month over month increase in new contract activity with 8 New Pendings; a 75% MoM increase in All Pendings (new contracts + contracts carried over from March) to 7; and a 75% increase in supply to 7 active units.

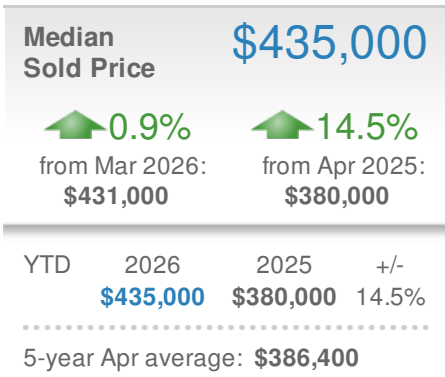
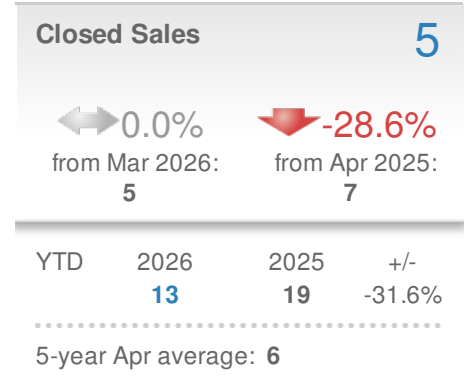
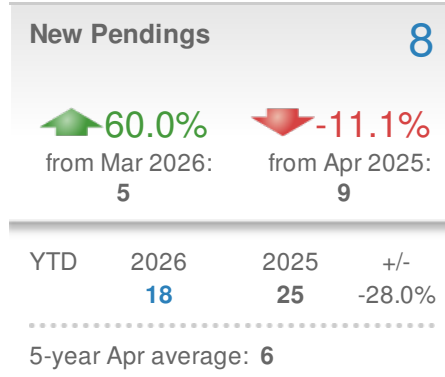
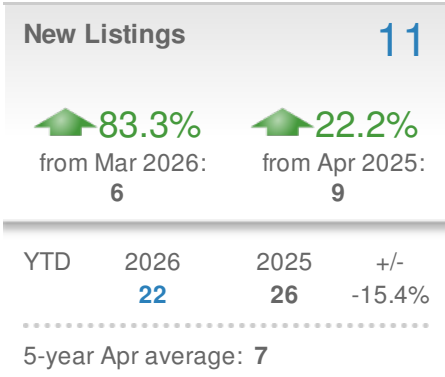
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, no change from March and a decrease from 2.50 in April 2025. The Contract Ratio is 48% lower than the 5-year April average of 1.93. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



April 2026

Owen J Roberts (Chester, PA) - Attached/Townhouse

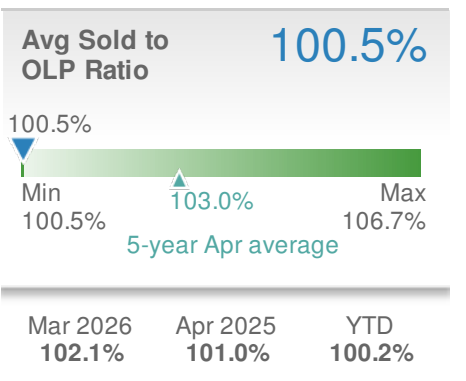
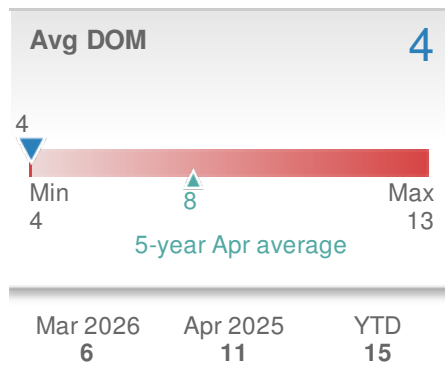
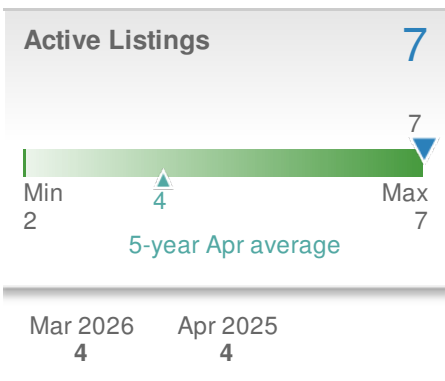
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Owen J Roberts (Chester, PA), the median sold price for Attached/Townhouse properties for April was \$435,000, representing an increase of 0.9% compared to last month and an increase of 14.5% from Apr 2025. The average days on market for units sold in April was 4 days, 49% below the 5-year April average of 8 days. There was a 60% month over month increase in new contract activity with 8 New Pendings; a 75% MoM increase in All Pendings (new contracts + contracts carried over from March) to 7; and a 75% increase in supply to 7 active units.

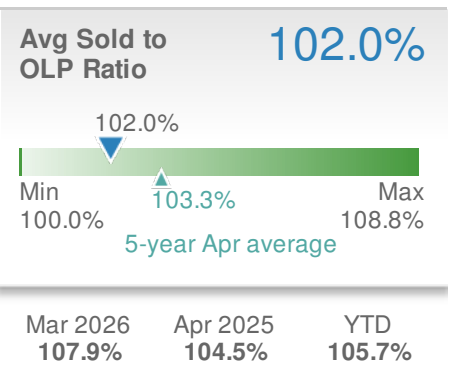
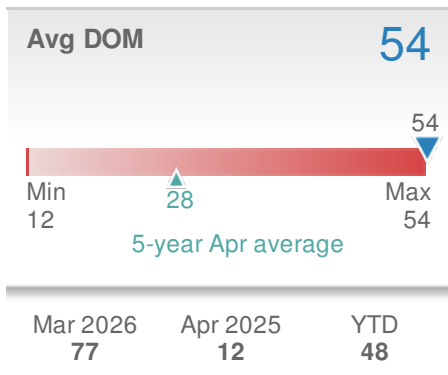
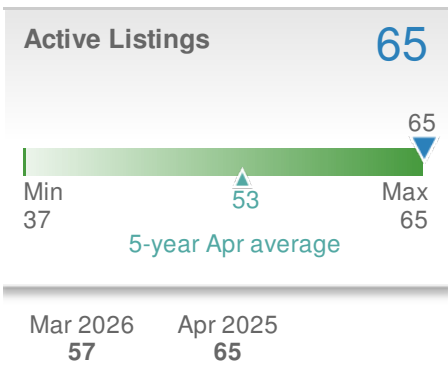
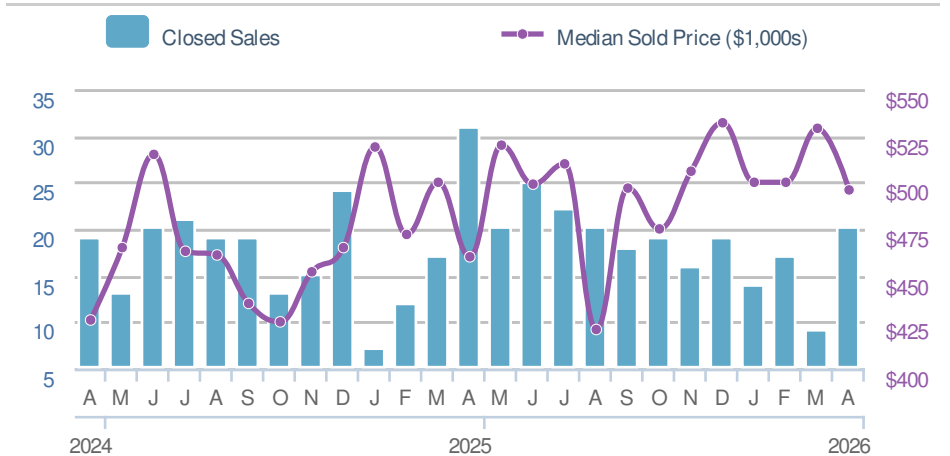
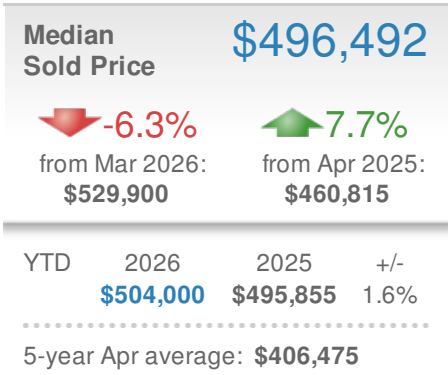
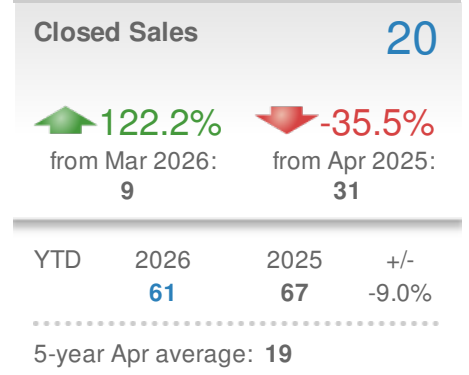
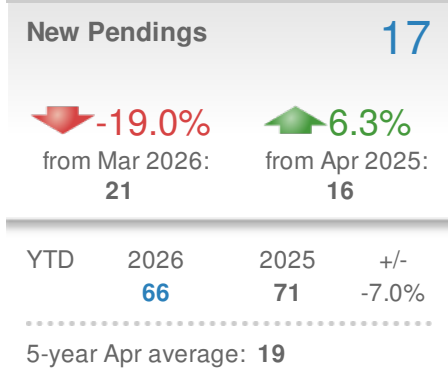
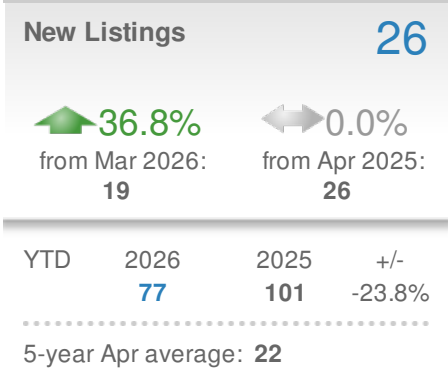
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, no change from March and a decrease from 2.50 in April 2025. The Contract Ratio is 49% lower than the 5-year April average of 1.95. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



April 2026

Oxford Area (Chester, PA)

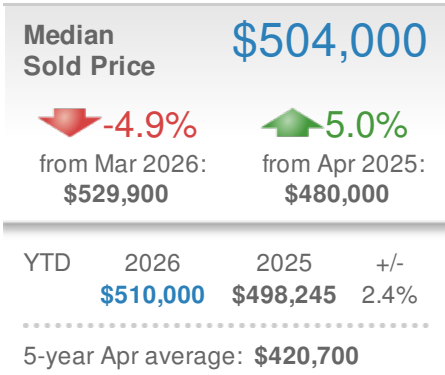
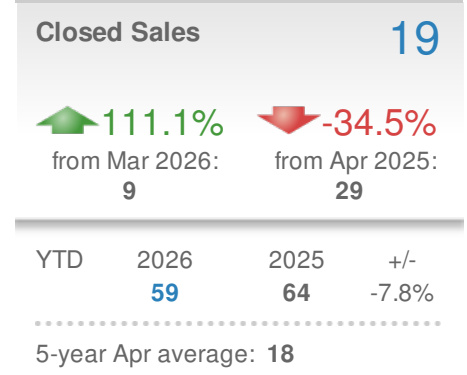
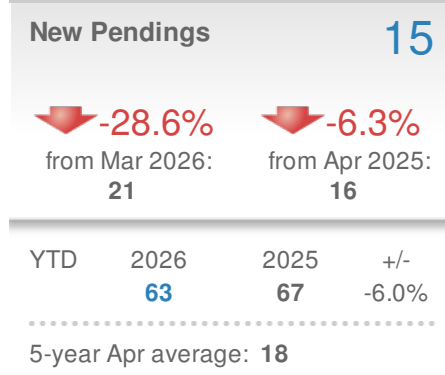
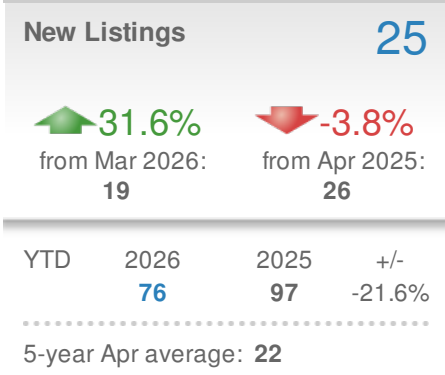
Email: ldavis@tcsr.realtor



April 2026

Oxford Area (Chester, PA) - Detached

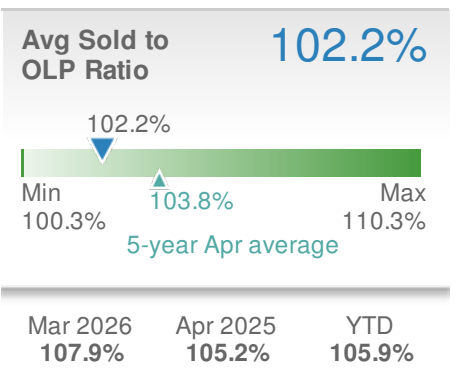
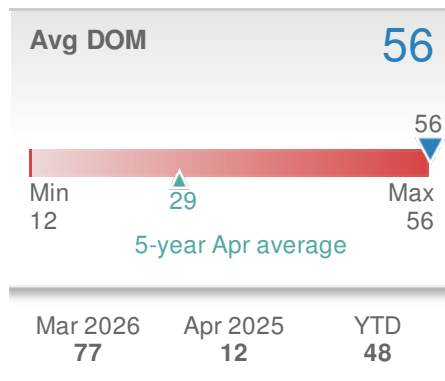
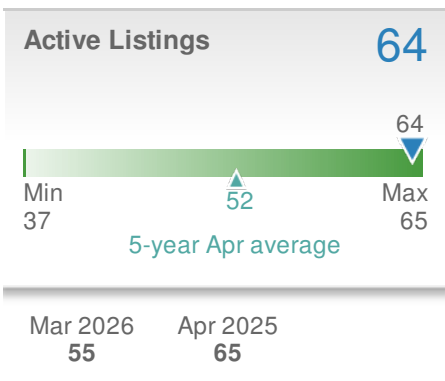
Tri-County Suburban REALTORS
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Summary

In Oxford Area (Chester, PA), the median sold price for Detached properties for April was \$504,000, representing a decrease of 4.9% compared to last month and an increase of 5% from Apr 2025. The average days on market for units sold in April was 56 days, 92% above the 5-year April average of 29 days. There was a 28.6% month over month decrease in new contract activity with 15 New Pendings; an 8.1% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 34; and a 16.4% increase in supply to 64 active units.

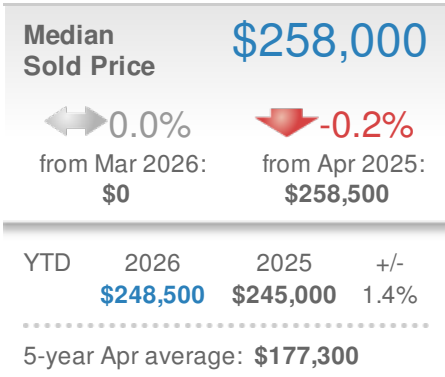
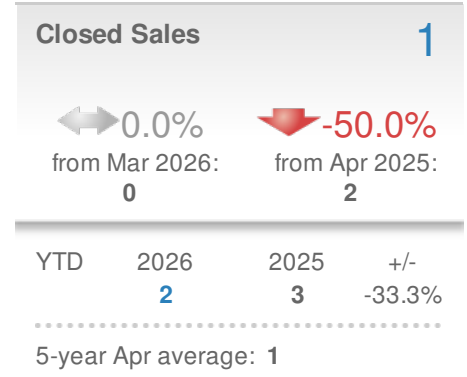
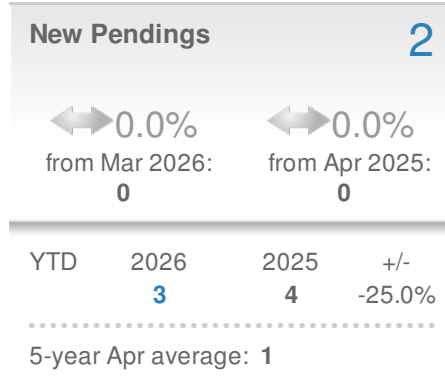
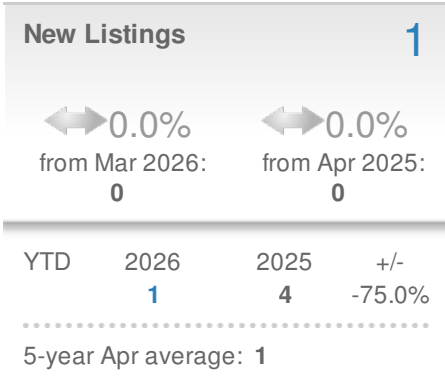
This activity resulted in a Contract Ratio of 0.53 pendings per active listing, down from 0.67 in March and a decrease from 0.69 in April 2025. The Contract Ratio is 39% lower than the 5-year April average of 0.87. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



April 2026

Oxford Area (Chester, PA) - Attached

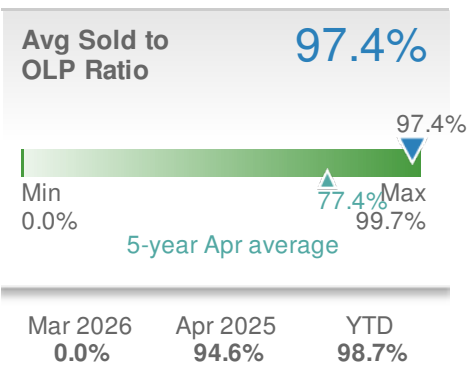
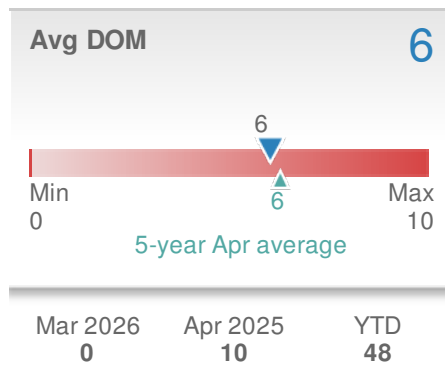
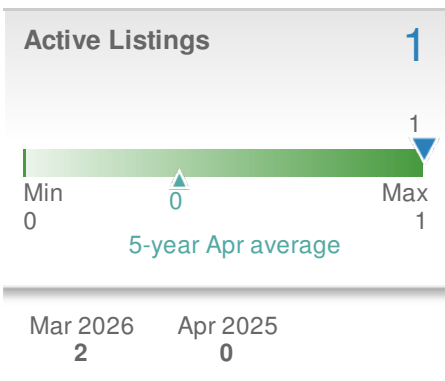
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Oxford Area (Chester, PA), the median sold price for Attached properties for April was \$258,000, representing an increase of 0% compared to last month and a decrease of 0.2% from Apr 2025. The average days on market for units sold in April was 6 days, 6% below the 5-year April average of 6 days. There was a 0% month over month increase in new contract activity with 2 New Pendings; a 0% MoM increase in All Pendings (new contracts + contracts carried over from March) to 1; and a 50% decrease in supply to 1 active units.

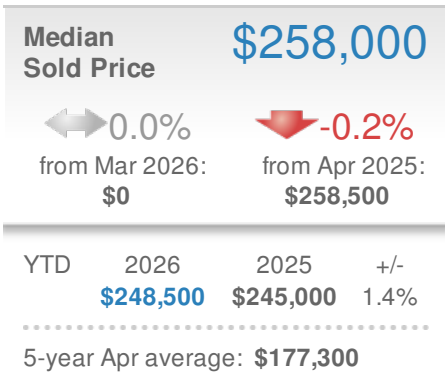
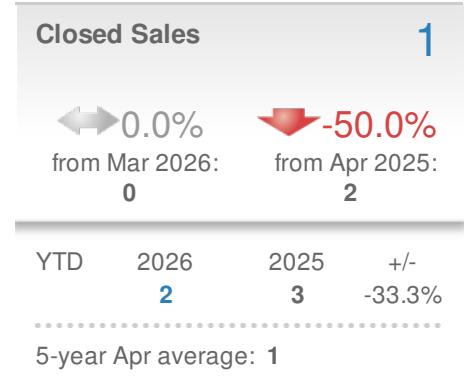
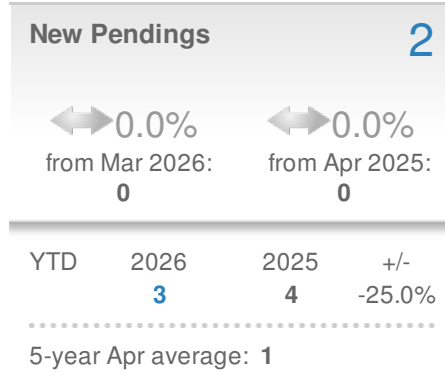
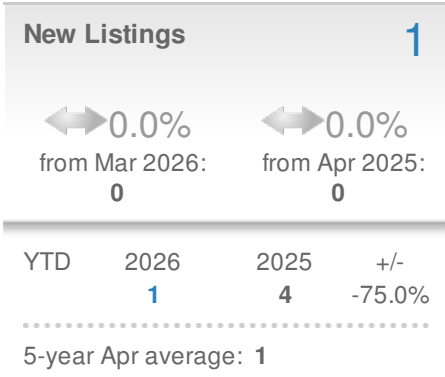
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, up from 0.00 in March and an increase from 0.00 in April 2025. The Contract Ratio is 400% higher than the 5-year April average of 0.20. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



April 2026

Oxford Area (Chester, PA) - Attached/Townhouse

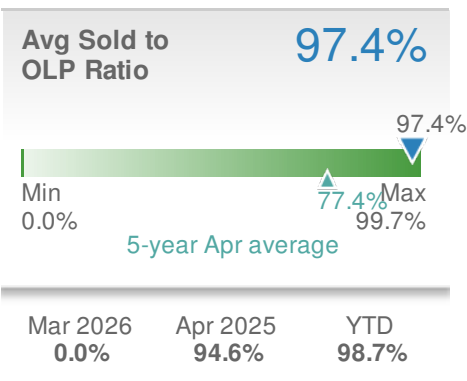
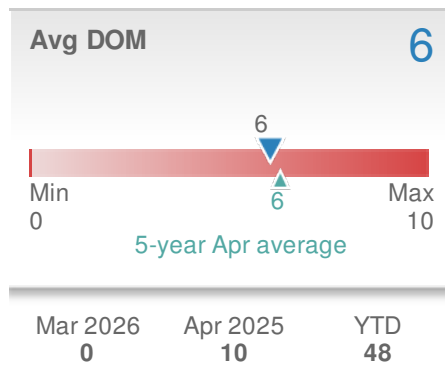
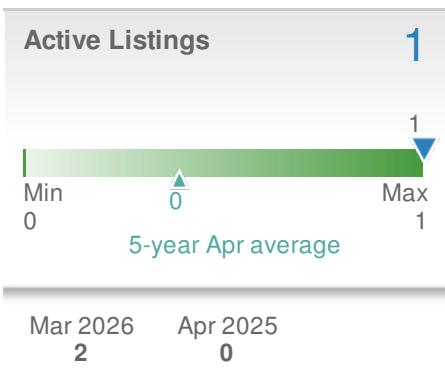
Tri-County Suburban REALTORS
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Summary

In Oxford Area (Chester, PA), the median sold price for Attached/Townhouse properties for April was \$258,000, representing an increase of 0% compared to last month and a decrease of 0.2% from Apr 2025. The average days on market for units sold in April was 6 days, 6% below the 5-year April average of 6 days. There was a 0% month over month increase in new contract activity with 2 New Pendings; a 0% MoM increase in All Pendings (new contracts + contracts carried over from March) to 1; and a 50% decrease in supply to 1 active units.

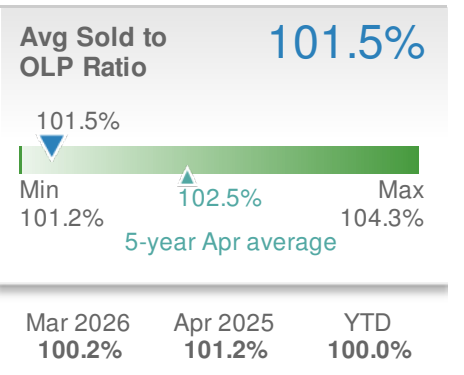
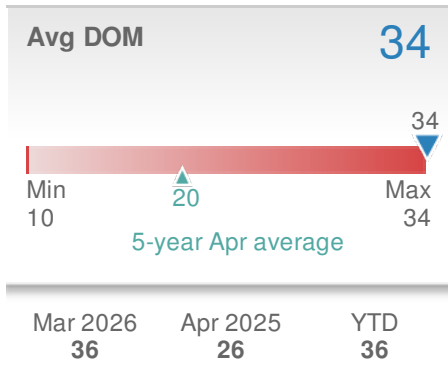
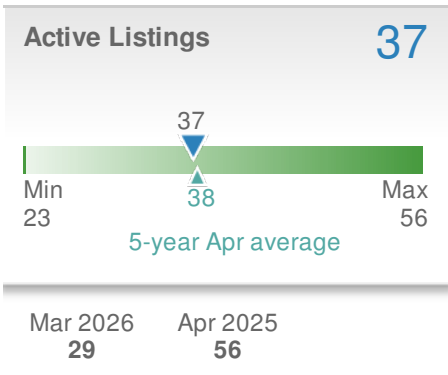
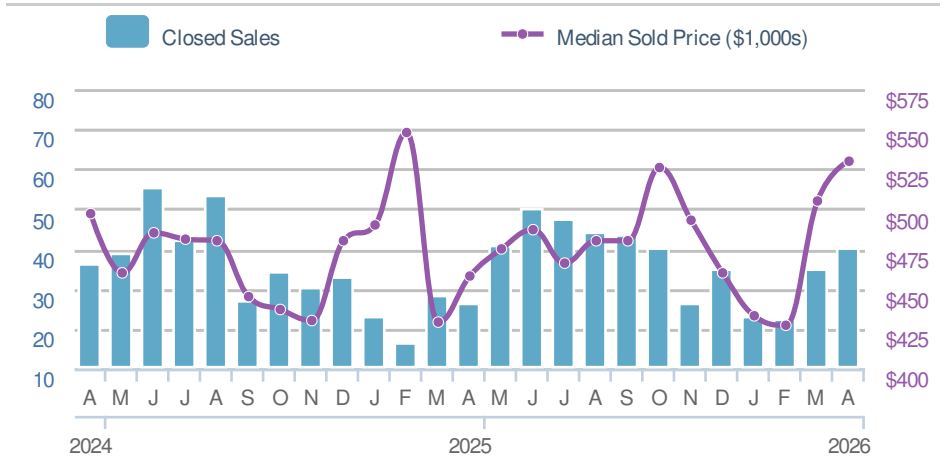
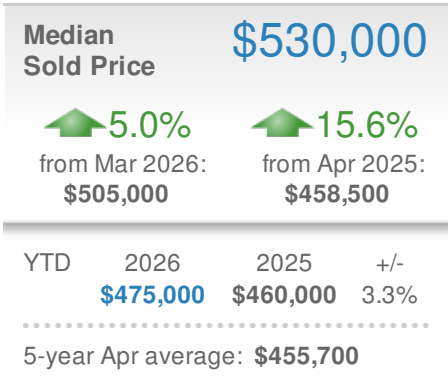
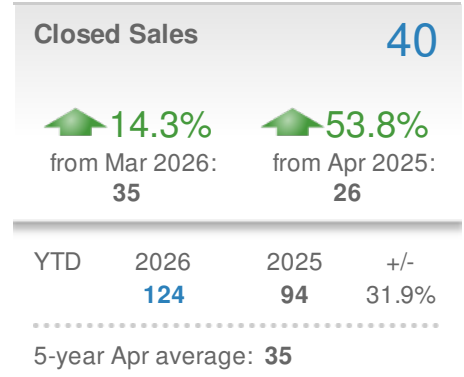
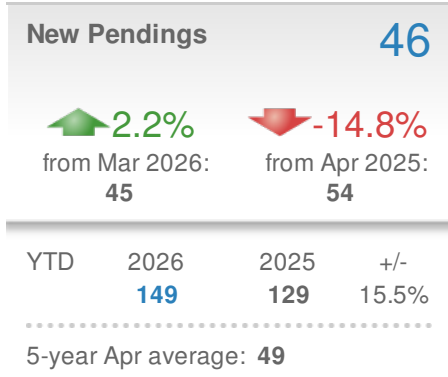
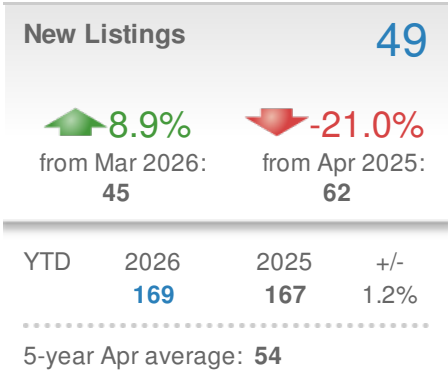
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, up from 0.00 in March and an increase from 0.00 in April 2025. The Contract Ratio is 400% higher than the 5-year April average of 0.20. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



April 2026

Phoenixville Area (Chester, PA)

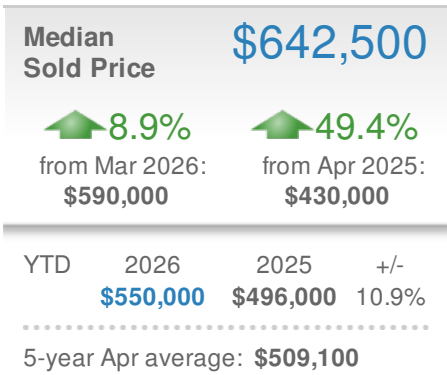
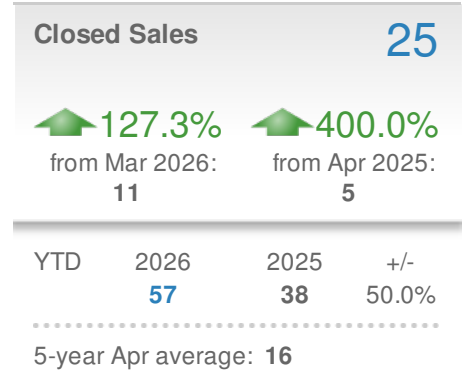
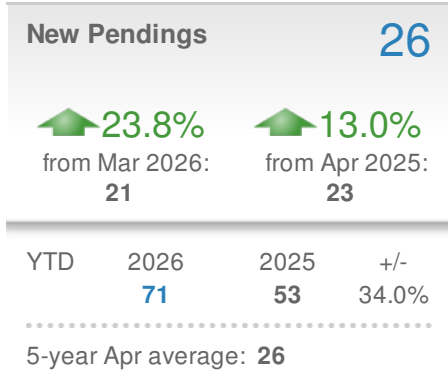
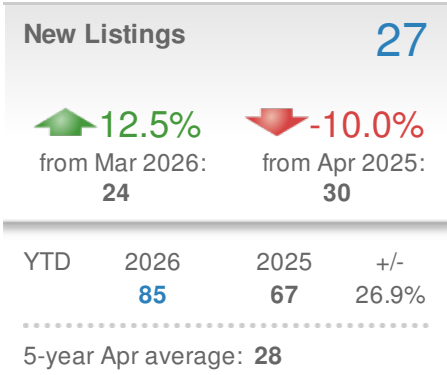
Email: ldavis@tcsr.realtor



April 2026

Phoenixville Area (Chester, PA) - Detached

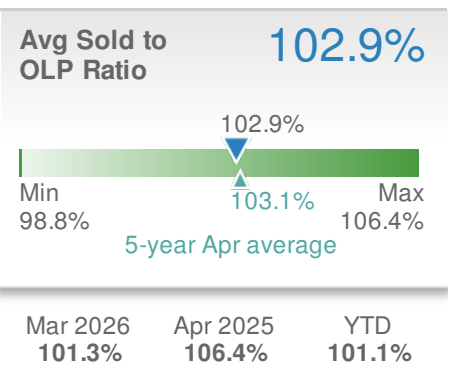
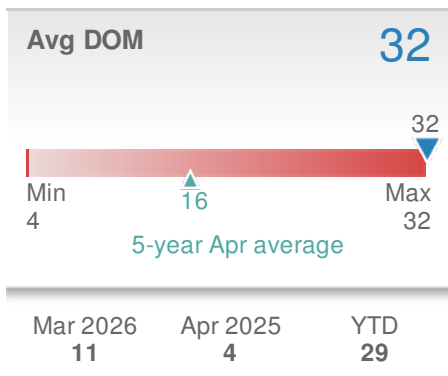
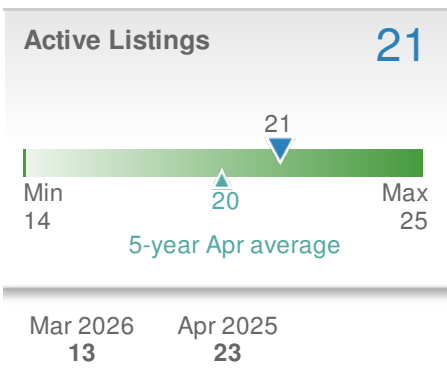
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Phoenixville Area (Chester, PA), the median sold price for Detached properties for April was \$642,500, representing an increase of 8.9% compared to last month and an increase of 49.4% from Apr 2025. The average days on market for units sold in April was 32 days, 103% above the 5-year April average of 16 days. There was a 23.8% month over month increase in new contract activity with 26 New Pendings; a 7.1% MoM increase in All Pendings (new contracts + contracts carried over from March) to 30; and a 61.5% increase in supply to 21 active units.

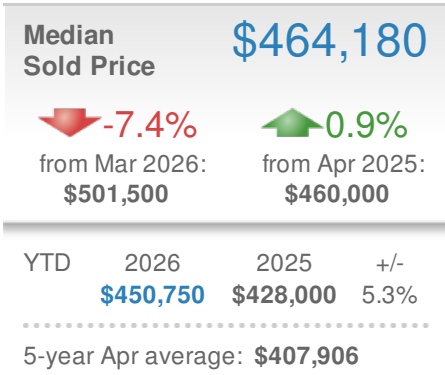
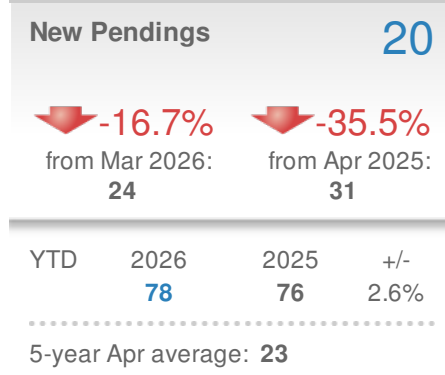
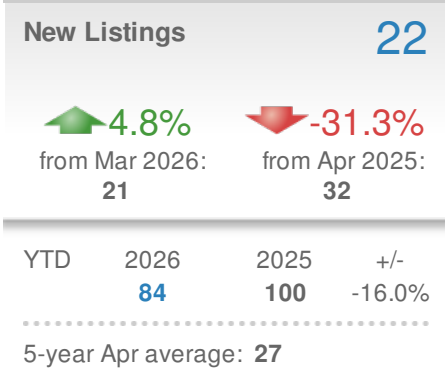
This activity resulted in a Contract Ratio of 1.43 pendings per active listing, down from 2.15 in March and an increase from 1.30 in April 2025. The Contract Ratio is 22% lower than the 5-year April average of 1.82. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



April 2026

Phoenixville Area (Chester, PA) - Attached

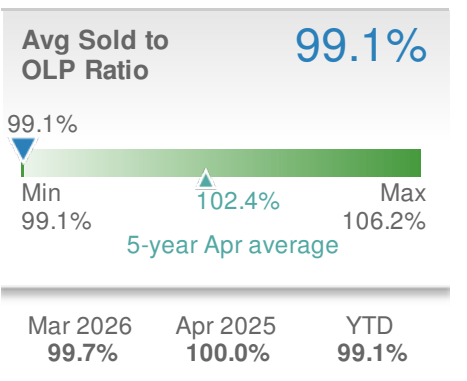
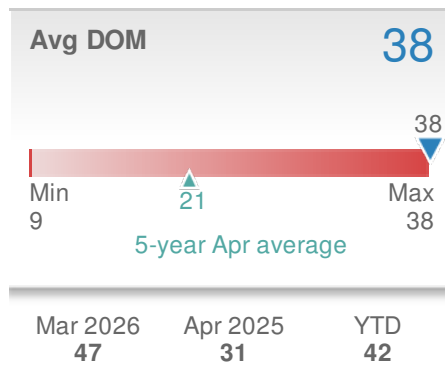
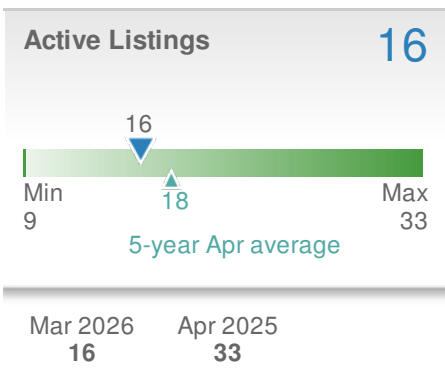
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Phoenixville Area (Chester, PA), the median sold price for Attached properties for April was \$464,180, representing a decrease of 7.4% compared to last month and an increase of 0.9% from Apr 2025. The average days on market for units sold in April was 38 days, 81% above the 5-year April average of 21 days. There was a 16.7% month over month decrease in new contract activity with 20 New Pendings; a 16% MoM increase in All Pendings (new contracts + contracts carried over from March) to 29; and no change in supply with 16 active units.

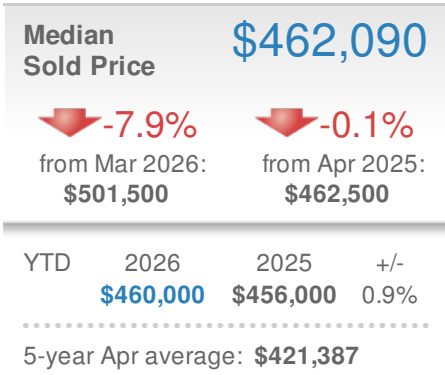
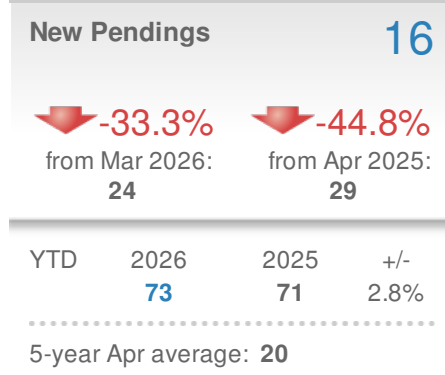
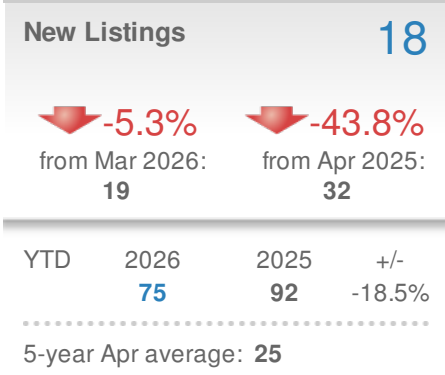
This activity resulted in a Contract Ratio of 1.81 pendings per active listing, up from 1.56 in March and an increase from 1.09 in April 2025. The Contract Ratio is 15% lower than the 5-year April average of 2.14. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



April 2026

Phoenixville Area (Chester, PA) - Attached/Townhouse

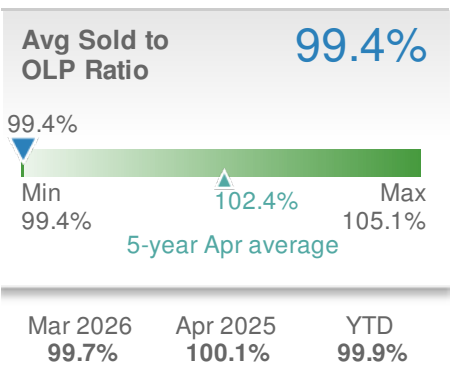
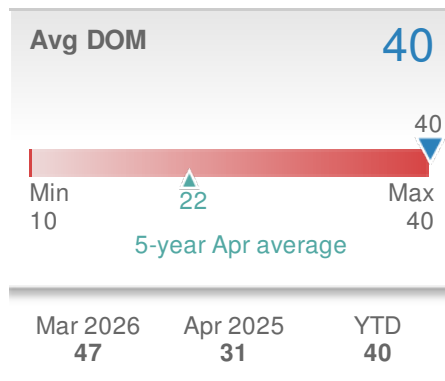
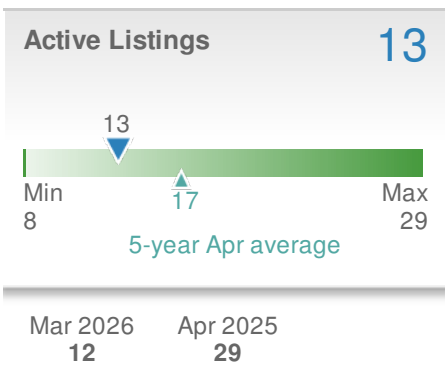
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Summary

In Phoenixville Area (Chester, PA), the median sold price for Attached/Townhouse properties for April was \$462,090, representing a decrease of 7.9% compared to last month and a decrease of 0.1% from Apr 2025. The average days on market for units sold in April was 40 days, 79% above the 5-year April average of 22 days. There was a 33.3% month over month decrease in new contract activity with 16 New Pendings; a 4.3% MoM increase in All Pendings (new contracts + contracts carried over from March) to 24; and an 8.3% increase in supply to 13 active units.

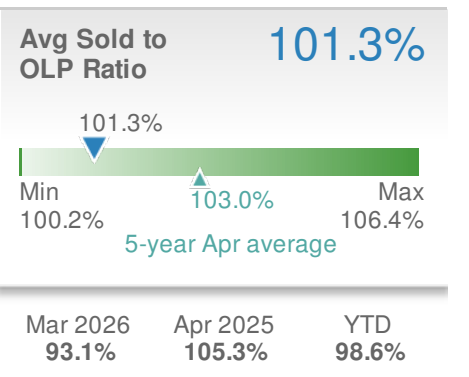
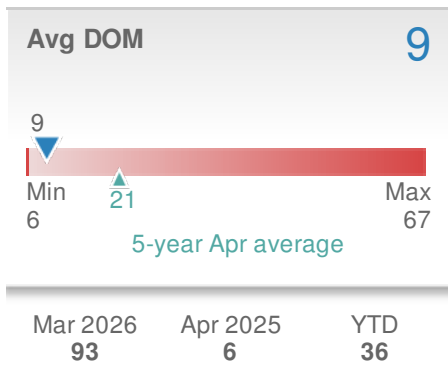
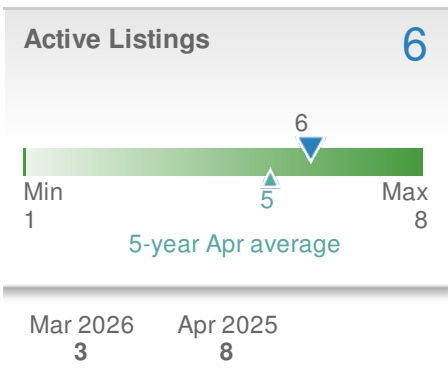
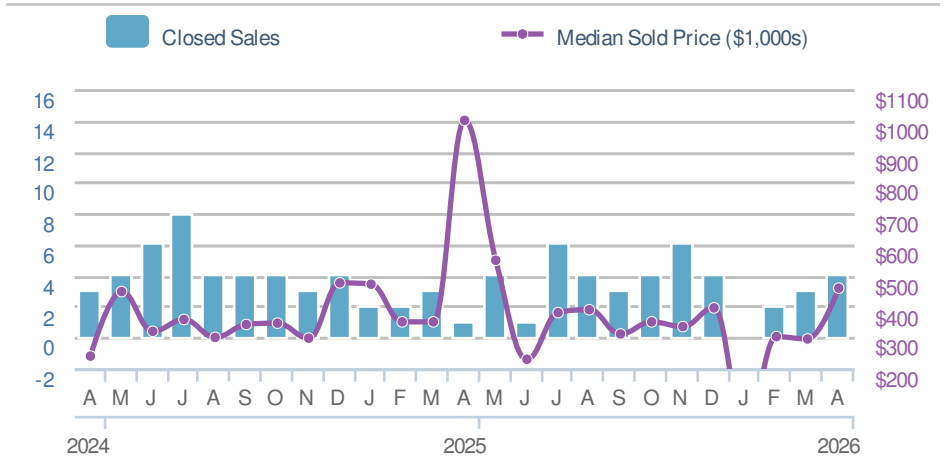
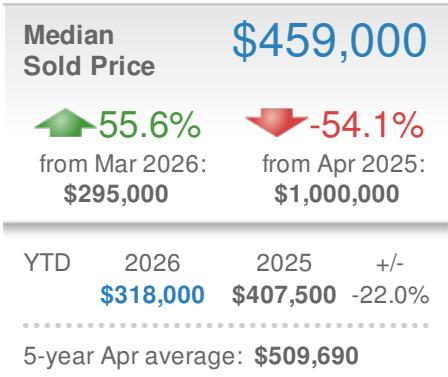
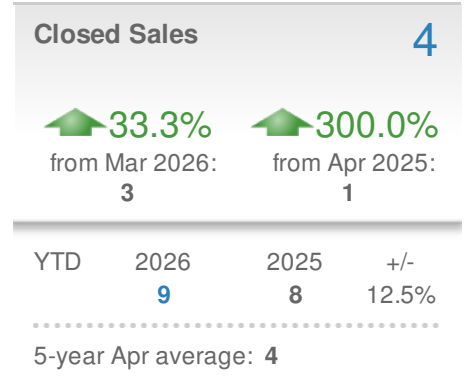
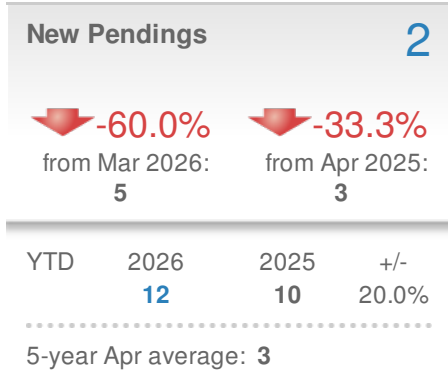
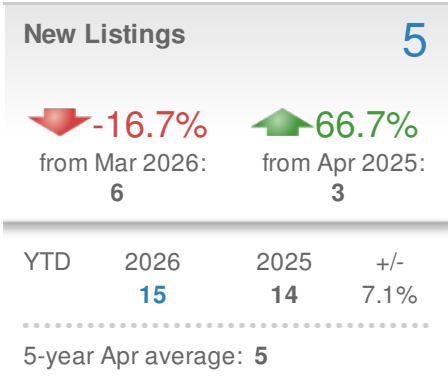
This activity resulted in a Contract Ratio of 1.85 pendings per active listing, down from 1.92 in March and an increase from 1.17 in April 2025. The Contract Ratio is 10% lower than the 5-year April average of 2.06. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



April 2026

Spring-Ford Area (Chester, PA)

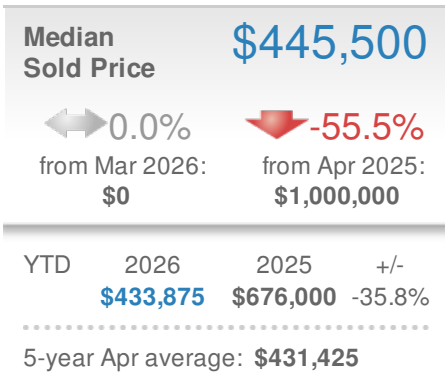
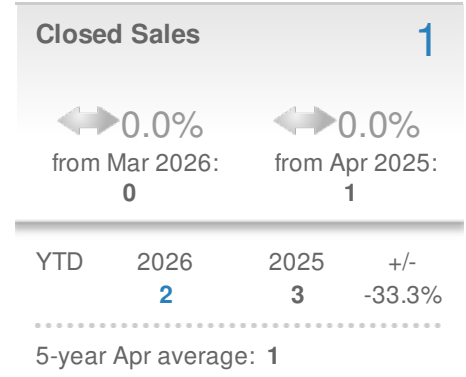
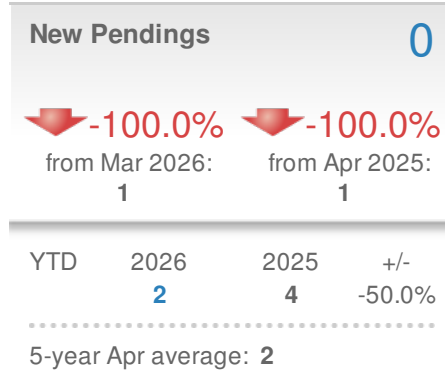
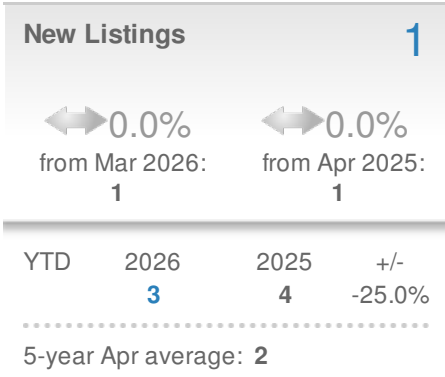
Email: ldavis@tcsr.realtor



April 2026

Spring-Ford Area (Chester, PA) - Detached

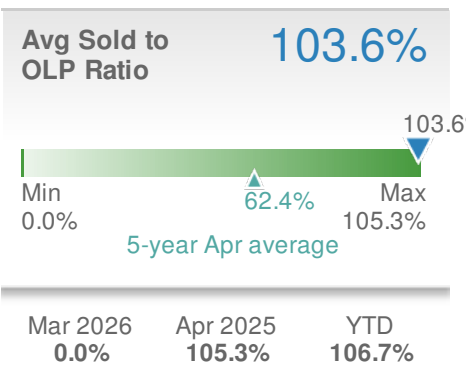
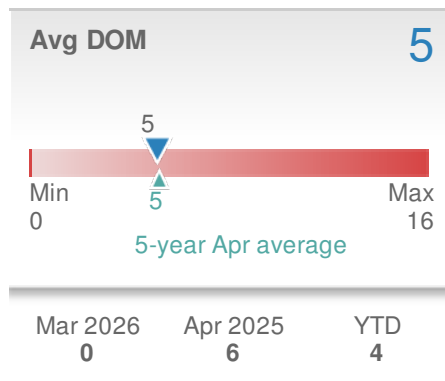
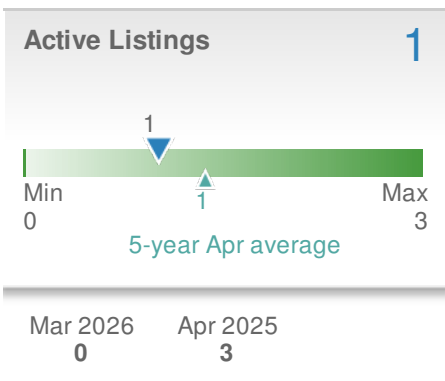
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Summary

In Spring-Ford Area (Chester, PA), the median sold price for Detached properties for April was \$445,500, representing an increase of 0% compared to last month and a decrease of 55.5% from Apr 2025. The average days on market for units sold in April was 5 days, 7% below the 5-year April average of 5 days. There was a 100% month over month decrease in new contract activity with 0 New Pendings; a 100% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 0; and a 0% increase in supply to 1 active units.

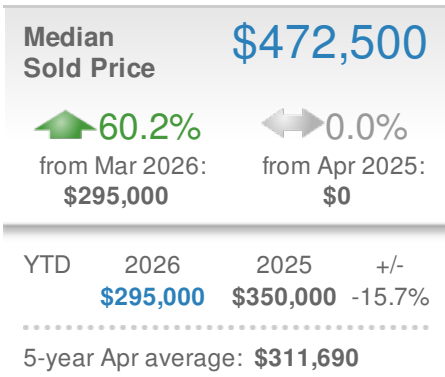
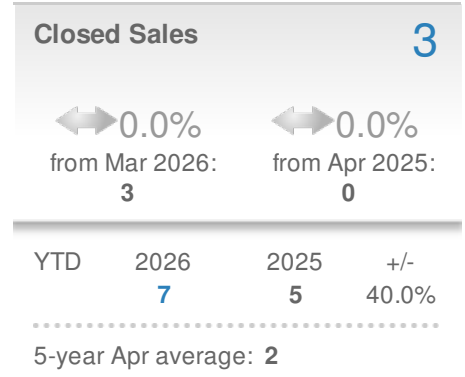
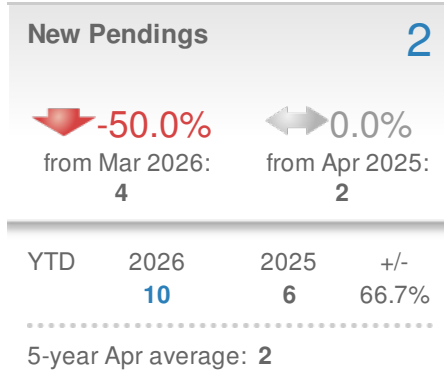
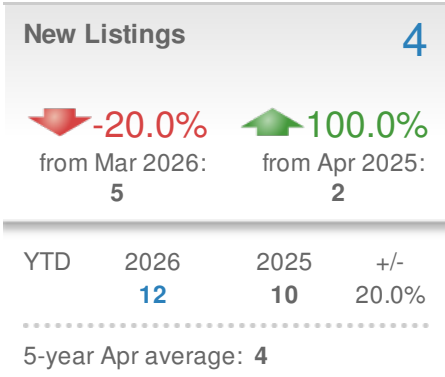
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from March and a decrease from 1.00 in April 2025. The Contract Ratio is 100% lower than the 5-year April average of 1.20. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



April 2026

Spring-Ford Area (Chester, PA) - Attached

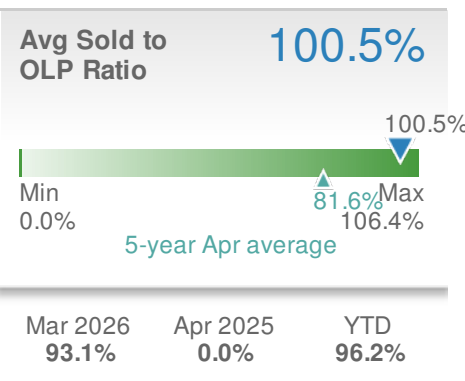
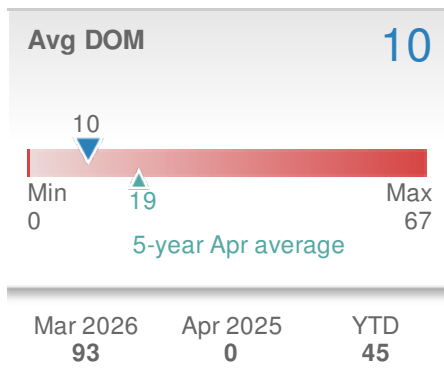
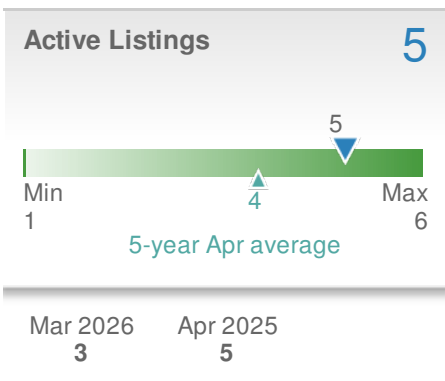
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Summary

In Spring-Ford Area (Chester, PA), the median sold price for Attached properties for April was \$472,500, representing an increase of 60.2% compared to last month and an increase of 0% from Apr 2025. The average days on market for units sold in April was 10 days, 49% below the 5-year April average of 19 days. There was a 50% month over month decrease in new contract activity with 2 New Pendings; a 25% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 3; and a 66.7% increase in supply to 5 active units.

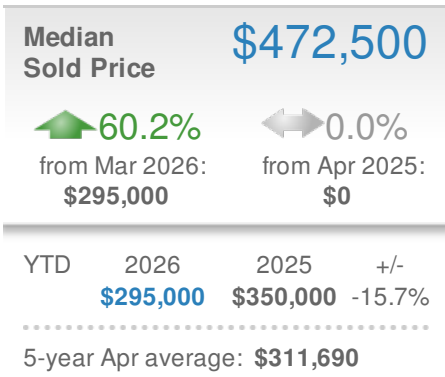
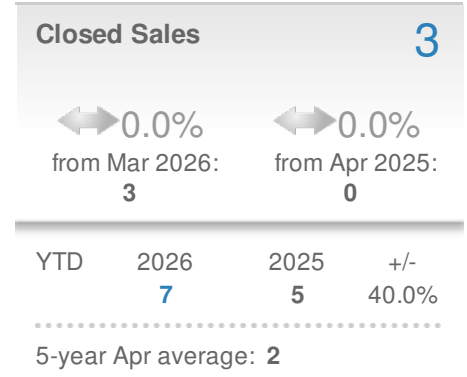
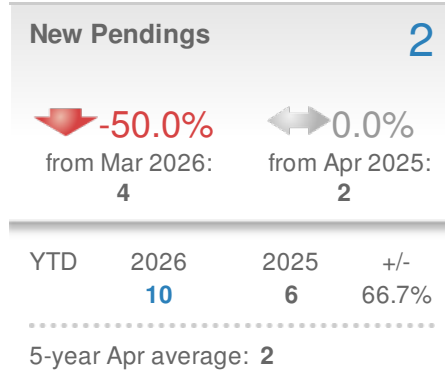
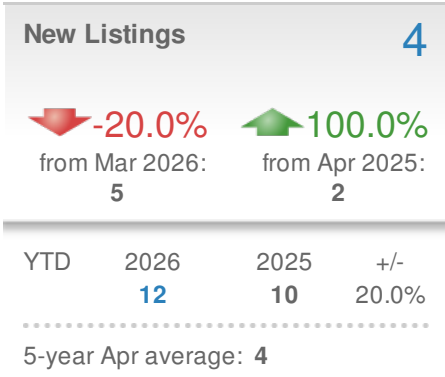
This activity resulted in a Contract Ratio of 0.60 pendings per active listing, down from 1.33 in March and an increase from 0.40 in April 2025. The Contract Ratio is 33% lower than the 5-year April average of 0.90. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



April 2026

Spring-Ford Area (Chester, PA) - Attached/Townhouse

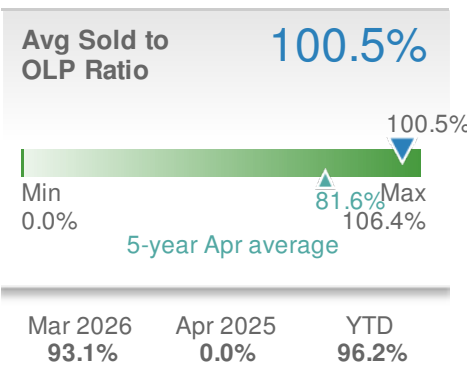
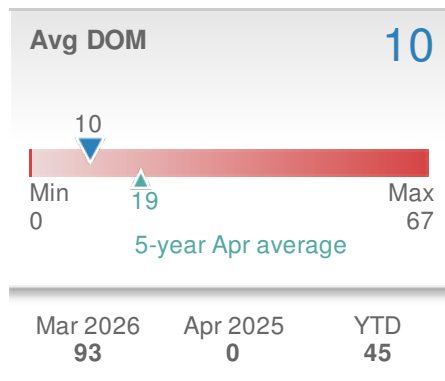
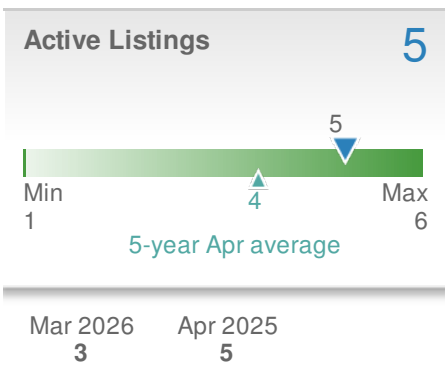
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Summary

In Spring-Ford Area (Chester, PA), the median sold price for Attached/Townhouse properties for April was \$472,500, representing an increase of 60.2% compared to last month and an increase of 0% from Apr 2025. The average days on market for units sold in April was 10 days, 49% below the 5-year April average of 19 days. There was a 50% month over month decrease in new contract activity with 2 New Pendings; a 25% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 3; and a 66.7% increase in supply to 5 active units.

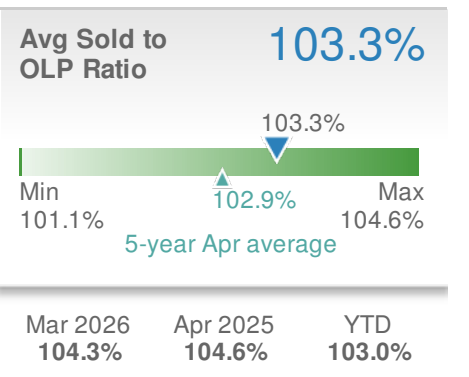
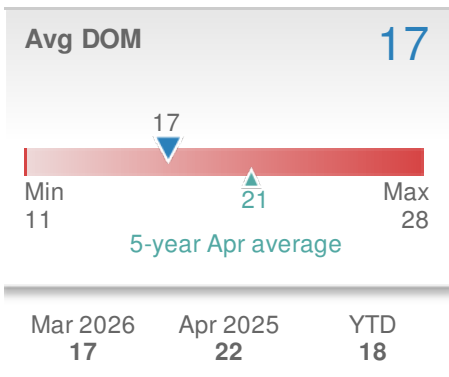
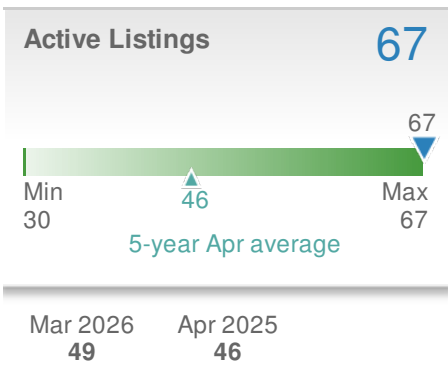
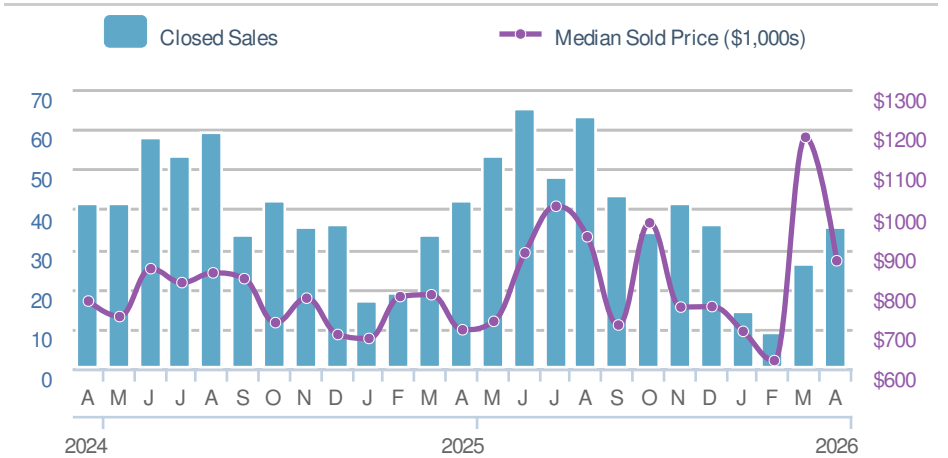
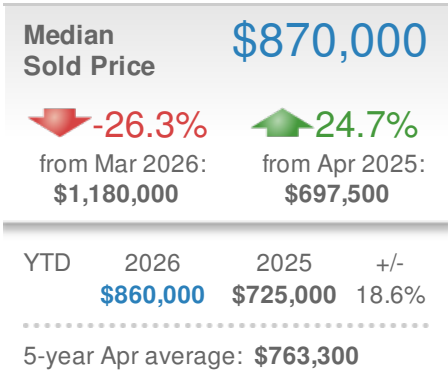
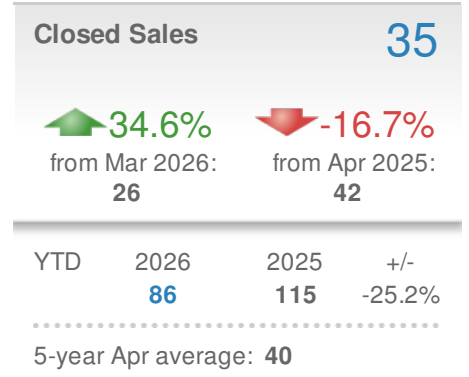
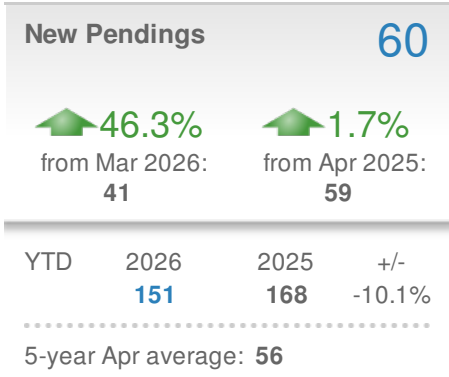
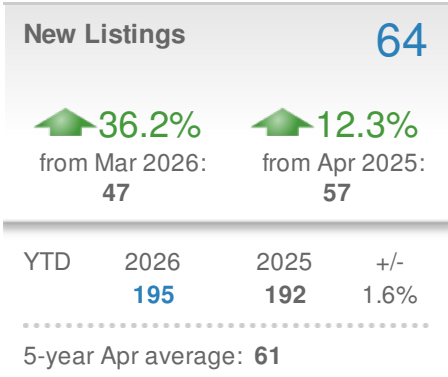
This activity resulted in a Contract Ratio of 0.60 pendings per active listing, down from 1.33 in March and an increase from 0.40 in April 2025. The Contract Ratio is 33% lower than the 5-year April average of 0.90. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



April 2026

Tredyffrin-Easttown (Chester, PA)

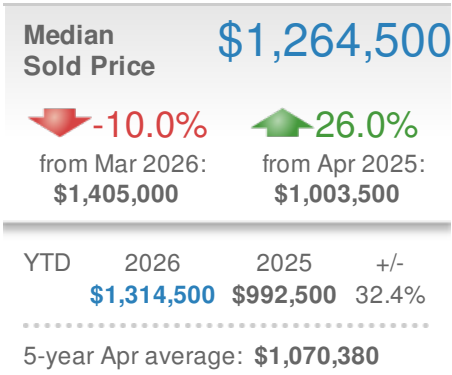
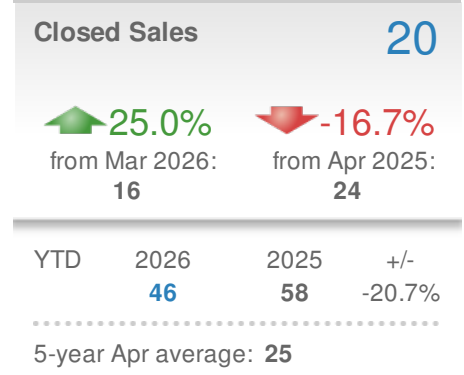
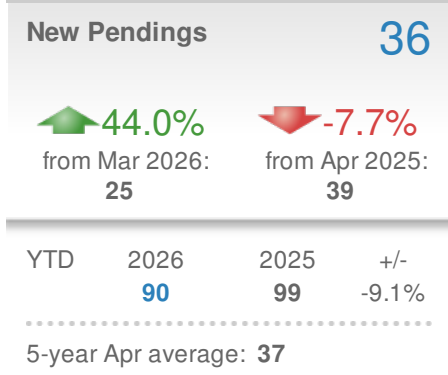
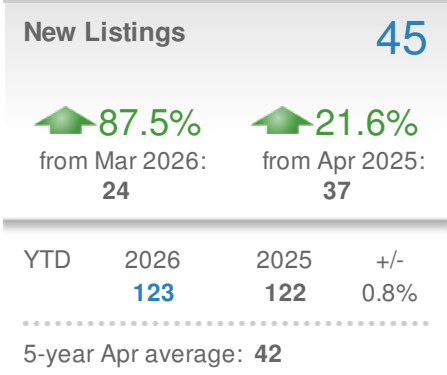
Email: ldavis@tcsr.realtor



April 2026

Tredyffrin-Easttown (Chester, PA) - Detached

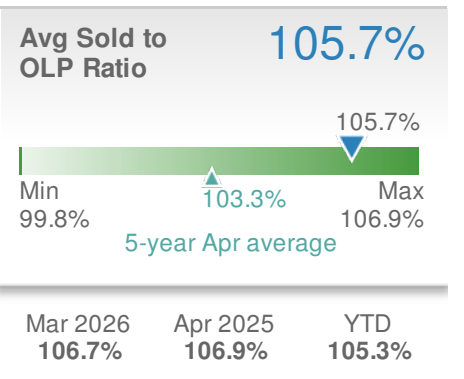
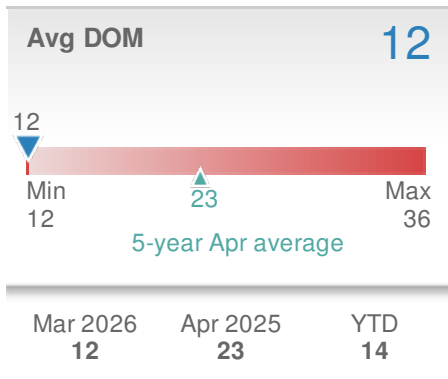
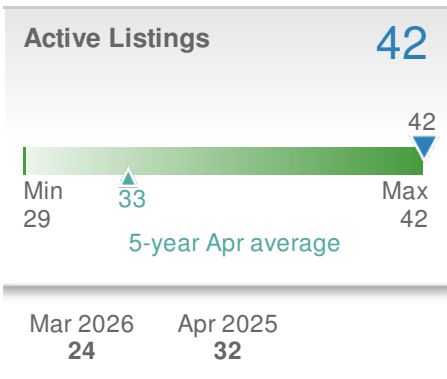
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Summary

In Tredyffrin-Easttown (Chester, PA), the median sold price for Detached properties for April was \$1,264,500, representing a decrease of 10% compared to last month and an increase of 26% from Apr 2025. The average days on market for units sold in April was 12 days, 47% below the 5-year April average of 23 days. There was a 44% month over month increase in new contract activity with 36 New Pendings; a 47.4% MoM increase in All Pendings (new contracts + contracts carried over from March) to 56; and a 75% increase in supply to 42 active units.

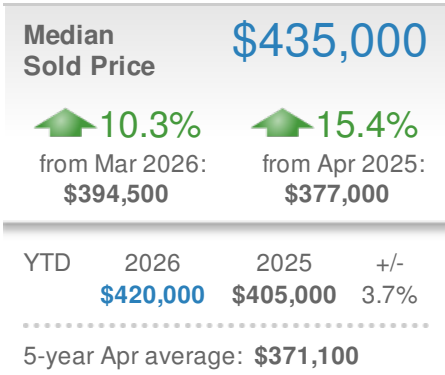
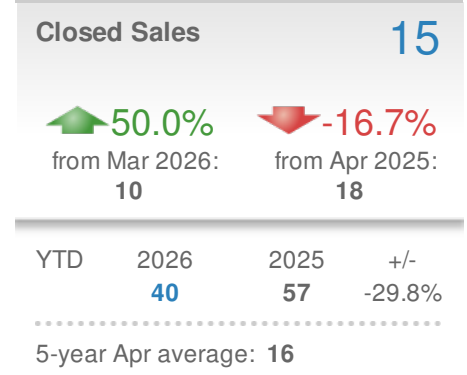
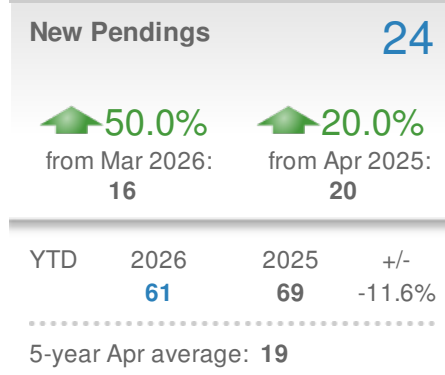
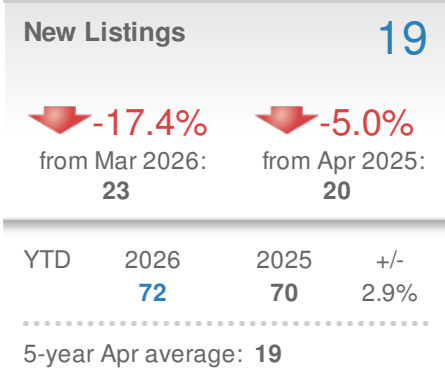
This activity resulted in a Contract Ratio of 1.33 pendings per active listing, down from 1.58 in March and a decrease from 1.63 in April 2025. The Contract Ratio is 25% lower than the 5-year April average of 1.76. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



April 2026

Tredyffrin-Easttown (Chester, PA) - Attached

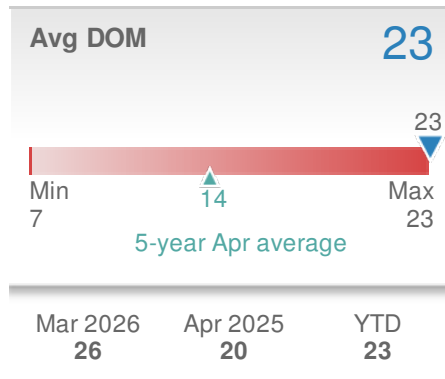
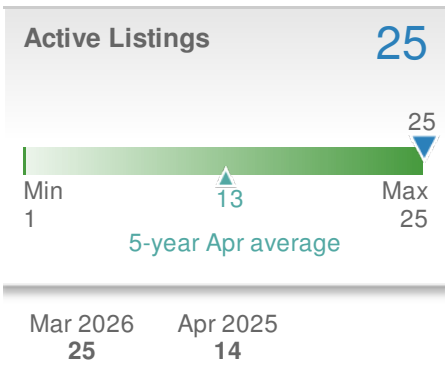
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Tredyffrin-Easttown (Chester, PA), the median sold price for Attached properties for April was \$435,000, representing an increase of 10.3% compared to last month and an increase of 15.4% from Apr 2025. The average days on market for units sold in April was 23 days, 60% above the 5-year April average of 14 days. There was a 50% month over month increase in new contract activity with 24 New Pendings; a 30.4% MoM increase in All Pendings (new contracts + contracts carried over from March) to 30; and no change in supply with 25 active units.

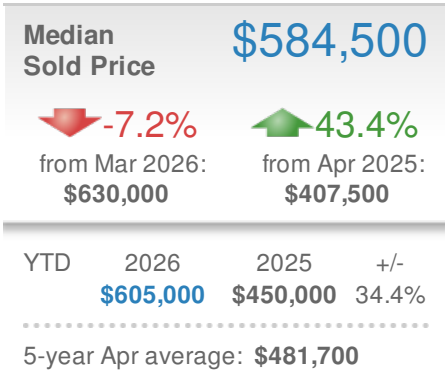
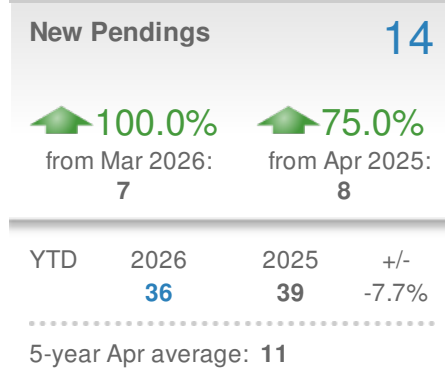
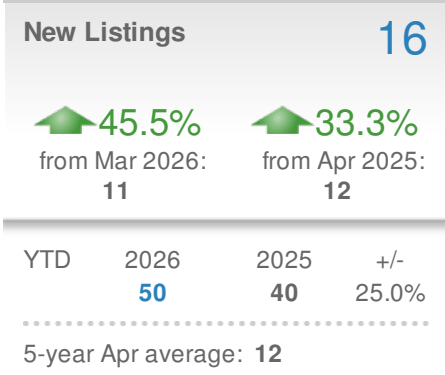
This activity resulted in a Contract Ratio of 1.20 pendings per active listing, up from 0.92 in March and a decrease from 2.00 in April 2025. The Contract Ratio is 84% lower than the 5-year April average of 7.28. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



April 2026

Tredyffrin-Easttown (Chester, PA) - Attached/Townhouse **Tri-County Suburban REALTORS**

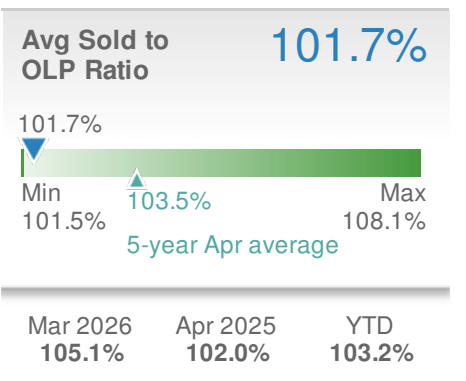
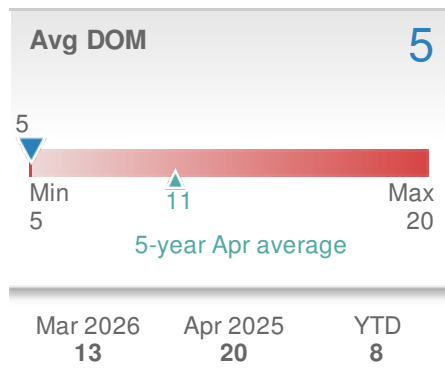
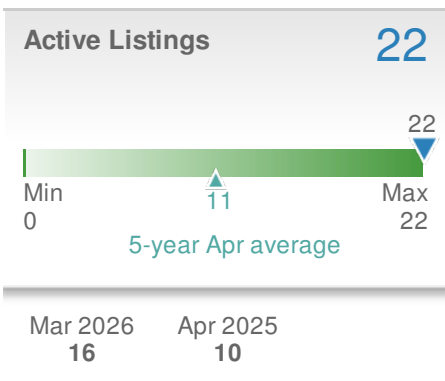
Email: ldavis@tcsr.realtor



Summary

In Tredyffrin-Easttown (Chester, PA), the median sold price for Attached/Townhouse properties for April was \$584,500, representing a decrease of 7.2% compared to last month and an increase of 43.4% from Apr 2025. The average days on market for units sold in April was 5 days, 53% below the 5-year April average of 11 days. There was a 100% month over month increase in new contract activity with 14 New Pendings; a 30.8% MoM increase in All Pendings (new contracts + contracts carried over from March) to 17; and a 37.5% increase in supply to 22 active units.

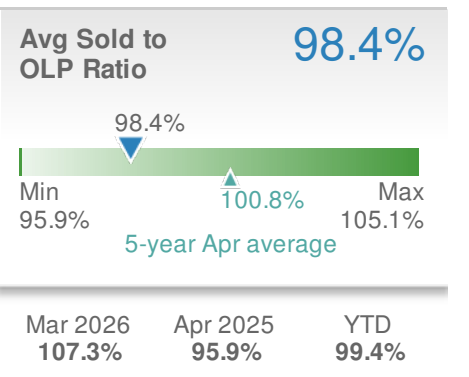
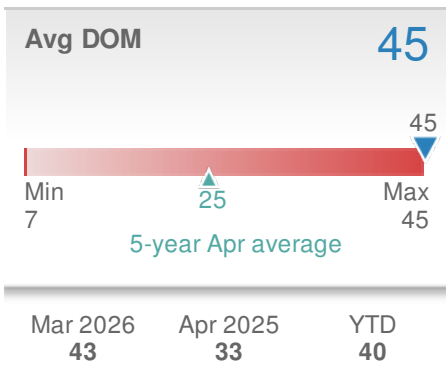
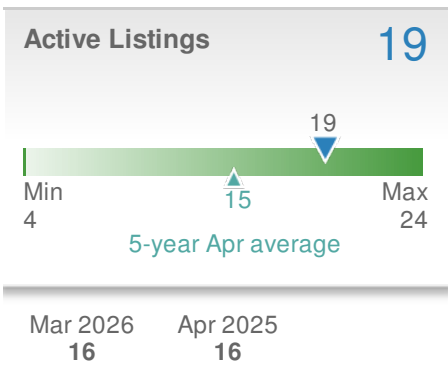
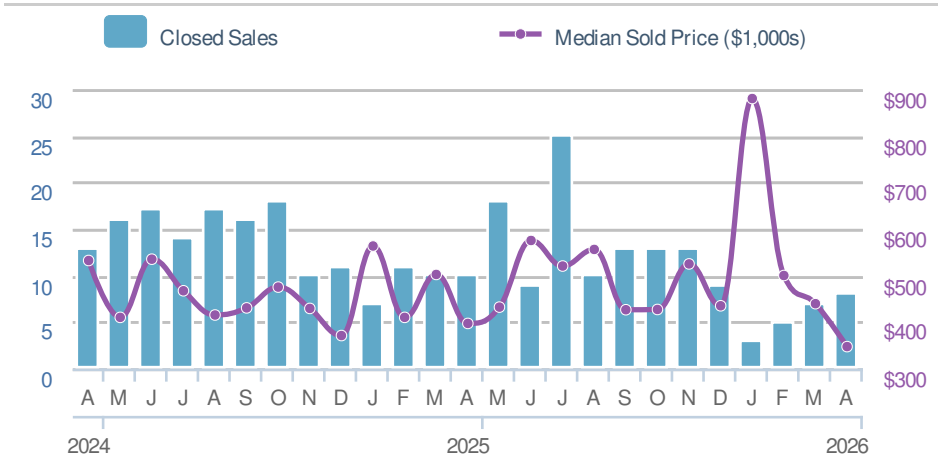
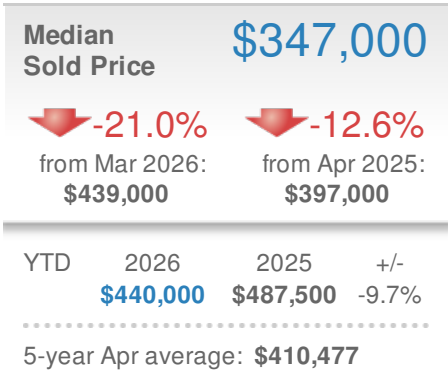
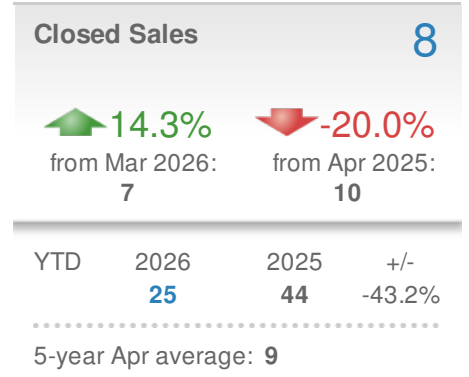
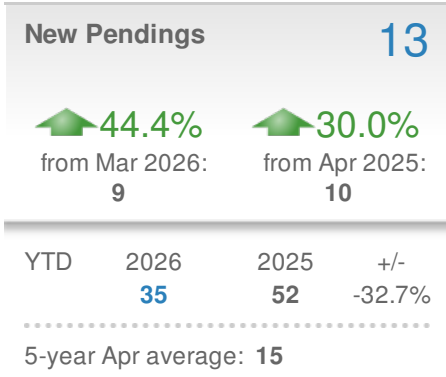
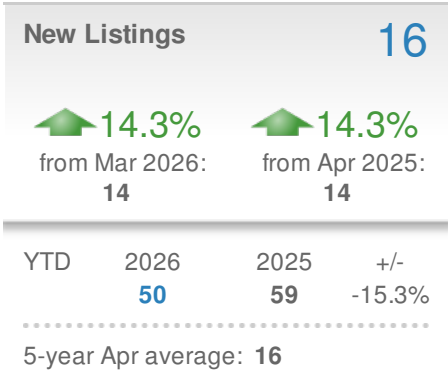
This activity resulted in a Contract Ratio of 0.77 pendings per active listing, down from 0.81 in March and a decrease from 1.00 in April 2025. The Contract Ratio is 15% lower than the 5-year April average of 0.91. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



April 2026

Twin Valley (Chester, PA)

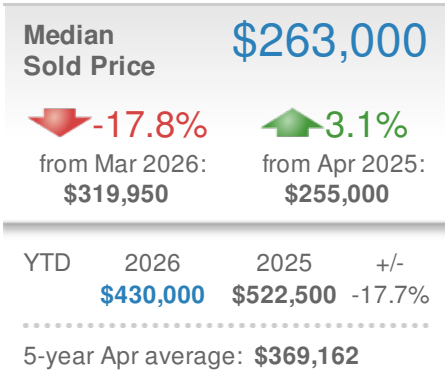
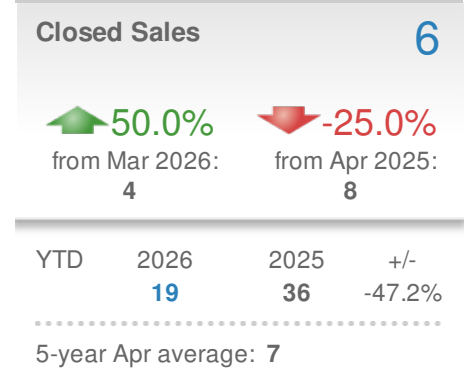
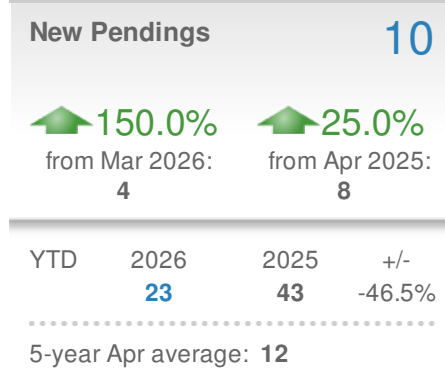
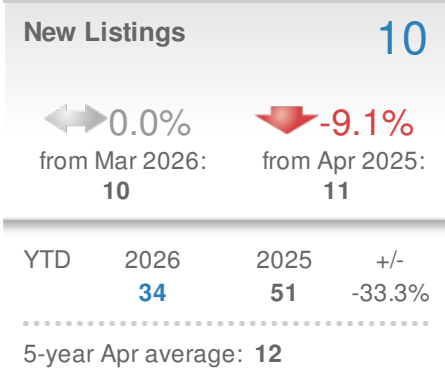
Email: ldavis@tcsr.realtor



April 2026

Twin Valley (Chester, PA) - Detached

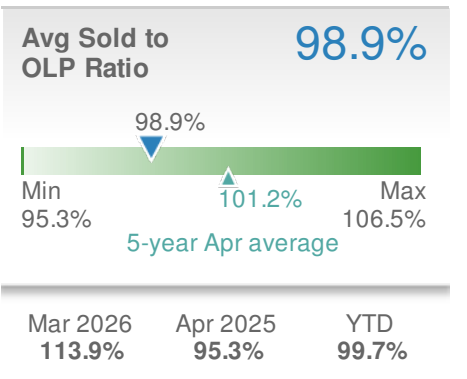
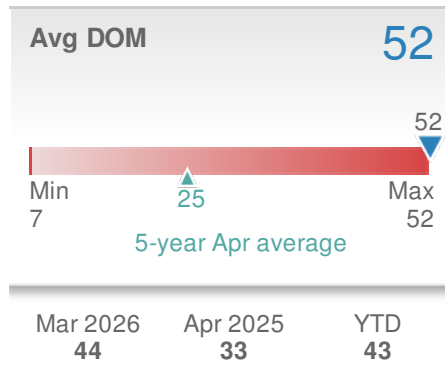
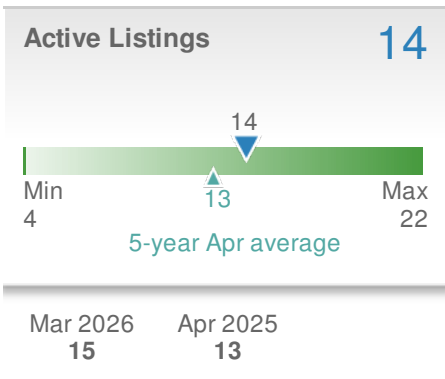
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Twin Valley (Chester, PA), the median sold price for Detached properties for April was \$263,000, representing a decrease of 17.8% compared to last month and an increase of 3.1% from Apr 2025. The average days on market for units sold in April was 52 days, 105% above the 5-year April average of 25 days. There was a 150% month over month increase in new contract activity with 10 New Pendings; a 66.7% MoM increase in All Pendings (new contracts + contracts carried over from March) to 10; and a 6.7% decrease in supply to 14 active units.

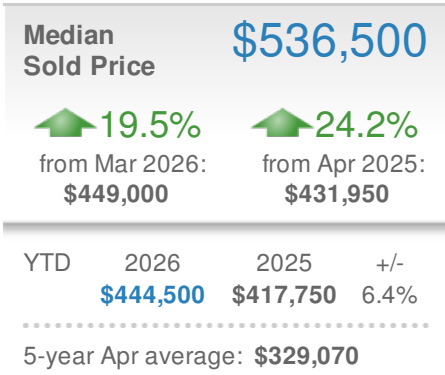
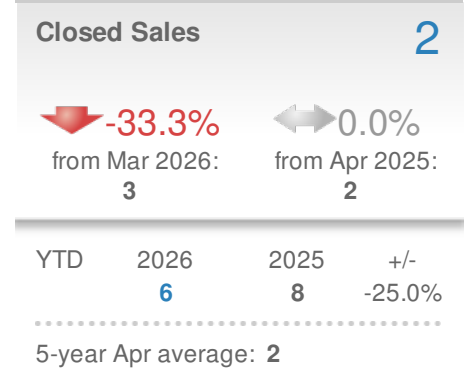
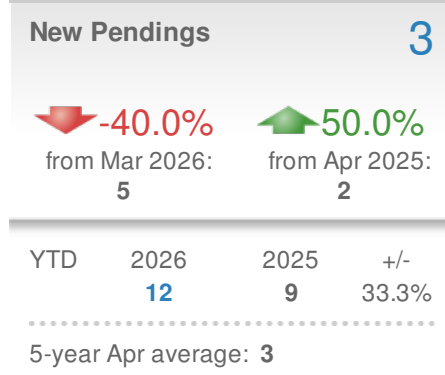
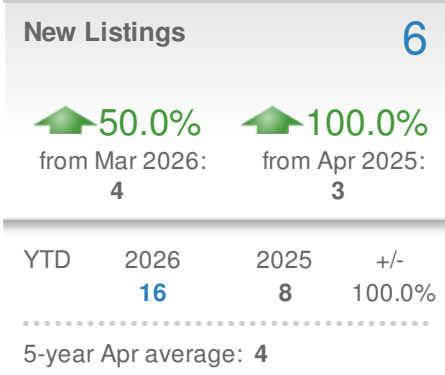
This activity resulted in a Contract Ratio of 0.71 pendings per active listing, up from 0.40 in March and a decrease from 3.08 in April 2025. The Contract Ratio is 68% lower than the 5-year April average of 2.24. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



April 2026

Twin Valley (Chester, PA) - Attached

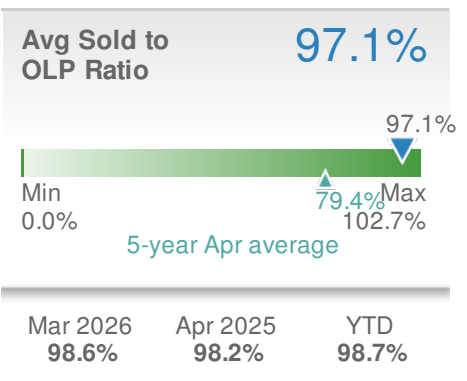
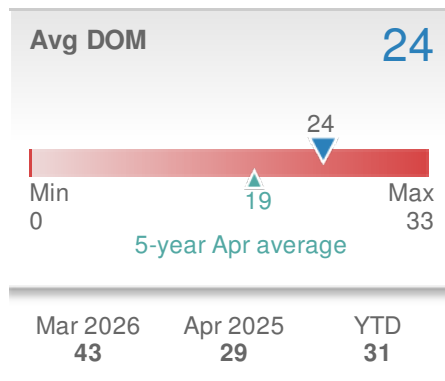
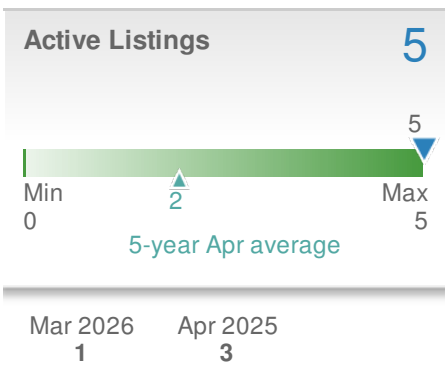
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Twin Valley (Chester, PA), the median sold price for Attached properties for April was \$536,500, representing an increase of 19.5% compared to last month and an increase of 24.2% from Apr 2025. The average days on market for units sold in April was 24 days, 28% above the 5-year April average of 19 days. There was a 40% month over month decrease in new contract activity with 3 New Pendings; a 20% MoM increase in All Pendings (new contracts + contracts carried over from March) to 6; and a 400% increase in supply to 5 active units.

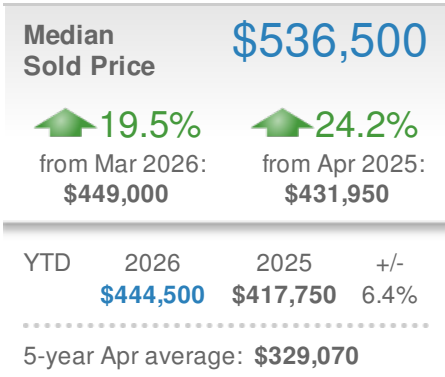
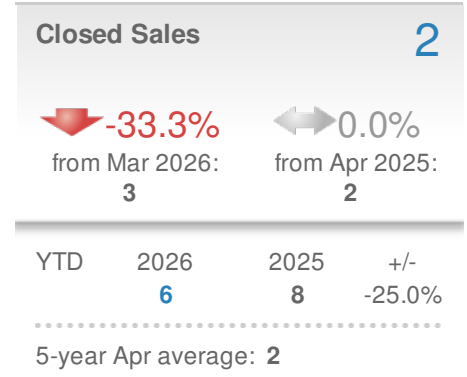
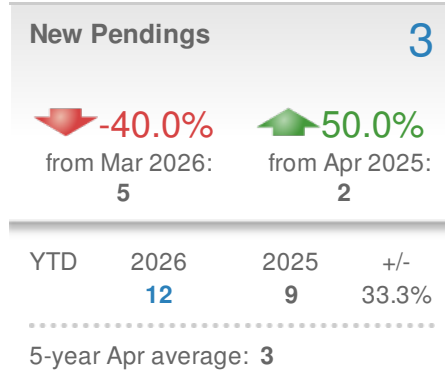
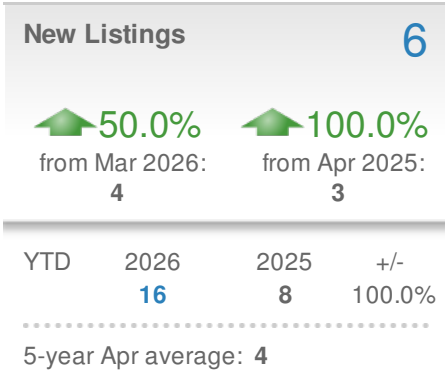
This activity resulted in a Contract Ratio of 1.20 pendings per active listing, down from 5.00 in March and an increase from 0.67 in April 2025. The Contract Ratio is 23% higher than the 5-year April average of 0.97. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



April 2026

Twin Valley (Chester, PA) - Attached/Townhouse

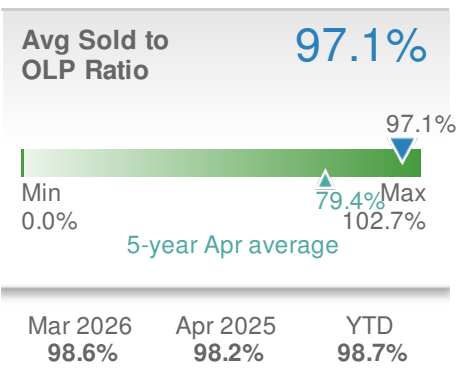
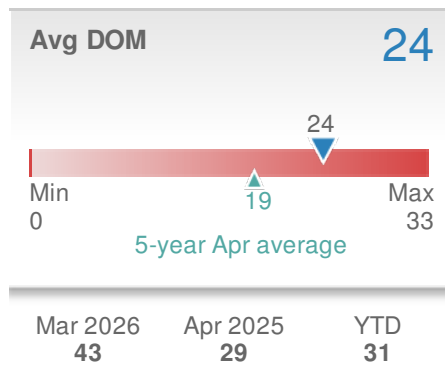
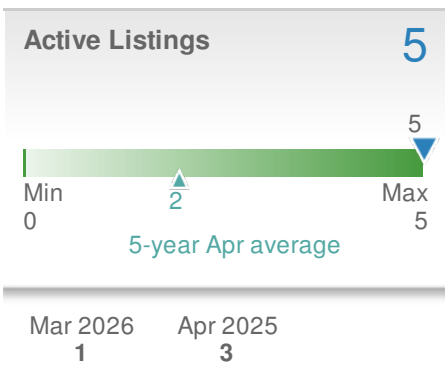
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Twin Valley (Chester, PA), the median sold price for Attached/Townhouse properties for April was \$536,500, representing an increase of 19.5% compared to last month and an increase of 24.2% from Apr 2025. The average days on market for units sold in April was 24 days, 28% above the 5-year April average of 19 days. There was a 40% month over month decrease in new contract activity with 3 New Pendings; a 20% MoM increase in All Pendings (new contracts + contracts carried over from March) to 6; and a 400% increase in supply to 5 active units.

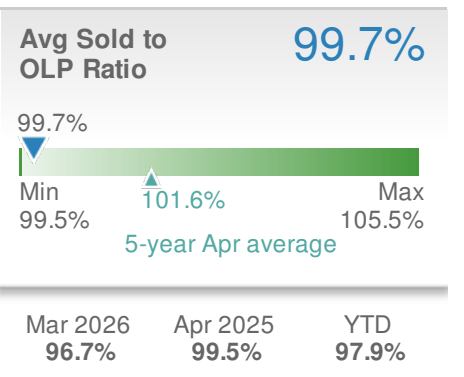
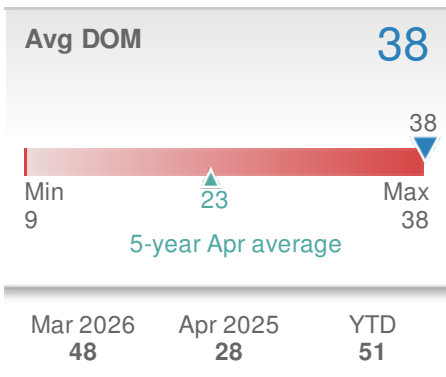
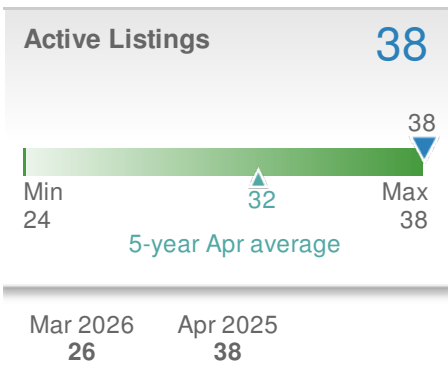
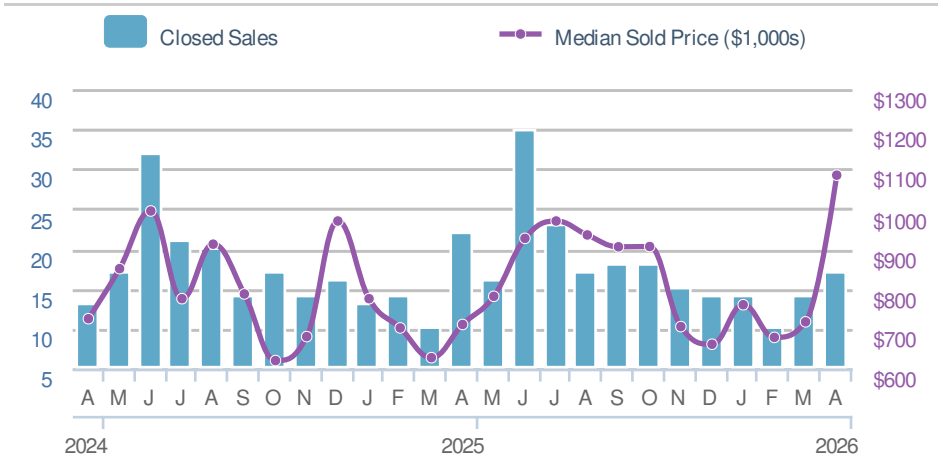
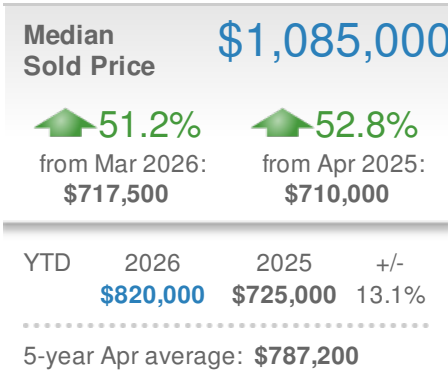
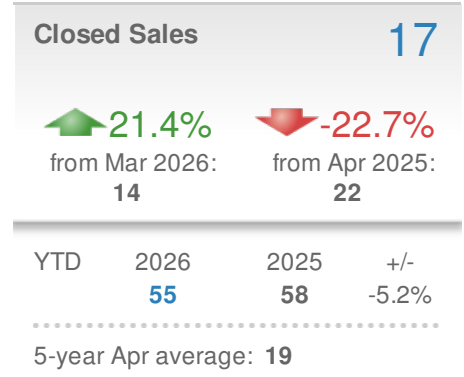
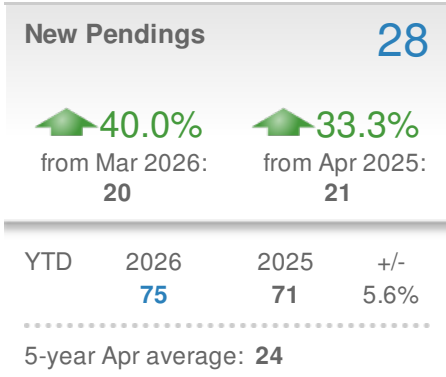
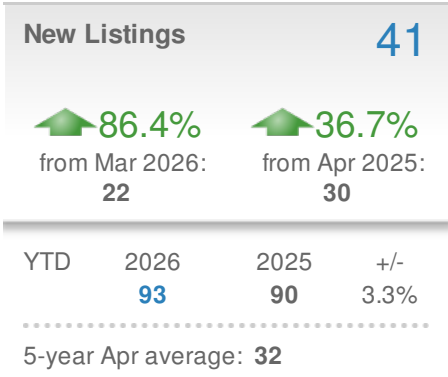
This activity resulted in a Contract Ratio of 1.20 pendings per active listing, down from 5.00 in March and an increase from 0.67 in April 2025. The Contract Ratio is 23% higher than the 5-year April average of 0.97. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



April 2026

Unionville-Chadds Ford (Chester, PA)

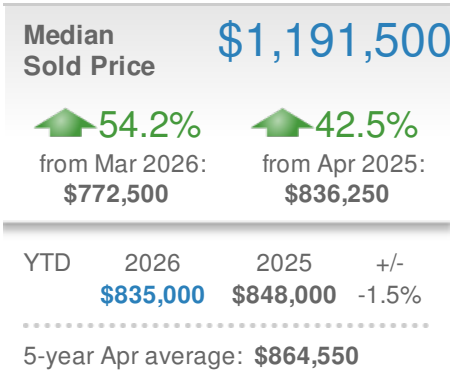
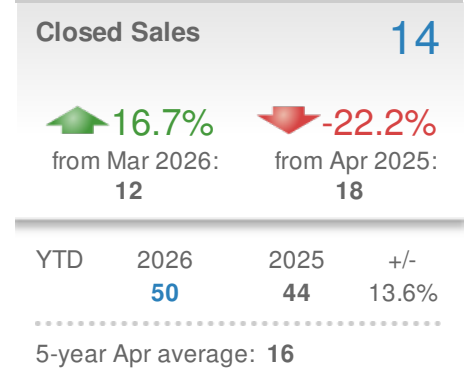
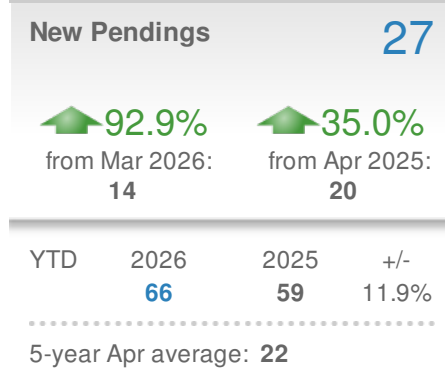
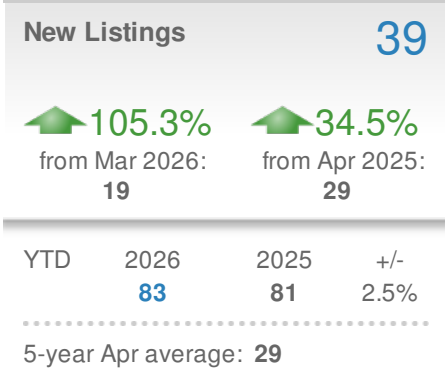
Email: ldavis@tcsr.realtor



April 2026

Unionville-Chadds Ford (Chester, PA) - Detached

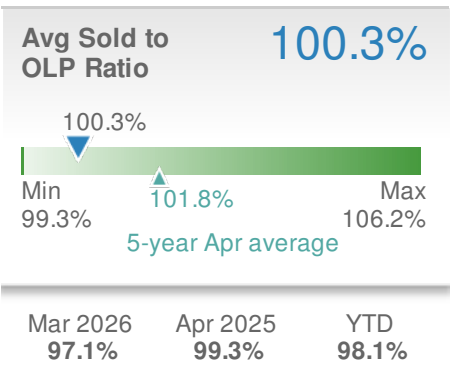
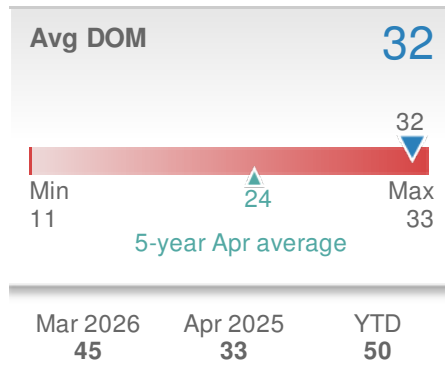
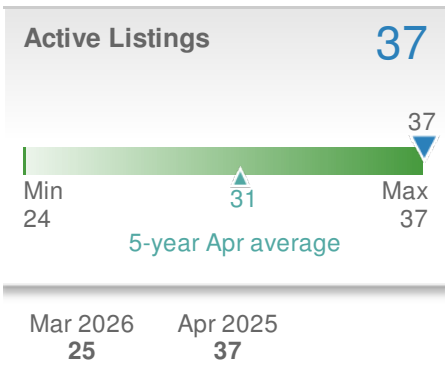
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Unionville-Chadds Ford (Chester, PA), the median sold price for Detached properties for April was \$1,191,500, representing an increase of 54.2% compared to last month and an increase of 42.5% from Apr 2025. The average days on market for units sold in April was 32 days, 36% above the 5-year April average of 24 days. There was a 92.9% month over month increase in new contract activity with 27 New Pendings; a 73.7% MoM increase in All Pendings (new contracts + contracts carried over from March) to 33; and a 48% increase in supply to 37 active units.

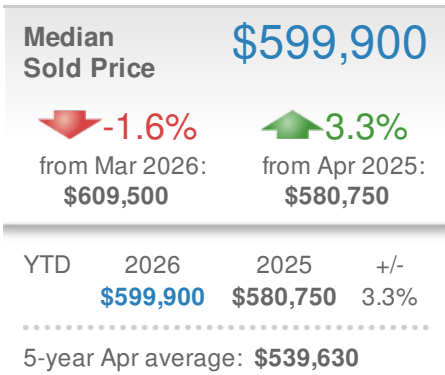
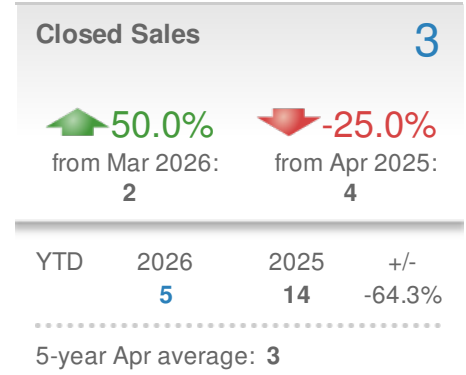
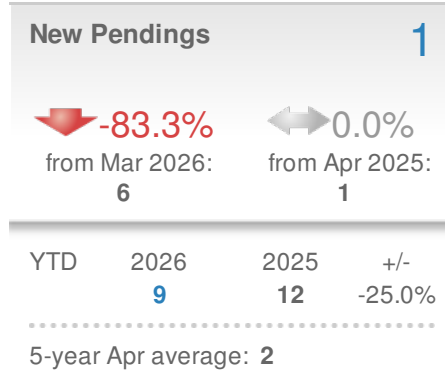
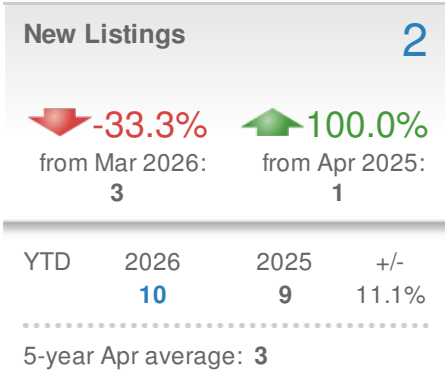
This activity resulted in a Contract Ratio of 0.89 pendings per active listing, up from 0.76 in March and an increase from 0.84 in April 2025. The Contract Ratio is 16% lower than the 5-year April average of 1.05. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



April 2026

Unionville-Chadds Ford (Chester, PA) - Attached

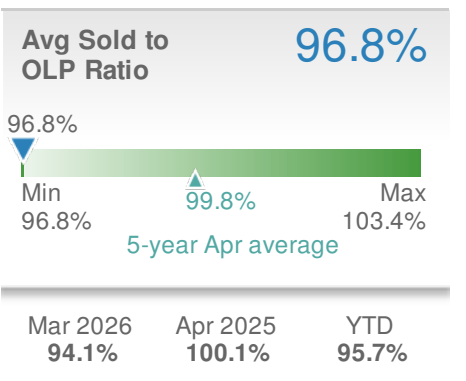
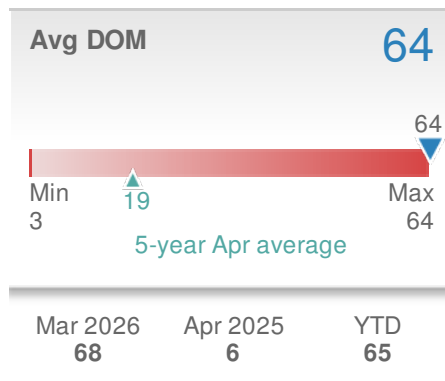
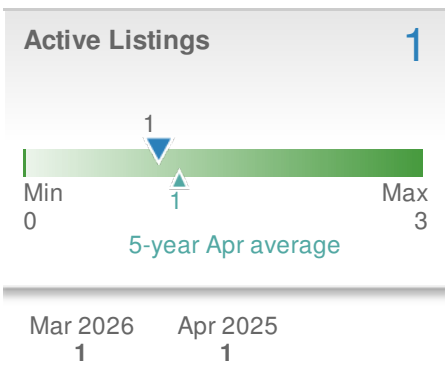
Tri-County Suburban REALTORS
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Summary

In Unionville-Chadds Ford (Chester, PA), the median sold price for Attached properties for April was \$599,900, representing a decrease of 1.6% compared to last month and an increase of 3.3% from Apr 2025. The average days on market for units sold in April was 64 days, 230% above the 5-year April average of 19 days. There was an 83.3% month over month decrease in new contract activity with 1 New Pendings; a 33.3% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 4; and no change in supply with 1 active units.

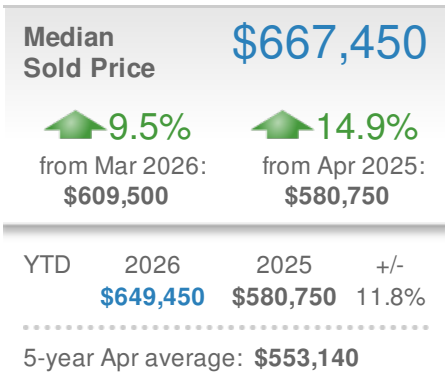
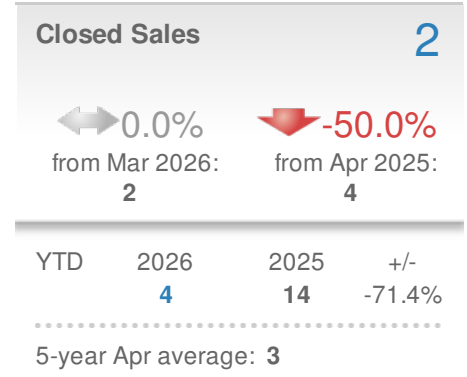
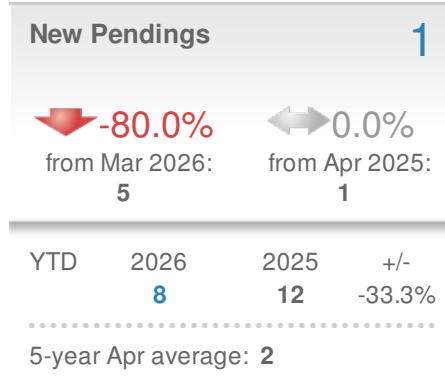
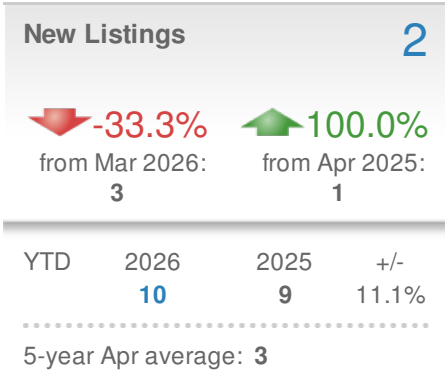
This activity resulted in a Contract Ratio of 4.00 pendings per active listing, down from 6.00 in March and an increase from 1.00 in April 2025. The Contract Ratio is 100% higher than the 5-year April average of 2.00. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



April 2026

Unionville-Chadds Ford (Chester, PA) - Attached/Townhouse

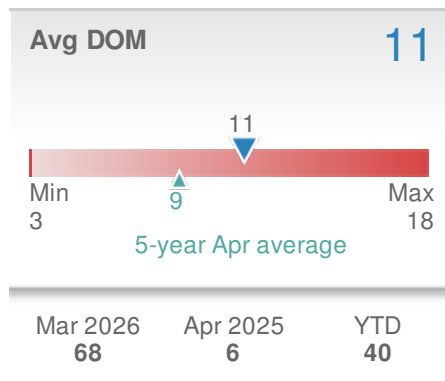
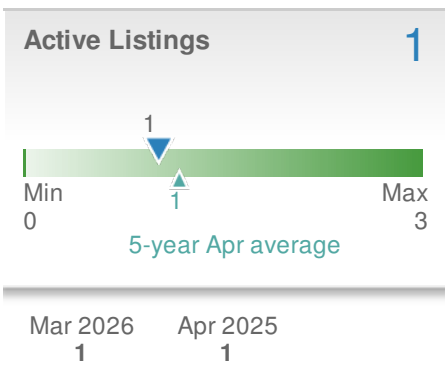
Delaware County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Unionville-Chadds Ford (Chester, PA), the median sold price for Attached/Townhouse properties for April was \$667,450, representing an increase of 9.5% compared to last month and an increase of 14.9% from Apr 2025. The average days on market for units sold in April was 11 days, 25% above the 5-year April average of 9 days. There was an 80% month over month decrease in new contract activity with 1 New Pendings; a 20% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 4; and no change in supply with 1 active units.

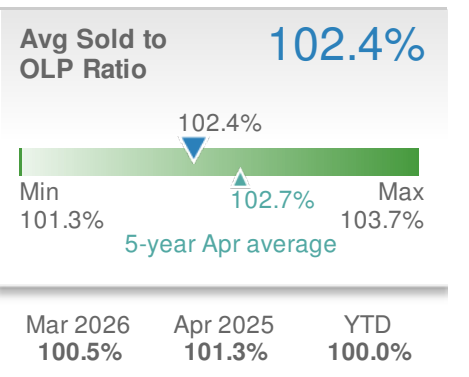
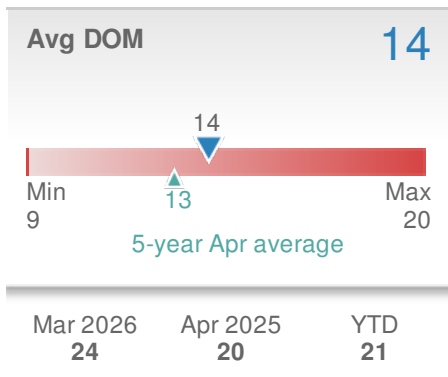
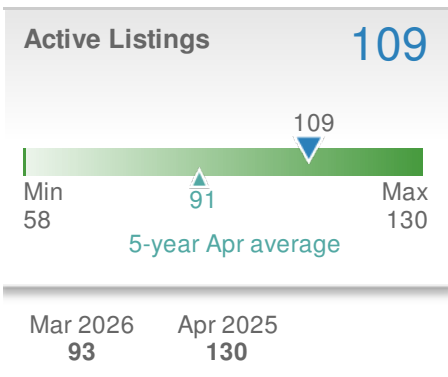
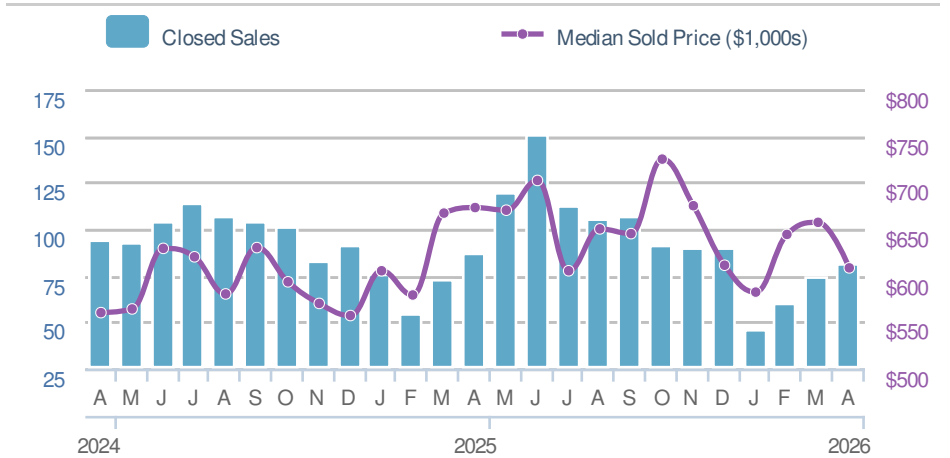
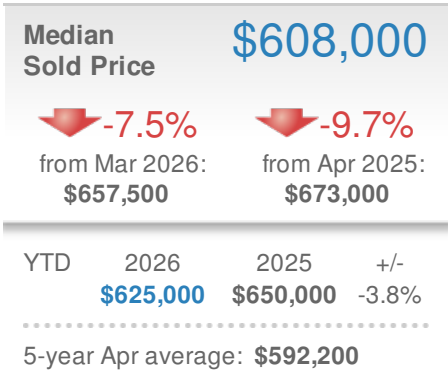
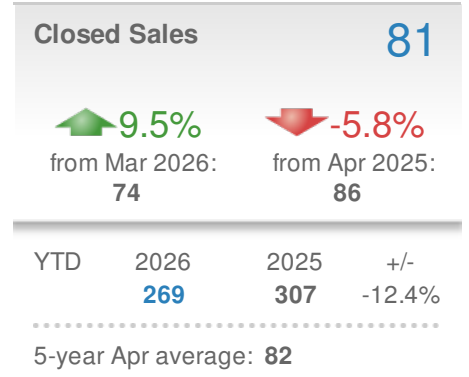
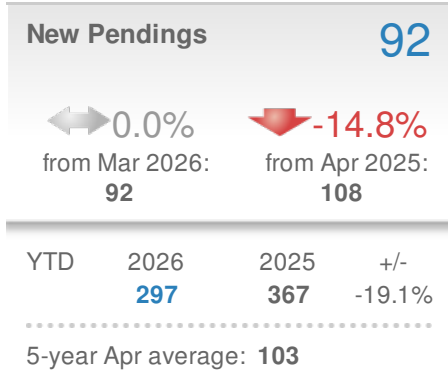
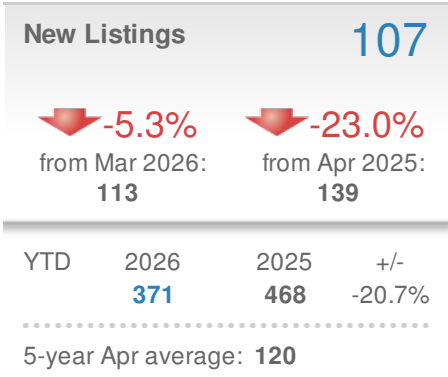
This activity resulted in a Contract Ratio of 4.00 pendings per active listing, down from 5.00 in March and an increase from 1.00 in April 2025. The Contract Ratio is 100% higher than the 5-year April average of 2.00. A higher Contract Ratio signifies a relative increase in contract activity compared 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.



April 2026

West Chester Area (Chester, PA)

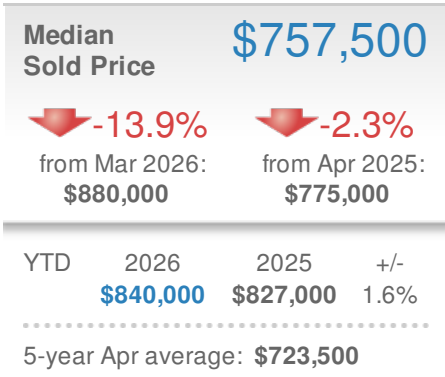
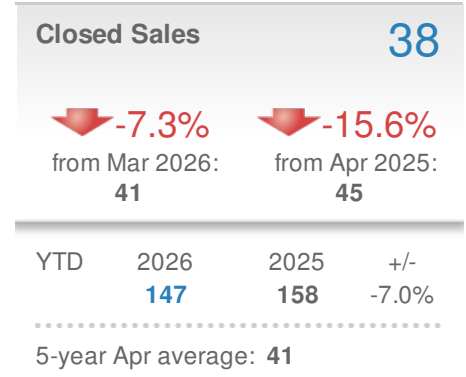
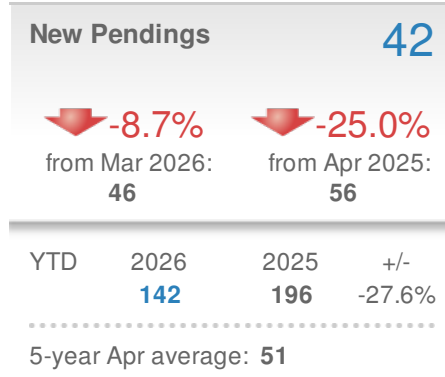
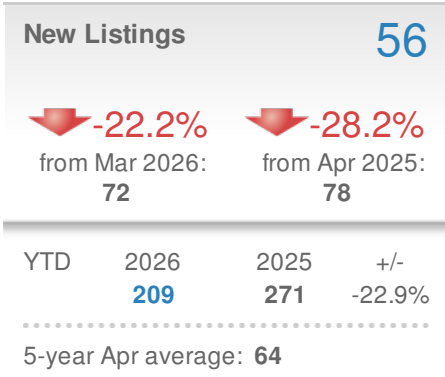
Email: ldavis@tcsr.realtor



April 2026

West Chester Area (Chester, PA) - Detached

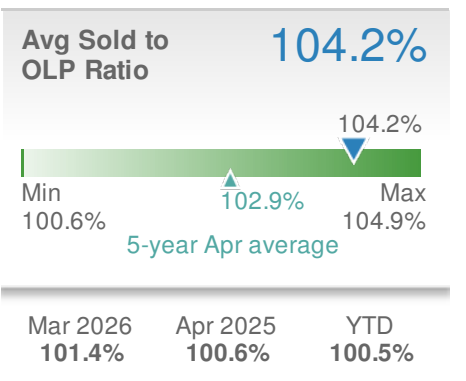
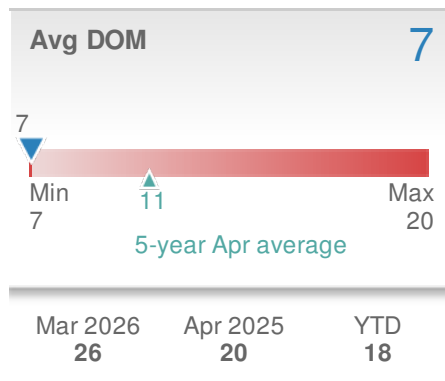
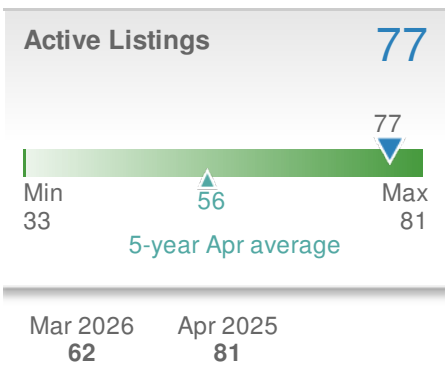
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In West Chester Area (Chester, PA), the median sold price for Detached properties for April was \$757,500, representing a decrease of 13.9% compared to last month and a decrease of 2.3% from Apr 2025. The average days on market for units sold in April was 7 days, 36% below the 5-year April average of 11 days. There was an 8.7% month over month decrease in new contract activity with 42 New Pendings; a 1.4% MoM increase in All Pendings (new contracts + contracts carried over from March) to 74; and a 24.2% increase in supply to 77 active units.

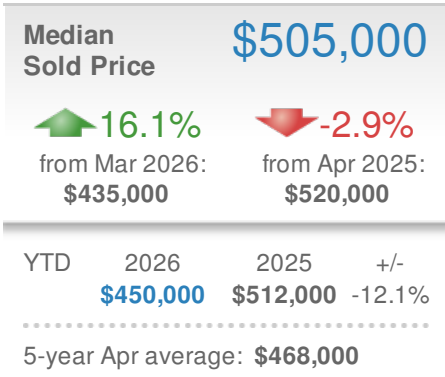
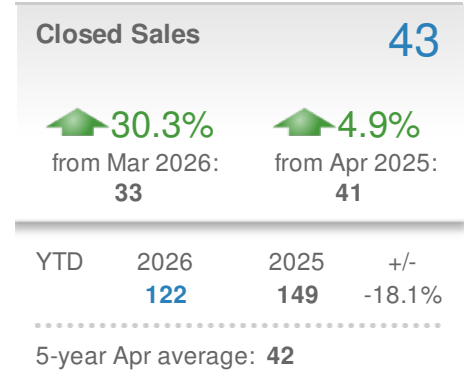
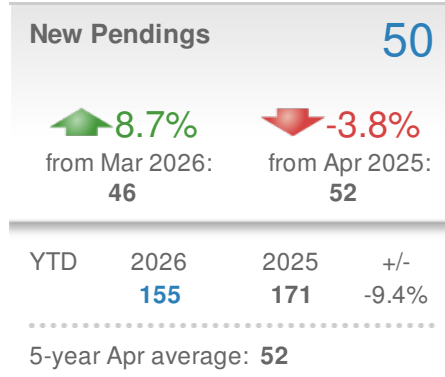
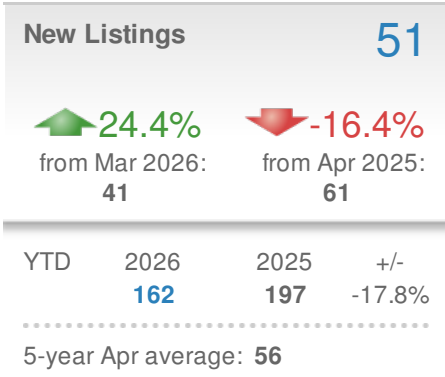
This activity resulted in a Contract Ratio of 0.96 pendings per active listing, down from 1.18 in March and a decrease from 1.93 in April 2025. The Contract Ratio is 58% lower than the 5-year April average of 2.28. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



April 2026

West Chester Area (Chester, PA) - Attached

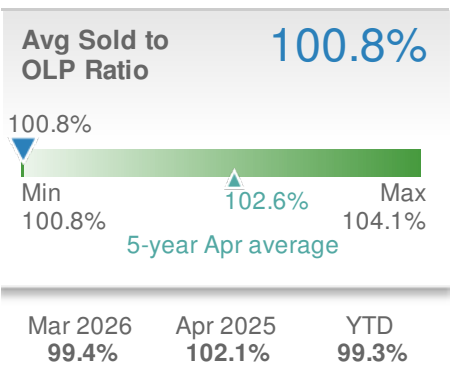
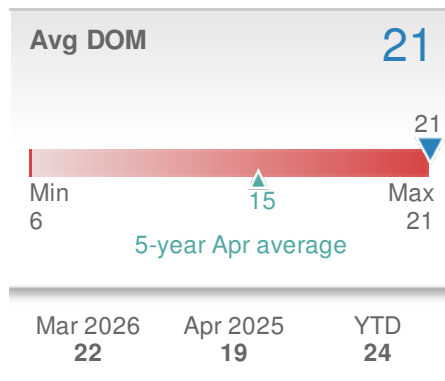
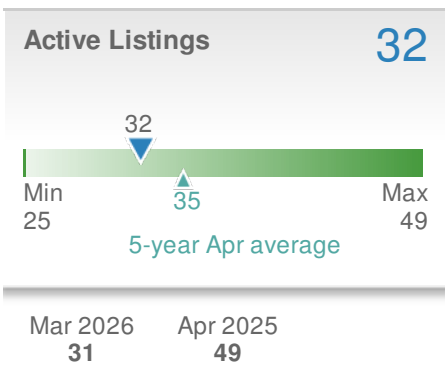
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In West Chester Area (Chester, PA), the median sold price for Attached properties for April was \$505,000, representing an increase of 16.1% compared to last month and a decrease of 2.9% from Apr 2025. The average days on market for units sold in April was 21 days, 42% above the 5-year April average of 15 days. There was an 8.7% month over month increase in new contract activity with 50 New Pendings; a 13.5% MoM increase in All Pendings (new contracts + contracts carried over from March) to 59; and a 3.2% increase in supply to 32 active units.

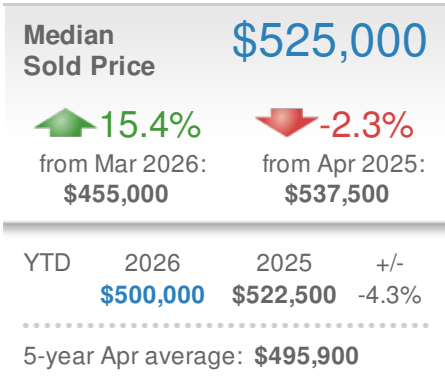
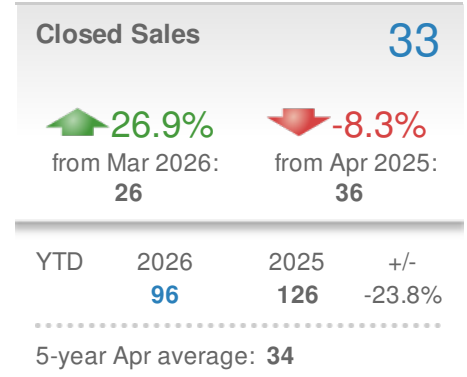
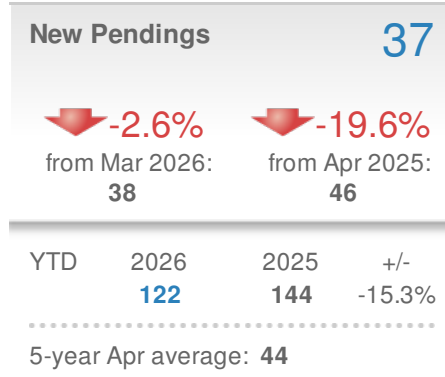
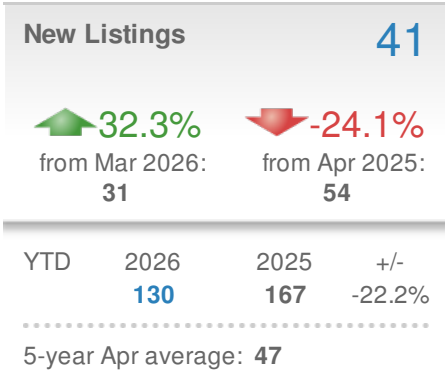
This activity resulted in a Contract Ratio of 1.84 pendings per active listing, up from 1.68 in March and an increase from 1.45 in April 2025. The Contract Ratio is 30% lower than the 5-year April average of 2.64. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



April 2026

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

Email: ldavis@tcsr.realtor



Summary

In West Chester Area (Chester, PA), the median sold price for Attached/Townhouse properties for April was \$525,000, representing an increase of 15.4% compared to last month and a decrease of 2.3% from Apr 2025. The average days on market for units sold in April was 15 days, 3% below the 5-year April average of 15 days. There was a 2.6% month over month decrease in new contract activity with 37 New Pendings; a 9.8% MoM increase in All Pendings (new contracts + contracts carried over from March) to 45; and a 13% increase in supply to 26 active units.

This activity resulted in a Contract Ratio of 1.73 pendings per active listing, down from 1.78 in March and an increase from 1.36 in April 2025. The Contract Ratio is 37% lower than the 5-year April average of 2.73. 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.

