

# April 2026

All Home Types  
Detached  
Attached  
Attached/Townhouse

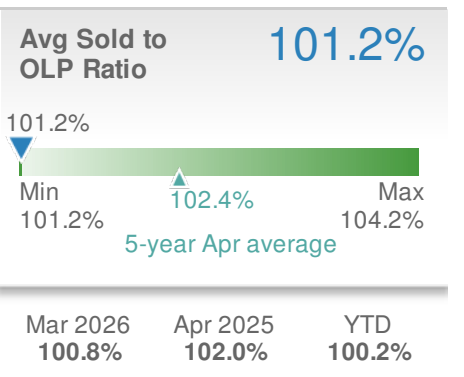
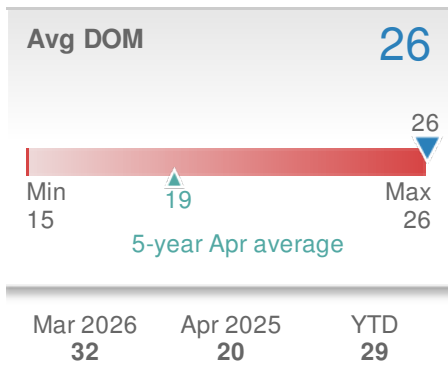
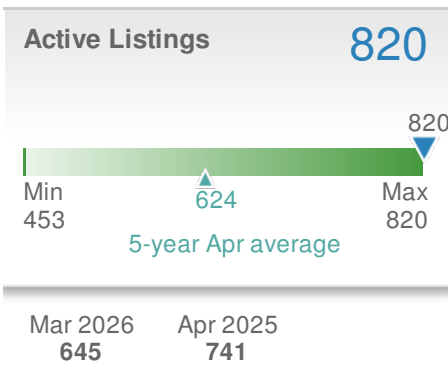
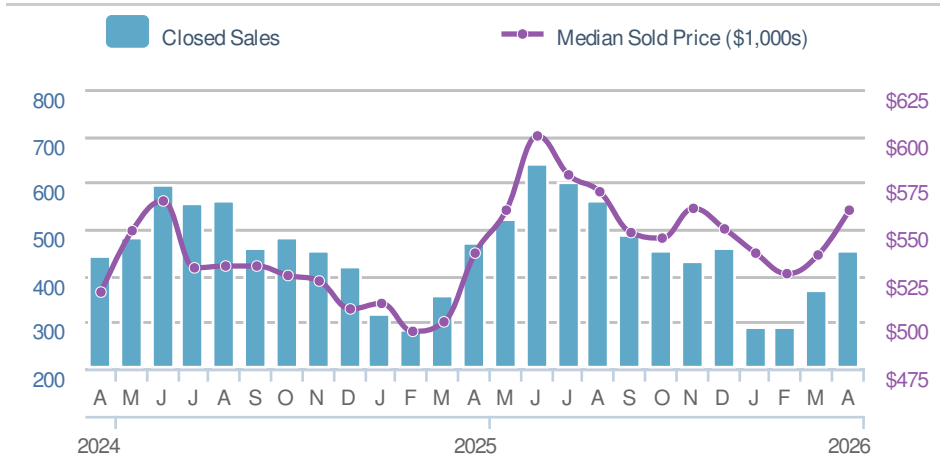
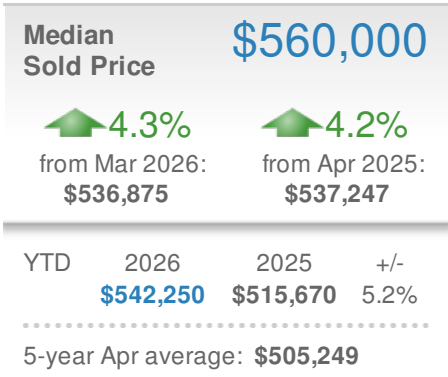
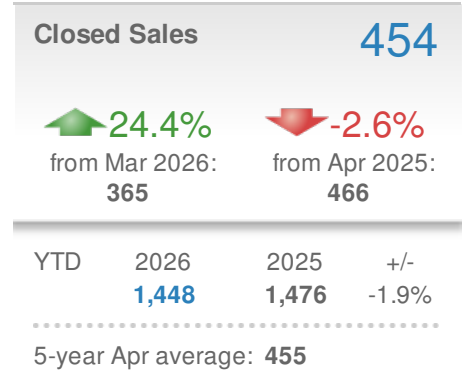
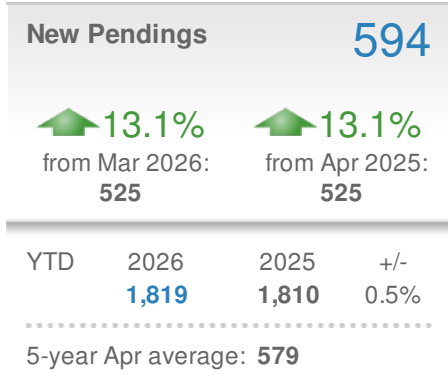
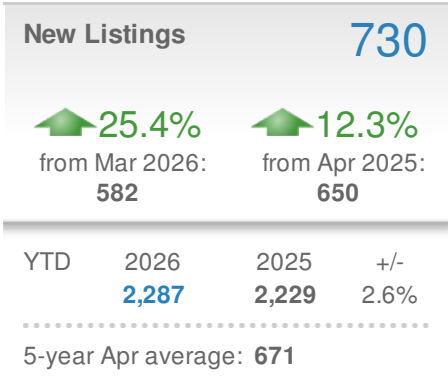
## Local Market Insight

### Chester County, PA

**April 2026**

Chester County, PA

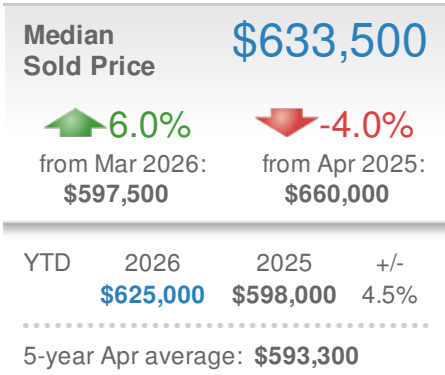
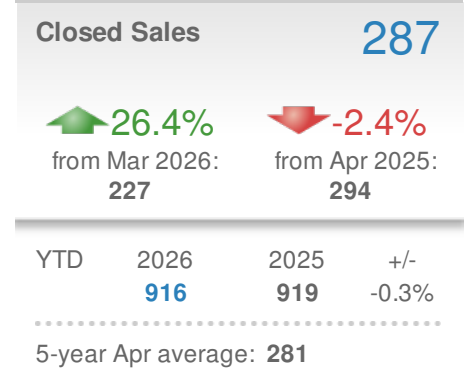
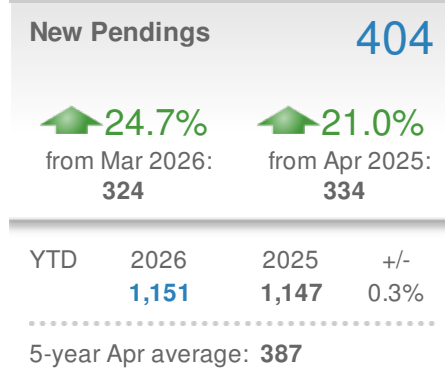
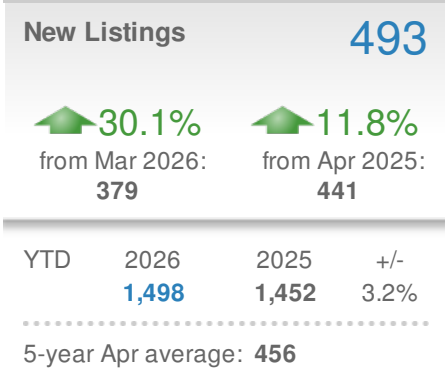
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**April 2026**

Chester County, PA - Detached

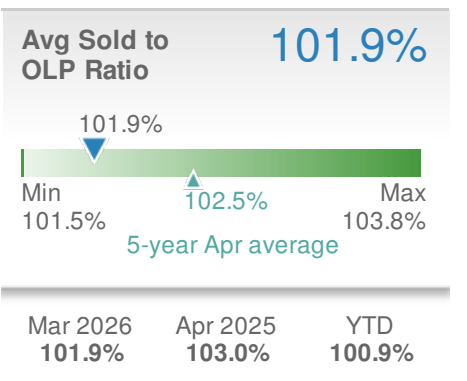
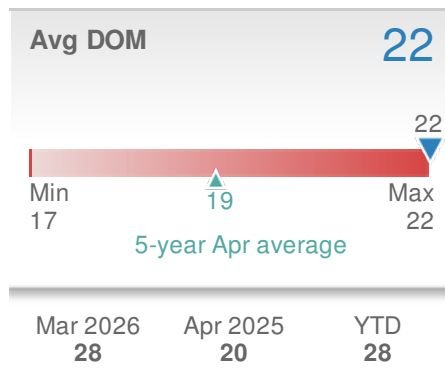
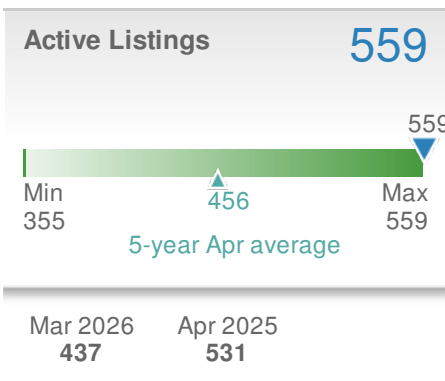
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**Summary**

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.

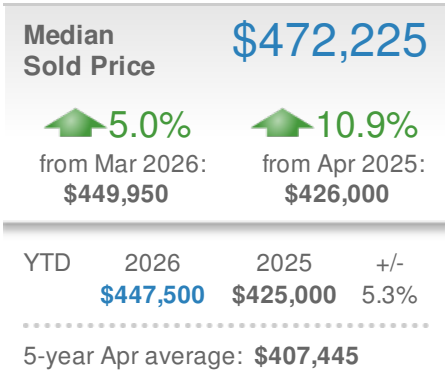
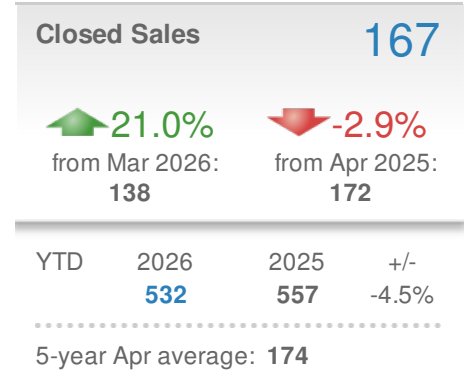
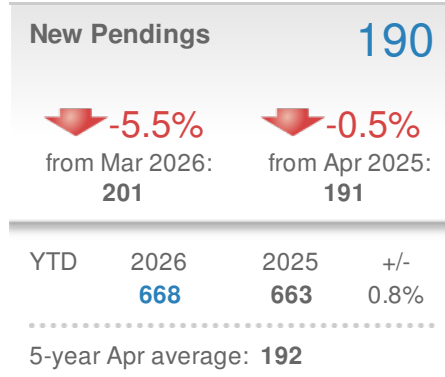
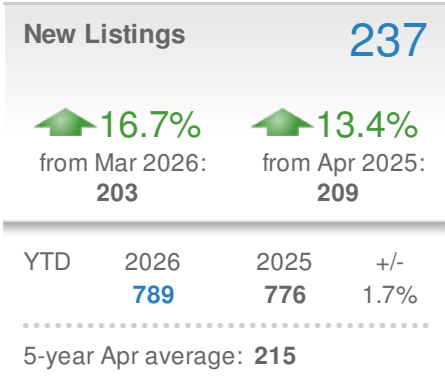
This activity resulted in a Contract Ratio of 1.10 pendings per active listing, down from 1.15 in March and a decrease from 1.29 in April 2025. The Contract Ratio is 29% lower than the 5-year April average of 1.54. A higher Contract Ratio signifies a relative increase in contract activity compared to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

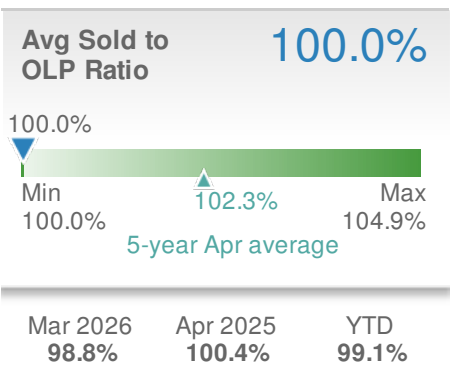
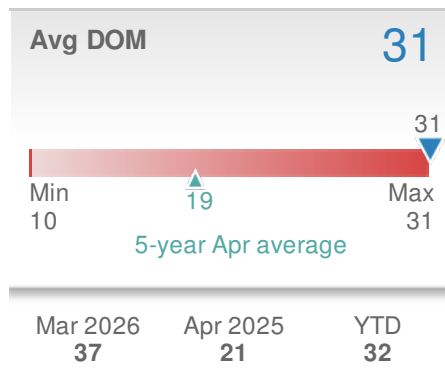
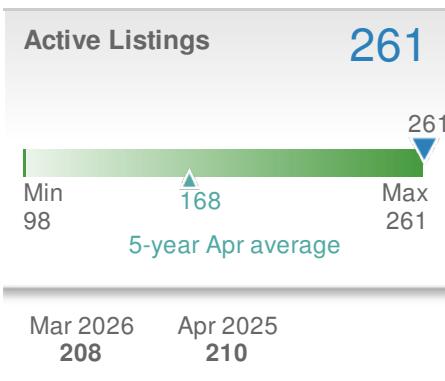
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**Summary**

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.

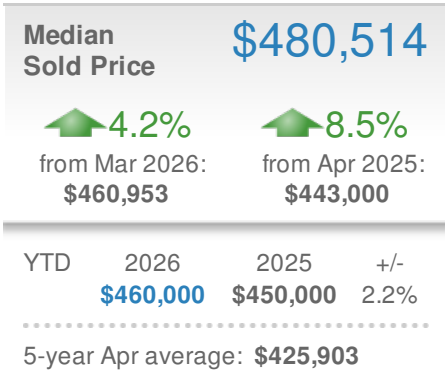
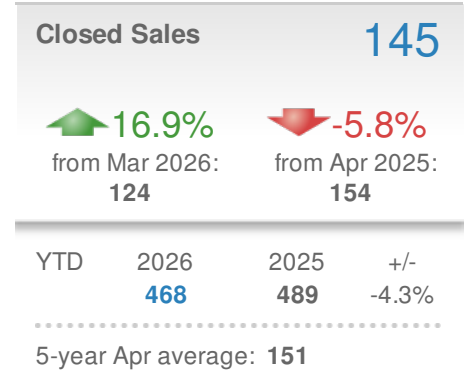
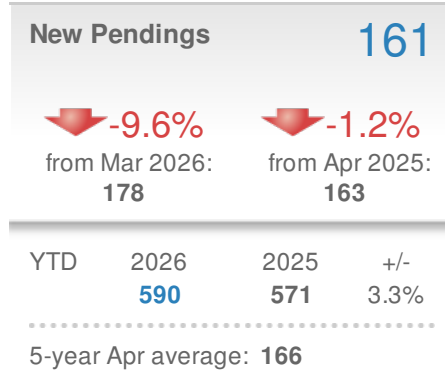
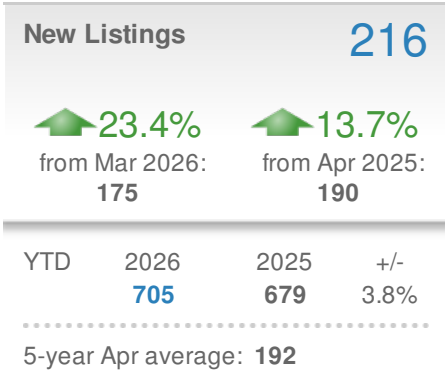
This activity resulted in a Contract Ratio of 1.16 pendings per active listing, down from 1.38 in March and a decrease from 1.43 in April 2025. The Contract Ratio is 53% lower than the 5-year April average of 2.49. A higher Contract Ratio signifies a relative increase in contract activity compared to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

