

April 2026

All Home Types
Detached
Attached
Attached/Townhouse

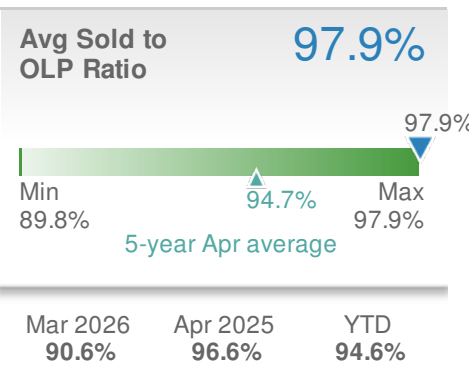
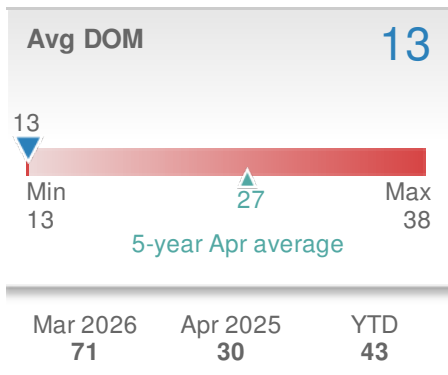
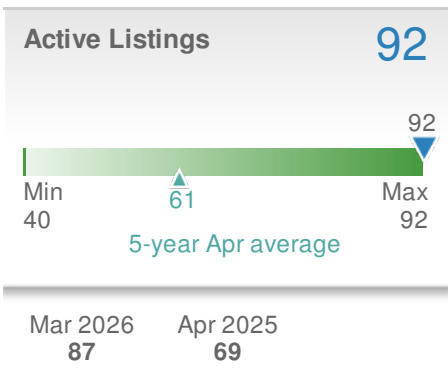
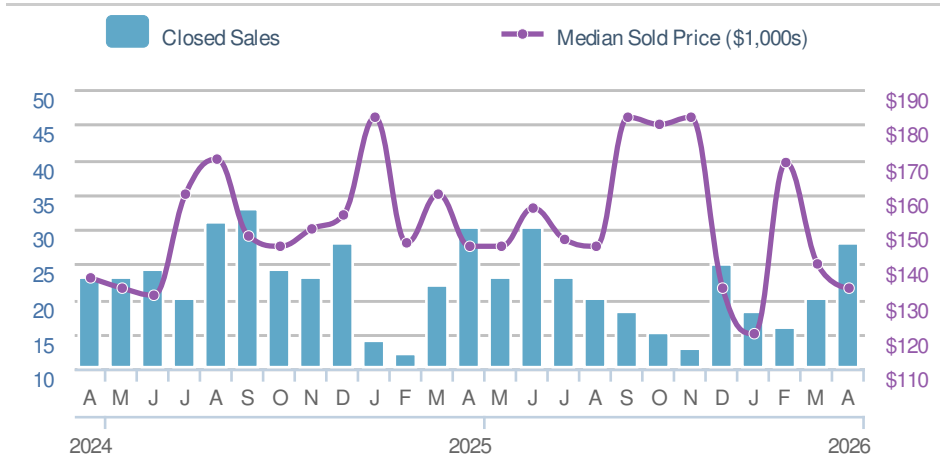
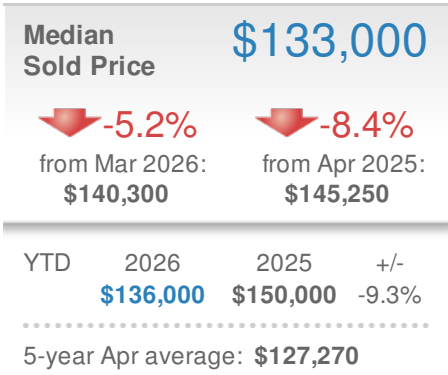
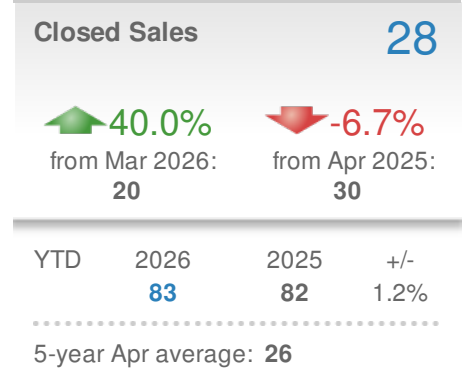
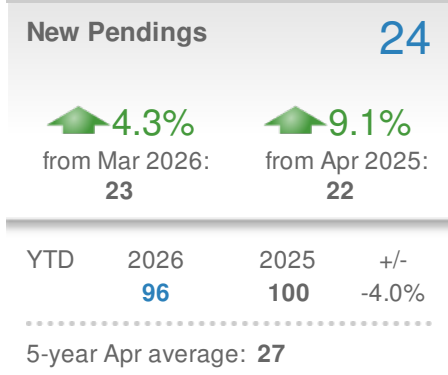
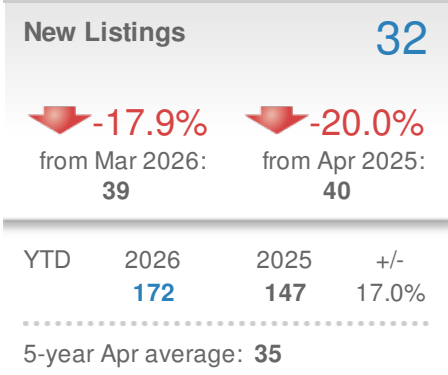
Local Market Insight

Chester-Upland (Delaware, PA)

April 2026

Chester-Upland (Delaware, PA)

Email: ldavis@tcsr.realtor



April 2026

Chester-Upland (Delaware, PA) - Detached

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

New Listings 3

↔ 0.0% ↓ -57.1%

from Mar 2026: 3 from Apr 2025: 7

YTD	2026	2025	+/-
	17	14	21.4%

5-year Apr average: 4

New Pendings 7

↑ 250.0% ↑ 250.0%

from Mar 2026: 2 from Apr 2025: 2

YTD	2026	2025	+/-
	17	3	466.7%

5-year Apr average: 4

Closed Sales 2

↓ -50.0% ↔ 0.0%

from Mar 2026: 4 from Apr 2025: 0

YTD	2026	2025	+/-
	9	4	125.0%

5-year Apr average: 2

Median Sold Price \$629,000

↑ 357.5% ↔ 0.0%

from Mar 2026: \$137,500 from Apr 2025: \$0

YTD	2026	2025	+/-
	\$175,000	\$265,000	-34.0%

5-year Apr average: \$223,400

Summary

In Chester-Upland (Delaware, PA), the median sold price for Detached properties for April was \$629,000, representing an increase of 357.5% compared to last month and an increase of 0% from Apr 2025. The average days on market for units sold in April was 4 days, 80% below the 5-year April average of 20 days. There was a 250% month over month increase in new contract activity with 7 New Pendings; a 45.5% MoM increase in All Pendings (new contracts + contracts carried over from March) to 16; and a 28.6% decrease in supply to 5 active units.

This activity resulted in a Contract Ratio of 3.20 pendings per active listing, up from 1.57 in March and an increase from 0.42 in April 2025. The Contract Ratio is 181% higher than the 5-year April average of 1.14. 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.

Active Listings 5

Min 4 5 7 Max 12

5-year Apr average

Mar 2026	Apr 2025
7	12

Avg DOM 4

Min 0 4 20 Max 57

5-year Apr average

Mar 2026	Apr 2025	YTD
72	0	67

Avg Sold to OLP Ratio 93.9%

Min 0.0% 93.9% 72.4% Max 95.7%

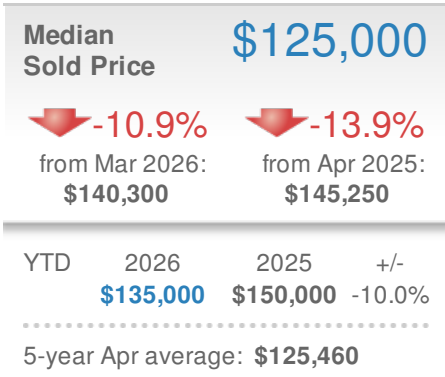
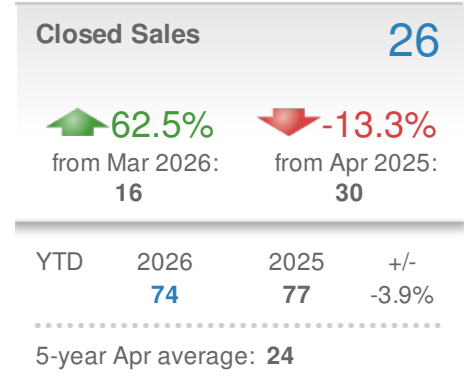
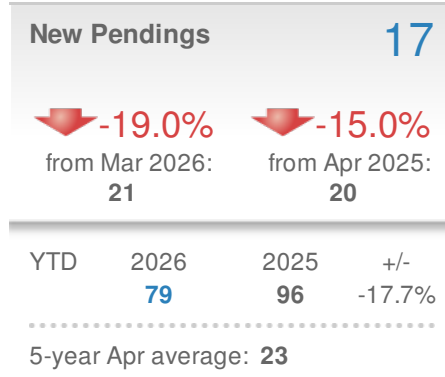
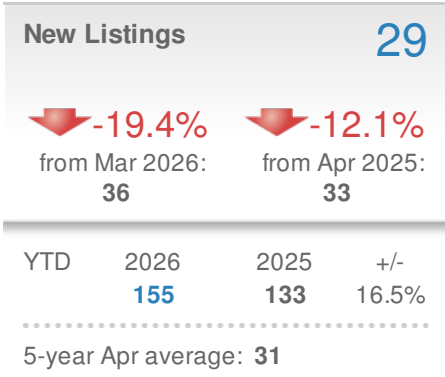
5-year Apr average

Mar 2026	Apr 2025	YTD
84.0%	0.0%	87.2%

April 2026

Chester-Upland (Delaware, PA) - Attached

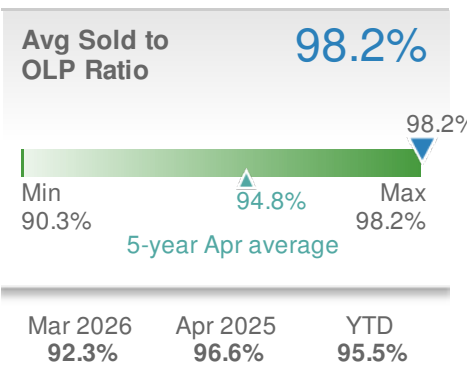
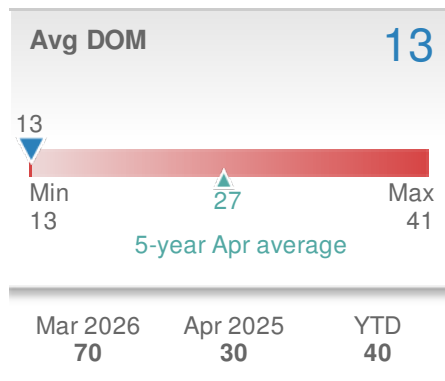
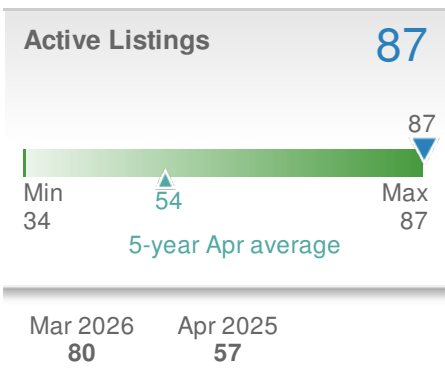
Tri-County Suburban REALTORS
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Summary

In Chester-Upland (Delaware, PA), the median sold price for Attached properties for April was \$125,000, representing a decrease of 10.9% compared to last month and a decrease of 13.9% from Apr 2025. The average days on market for units sold in April was 13 days, 52% below the 5-year April average of 27 days. There was a 19% month over month decrease in new contract activity with 17 New Pendings; a 17.1% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 29; and an 8.8% increase in supply to 87 active units.

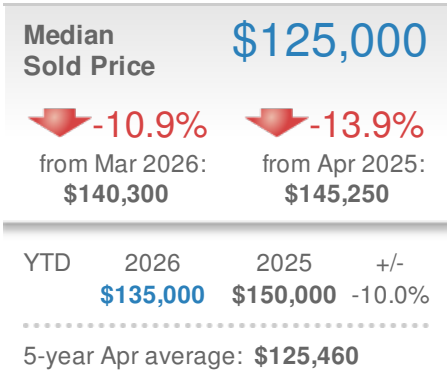
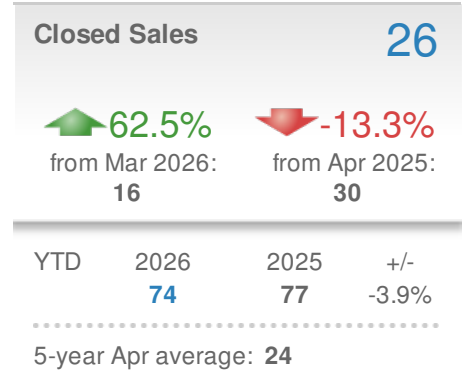
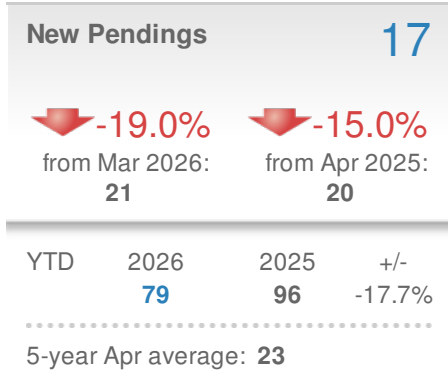
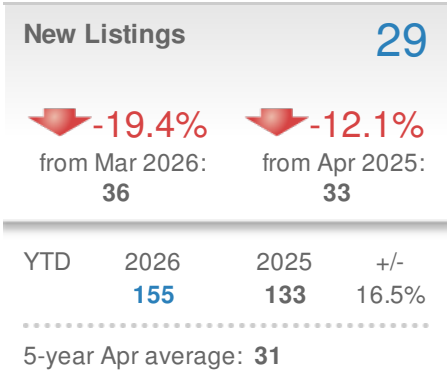
This activity resulted in a Contract Ratio of 0.33 pendings per active listing, down from 0.44 in March and a decrease from 0.60 in April 2025. The Contract Ratio is 58% lower than the 5-year April average of 0.78. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



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