

April 2026

All Home Types
Detached
Attached
Attached/Townhouse

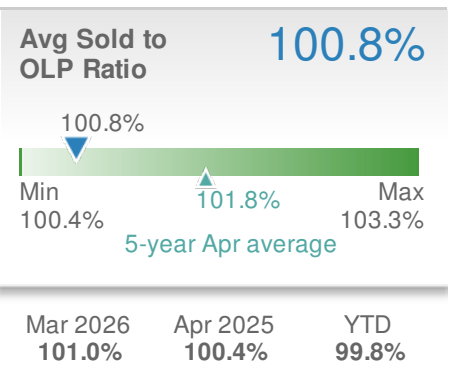
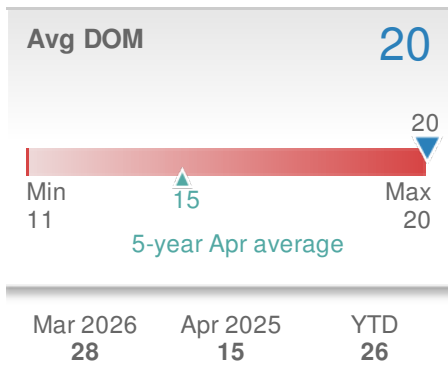
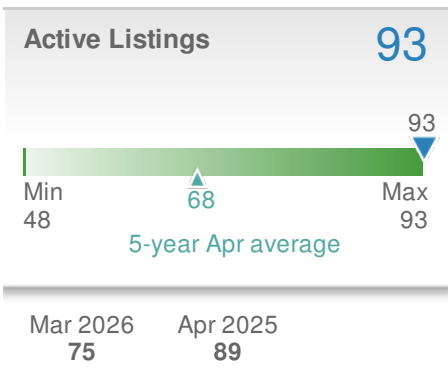
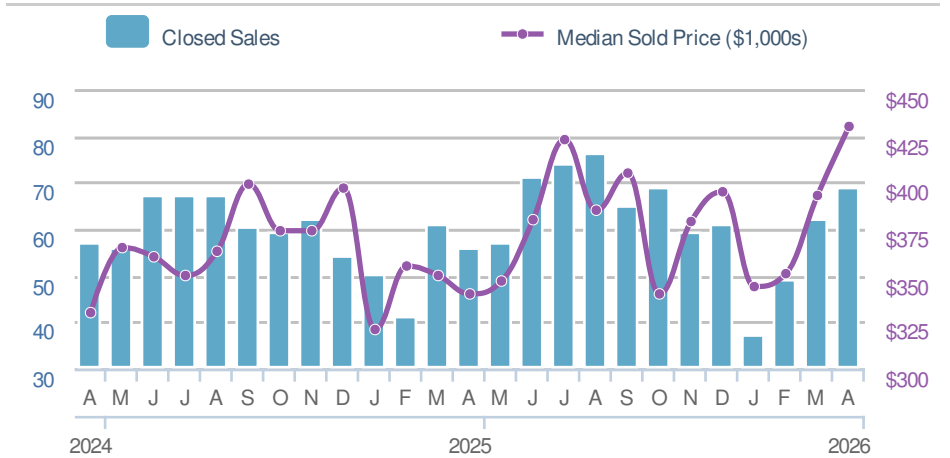
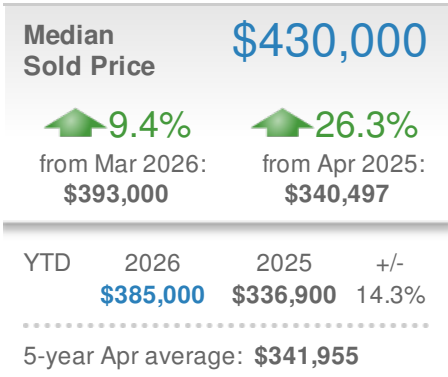
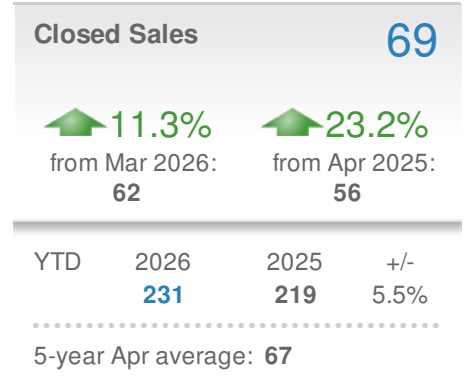
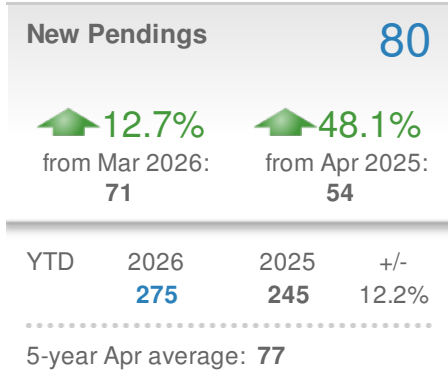
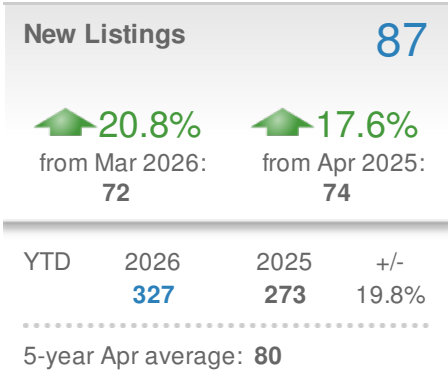
Local Market Insight

Coatesville Area (Chester, PA)

April 2026

Coatesville Area (Chester, PA)

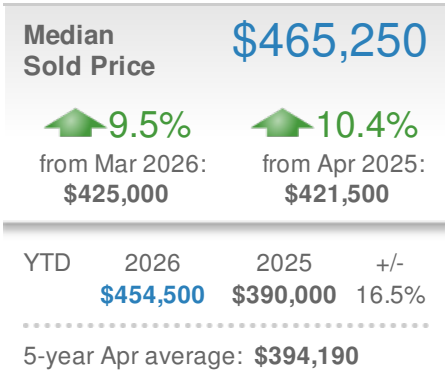
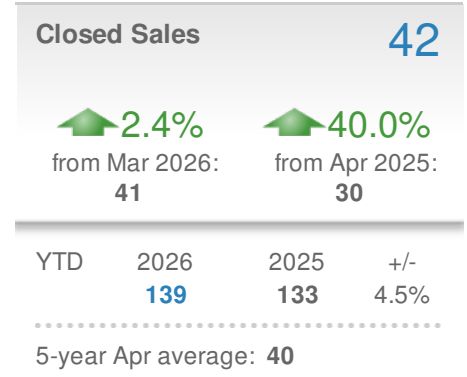
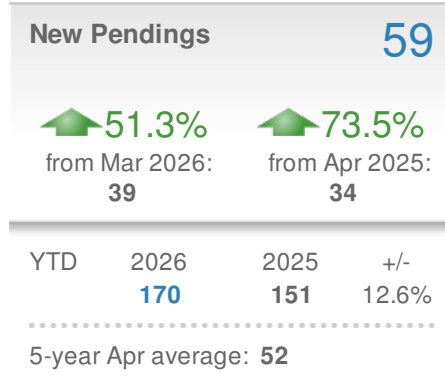
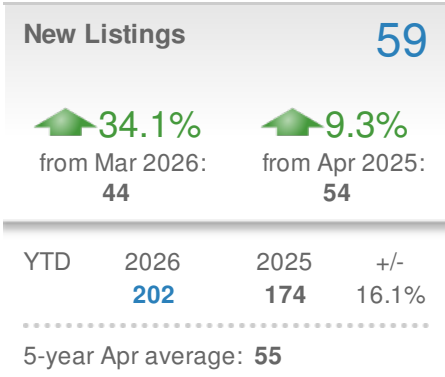
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Coatesville Area (Chester, PA) - Detached

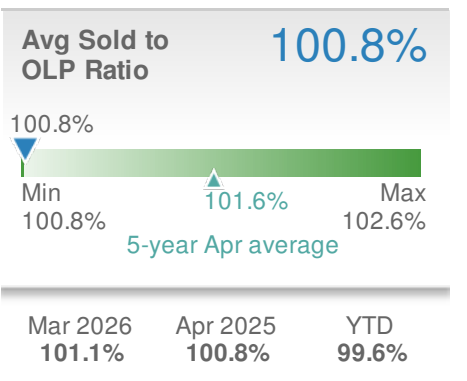
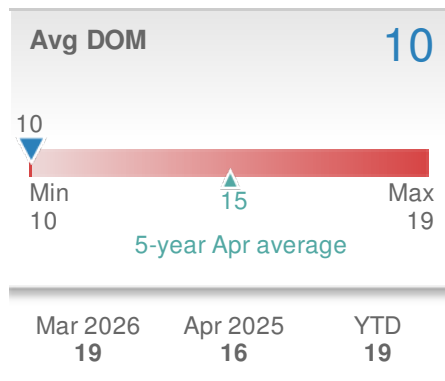
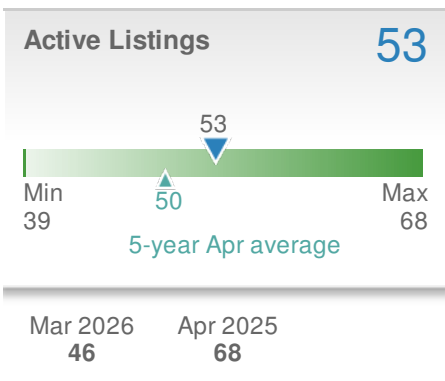
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Summary

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.

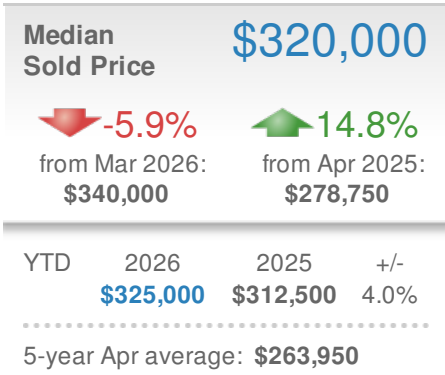
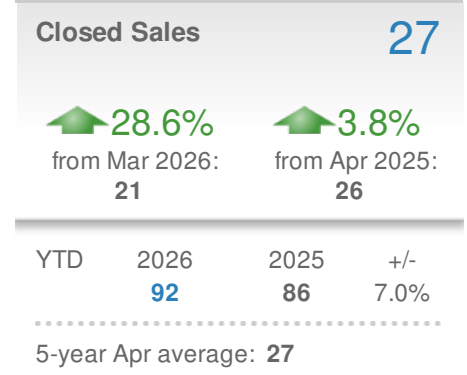
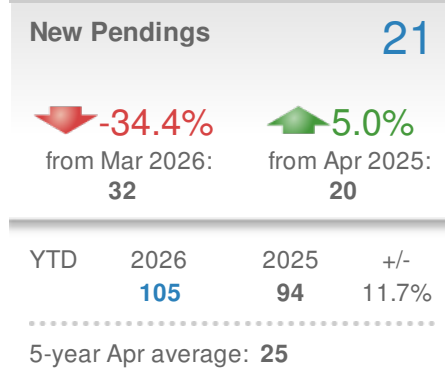
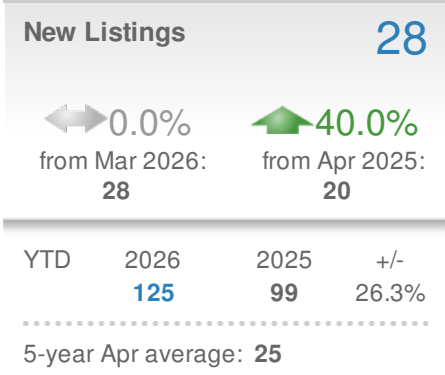
This activity resulted in a Contract Ratio of 1.43 pendings per active listing, up from 1.37 in March and an increase from 0.78 in April 2025. The Contract Ratio is 7% lower than the 5-year April average of 1.54. A higher Contract Ratio signifies a relative increase in contract activity compared to supply,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

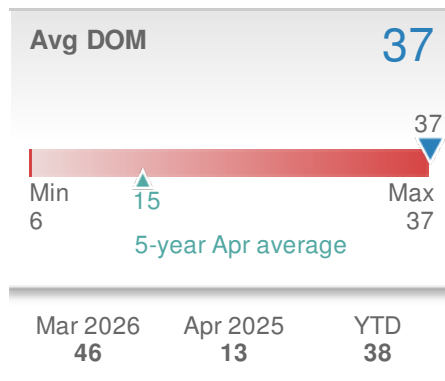
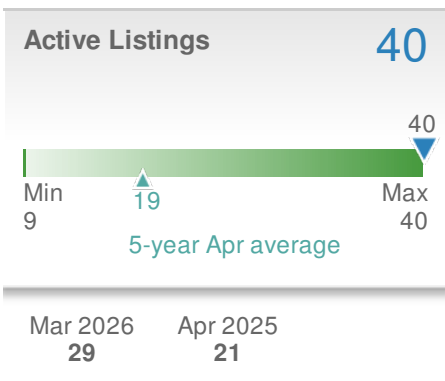
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Summary

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.

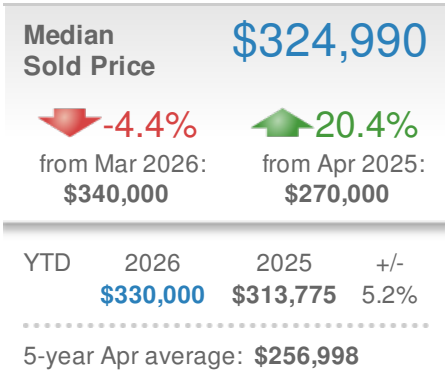
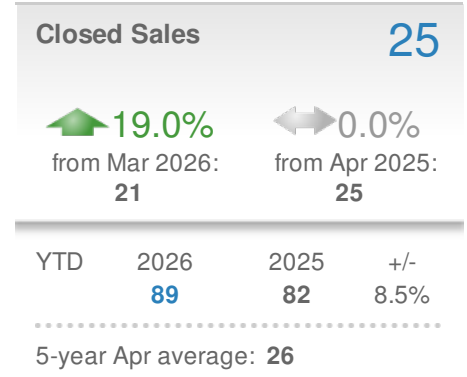
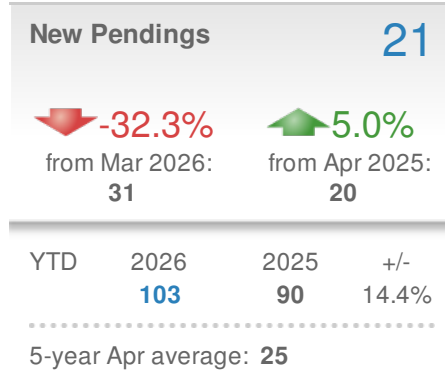
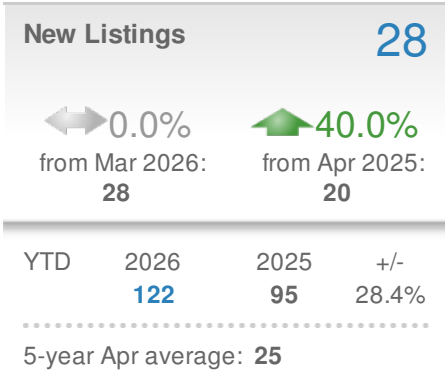
This activity resulted in a Contract Ratio of 1.45 pendings per active listing, down from 2.17 in March and a decrease from 3.05 in April 2025. The Contract Ratio is 61% lower than the 5-year April average of 3.70. A higher Contract Ratio signifies a relative increase in contract activity compared to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



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Coatesville Area (Chester, PA) - Attached/Townhouse

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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.

