

April 2026

All Home Types
Detached
Attached
Attached/Townhouse

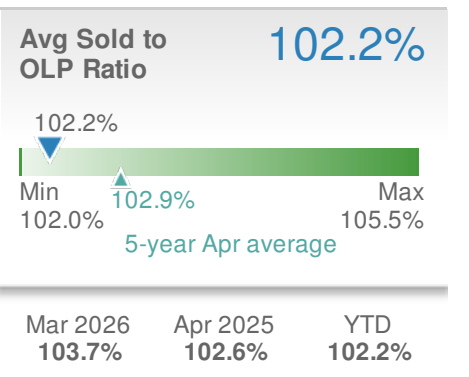
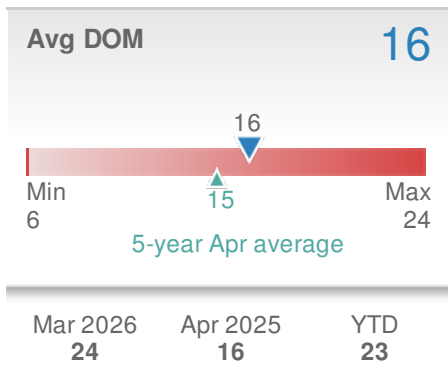
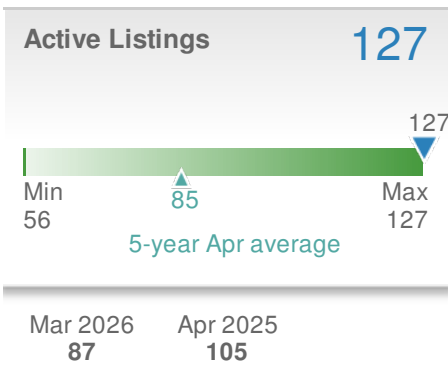
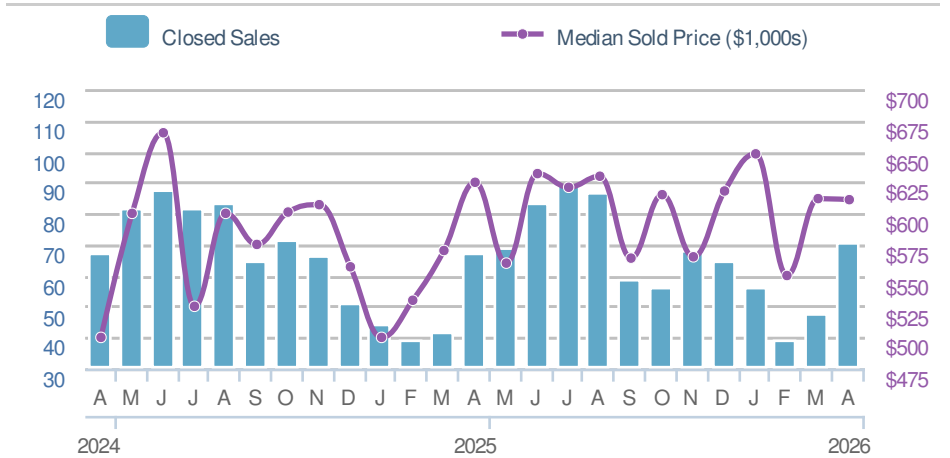
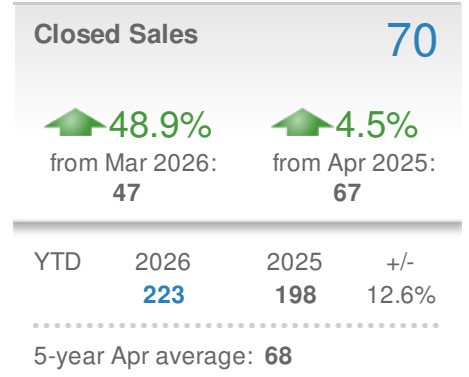
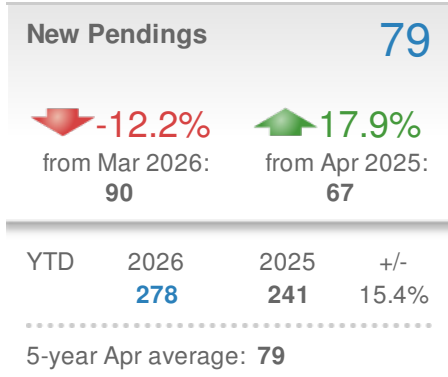
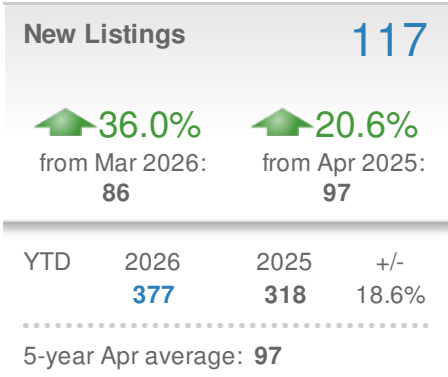
Local Market Insight

Downingtown Area (Chester, PA)

April 2026

Downingtown Area (Chester, PA)

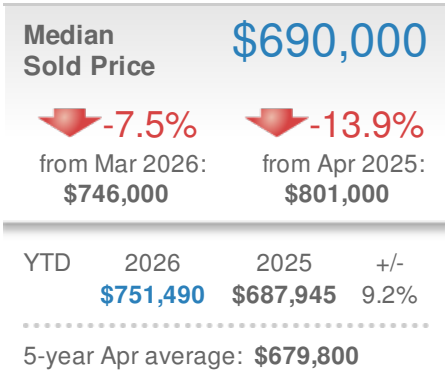
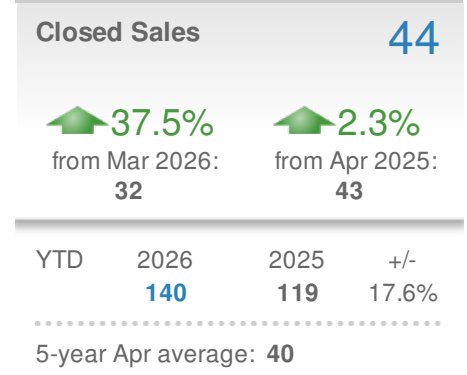
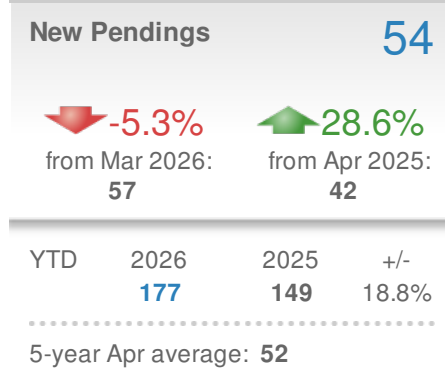
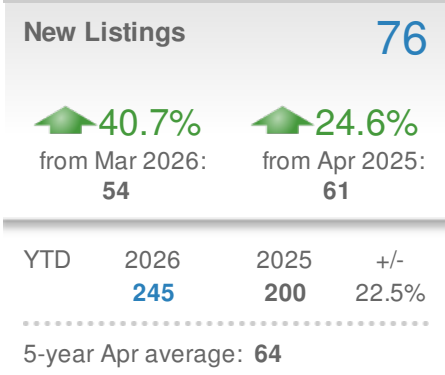
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April 2026

Downingtown Area (Chester, PA) - Detached

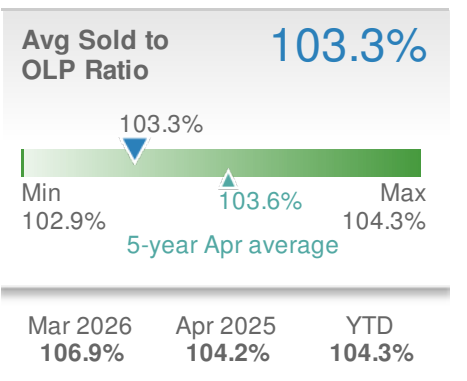
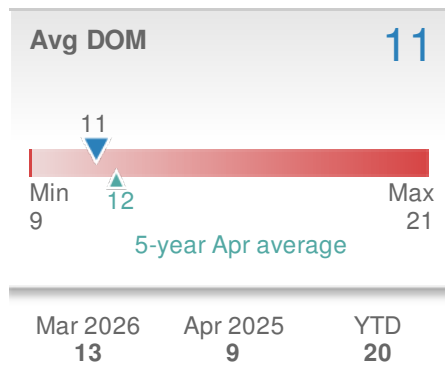
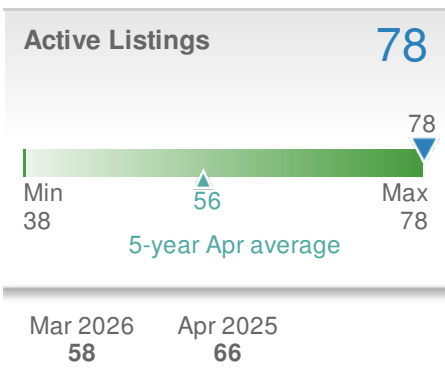
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Summary

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.

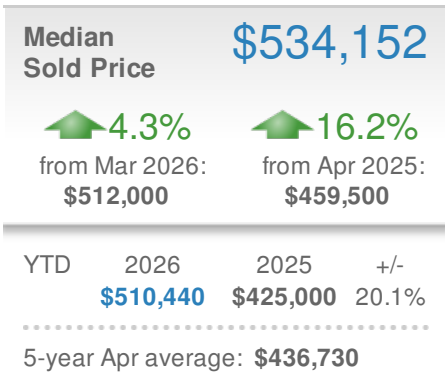
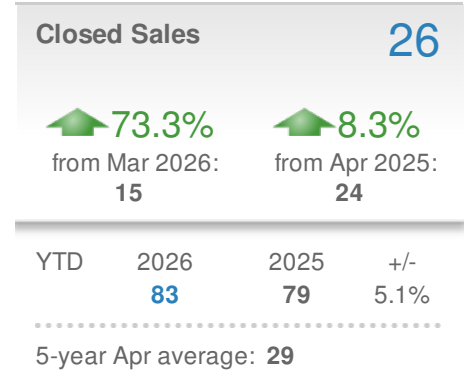
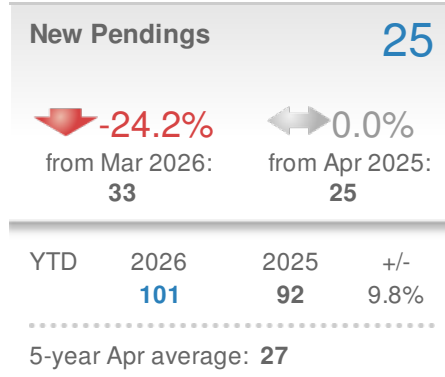
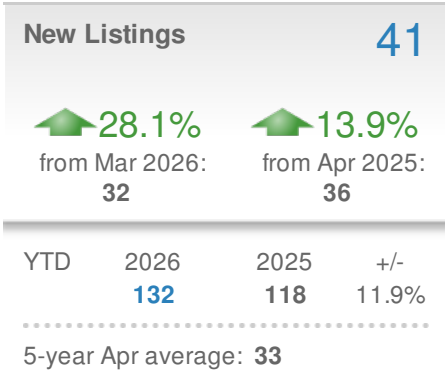
This activity resulted in a Contract Ratio of 1.68 pendings per active listing, down from 1.93 in March and an increase from 1.47 in April 2025. The Contract Ratio is 12% lower than the 5-year April average of 1.90. A higher Contract Ratio signifies a relative increase in contract activity compared to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

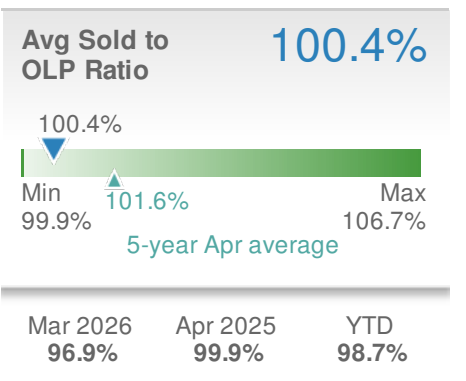
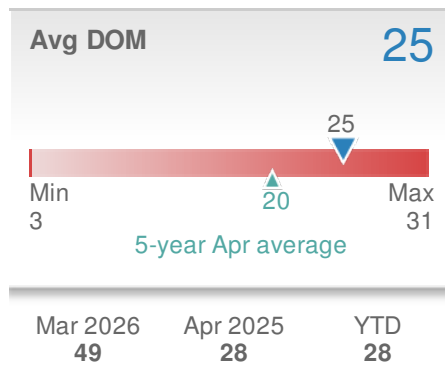
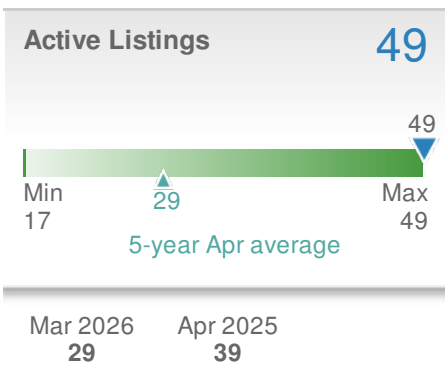
Tri-County Suburban REALTORS
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Summary

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.

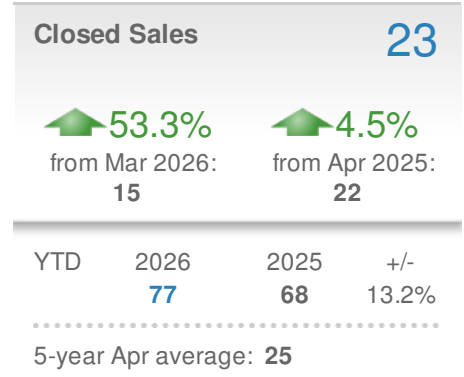
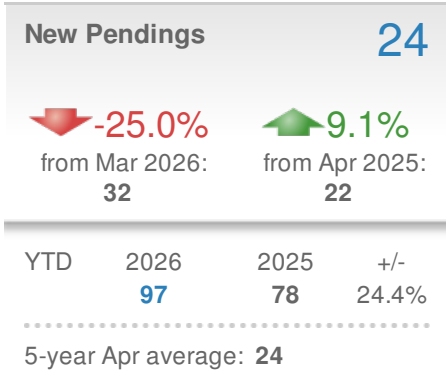
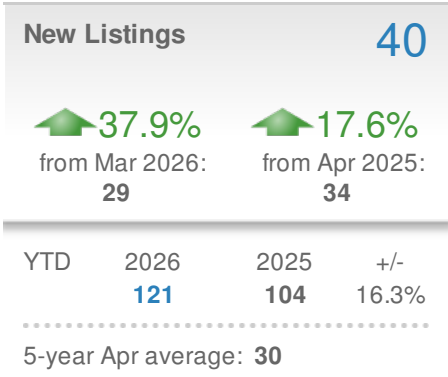
This activity resulted in a Contract Ratio of 0.98 pendings per active listing, down from 1.83 in March and an increase from 0.90 in April 2025. The Contract Ratio is 68% lower than the 5-year April average of 3.06. A higher Contract Ratio signifies a relative increase in contract activity compared to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

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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.

