

April 2026

All Home Types
Detached
Attached
Attached/Townhouse

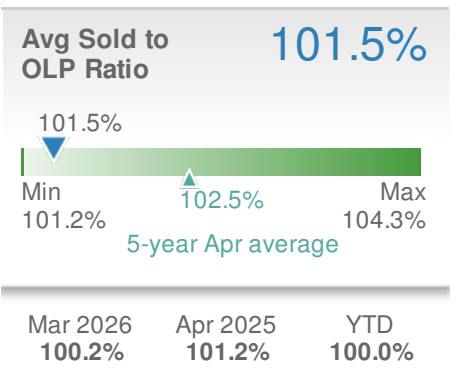
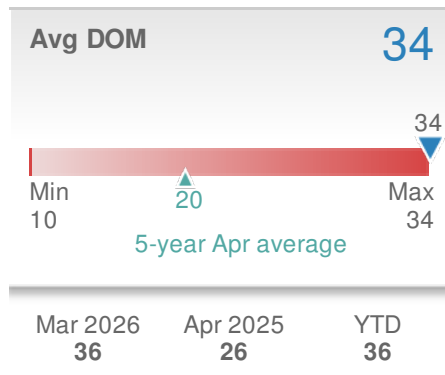
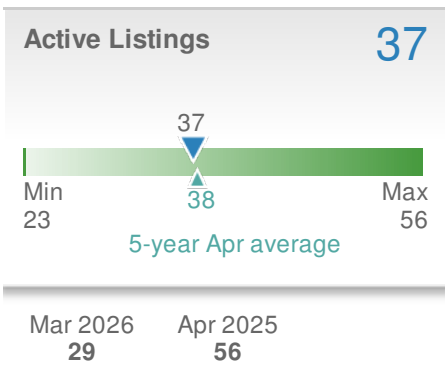
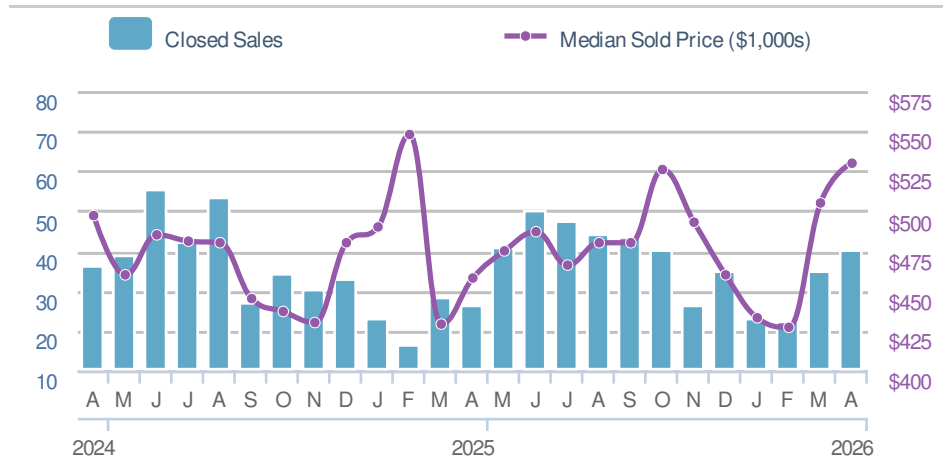
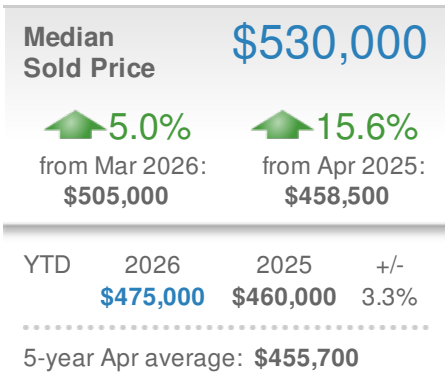
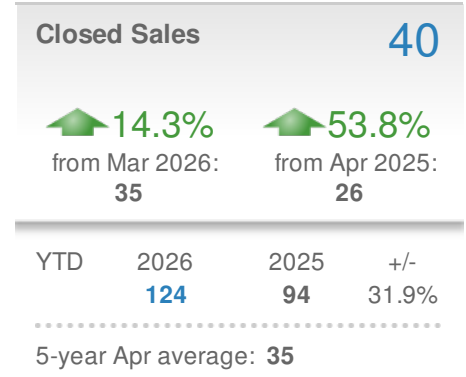
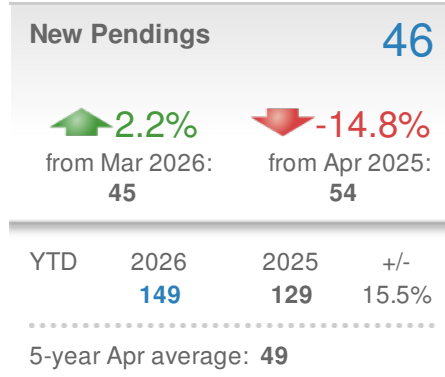
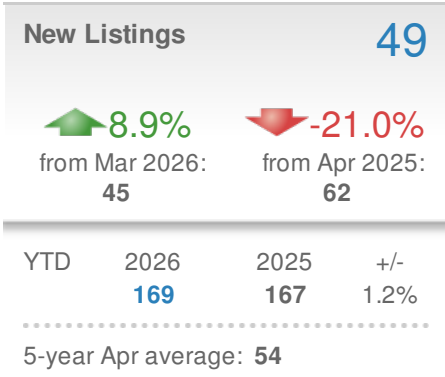
Local Market Insight

Phoenixville Area (Chester, PA)

April 2026

Phoenixville Area (Chester, PA)

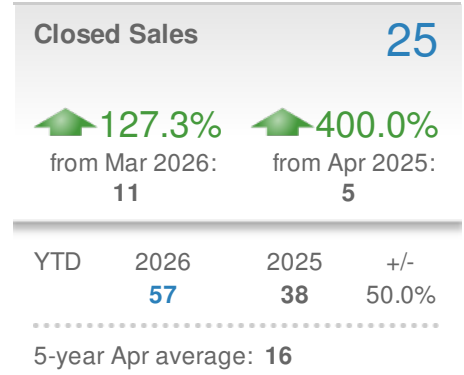
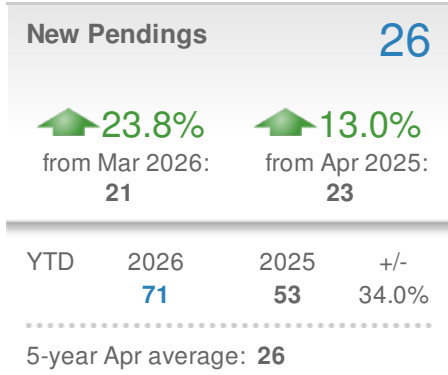
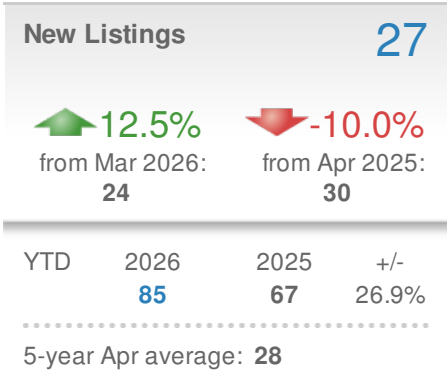
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Phoenixville Area (Chester, PA) - Detached

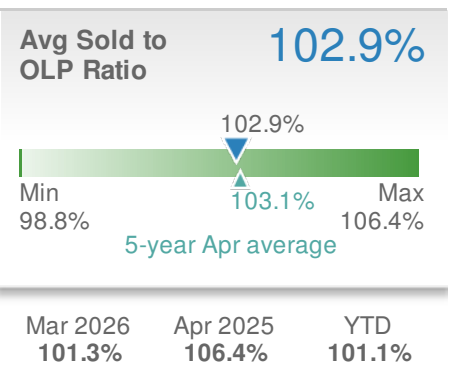
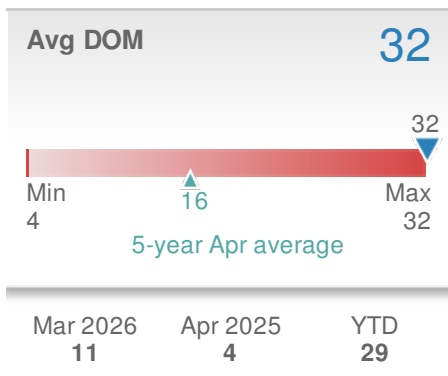
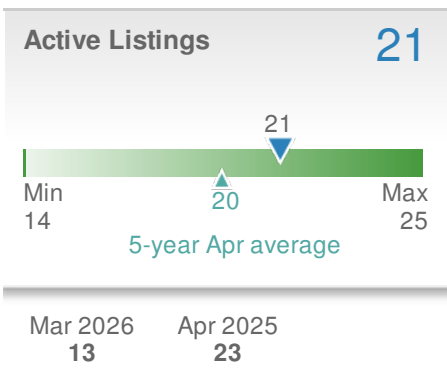
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Summary

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.

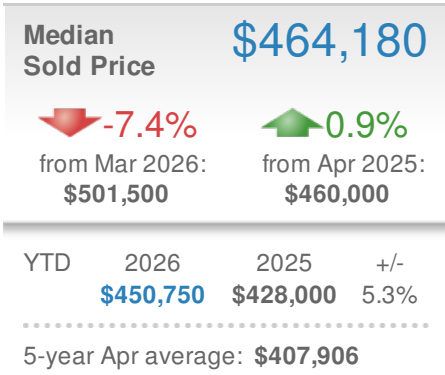
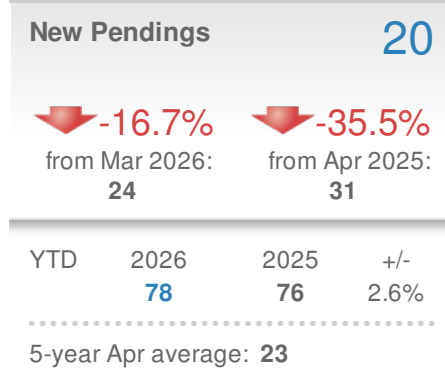
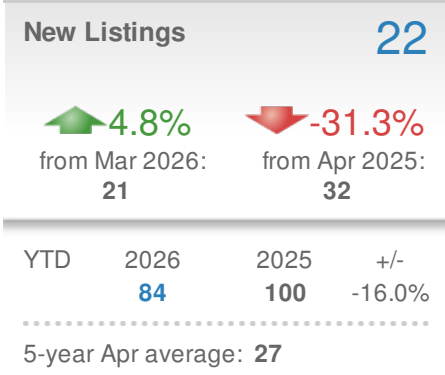
This activity resulted in a Contract Ratio of 1.43 pendings per active listing, down from 2.15 in March and an increase from 1.30 in April 2025. The Contract Ratio is 22% lower than the 5-year April average of 1.82. A higher Contract Ratio signifies a relative increase in contract activity compared to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

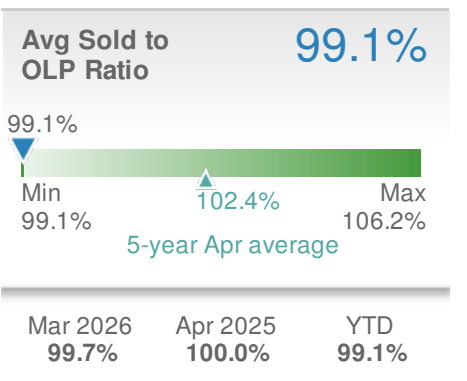
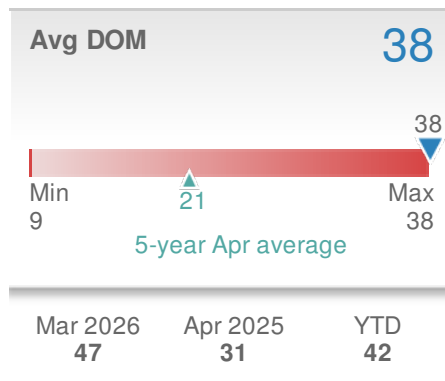
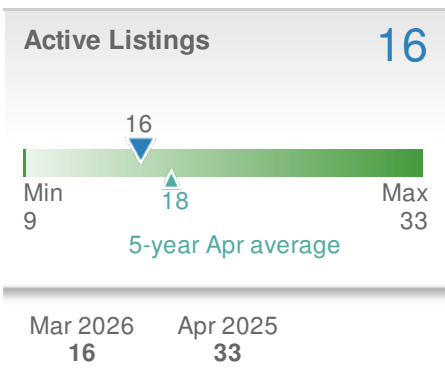
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Summary

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.

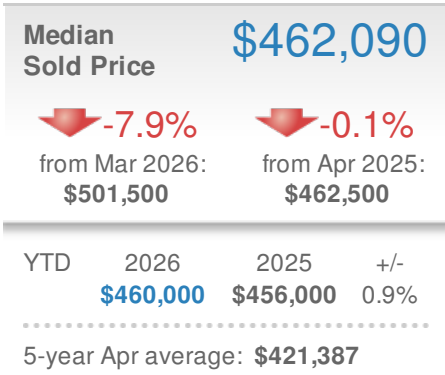
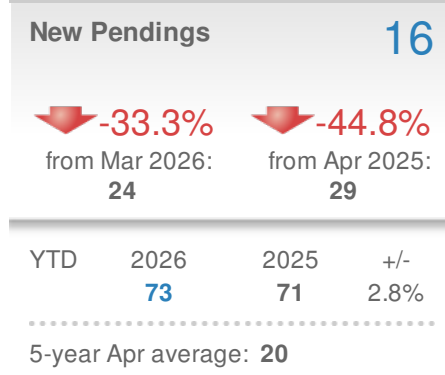
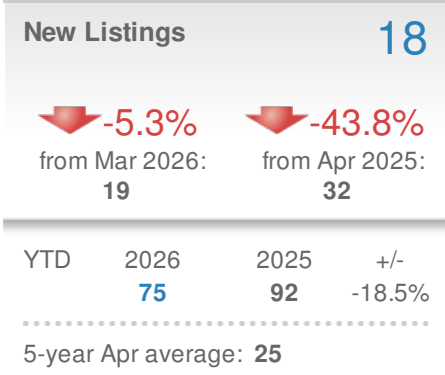
This activity resulted in a Contract Ratio of 1.81 pendings per active listing, up from 1.56 in March and an increase from 1.09 in April 2025. The Contract Ratio is 15% lower than the 5-year April average of 2.14. A higher Contract Ratio signifies a relative increase in contract activity compared to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



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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.

