

April 2026

All Home Types
Detached
Attached
Attached/Townhouse

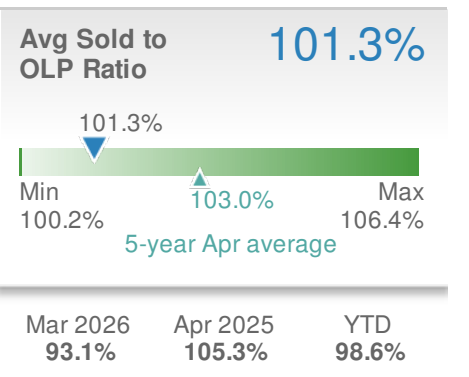
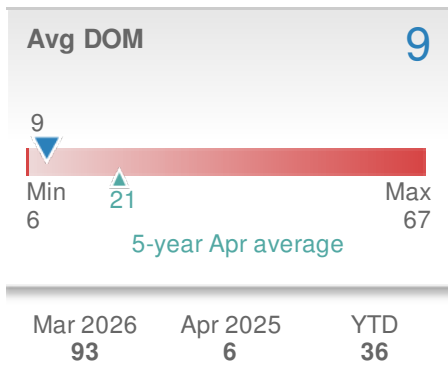
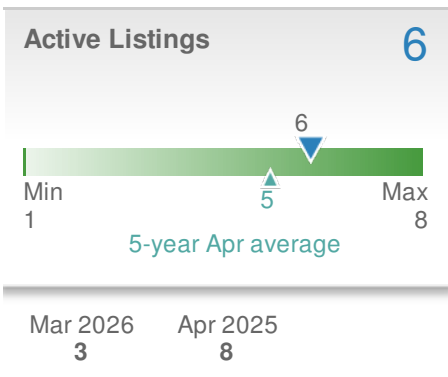
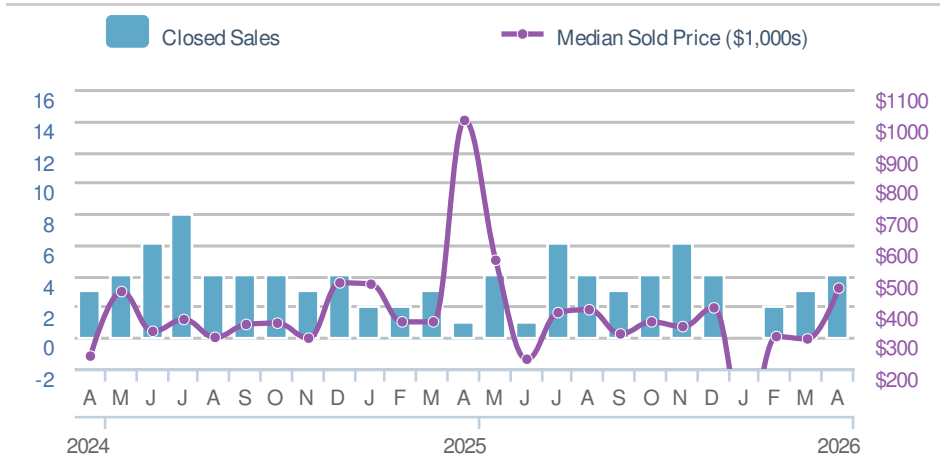
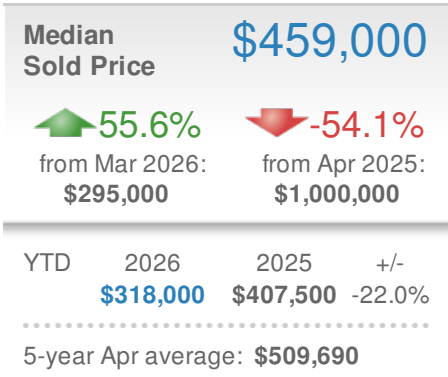
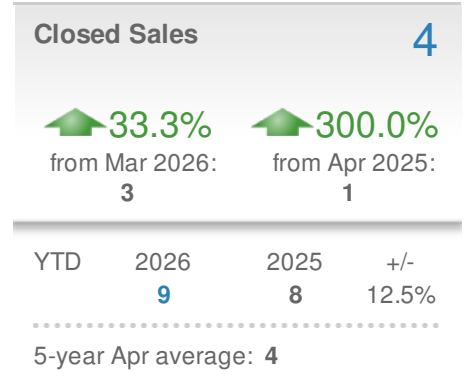
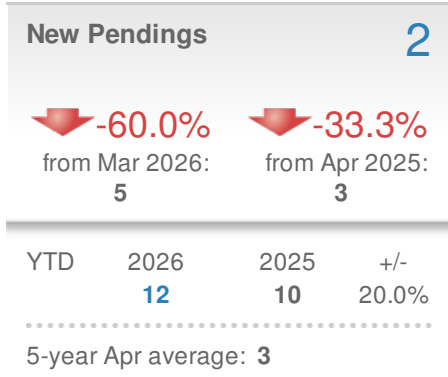
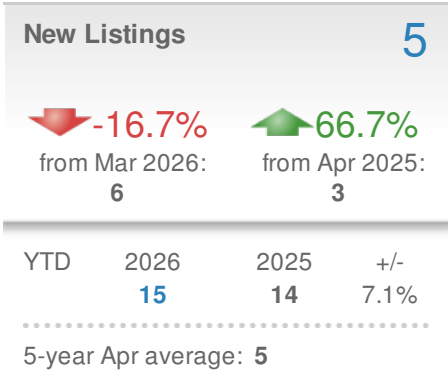
Local Market Insight

Spring-Ford Area (Chester, PA)

April 2026

Spring-Ford Area (Chester, PA)

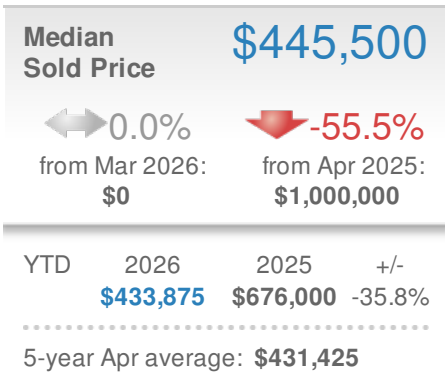
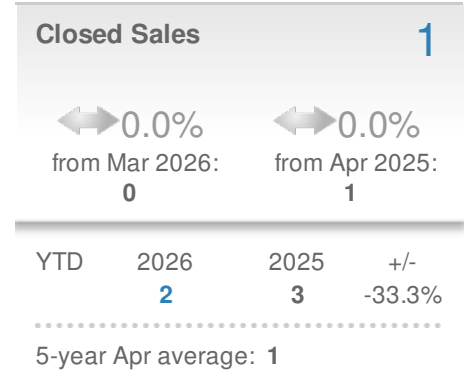
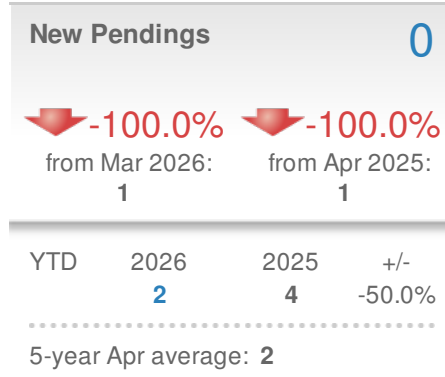
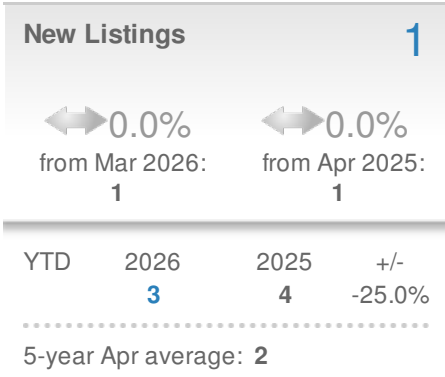
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Spring-Ford Area (Chester, PA) - Detached

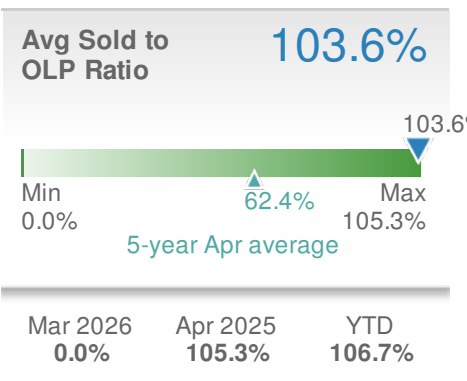
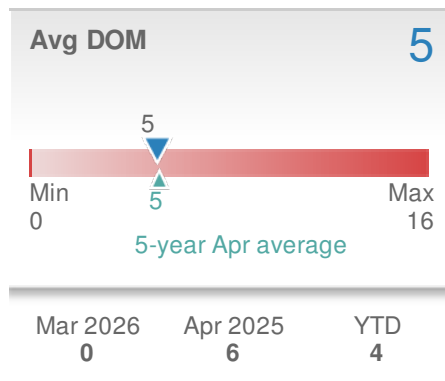
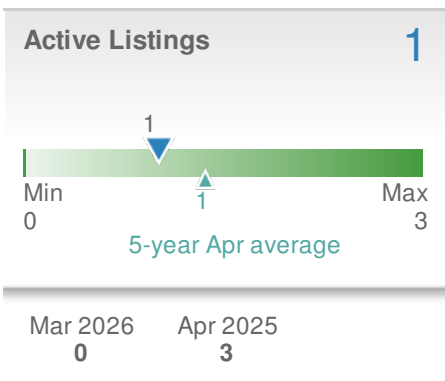
Tri-County Suburban REALTORS
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Summary

In Spring-Ford Area (Chester, PA), the median sold price for Detached properties for April was \$445,500, representing an increase of 0% compared to last month and a decrease of 55.5% from Apr 2025. The average days on market for units sold in April was 5 days, 7% below the 5-year April average of 5 days. There was a 100% month over month decrease in new contract activity with 0 New Pendings; a 100% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 0; and a 0% increase in supply to 1 active units.

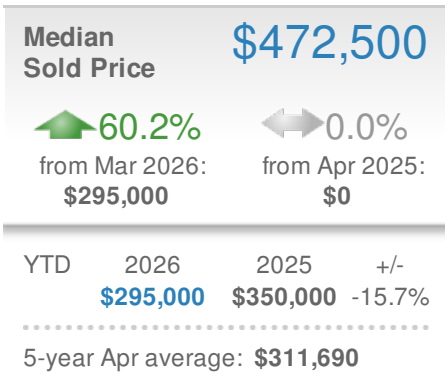
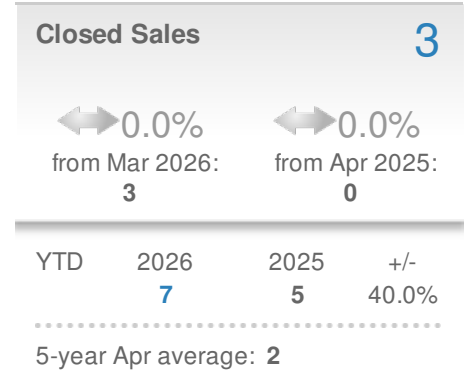
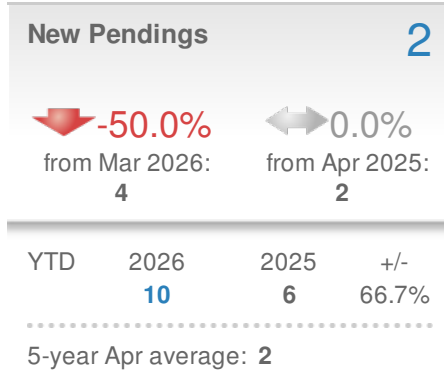
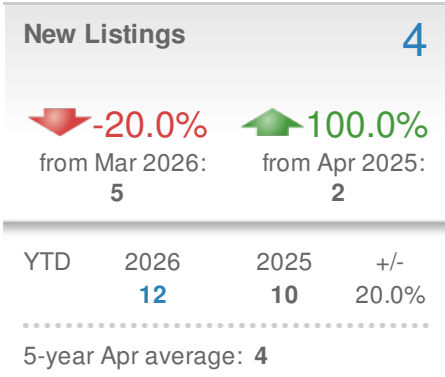
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from March and a decrease from 1.00 in April 2025. The Contract Ratio is 100% lower than the 5-year April average of 1.20. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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

Spring-Ford Area (Chester, PA) - Attached

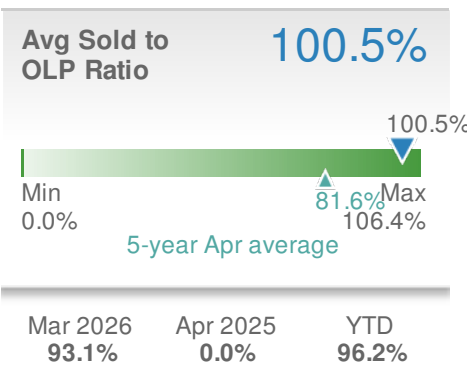
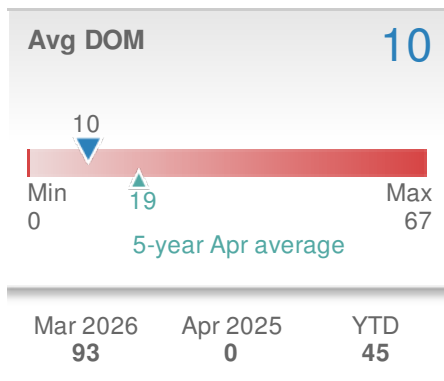
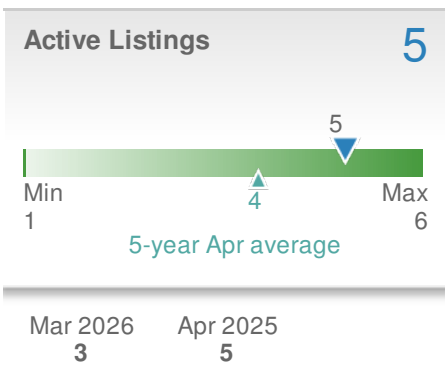
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Summary

In Spring-Ford Area (Chester, PA), the median sold price for Attached properties for April was \$472,500, representing an increase of 60.2% compared to last month and an increase of 0% from Apr 2025. The average days on market for units sold in April was 10 days, 49% below the 5-year April average of 19 days. There was a 50% month over month decrease in new contract activity with 2 New Pendings; a 25% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 3; and a 66.7% increase in supply to 5 active units.

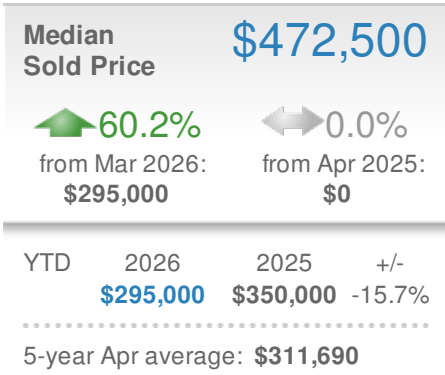
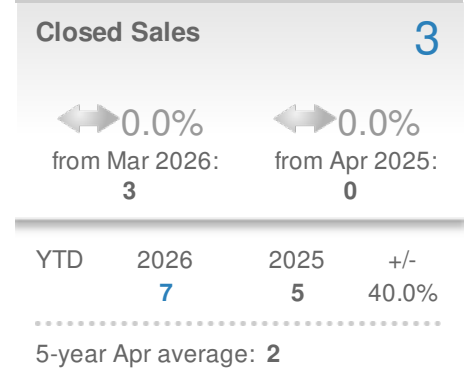
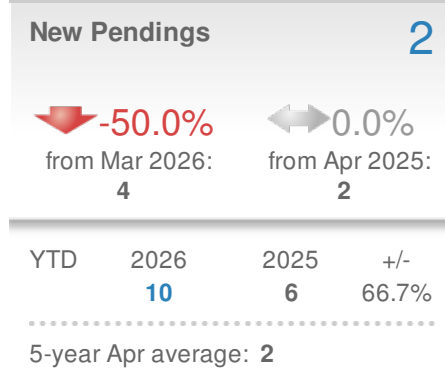
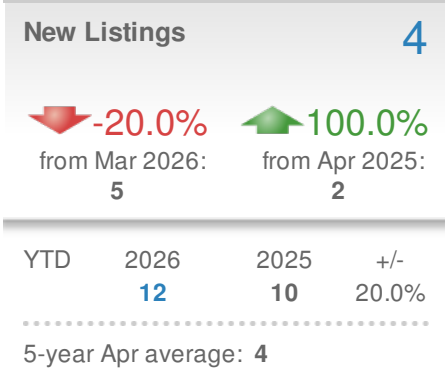
This activity resulted in a Contract Ratio of 0.60 pendings per active listing, down from 1.33 in March and an increase from 0.40 in April 2025. The Contract Ratio is 33% lower than the 5-year April average of 0.90. A higher Contract Ratio signifies a relative increase in contract activity compared to 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.



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