

April 2026

All Home Types
Detached
Attached
Attached/Townhouse

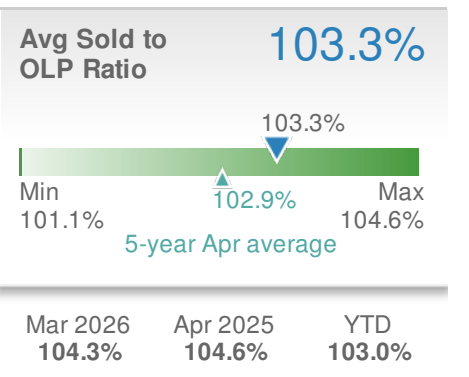
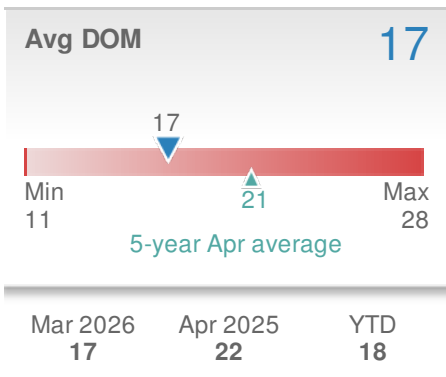
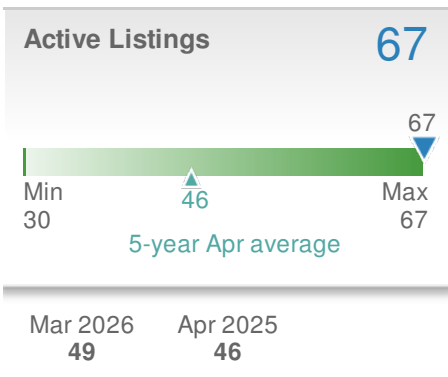
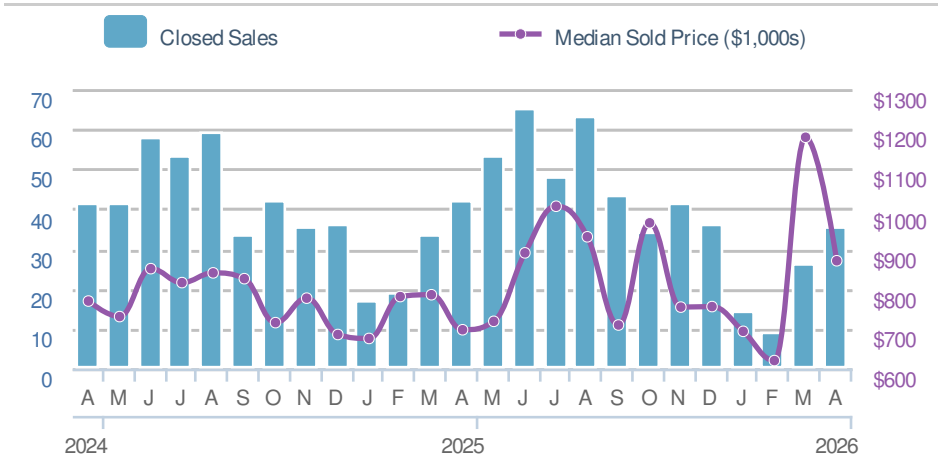
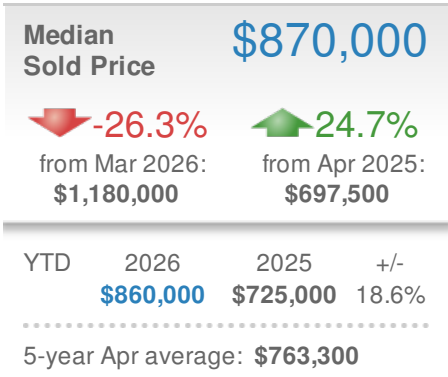
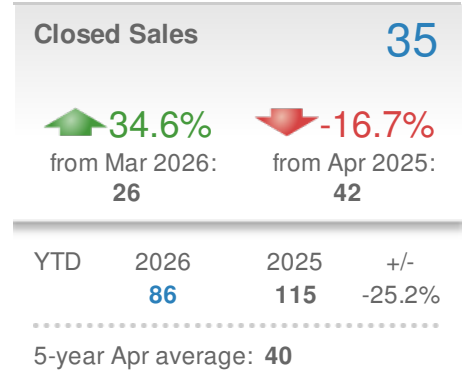
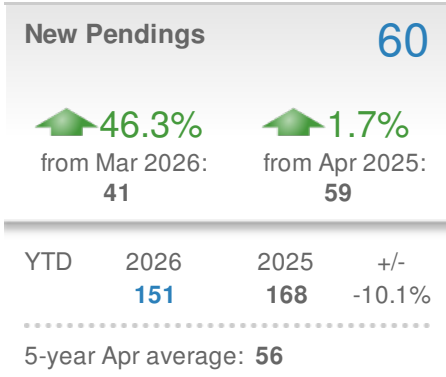
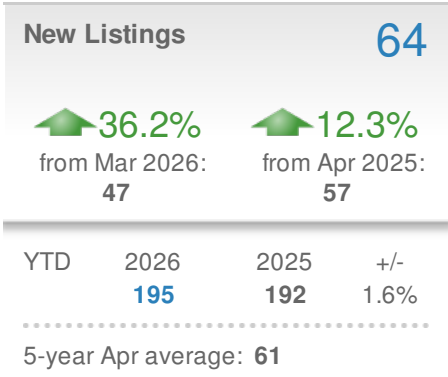
Local Market Insight

Tredyffrin-Easttown (Chester, PA)

April 2026

Tredyffrin-Easttown (Chester, PA)

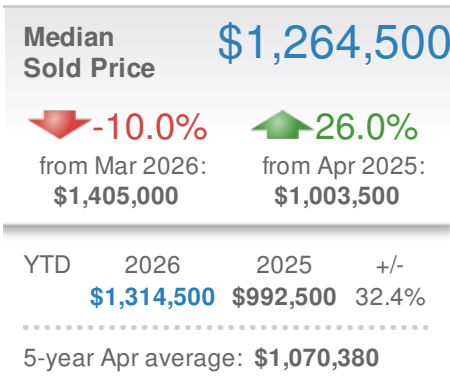
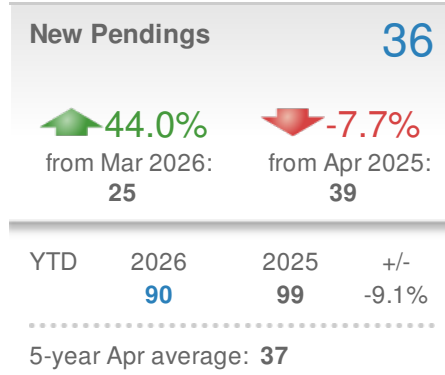
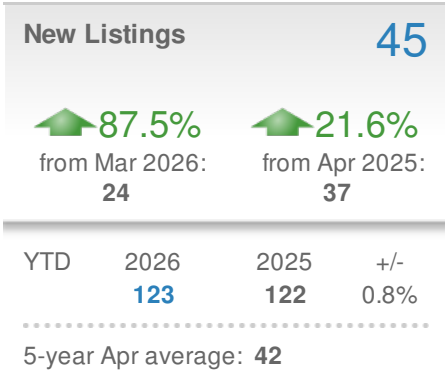
Email: ldavis@tcsr.realtor



April 2026

Tredyffrin-Easttown (Chester, PA) - Detached

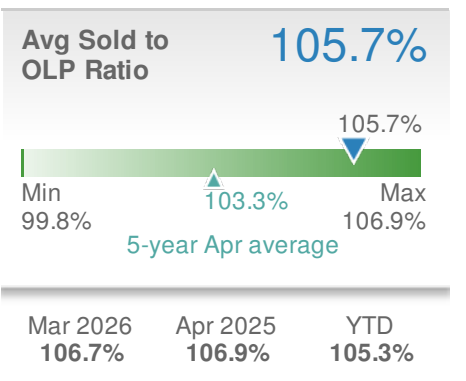
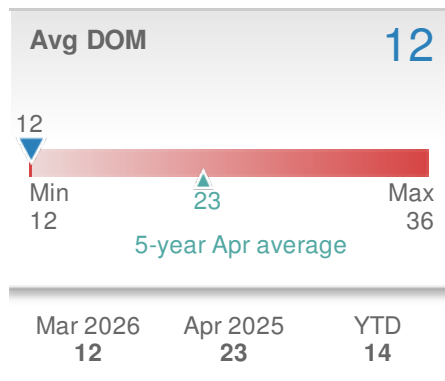
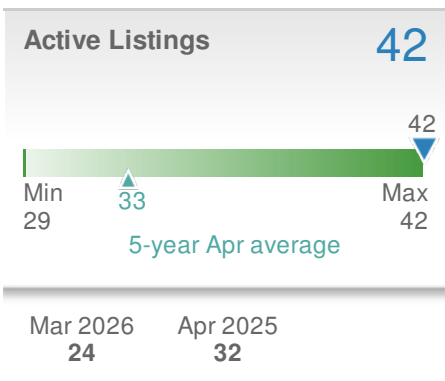
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Tredyffrin-Easttown (Chester, PA), the median sold price for Detached properties for April was \$1,264,500, representing a decrease of 10% compared to last month and an increase of 26% from Apr 2025. The average days on market for units sold in April was 12 days, 47% below the 5-year April average of 23 days. There was a 44% month over month increase in new contract activity with 36 New Pendings; a 47.4% MoM increase in All Pendings (new contracts + contracts carried over from March) to 56; and a 75% increase in supply to 42 active units.

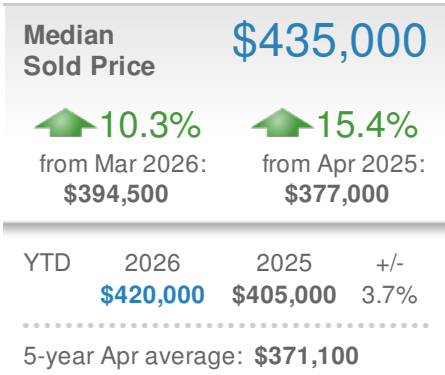
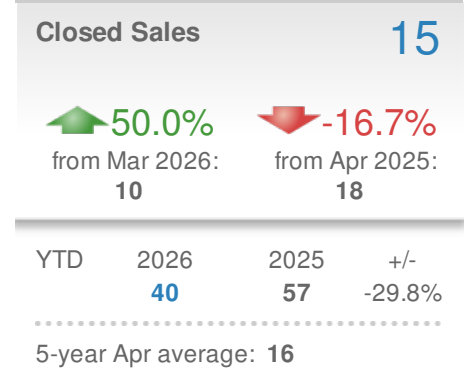
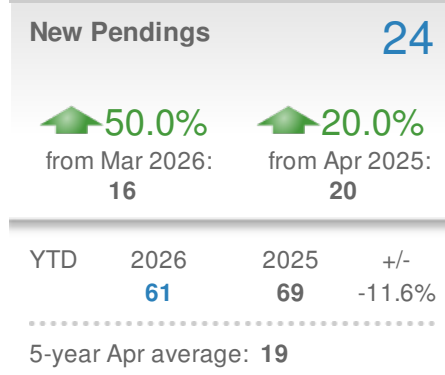
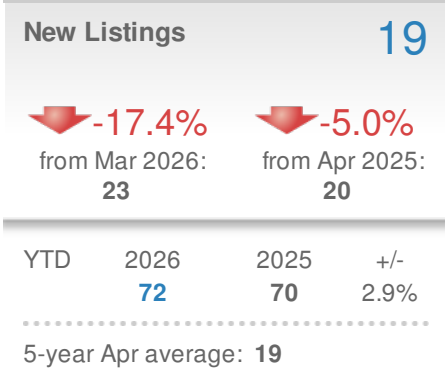
This activity resulted in a Contract Ratio of 1.33 pendings per active listing, down from 1.58 in March and a decrease from 1.63 in April 2025. The Contract Ratio is 25% lower than the 5-year April average of 1.76. A higher Contract Ratio signifies a relative increase in contract activity compared to 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

Tredyffrin-Easttown (Chester, PA) - Attached

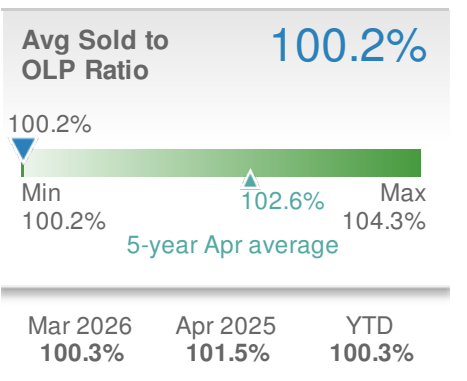
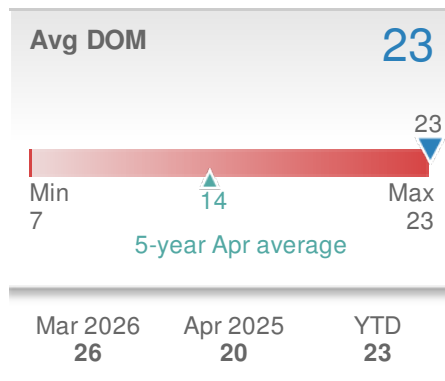
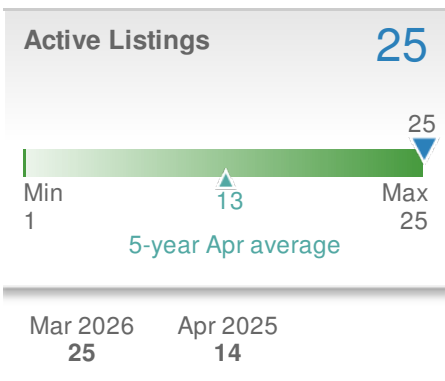
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Tredyffrin-Easttown (Chester, PA), the median sold price for Attached properties for April was \$435,000, representing an increase of 10.3% compared to last month and an increase of 15.4% from Apr 2025. The average days on market for units sold in April was 23 days, 60% above the 5-year April average of 14 days. There was a 50% month over month increase in new contract activity with 24 New Pendings; a 30.4% MoM increase in All Pendings (new contracts + contracts carried over from March) to 30; and no change in supply with 25 active units.

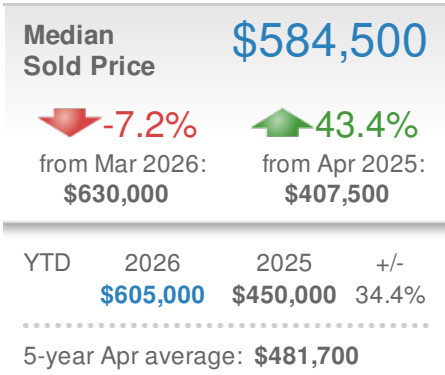
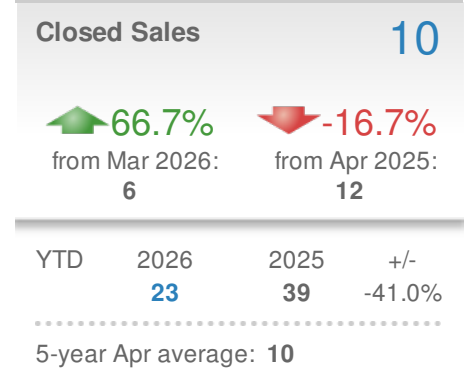
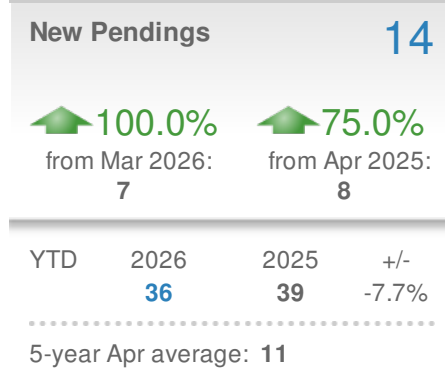
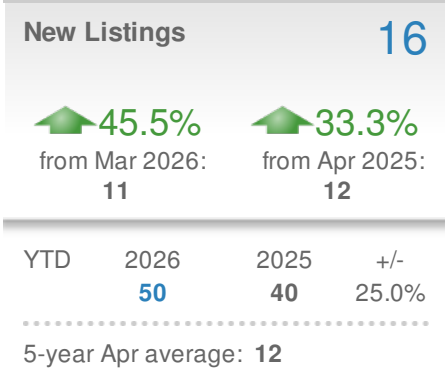
This activity resulted in a Contract Ratio of 1.20 pendings per active listing, up from 0.92 in March and a decrease from 2.00 in April 2025. The Contract Ratio is 84% lower than the 5-year April average of 7.28. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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

Tredyffrin-Easttown (Chester, PA) - Attached/Townhouse **Tri-County Suburban REALTORS**

Email: ldavis@tcsr.realtor



Summary

In Tredyffrin-Easttown (Chester, PA), the median sold price for Attached/Townhouse properties for April was \$584,500, representing a decrease of 7.2% compared to last month and an increase of 43.4% from Apr 2025. The average days on market for units sold in April was 5 days, 53% below the 5-year April average of 11 days. There was a 100% month over month increase in new contract activity with 14 New Pendings; a 30.8% MoM increase in All Pendings (new contracts + contracts carried over from March) to 17; and a 37.5% increase in supply to 22 active units.

This activity resulted in a Contract Ratio of 0.77 pendings per active listing, down from 0.81 in March and a decrease from 1.00 in April 2025. The Contract Ratio is 15% lower than the 5-year April average of 0.91. 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.

