

# April 2026

All Home Types  
Detached  
Attached  
Attached/Townhouse

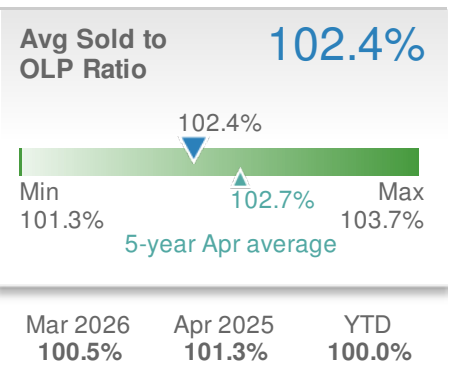
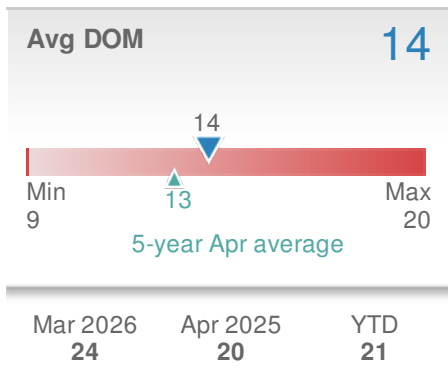
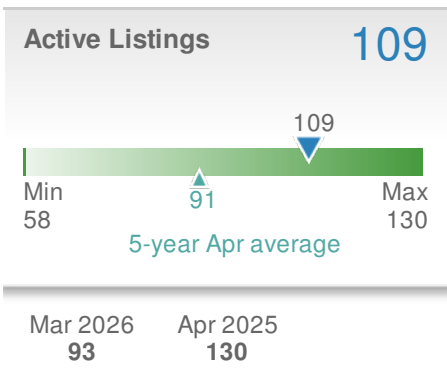
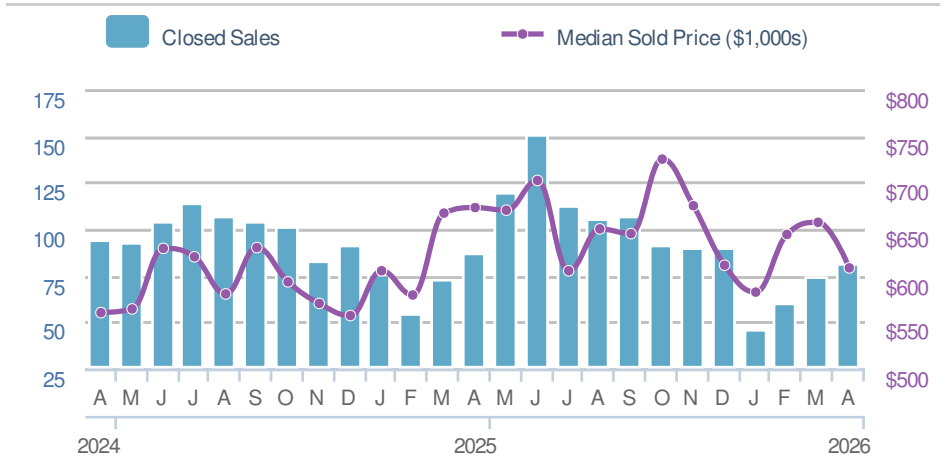
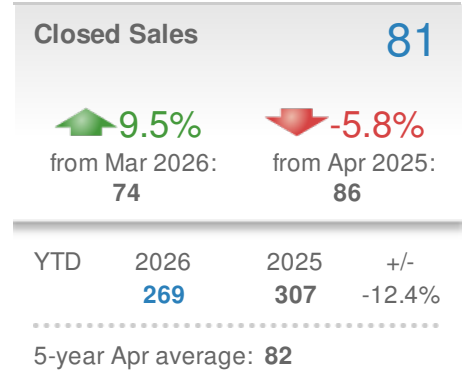
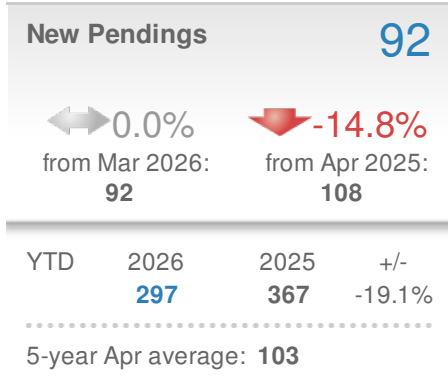
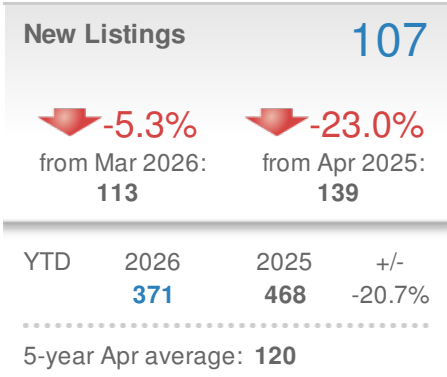
## Local Market Insight

### West Chester Area (Chester, PA)

**April 2026**

West Chester Area (Chester, PA)

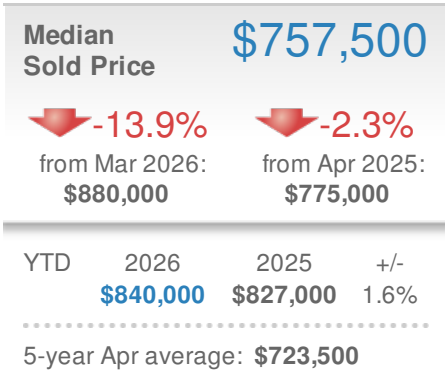
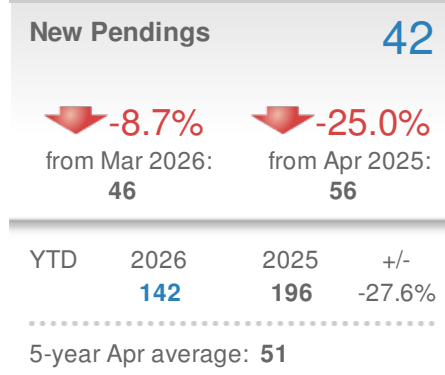
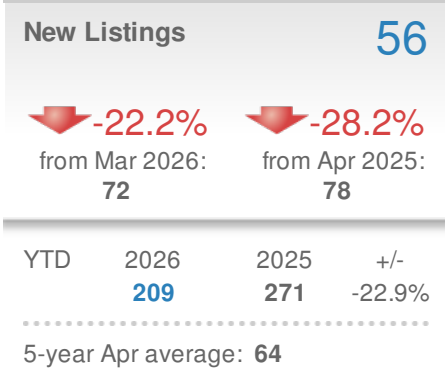
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**April 2026**

West Chester Area (Chester, PA) - Detached

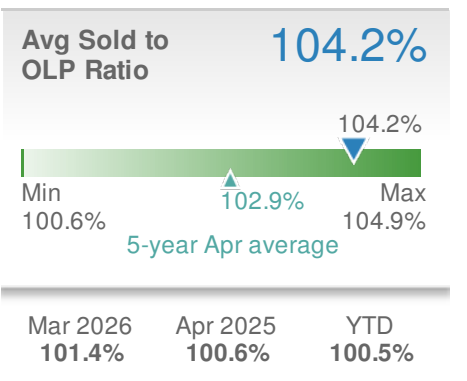
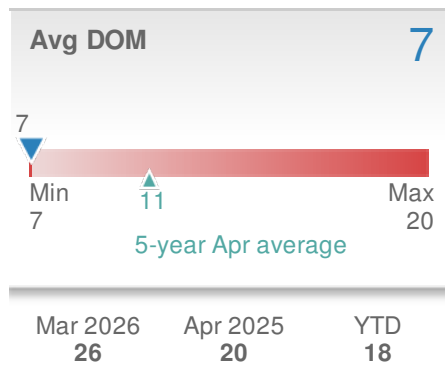
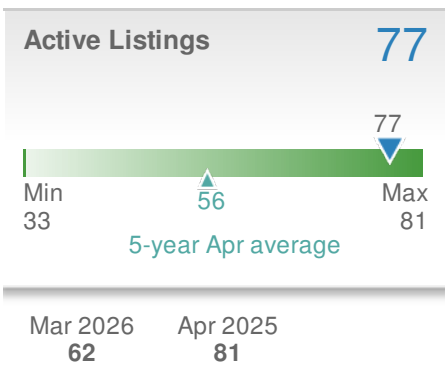
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**Summary**

In West Chester Area (Chester, PA), the median sold price for Detached properties for April was \$757,500, representing a decrease of 13.9% compared to last month and a decrease of 2.3% from Apr 2025. The average days on market for units sold in April was 7 days, 36% below the 5-year April average of 11 days. There was an 8.7% month over month decrease in new contract activity with 42 New Pendings; a 1.4% MoM increase in All Pendings (new contracts + contracts carried over from March) to 74; and a 24.2% increase in supply to 77 active units.

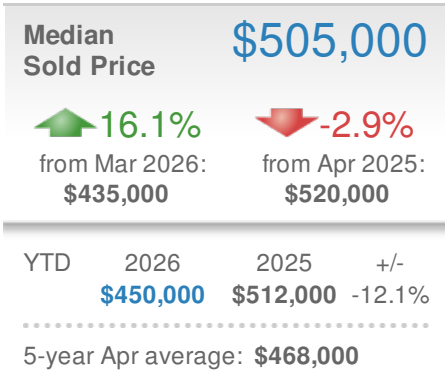
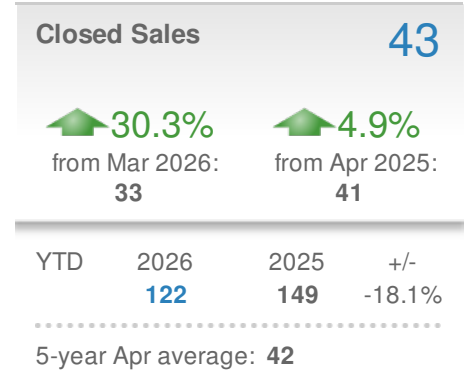
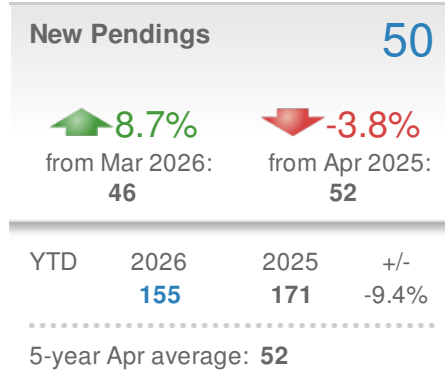
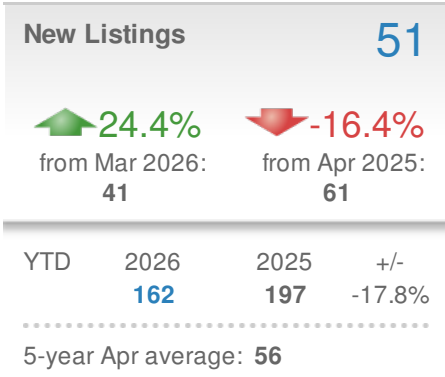
This activity resulted in a Contract Ratio of 0.96 pendings per active listing, down from 1.18 in March and a decrease from 1.93 in April 2025. The Contract Ratio is 58% lower than the 5-year April average of 2.28. A higher Contract Ratio signifies a relative increase in contract activity compared to 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**

West Chester Area (Chester, PA) - Attached

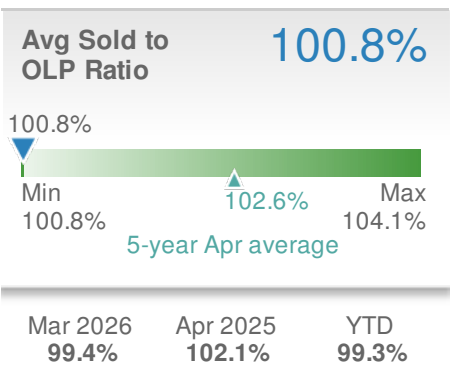
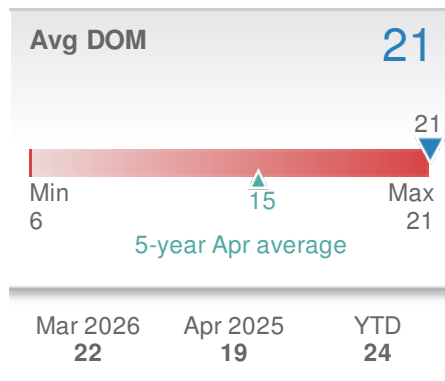
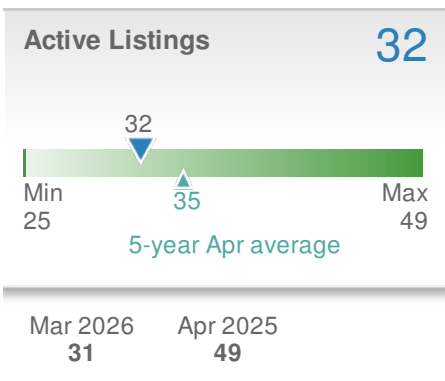
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**Summary**

In West Chester Area (Chester, PA), the median sold price for Attached properties for April was \$505,000, representing an increase of 16.1% compared to last month and a decrease of 2.9% from Apr 2025. The average days on market for units sold in April was 21 days, 42% above the 5-year April average of 15 days. There was an 8.7% month over month increase in new contract activity with 50 New Pendings; a 13.5% MoM increase in All Pendings (new contracts + contracts carried over from March) to 59; and a 3.2% increase in supply to 32 active units.

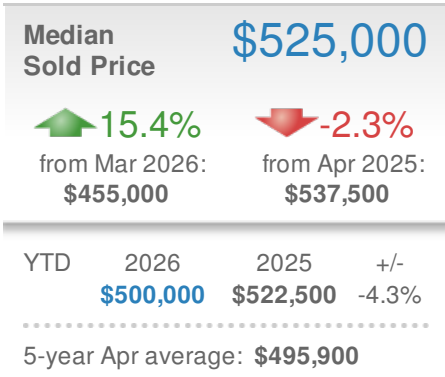
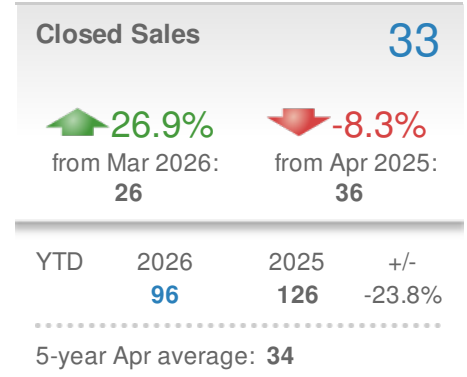
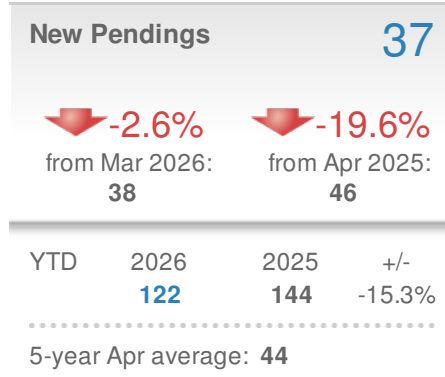
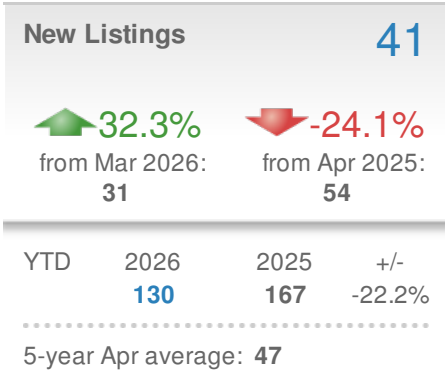
This activity resulted in a Contract Ratio of 1.84 pendings per active listing, up from 1.68 in March and an increase from 1.45 in April 2025. The Contract Ratio is 30% lower than the 5-year April average of 2.64. A higher Contract Ratio signifies a relative increase in contract activity compared to 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**

West Chester Area (Chester, PA) - Attached/Townhouse **Tri-County Suburban REALTORS**

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**Summary**

In West Chester Area (Chester, PA), the median sold price for Attached/Townhouse properties for April was \$525,000, representing an increase of 15.4% compared to last month and a decrease of 2.3% from Apr 2025. The average days on market for units sold in April was 15 days, 3% below the 5-year April average of 15 days. There was a 2.6% month over month decrease in new contract activity with 37 New Pendings; a 9.8% MoM increase in All Pendings (new contracts + contracts carried over from March) to 45; and a 13% increase in supply to 26 active units.

This activity resulted in a Contract Ratio of 1.73 pendings per active listing, down from 1.78 in March and an increase from 1.36 in April 2025. The Contract Ratio is 37% lower than the 5-year April average of 2.73. 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.

