

April 2026

All Home Types
Detached
Attached
Attached/Townhouse

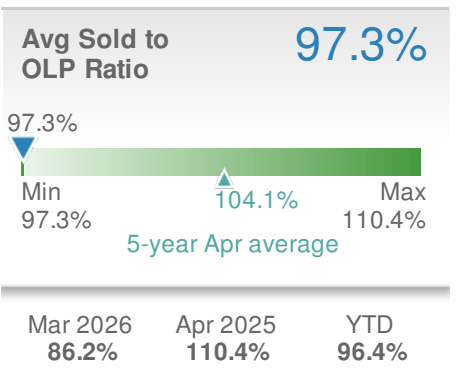
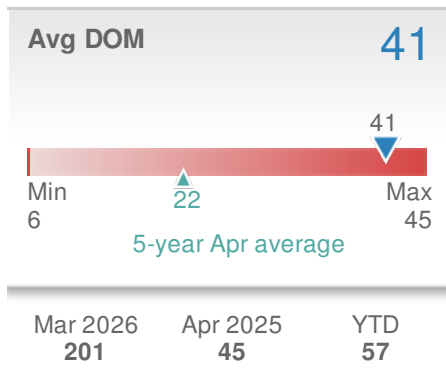
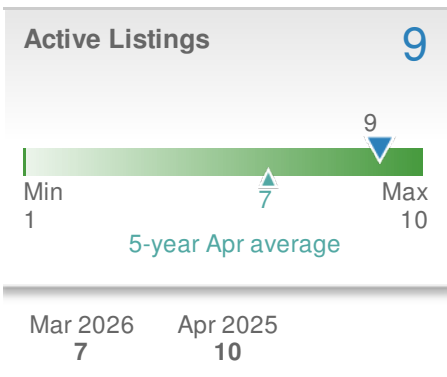
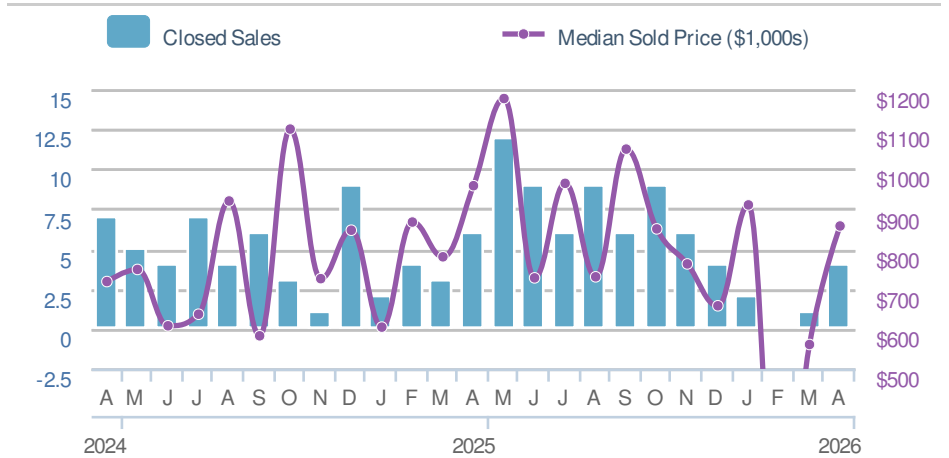
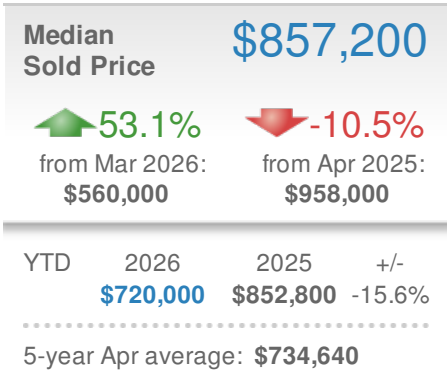
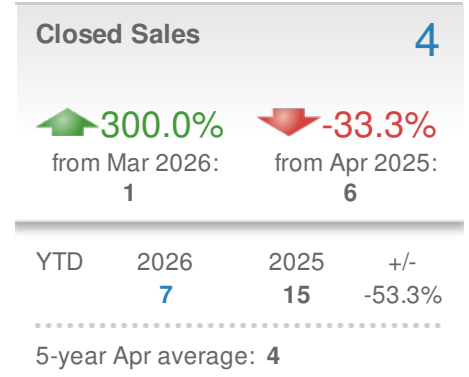
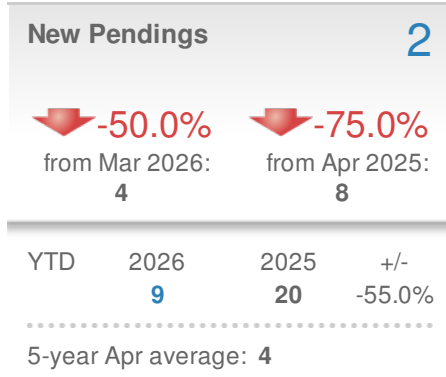
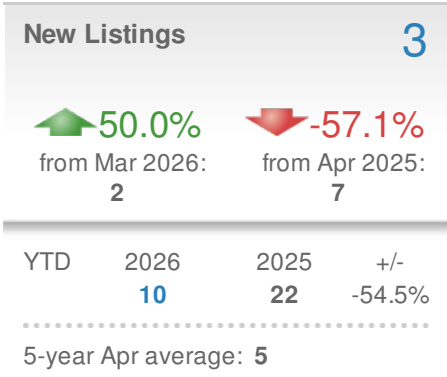
Local Market Insight

West Chester Area (Delaware, PA)

April 2026

West Chester Area (Delaware, PA)

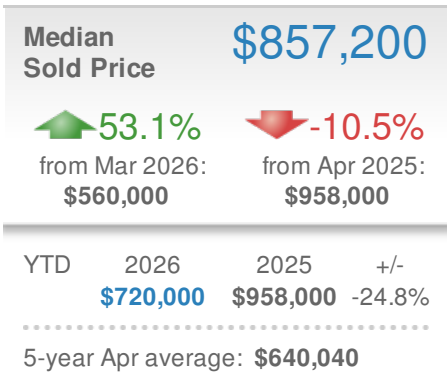
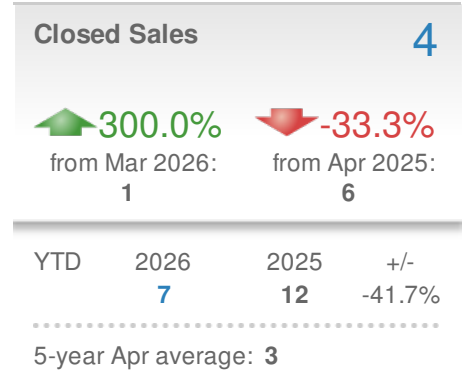
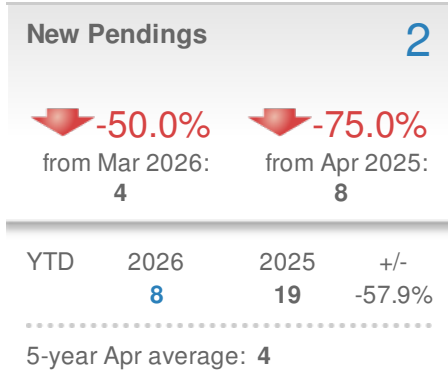
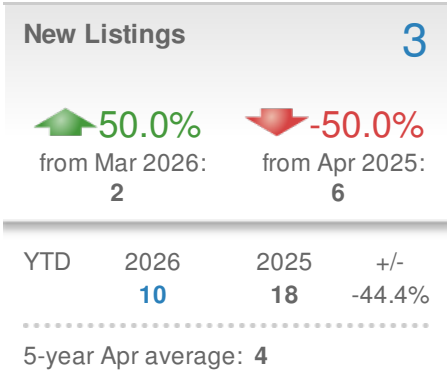
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April 2026

West Chester Area (Delaware, PA) - Detached

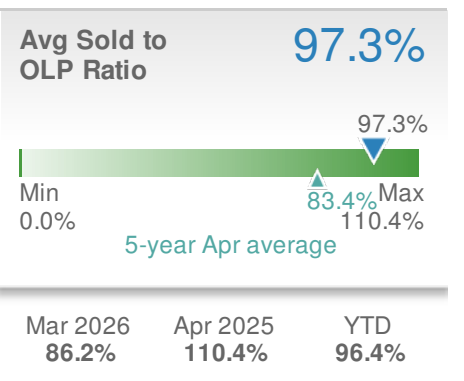
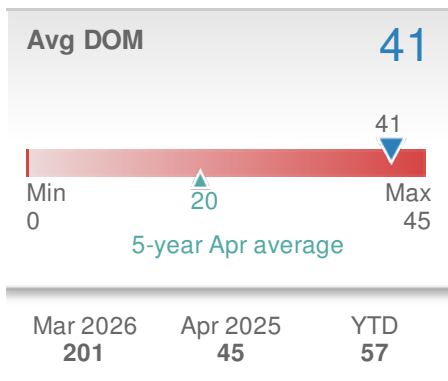
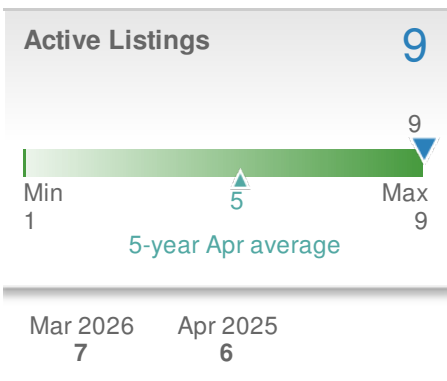
Tri-County Suburban REALTORS
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Summary

In West Chester Area (Delaware, PA), the median sold price for Detached properties for April was \$857,200, representing an increase of 53.1% compared to last month and a decrease of 10.5% from Apr 2025. The average days on market for units sold in April was 41 days, 103% above the 5-year April average of 20 days. There was a 50% month over month decrease in new contract activity with 2 New Pendings; a 33.3% MoM decrease in All Pendings (new contracts + contracts carried over from March) to 4; and a 28.6% increase in supply to 9 active units.

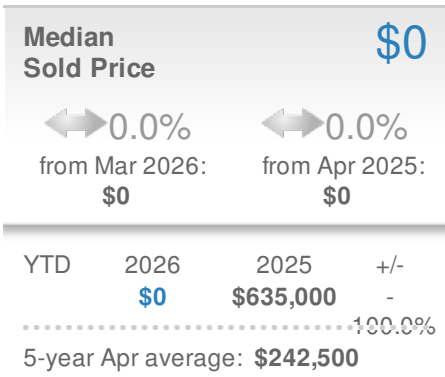
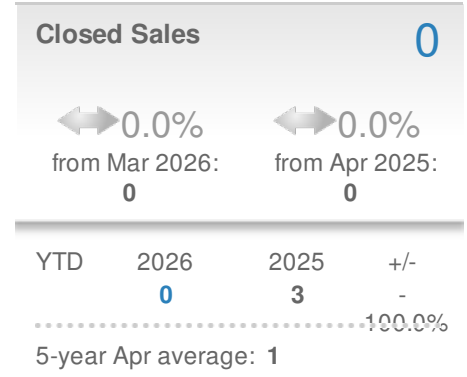
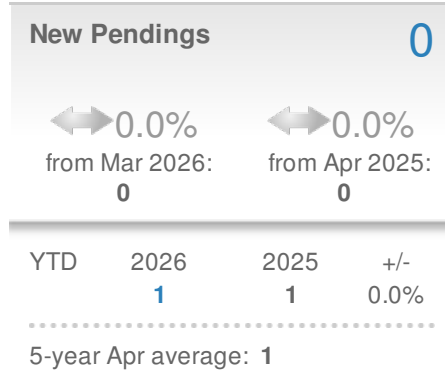
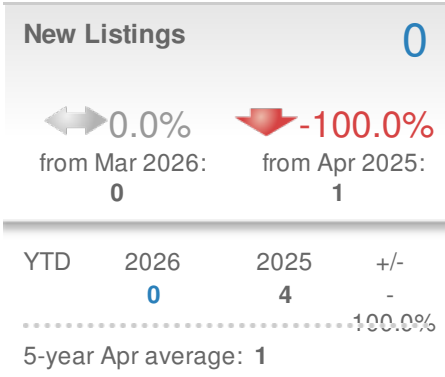
This activity resulted in a Contract Ratio of 0.44 pendings per active listing, down from 0.86 in March and a decrease from 2.17 in April 2025. The Contract Ratio is 83% lower than the 5-year April average of 2.56. A higher Contract Ratio signifies a relative increase in contract activity compared to 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 (Delaware, PA) - Attached

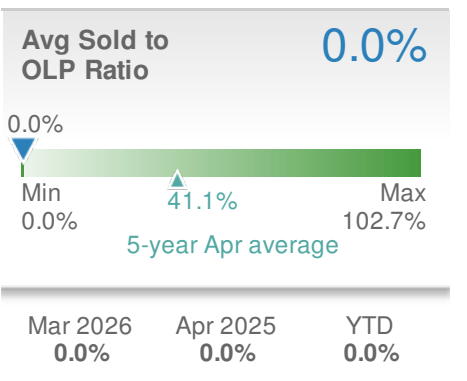
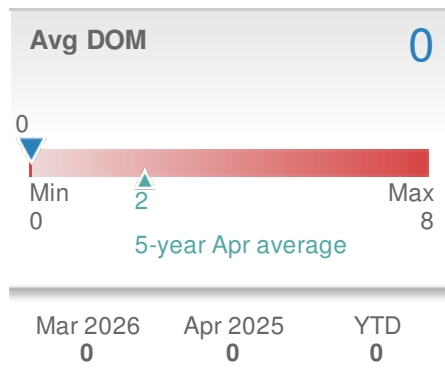
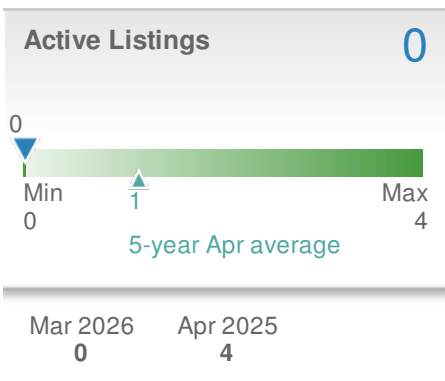
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Summary

In West Chester Area (Delaware, PA), the median sold price for Attached properties for April was \$0, representing no change compared to last month and no change from Apr 2025. The average days on market for units sold in April was 0 days, 100% below the 5-year April average of 2 days. There was no month over month change in new contract activity with 0 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from March) with 1; and no change in supply with 0 active units.

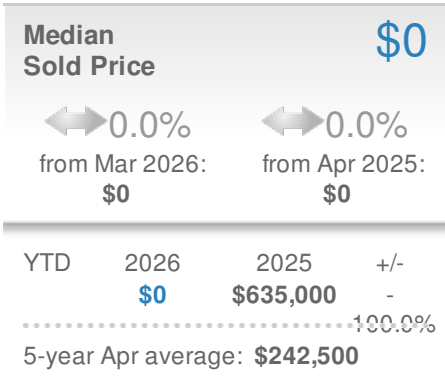
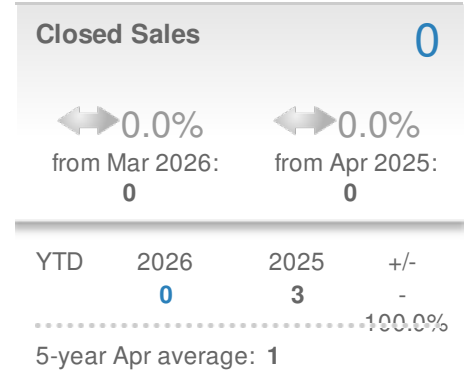
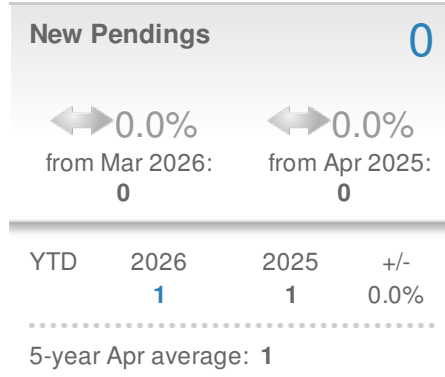
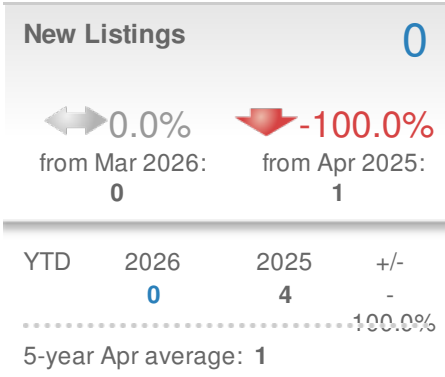
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from March and no change from April 2025. The Contract Ratio is 100% lower than the 5-year April average of 0.60. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and 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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This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from March and no change from April 2025. The Contract Ratio is 100% lower than the 5-year April average of 0.60. 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.

