

# May 2026

All Home Types  
Detached  
Attached  
Attached/Townhouse

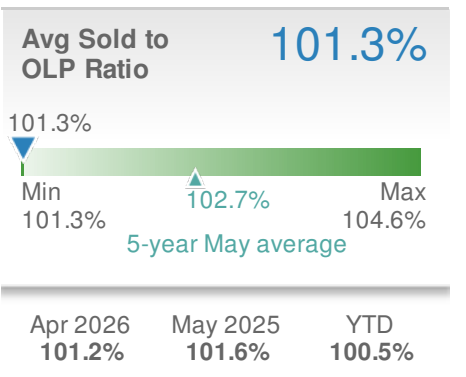
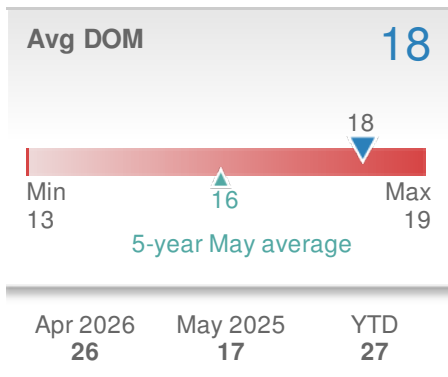
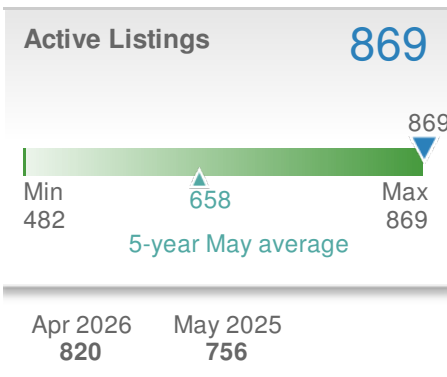
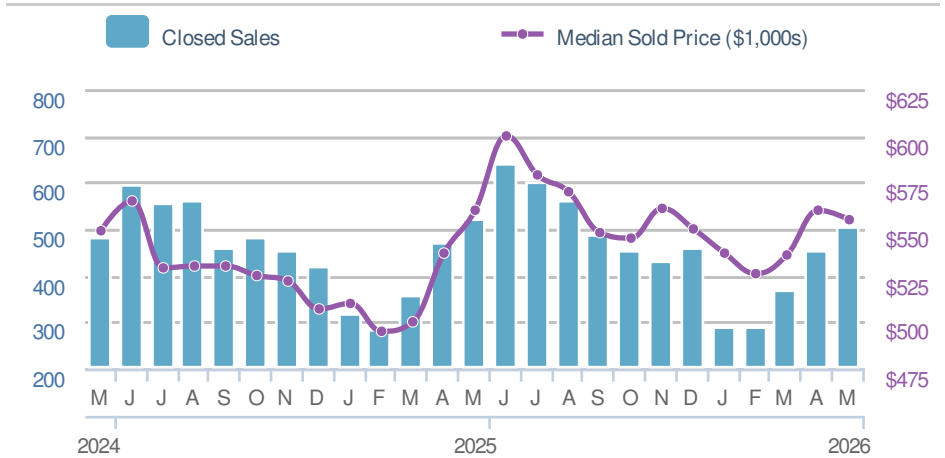
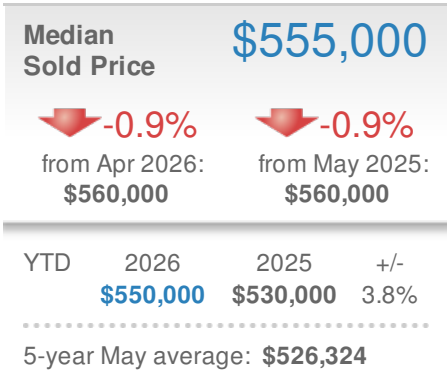
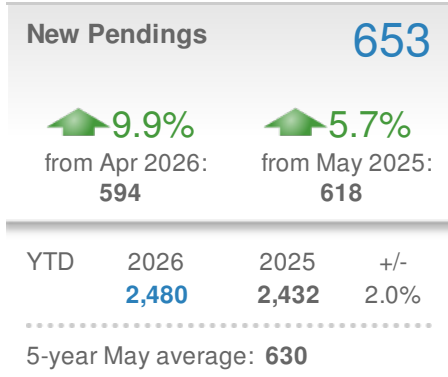
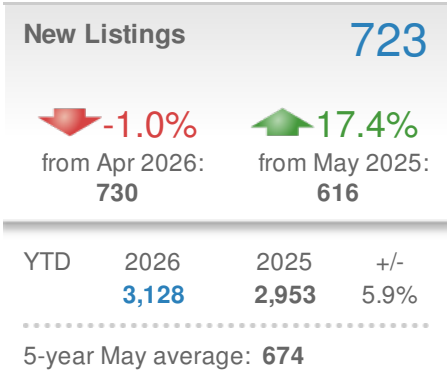
## Local Market Insight

### Chester County, PA

## May 2026

Chester County, PA

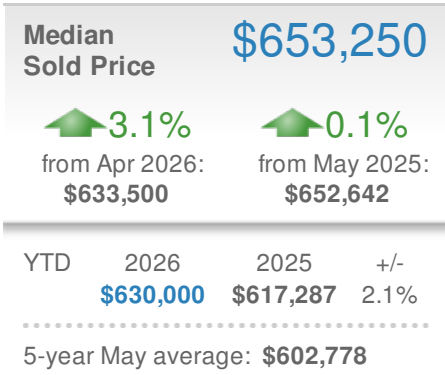
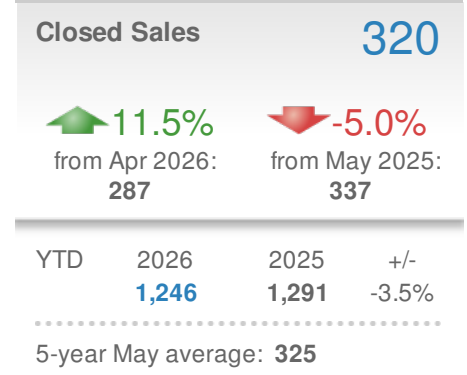
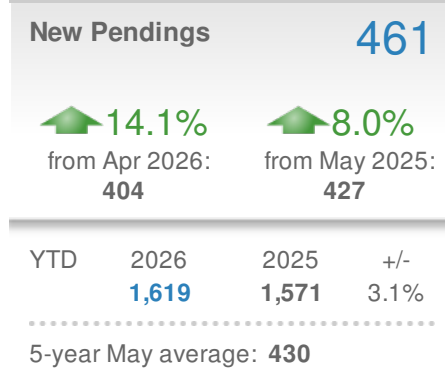
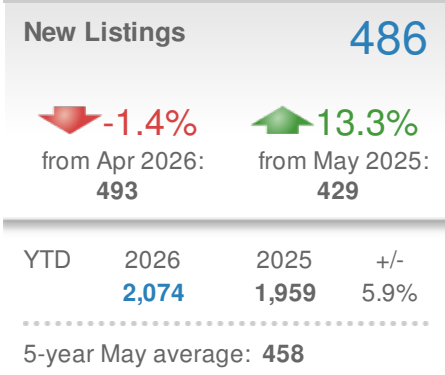
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**May 2026**

Chester County, PA - Detached

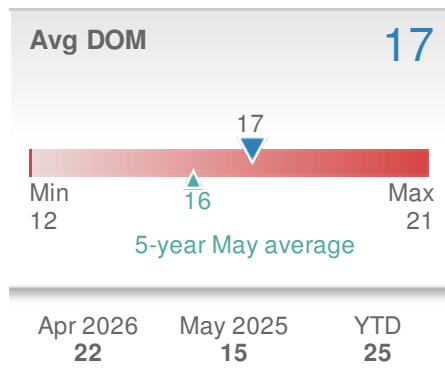
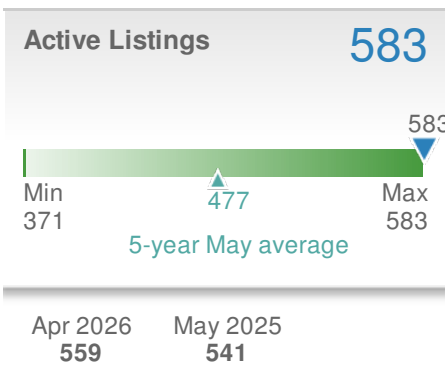
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Chester County, PA, the median sold price for Detached properties for May was \$653,250, representing an increase of 3.1% compared to last month and an increase of 0.1% from May 2025. The average days on market for units sold in May was 17 days, 8% above the 5-year May average of 16 days. There was a 14.1% month over month increase in new contract activity with 461 New Pendings; a 21.6% MoM increase in All Pendings (new contracts + contracts carried over from April) to 750; and a 4.3% increase in supply to 583 active units.

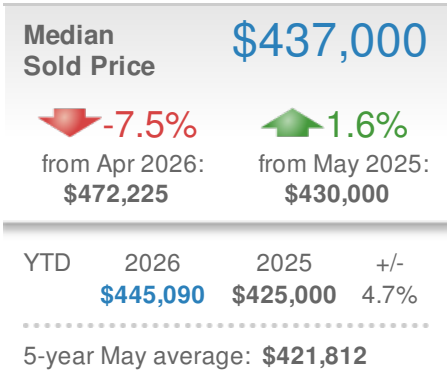
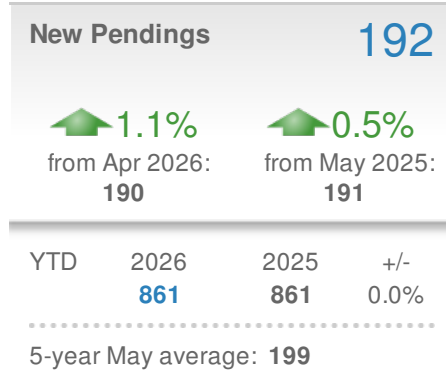
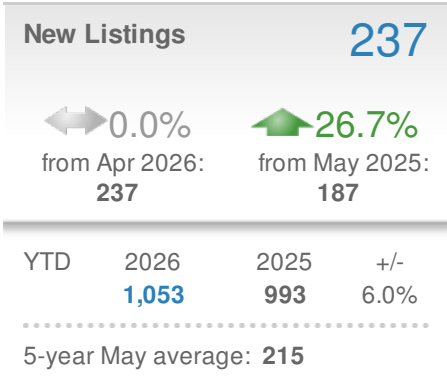
This activity resulted in a Contract Ratio of 1.29 pendings per active listing, up from 1.10 in April and a decrease from 1.35 in May 2025. The Contract Ratio is 22% lower than the 5-year May average of 1.65. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**May 2026**

Chester County, PA - Attached

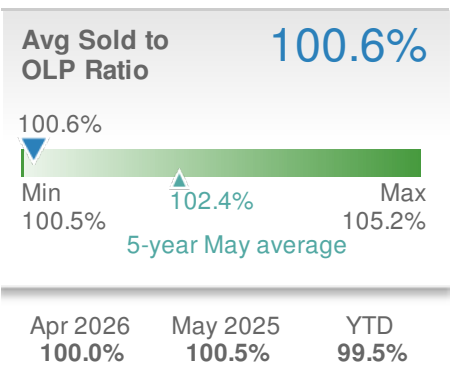
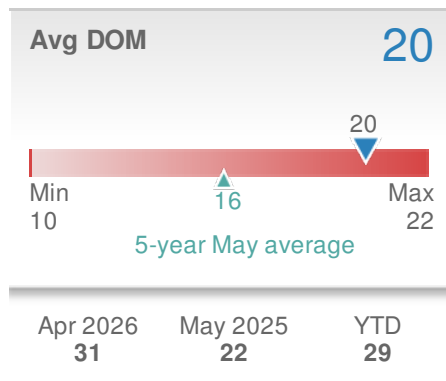
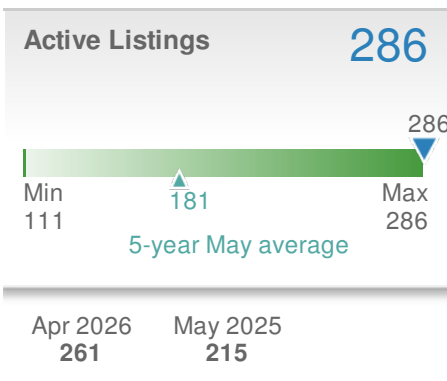
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**Summary**

In Chester County, PA, the median sold price for Attached properties for May was \$437,000, representing a decrease of 7.5% compared to last month and an increase of 1.6% from May 2025. The average days on market for units sold in May was 20 days, 25% above the 5-year May average of 16 days. There was a 1.1% month over month increase in new contract activity with 192 New Pendings; a 1.6% MoM increase in All Pendings (new contracts + contracts carried over from April) to 309; and a 9.6% increase in supply to 286 active units.

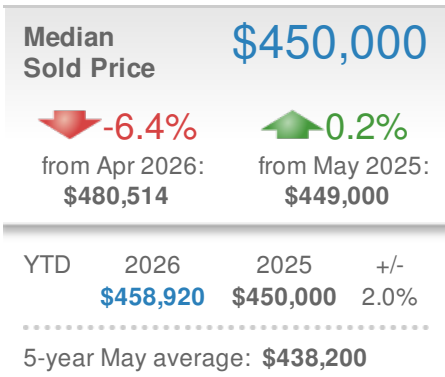
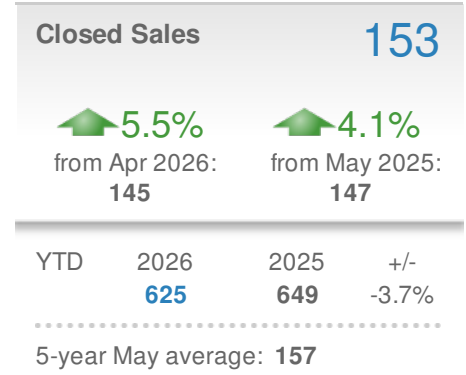
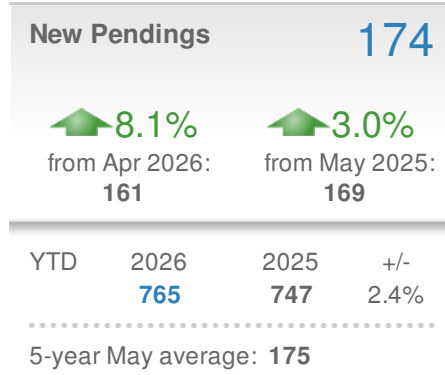
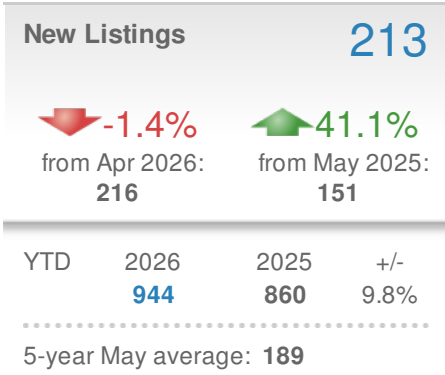
This activity resulted in a Contract Ratio of 1.08 pendings per active listing, down from 1.16 in April and a decrease from 1.41 in May 2025. The Contract Ratio is 54% lower than the 5-year May average of 2.35. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**May 2026**

Chester County, PA - Attached/Townhouse

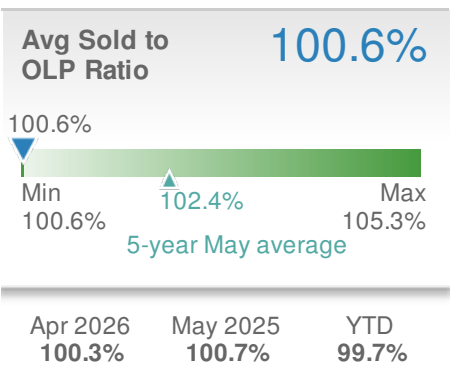
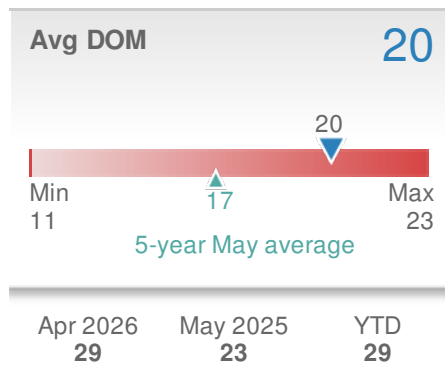
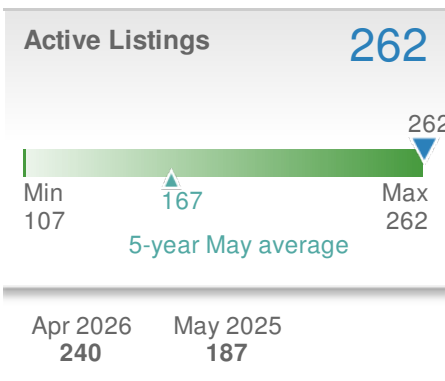
Tri-County Suburban REALTORS  
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**Summary**

In Chester County, PA, the median sold price for Attached/Townhouse properties for May was \$450,000, representing a decrease of 6.4% compared to last month and an increase of 0.2% from May 2025. The average days on market for units sold in May was 20 days, 19% above the 5-year May average of 17 days. There was an 8.1% month over month increase in new contract activity with 174 New Pendings; a 6.3% MoM increase in All Pendings (new contracts + contracts carried over from April) to 285; and a 9.2% increase in supply to 262 active units.

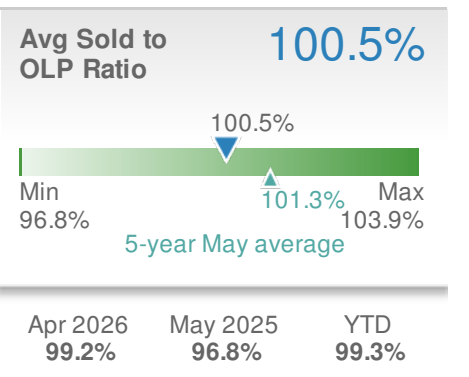
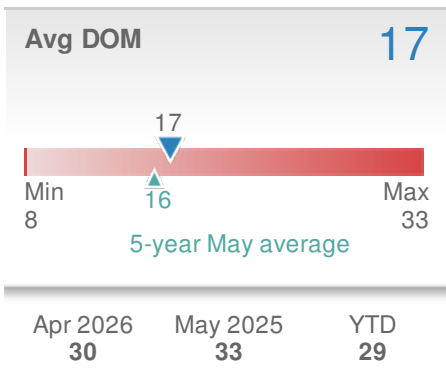
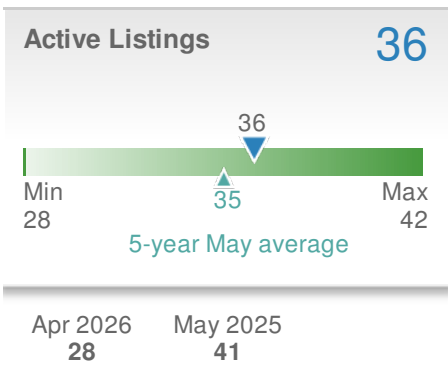
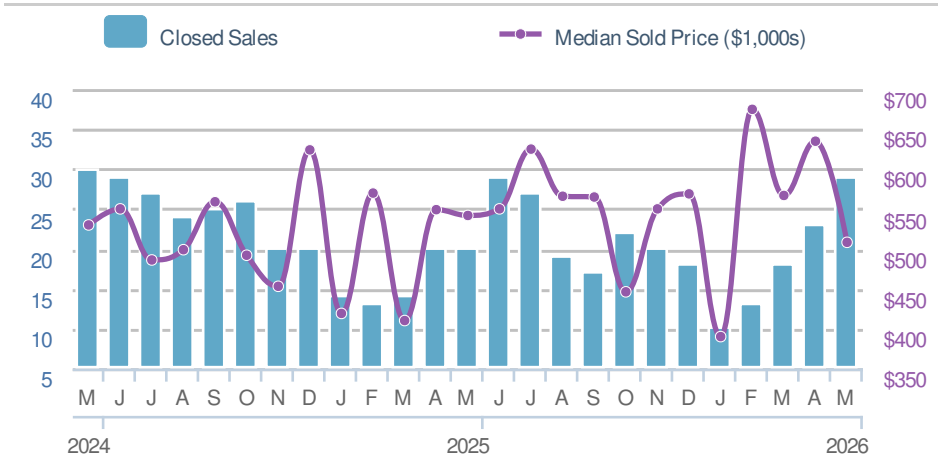
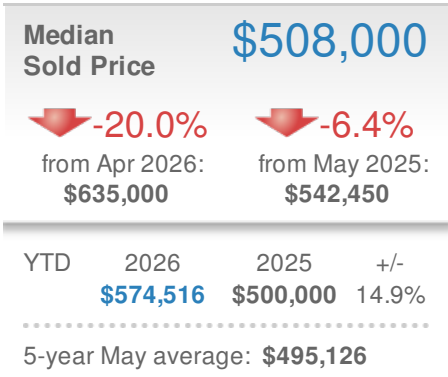
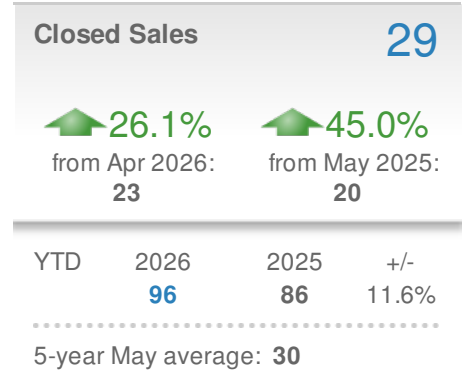
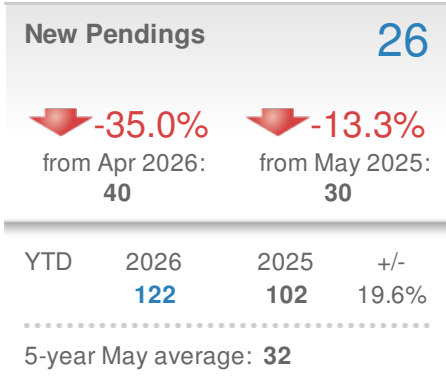
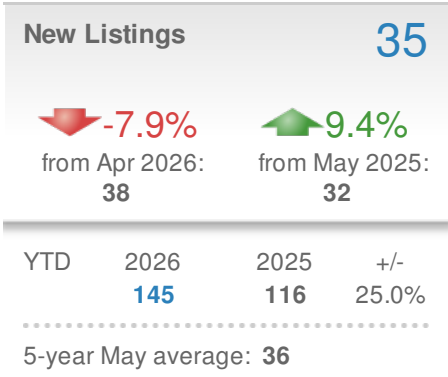
This activity resulted in a Contract Ratio of 1.09 pendings per active listing, down from 1.12 in April and a decrease from 1.48 in May 2025. The Contract Ratio is 53% lower than the 5-year May average of 2.29. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**May 2026**

Avon Grove (Chester, PA)

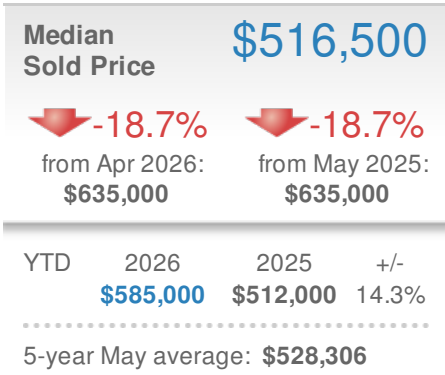
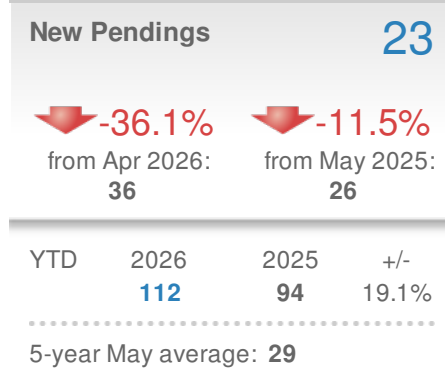
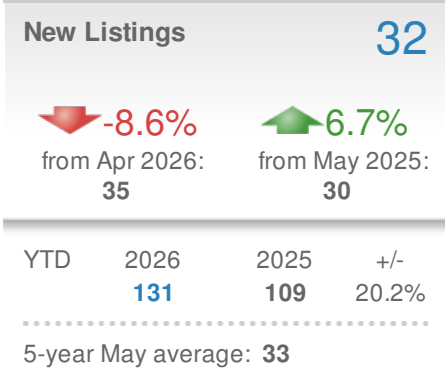
Email: ldavis@tcsr.realtor



**May 2026**

Avon Grove (Chester, PA) - Detached

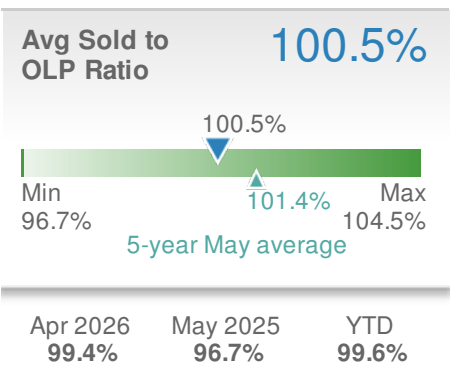
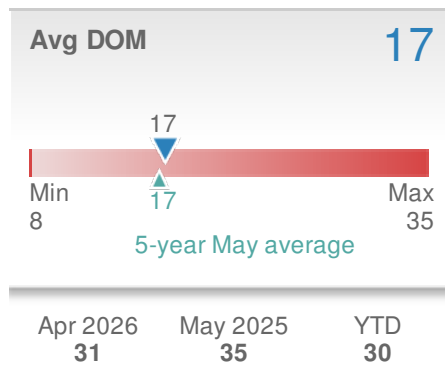
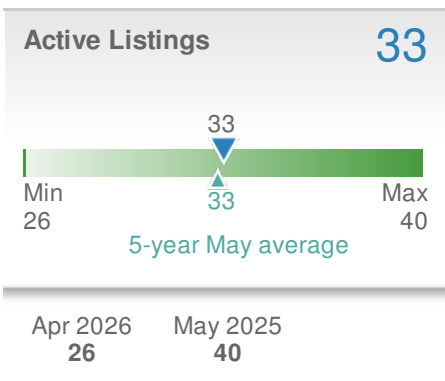
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**Summary**

In Avon Grove (Chester, PA), the median sold price for Detached properties for May was \$516,500, representing a decrease of 18.7% compared to last month and a decrease of 18.7% from May 2025. The average days on market for units sold in May was 17 days, the same as the 5-year May average of 17 days. There was a 36.1% month over month decrease in new contract activity with 23 New Pendings; a 15.9% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 37; and a 26.9% increase in supply to 33 active units.

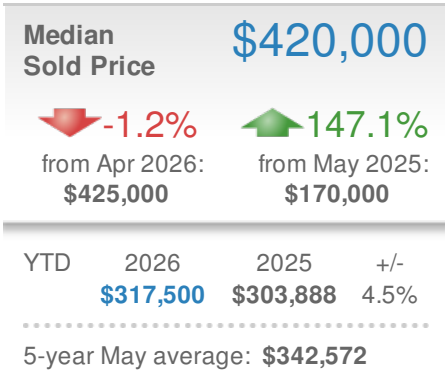
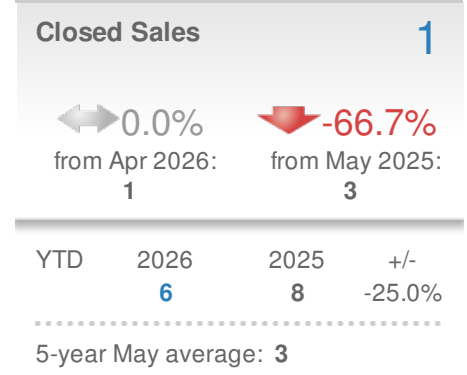
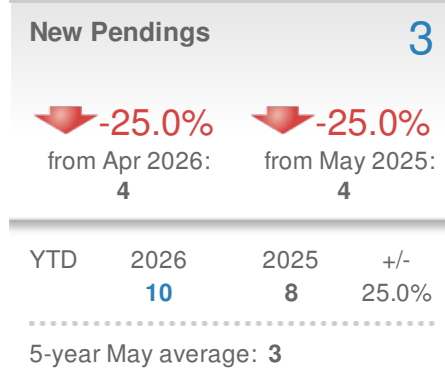
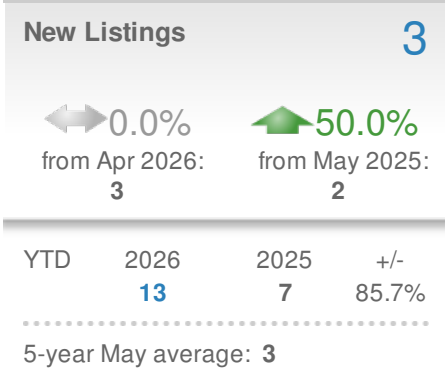
This activity resulted in a Contract Ratio of 1.12 pendings per active listing, down from 1.69 in April and an increase from 1.00 in May 2025. The Contract Ratio is 36% lower than the 5-year May average of 1.76. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**May 2026**

Avon Grove (Chester, PA) - Attached

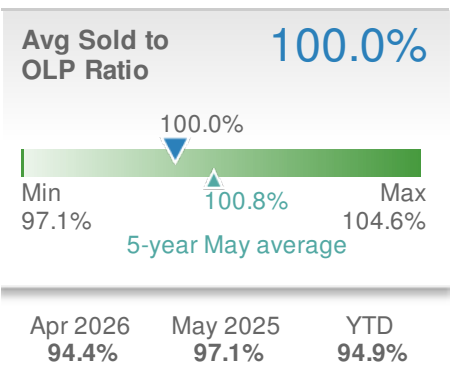
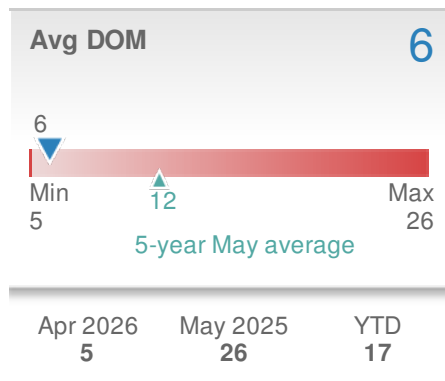
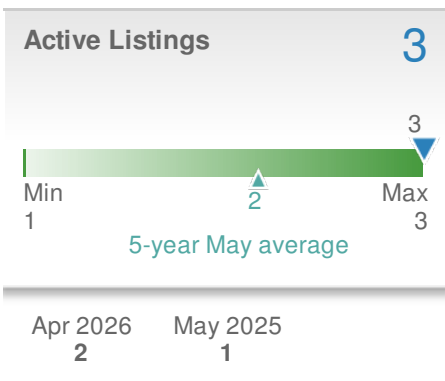
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**Summary**

In Avon Grove (Chester, PA), the median sold price for Attached properties for May was \$420,000, representing a decrease of 1.2% compared to last month and an increase of 147.1% from May 2025. The average days on market for units sold in May was 6 days, 50% below the 5-year May average of 12 days. There was a 25% month over month decrease in new contract activity with 3 New Pendings; a 50% MoM increase in All Pendings (new contracts + contracts carried over from April) to 6; and a 50% increase in supply to 3 active units.

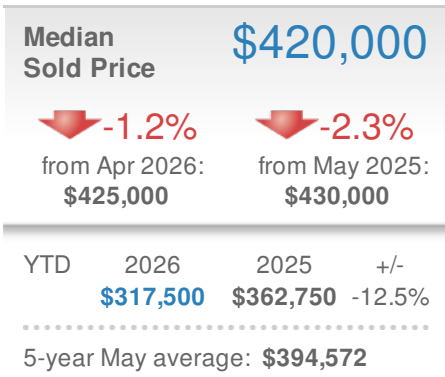
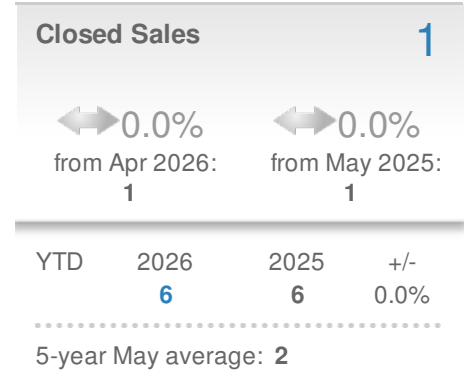
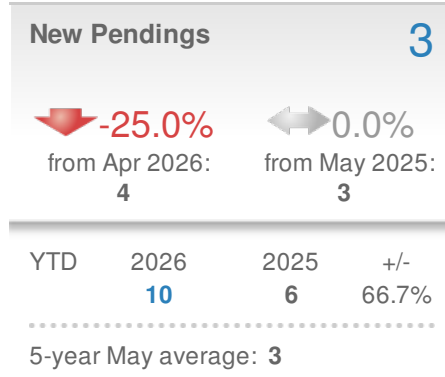
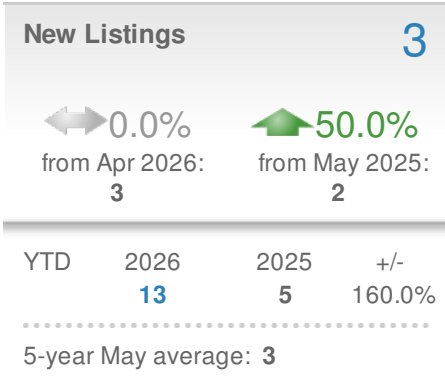
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, no change from April and a decrease from 3.00 in May 2025. The Contract Ratio is 52% lower than the 5-year May average of 4.13. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**May 2026**

Avon Grove (Chester, PA) - Attached/Townhouse

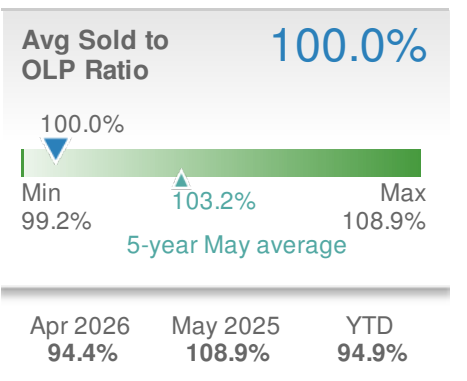
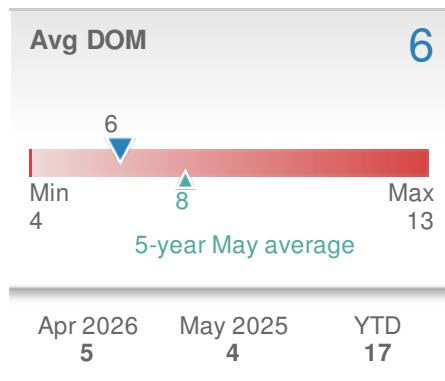
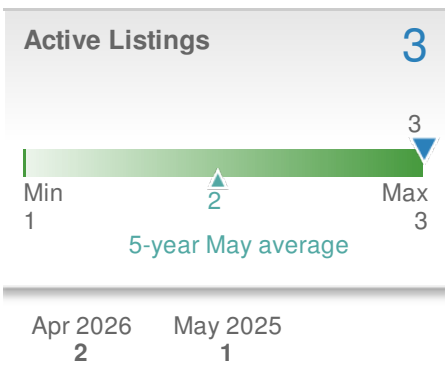
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Avon Grove (Chester, PA), the median sold price for Attached/Townhouse properties for May was \$420,000, representing a decrease of 1.2% compared to last month and a decrease of 2.3% from May 2025. The average days on market for units sold in May was 6 days, 21% below the 5-year May average of 8 days. There was a 25% month over month decrease in new contract activity with 3 New Pendings; a 50% MoM increase in All Pendings (new contracts + contracts carried over from April) to 6; and a 50% increase in supply to 3 active units.

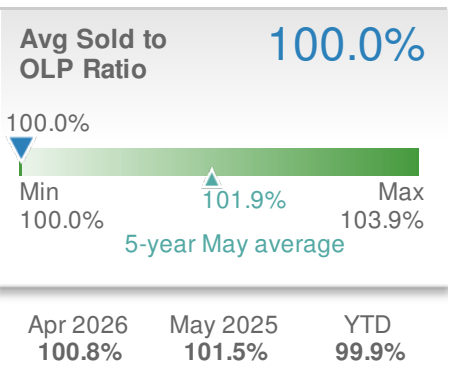
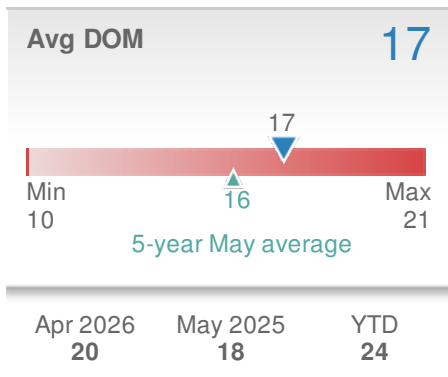
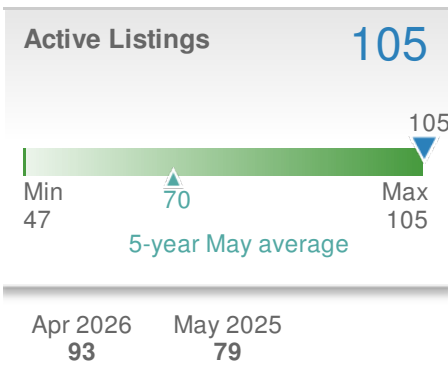
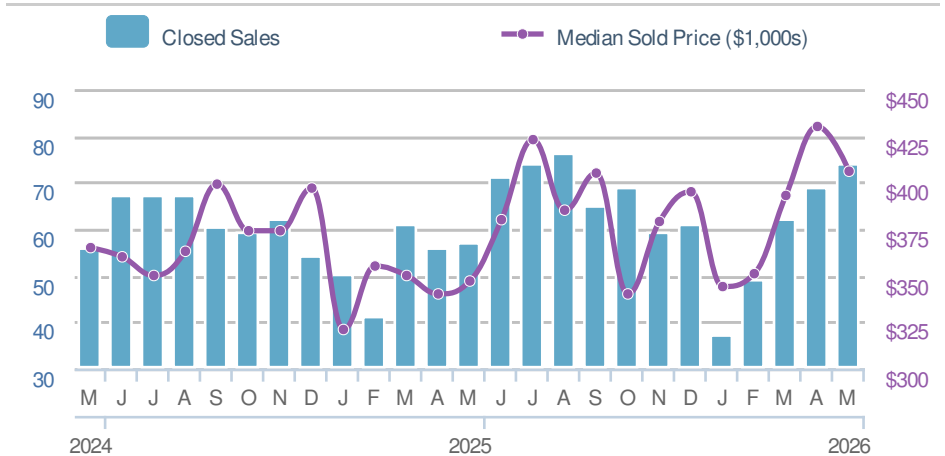
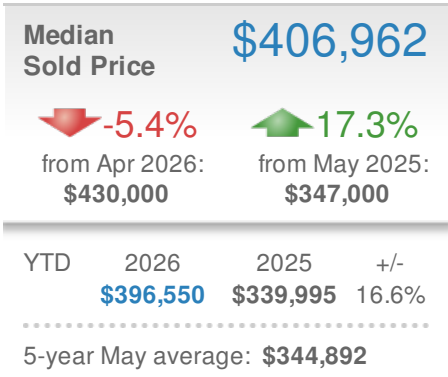
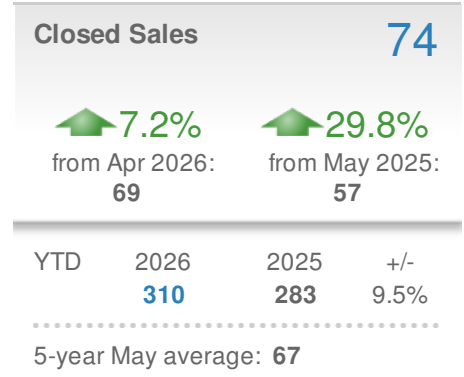
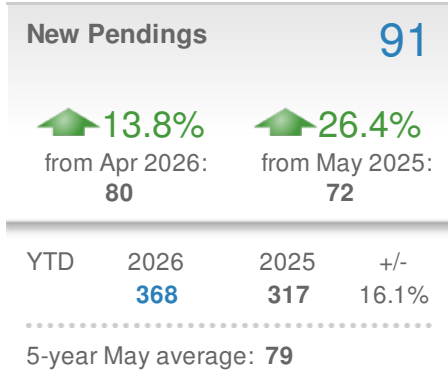
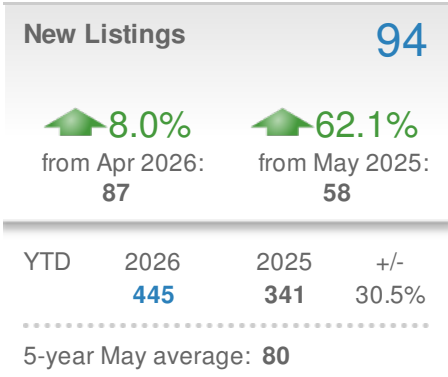
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, no change from April and a decrease from 3.00 in May 2025. The Contract Ratio is 56% lower than the 5-year May average of 4.57. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



## May 2026

### Coatesville Area (Chester, PA)

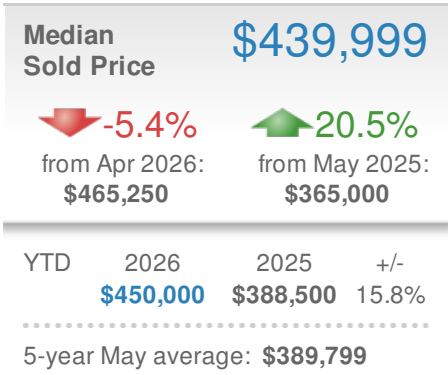
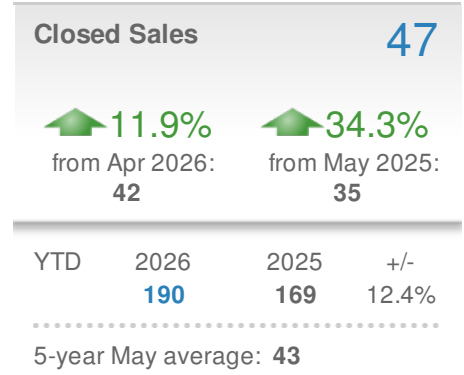
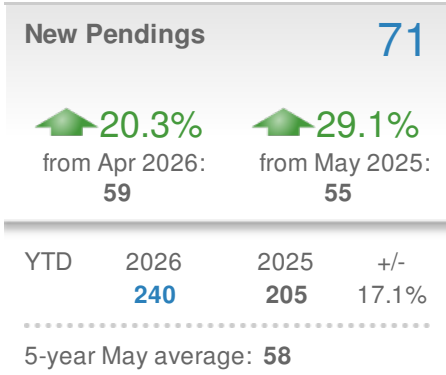
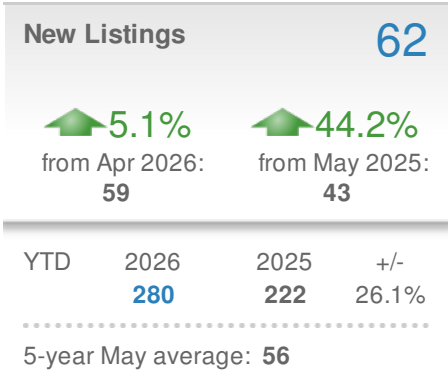
Email: ldavis@tcsr.realtor



**May 2026**

Coatesville Area (Chester, PA) - Detached

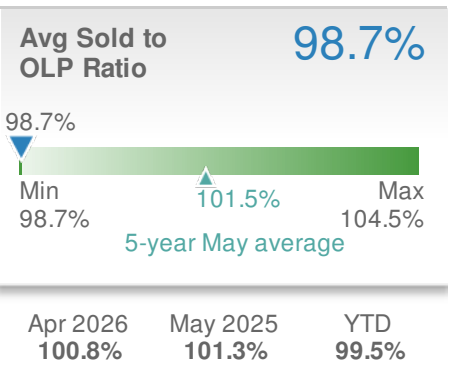
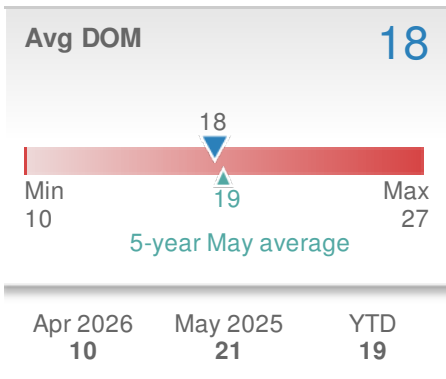
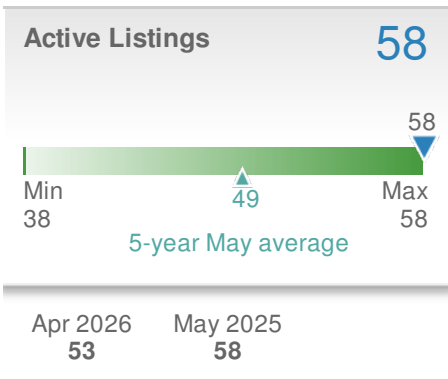
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Coatesville Area (Chester, PA), the median sold price for Detached properties for May was \$439,999, representing a decrease of 5.4% compared to last month and an increase of 20.5% from May 2025. The average days on market for units sold in May was 18 days, 3% below the 5-year May average of 19 days. There was a 20.3% month over month increase in new contract activity with 71 New Pendings; a 25% MoM increase in All Pendings (new contracts + contracts carried over from April) to 95; and a 9.4% increase in supply to 58 active units.

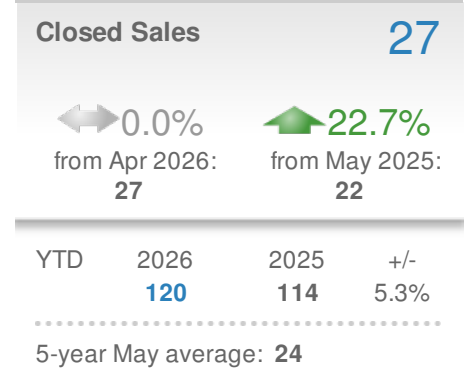
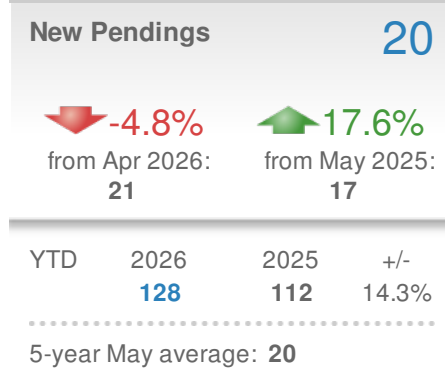
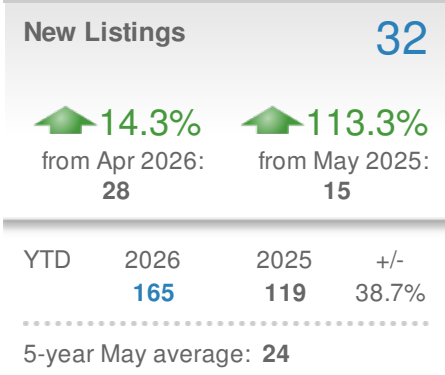
This activity resulted in a Contract Ratio of 1.64 pendings per active listing, up from 1.43 in April and an increase from 1.22 in May 2025. The Contract Ratio is 7% lower than the 5-year May average of 1.76. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**May 2026**

Coatesville Area (Chester, PA) - Attached

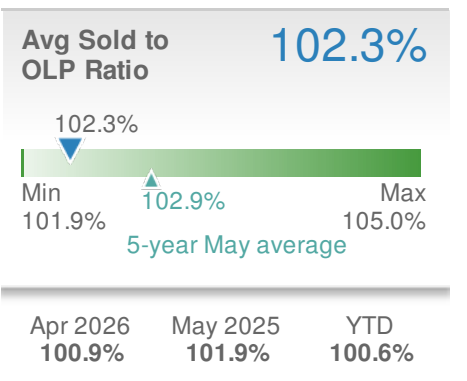
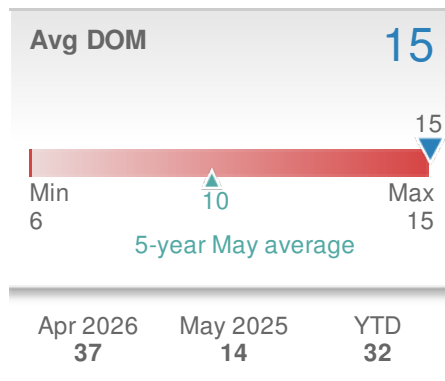
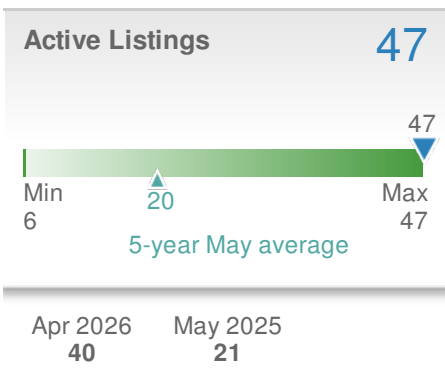
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Coatesville Area (Chester, PA), the median sold price for Attached properties for May was \$320,000, representing no change compared to last month and a decrease of 5% from May 2025. The average days on market for units sold in May was 15 days, 47% above the 5-year May average of 10 days. There was a 4.8% month over month decrease in new contract activity with 20 New Pendings; a 10.3% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 52; and a 17.5% increase in supply to 47 active units.

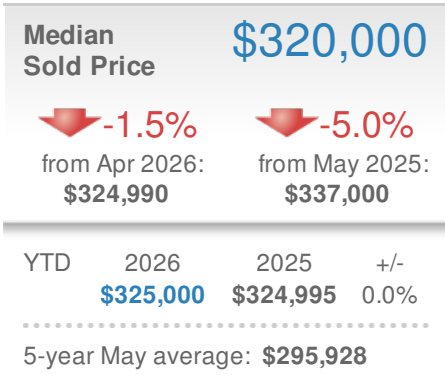
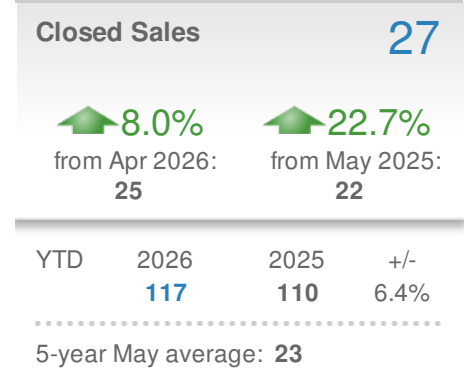
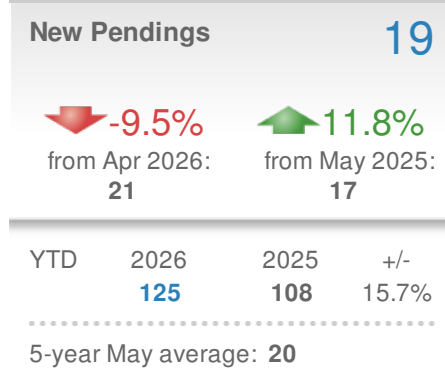
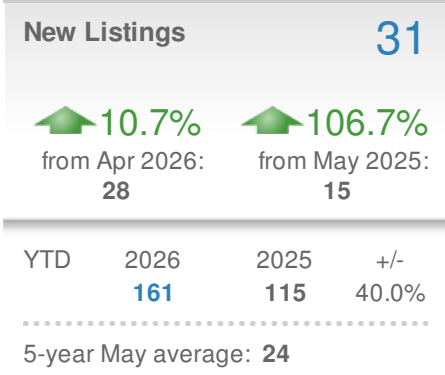
This activity resulted in a Contract Ratio of 1.11 pendings per active listing, down from 1.45 in April and a decrease from 2.57 in May 2025. The Contract Ratio is 72% lower than the 5-year May average of 3.93. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**May 2026**

Coatesville Area (Chester, PA) - Attached/Townhouse

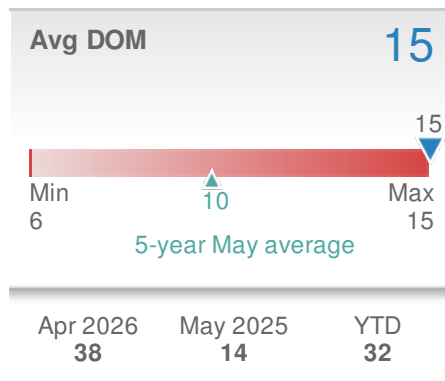
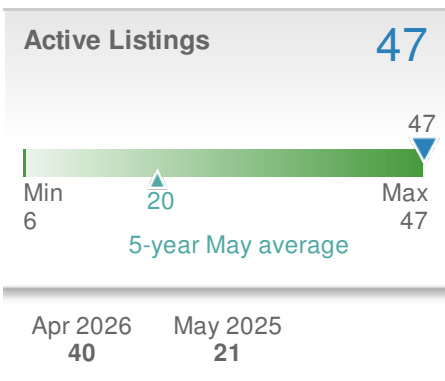
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Coatesville Area (Chester, PA), the median sold price for Attached/Townhouse properties for May was \$320,000, representing a decrease of 1.5% compared to last month and a decrease of 5% from May 2025. The average days on market for units sold in May was 15 days, 47% above the 5-year May average of 10 days. There was a 9.5% month over month decrease in new contract activity with 19 New Pendings; a 12.1% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 51; and a 17.5% increase in supply to 47 active units.

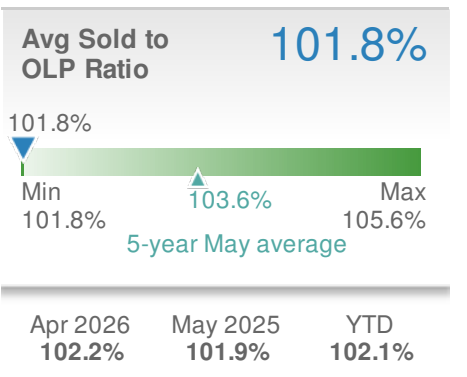
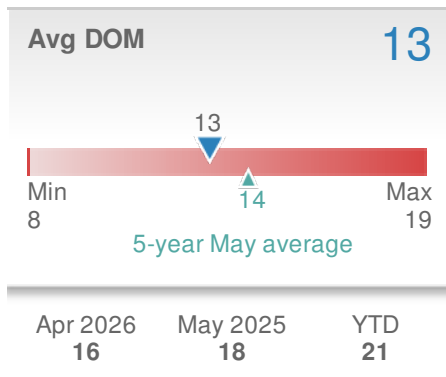
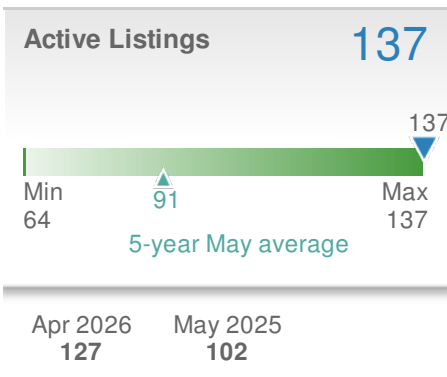
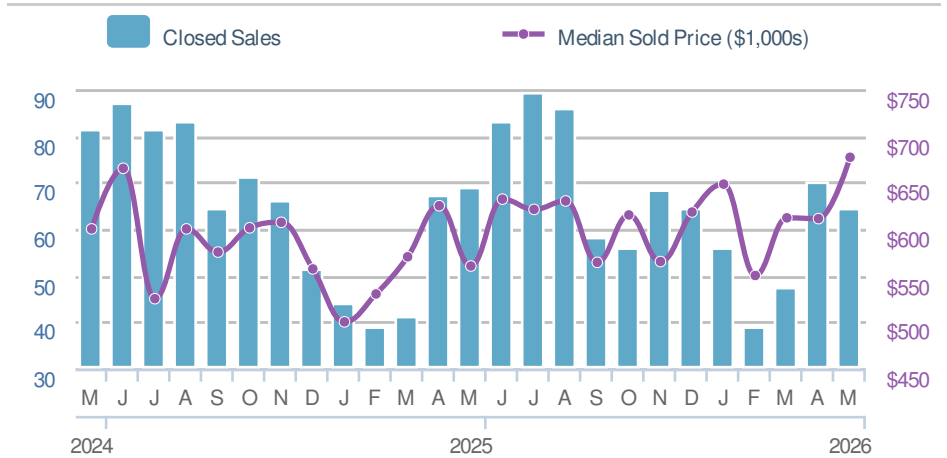
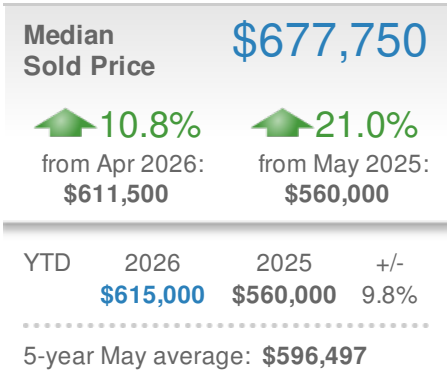
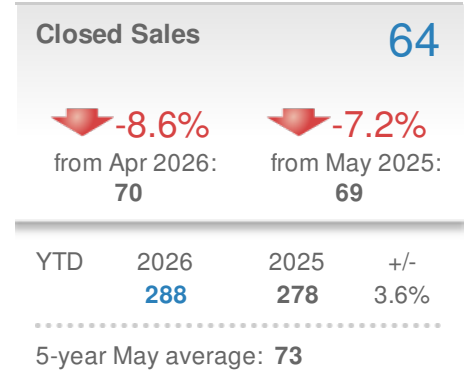
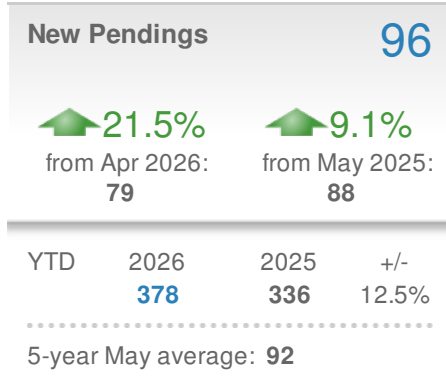
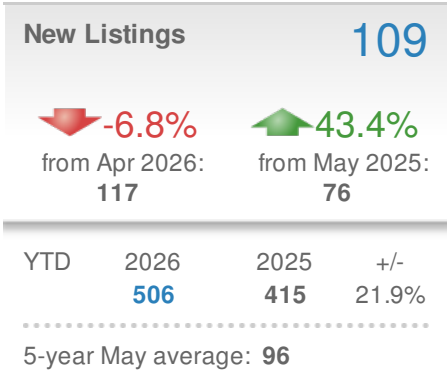
This activity resulted in a Contract Ratio of 1.09 pendings per active listing, down from 1.45 in April and a decrease from 2.57 in May 2025. The Contract Ratio is 72% lower than the 5-year May average of 3.90. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**May 2026**

Downingtown Area (Chester, PA)

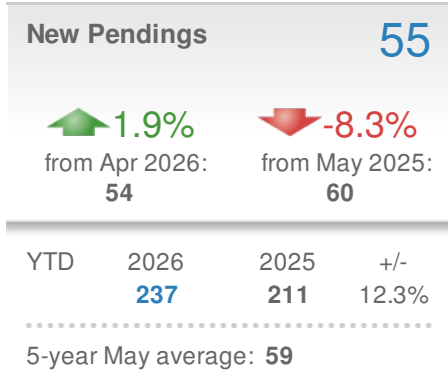
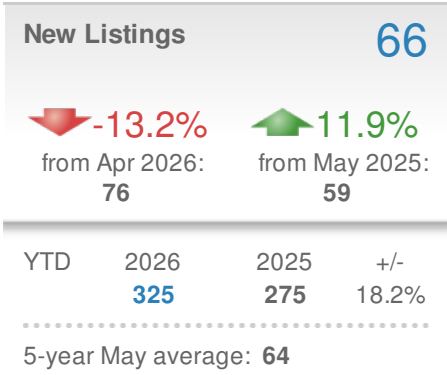
Email: ldavis@tcsr.realtor



**May 2026**

Downingtown Area (Chester, PA) - Detached

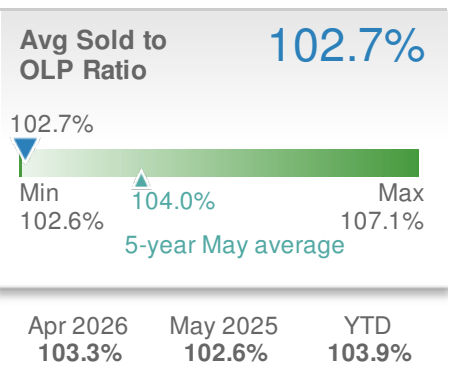
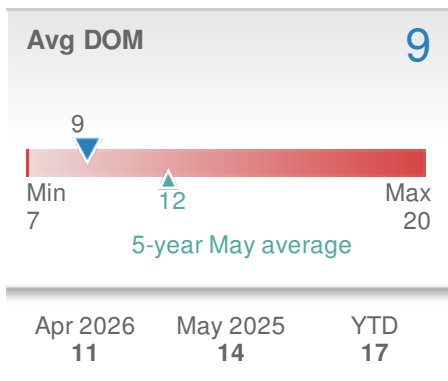
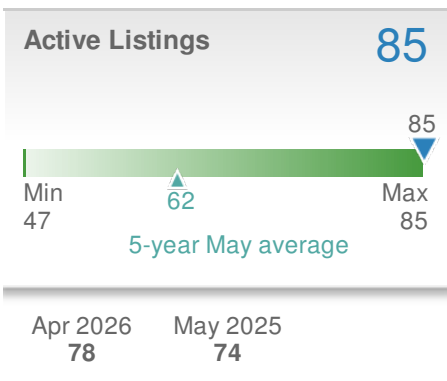
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Downingtown Area (Chester, PA), the median sold price for Detached properties for May was \$778,000, representing an increase of 12.8% compared to last month and an increase of 12.6% from May 2025. The average days on market for units sold in May was 9 days, 24% below the 5-year May average of 12 days. There was a 1.9% month over month increase in new contract activity with 55 New Pendings; a 9.2% MoM increase in All Pendings (new contracts + contracts carried over from April) to 143; and a 9% increase in supply to 85 active units.

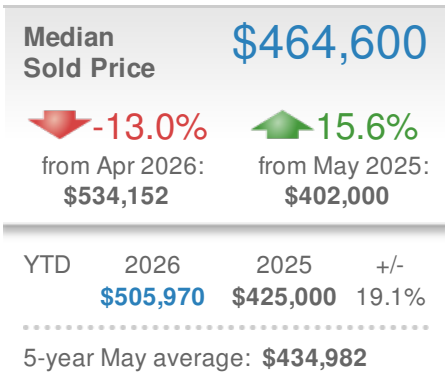
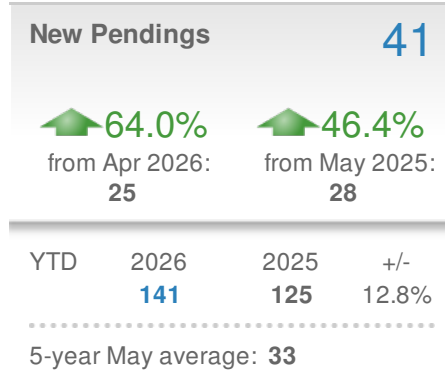
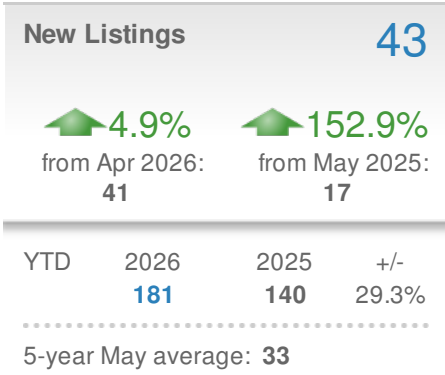
This activity resulted in a Contract Ratio of 1.68 pendings per active listing, no change from April and an increase from 1.35 in May 2025. The Contract Ratio is 14% lower than the 5-year May average of 1.96. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**May 2026**

Downingtown Area (Chester, PA) - Attached

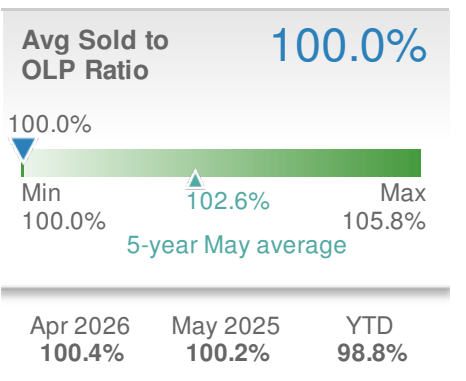
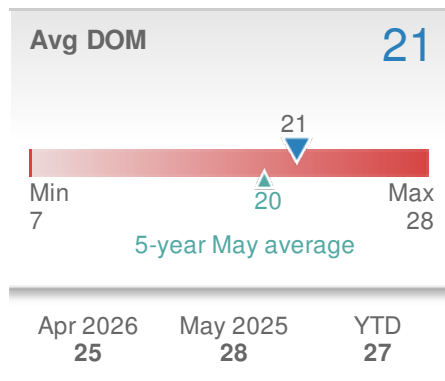
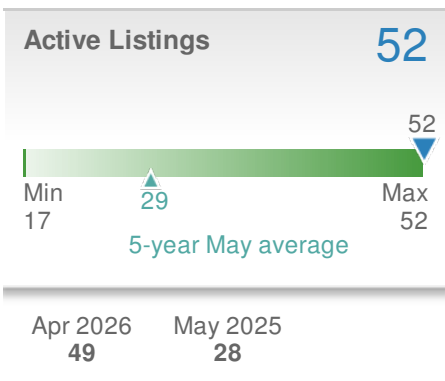
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Downingtown Area (Chester, PA), the median sold price for Attached properties for May was \$464,600, representing a decrease of 13% compared to last month and an increase of 15.6% from May 2025. The average days on market for units sold in May was 21 days, 7% above the 5-year May average of 20 days. There was a 64% month over month increase in new contract activity with 41 New Pendings; a 39.6% MoM increase in All Pendings (new contracts + contracts carried over from April) to 67; and a 6.1% increase in supply to 52 active units.

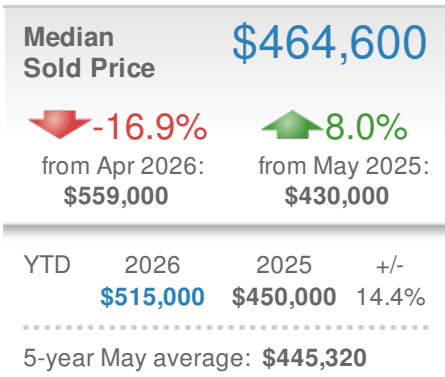
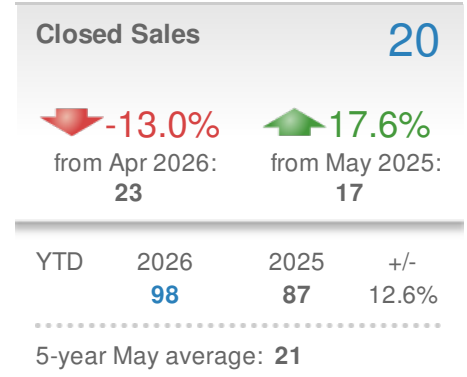
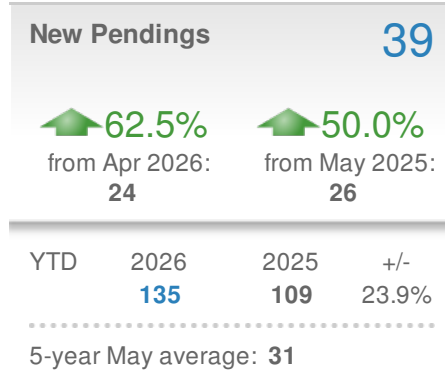
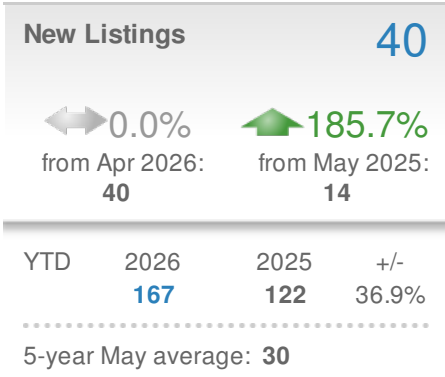
This activity resulted in a Contract Ratio of 1.29 pendings per active listing, up from 0.98 in April and a decrease from 1.64 in May 2025. The Contract Ratio is 59% lower than the 5-year May average of 3.13. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**May 2026**

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

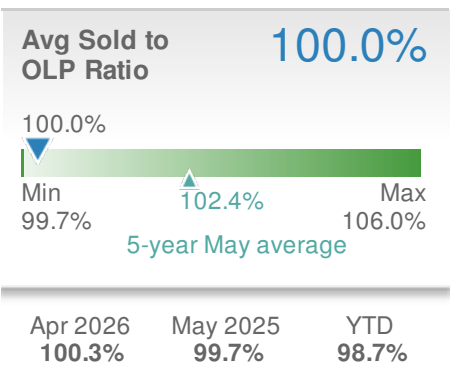
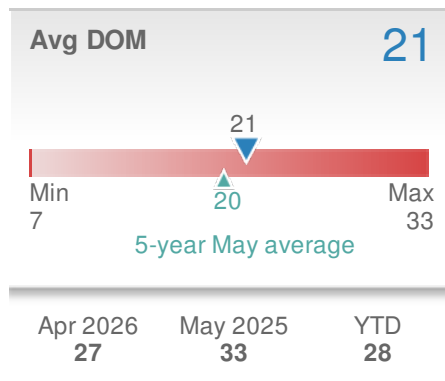
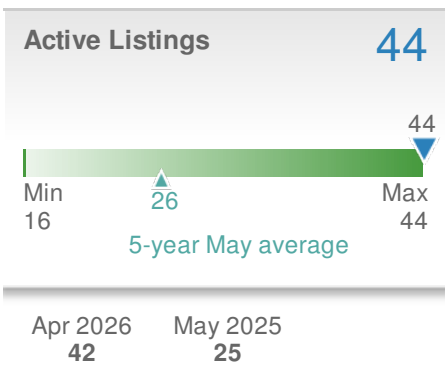
Email: ldavis@tcsr.realtor



**Summary**

In Downingtown Area (Chester, PA), the median sold price for Attached/Townhouse properties for May was \$464,600, representing a decrease of 16.9% compared to last month and an increase of 8% from May 2025. The average days on market for units sold in May was 21 days, 5% above the 5-year May average of 20 days. There was a 62.5% month over month increase in new contract activity with 39 New Pendings; a 35.4% MoM increase in All Pendings (new contracts + contracts carried over from April) to 65; and a 4.8% increase in supply to 44 active units.

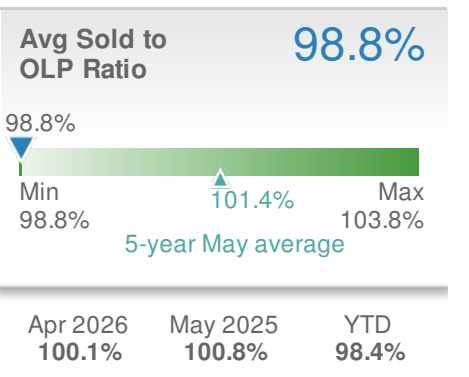
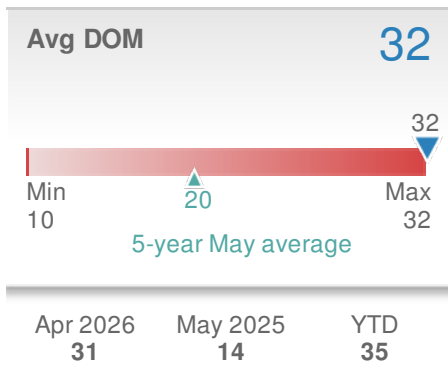
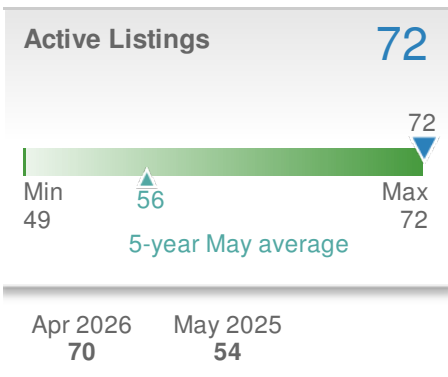
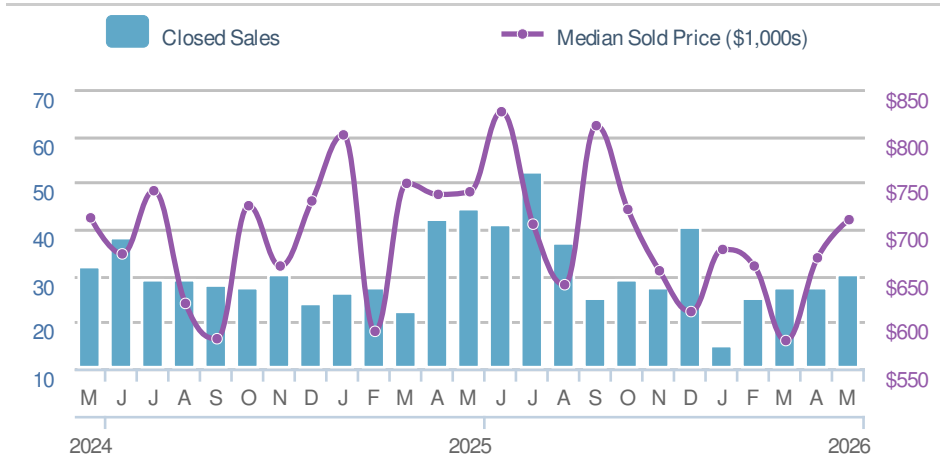
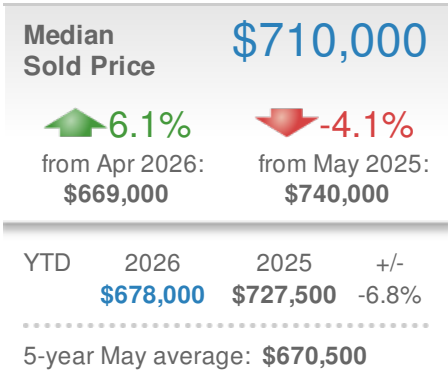
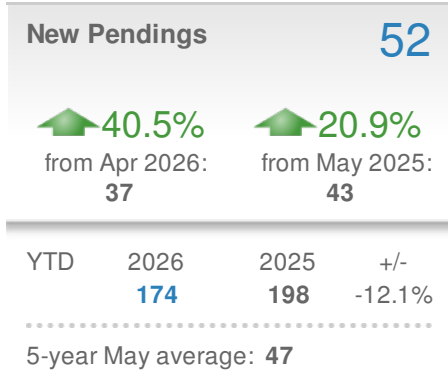
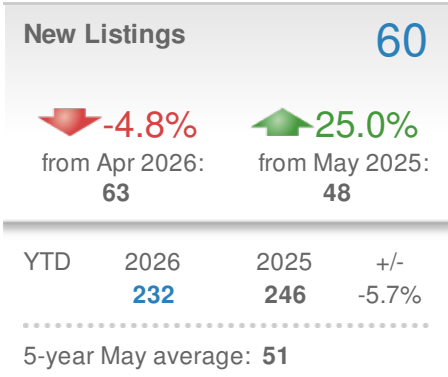
This activity resulted in a Contract Ratio of 1.48 pendings per active listing, up from 1.14 in April and a decrease from 1.76 in May 2025. The Contract Ratio is 54% lower than the 5-year May average of 3.22. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**May 2026**

Great Valley (Chester, PA)

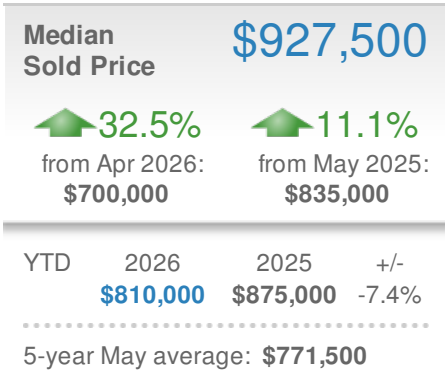
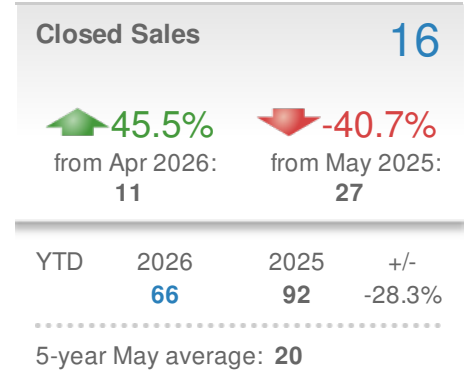
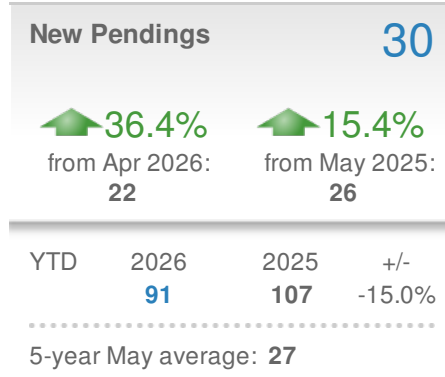
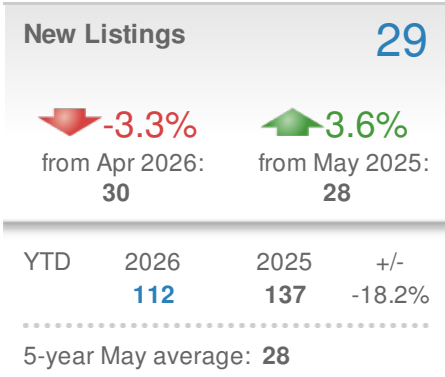
Email: ldavis@tcsr.realtor



**May 2026**

Great Valley (Chester, PA) - Detached

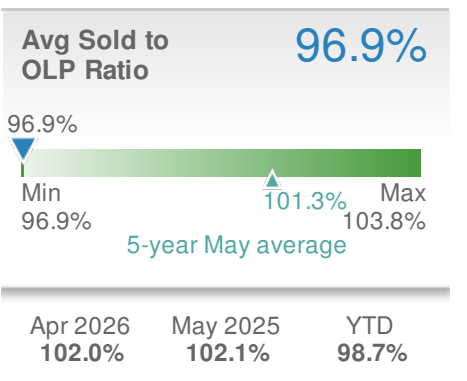
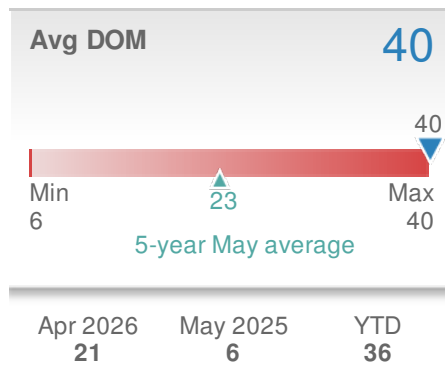
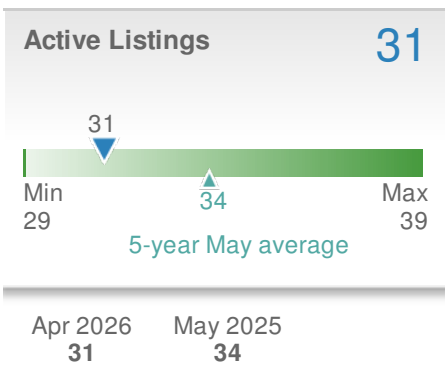
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Great Valley (Chester, PA), the median sold price for Detached properties for May was \$927,500, representing an increase of 32.5% compared to last month and an increase of 11.1% from May 2025. The average days on market for units sold in May was 40 days, 77% above the 5-year May average of 23 days. There was a 36.4% month over month increase in new contract activity with 30 New Pendings; a 41.4% MoM increase in All Pendings (new contracts + contracts carried over from April) to 41; and no change in supply with 31 active units.

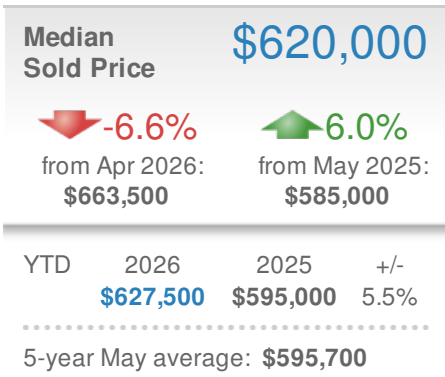
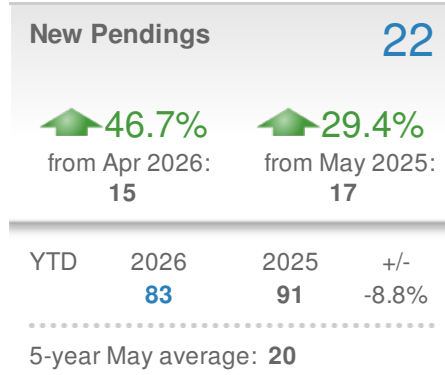
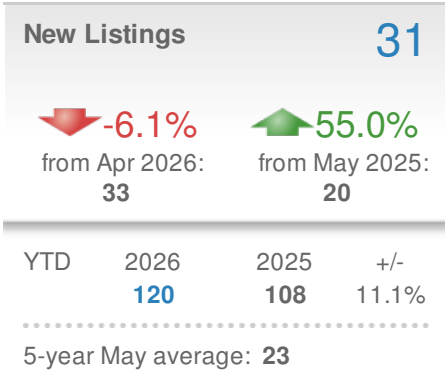
This activity resulted in a Contract Ratio of 1.32 pendings per active listing, up from 0.94 in April and no change from May 2025. The Contract Ratio is 6% lower than the 5-year May average of 1.40. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates 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.



**May 2026**

Great Valley (Chester, PA) - Attached

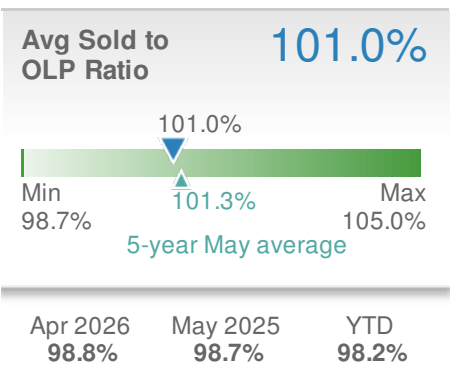
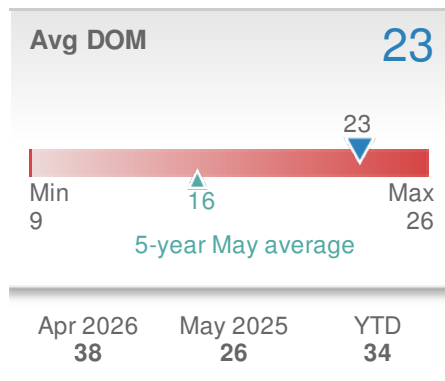
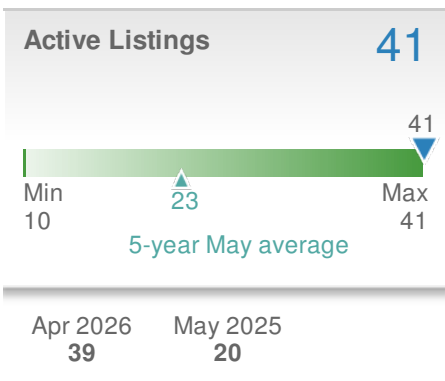
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Great Valley (Chester, PA), the median sold price for Attached properties for May was \$620,000, representing a decrease of 6.6% compared to last month and an increase of 6% from May 2025. The average days on market for units sold in May was 23 days, 40% above the 5-year May average of 16 days. There was a 46.7% month over month increase in new contract activity with 22 New Pendings; a 29.2% MoM increase in All Pendings (new contracts + contracts carried over from April) to 31; and a 5.1% increase in supply to 41 active units.

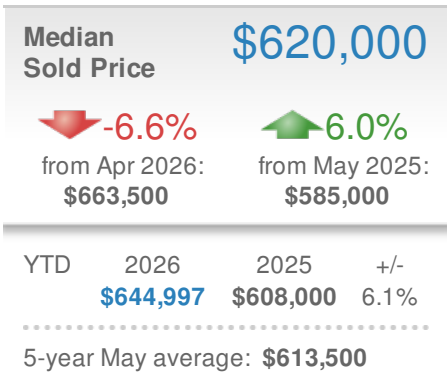
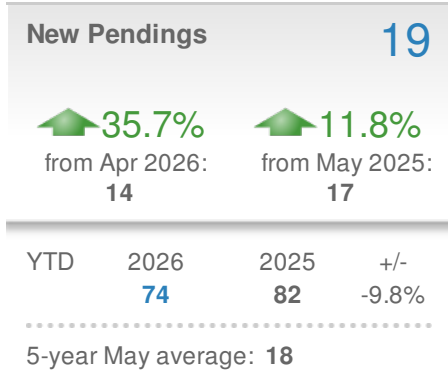
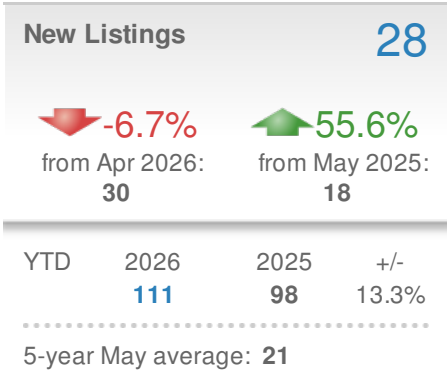
This activity resulted in a Contract Ratio of 0.76 pendings per active listing, up from 0.62 in April and a decrease from 1.60 in May 2025. The Contract Ratio is 52% lower than the 5-year May average of 1.59. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**May 2026**

Great Valley (Chester, PA) - Attached/Townhouse

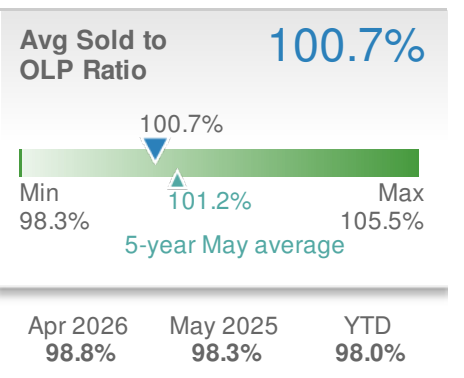
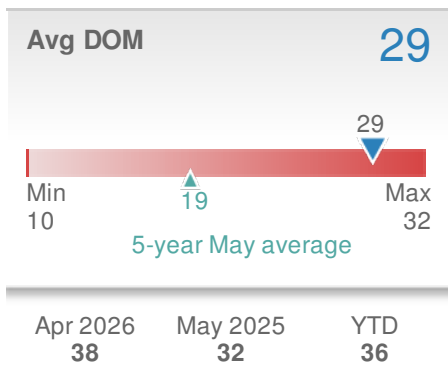
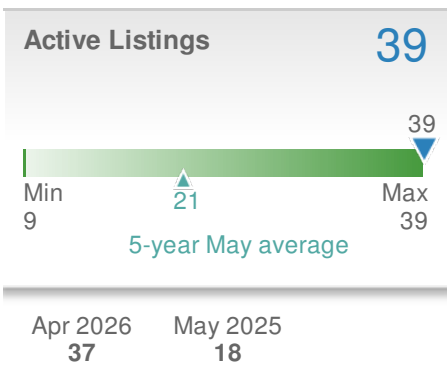
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Great Valley (Chester, PA), the median sold price for Attached/Townhouse properties for May was \$620,000, representing a decrease of 6.6% compared to last month and an increase of 6% from May 2025. The average days on market for units sold in May was 29 days, 51% above the 5-year May average of 19 days. There was a 35.7% month over month increase in new contract activity with 19 New Pendings; a 35% MoM increase in All Pendings (new contracts + contracts carried over from April) to 27; and a 5.4% increase in supply to 39 active units.

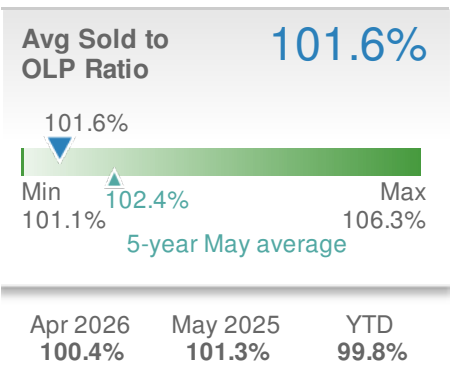
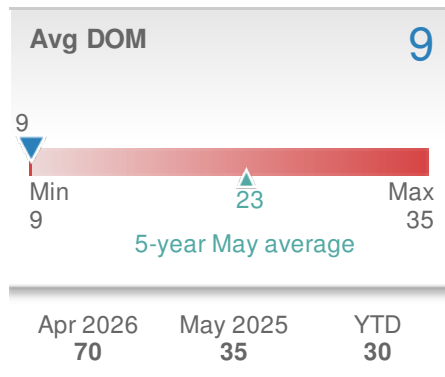
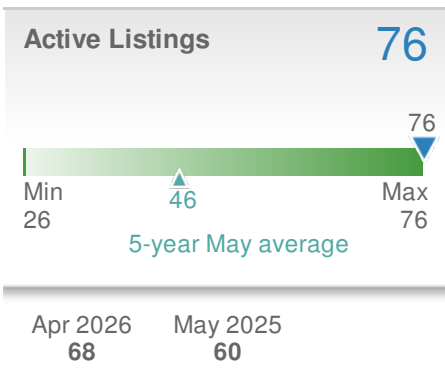
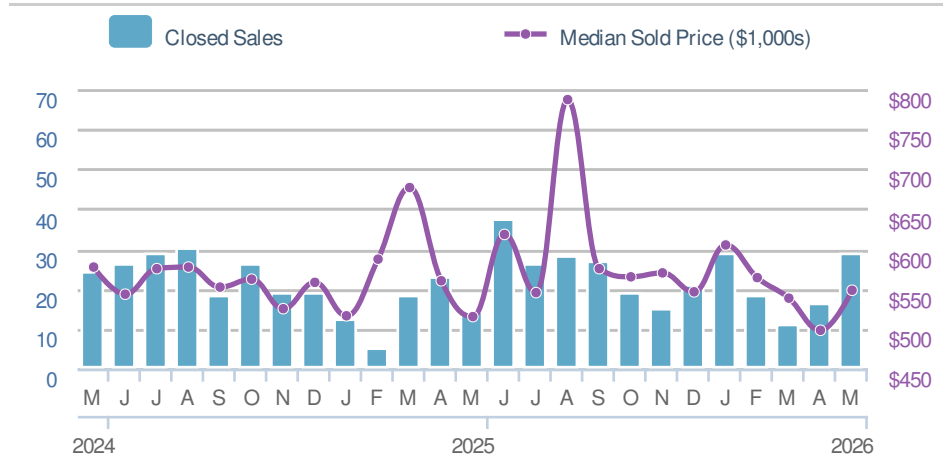
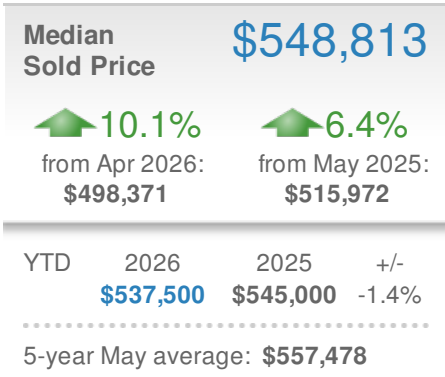
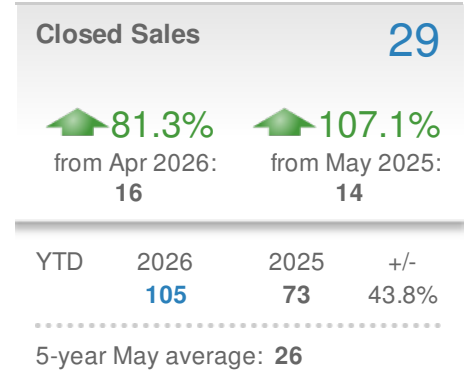
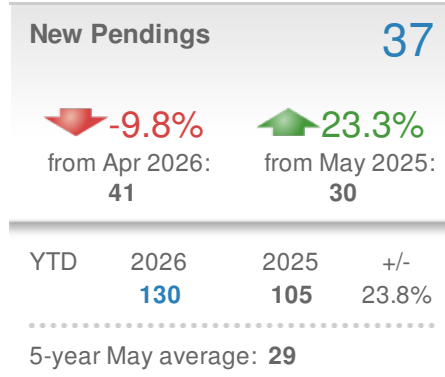
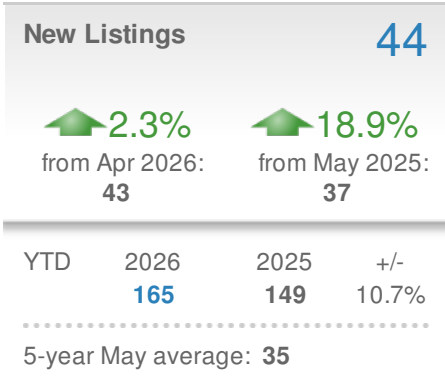
This activity resulted in a Contract Ratio of 0.69 pendings per active listing, up from 0.54 in April and a decrease from 1.78 in May 2025. The Contract Ratio is 57% lower than the 5-year May average of 1.59. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**May 2026**

Kennett Consolidated (Chester, PA)

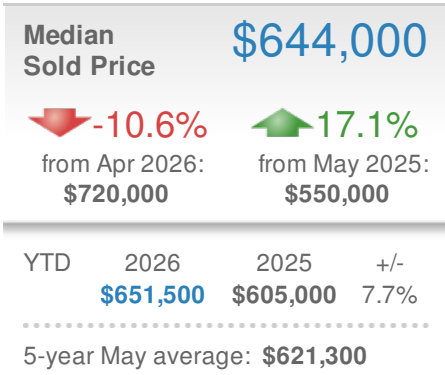
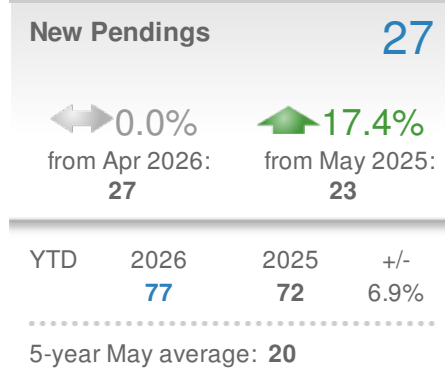
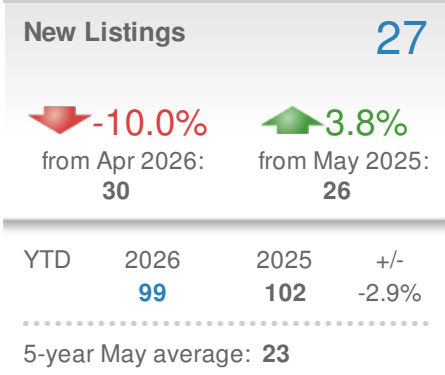
Email: ldavis@tcsr.realtor



**May 2026**

Kennett Consolidated (Chester, PA) - Detached

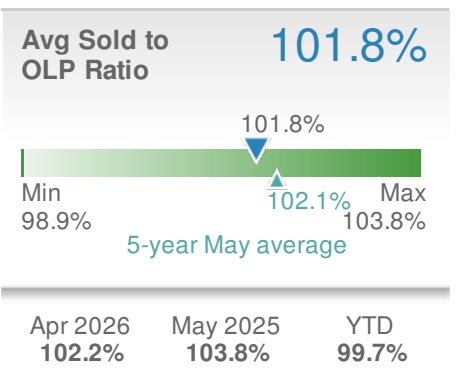
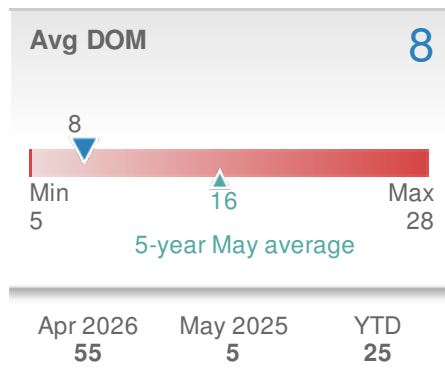
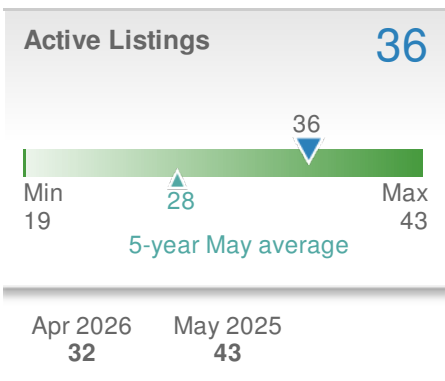
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Kennett Consolidated (Chester, PA), the median sold price for Detached properties for May was \$644,000, representing a decrease of 10.6% compared to last month and an increase of 17.1% from May 2025. The average days on market for units sold in May was 8 days, 51% below the 5-year May average of 16 days. There was no month over month change in new contract activity with 27 New Pendings; a 24.2% MoM increase in All Pendings (new contracts + contracts carried over from April) to 41; and a 12.5% increase in supply to 36 active units.

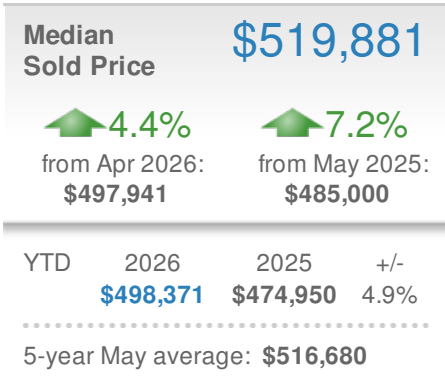
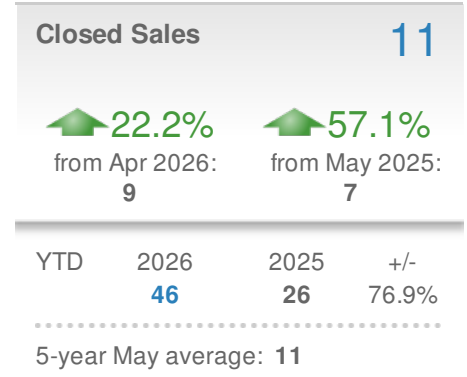
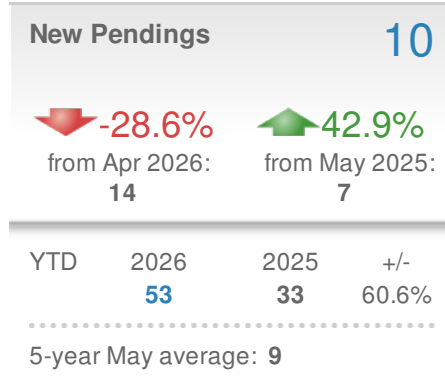
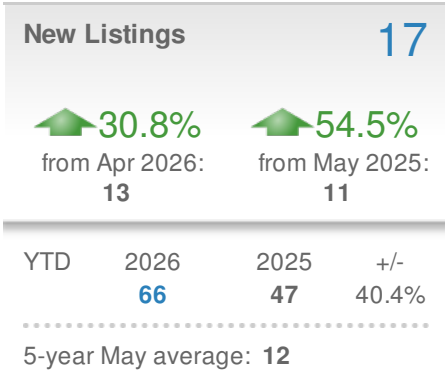
This activity resulted in a Contract Ratio of 1.14 pendings per active listing, up from 1.03 in April and an increase from 0.77 in May 2025. The Contract Ratio is 10% lower than the 5-year May average of 1.27. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**May 2026**

Kennett Consolidated (Chester, PA) - Attached

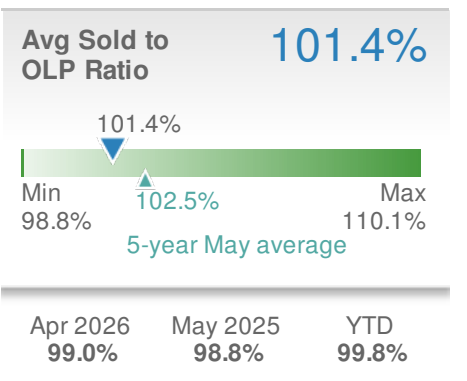
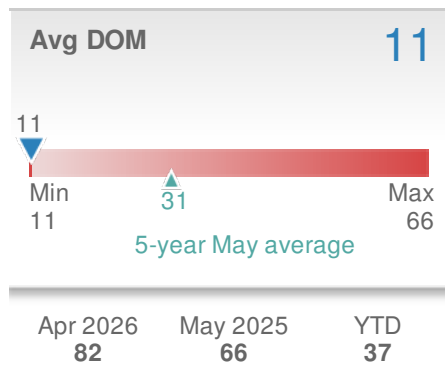
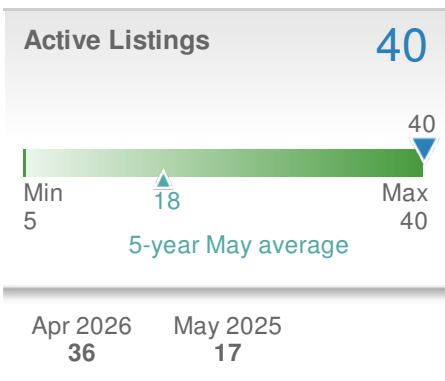
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Kennett Consolidated (Chester, PA), the median sold price for Attached properties for May was \$519,881, representing an increase of 4.4% compared to last month and an increase of 7.2% from May 2025. The average days on market for units sold in May was 11 days, 65% below the 5-year May average of 31 days. There was a 28.6% month over month decrease in new contract activity with 10 New Pendings; a 3.3% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 29; and an 11.1% increase in supply to 40 active units.

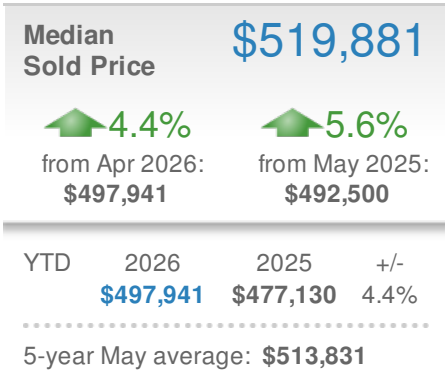
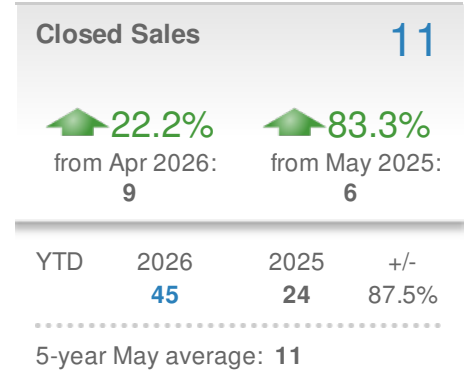
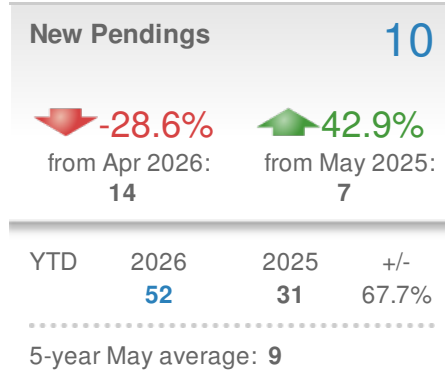
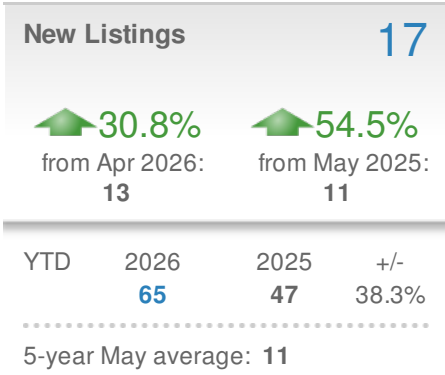
This activity resulted in a Contract Ratio of 0.73 pendings per active listing, down from 0.83 in April and a decrease from 0.82 in May 2025. The Contract Ratio is 71% lower than the 5-year May average of 2.52. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**May 2026**

Kennett Consolidated (Chester, PA) - Attached/Townhouse **Se** County Suburban REALTORS

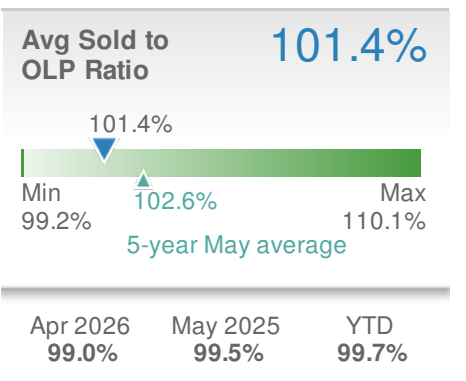
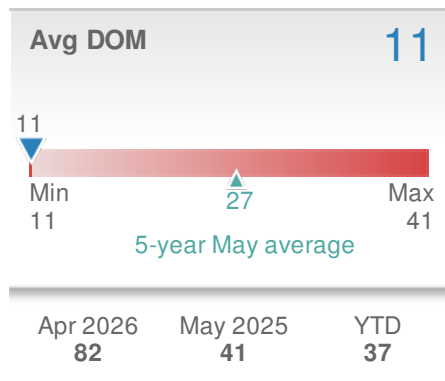
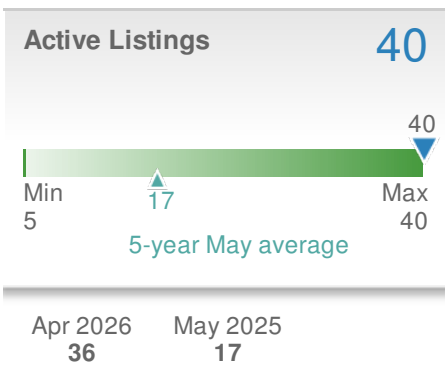
Email: ldavis@tcsr.realtor



**Summary**

In Kennett Consolidated (Chester, PA), the median sold price for Attached/Townhouse properties for May was \$519,881, representing an increase of 4.4% compared to last month and an increase of 5.6% from May 2025. The average days on market for units sold in May was 11 days, 59% below the 5-year May average of 27 days. There was a 28.6% month over month decrease in new contract activity with 10 New Pendings; a 3.3% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 29; and an 11.1% increase in supply to 40 active units.

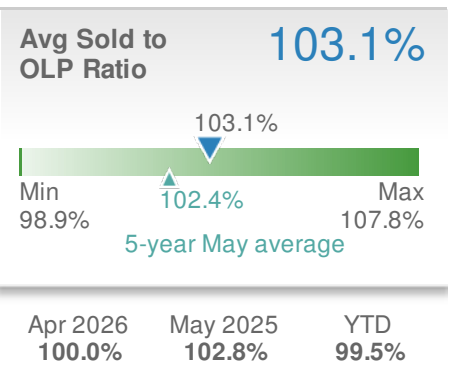
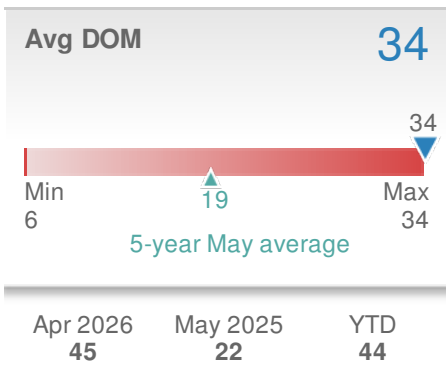
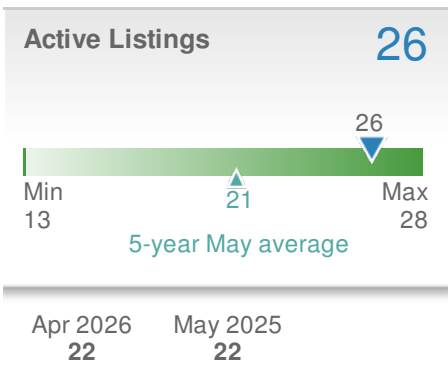
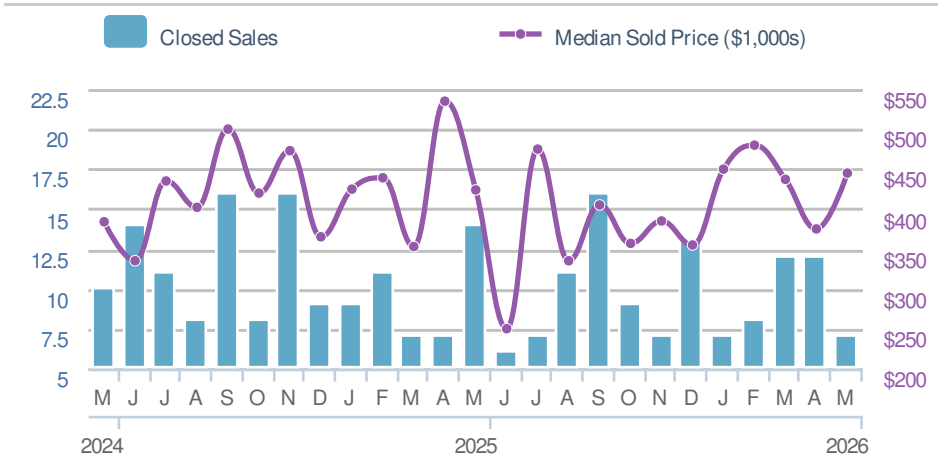
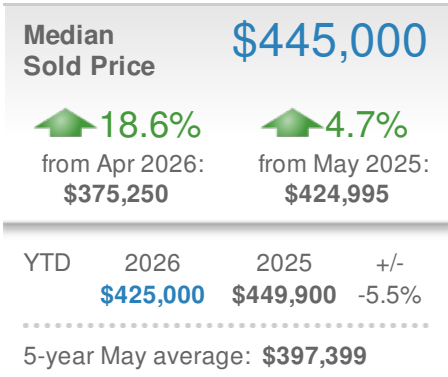
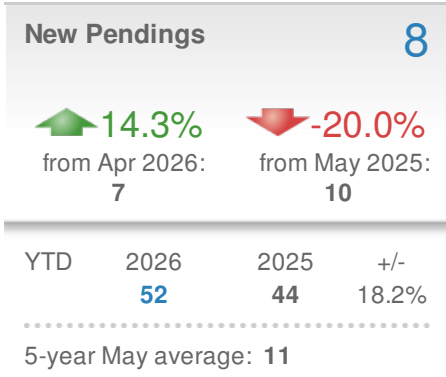
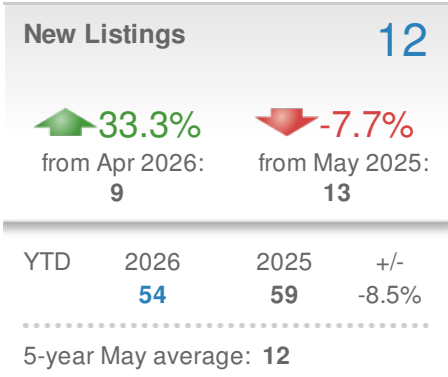
This activity resulted in a Contract Ratio of 0.73 pendings per active listing, down from 0.83 in April and a decrease from 0.82 in May 2025. The Contract Ratio is 71% lower than the 5-year May average of 2.55. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**May 2026**

Octorara Area (Chester, PA)

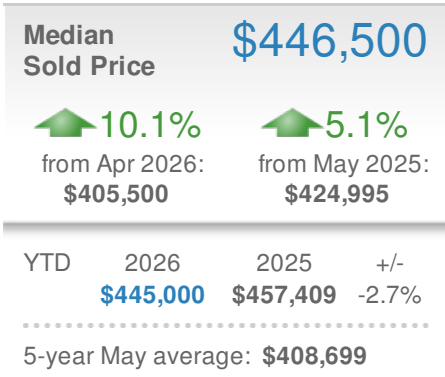
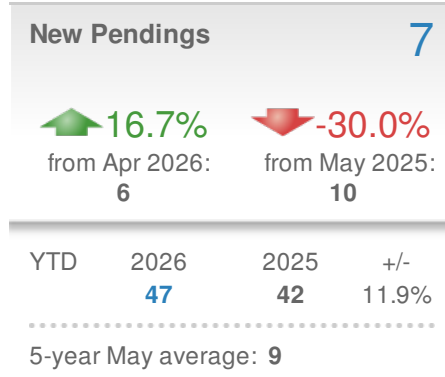
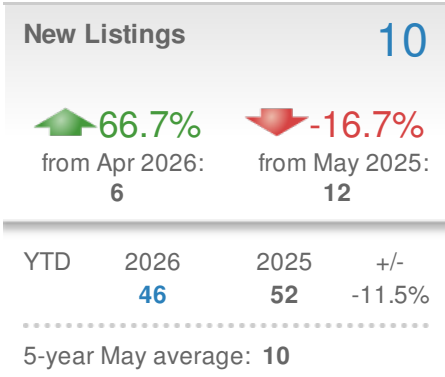
Email: ldavis@tcsr.realtor



**May 2026**

Octorara Area (Chester, PA) - Detached

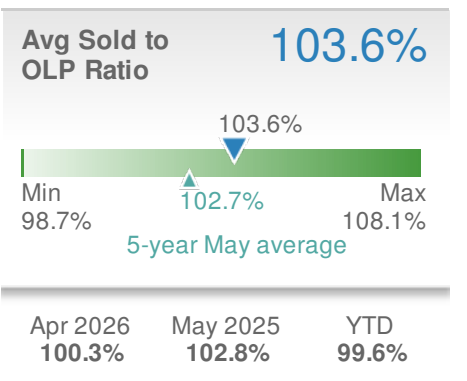
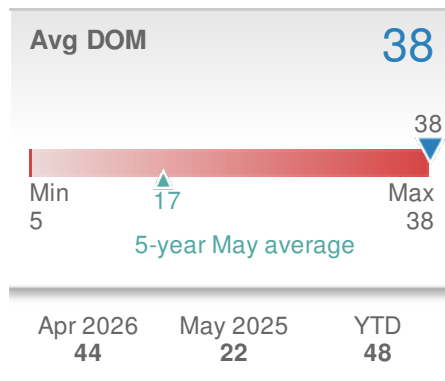
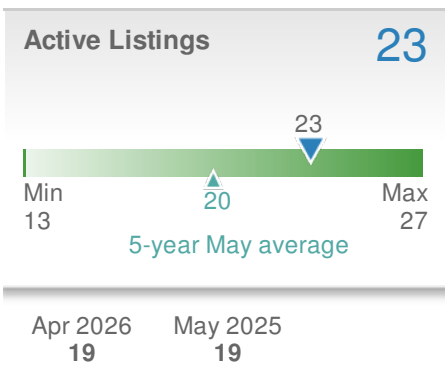
Tri-County Suburban REALTORS  
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**Summary**

In Octorara Area (Chester, PA), the median sold price for Detached properties for May was \$446,500, representing an increase of 10.1% compared to last month and an increase of 5.1% from May 2025. The average days on market for units sold in May was 38 days, 129% above the 5-year May average of 17 days. There was a 16.7% month over month increase in new contract activity with 7 New Pendings; a 10% MoM increase in All Pendings (new contracts + contracts carried over from April) to 11; and a 21.1% increase in supply to 23 active units.

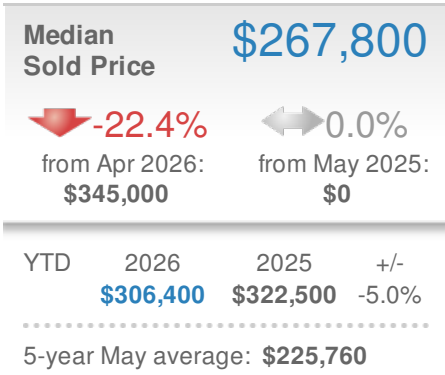
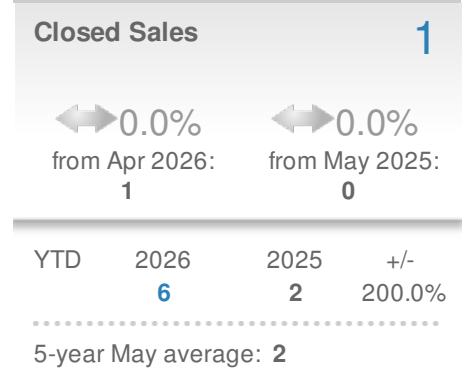
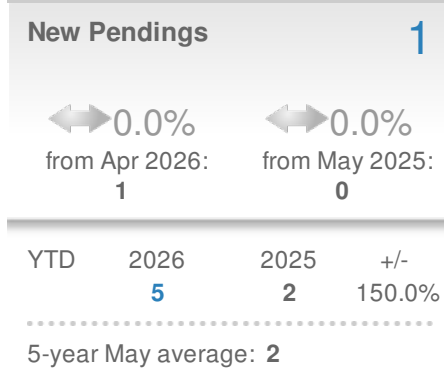
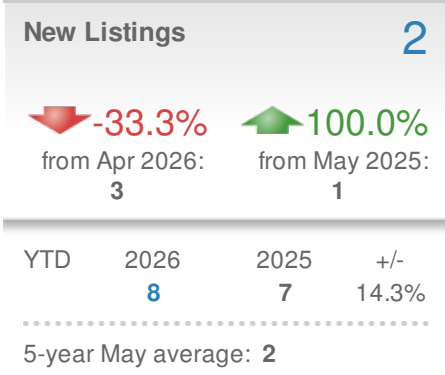
This activity resulted in a Contract Ratio of 0.48 pendings per active listing, down from 0.53 in April and a decrease from 0.74 in May 2025. The Contract Ratio is 51% lower than the 5-year May average of 0.98. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**May 2026**

Octorara Area (Chester, PA) - Attached

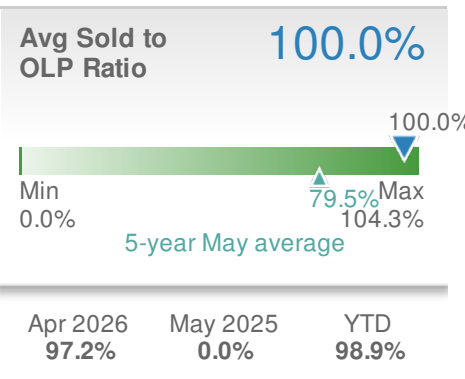
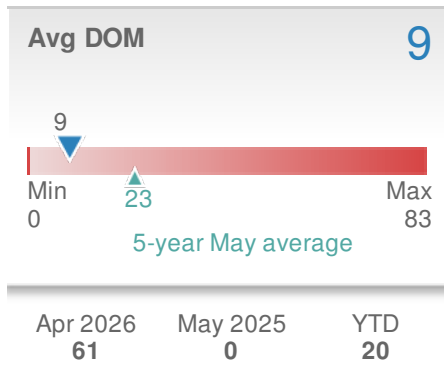
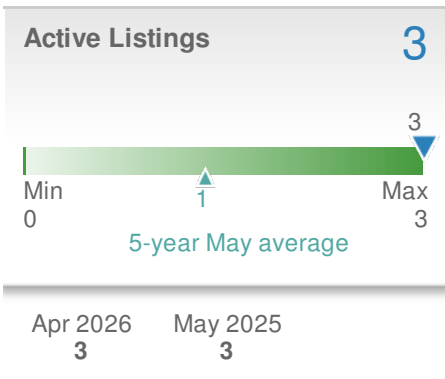
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Octorara Area (Chester, PA), the median sold price for Attached properties for May was \$267,800, representing a decrease of 22.4% compared to last month and an increase of 0% from May 2025. The average days on market for units sold in May was 9 days, 62% below the 5-year May average of 23 days. There was no month over month change in new contract activity with 1 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from April) with 1; and no change in supply with 3 active units.

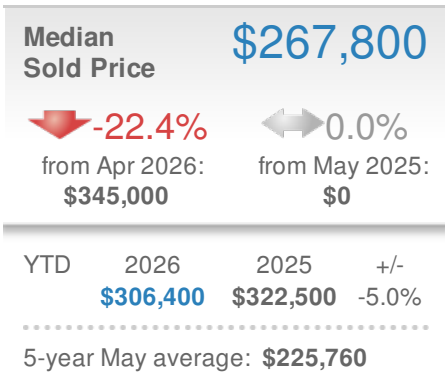
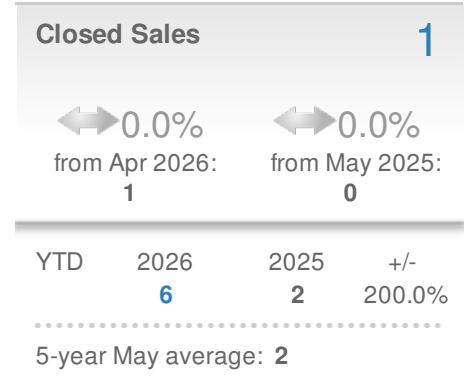
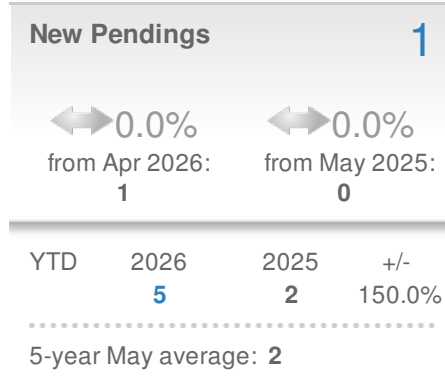
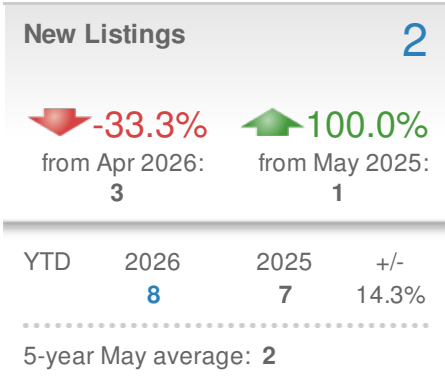
This activity resulted in a Contract Ratio of 0.33 pendings per active listing, no change from April and no change from May 2025. The Contract Ratio is 75% lower than the 5-year May average of 1.33. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates 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.



**May 2026**

Octorara Area (Chester, PA) - Attached/Townhouse

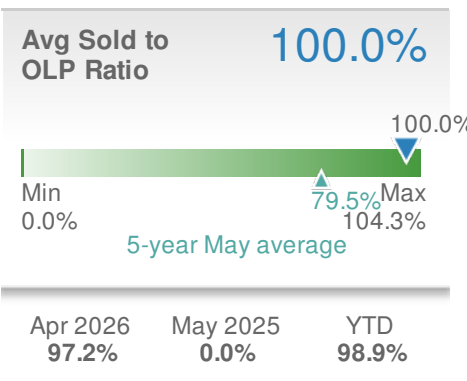
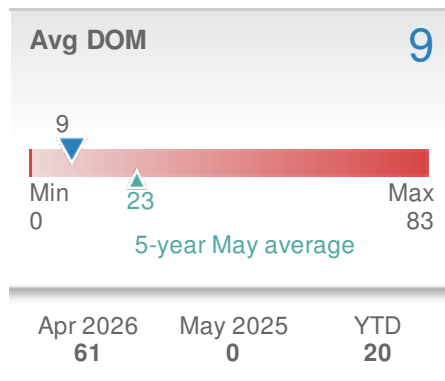
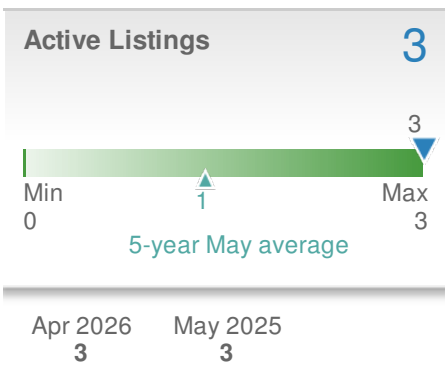
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Octorara Area (Chester, PA), the median sold price for Attached/Townhouse properties for May was \$267,800, representing a decrease of 22.4% compared to last month and an increase of 0% from May 2025. The average days on market for units sold in May was 9 days, 62% below the 5-year May average of 23 days. There was no month over month change in new contract activity with 1 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from April) with 1; and no change in supply with 3 active units.

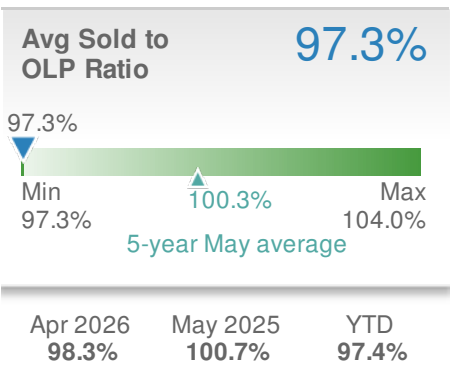
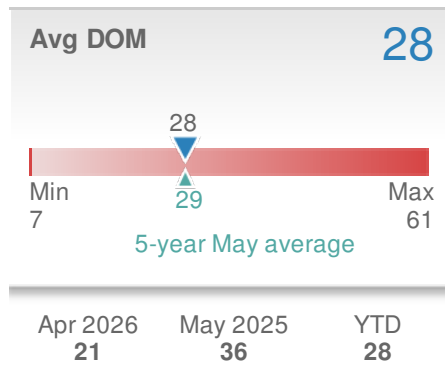
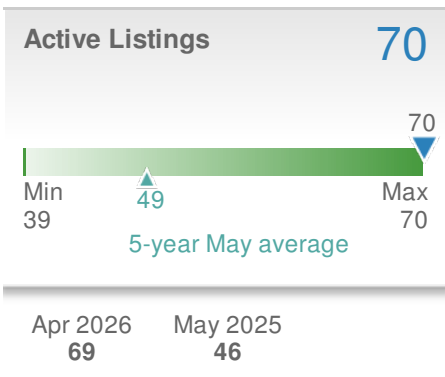
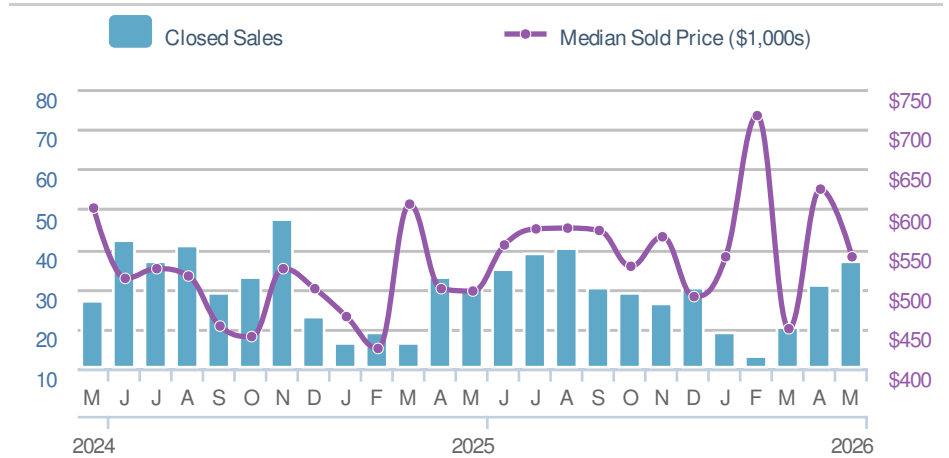
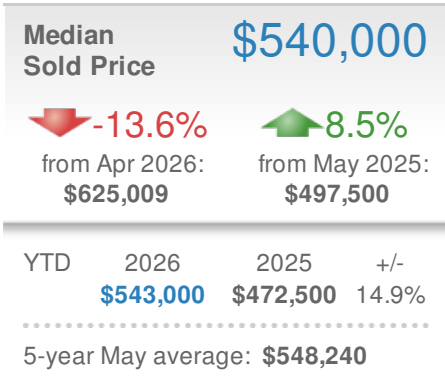
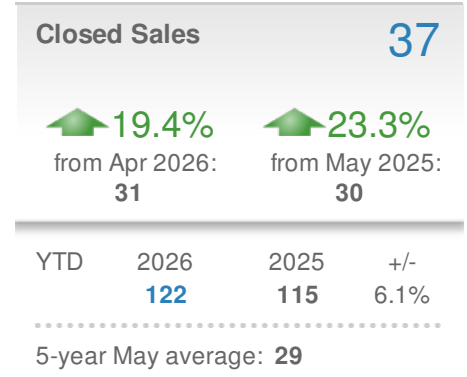
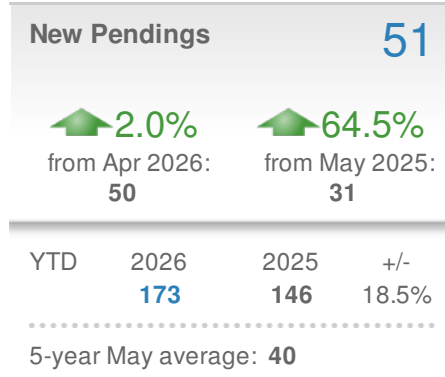
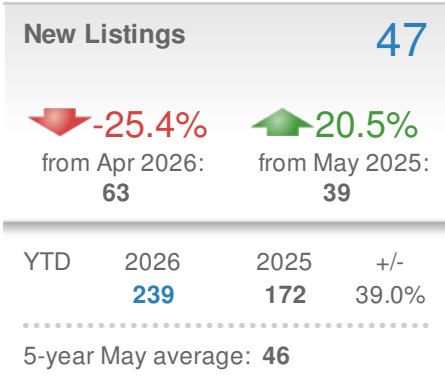
This activity resulted in a Contract Ratio of 0.33 pendings per active listing, no change from April and no change from May 2025. The Contract Ratio is 75% lower than the 5-year May average of 1.33. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates 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.



## May 2026

Owen J Roberts (Chester, PA)

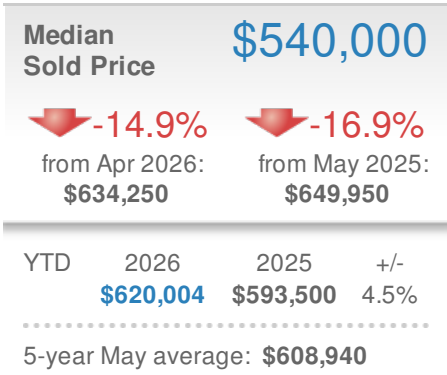
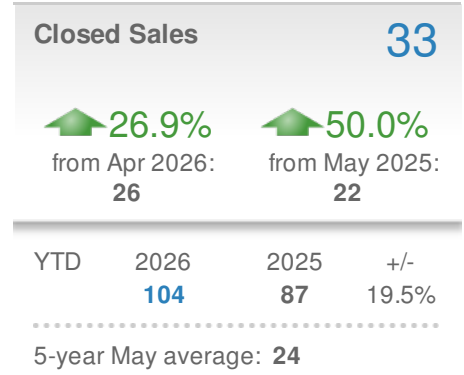
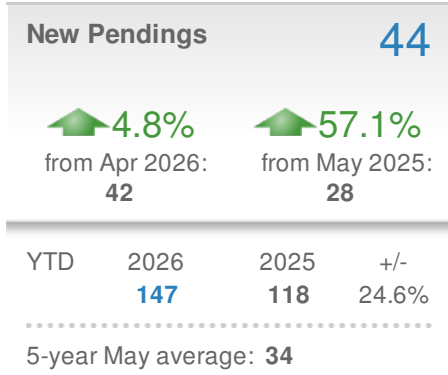
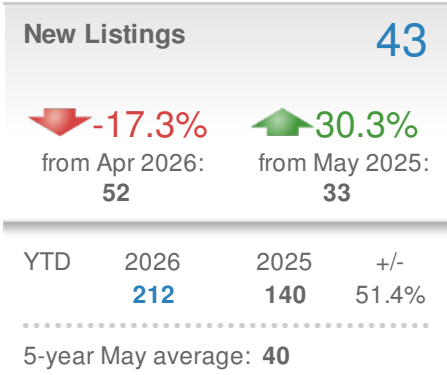
Email: ldavis@tcsr.realtor



**May 2026**

Owen J Roberts (Chester, PA) - Detached

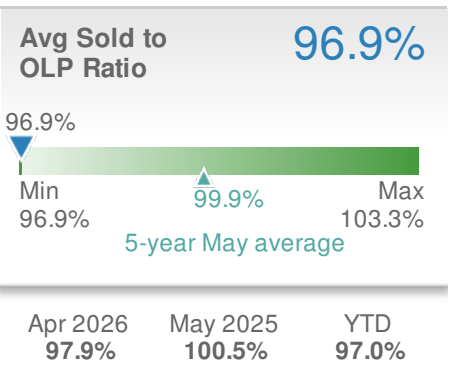
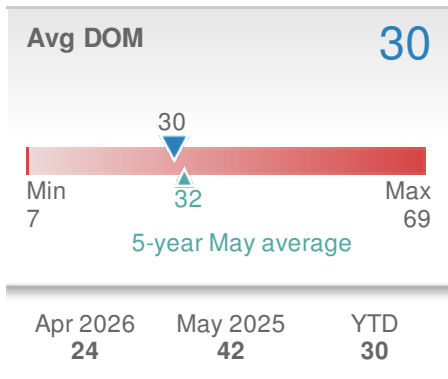
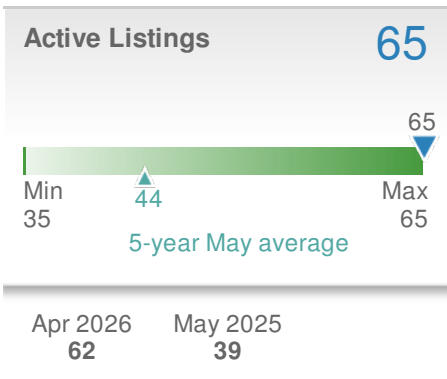
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Owen J Roberts (Chester, PA), the median sold price for Detached properties for May was \$540,000, representing a decrease of 14.9% compared to last month and a decrease of 16.9% from May 2025. The average days on market for units sold in May was 30 days, 7% below the 5-year May average of 32 days. There was a 4.8% month over month increase in new contract activity with 44 New Pendings; a 21.8% MoM increase in All Pendings (new contracts + contracts carried over from April) to 67; and a 4.8% increase in supply to 65 active units.

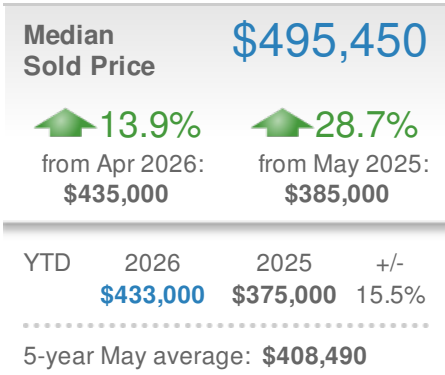
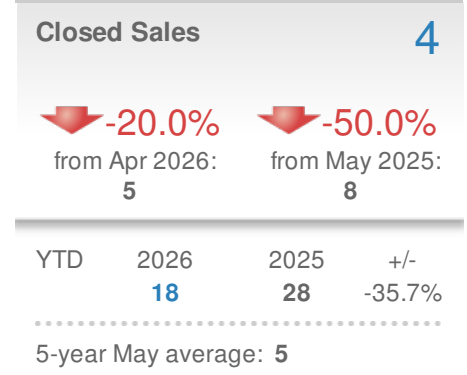
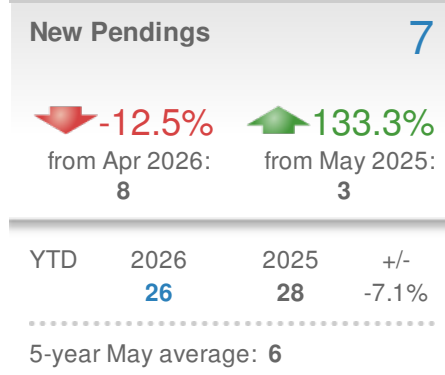
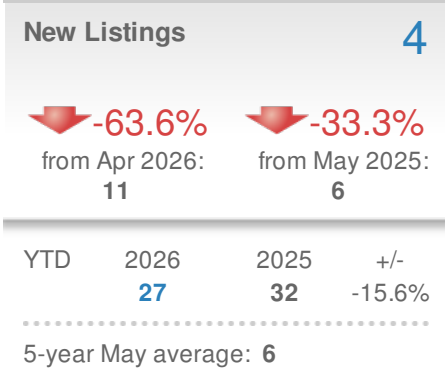
This activity resulted in a Contract Ratio of 1.03 pendings per active listing, up from 0.89 in April and a decrease from 1.28 in May 2025. The Contract Ratio is 16% lower than the 5-year May average of 1.23. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**May 2026**

Owen J Roberts (Chester, PA) - Attached

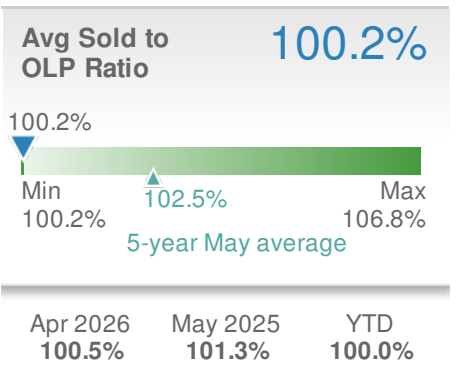
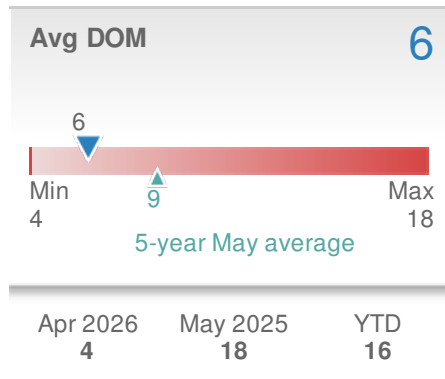
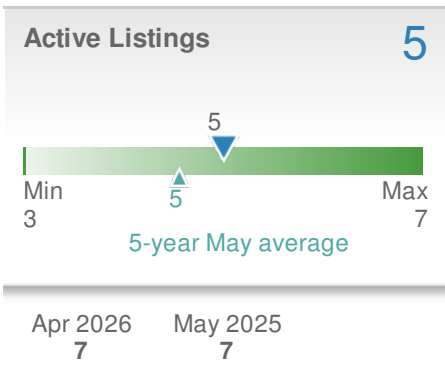
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Owen J Roberts (Chester, PA), the median sold price for Attached properties for May was \$495,450, representing an increase of 13.9% compared to last month and an increase of 28.7% from May 2025. The average days on market for units sold in May was 6 days, 30% below the 5-year May average of 9 days. There was a 12.5% month over month decrease in new contract activity with 7 New Pendings; a 42.9% MoM increase in All Pendings (new contracts + contracts carried over from April) to 10; and a 28.6% decrease in supply to 5 active units.

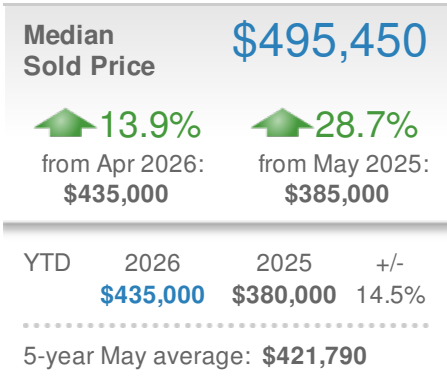
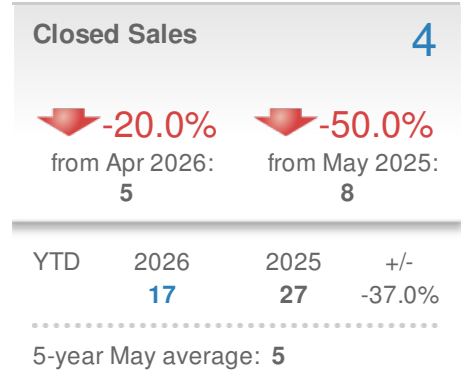
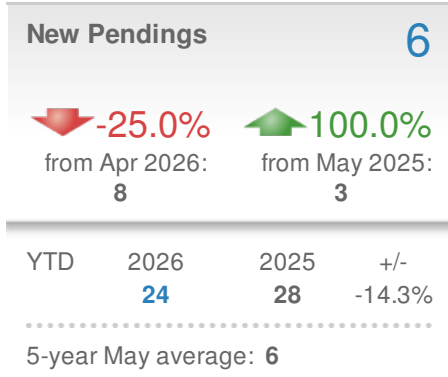
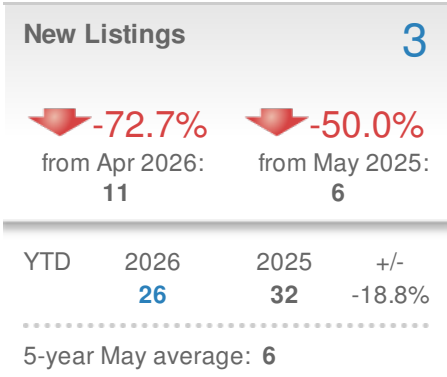
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, up from 1.00 in April and an increase from 0.71 in May 2025. The Contract Ratio is 14% higher than the 5-year May average of 1.76. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**May 2026**

Owen J Roberts (Chester, PA) - Attached/Townhouse

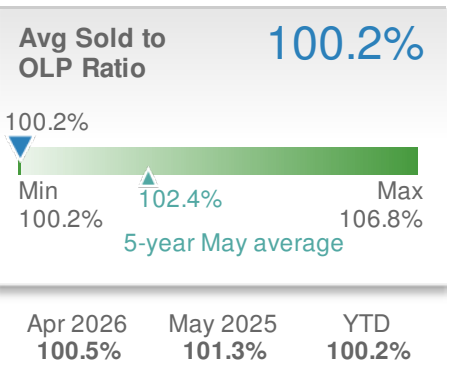
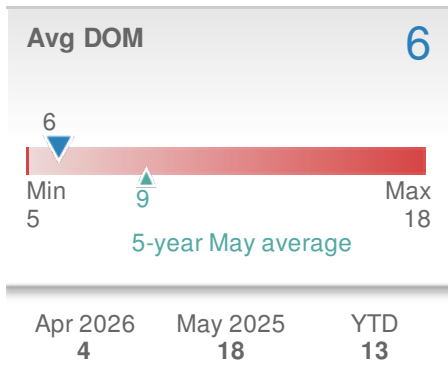
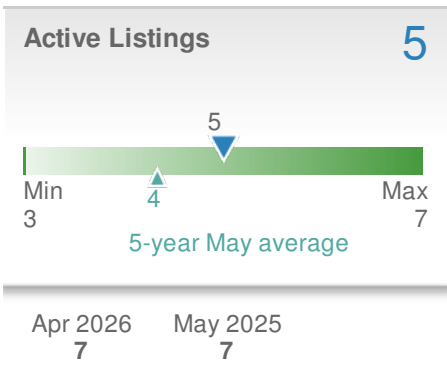
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Owen J Roberts (Chester, PA), the median sold price for Attached/Townhouse properties for May was \$495,450, representing an increase of 13.9% compared to last month and an increase of 28.7% from May 2025. The average days on market for units sold in May was 6 days, 33% below the 5-year May average of 9 days. There was a 25% month over month decrease in new contract activity with 6 New Pendings; a 28.6% MoM increase in All Pendings (new contracts + contracts carried over from April) to 9; and a 28.6% decrease in supply to 5 active units.

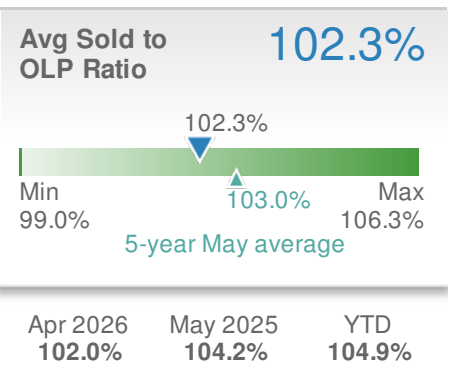
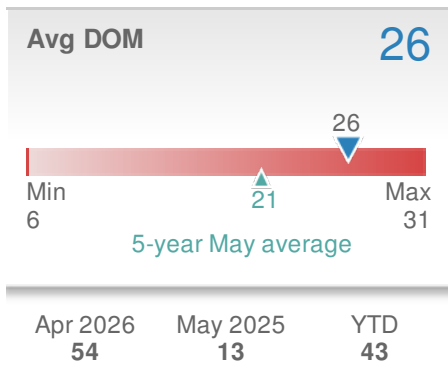
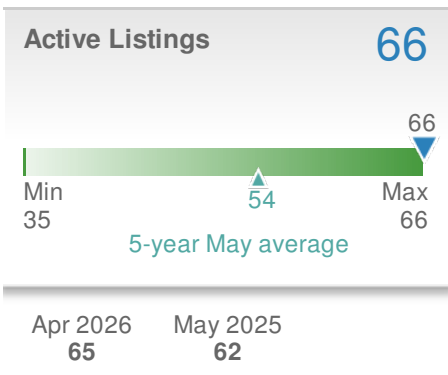
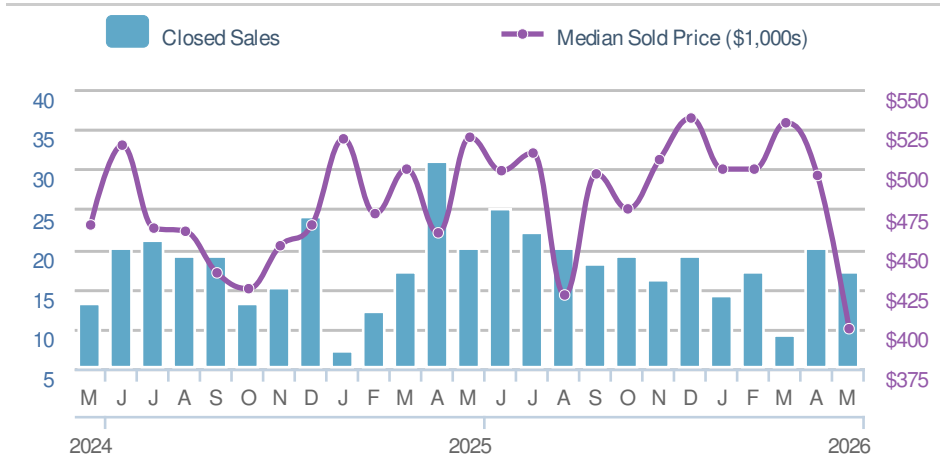
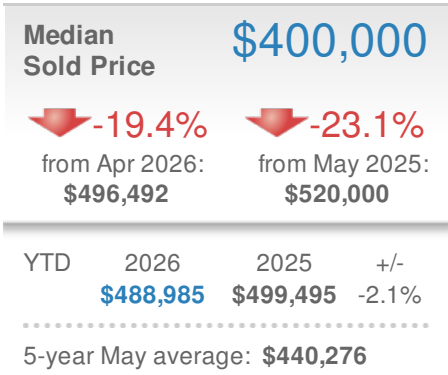
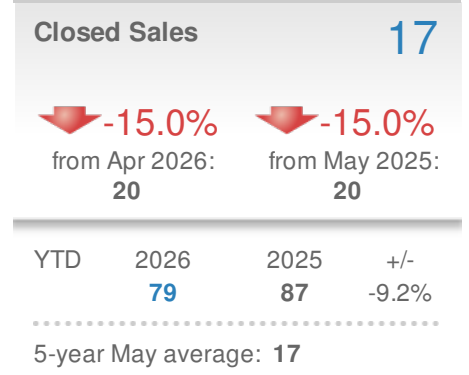
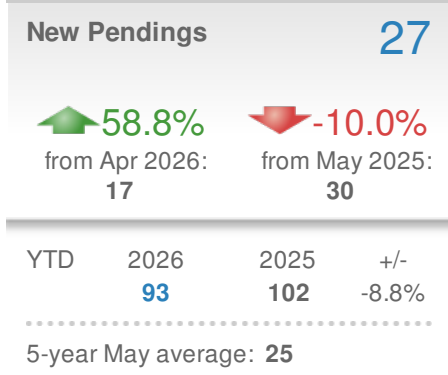
This activity resulted in a Contract Ratio of 1.80 pendings per active listing, up from 1.00 in April and an increase from 0.71 in May 2025. The Contract Ratio is the same as the 5-year May average of 1.78. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**May 2026**

Oxford Area (Chester, PA)

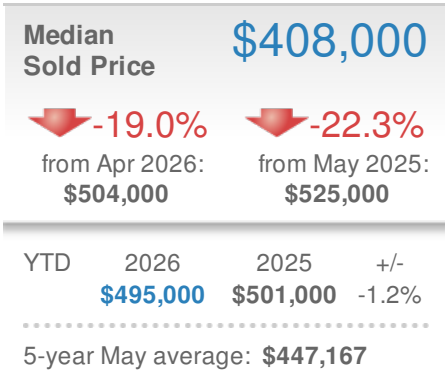
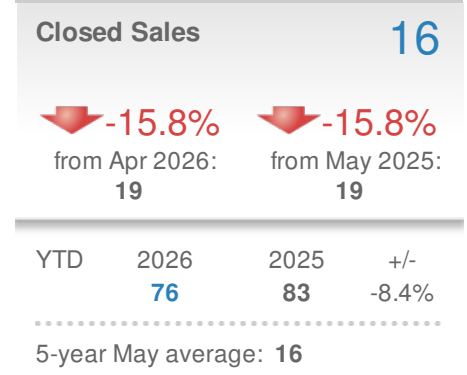
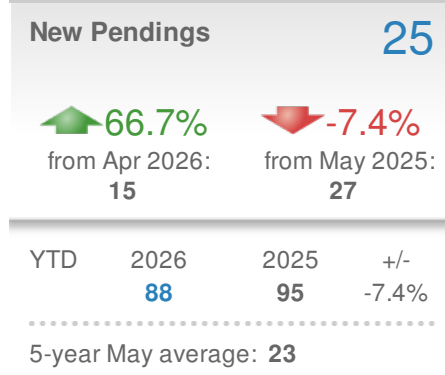
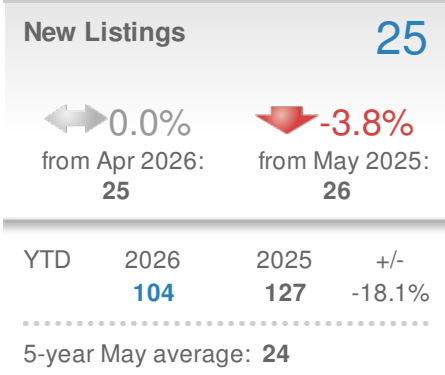
Email: ldavis@tcsr.realtor



**May 2026**

Oxford Area (Chester, PA) - Detached

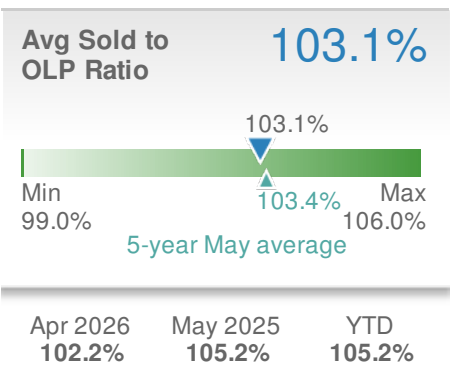
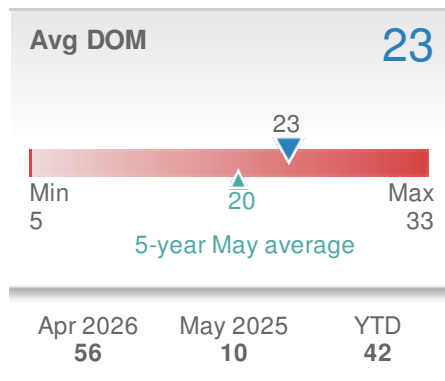
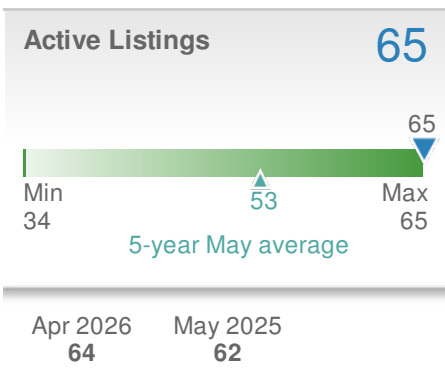
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Email: ldavis@tcsr.realtor



**Summary**

In Oxford Area (Chester, PA), the median sold price for Detached properties for May was \$408,000, representing a decrease of 19% compared to last month and a decrease of 22.3% from May 2025. The average days on market for units sold in May was 23 days, 15% above the 5-year May average of 20 days. There was a 66.7% month over month increase in new contract activity with 25 New Pendings; a 20.6% MoM increase in All Pendings (new contracts + contracts carried over from April) to 41; and a 1.6% increase in supply to 65 active units.

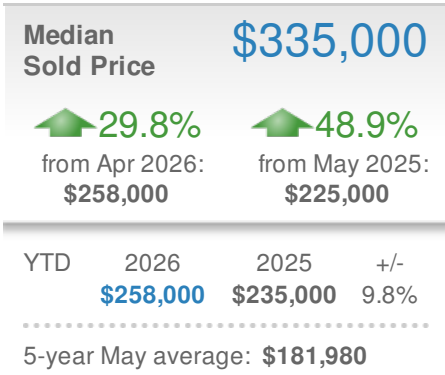
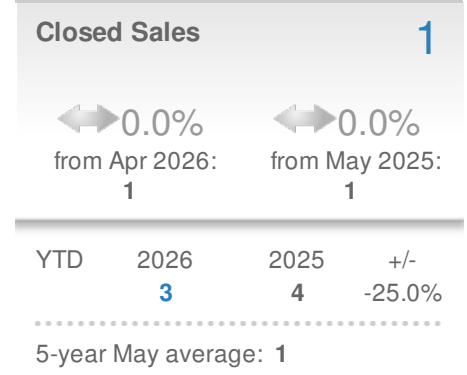
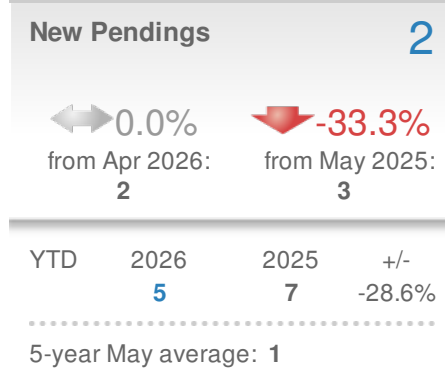
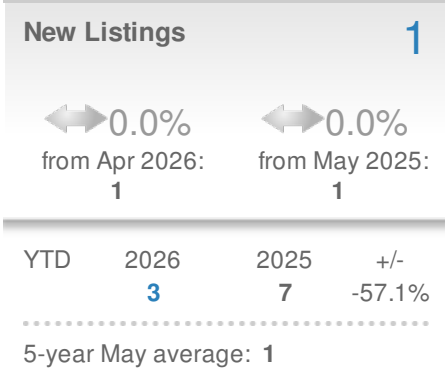
This activity resulted in a Contract Ratio of 0.63 pendings per active listing, up from 0.53 in April and a decrease from 0.85 in May 2025. The Contract Ratio is 37% lower than the 5-year May average of 0.99. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**May 2026**

Oxford Area (Chester, PA) - Attached

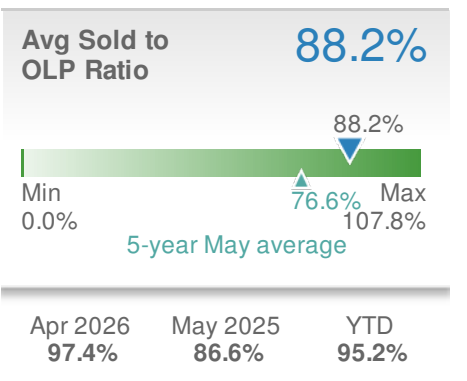
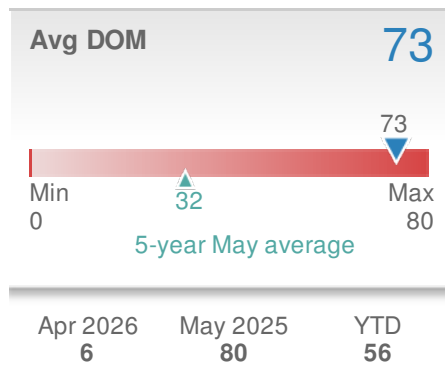
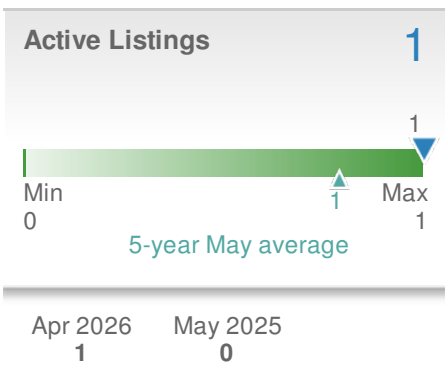
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



### Summary

In Oxford Area (Chester, PA), the median sold price for Attached properties for May was \$335,000, representing an increase of 29.8% compared to last month and an increase of 48.9% from May 2025. The average days on market for units sold in May was 73 days, 127% above the 5-year May average of 32 days. There was no month over month change in new contract activity with 2 New Pendings; a 100% MoM increase in All Pendings (new contracts + contracts carried over from April) to 2; and no change in supply with 1 active units.

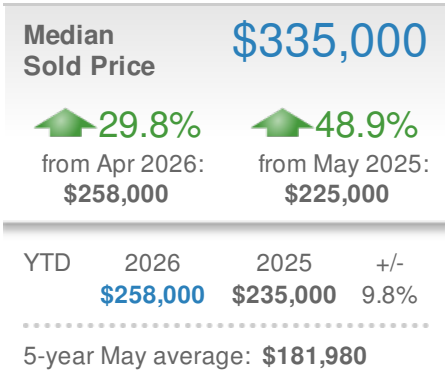
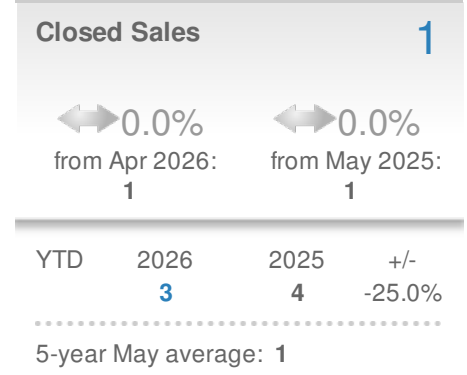
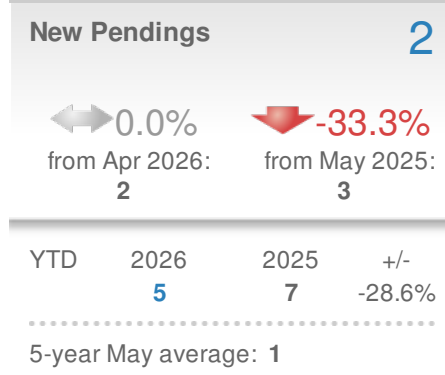
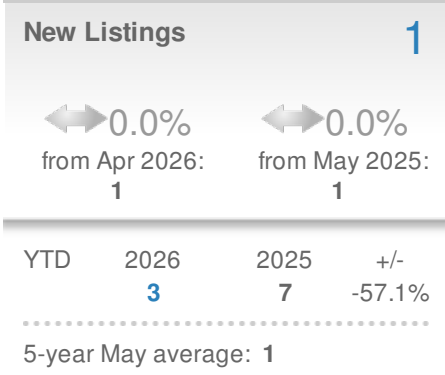
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, up from 1.00 in April and an increase from 0.00 in May 2025. The Contract Ratio is 100% higher than the 5-year May average of 1.00. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**May 2026**

Oxford Area (Chester, PA) - Attached/Townhouse

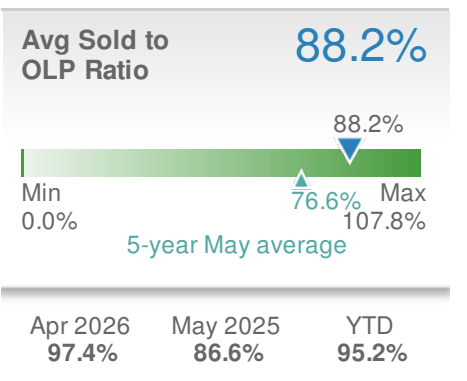
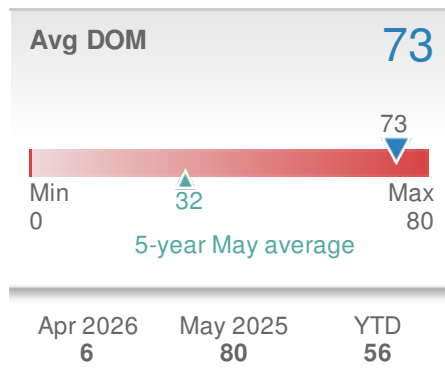
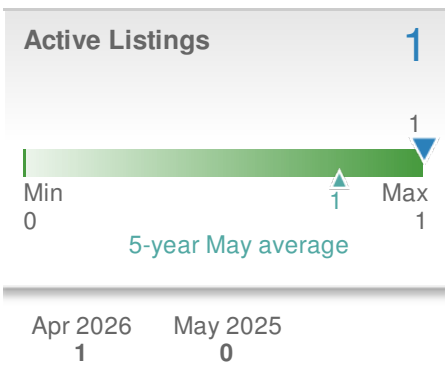
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Oxford Area (Chester, PA), the median sold price for Attached/Townhouse properties for May was \$335,000, representing an increase of 29.8% compared to last month and an increase of 48.9% from May 2025. The average days on market for units sold in May was 73 days, 127% above the 5-year May average of 32 days. There was no month over month change in new contract activity with 2 New Pendings; a 100% MoM increase in All Pendings (new contracts + contracts carried over from April) to 2; and no change in supply with 1 active units.

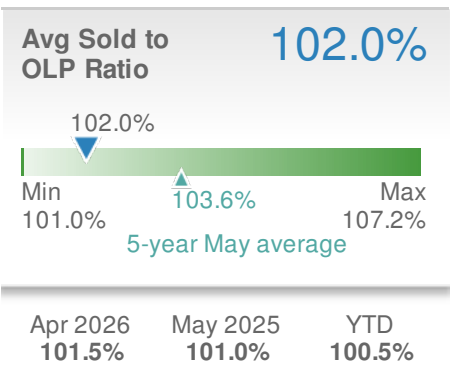
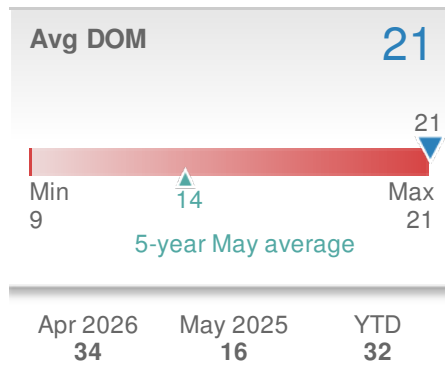
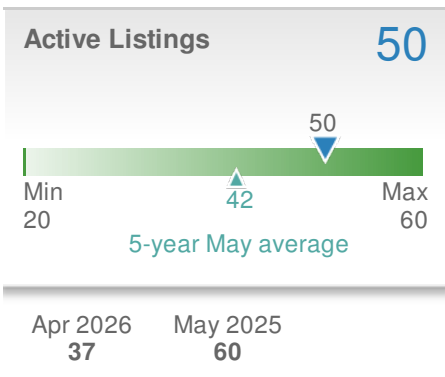
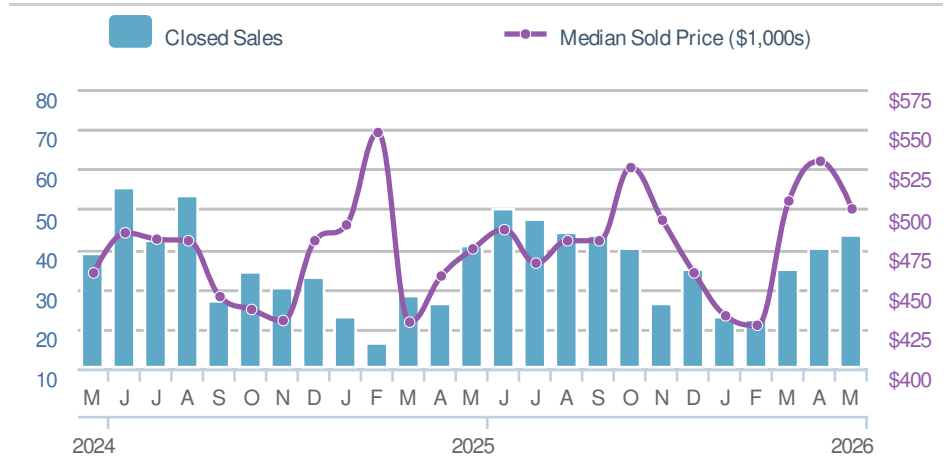
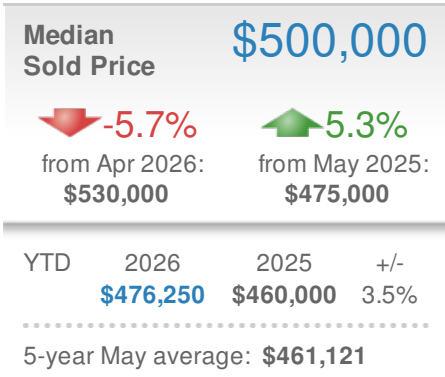
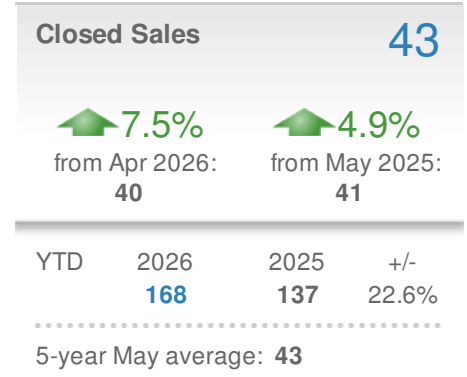
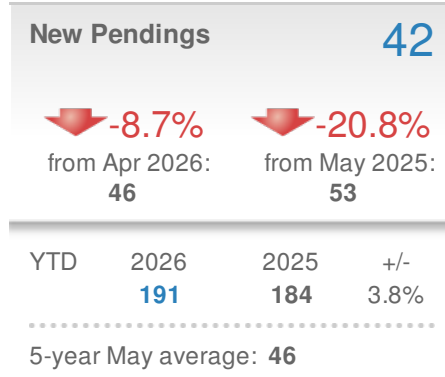
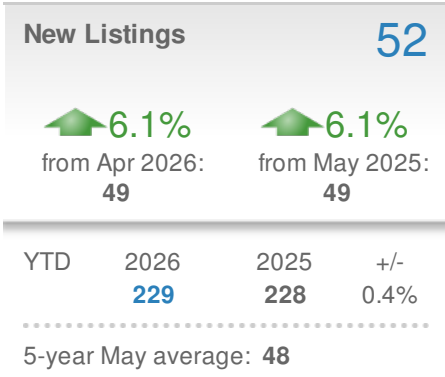
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, up from 1.00 in April and an increase from 0.00 in May 2025. The Contract Ratio is 100% higher than the 5-year May average of 1.00. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



## May 2026

### Phoenixville Area (Chester, PA)

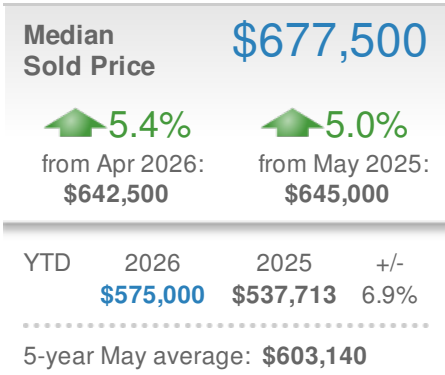
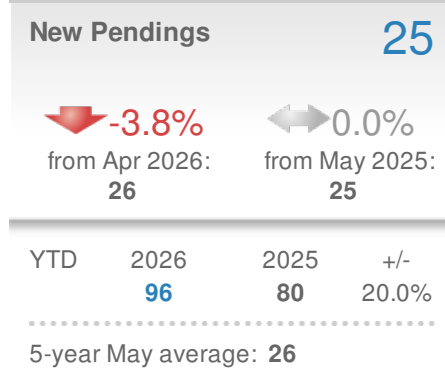
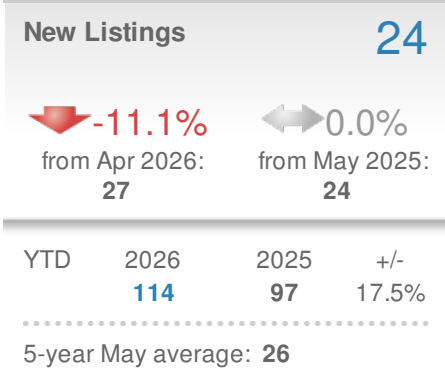
Email: ldavis@tcsr.realtor



**May 2026**

Phoenixville Area (Chester, PA) - Detached

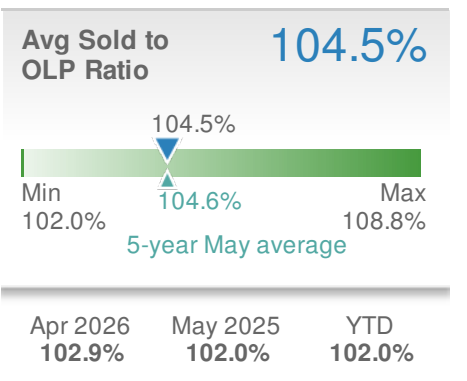
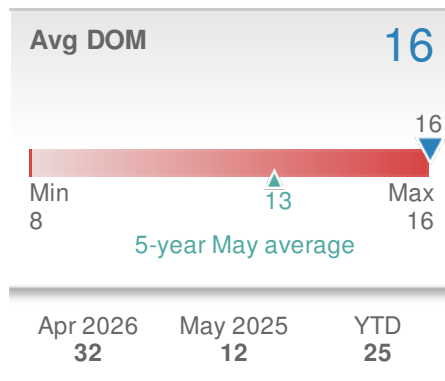
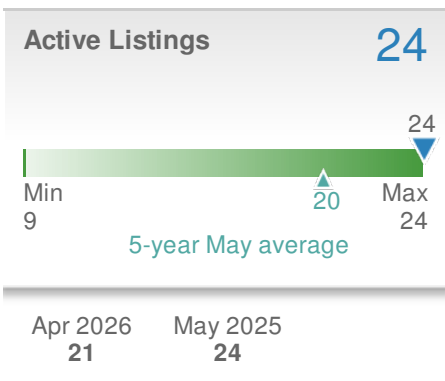
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Phoenixville Area (Chester, PA), the median sold price for Detached properties for May was \$677,500, representing an increase of 5.4% compared to last month and an increase of 5% from May 2025. The average days on market for units sold in May was 16 days, 23% above the 5-year May average of 13 days. There was a 3.8% month over month decrease in new contract activity with 25 New Pendings; a 16.7% MoM increase in All Pendings (new contracts + contracts carried over from April) to 35; and a 14.3% increase in supply to 24 active units.

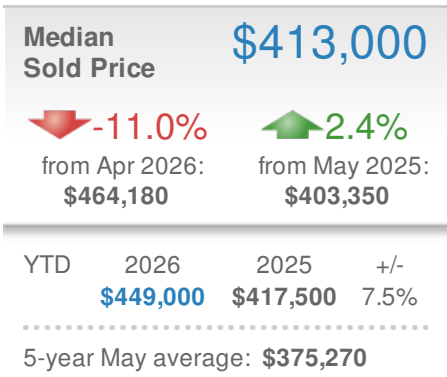
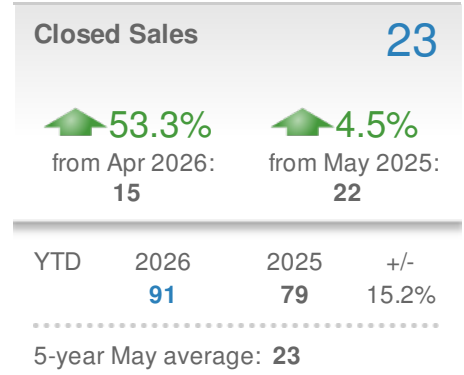
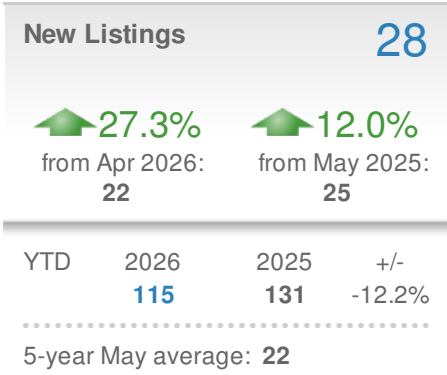
This activity resulted in a Contract Ratio of 1.46 pendings per active listing, up from 1.43 in April and a decrease from 1.58 in May 2025. The Contract Ratio is 36% lower than the 5-year May average of 2.29. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**May 2026**

Phoenixville Area (Chester, PA) - Attached

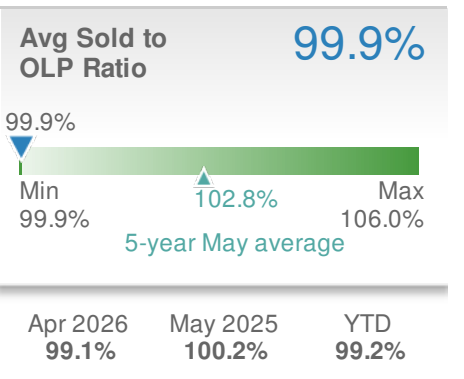
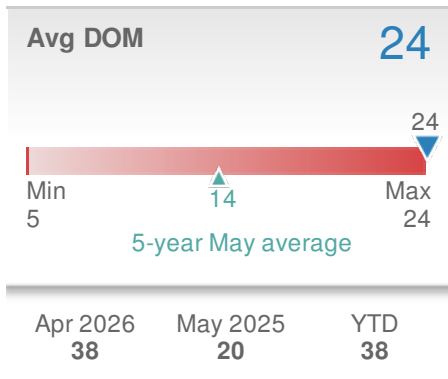
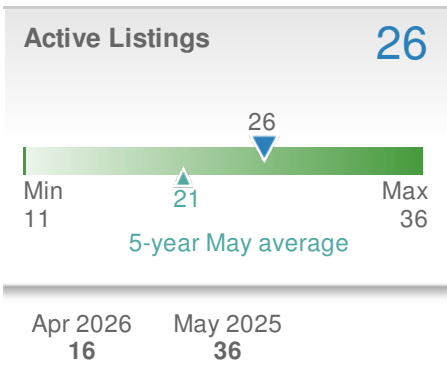
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Phoenixville Area (Chester, PA), the median sold price for Attached properties for May was \$413,000, representing a decrease of 11% compared to last month and an increase of 2.4% from May 2025. The average days on market for units sold in May was 24 days, 67% above the 5-year May average of 14 days. There was a 15% month over month decrease in new contract activity with 17 New Pendings; a 24.1% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 22; and a 62.5% increase in supply to 26 active units.

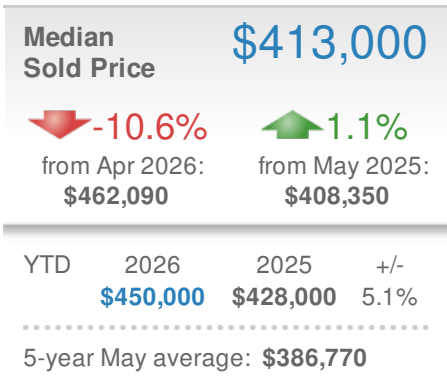
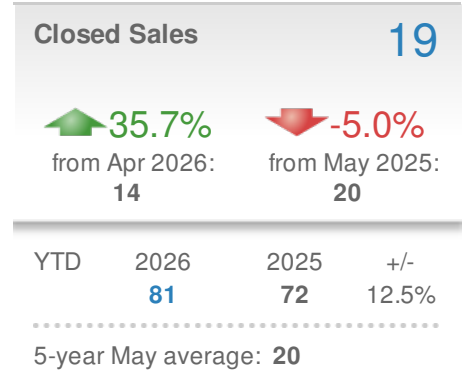
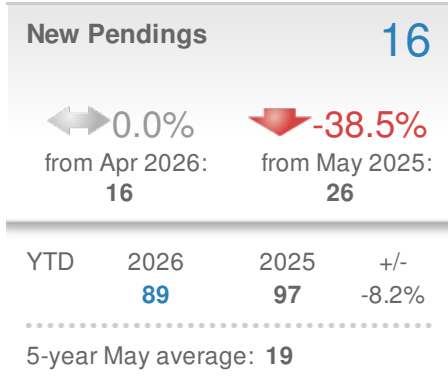
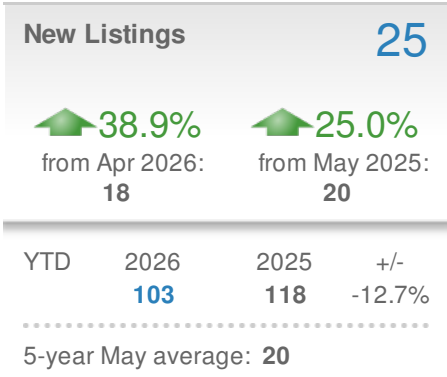
This activity resulted in a Contract Ratio of 0.85 pendings per active listing, down from 1.81 in April and a decrease from 1.14 in May 2025. The Contract Ratio is 47% lower than the 5-year May average of 1.60. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**May 2026**

Phoenixville Area (Chester, PA) - Attached/Townhouse

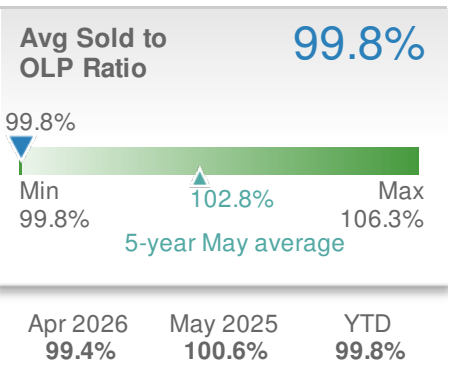
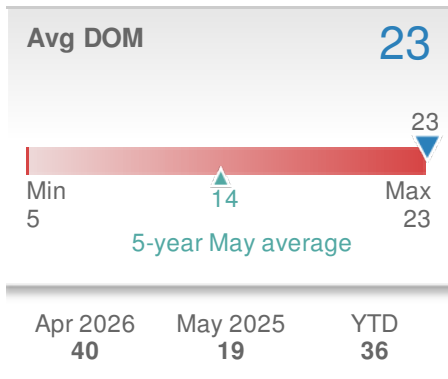
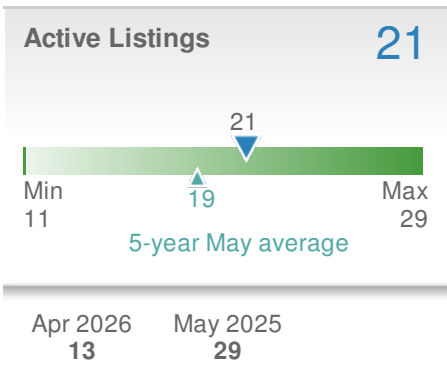
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Phoenixville Area (Chester, PA), the median sold price for Attached/Townhouse properties for May was \$413,000, representing a decrease of 10.6% compared to last month and an increase of 1.1% from May 2025. The average days on market for units sold in May was 23 days, 64% above the 5-year May average of 14 days. There was no month over month change in new contract activity with 16 New Pendings; a 16.7% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 20; and a 61.5% increase in supply to 21 active units.

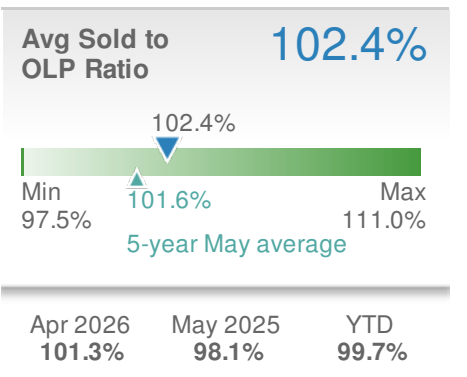
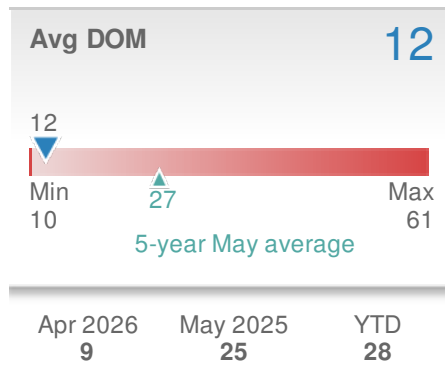
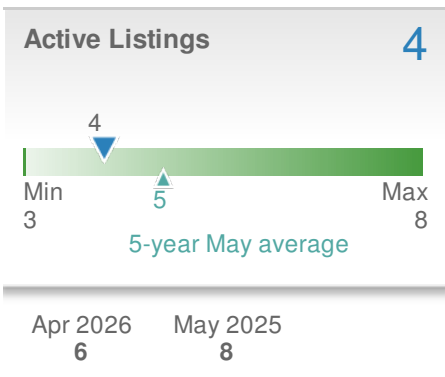
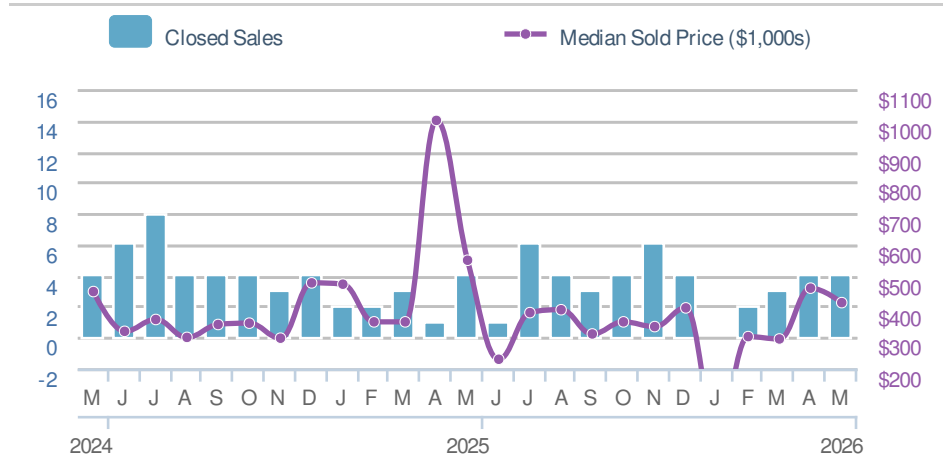
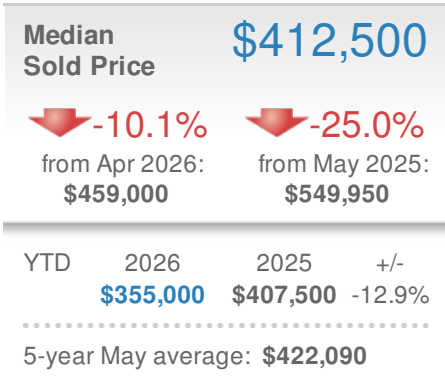
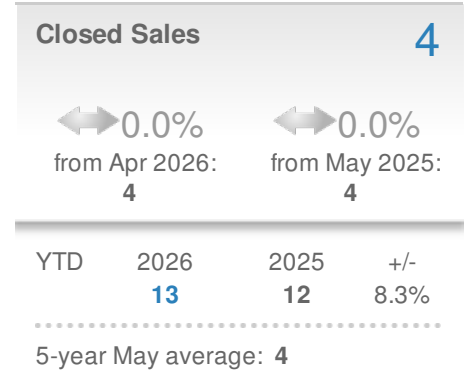
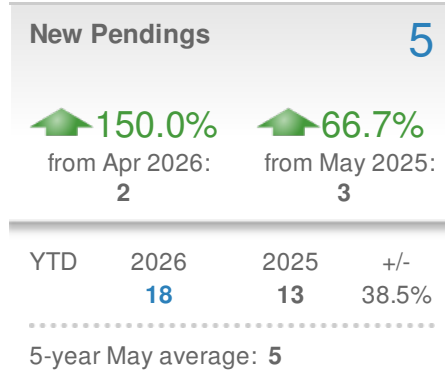
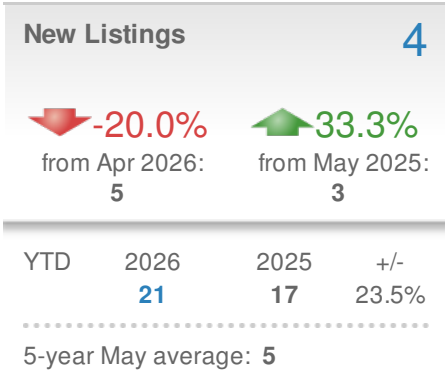
This activity resulted in a Contract Ratio of 0.95 pendings per active listing, down from 1.85 in April and a decrease from 1.34 in May 2025. The Contract Ratio is 39% lower than the 5-year May average of 1.55. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**May 2026**

Spring-Ford Area (Chester, PA)

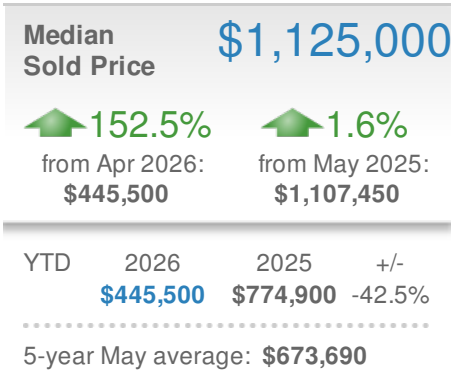
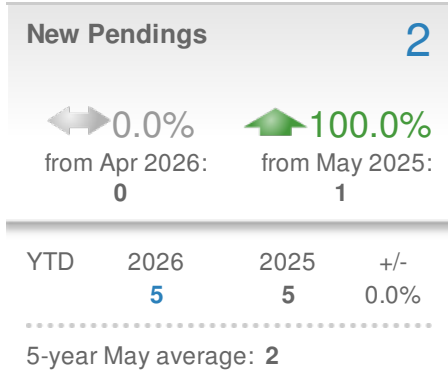
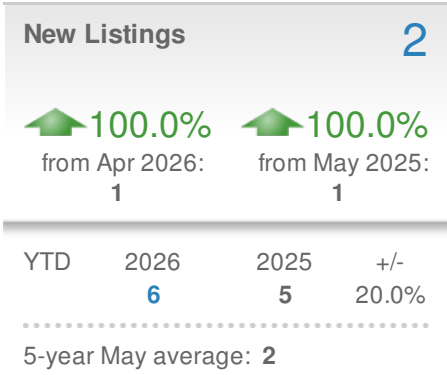
Email: ldavis@tcsr.realtor



**May 2026**

Spring-Ford Area (Chester, PA) - Detached

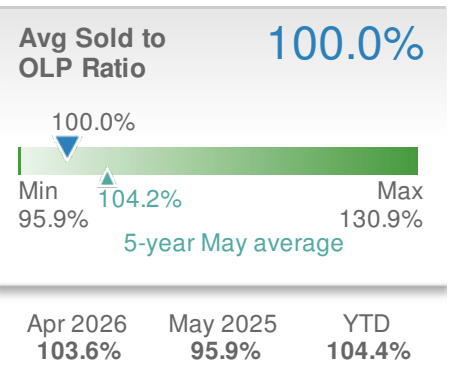
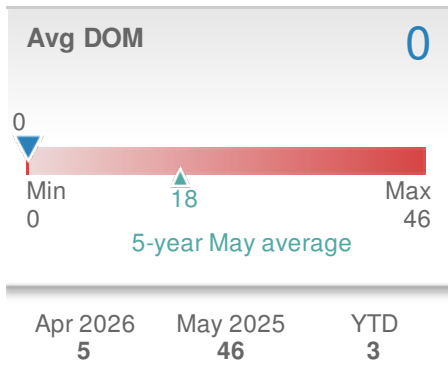
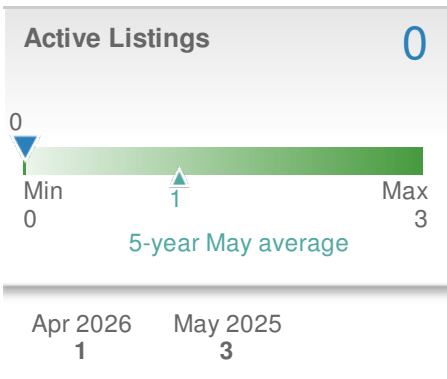
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Spring-Ford Area (Chester, PA), the median sold price for Detached properties for May was \$1,125,000, representing an increase of 152.5% compared to last month and an increase of 1.6% from May 2025. The average days on market for units sold in May was 0 days, 100% below the 5-year May average of 18 days. There was a 0% month over month increase in new contract activity with 2 New Pendings; a 0% MoM increase in All Pendings (new contracts + contracts carried over from April) to 2; and a 100% decrease in supply to 0 active units.

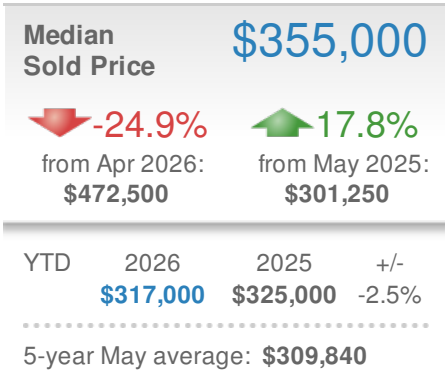
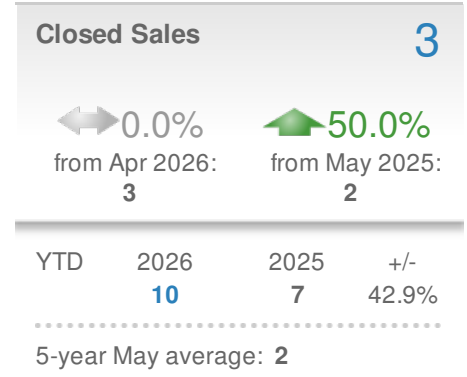
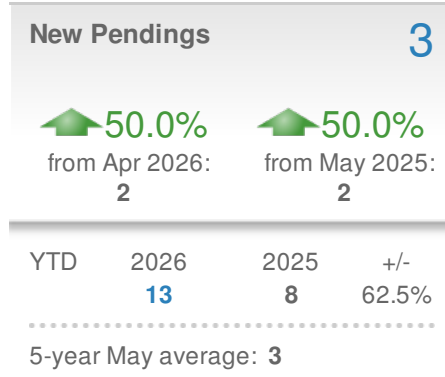
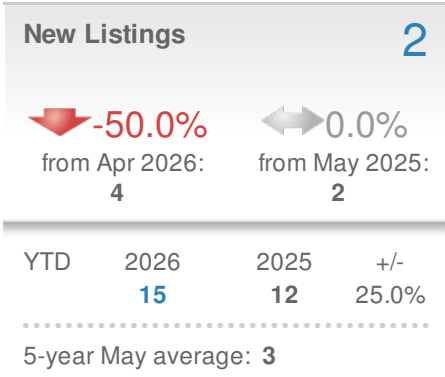
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from April and a decrease from 0.67 in May 2025. The Contract Ratio is 100% lower than the 5-year May average of 0.93. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**May 2026**

Spring-Ford Area (Chester, PA) - Attached

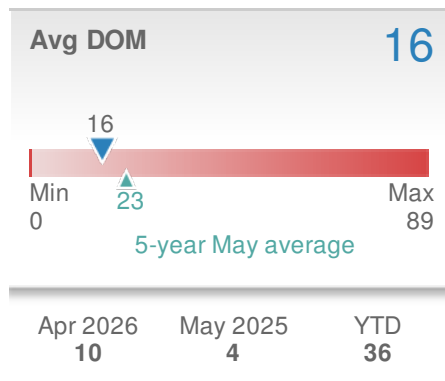
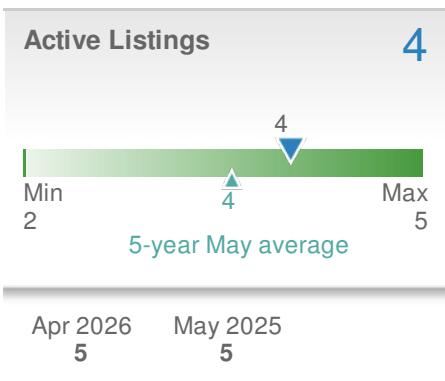
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



### Summary

In Spring-Ford Area (Chester, PA), the median sold price for Attached properties for May was \$355,000, representing a decrease of 24.9% compared to last month and an increase of 17.8% from May 2025. The average days on market for units sold in May was 16 days, 30% below the 5-year May average of 23 days. There was a 50% month over month increase in new contract activity with 3 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from April) with 3; and a 20% decrease in supply to 4 active units.

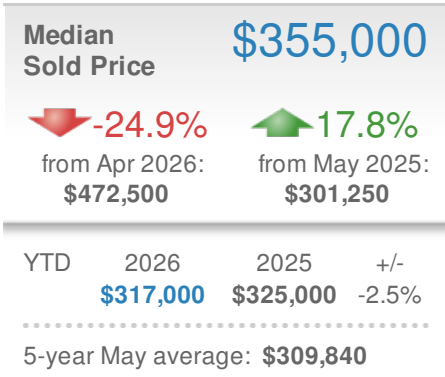
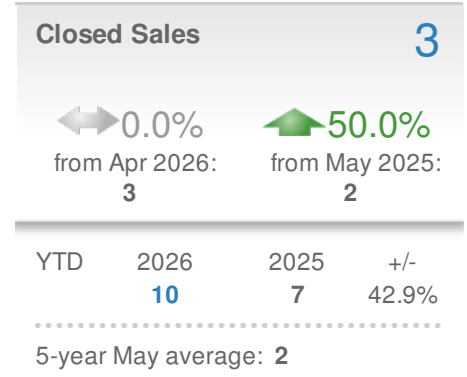
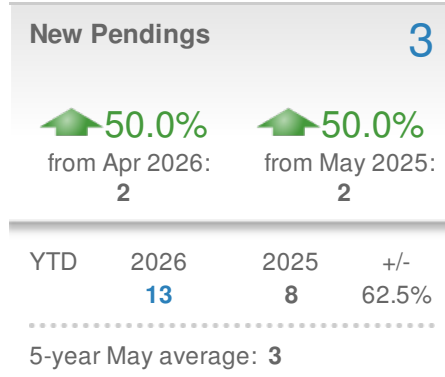
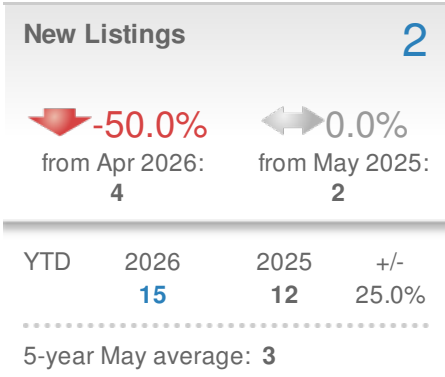
This activity resulted in a Contract Ratio of 0.75 pendings per active listing, up from 0.60 in April and an increase from 0.40 in May 2025. The Contract Ratio is 38% lower than the 5-year May average of 1.21. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**May 2026**

Spring-Ford Area (Chester, PA) - Attached/Townhouse

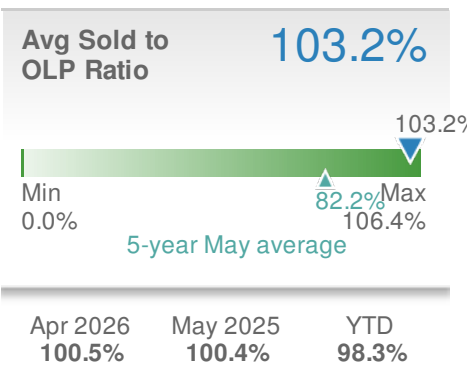
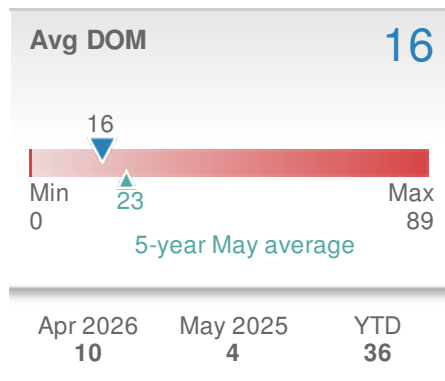
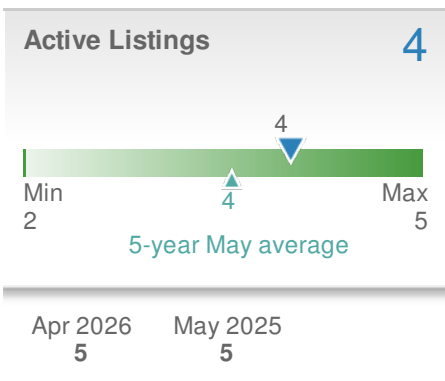
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Spring-Ford Area (Chester, PA), the median sold price for Attached/Townhouse properties for May was \$355,000, representing a decrease of 24.9% compared to last month and an increase of 17.8% from May 2025. The average days on market for units sold in May was 16 days, 30% below the 5-year May average of 23 days. There was a 50% month over month increase in new contract activity with 3 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from April) with 3; and a 20% decrease in supply to 4 active units.

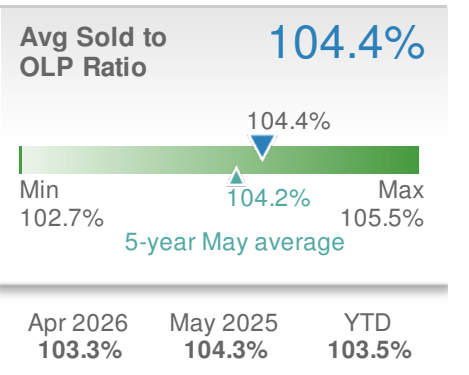
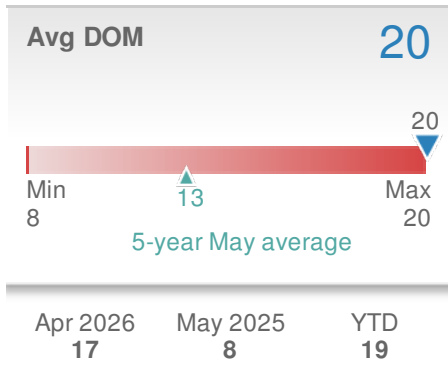
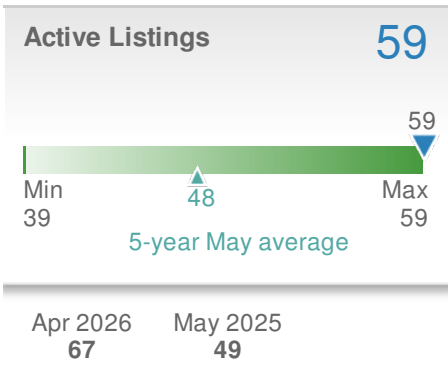
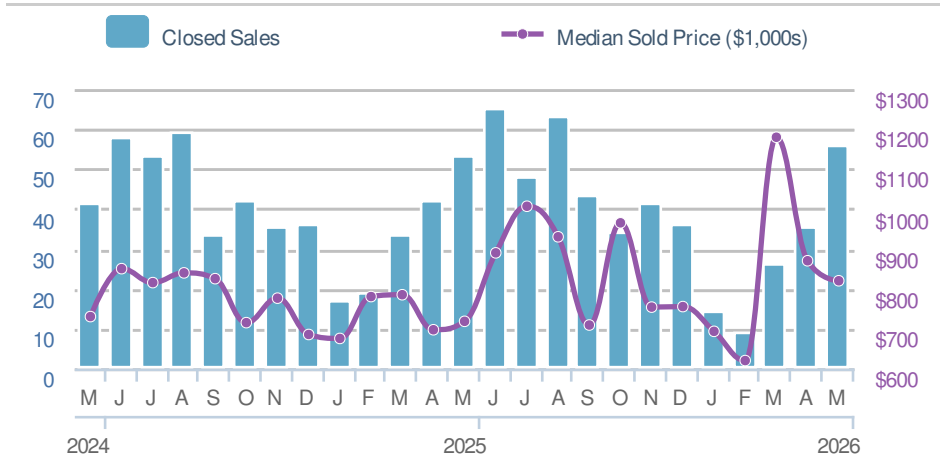
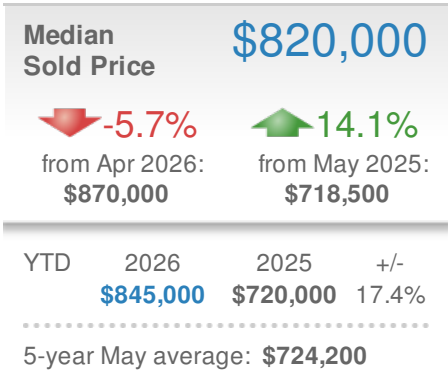
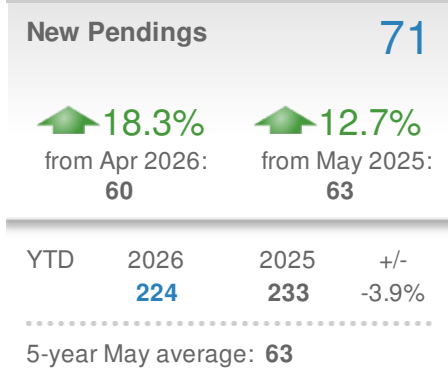
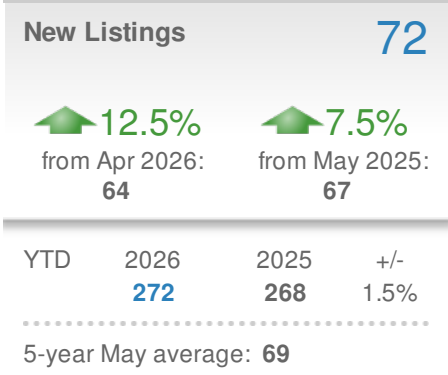
This activity resulted in a Contract Ratio of 0.75 pendings per active listing, up from 0.60 in April and an increase from 0.40 in May 2025. The Contract Ratio is 38% lower than the 5-year May average of 1.21. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**May 2026**

Tredyffrin-Easttown (Chester, PA)

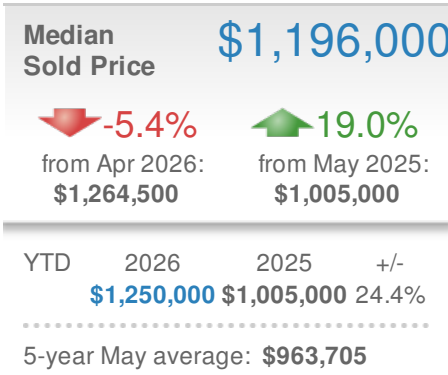
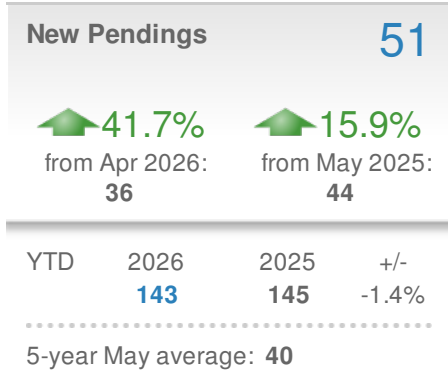
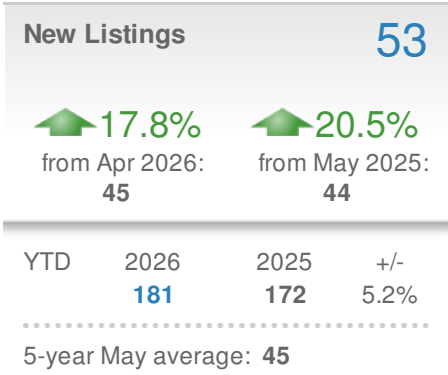
Email: ldavis@tcsr.realtor



**May 2026**

Tredyffrin-Easttown (Chester, PA) - Detached

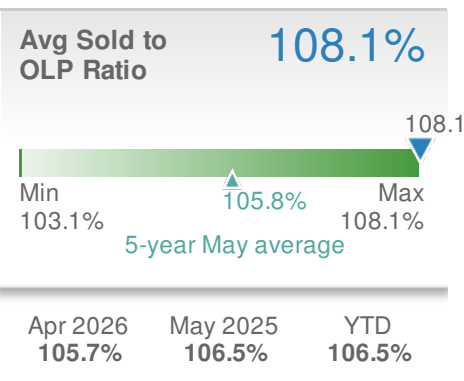
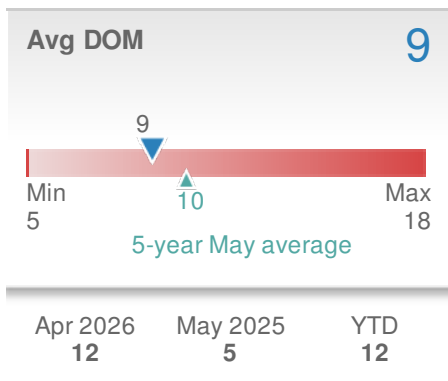
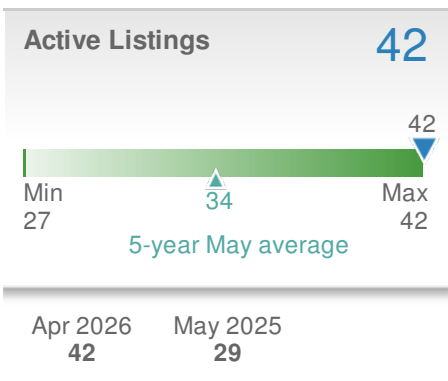
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Tredyffrin-Easttown (Chester, PA), the median sold price for Detached properties for May was \$1,196,000, representing a decrease of 5.4% compared to last month and an increase of 19% from May 2025. The average days on market for units sold in May was 9 days, 14% below the 5-year May average of 10 days. There was a 41.7% month over month increase in new contract activity with 51 New Pendings; a 39.3% MoM increase in All Pendings (new contracts + contracts carried over from April) to 78; and no change in supply with 42 active units.

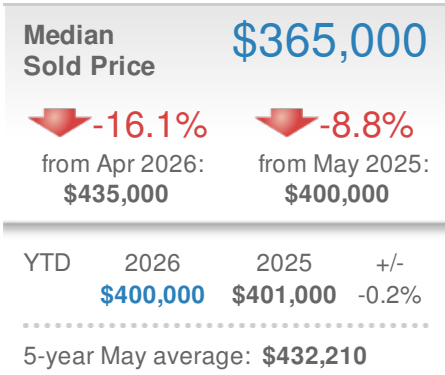
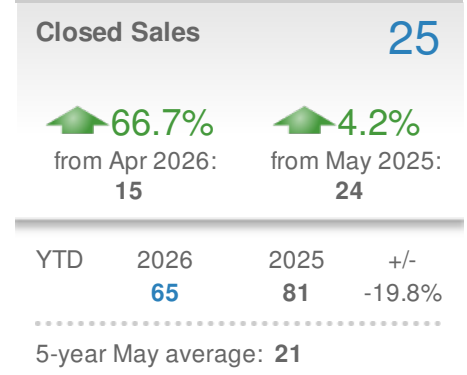
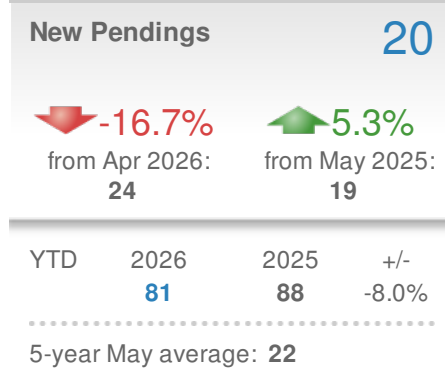
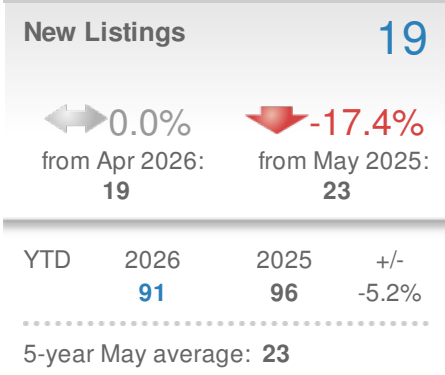
This activity resulted in a Contract Ratio of 1.86 pendings per active listing, up from 1.33 in April and a decrease from 2.38 in May 2025. The Contract Ratio is 11% lower than the 5-year May average of 2.09. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**May 2026**

Tredyffrin-Easttown (Chester, PA) - Attached

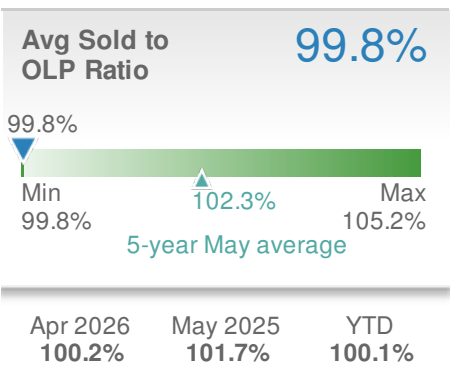
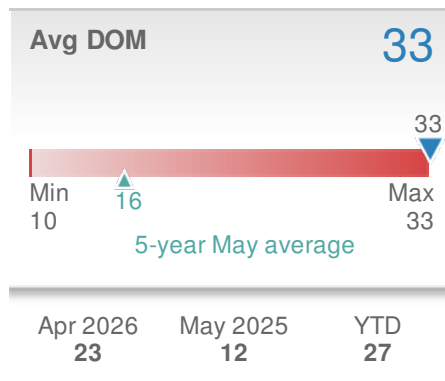
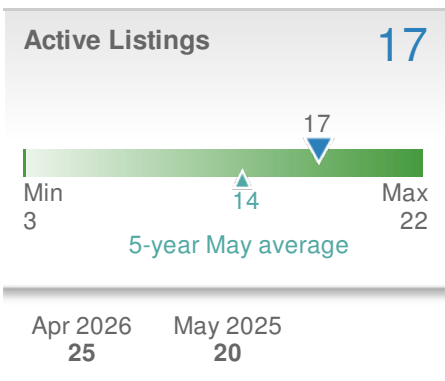
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Tredyffrin-Easttown (Chester, PA), the median sold price for Attached properties for May was \$365,000, representing a decrease of 16.1% compared to last month and a decrease of 8.8% from May 2025. The average days on market for units sold in May was 33 days, 109% above the 5-year May average of 16 days. There was a 16.7% month over month decrease in new contract activity with 20 New Pendings; a 16.7% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 25; and a 32% decrease in supply to 17 active units.

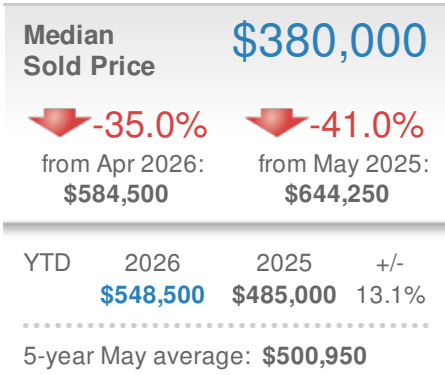
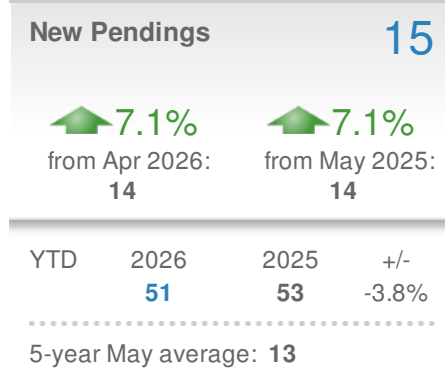
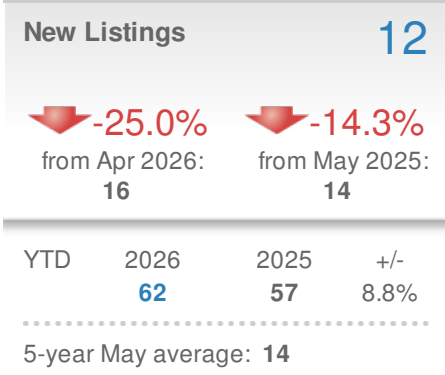
This activity resulted in a Contract Ratio of 1.47 pendings per active listing, up from 1.20 in April and an increase from 1.15 in May 2025. The Contract Ratio is 62% lower than the 5-year May average of 3.82. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**May 2026**

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

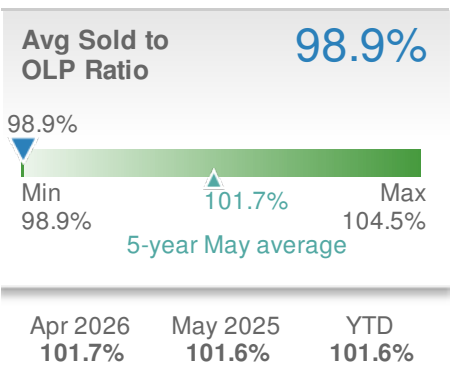
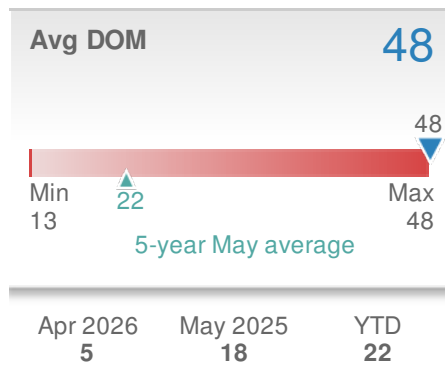
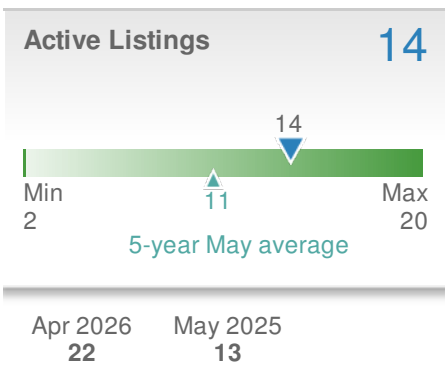
Email: ldavis@tcsr.realtor



**Summary**

In Tredyffrin-Easttown (Chester, PA), the median sold price for Attached/Townhouse properties for May was \$380,000, representing a decrease of 35% compared to last month and a decrease of 41% from May 2025. The average days on market for units sold in May was 48 days, 118% above the 5-year May average of 22 days. There was a 7.1% month over month increase in new contract activity with 15 New Pendings; an 11.8% MoM increase in All Pendings (new contracts + contracts carried over from April) to 19; and a 36.4% decrease in supply to 14 active units.

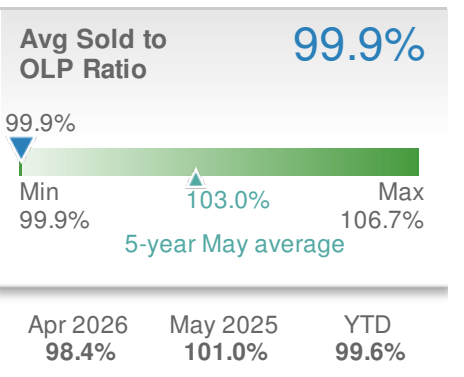
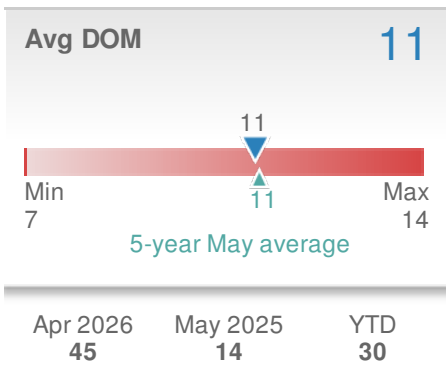
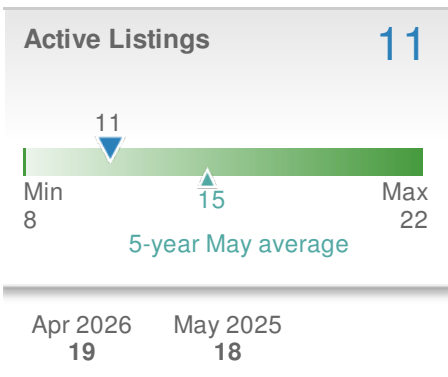
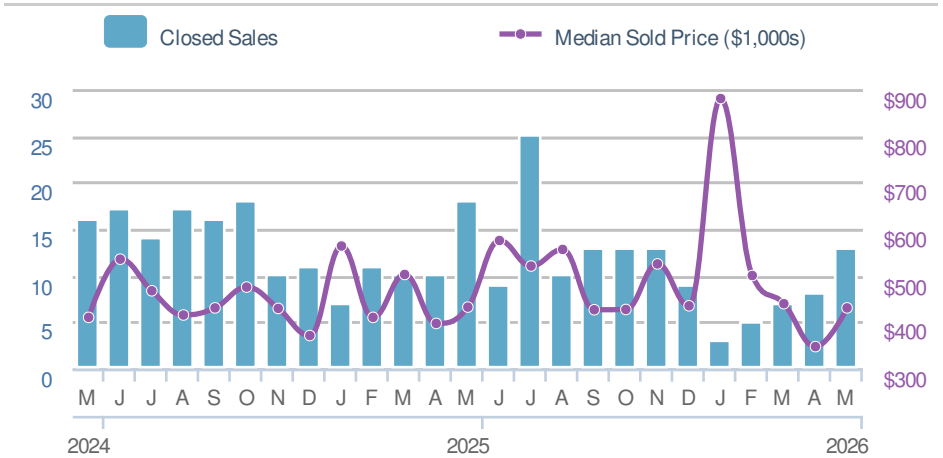
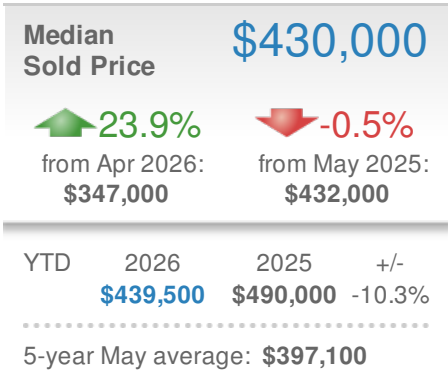
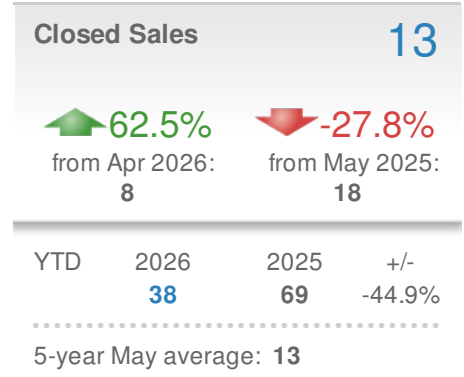
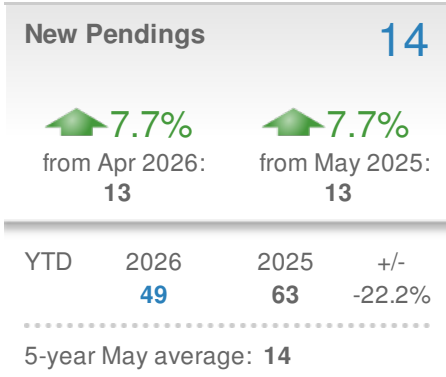
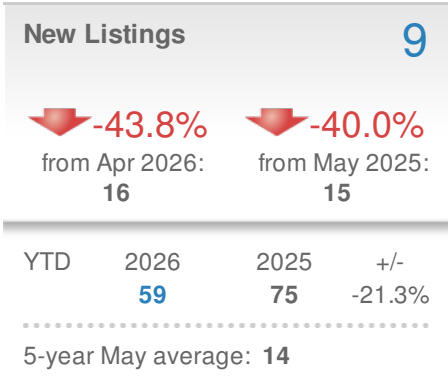
This activity resulted in a Contract Ratio of 1.36 pendings per active listing, up from 0.77 in April and an increase from 1.08 in May 2025. The Contract Ratio is 53% lower than the 5-year May average of 2.87. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**May 2026**

Twin Valley (Chester, PA)

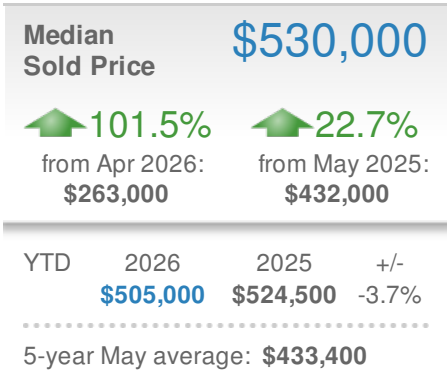
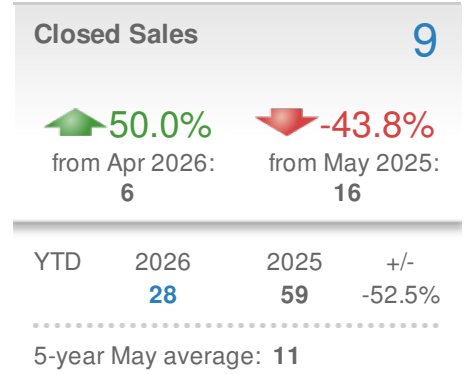
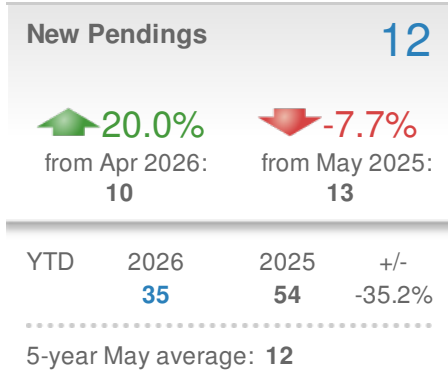
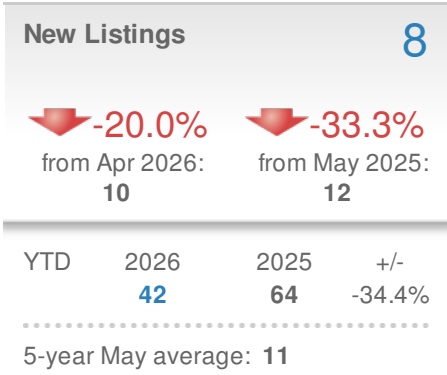
Email: ldavis@tcsr.realtor



**May 2026**

Twin Valley (Chester, PA) - Detached

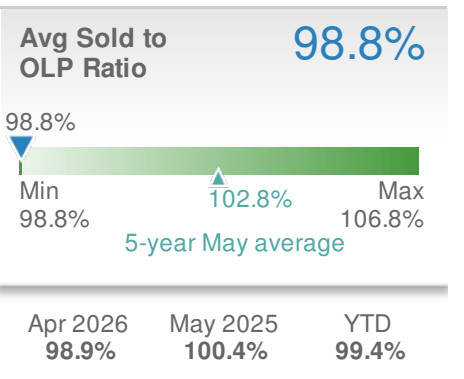
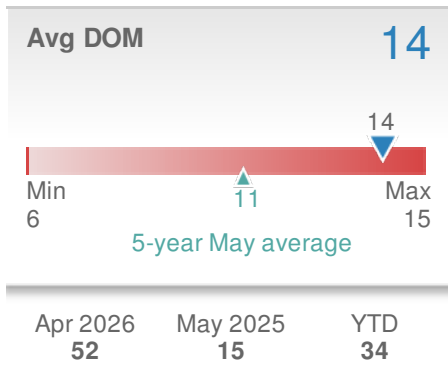
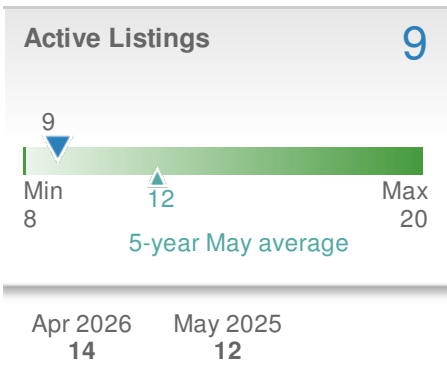
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Twin Valley (Chester, PA), the median sold price for Detached properties for May was \$530,000, representing an increase of 101.5% compared to last month and an increase of 22.7% from May 2025. The average days on market for units sold in May was 14 days, 27% above the 5-year May average of 11 days. There was a 20% month over month increase in new contract activity with 12 New Pendings; a 30% MoM increase in All Pendings (new contracts + contracts carried over from April) to 13; and a 35.7% decrease in supply to 9 active units.

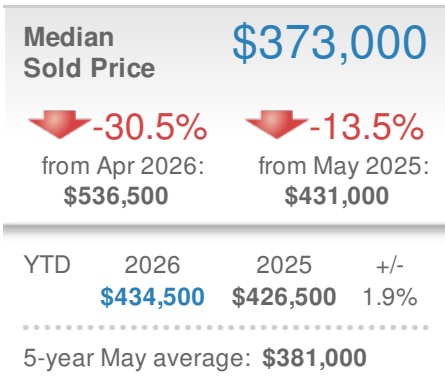
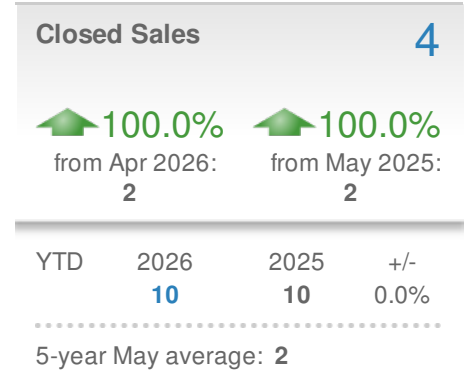
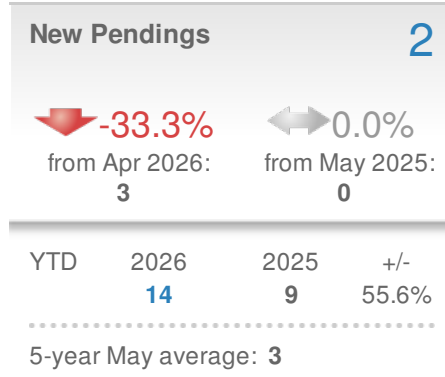
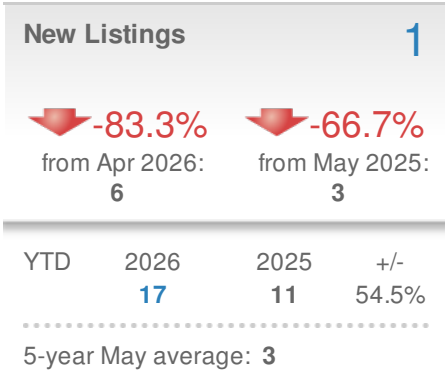
This activity resulted in a Contract Ratio of 1.44 pendings per active listing, up from 0.71 in April and a decrease from 2.33 in May 2025. The Contract Ratio is 27% lower than the 5-year May average of 1.97. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**May 2026**

Twin Valley (Chester, PA) - Attached

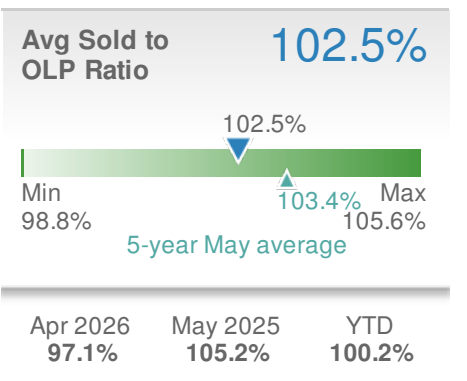
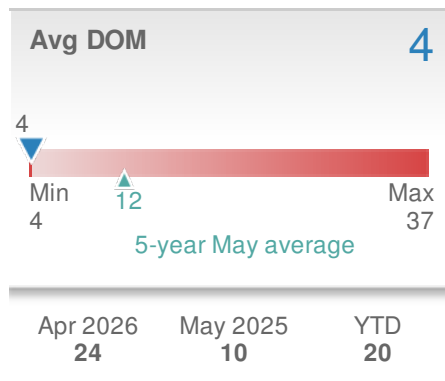
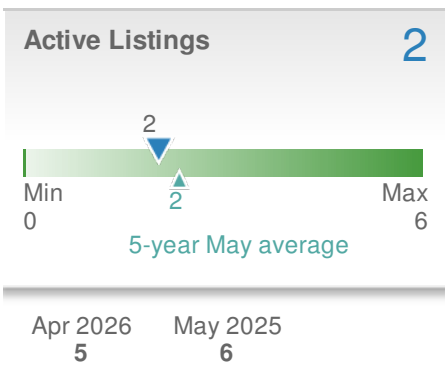
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Twin Valley (Chester, PA), the median sold price for Attached properties for May was \$373,000, representing a decrease of 30.5% compared to last month and a decrease of 13.5% from May 2025. The average days on market for units sold in May was 4 days, 67% below the 5-year May average of 12 days. There was a 33.3% 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 April) to 4; and a 60% decrease in supply to 2 active units.

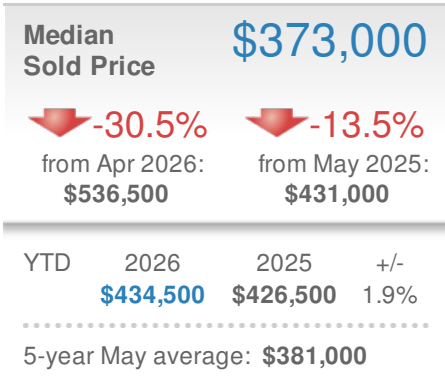
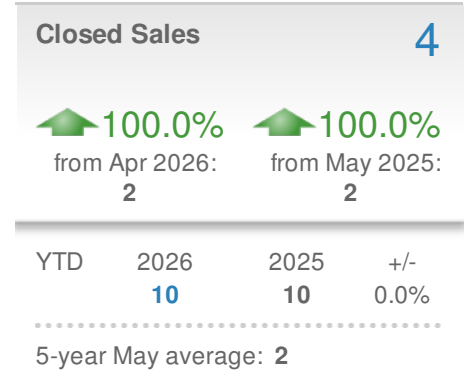
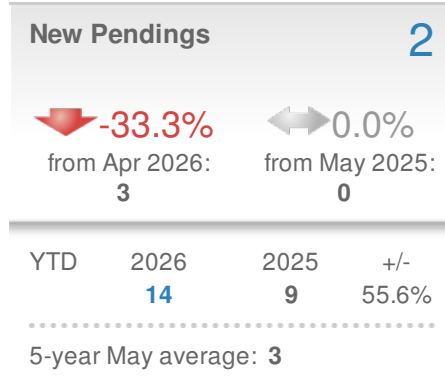
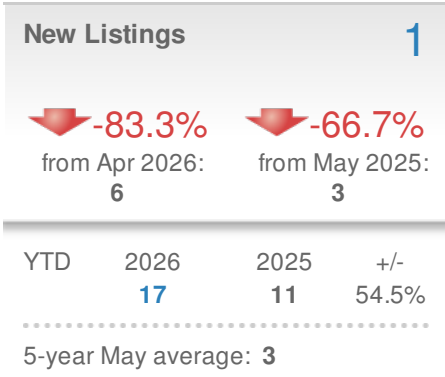
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, up from 1.20 in April and an increase from 0.00 in May 2025. The Contract Ratio is 54% higher than the 5-year May average of 1.30. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**May 2026**

Twin Valley (Chester, PA) - Attached/Townhouse

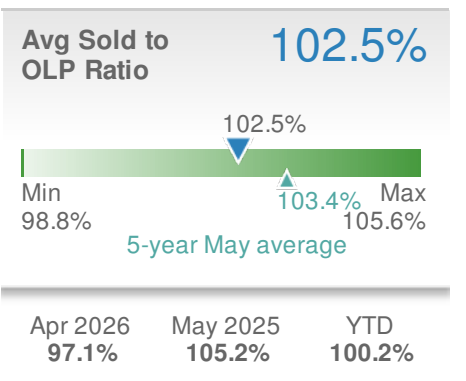
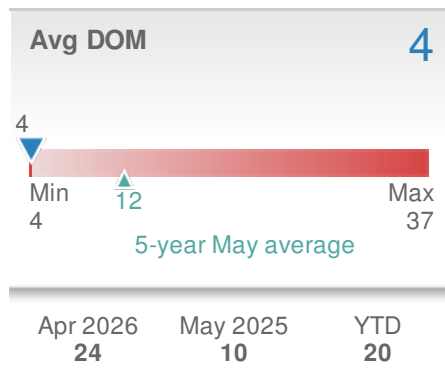
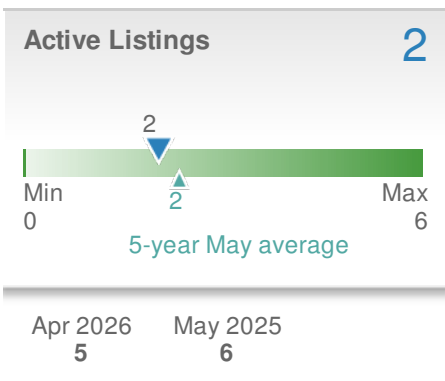
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Twin Valley (Chester, PA), the median sold price for Attached/Townhouse properties for May was \$373,000, representing a decrease of 30.5% compared to last month and a decrease of 13.5% from May 2025. The average days on market for units sold in May was 4 days, 67% below the 5-year May average of 12 days. There was a 33.3% 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 April) to 4; and a 60% decrease in supply to 2 active units.

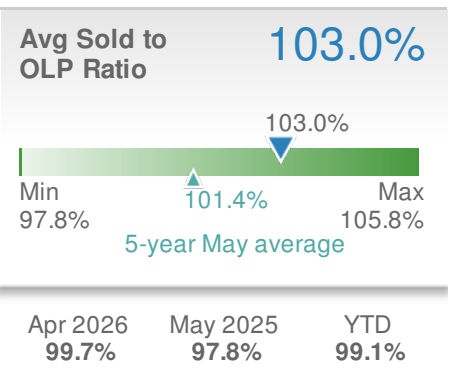
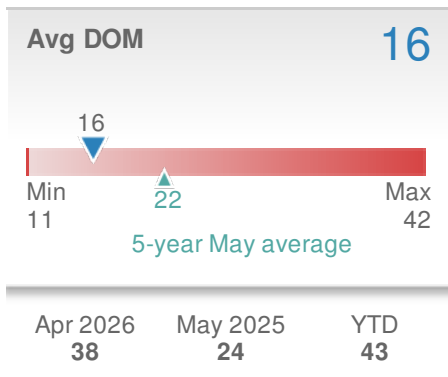
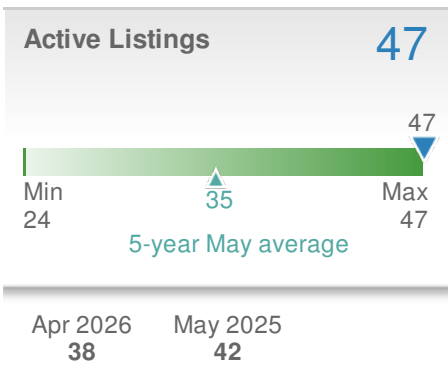
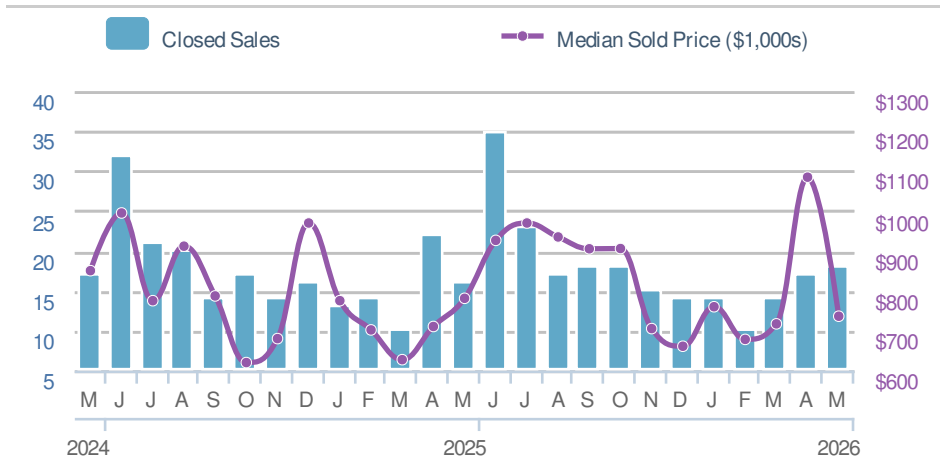
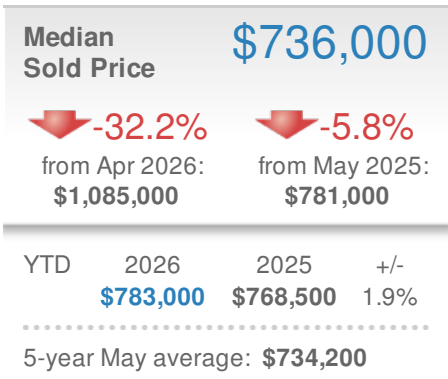
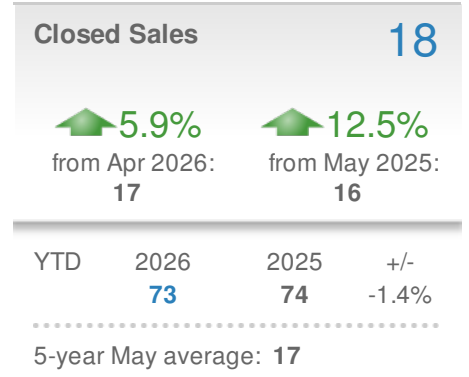
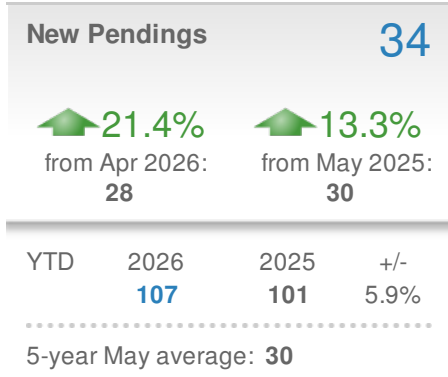
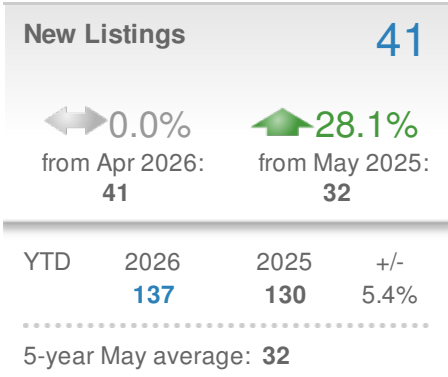
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, up from 1.20 in April and an increase from 0.00 in May 2025. The Contract Ratio is 54% higher than the 5-year May average of 1.30. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**May 2026**

Unionville-Chadds Ford (Chester, PA)

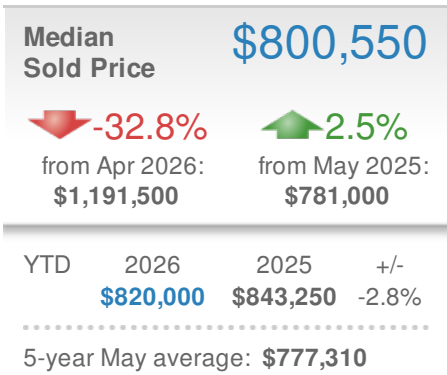
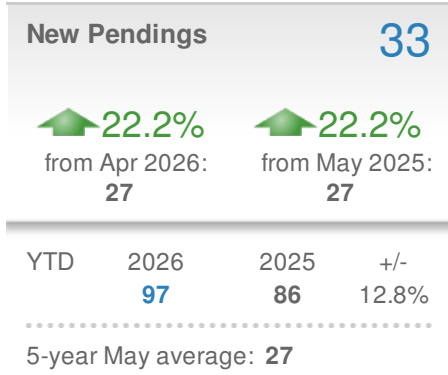
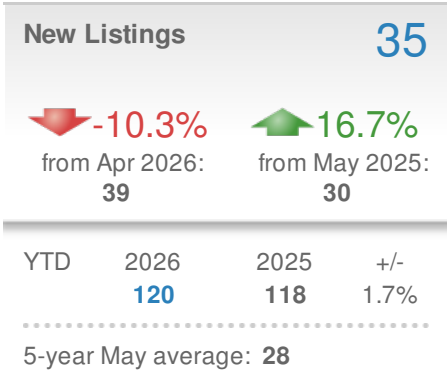
Email: ldavis@tcsr.realtor



**May 2026**

Unionville-Chadds Ford (Chester, PA) - Detached

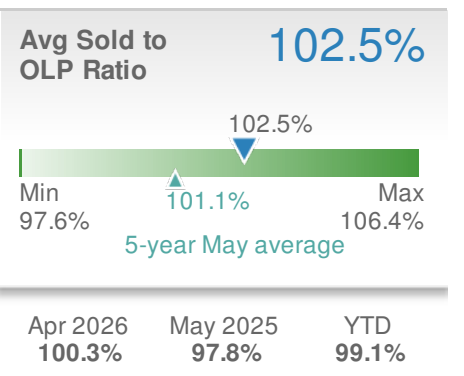
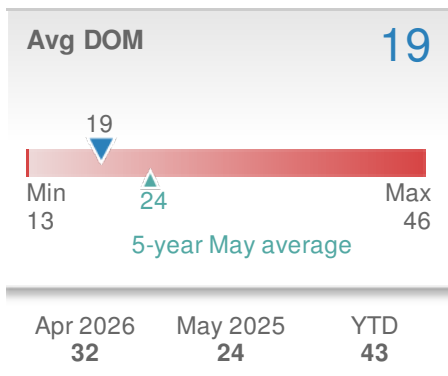
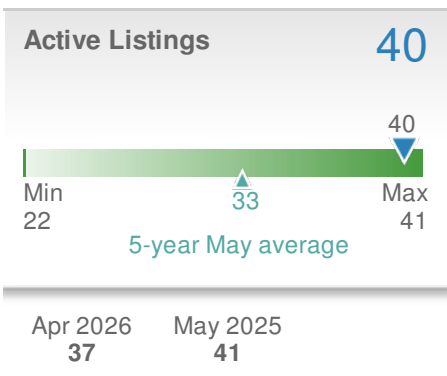
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Unionville-Chadds Ford (Chester, PA), the median sold price for Detached properties for May was \$800,550, representing a decrease of 32.8% compared to last month and an increase of 2.5% from May 2025. The average days on market for units sold in May was 19 days, 20% below the 5-year May average of 24 days. There was a 22.2% month over month increase in new contract activity with 33 New Pendings; a 51.5% MoM increase in All Pendings (new contracts + contracts carried over from April) to 50; and an 8.1% increase in supply to 40 active units.

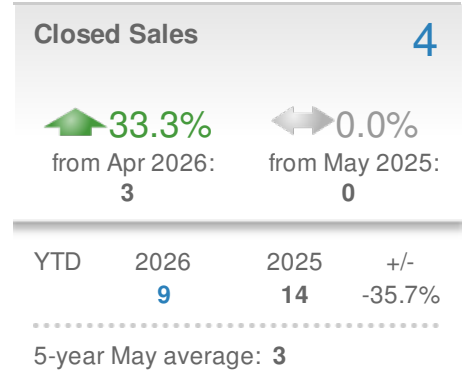
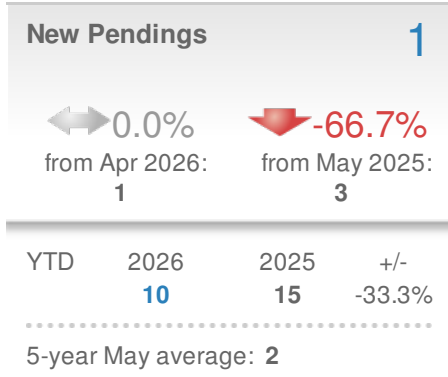
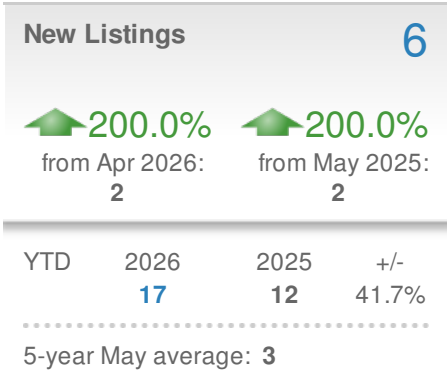
This activity resulted in a Contract Ratio of 1.25 pendings per active listing, up from 0.89 in April and an increase from 1.02 in May 2025. The Contract Ratio is 13% lower than the 5-year May average of 1.44. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**May 2026**

Unionville-Chadds Ford (Chester, PA) - Attached

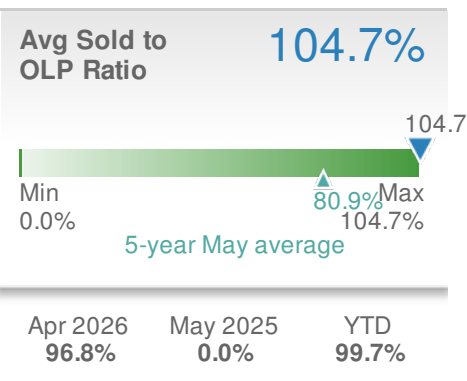
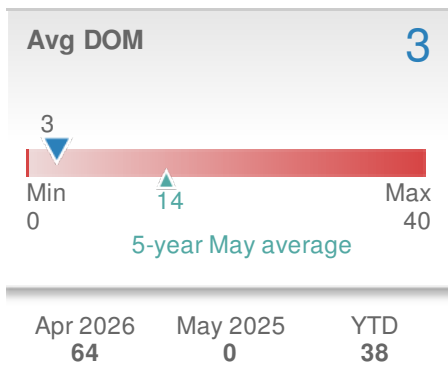
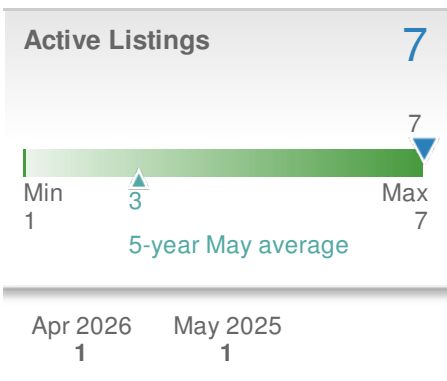
Tri-County Suburban REALTORS  
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**Summary**

In Unionville-Chadds Ford (Chester, PA), the median sold price for Attached properties for May was \$655,750, representing an increase of 9.3% compared to last month and an increase of 0% from May 2025. The average days on market for units sold in May was 3 days, 79% below the 5-year May average of 14 days. There was no month over month change in new contract activity with 1 New Pendings; a 75% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 1; and a 600% increase in supply to 7 active units.

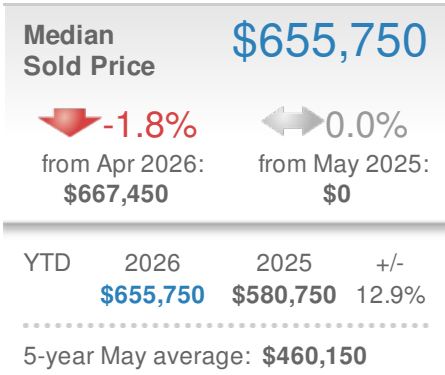
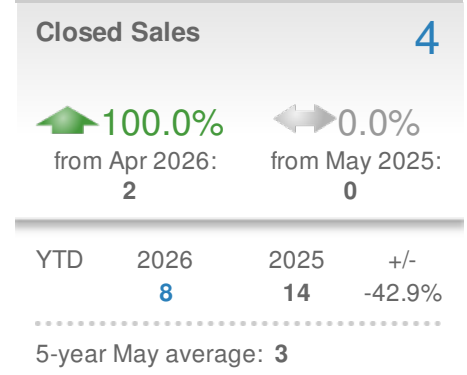
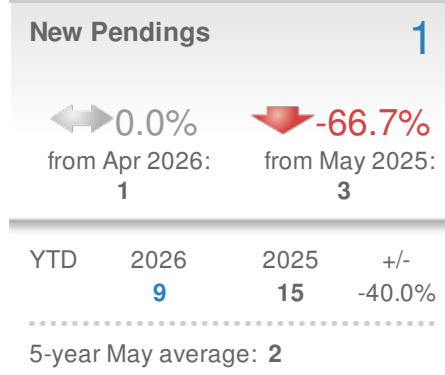
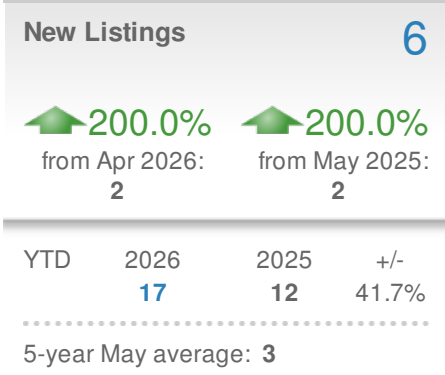
This activity resulted in a Contract Ratio of 0.14 pendings per active listing, down from 4.00 in April and a decrease from 4.00 in May 2025. The Contract Ratio is 94% lower than the 5-year May average of 2.36. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**May 2026**

Unionville-Chadds Ford (Chester, PA) - Attached/Townhouse

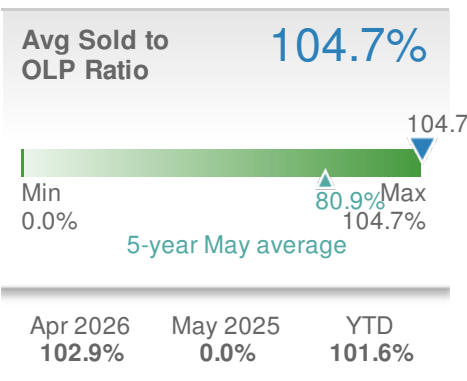
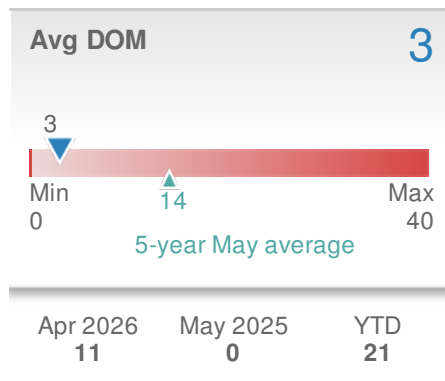
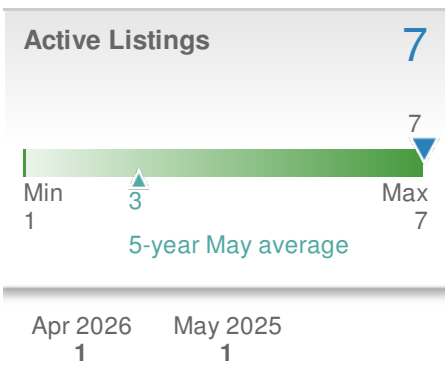
Delaware County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Unionville-Chadds Ford (Chester, PA), the median sold price for Attached/Townhouse properties for May was \$655,750, representing a decrease of 1.8% compared to last month and an increase of 0% from May 2025. The average days on market for units sold in May was 3 days, 79% below the 5-year May average of 14 days. There was no month over month change in new contract activity with 1 New Pendings; a 75% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 1; and a 600% increase in supply to 7 active units.

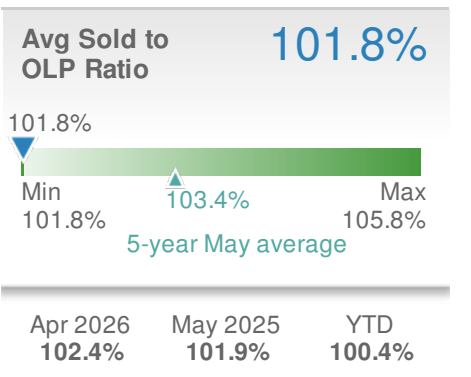
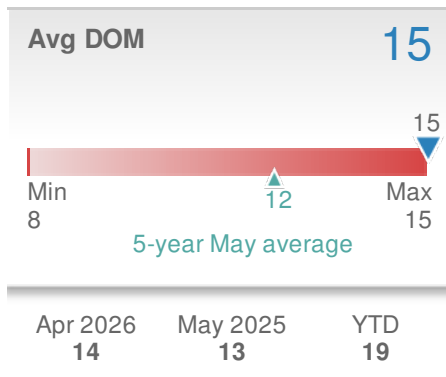
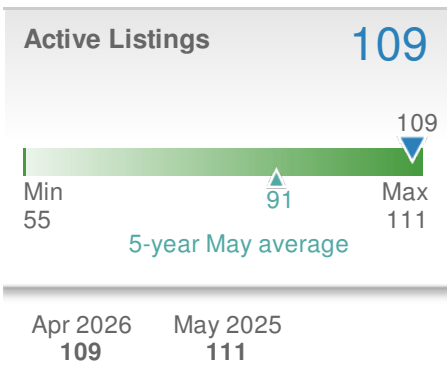
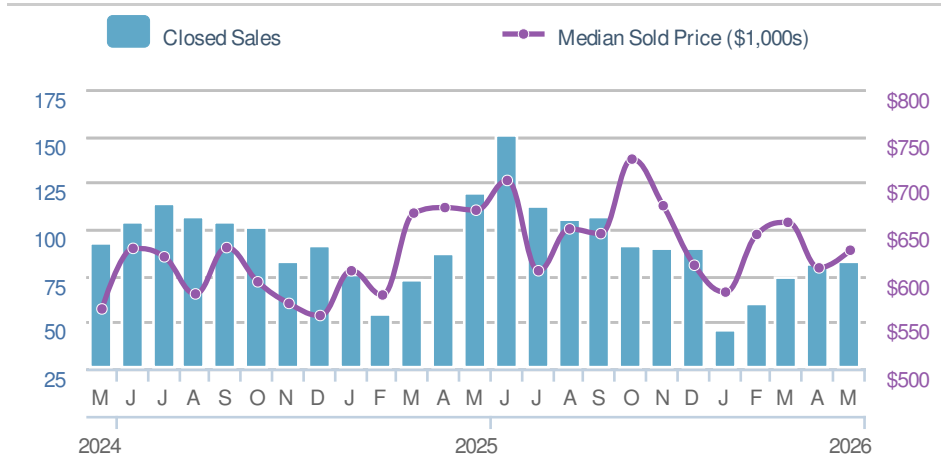
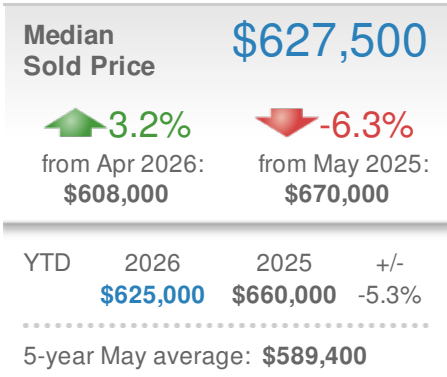
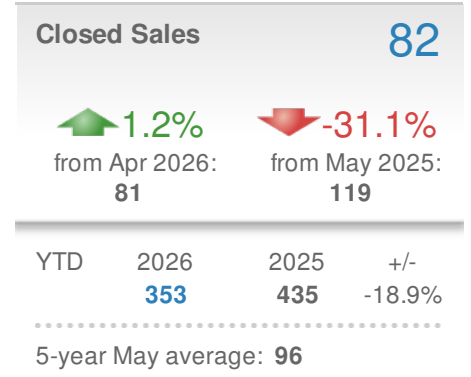
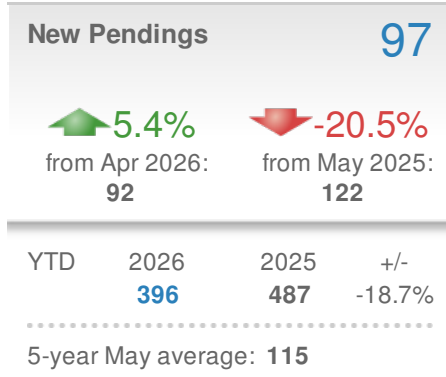
This activity resulted in a Contract Ratio of 0.14 pendings per active listing, down from 4.00 in April and a decrease from 4.00 in May 2025. The Contract Ratio is 94% lower than the 5-year May average of 2.36. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**May 2026**

West Chester Area (Chester, PA)

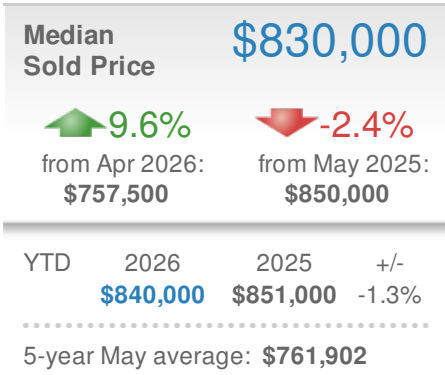
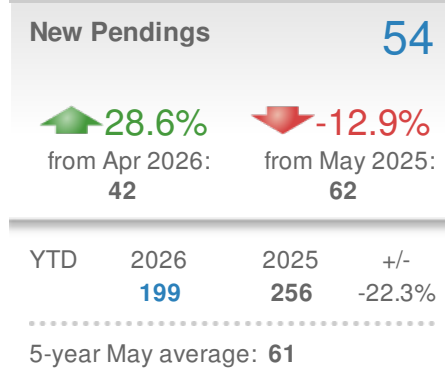
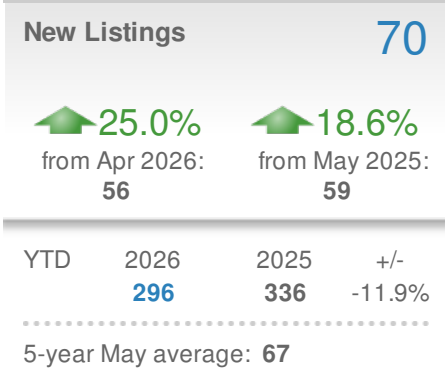
Email: ldavis@tcsr.realtor



**May 2026**

West Chester Area (Chester, PA) - Detached

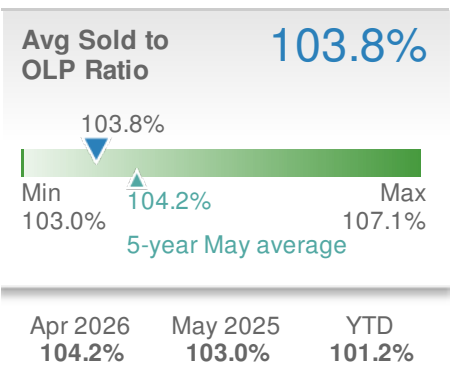
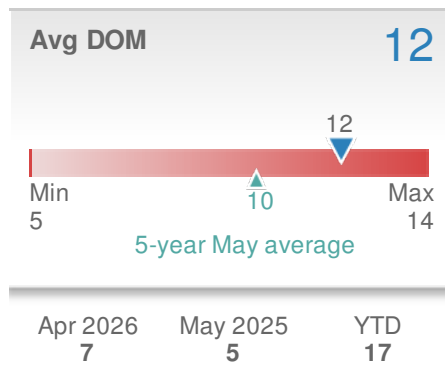
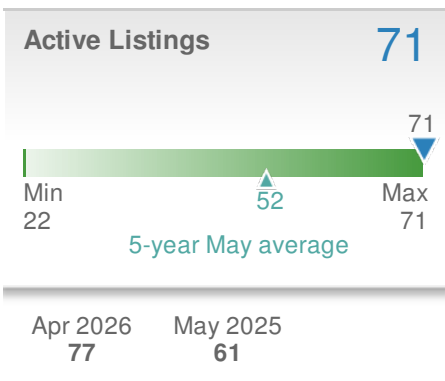
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In West Chester Area (Chester, PA), the median sold price for Detached properties for May was \$830,000, representing an increase of 9.6% compared to last month and a decrease of 2.4% from May 2025. The average days on market for units sold in May was 12 days, 18% above the 5-year May average of 10 days. There was a 28.6% month over month increase in new contract activity with 54 New Pendings; a 24.3% MoM increase in All Pendings (new contracts + contracts carried over from April) to 92; and a 7.8% decrease in supply to 71 active units.

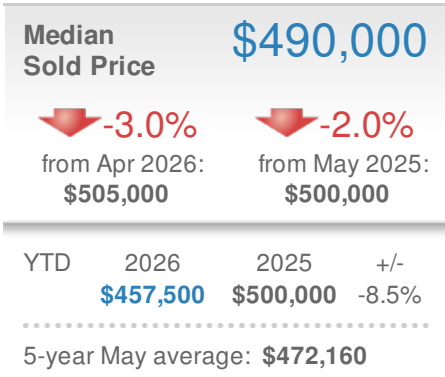
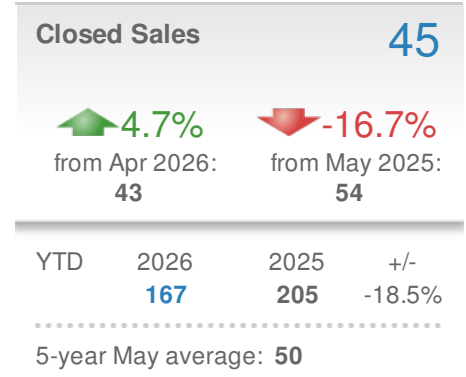
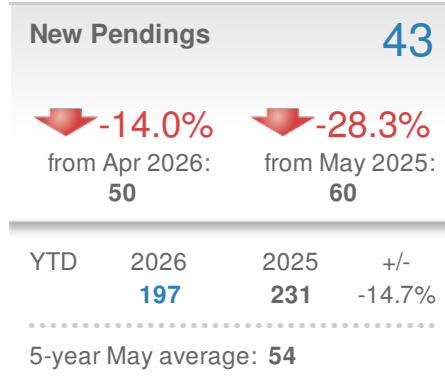
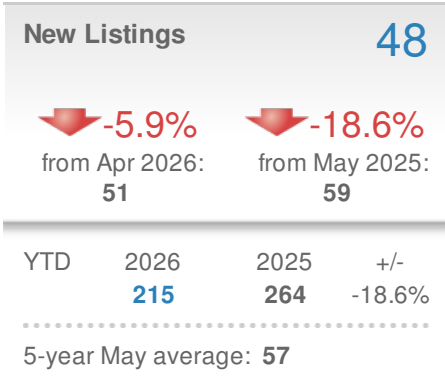
This activity resulted in a Contract Ratio of 1.30 pendings per active listing, up from 0.96 in April and a decrease from 2.36 in May 2025. The Contract Ratio is 55% lower than the 5-year May average of 2.87. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**May 2026**

West Chester Area (Chester, PA) - Attached

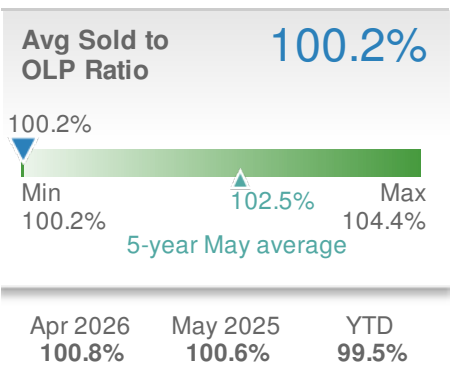
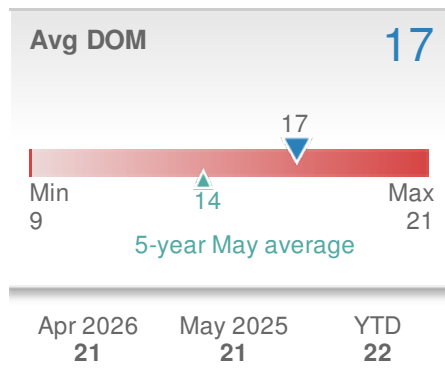
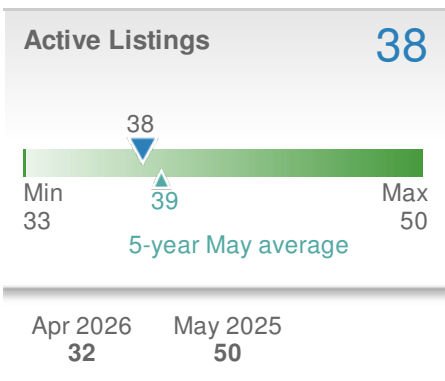
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In West Chester Area (Chester, PA), the median sold price for Attached properties for May was \$490,000, representing a decrease of 3% compared to last month and a decrease of 2% from May 2025. The average days on market for units sold in May was 17 days, 18% above the 5-year May average of 14 days. There was a 14% month over month decrease in new contract activity with 43 New Pendings; a 5.1% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 56; and an 18.8% increase in supply to 38 active units.

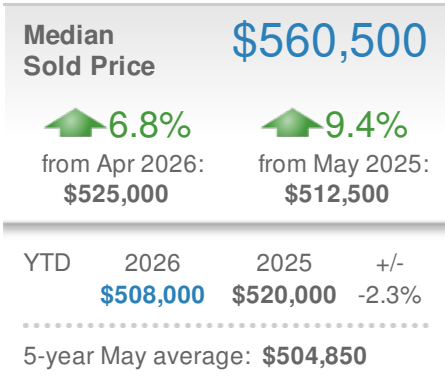
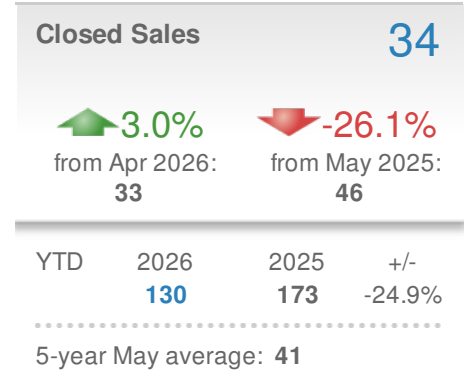
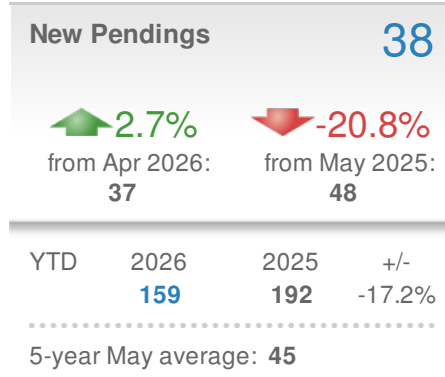
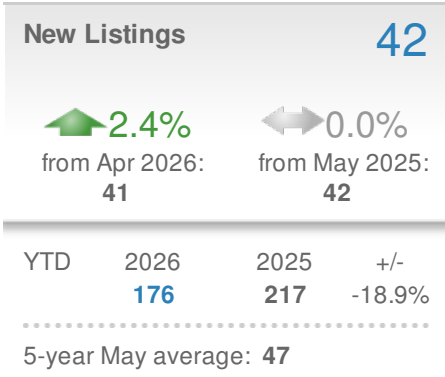
This activity resulted in a Contract Ratio of 1.47 pendings per active listing, down from 1.84 in April and a decrease from 1.50 in May 2025. The Contract Ratio is 39% lower than the 5-year May average of 2.39. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**May 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 May was \$560,500, representing an increase of 6.8% compared to last month and an increase of 9.4% from May 2025. The average days on market for units sold in May was 17 days, 10% above the 5-year May average of 15 days. There was a 2.7% month over month increase in new contract activity with 38 New Pendings; a 6.7% MoM increase in All Pendings (new contracts + contracts carried over from April) to 48; and a 23.1% increase in supply to 32 active units.

This activity resulted in a Contract Ratio of 1.50 pendings per active listing, down from 1.73 in April and a decrease from 1.51 in May 2025. The Contract Ratio is 35% lower than the 5-year May average of 2.30. 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.

