

# May 2026

All Home Types  
Detached  
Attached  
Attached/Townhouse

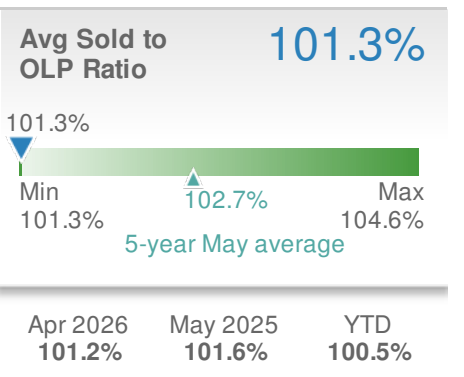
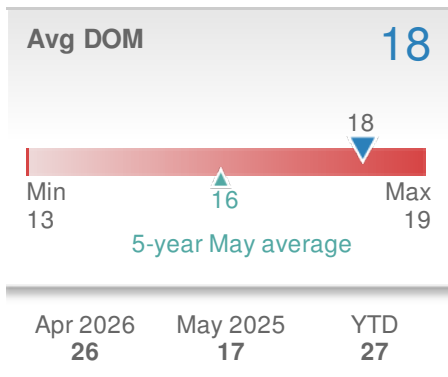
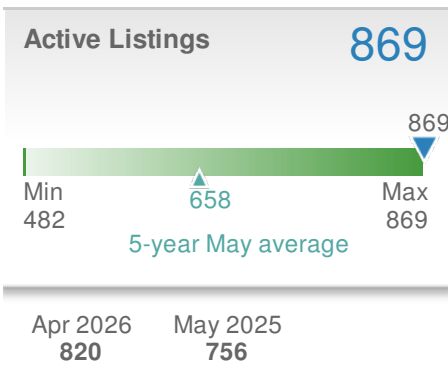
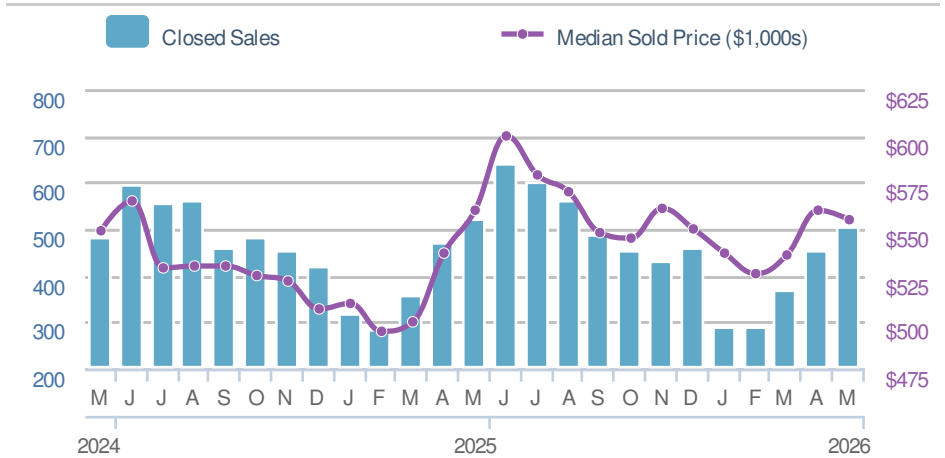
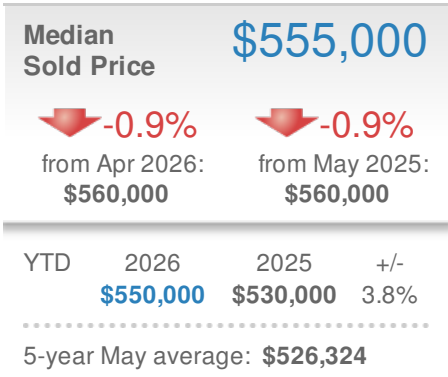
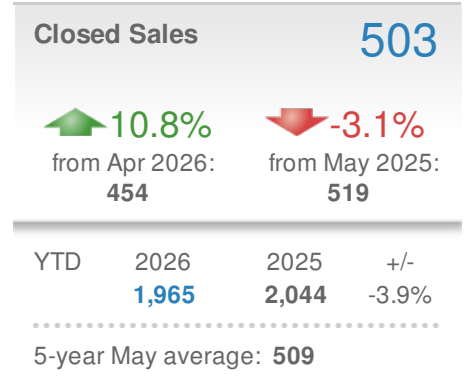
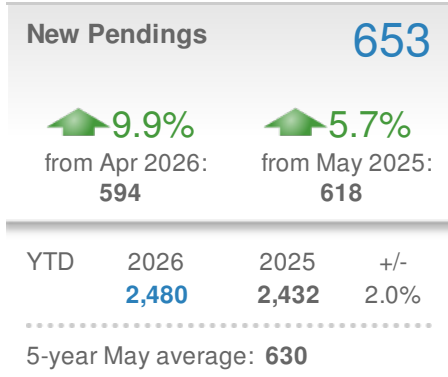
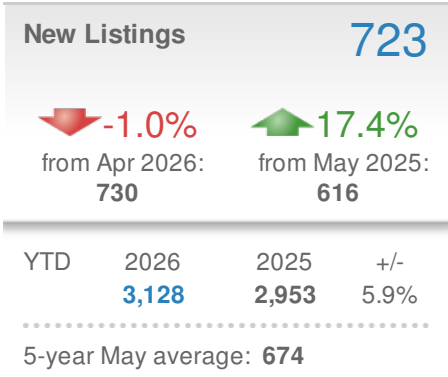
## Local Market Insight

### Chester County, PA

**May 2026**

Chester County, PA

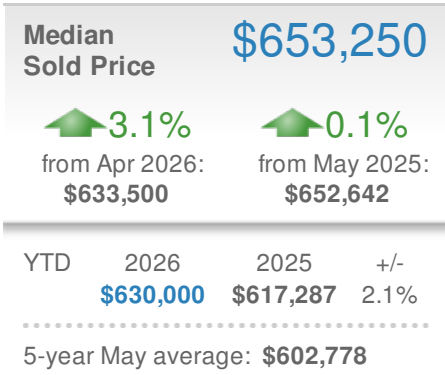
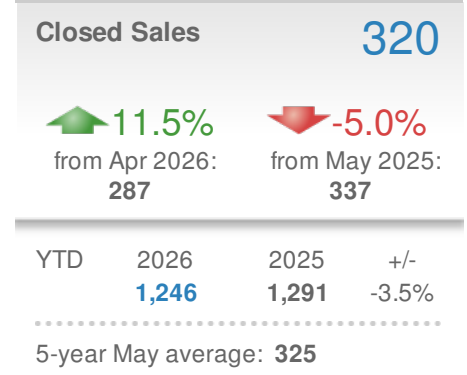
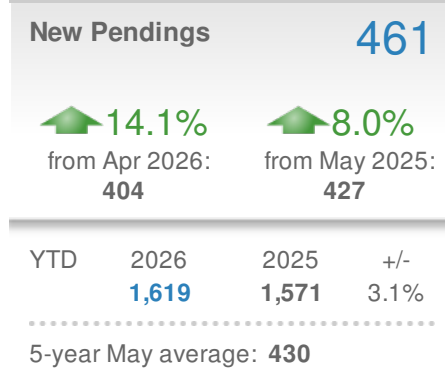
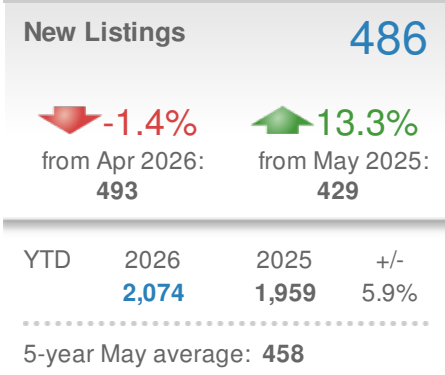
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**May 2026**

Chester County, PA - Detached

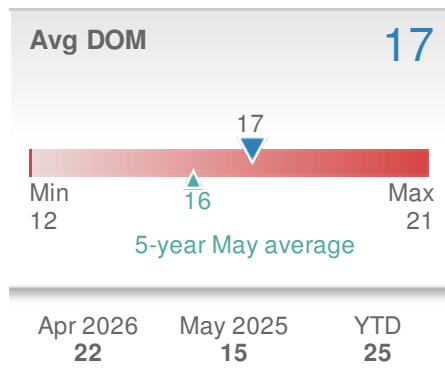
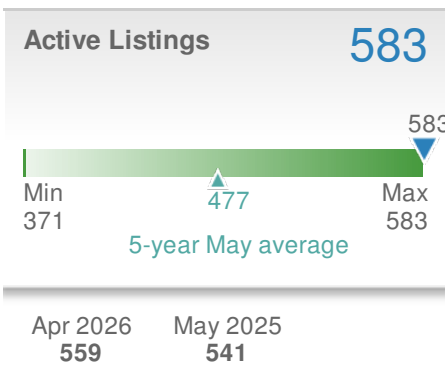
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**Summary**

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.

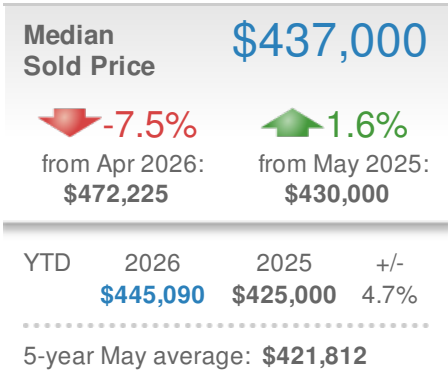
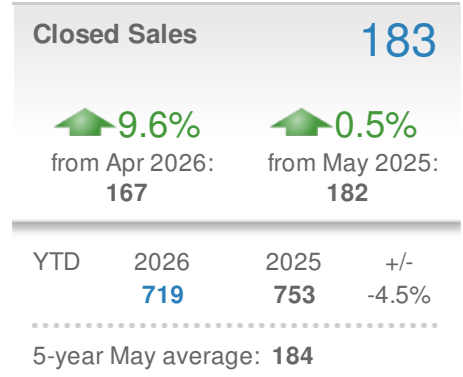
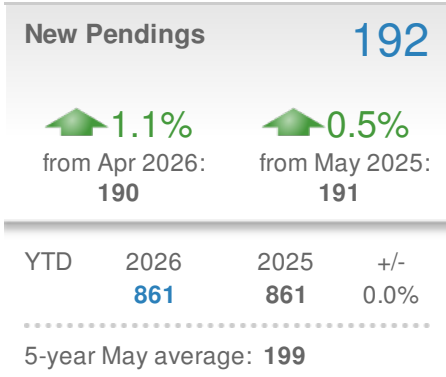
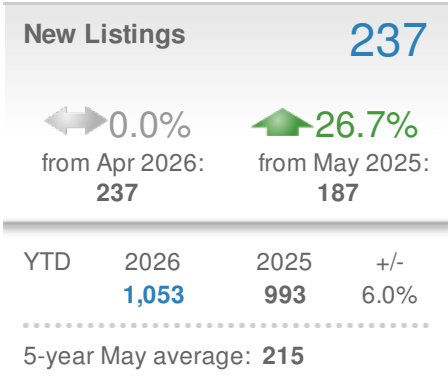
This activity resulted in a Contract Ratio of 1.29 pendings per active listing, up from 1.10 in April and a decrease from 1.35 in May 2025. The Contract Ratio is 22% lower than the 5-year May average of 1.65. A higher Contract Ratio signifies a relative increase in contract activity compared to supply,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

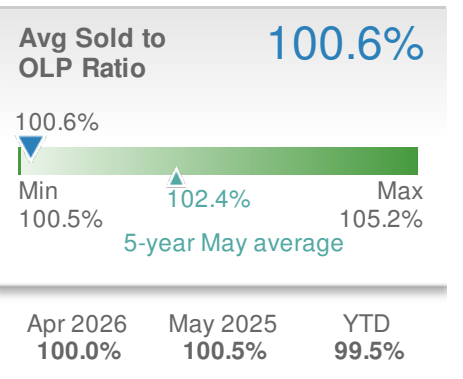
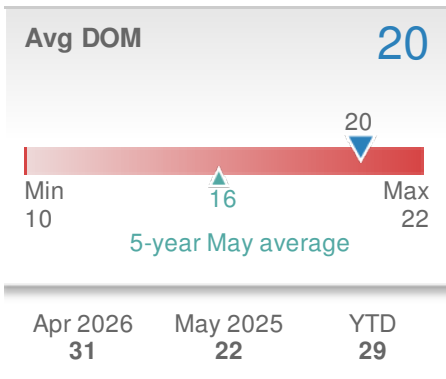
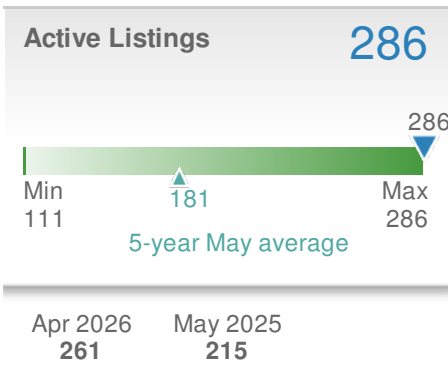
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**Summary**

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.

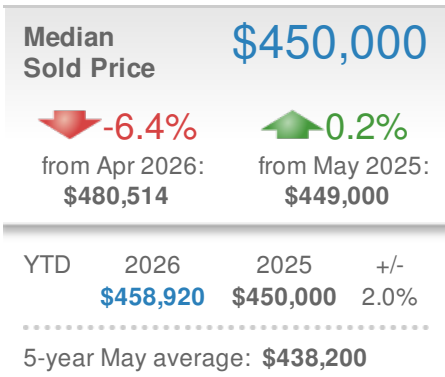
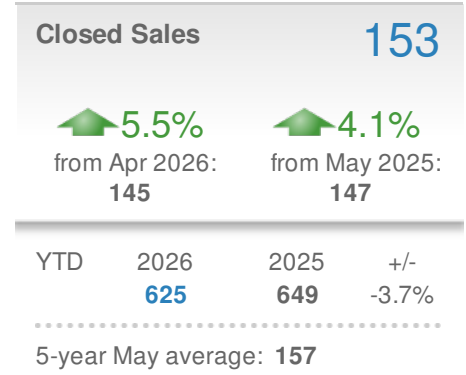
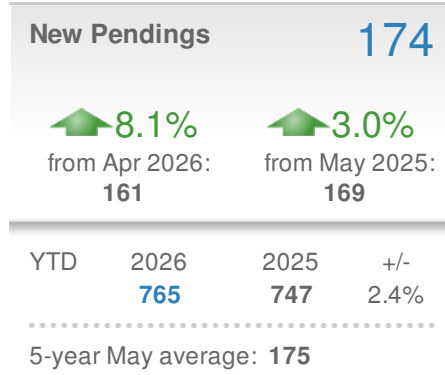
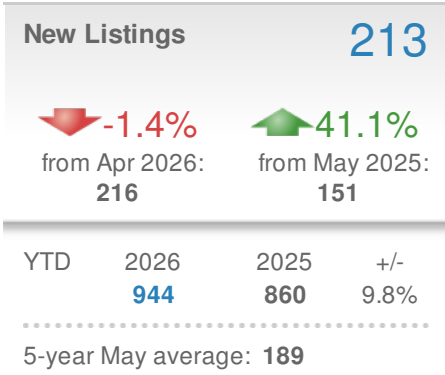
This activity resulted in a Contract Ratio of 1.08 pendings per active listing, down from 1.16 in April and a decrease from 1.41 in May 2025. The Contract Ratio is 54% lower than the 5-year May average of 2.35. A higher Contract Ratio signifies a relative increase in contract activity compared to supply,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

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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.

