

May 2026

All Home Types
Detached
Attached
Attached/Townhouse

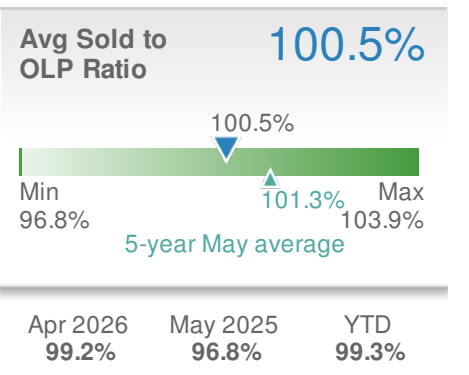
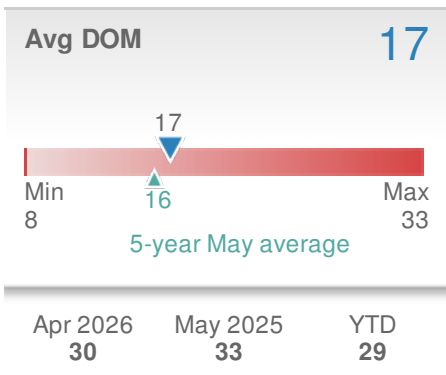
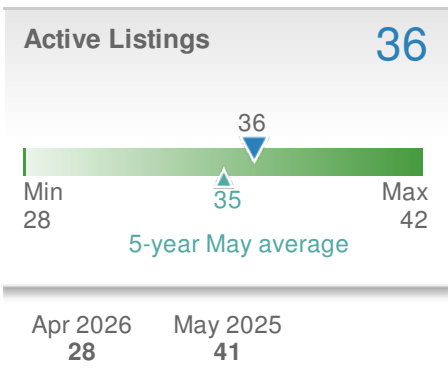
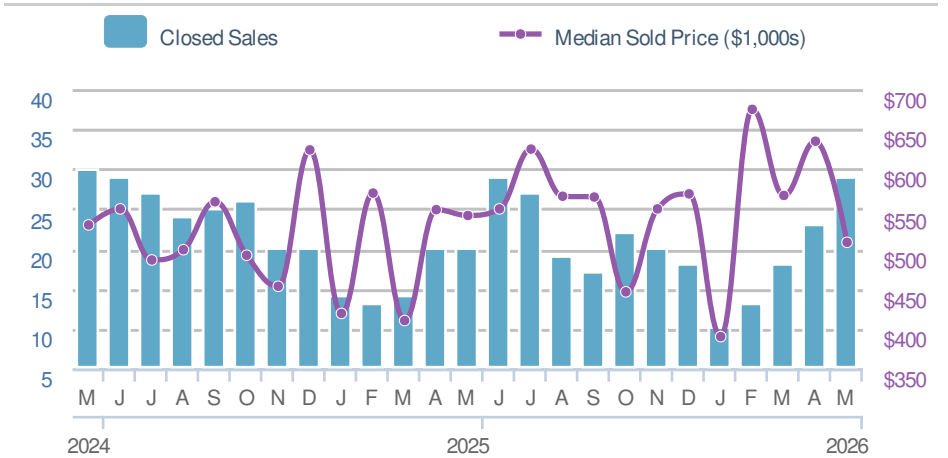
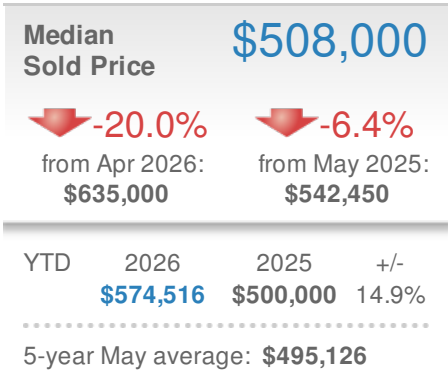
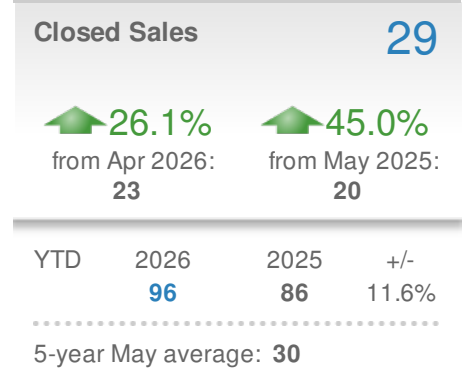
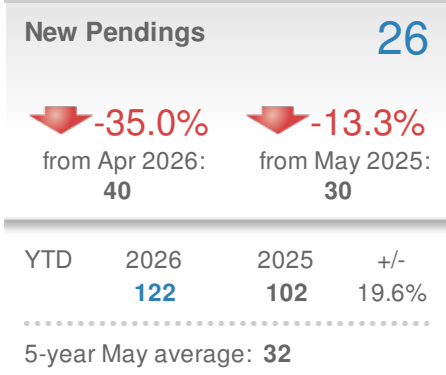
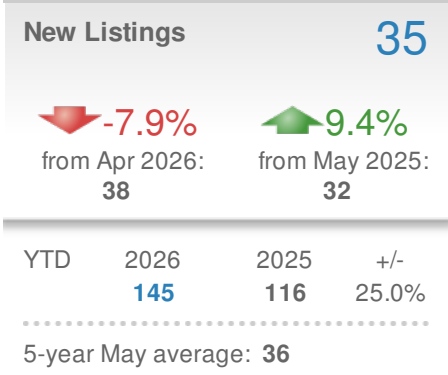
Local Market Insight

Avon Grove (Chester, PA)

May 2026

Avon Grove (Chester, PA)

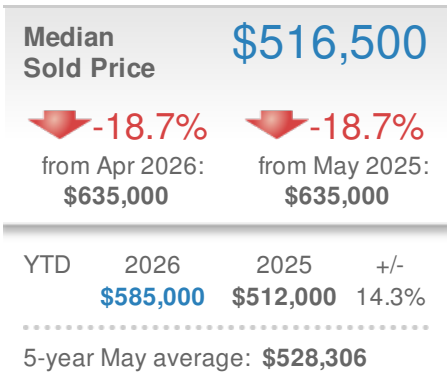
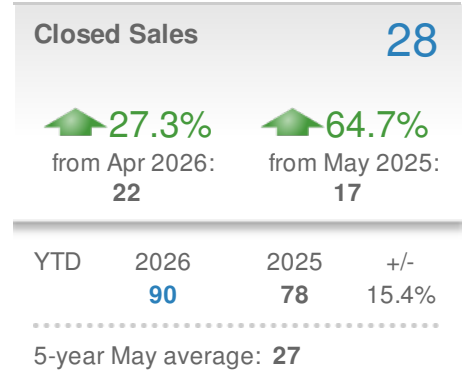
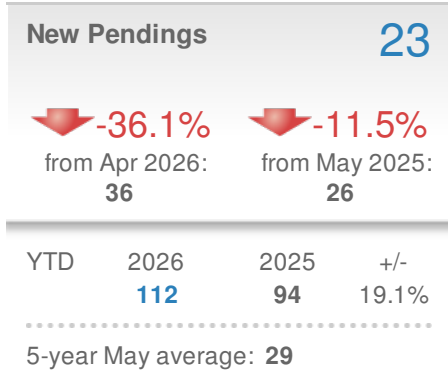
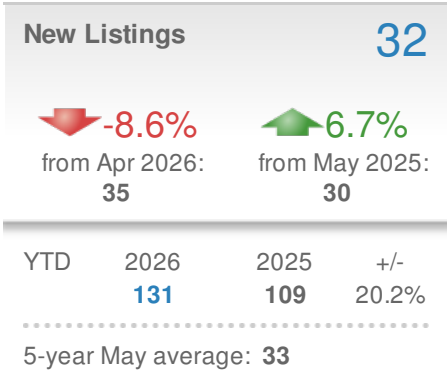
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Avon Grove (Chester, PA) - Detached

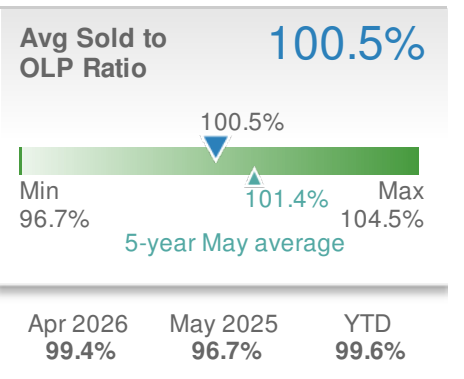
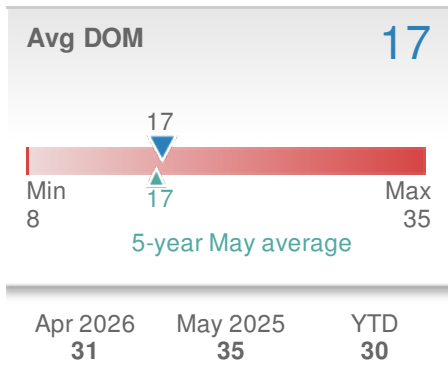
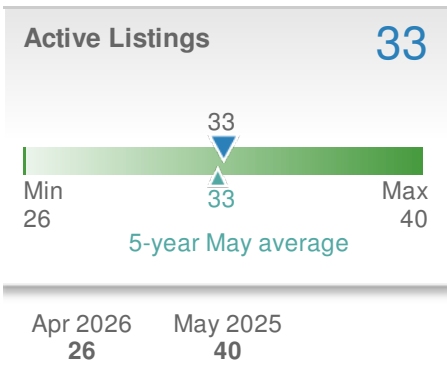
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Summary

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.

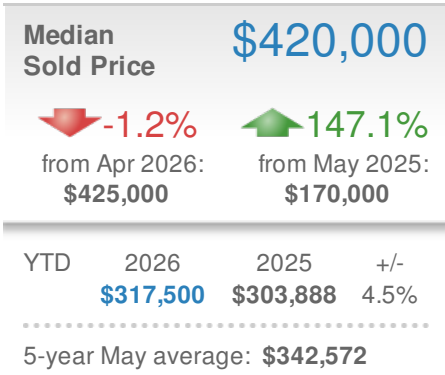
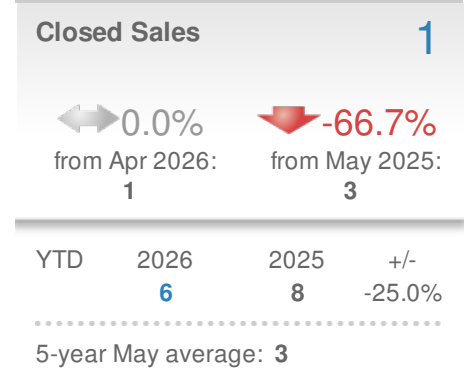
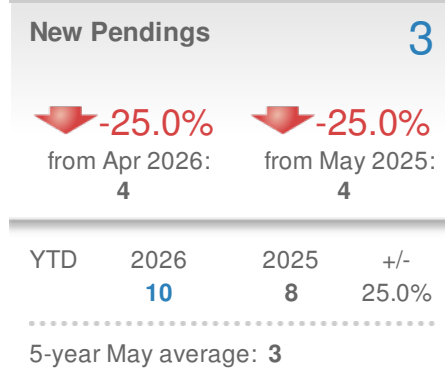
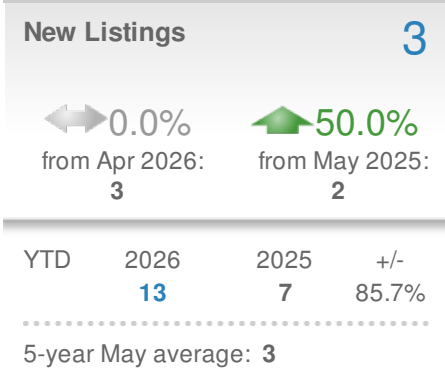
This activity resulted in a Contract Ratio of 1.12 pendings per active listing, down from 1.69 in April and an increase from 1.00 in May 2025. The Contract Ratio is 36% lower than the 5-year May average of 1.76. A higher Contract Ratio signifies a relative increase in contract activity compared to supply,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

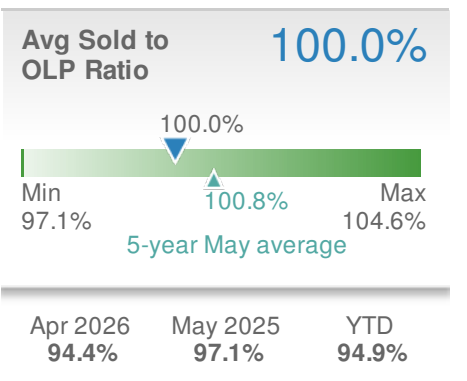
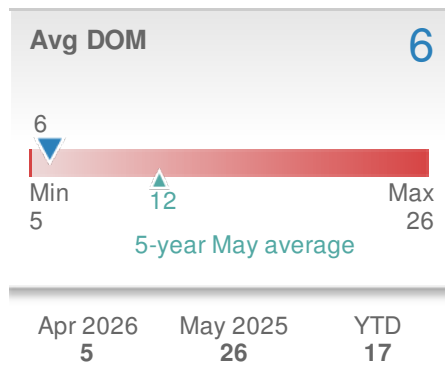
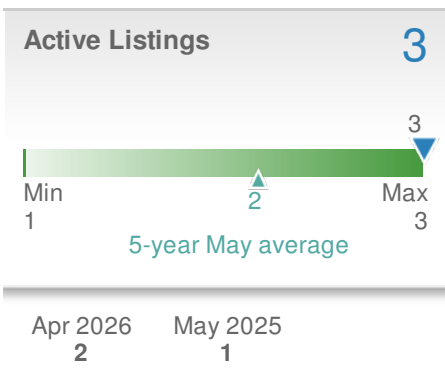
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Summary

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.

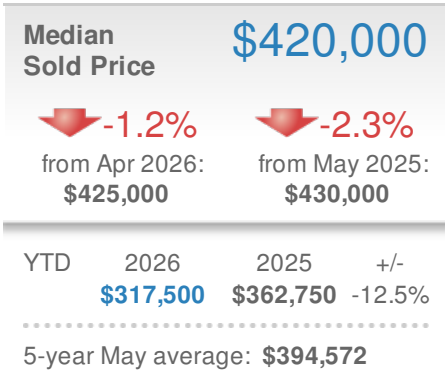
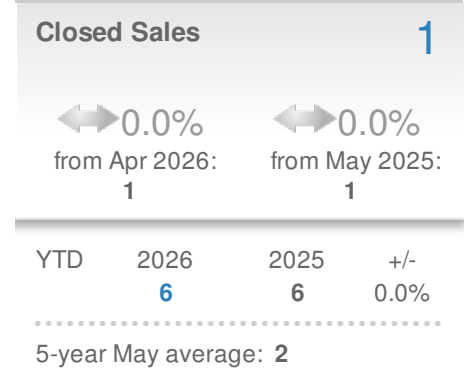
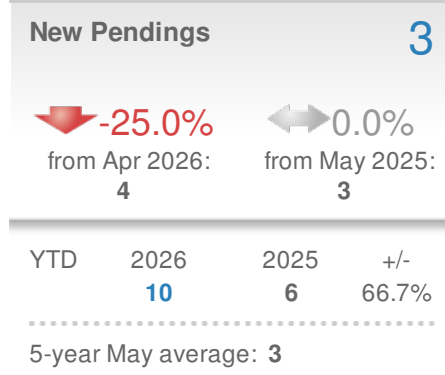
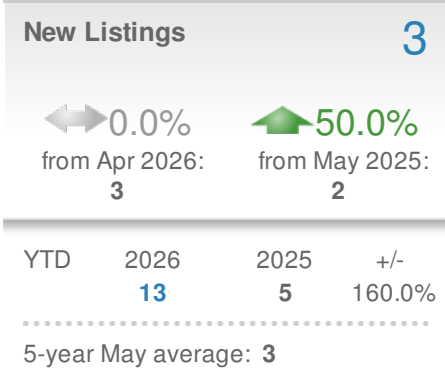
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, no change from April and a decrease from 3.00 in May 2025. The Contract Ratio is 52% lower than the 5-year May average of 4.13. A higher Contract Ratio signifies a relative increase in contract activity compared to supply,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



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Avon Grove (Chester, PA) - Attached/Townhouse

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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.

