

May 2026

All Home Types
Detached
Attached
Attached/Townhouse

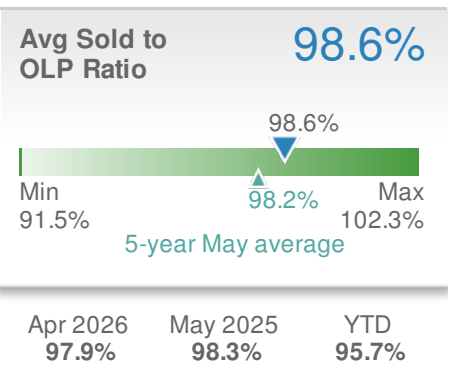
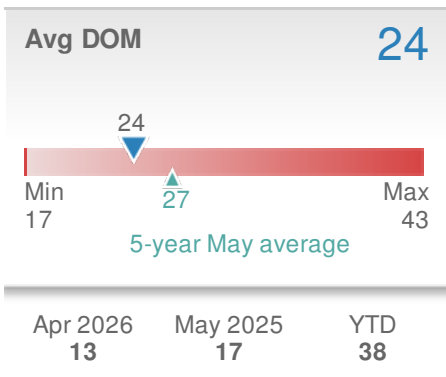
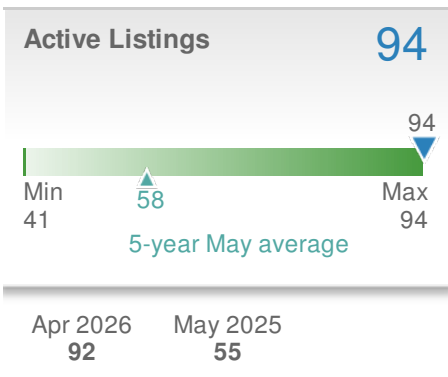
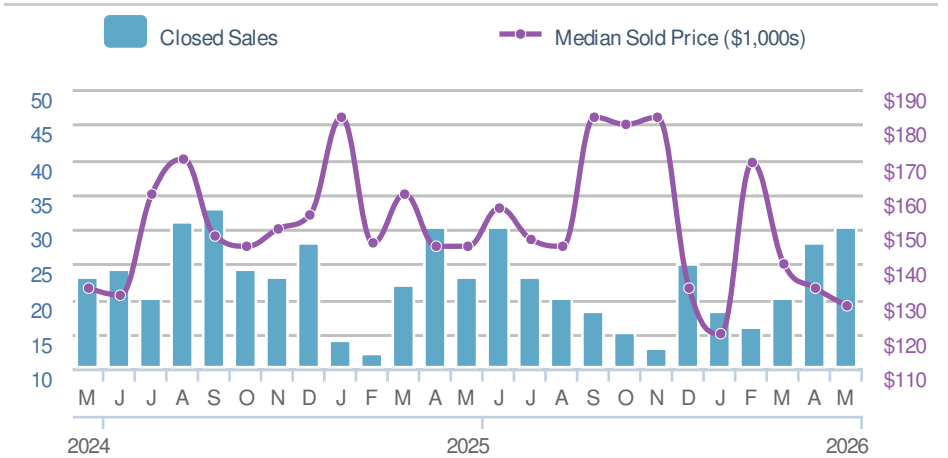
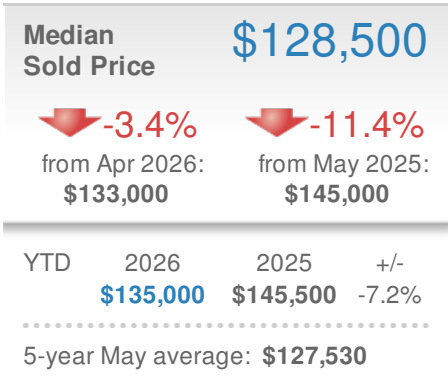
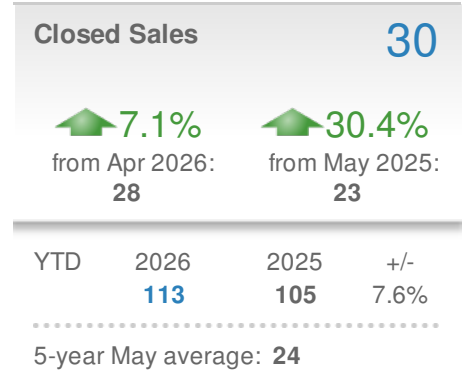
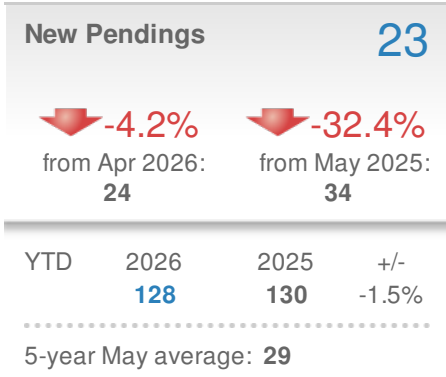
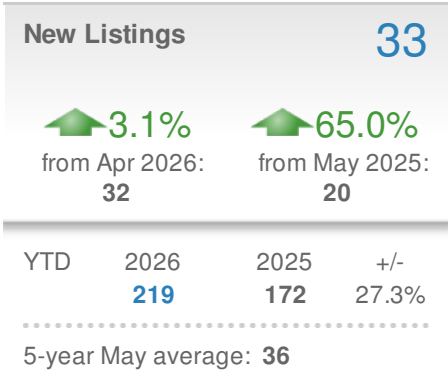
Local Market Insight

Chester-Upland (Delaware, PA)

May 2026

Chester-Upland (Delaware, PA)

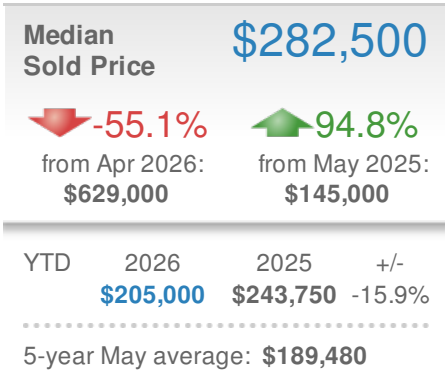
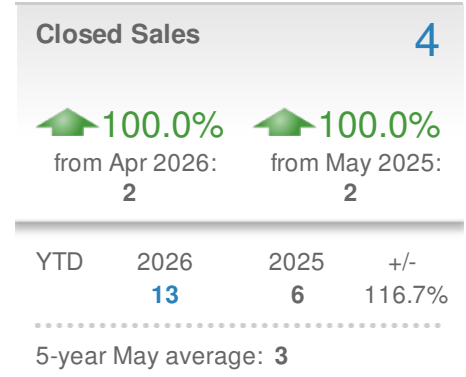
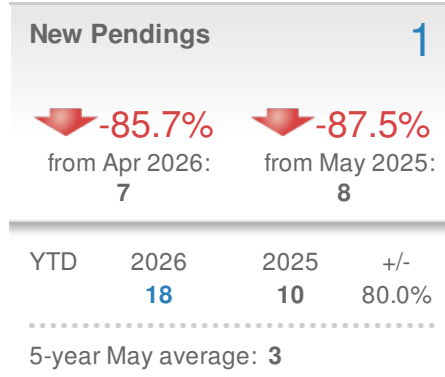
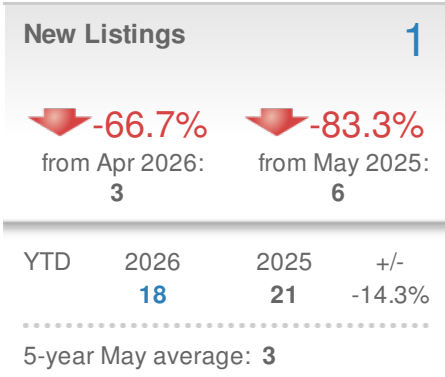
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Chester-Upland (Delaware, PA) - Detached

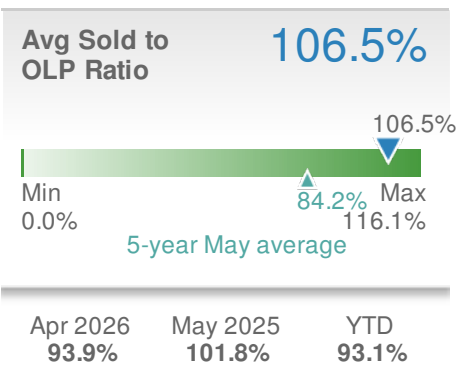
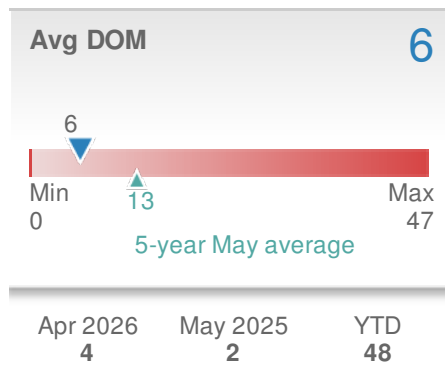
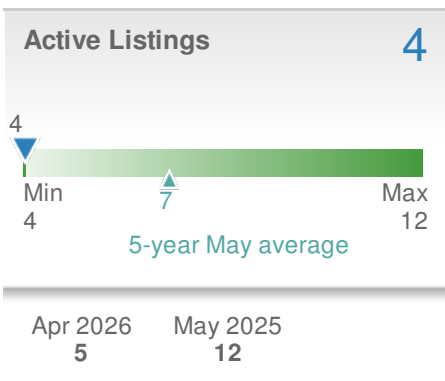
Tri-County Suburban REALTORS
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Summary

In Chester-Upland (Delaware, PA), the median sold price for Detached properties for May was \$282,500, representing a decrease of 55.1% compared to last month and an increase of 94.8% from May 2025. The average days on market for units sold in May was 6 days, 55% below the 5-year May average of 13 days. There was an 85.7% month over month decrease in new contract activity with 1 New Pendings; an 18.8% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 13; and a 20% decrease in supply to 4 active units.

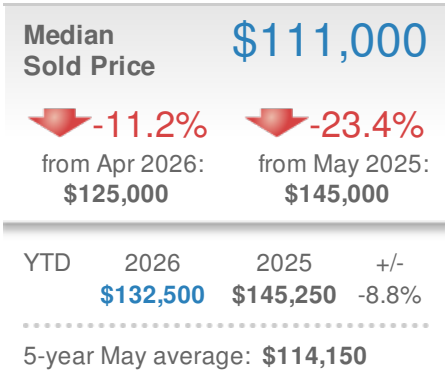
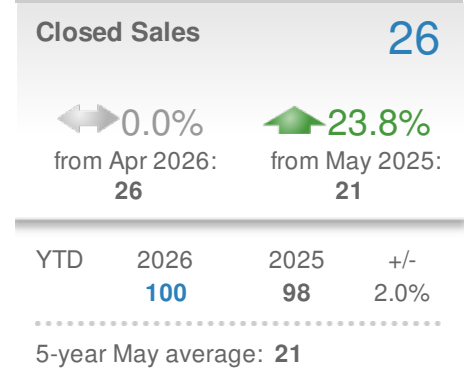
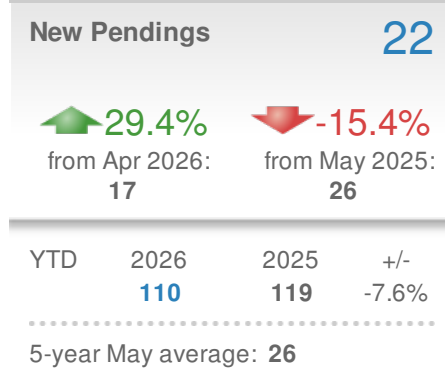
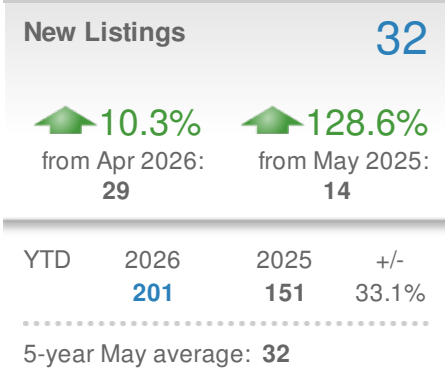
This activity resulted in a Contract Ratio of 3.25 pendings per active listing, up from 3.20 in April and an increase from 0.83 in May 2025. The Contract Ratio is 177% higher than the 5-year May average of 1.17. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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-Upland (Delaware, PA) - Attached

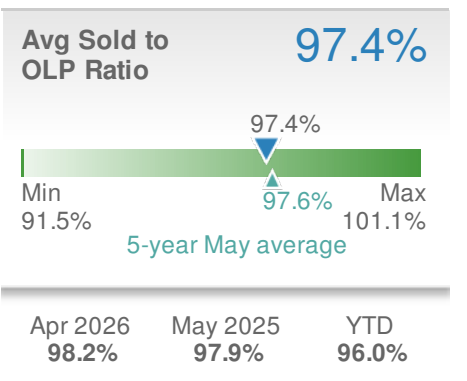
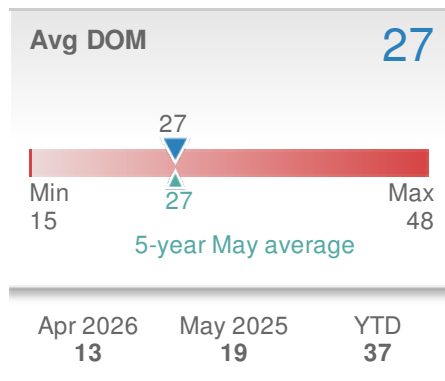
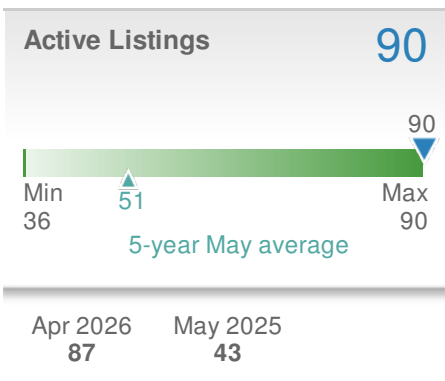
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Summary

In Chester-Upland (Delaware, PA), the median sold price for Attached properties for May was \$111,000, representing a decrease of 11.2% compared to last month and a decrease of 23.4% from May 2025. The average days on market for units sold in May was 27 days, 2% below the 5-year May average of 27 days. There was a 29.4% month over month increase in new contract activity with 22 New Pendings; a 13.8% MoM increase in All Pendings (new contracts + contracts carried over from April) to 33; and a 3.4% increase in supply to 90 active units.

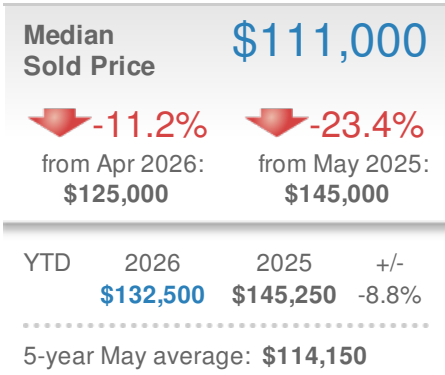
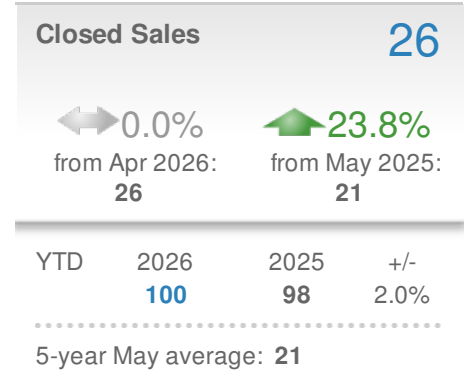
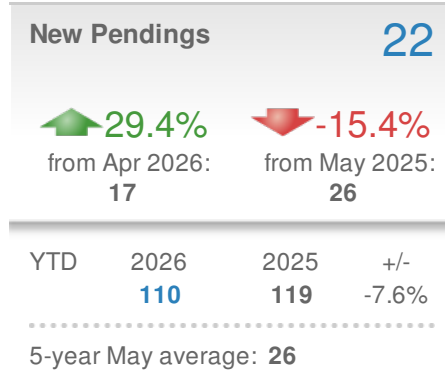
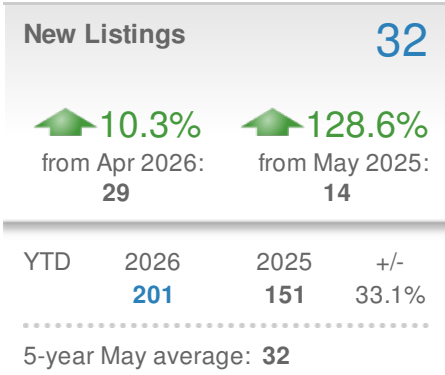
This activity resulted in a Contract Ratio of 0.37 pendings per active listing, up from 0.33 in April and a decrease from 0.84 in May 2025. The Contract Ratio is 56% lower than the 5-year May average of 0.84. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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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Chester-Upland (Delaware, PA) - Attached/Townhouse

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Summary

In Chester-Upland (Delaware, PA), the median sold price for Attached/Townhouse properties for May was \$111,000, representing a decrease of 11.2% compared to last month and a decrease of 23.4% from May 2025. The average days on market for units sold in May was 27 days, 2% below the 5-year May average of 27 days. There was a 29.4% month over month increase in new contract activity with 22 New Pendings; a 13.8% MoM increase in All Pendings (new contracts + contracts carried over from April) to 33; and a 3.4% increase in supply to 90 active units.

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