

May 2026

All Home Types
Detached
Attached
Attached/Townhouse

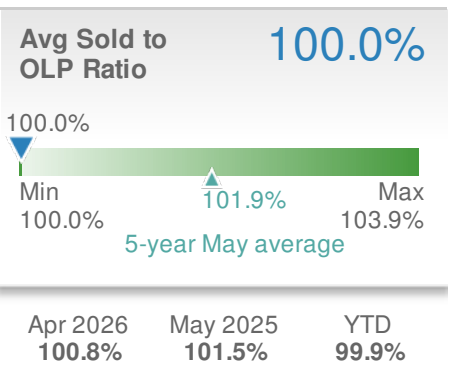
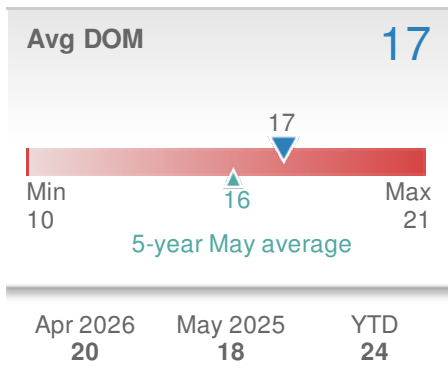
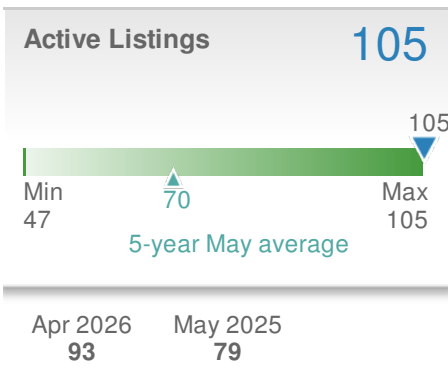
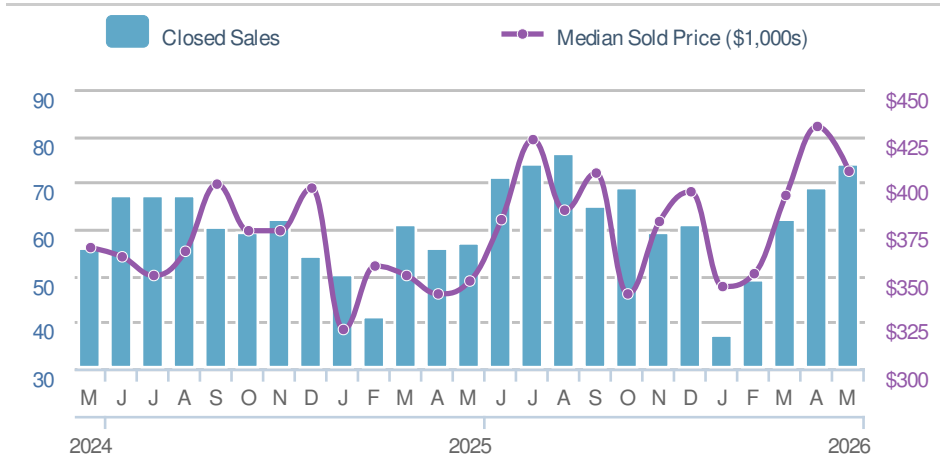
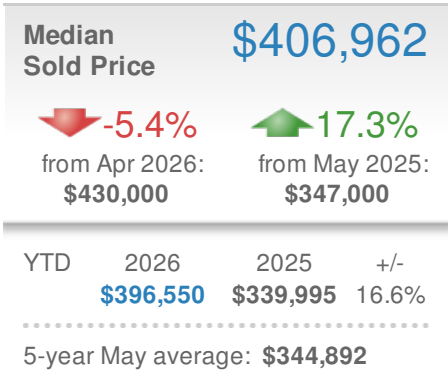
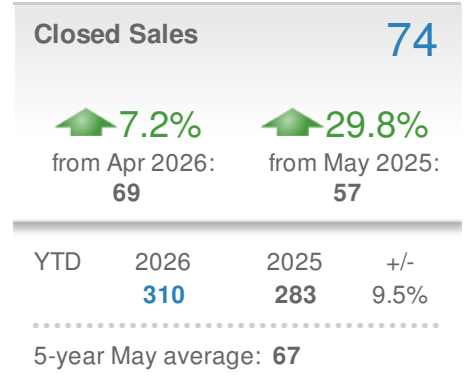
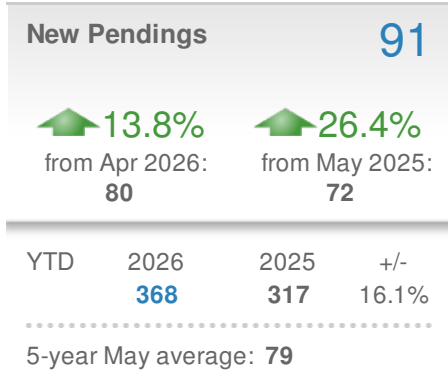
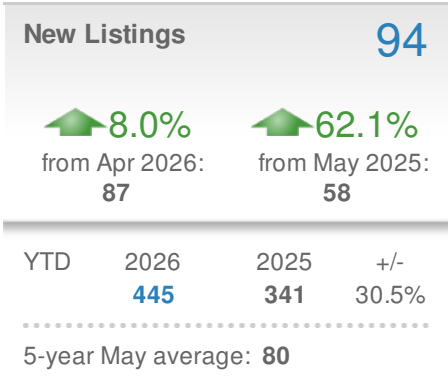
Local Market Insight

Coatesville Area (Chester, PA)

May 2026

Coatesville Area (Chester, PA)

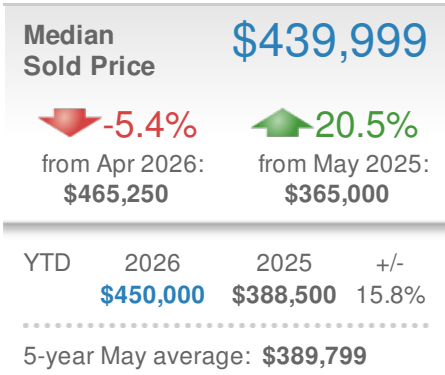
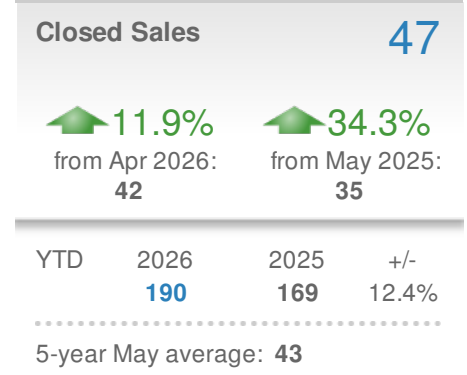
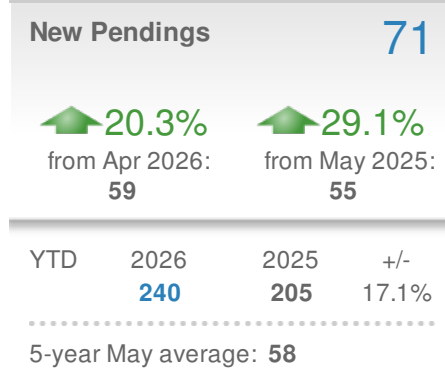
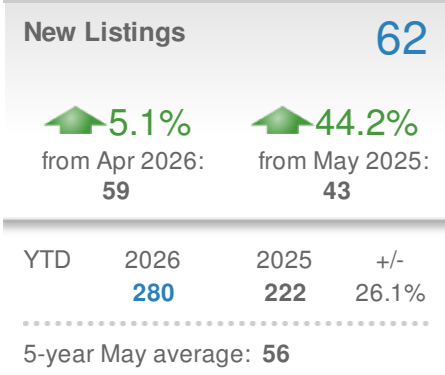
Email: ldavis@tcsr.realtor



May 2026

Coatesville Area (Chester, PA) - Detached

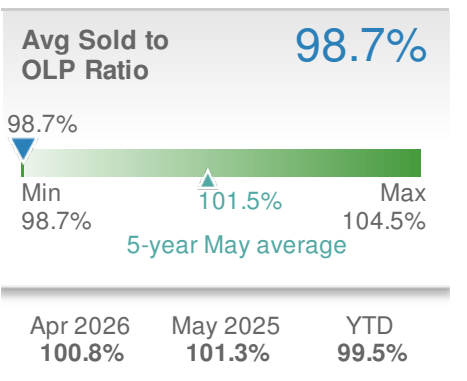
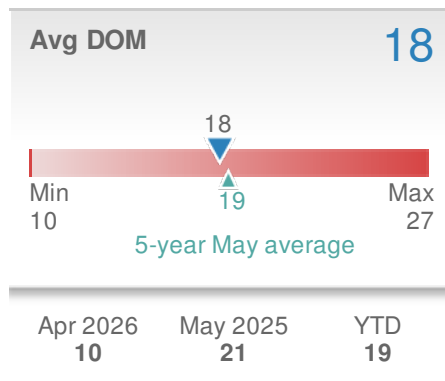
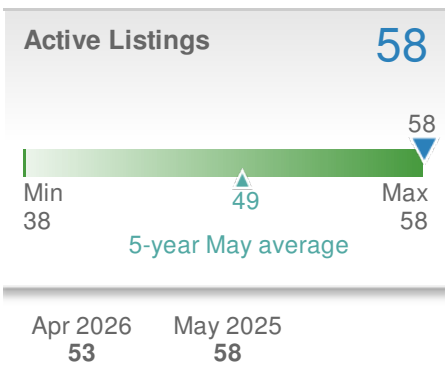
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



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.

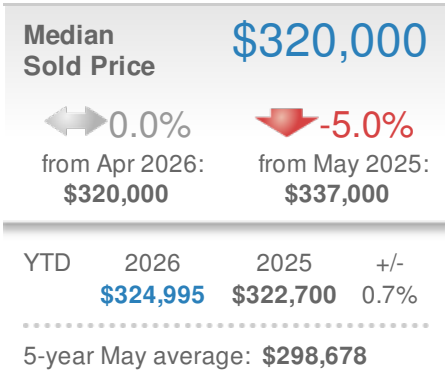
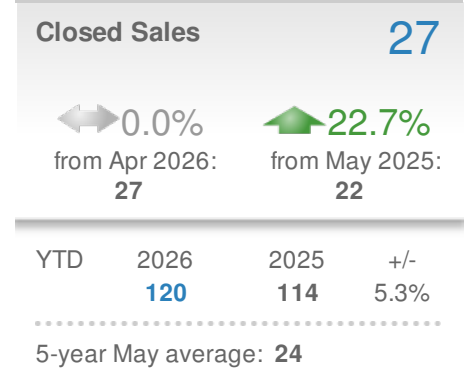
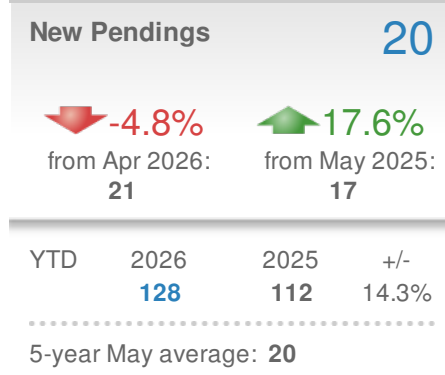
This activity resulted in a Contract Ratio of 1.64 pendings per active listing, up from 1.43 in April and an increase from 1.22 in May 2025. The Contract Ratio is 7% lower than the 5-year May average of 1.76. A higher Contract Ratio signifies a relative increase in contract activity compared to supply,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

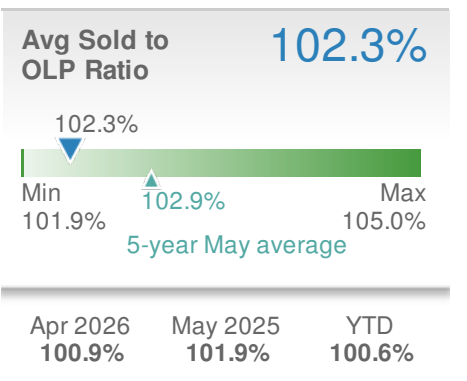
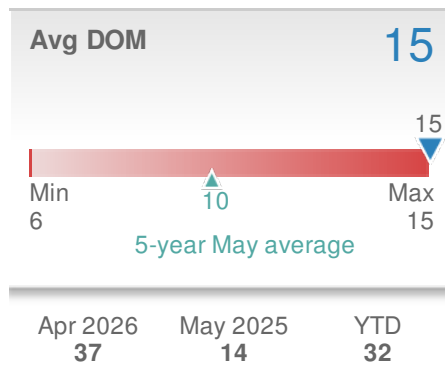
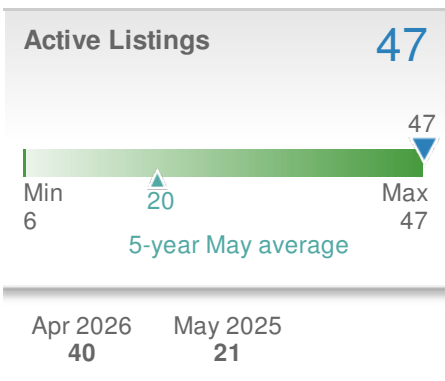
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



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.

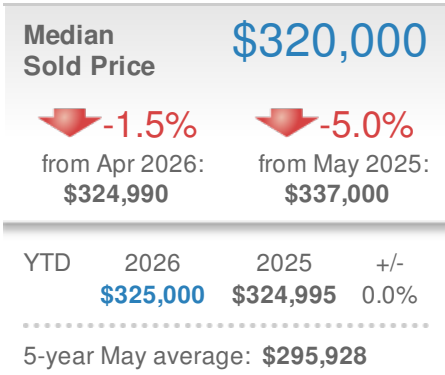
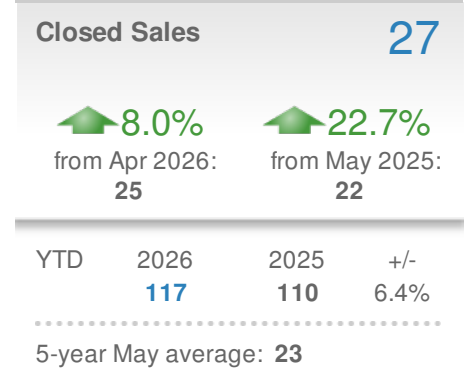
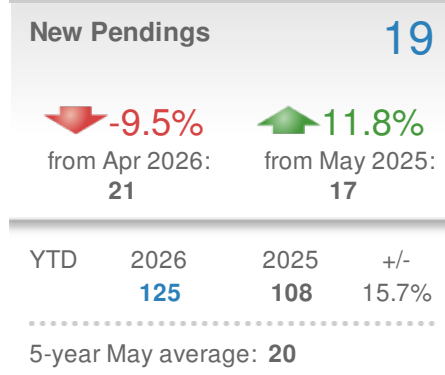
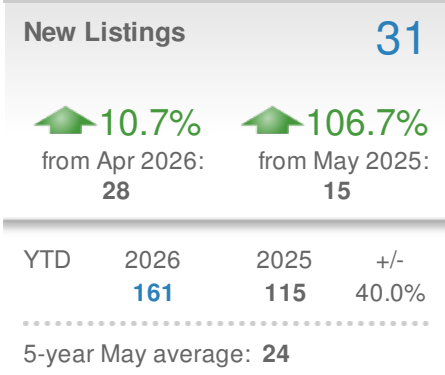
This activity resulted in a Contract Ratio of 1.11 pendings per active listing, down from 1.45 in April and a decrease from 2.57 in May 2025. The Contract Ratio is 72% lower than the 5-year May average of 3.93. A higher Contract Ratio signifies a relative increase in contract activity compared to supply,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

