

# May 2026

All Home Types  
Detached  
Attached  
Attached/Townhouse

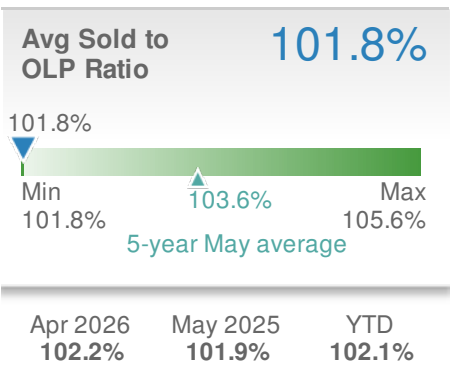
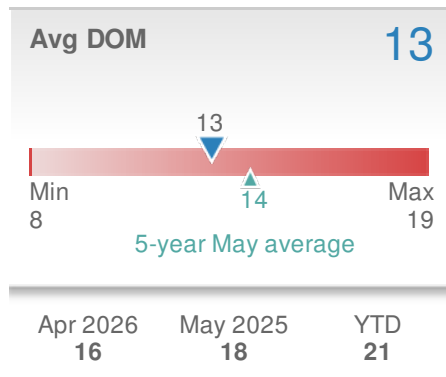
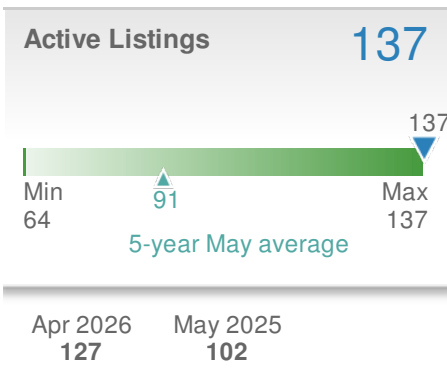
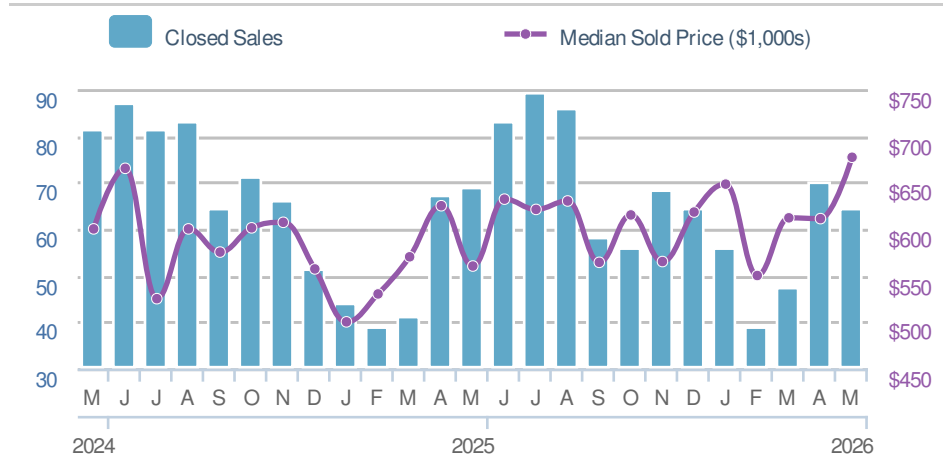
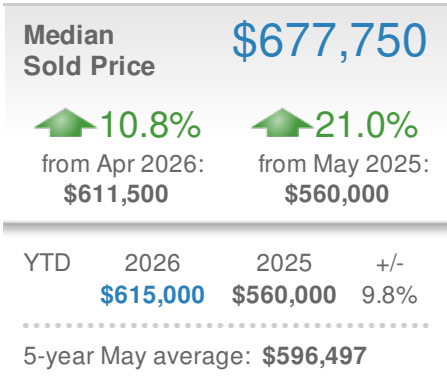
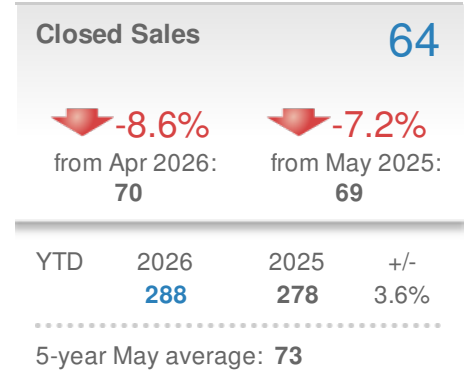
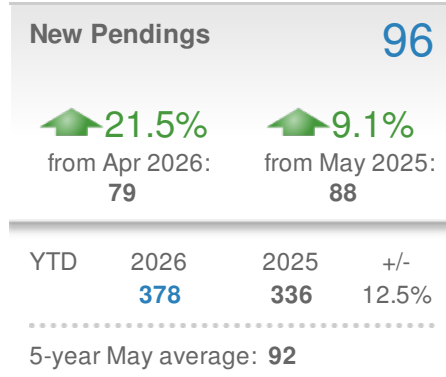
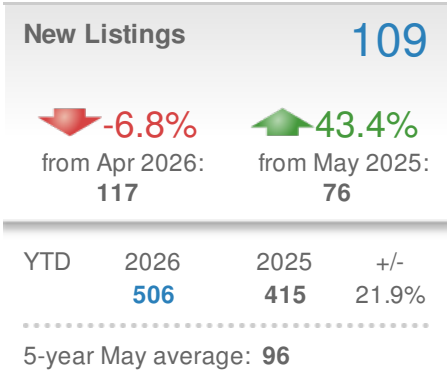
## Local Market Insight

### Downingtown Area (Chester, PA)

**May 2026**

Downingtown Area (Chester, PA)

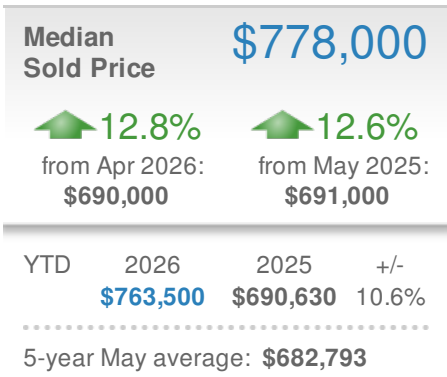
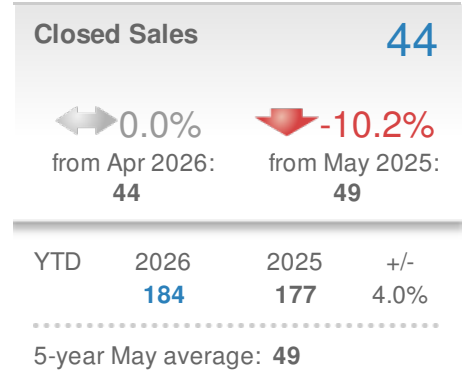
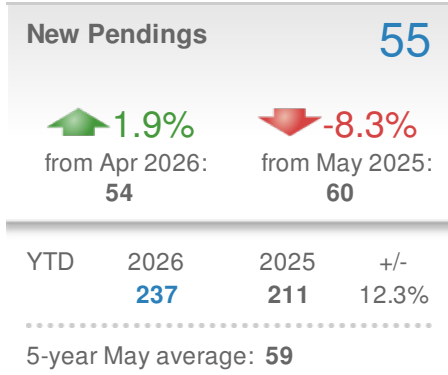
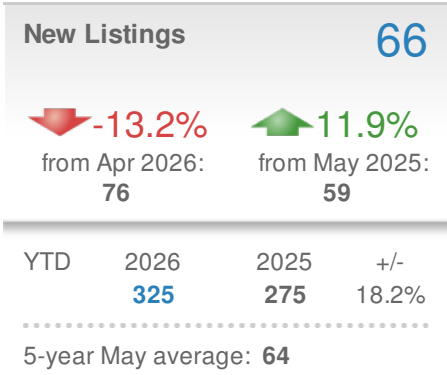
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**May 2026**

Downingtown Area (Chester, PA) - Detached

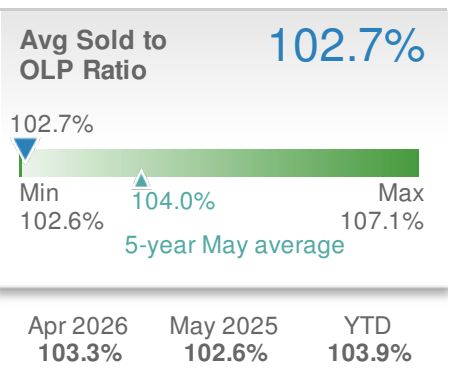
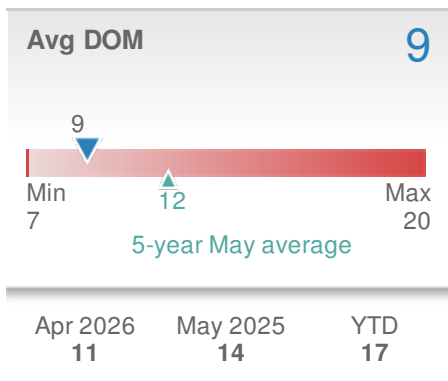
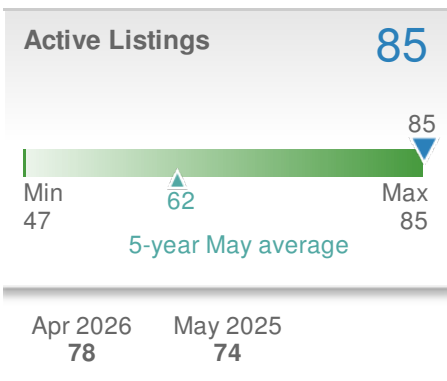
Tri-County Suburban REALTORS  
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**Summary**

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.

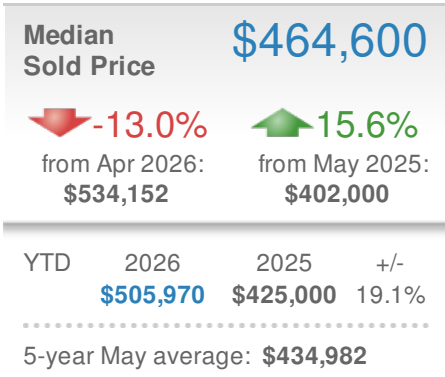
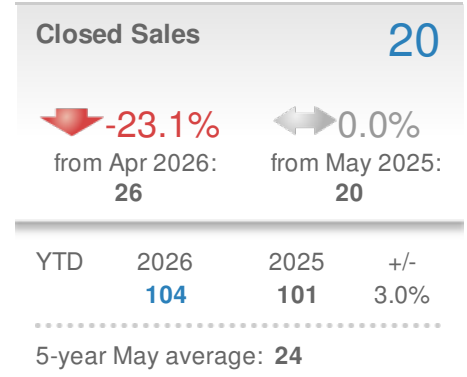
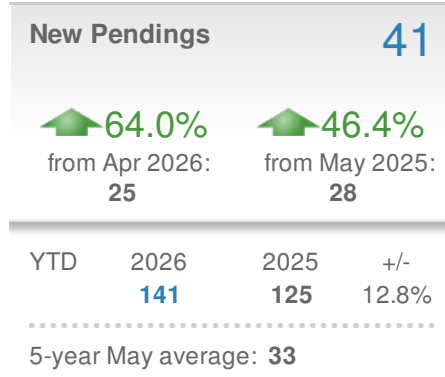
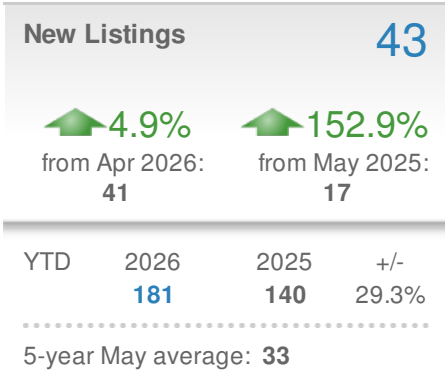
This activity resulted in a Contract Ratio of 1.68 pendings per active listing, no change from April and an increase from 1.35 in May 2025. The Contract Ratio is 14% lower than the 5-year May average of 1.96. A higher Contract Ratio signifies a relative increase in contract activity compared to supply,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

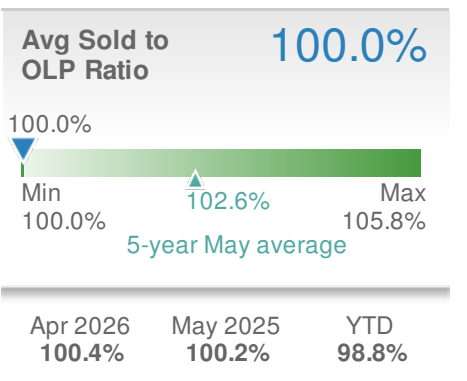
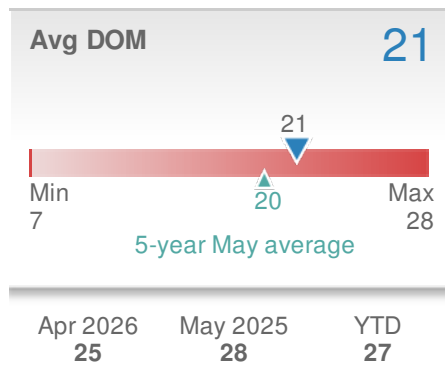
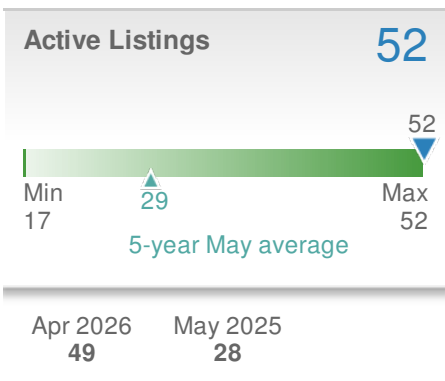
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**Summary**

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.

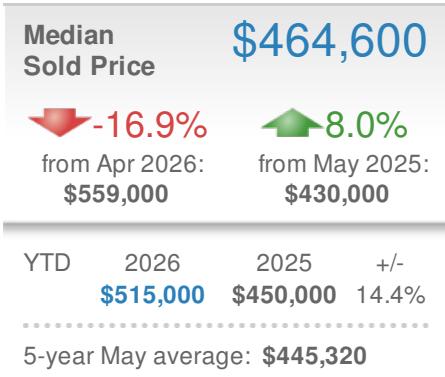
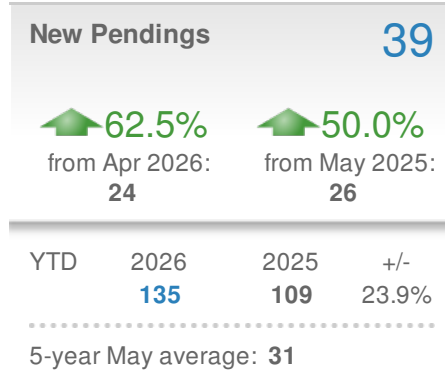
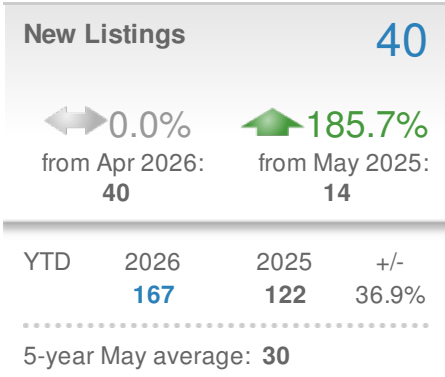
This activity resulted in a Contract Ratio of 1.29 pendings per active listing, up from 0.98 in April and a decrease from 1.64 in May 2025. The Contract Ratio is 59% lower than the 5-year May average of 3.13. A higher Contract Ratio signifies a relative increase in contract activity compared to supply,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

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**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.

