

# May 2026

All Home Types  
Detached  
Attached  
Attached/Townhouse

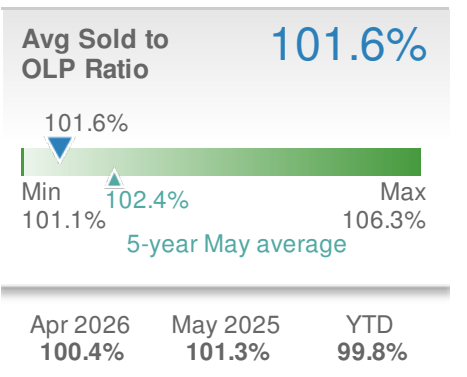
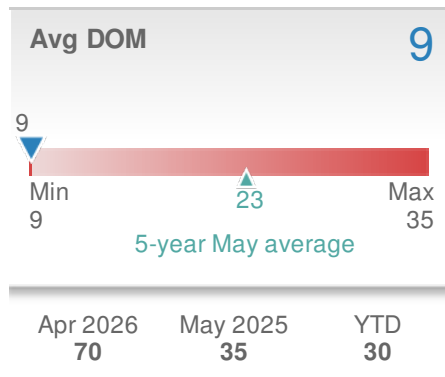
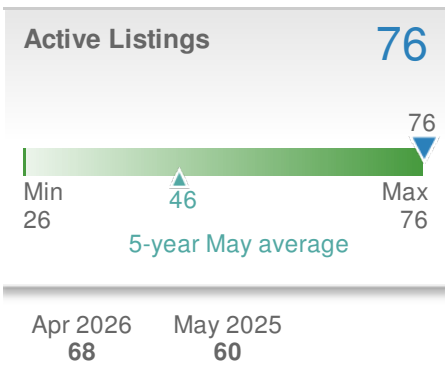
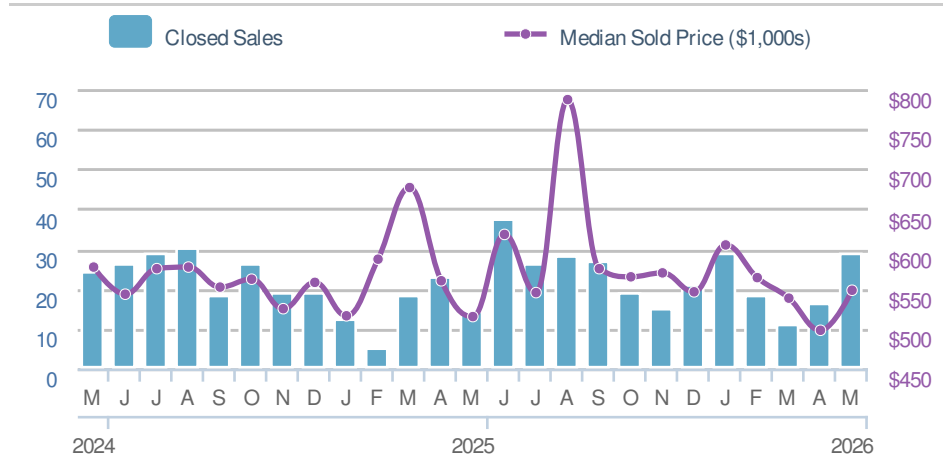
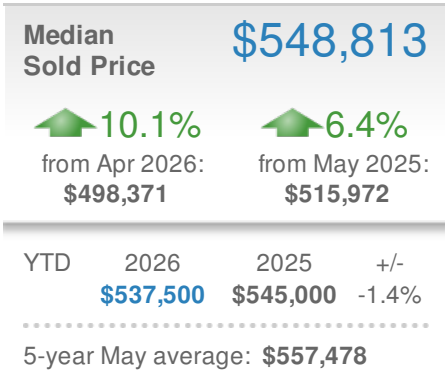
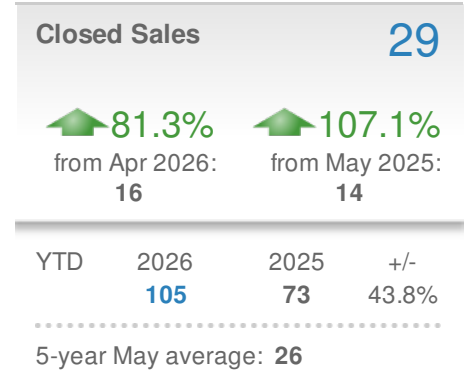
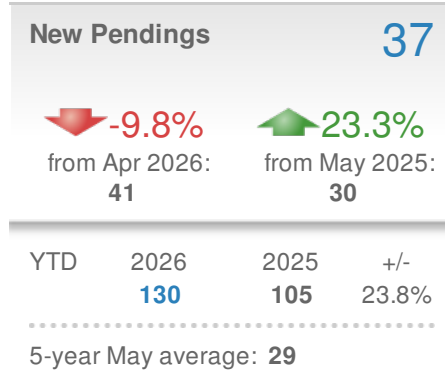
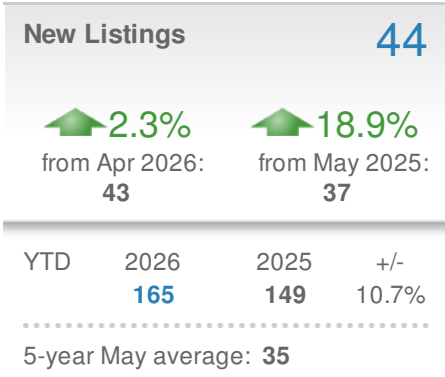
## Local Market Insight

### Kennett Consolidated (Chester, PA)

**May 2026**

Kennett Consolidated (Chester, PA)

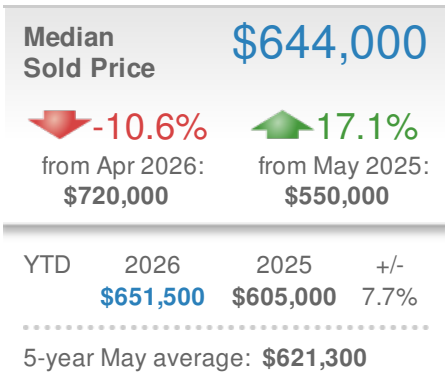
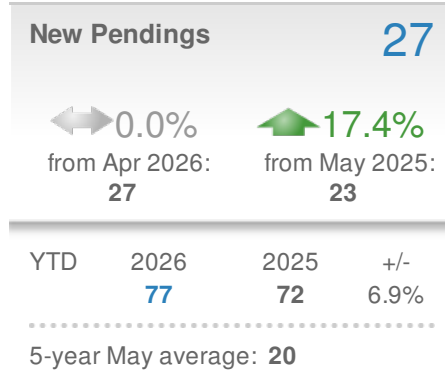
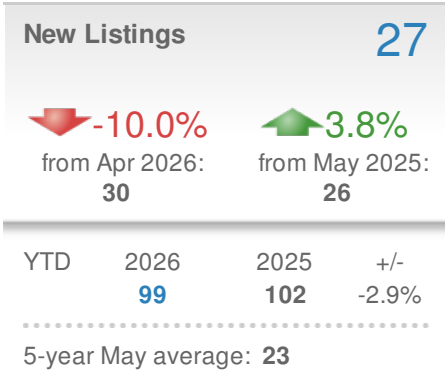
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**May 2026**

Kennett Consolidated (Chester, PA) - Detached

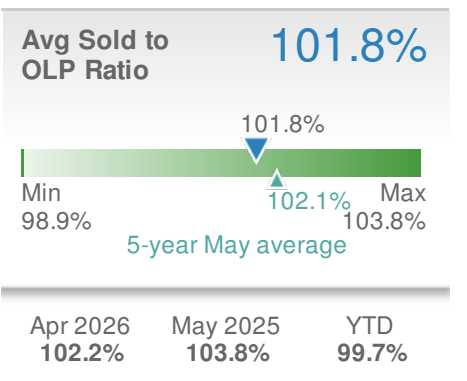
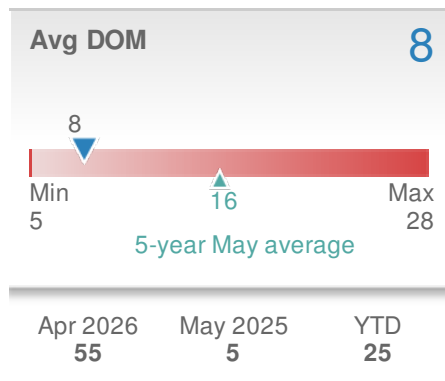
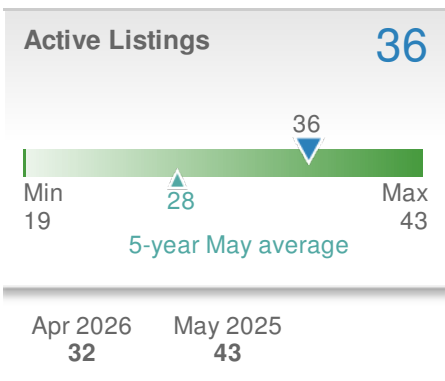
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In Kennett Consolidated (Chester, PA), the median sold price for Detached properties for May was \$644,000, representing a decrease of 10.6% compared to last month and an increase of 17.1% from May 2025. The average days on market for units sold in May was 8 days, 51% below the 5-year May average of 16 days. There was no month over month change in new contract activity with 27 New Pendings; a 24.2% MoM increase in All Pendings (new contracts + contracts carried over from April) to 41; and a 12.5% increase in supply to 36 active units.

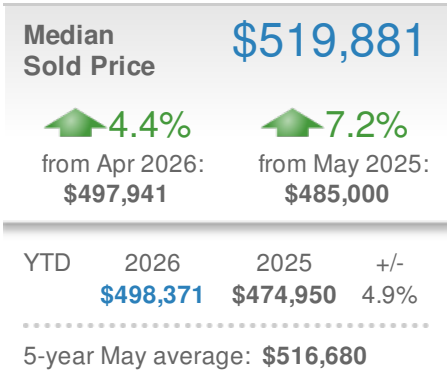
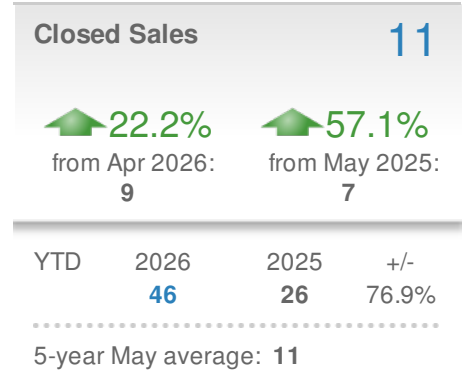
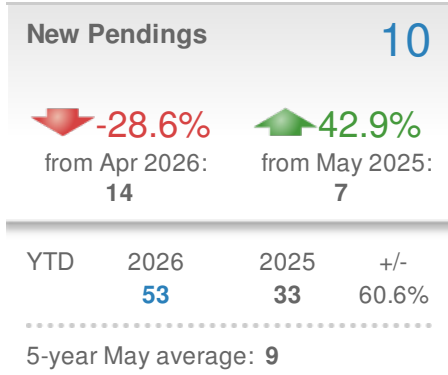
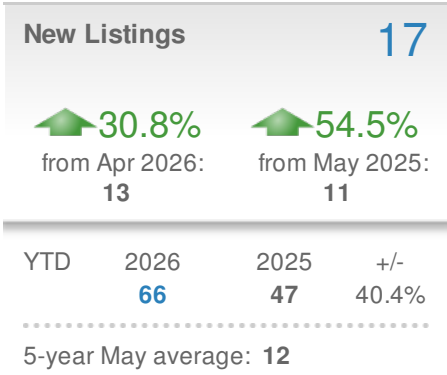
This activity resulted in a Contract Ratio of 1.14 pendings per active listing, up from 1.03 in April and an increase from 0.77 in May 2025. The Contract Ratio is 10% lower than the 5-year May average of 1.27. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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**

Kennett Consolidated (Chester, PA) - Attached

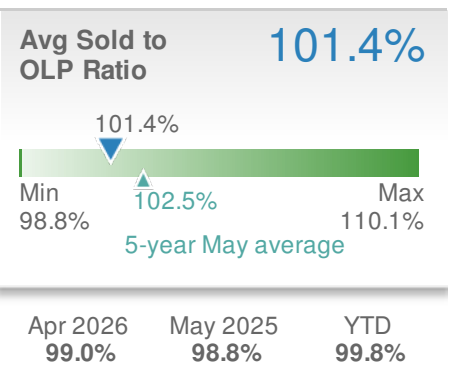
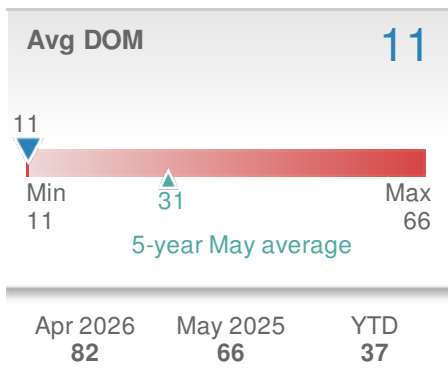
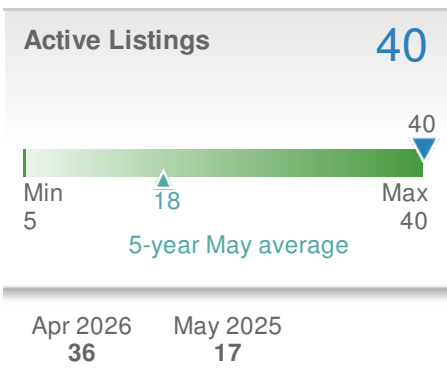
Tri-County Suburban REALTORS  
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**Summary**

In Kennett Consolidated (Chester, PA), the median sold price for Attached properties for May was \$519,881, representing an increase of 4.4% compared to last month and an increase of 7.2% from May 2025. The average days on market for units sold in May was 11 days, 65% below the 5-year May average of 31 days. There was a 28.6% month over month decrease in new contract activity with 10 New Pendings; a 3.3% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 29; and an 11.1% increase in supply to 40 active units.

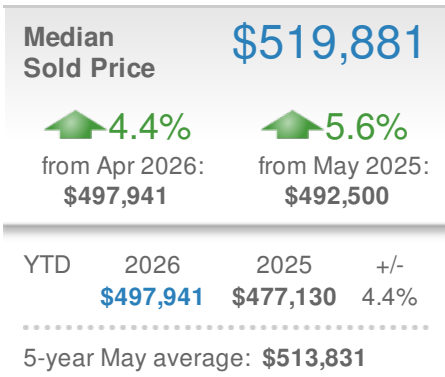
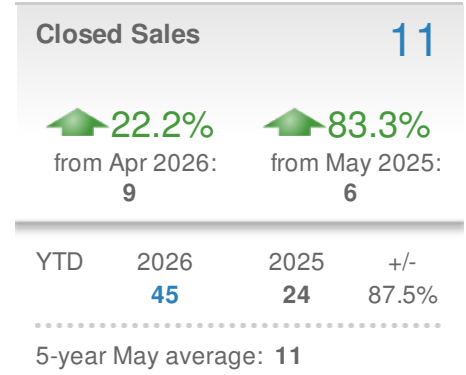
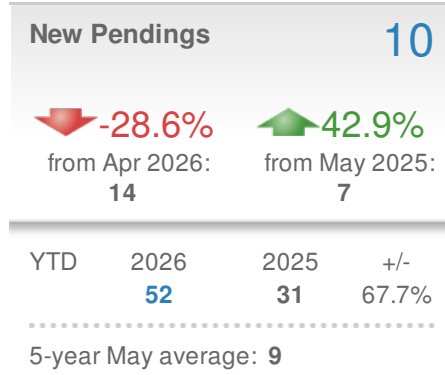
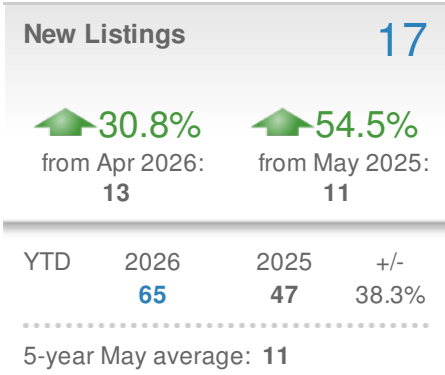
This activity resulted in a Contract Ratio of 0.73 pendings per active listing, down from 0.83 in April and a decrease from 0.82 in May 2025. The Contract Ratio is 71% lower than the 5-year May average of 2.52. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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**

Kennett Consolidated (Chester, PA) - Attached/Townhouse **Se** County Suburban REALTORS

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**Summary**

In Kennett Consolidated (Chester, PA), the median sold price for Attached/Townhouse properties for May was \$519,881, representing an increase of 4.4% compared to last month and an increase of 5.6% from May 2025. The average days on market for units sold in May was 11 days, 59% below the 5-year May average of 27 days. There was a 28.6% month over month decrease in new contract activity with 10 New Pendings; a 3.3% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 29; and an 11.1% increase in supply to 40 active units.

This activity resulted in a Contract Ratio of 0.73 pendings per active listing, down from 0.83 in April and a decrease from 0.82 in May 2025. The Contract Ratio is 71% lower than the 5-year May average of 2.55. 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.

