

May 2026

All Home Types
Detached
Attached
Attached/Townhouse

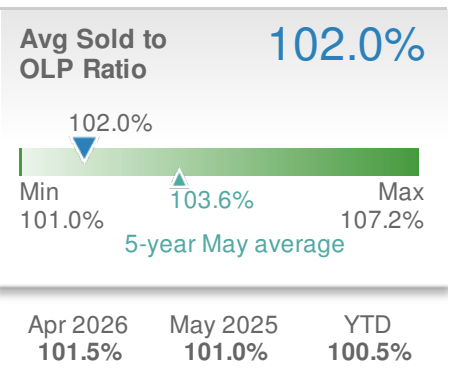
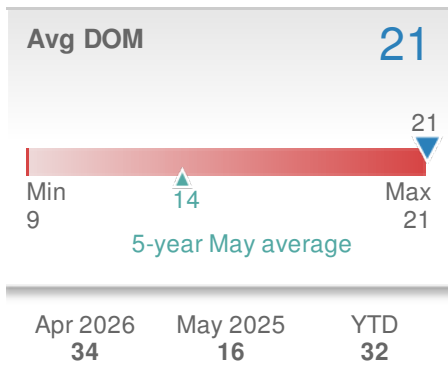
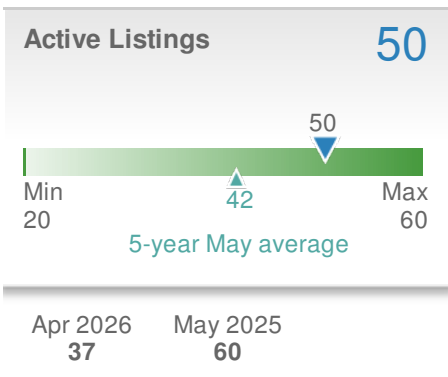
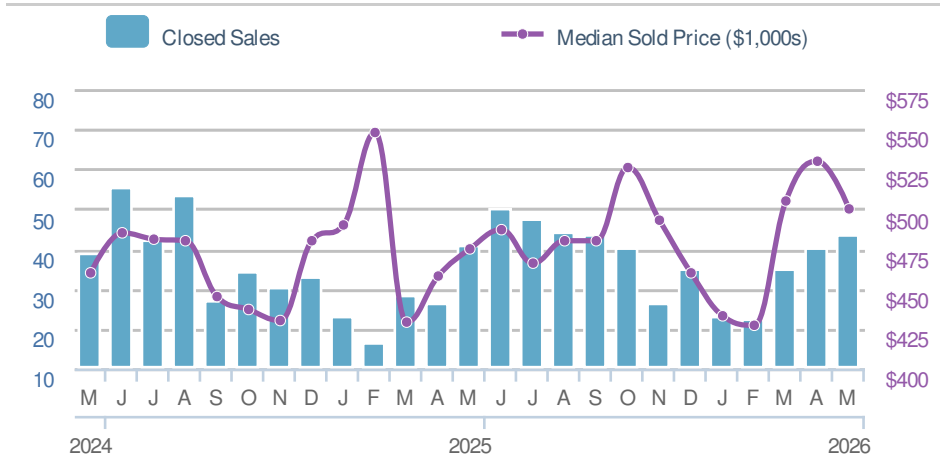
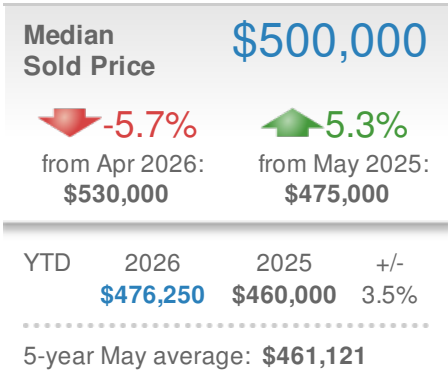
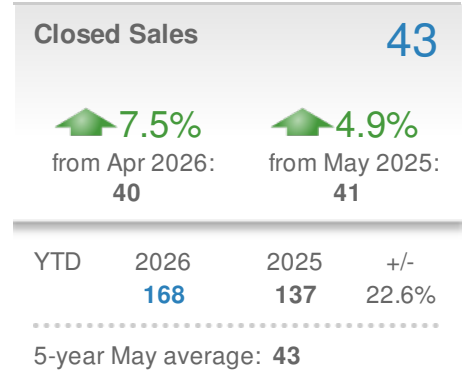
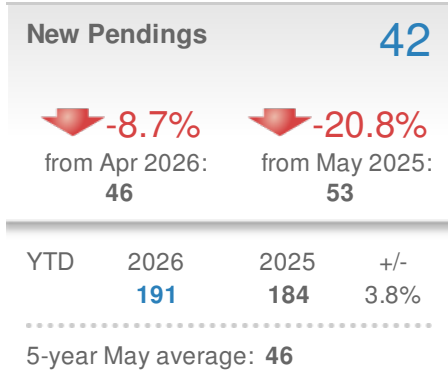
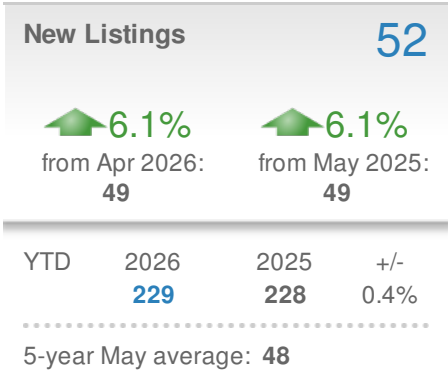
Local Market Insight

Phoenixville Area (Chester, PA)

May 2026

Phoenixville Area (Chester, PA)

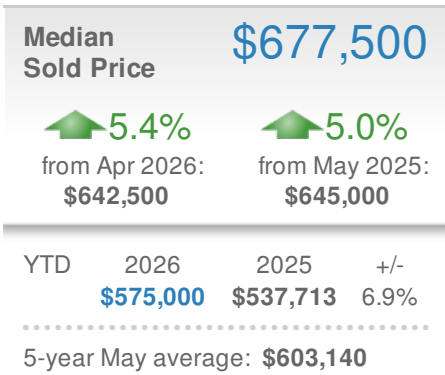
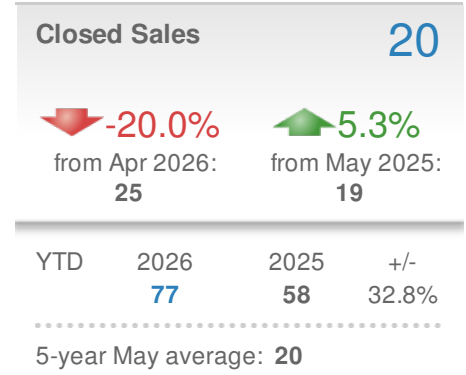
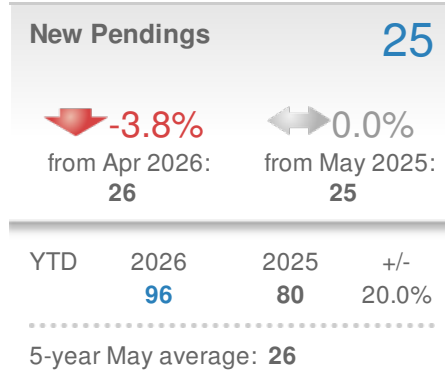
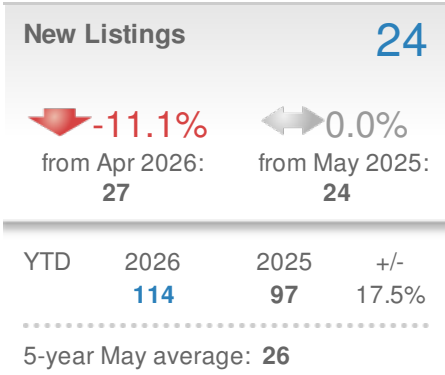
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Phoenixville Area (Chester, PA) - Detached

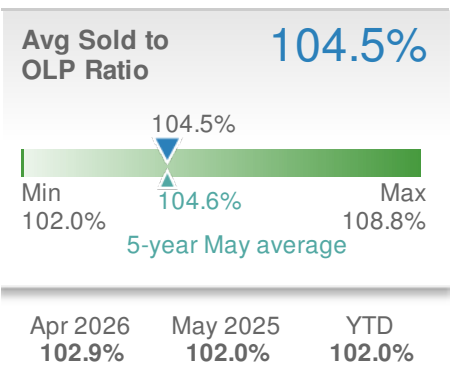
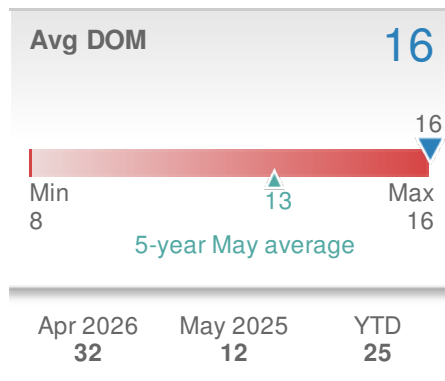
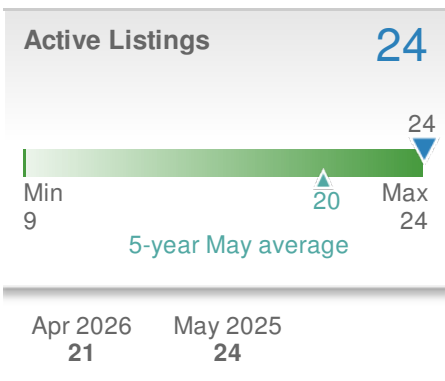
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Summary

In Phoenixville Area (Chester, PA), the median sold price for Detached properties for May was \$677,500, representing an increase of 5.4% compared to last month and an increase of 5% from May 2025. The average days on market for units sold in May was 16 days, 23% above the 5-year May average of 13 days. There was a 3.8% month over month decrease in new contract activity with 25 New Pendings; a 16.7% MoM increase in All Pendings (new contracts + contracts carried over from April) to 35; and a 14.3% increase in supply to 24 active units.

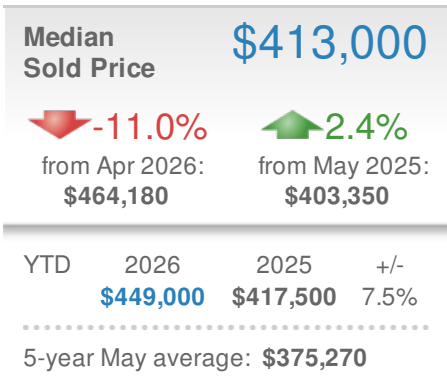
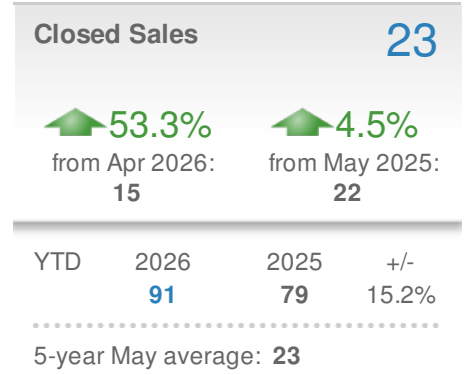
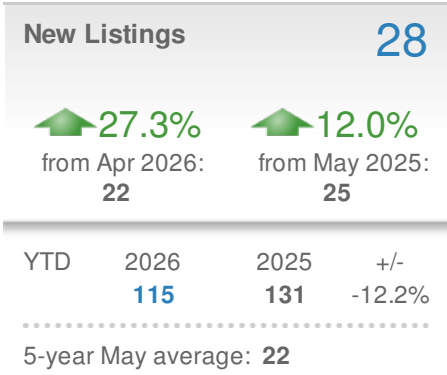
This activity resulted in a Contract Ratio of 1.46 pendings per active listing, up from 1.43 in April and a decrease from 1.58 in May 2025. The Contract Ratio is 36% lower than the 5-year May average of 2.29. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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

Phoenixville Area (Chester, PA) - Attached

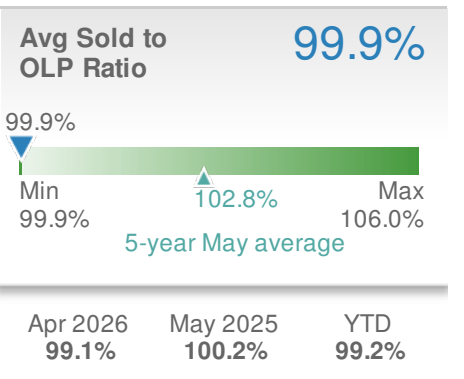
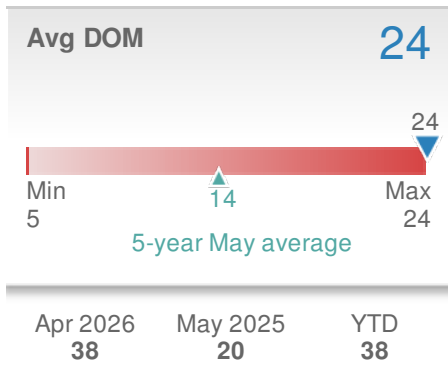
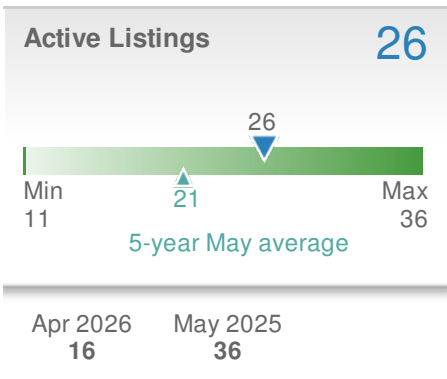
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Summary

In Phoenixville Area (Chester, PA), the median sold price for Attached properties for May was \$413,000, representing a decrease of 11% compared to last month and an increase of 2.4% from May 2025. The average days on market for units sold in May was 24 days, 67% above the 5-year May average of 14 days. There was a 15% month over month decrease in new contract activity with 17 New Pendings; a 24.1% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 22; and a 62.5% increase in supply to 26 active units.

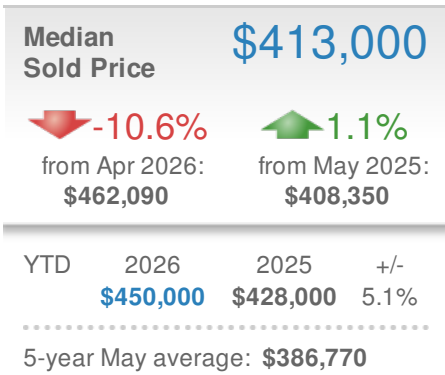
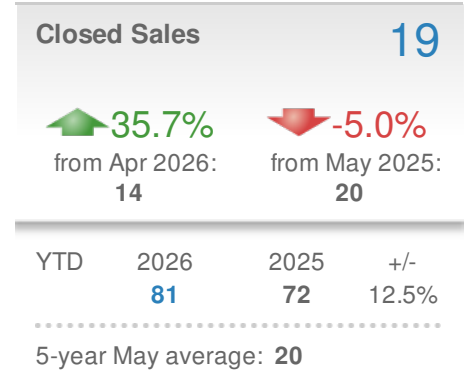
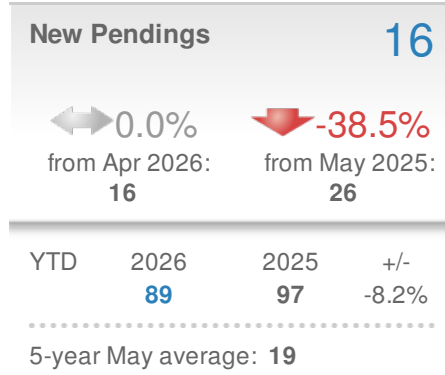
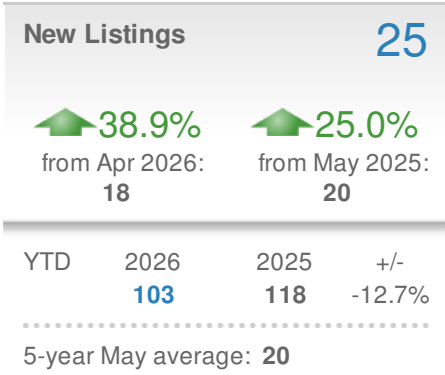
This activity resulted in a Contract Ratio of 0.85 pendings per active listing, down from 1.81 in April and a decrease from 1.14 in May 2025. The Contract Ratio is 47% lower than the 5-year May average of 1.60. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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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Phoenixville Area (Chester, PA) - Attached/Townhouse

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Summary

In Phoenixville Area (Chester, PA), the median sold price for Attached/Townhouse properties for May was \$413,000, representing a decrease of 10.6% compared to last month and an increase of 1.1% from May 2025. The average days on market for units sold in May was 23 days, 64% above the 5-year May average of 14 days. There was no month over month change in new contract activity with 16 New Pendings; a 16.7% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 20; and a 61.5% increase in supply to 21 active units.

This activity resulted in a Contract Ratio of 0.95 pendings per active listing, down from 1.85 in April and a decrease from 1.34 in May 2025. The Contract Ratio is 39% lower than the 5-year May average of 1.55. 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.

