

May 2026

All Home Types
Detached
Attached
Attached/Townhouse

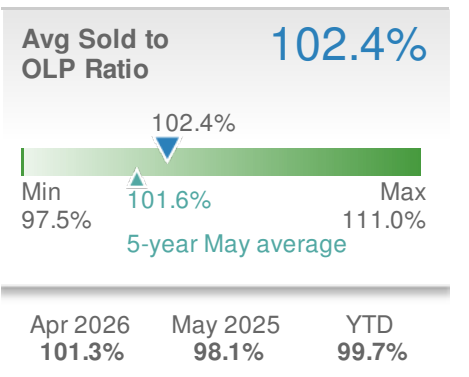
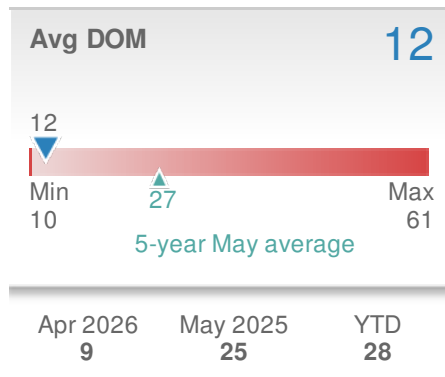
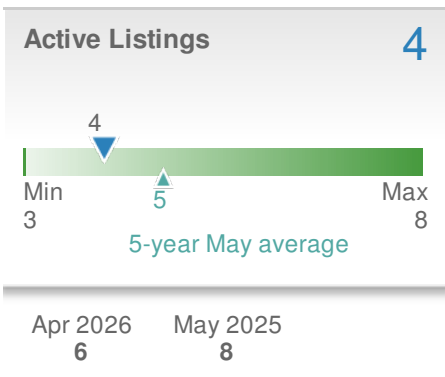
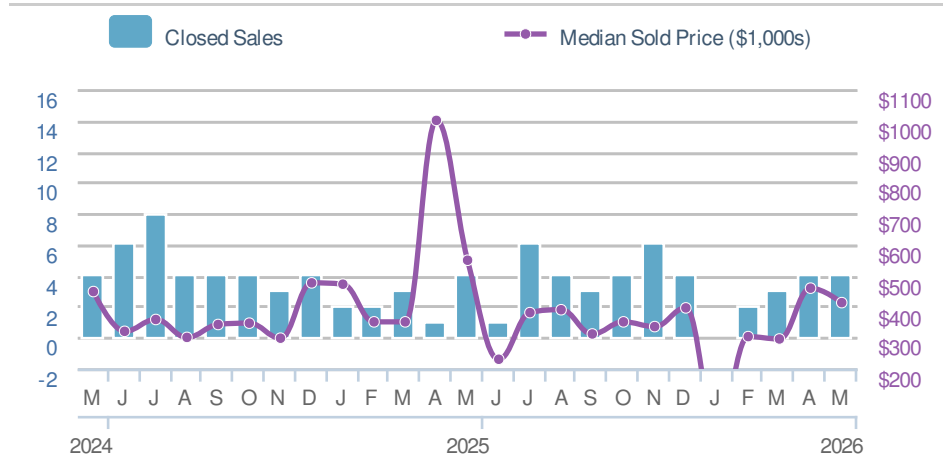
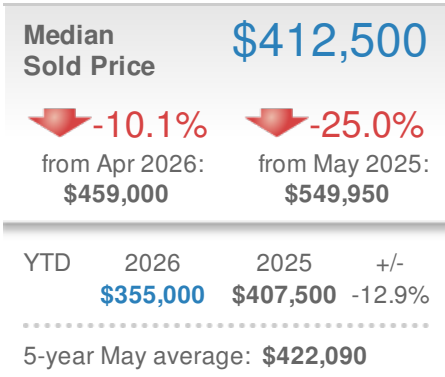
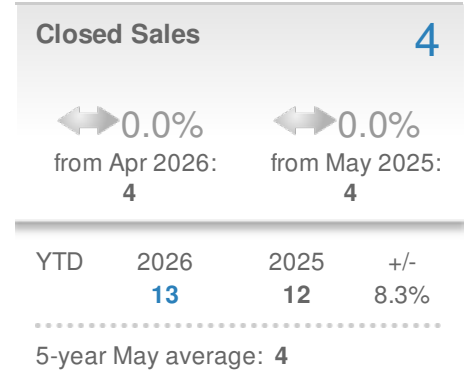
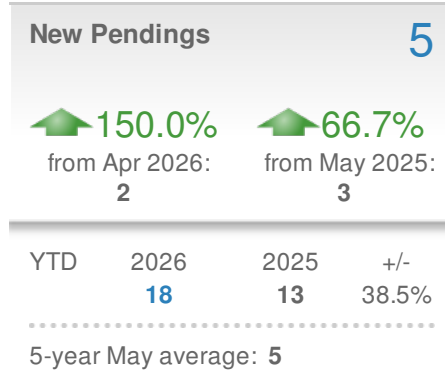
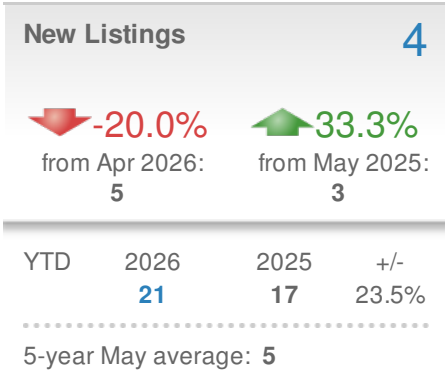
Local Market Insight

Spring-Ford Area (Chester, PA)

May 2026

Spring-Ford Area (Chester, PA)

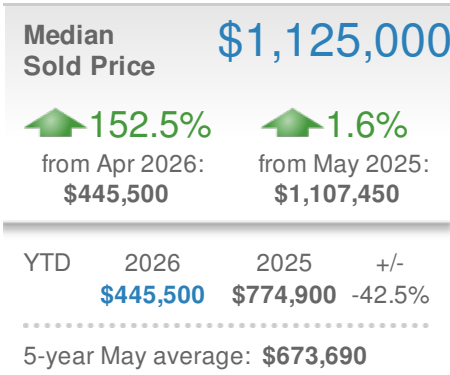
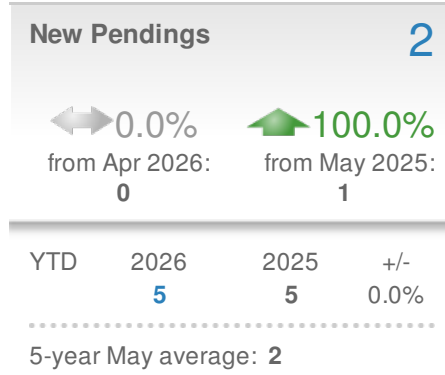
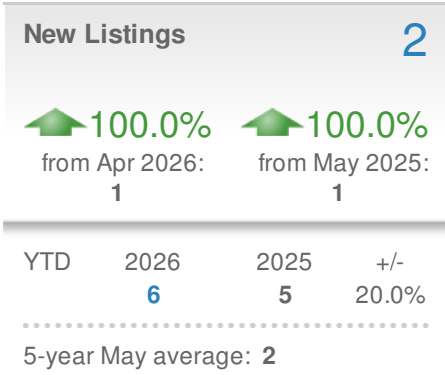
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May 2026

Spring-Ford Area (Chester, PA) - Detached

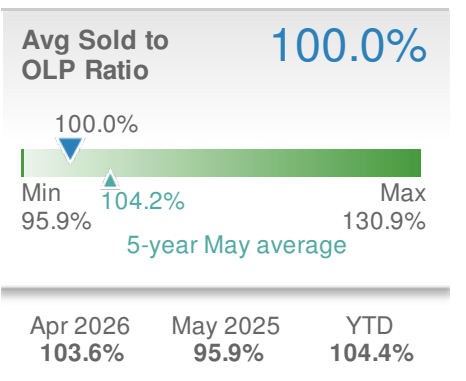
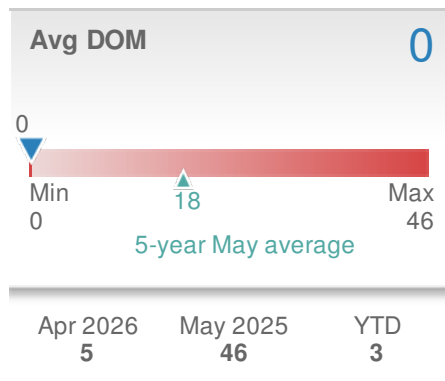
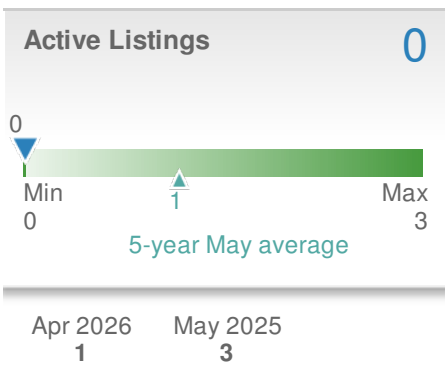
Tri-County Suburban REALTORS
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Summary

In Spring-Ford Area (Chester, PA), the median sold price for Detached properties for May was \$1,125,000, representing an increase of 152.5% compared to last month and an increase of 1.6% from May 2025. The average days on market for units sold in May was 0 days, 100% below the 5-year May average of 18 days. There was a 0% month over month increase in new contract activity with 2 New Pendings; a 0% MoM increase in All Pendings (new contracts + contracts carried over from April) to 2; and a 100% decrease in supply to 0 active units.

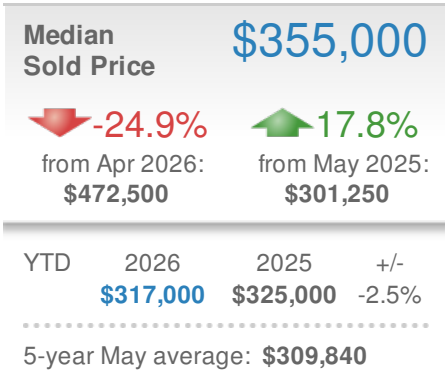
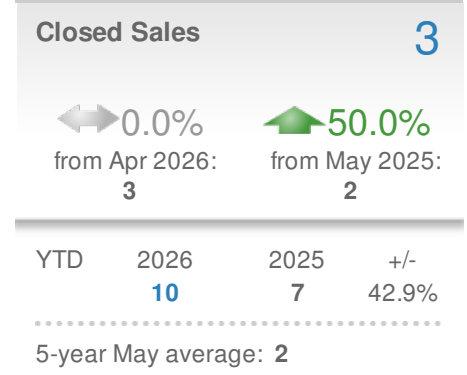
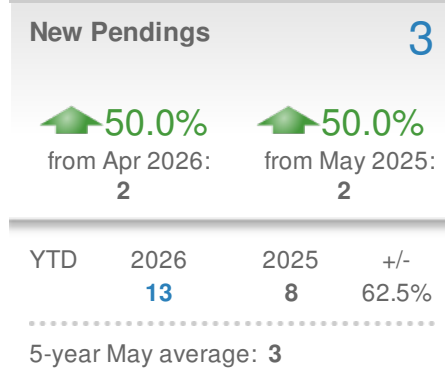
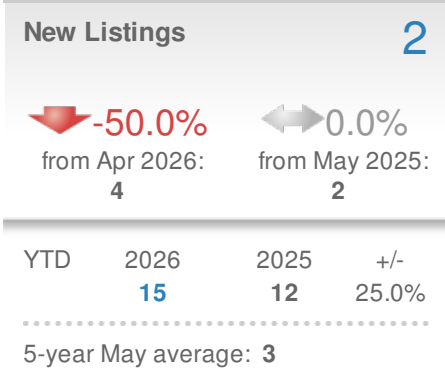
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from April and a decrease from 0.67 in May 2025. The Contract Ratio is 100% lower than the 5-year May average of 0.93. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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

Spring-Ford Area (Chester, PA) - Attached

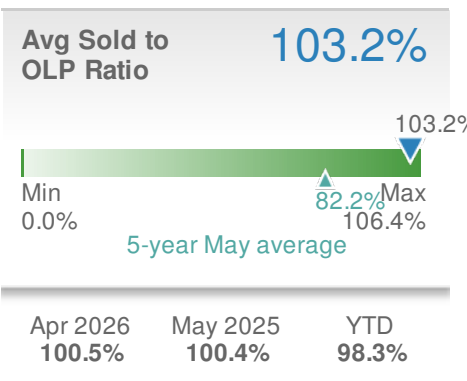
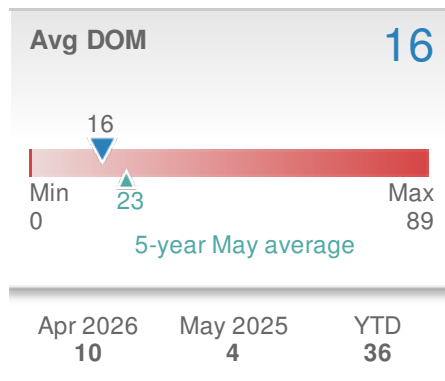
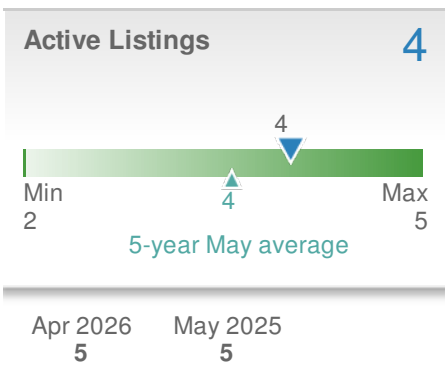
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Summary

In Spring-Ford Area (Chester, PA), the median sold price for Attached properties for May was \$355,000, representing a decrease of 24.9% compared to last month and an increase of 17.8% from May 2025. The average days on market for units sold in May was 16 days, 30% below the 5-year May average of 23 days. There was a 50% month over month increase in new contract activity with 3 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from April) with 3; and a 20% decrease in supply to 4 active units.

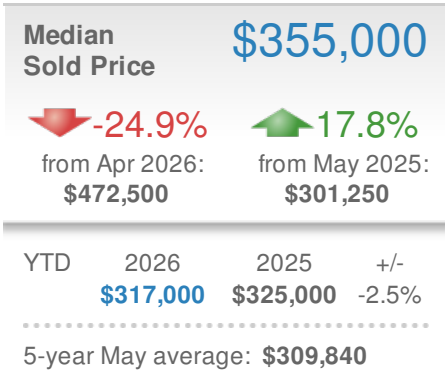
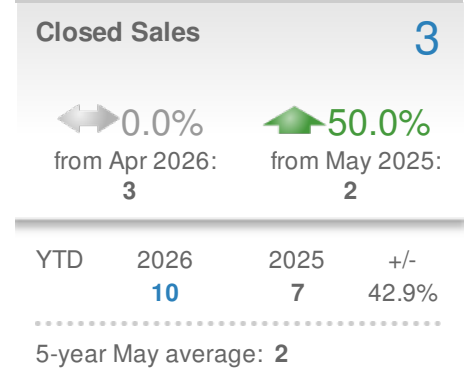
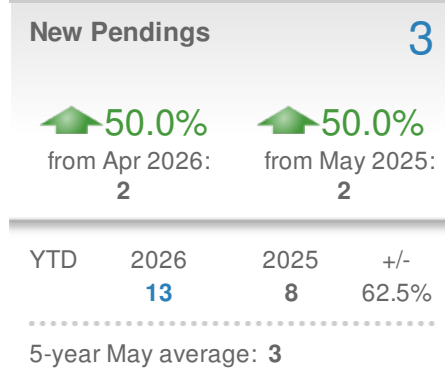
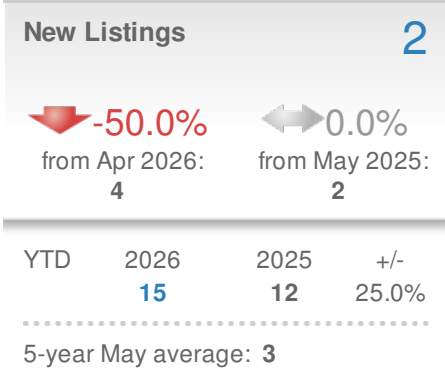
This activity resulted in a Contract Ratio of 0.75 pendings per active listing, up from 0.60 in April and an increase from 0.40 in May 2025. The Contract Ratio is 38% lower than the 5-year May average of 1.21. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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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Spring-Ford Area (Chester, PA) - Attached/Townhouse

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In Spring-Ford Area (Chester, PA), the median sold price for Attached/Townhouse properties for May was \$355,000, representing a decrease of 24.9% compared to last month and an increase of 17.8% from May 2025. The average days on market for units sold in May was 16 days, 30% below the 5-year May average of 23 days. There was a 50% month over month increase in new contract activity with 3 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from April) with 3; and a 20% decrease in supply to 4 active units.

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