

May 2026

All Home Types
Detached
Attached
Attached/Townhouse

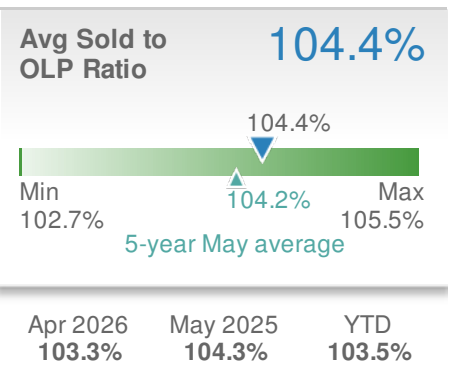
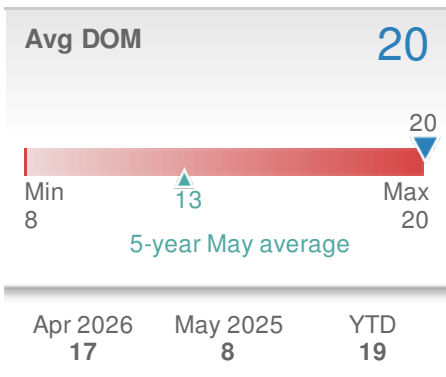
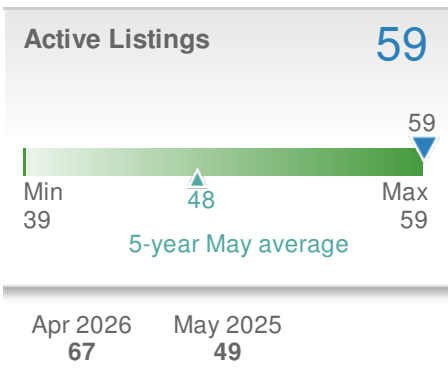
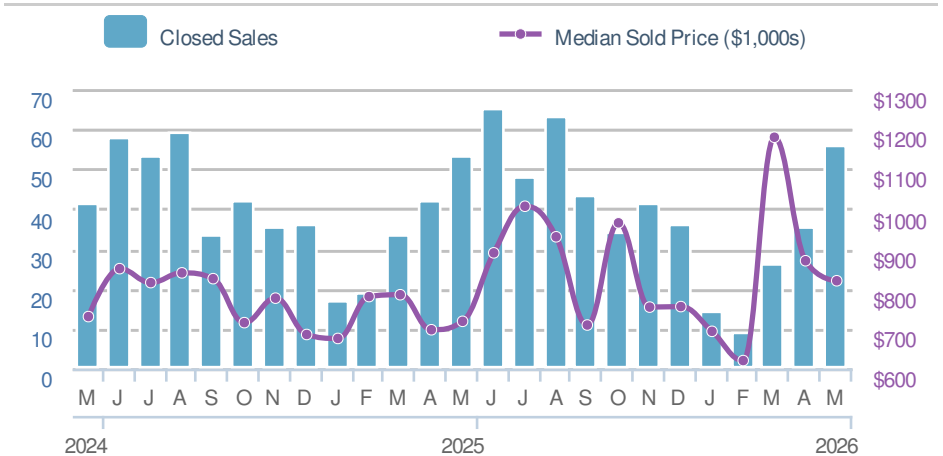
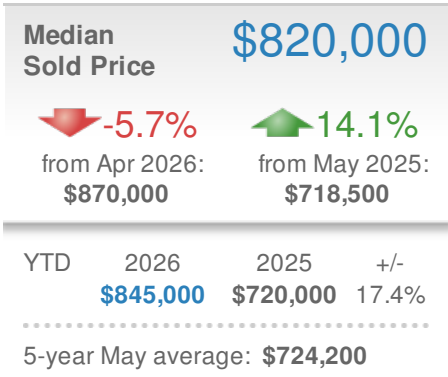
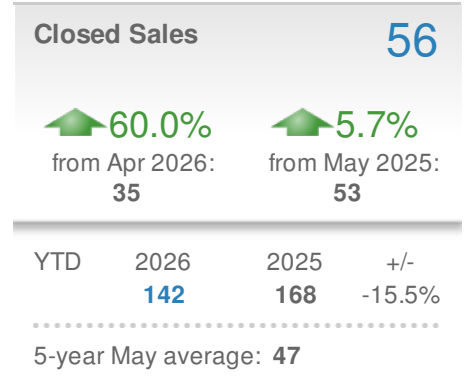
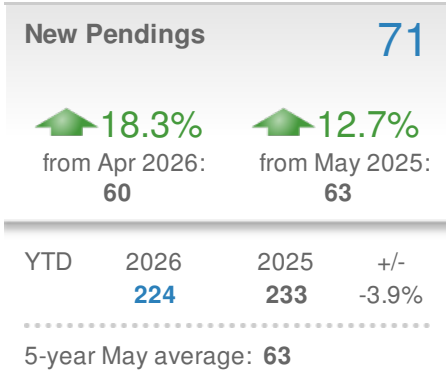
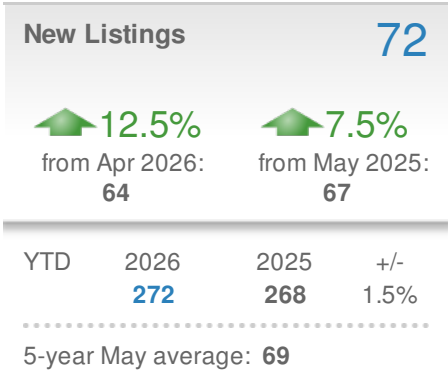
Local Market Insight

Tredyffrin-Easttown (Chester, PA)

May 2026

Tredyffrin-Easttown (Chester, PA)

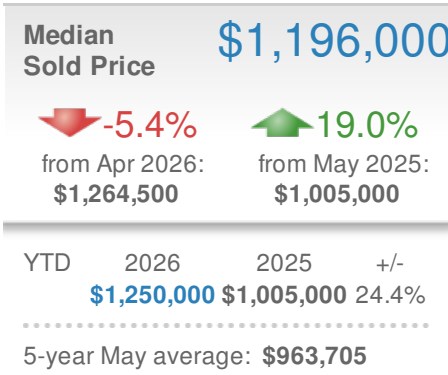
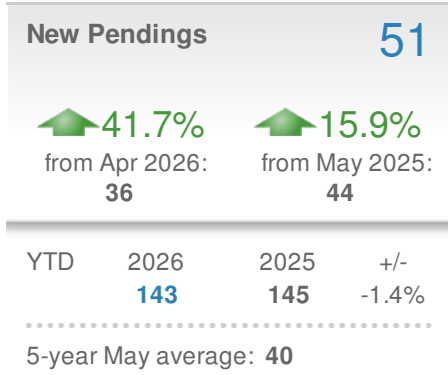
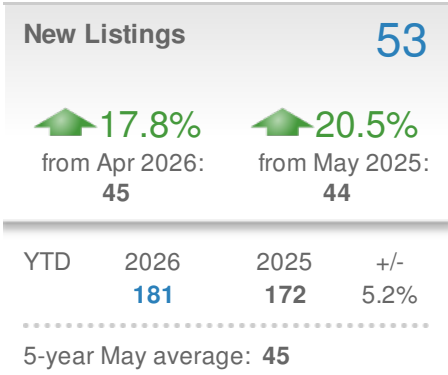
Email: ldavis@tcsr.realtor



May 2026

Tredyffrin-Easttown (Chester, PA) - Detached

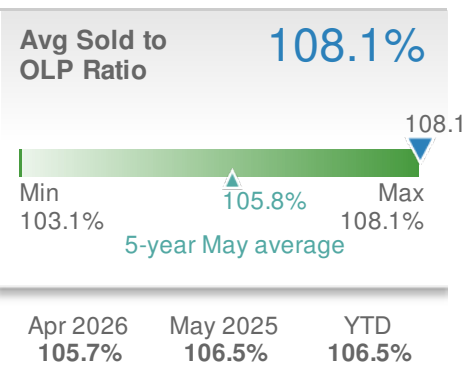
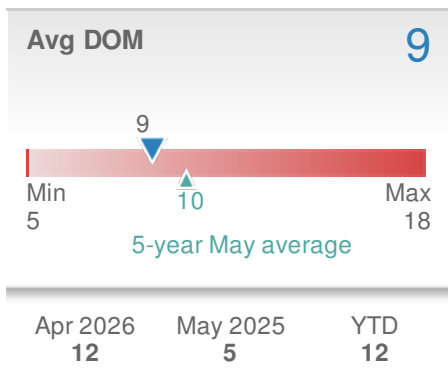
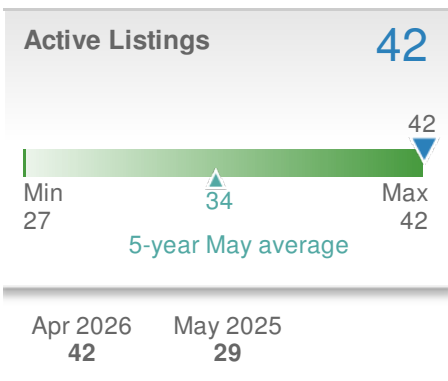
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Tredyffrin-Easttown (Chester, PA), the median sold price for Detached properties for May was \$1,196,000, representing a decrease of 5.4% compared to last month and an increase of 19% from May 2025. The average days on market for units sold in May was 9 days, 14% below the 5-year May average of 10 days. There was a 41.7% month over month increase in new contract activity with 51 New Pendings; a 39.3% MoM increase in All Pendings (new contracts + contracts carried over from April) to 78; and no change in supply with 42 active units.

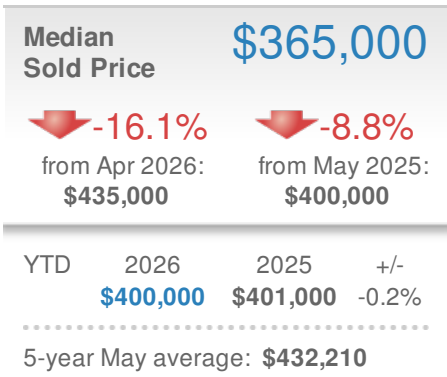
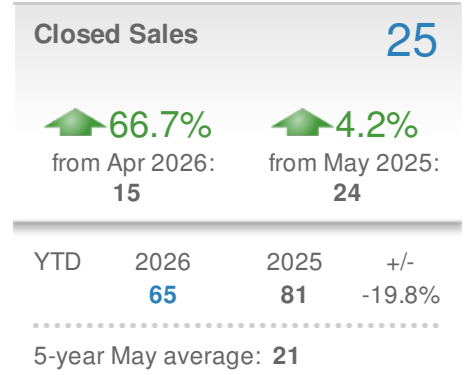
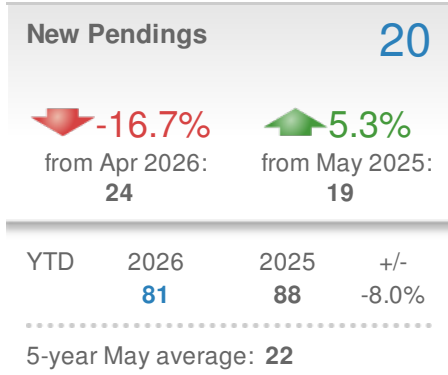
This activity resulted in a Contract Ratio of 1.86 pendings per active listing, up from 1.33 in April and a decrease from 2.38 in May 2025. The Contract Ratio is 11% lower than the 5-year May average of 2.09. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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

Tredyffrin-Easttown (Chester, PA) - Attached

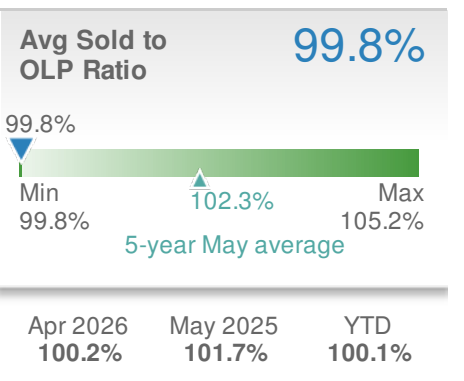
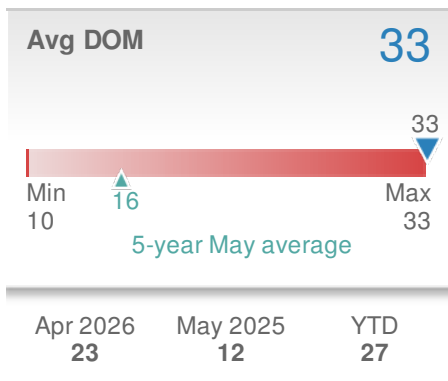
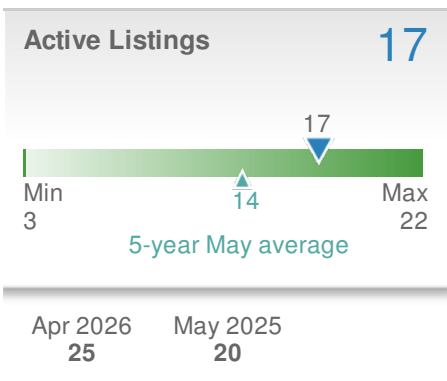
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor



Summary

In Tredyffrin-Easttown (Chester, PA), the median sold price for Attached properties for May was \$365,000, representing a decrease of 16.1% compared to last month and a decrease of 8.8% from May 2025. The average days on market for units sold in May was 33 days, 109% above the 5-year May average of 16 days. There was a 16.7% month over month decrease in new contract activity with 20 New Pendings; a 16.7% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 25; and a 32% decrease in supply to 17 active units.

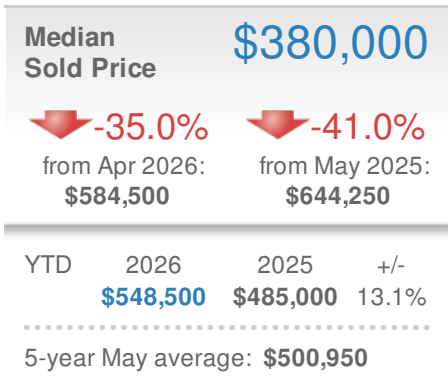
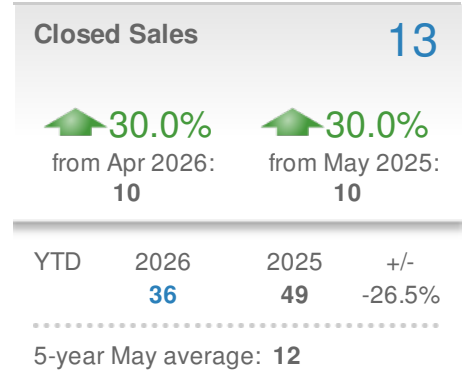
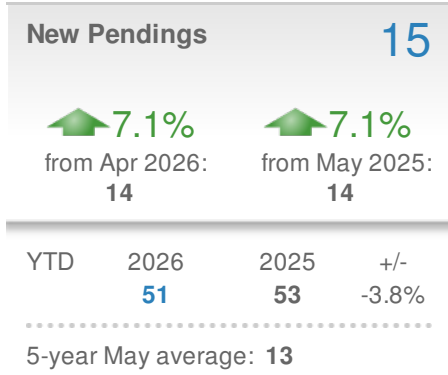
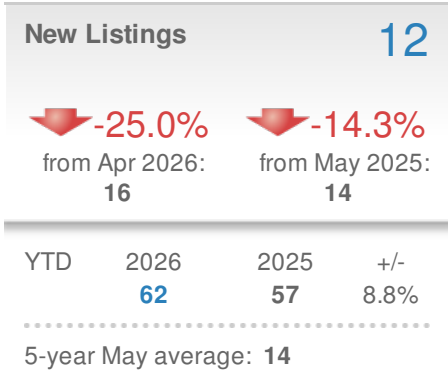
This activity resulted in a Contract Ratio of 1.47 pendings per active listing, up from 1.20 in April and an increase from 1.15 in May 2025. The Contract Ratio is 62% lower than the 5-year May average of 3.82. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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

Tredyffrin-Easttown (Chester, PA) - Attached/Townhouse **Tri-County Suburban REALTORS**

Email: ldavis@tcsr.realtor



Summary

In Tredyffrin-Easttown (Chester, PA), the median sold price for Attached/Townhouse properties for May was \$380,000, representing a decrease of 35% compared to last month and a decrease of 41% from May 2025. The average days on market for units sold in May was 48 days, 118% above the 5-year May average of 22 days. There was a 7.1% month over month increase in new contract activity with 15 New Pendings; an 11.8% MoM increase in All Pendings (new contracts + contracts carried over from April) to 19; and a 36.4% decrease in supply to 14 active units.

This activity resulted in a Contract Ratio of 1.36 pendings per active listing, up from 0.77 in April and an increase from 1.08 in May 2025. The Contract Ratio is 53% lower than the 5-year May average of 2.87. 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.

