

# May 2026

All Home Types  
Detached  
Attached  
Attached/Townhouse

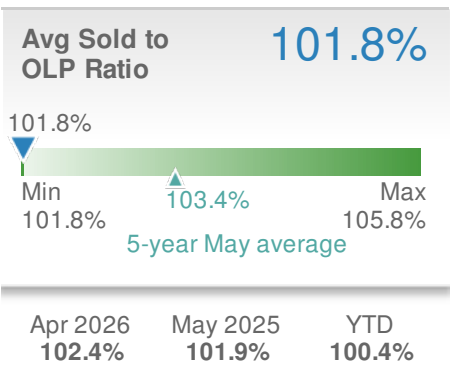
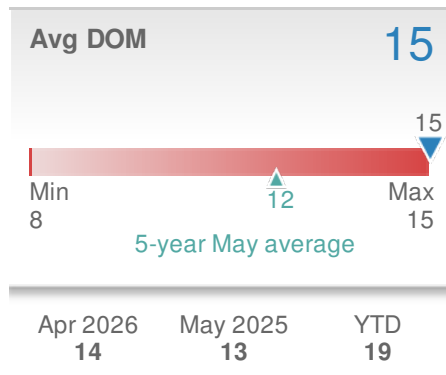
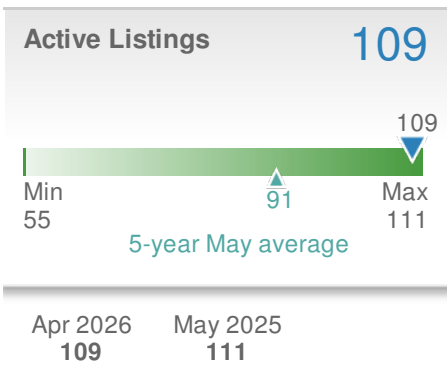
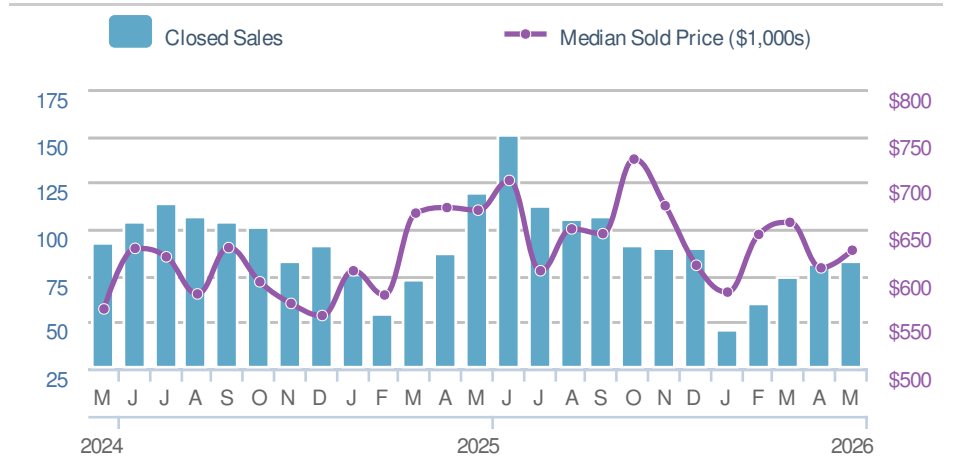
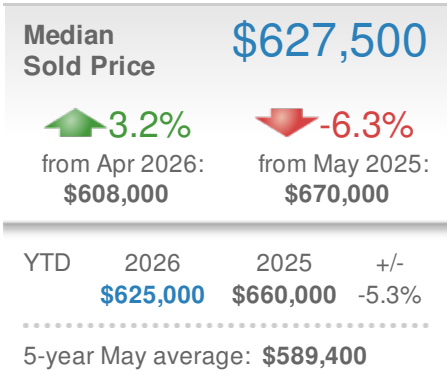
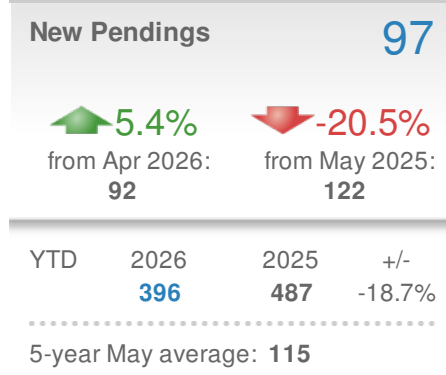
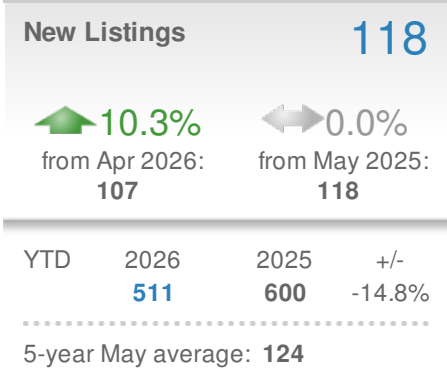
## Local Market Insight

### West Chester Area (Chester, PA)

**May 2026**

West Chester Area (Chester, PA)

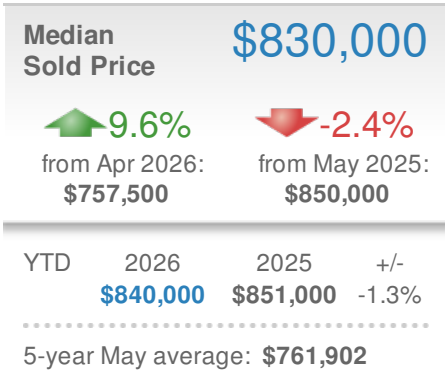
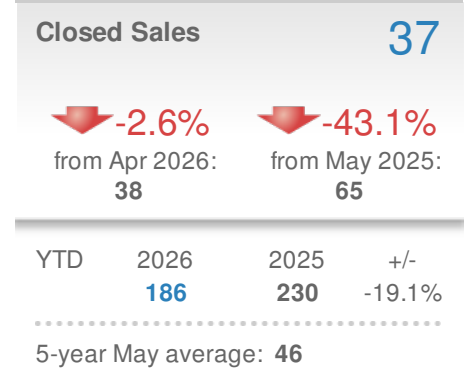
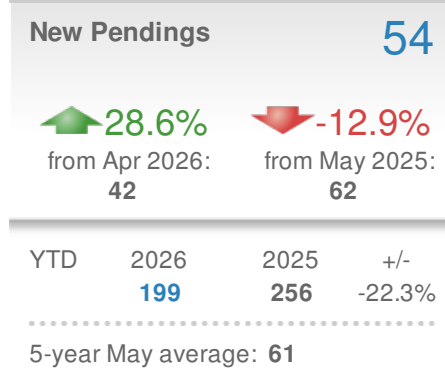
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**May 2026**

West Chester Area (Chester, PA) - Detached

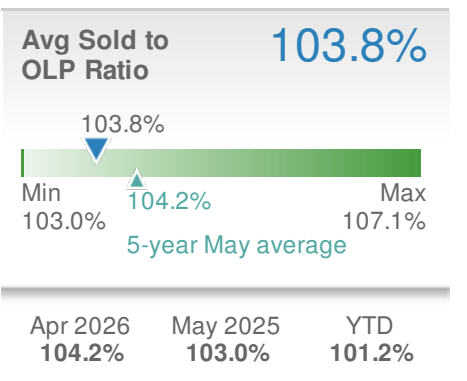
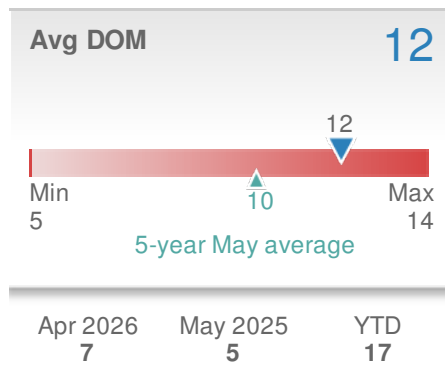
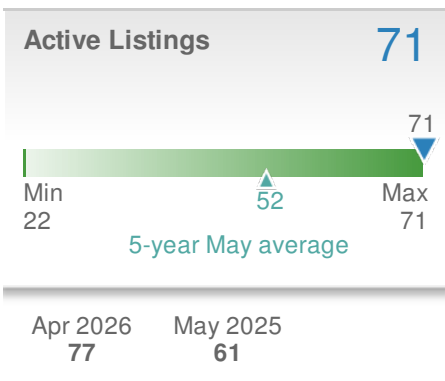
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**Summary**

In West Chester Area (Chester, PA), the median sold price for Detached properties for May was \$830,000, representing an increase of 9.6% compared to last month and a decrease of 2.4% from May 2025. The average days on market for units sold in May was 12 days, 18% above the 5-year May average of 10 days. There was a 28.6% month over month increase in new contract activity with 54 New Pendings; a 24.3% MoM increase in All Pendings (new contracts + contracts carried over from April) to 92; and a 7.8% decrease in supply to 71 active units.

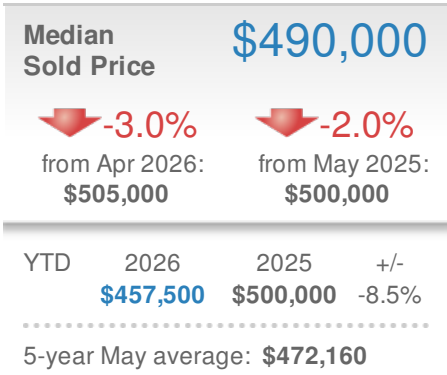
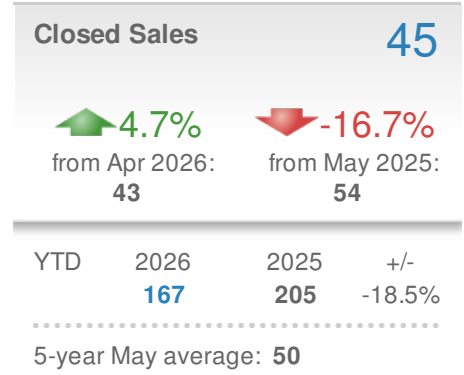
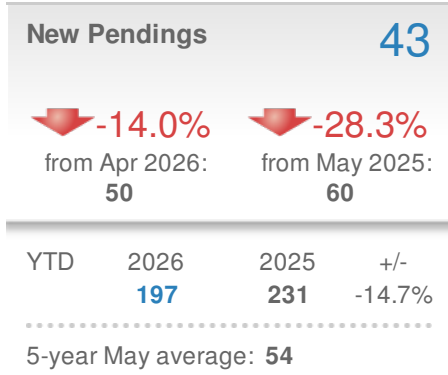
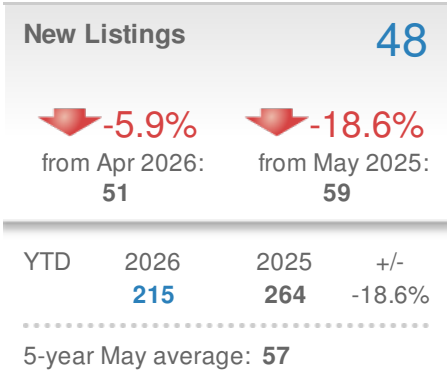
This activity resulted in a Contract Ratio of 1.30 pendings per active listing, up from 0.96 in April and a decrease from 2.36 in May 2025. The Contract Ratio is 55% lower than the 5-year May average of 2.87. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.



**May 2026**

West Chester Area (Chester, PA) - Attached

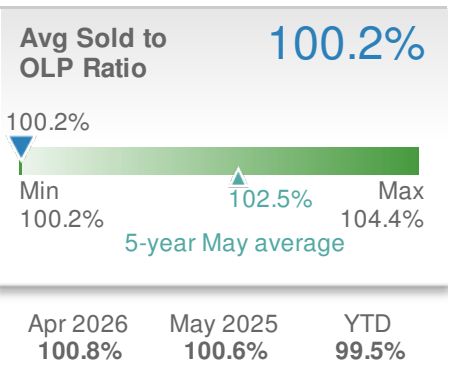
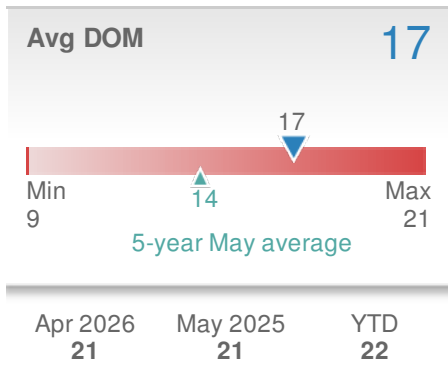
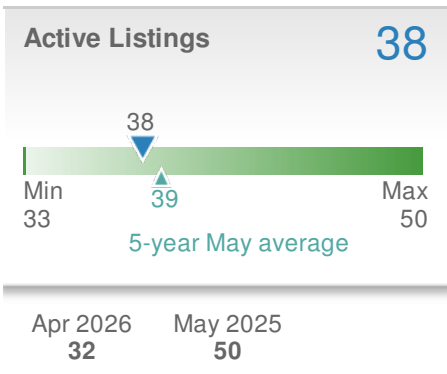
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**Summary**

In West Chester Area (Chester, PA), the median sold price for Attached properties for May was \$490,000, representing a decrease of 3% compared to last month and a decrease of 2% from May 2025. The average days on market for units sold in May was 17 days, 18% above the 5-year May average of 14 days. There was a 14% month over month decrease in new contract activity with 43 New Pendings; a 5.1% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 56; and an 18.8% increase in supply to 38 active units.

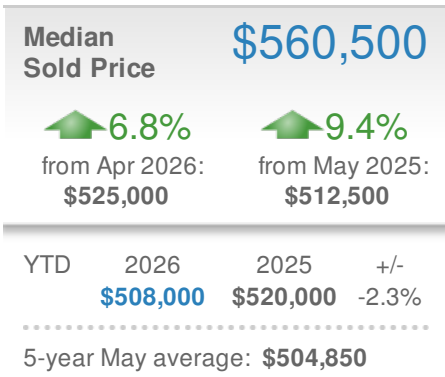
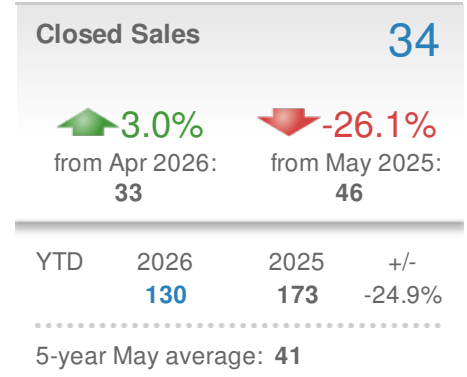
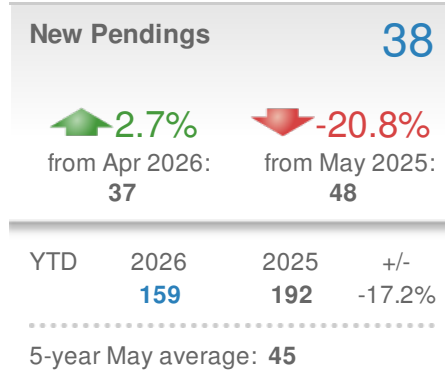
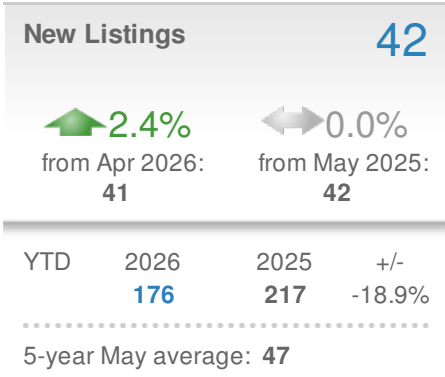
This activity resulted in a Contract Ratio of 1.47 pendings per active listing, down from 1.84 in April and a decrease from 1.50 in May 2025. The Contract Ratio is 39% lower than the 5-year May average of 2.39. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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**

West Chester Area (Chester, PA) - Attached/Townhouse **Tri-County Suburban REALTORS**

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**Summary**

In West Chester Area (Chester, PA), the median sold price for Attached/Townhouse properties for May was \$560,500, representing an increase of 6.8% compared to last month and an increase of 9.4% from May 2025. The average days on market for units sold in May was 17 days, 10% above the 5-year May average of 15 days. There was a 2.7% month over month increase in new contract activity with 38 New Pendings; a 6.7% MoM increase in All Pendings (new contracts + contracts carried over from April) to 48; and a 23.1% increase in supply to 32 active units.

This activity resulted in a Contract Ratio of 1.50 pendings per active listing, down from 1.73 in April and a decrease from 1.51 in May 2025. The Contract Ratio is 35% lower than the 5-year May average of 2.30. 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.

