

# May 2026

All Home Types  
Detached  
Attached  
Attached/Townhouse

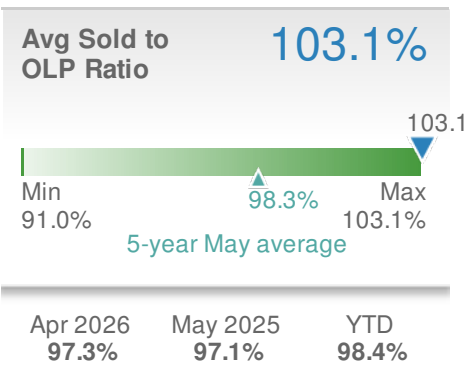
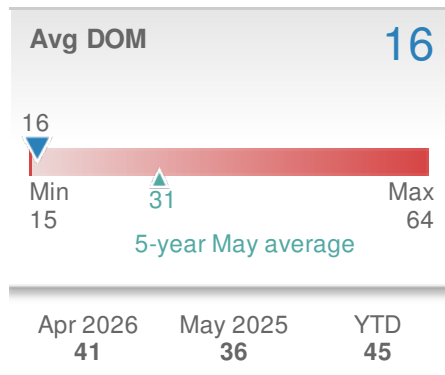
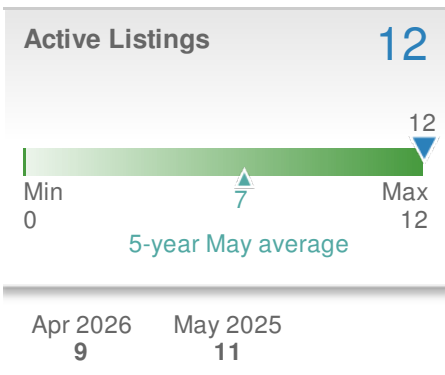
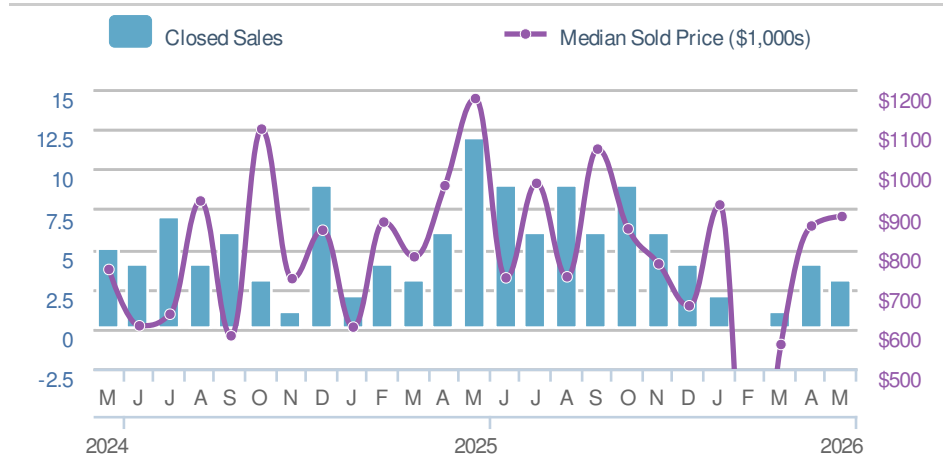
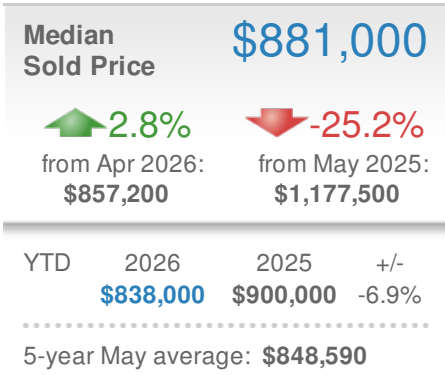
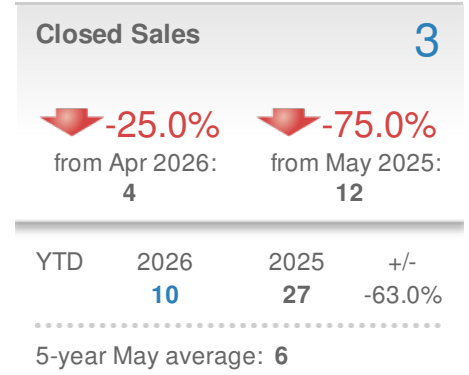
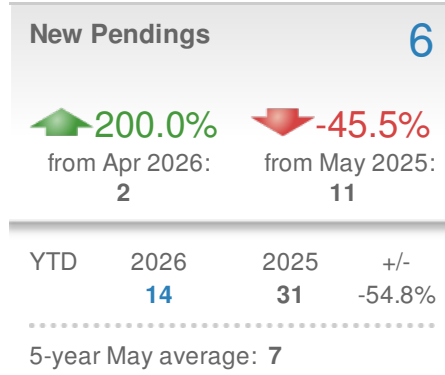
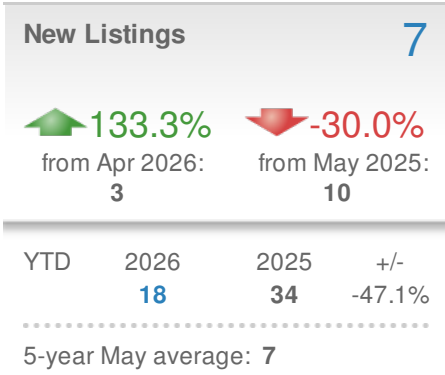
## Local Market Insight

### West Chester Area (Delaware, PA)

## May 2026

### West Chester Area (Delaware, PA)

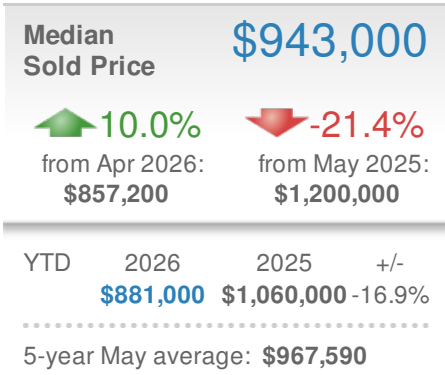
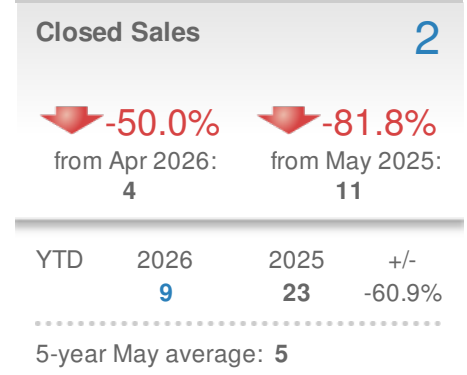
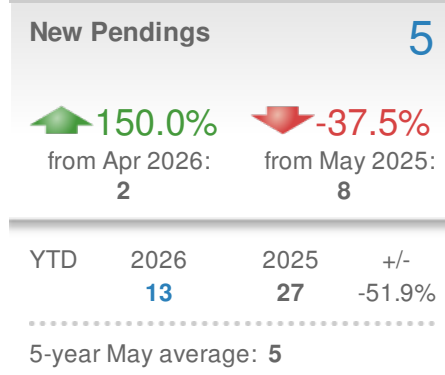
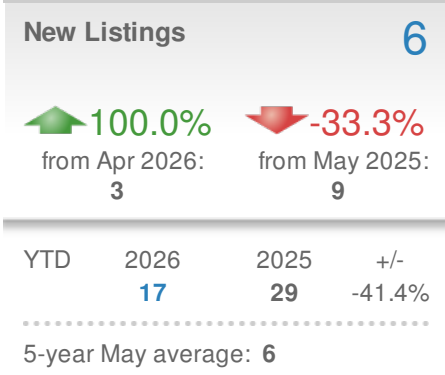
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**May 2026**

West Chester Area (Delaware, PA) - Detached

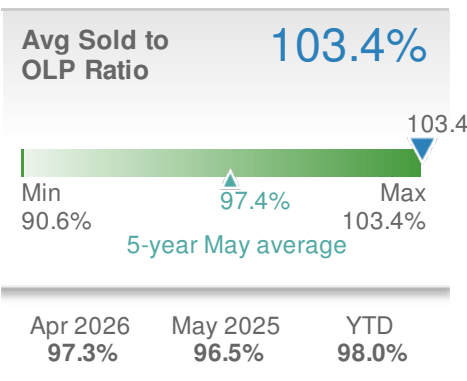
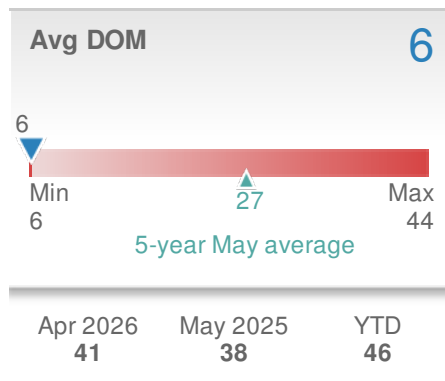
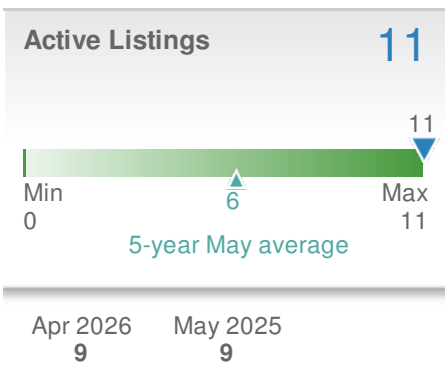
Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor



**Summary**

In West Chester Area (Delaware, PA), the median sold price for Detached properties for May was \$943,000, representing an increase of 10% compared to last month and a decrease of 21.4% from May 2025. The average days on market for units sold in May was 6 days, 78% below the 5-year May average of 27 days. There was a 150% month over month increase in new contract activity with 5 New Pendings; a 75% MoM increase in All Pendings (new contracts + contracts carried over from April) to 7; and a 22.2% increase in supply to 11 active units.

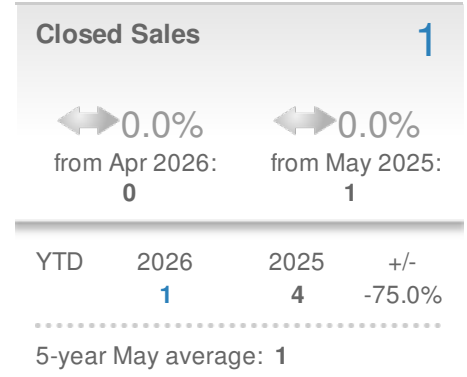
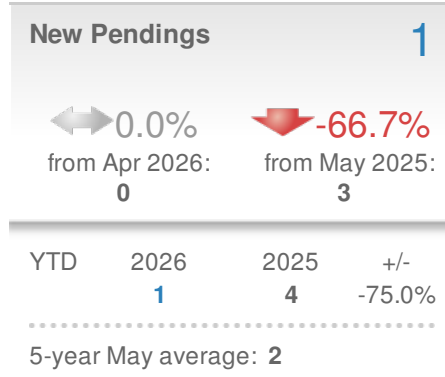
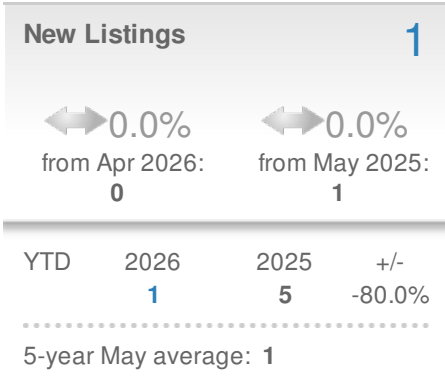
This activity resulted in a Contract Ratio of 0.64 pendings per active listing, up from 0.44 in April and a decrease from 1.11 in May 2025. The Contract Ratio is 49% higher than the 5-year May average of 0.43. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 (Delaware, PA) - Attached

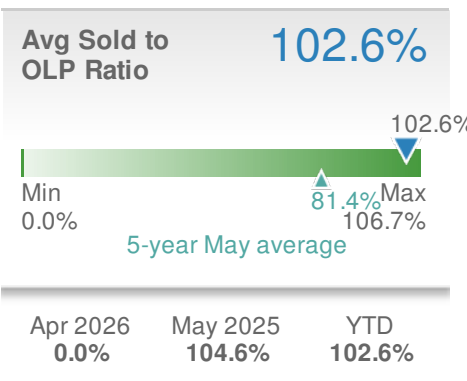
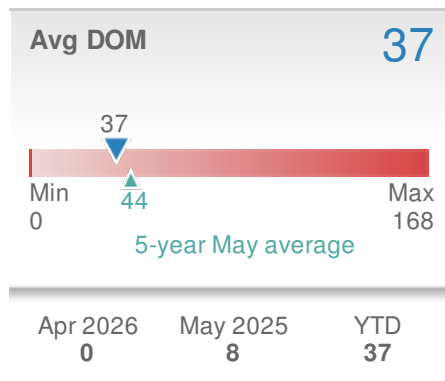
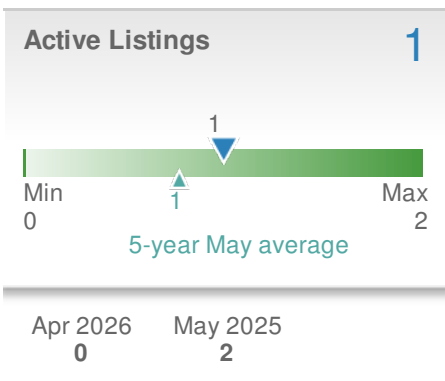
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**Summary**

In West Chester Area (Delaware, PA), the median sold price for Attached properties for May was \$795,000, representing an increase of 0% compared to last month and an increase of 26.9% from May 2025. The average days on market for units sold in May was 37 days, 16% below the 5-year May average of 44 days. There was a 0% month over month increase in new contract activity with 1 New Pendings; a 100% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 0; and a 0% increase in supply to 1 active units.

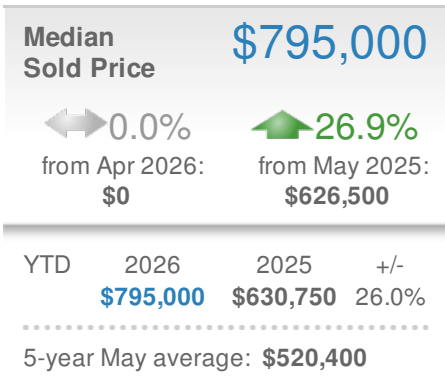
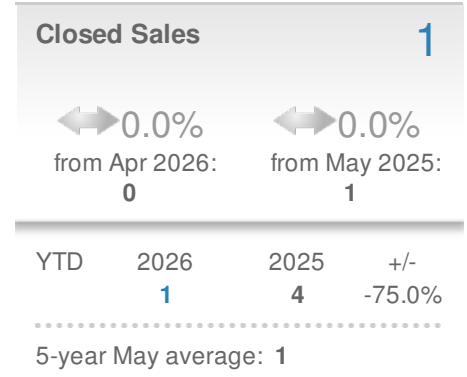
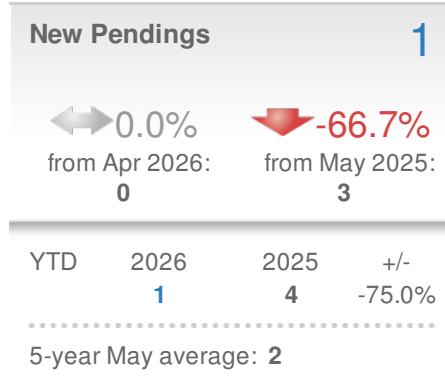
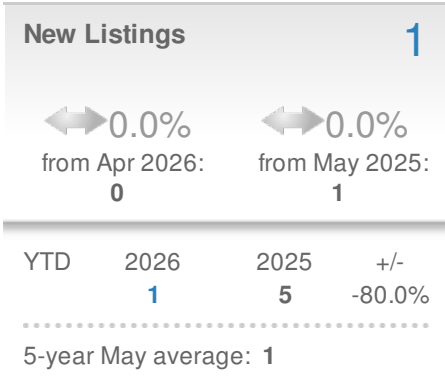
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from April and a decrease from 1.00 in May 2025. The Contract Ratio is 100% lower than the 5-year May average of 0.60. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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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### Summary

In West Chester Area (Delaware, PA), the median sold price for Attached/Townhouse properties for May was \$795,000, representing an increase of 0% compared to last month and an increase of 26.9% from May 2025. The average days on market for units sold in May was 37 days, 16% below the 5-year May average of 44 days. There was a 0% month over month increase in new contract activity with 1 New Pendings; a 100% MoM decrease in All Pendings (new contracts + contracts carried over from April) to 0; and a 0% increase in supply to 1 active units.

This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from April and a decrease from 1.00 in May 2025. The Contract Ratio is 100% lower than the 5-year May average of 0.60. 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.

