June 2026

All Home Types
Detached
Attached
Attached/Townhouse

Local Market Insight

Chester-Upland (Delaware, PA)

MarketStats by ShowingTime

Presented by
Lauren Davis
Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor

Local Market **Insight**

Presented by
Lauren Davis
Tri-County Suburban REALTORS

June 2026

Chester-Upland (Delaware, PA)

Email: ldavis@tcsr.realtor

New Listings — 35

- ▲ 6.1% from May 2026: **33**
- ▲ 59.1% from Jun 2025: **22**

YTD	2026	2025	+/-
	253	**196**	29.1%

5-year Jun average: **36**

New Pendings — 52

- ▲ 126.1% from May 2026: **23**
- ▲ 100.0% from Jun 2025: **26**

YTD	2026	2025	+/-
	178	**159**	11.9%

5-year Jun average: **35**

Closed Sales — 17

- ▼ -43.3% from May 2026: **30**
- ▼ -43.3% from Jun 2025: **30**

YTD	2026	2025	+/-
	133	**137**	-2.9%

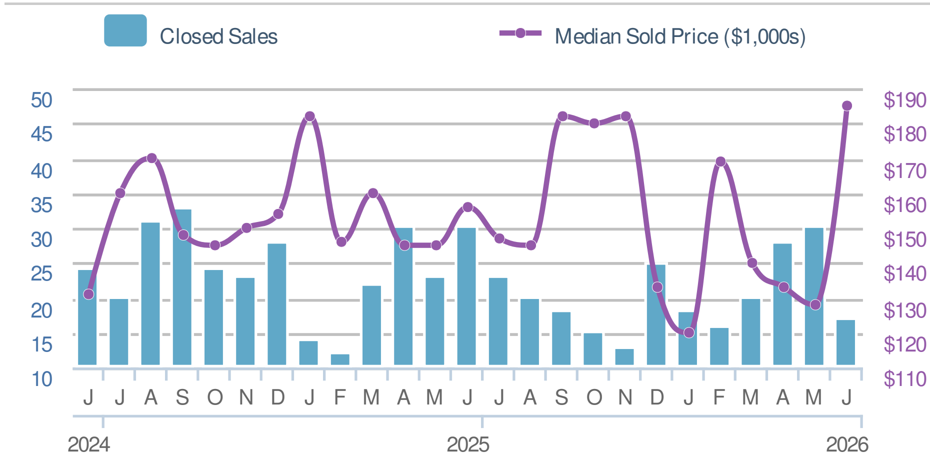
5-year Jun average: **27**

Median Sold Price — $185,000

- ▲ 44.0% from May 2026: **$128,500**
- ▲ 18.2% from Jun 2025: **$156,500**

YTD	2026	2025	+/-
	$145,000	**$150,000**	-3.3%

5-year Jun average: **$142,600**



Active Listings — 67

Min	5-year Jun average	Max
37	52	67

May 2026	Jun 2025
94	**43**

Avg DOM — 36

Min	5-year Jun average	Max
22	34	45

May 2026	Jun 2025	YTD
24	**45**	**38**

Avg Sold to OLP Ratio — 95.5%

Min	5-year Jun average	Max
92.9%	95.7%	97.5%

May 2026	Jun 2025	YTD
98.6%	**92.9%**	**95.6%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

Presented by
Lauren Davis

June 2026

Chester-Upland (Delaware, PA) - Detached

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

New Listings — 5

400.0% from May 2026: **1**
150.0% from Jun 2025: **2**

YTD	2026	2025	+/-
	22	**24**	-8.3%

5-year Jun average: **4**

New Pendings — 3

200.0% from May 2026: **1**
-40.0% from Jun 2025: **5**

YTD	2026	2025	+/-
	20	**16**	25.0%

5-year Jun average: **4**

Closed Sales — 0

-100.0% from May 2026: **4**
-100.0% from Jun 2025: **6**

YTD	2026	2025	+/-
	16	**12**	33.3%

5-year Jun average: **3**

Median Sold Price — $0

-100.0% from May 2026: **$282,500**
-100.0% from Jun 2025: **$274,150**

YTD	2026	2025	+/-
	$195,000	**$252,500**	-22.8%

5-year Jun average: **$128,130**

Summary

In Chester-Upland (Delaware, PA), the median sold price for Detached properties for June was $0, representing a decrease of 100% compared to last month and a decrease of 100% from Jun 2025. The average days on market for units sold in June was 0 days, 100% below the 5-year June average of 30 days. There was a 200% month over month increase in new contract activity with 3 New Pendings; a 7.7% MoM decrease in All Pendings (new contracts + contracts carried over from May) to 12; and a 50% increase in supply to 6 active units.

This activity resulted in a Contract Ratio of 2.00 pendings per active listing, down from 3.25 in May and an increase from 1.67 in June 2025. The Contract Ratio is 57% higher than the 5-year June average of 1.28. 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.

Active Listings — 6

6

Min 4 — 6 — Max 7

5-year Jun average

May 2026	Jun 2025
4	**6**

Avg DOM — 0

0

Min 0 — 30 — Max 69

5-year Jun average

May 2026	Jun 2025	YTD
6	**56**	**48**

Avg Sold to OLP Ratio — 0.0%

0.0%

Min 0.0% — 75.2% — Max 102.4%

5-year Jun average

May 2026	Jun 2025	YTD
106.5%	**93.2%**	**92.9%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

MarketStats by ShowingTime

Presented by
Lauren Davis

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

June 2026

Chester-Upland (Delaware, PA) - Attached

New Listings 30

-6.3%	50.0%
from May 2026: 32	from Jun 2025: 20

YTD	2026	2025	+/-
	231	**172**	34.3%

5-year Jun average: **32**

New Pendings 49

122.7%	133.3%
from May 2026: 22	from Jun 2025: 21

YTD	2026	2025	+/-
	158	**142**	11.3%

5-year Jun average: **30**

Closed Sales 17

-34.6%	-29.2%
from May 2026: 26	from Jun 2025: 24

YTD	2026	2025	+/-
	117	**124**	-5.6%

5-year Jun average: **25**

Median Sold Price $185,000

66.7%	23.3%
from May 2026: $111,000	from Jun 2025: $150,000

YTD	2026	2025	+/-
	$140,000	**$145,000**	-3.4%

5-year Jun average: **$139,200**

Summary

In Chester-Upland (Delaware, PA), the median sold price for Attached properties for June was $185,000, representing an increase of 66.7% compared to last month and an increase of 23.3% from Jun 2025. The average days on market for units sold in June was 36 days, 6% above the 5-year June average of 34 days. There was a 122.7% month over month increase in new contract activity with 49 New Pendings; a 93.9% MoM increase in All Pendings (new contracts + contracts carried over from May) to 64; and a 32.2% decrease in supply to 61 active units.

This activity resulted in a Contract Ratio of 1.05 pendings per active listing, up from 0.37 in May and an increase from 0.86 in June 2025. The Contract Ratio is 19% higher than the 5-year June average of 0.88. 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.

Active Listings 61

61

Min	5-year Jun average	Max
33	46	61

May 2026	Jun 2025
90	**37**

Avg DOM 36

36

Min	5-year Jun average	Max
23	34	44

May 2026	Jun 2025	YTD
27	**43**	**37**

Avg Sold to OLP Ratio 95.5%

95.5%

Min	5-year Jun average	Max
92.8%	95.7%	98.0%

May 2026	Jun 2025	YTD
97.4%	**92.8%**	**95.9%**

Data Source: Bright MLS. Statistics calculated July 07, 2026.

Local Market **Insight**

Presented by
Lauren Davis

June 2026

Chester-Upland (Delaware, PA) - Attached/Townhouse

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

New Listings — 30

-6.3% from May 2026: **32**
50.0% from Jun 2025: **20**

YTD	2026	2025	+/-
	231	**172**	34.3%

5-year Jun average: **32**

New Pendings — 49

122.7% from May 2026: **22**
133.3% from Jun 2025: **21**

YTD	2026	2025	+/-
	158	**142**	11.3%

5-year Jun average: **30**

Closed Sales — 17

-34.6% from May 2026: **26**
-29.2% from Jun 2025: **24**

YTD	2026	2025	+/-
	117	**124**	-5.6%

5-year Jun average: **25**

Median Sold Price — $185,000

66.7% from May 2026: **$111,000**
23.3% from Jun 2025: **$150,000**

YTD	2026	2025	+/-
	$140,000	**$145,000**	-3.4%

5-year Jun average: **$139,200**

Summary

In Chester-Upland (Delaware, PA), the median sold price for Attached/Townhouse properties for June was $185,000, representing an increase of 66.7% compared to last month and an increase of 23.3% from Jun 2025. The average days on market for units sold in June was 36 days, 6% above the 5-year June average of 34 days. There was a 122.7% month over month increase in new contract activity with 49 New Pendings; a 93.9% MoM increase in All Pendings (new contracts + contracts carried over from May) to 64; and a 32.2% decrease in supply to 61 active units.

This activity resulted in a Contract Ratio of 1.05 pendings per active listing, up from 0.37 in May and an increase from 0.86 in June 2025. The Contract Ratio is 19% higher than the 5-year June average of 0.88. 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.

Active Listings — 61

61
Min 33 — 46 — Max 61
5-year Jun average

May 2026	Jun 2025
90	**37**

Avg DOM — 36

36
Min 23 — 34 — Max 44
5-year Jun average

May 2026	Jun 2025	YTD
27	**43**	**37**

Avg Sold to OLP Ratio — 95.5%

95.5%
Min 92.8% — 95.7% — Max 98.0%
5-year Jun average

May 2026	Jun 2025	YTD
97.4%	**92.8%**	**95.9%**

MarketStats by ShowingTime