

# July 2025

All Home Types  
Detached  
Attached

## Local Market Insight

### Chester County, PA

**July 2025**

Chester County, PA

Email: ldavis@tcsr.realtor

**New Listings****626****↓ -1.9%**from Jun 2025:  
**638****↑ 9.2%**from Jul 2024:  
**573**

YTD	2025	2024	+/-
	<b>4,462</b>	<b>4,242</b>	5.2%

5-year Jul average: **638****New Pendings****544****↓ -11.5%**from Jun 2025:  
**615****↑ 6.0%**from Jul 2024:  
**513**

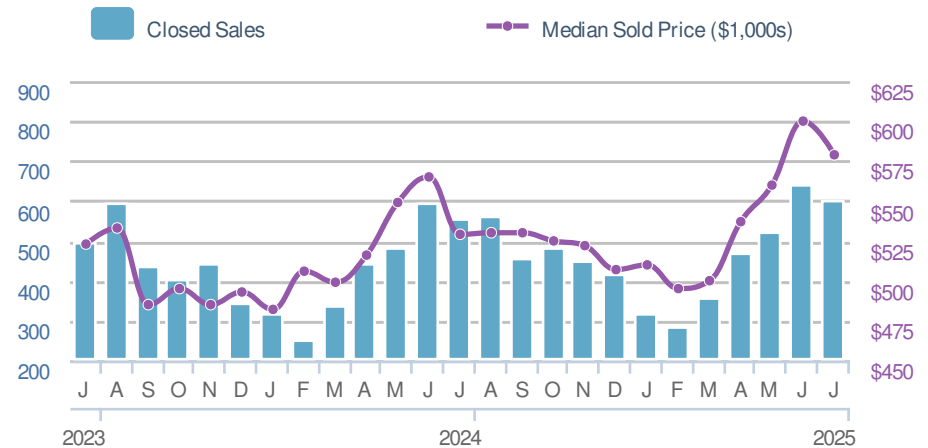
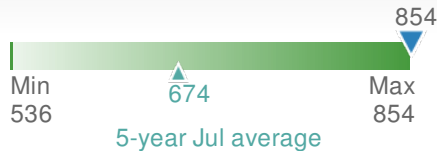
YTD	2025	2024	+/-
	<b>3,625</b>	<b>3,502</b>	3.5%

5-year Jul average: **586****Closed Sales****598****↓ -6.1%**from Jun 2025:  
**637****↑ 8.1%**from Jul 2024:  
**553**

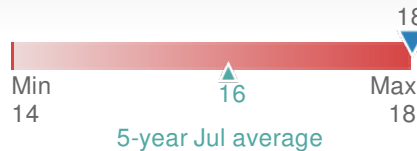
YTD	2025	2024	+/-
	<b>3,327</b>	<b>3,102</b>	7.3%

5-year Jul average: **628****Median Sold Price****\$579,745****↓ -3.4%**from Jun 2025:  
**\$600,000****↑ 9.5%**from Jul 2024:  
**\$529,500**

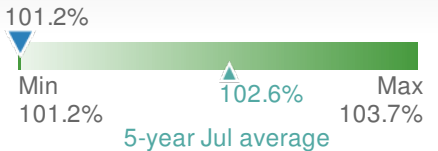
YTD	2025	2024	+/-
	<b>\$557,500</b>	<b>\$529,950</b>	5.2%

5-year Jul average: **\$512,568****Active Listings****854**

Jun 2025	Jul 2024
<b>753</b>	<b>696</b>

**Avg DOM****18**

Jun 2025	Jul 2024	YTD
<b>16</b>	<b>18</b>	<b>20</b>

**Avg Sold to OLP Ratio****101.2%**

Jun 2025	Jul 2024	YTD
<b>101.8%</b>	<b>102.4%</b>	<b>101.0%</b>

**July 2025**

## Chester County, PA - Detached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

**New Listings****429** **-4.2%**from Jun 2025:  
**448** **8.3%**from Jul 2024:  
**396**

YTD	2025	2024	+/-
	<b>2,988</b>	<b>2,801</b>	6.7%

5-year Jul average: **423****New Pendings****356** **-14.6%**from Jun 2025:  
**417** **1.4%**from Jul 2024:  
**351**

YTD	2025	2024	+/-
	<b>2,362</b>	<b>2,253</b>	4.8%

5-year Jul average: **386****Closed Sales****416** **-3.7%**from Jun 2025:  
**432** **11.5%**from Jul 2024:  
**373**

YTD	2025	2024	+/-
	<b>2,175</b>	<b>1,939</b>	12.2%

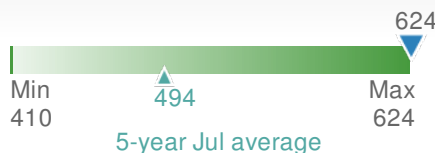
5-year Jul average: **422****Median Sold Price****\$650,000** **-7.5%**from Jun 2025:  
**\$702,871** **10.3%**from Jul 2024:  
**\$589,500**

YTD	2025	2024	+/-
	<b>\$640,000</b>	<b>\$605,000</b>	5.8%

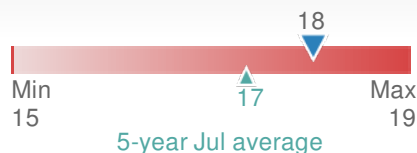
5-year Jul average: **\$586,880****Summary**

In Chester County, PA, the median sold price for Detached properties for July was \$650,000, representing a decrease of 7.5% compared to last month and an increase of 10.3% from Jul 2024. The average days on market for units sold in July was 18 days, 3% above the 5-year July average of 17 days. There was a 14.6% month over month decrease in new contract activity with 356 New Pendings; an 8.7% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 638; and a 12% increase in supply to 624 active units.

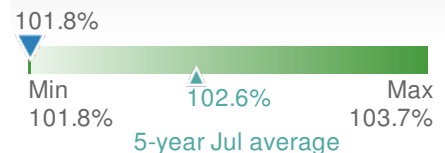
This activity resulted in a Contract Ratio of 1.02 pendings per active listing, down from 1.25 in June and a decrease from 1.31 in July 2024. The Contract Ratio is 35% lower than the 5-year July average of 1.56. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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****624**

Jun 2025	Jul 2024
<b>557</b>	<b>517</b>

**Avg DOM****18**

Jun 2025	Jul 2024	YTD
<b>15</b>	<b>19</b>	<b>19</b>

**Avg Sold to OLP Ratio****101.8%**

Jun 2025	Jul 2024	YTD
<b>102.9%</b>	<b>102.5%</b>	<b>101.7%</b>

**July 2025**

Chester County, PA - Attached

Tri-County Suburban REALTORS



Email: ldavis@tcsr.realtor

**New Listings 197**

 **3.7%**  
 from Jun 2025: **190**
 **11.3%**  
 from Jul 2024: **177**



YTD	2025	2024	+/-
	<b>1,473</b>	<b>1,441</b>	2.2%

5-year Jul average: **215****New Pendings 188**

 **-5.1%**  
 from Jun 2025: **198**
 **16.0%**  
 from Jul 2024: **162**

YTD	2025	2024	+/-
	<b>1,263</b>	<b>1,248</b>	1.2%

5-year Jul average: **199****Closed Sales 182**

 **-11.2%**  
 from Jun 2025: **205**
 **1.1%**  
 from Jul 2024: **180**

YTD	2025	2024	+/-
	<b>1,152</b>	<b>1,162</b>	-0.9%

5-year Jul average: **206****Median Sold Price \$449,950**

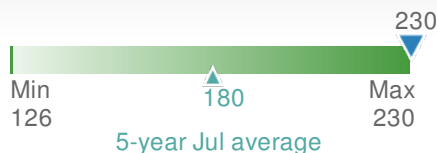
 **-4.7%**  
 from Jun 2025: **\$472,000**
 **2.8%**  
 from Jul 2024: **\$437,500**

YTD	2025	2024	+/-
	<b>\$435,000</b>	<b>\$430,000</b>	1.2%

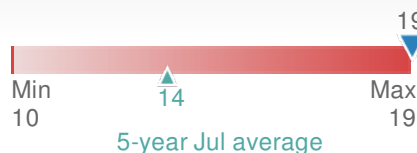
5-year Jul average: **\$405,370****Summary**

In Chester County, PA, the median sold price for Attached properties for July was \$449,950, representing a decrease of 4.7% compared to last month and an increase of 2.8% from Jul 2024. The average days on market for units sold in July was 19 days, 40% above the 5-year July average of 14 days. There was a 5.1% month over month decrease in new contract activity with 188 New Pendings; a 5.9% MoM increase in All Pendings (new contracts + contracts carried over from June) to 304; and a 17.3% increase in supply to 230 active units.

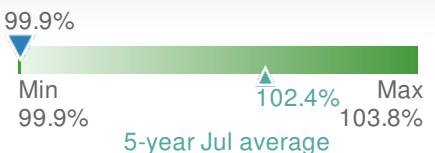
This activity resulted in a Contract Ratio of 1.32 pendings per active listing, down from 1.46 in June and a decrease from 1.82 in July 2024. The Contract Ratio is 43% lower than the 5-year July average of 2.31. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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 230**

Jun 2025	Jul 2024
<b>196</b>	<b>179</b>

**Avg DOM 19**

Jun 2025	Jul 2024	YTD
<b>20</b>	<b>15</b>	<b>22</b>



**Avg Sold to OLP Ratio 99.9%**

Jun 2025	Jul 2024	YTD
<b>99.5%</b>	<b>102.3%</b>	<b>99.8%</b>



**July 2025**

Avon Grove (Chester, PA)


Email: ldavis@tcsr.realtor

**New Listings****26** **23.8%**  
from Jun 2025:  
**21** **-16.1%**  
from Jul 2024:  
**31**



YTD	2025	2024	+/-
	<b>172</b>	<b>236</b>	-27.1%

5-year Jul average: **31****New Pendings****23** **9.5%**  
from Jun 2025:  
**21** **-25.8%**  
from Jul 2024:  
**31**

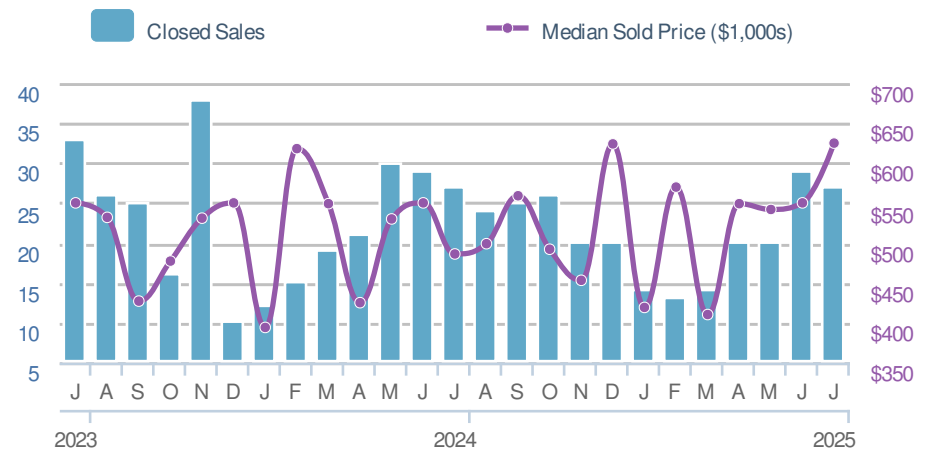
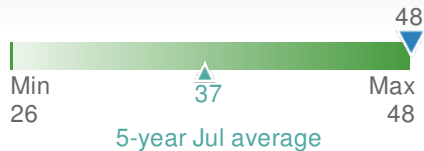
YTD	2025	2024	+/-
	<b>145</b>	<b>180</b>	-19.4%

5-year Jul average: **28****Closed Sales****27** **-6.9%**  
from Jun 2025:  
**29** **0.0%**  
from Jul 2024:  
**27**

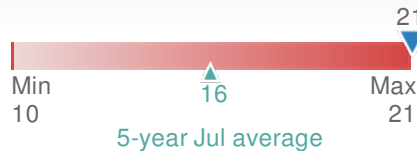
YTD	2025	2024	+/-
	<b>143</b>	<b>163</b>	-12.3%

5-year Jul average: **34****Median Sold Price****\$625,000** **13.6%**  
from Jun 2025:  
**\$550,000** **28.4%**  
from Jul 2024:  
**\$486,775**

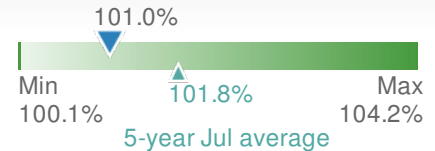
YTD	2025	2024	+/-
	<b>\$537,500</b>	<b>\$530,000</b>	1.4%

5-year Jul average: **\$519,805****Active Listings****48**

Jun 2025	Jul 2024
<b>45</b>	<b>32</b>

**Avg DOM****21**


Jun 2025	Jul 2024	YTD
<b>27</b>	<b>16</b>	<b>28</b>

**Avg Sold to OLP Ratio****101.0%**



Jun 2025	Jul 2024	YTD
<b>100.6%</b>	<b>100.1%</b>	<b>99.1%</b>

**July 2025****Avon Grove (Chester, PA) - Detached**Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****24**
 **20.0%**  
from Jun 2025:  
**20**
 **-20.0%**  
from Jul 2024:  
**30**



YTD	2025	2024	+/-
	<b>162</b>	<b>225</b>	-28.0%

5-year Jul average: **28****New Pendings****23**
 **15.0%**  
from Jun 2025:  
**20**
 **-23.3%**  
from Jul 2024:  
**30**

YTD	2025	2024	+/-
	<b>136</b>	<b>165</b>	-17.6%

5-year Jul average: **26****Closed Sales****27**
 **3.8%**  
from Jun 2025:  
**26**
 **8.0%**  
from Jul 2024:  
**25**

YTD	2025	2024	+/-
	<b>132</b>	<b>148</b>	-10.8%

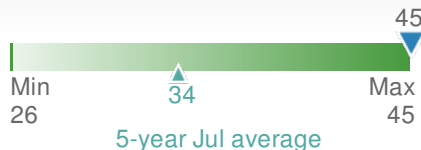
5-year Jul average: **31****Median  
Sold Price****\$625,000**
 **10.6%**  
from Jun 2025:  
**\$565,000**
 **27.6%**  
from Jul 2024:  
**\$490,000**

YTD	2025	2024	+/-
	<b>\$550,000</b>	<b>\$549,700</b>	0.1%

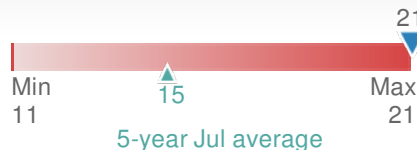
5-year Jul average: **\$534,620****Summary**

In Avon Grove (Chester, PA), the median sold price for Detached properties for July was \$625,000, representing an increase of 10.6% compared to last month and an increase of 27.6% from Jul 2024. The average days on market for units sold in July was 21 days, 40% above the 5-year July average of 15 days. There was a 15% month over month increase in new contract activity with 23 New Pendings; an 18.2% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 27; and a 2.3% increase in supply to 45 active units.

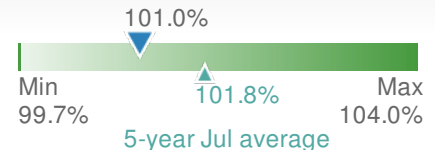
This activity resulted in a Contract Ratio of 0.60 pendings per active listing, down from 0.75 in June and a decrease from 1.63 in July 2024. The Contract Ratio is 64% lower than the 5-year July average of 1.69. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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****45**

Jun 2025	Jul 2024
<b>44</b>	<b>32</b>

**Avg DOM****21**

Jun 2025	Jul 2024	YTD
<b>24</b>	<b>15</b>	<b>28</b>

**Avg Sold to  
OLP Ratio****101.0%**

Jun 2025	Jul 2024	YTD
<b>100.9%</b>	<b>99.7%</b>	<b>99.1%</b>

**July 2025**

## Avon Grove (Chester, PA) - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****2**

↑ 100.0%    ↑ 100.0%  
from Jun 2025: 1    from Jul 2024: 1

YTD	2025	2024	+/-
	<b>10</b>	<b>11</b>	-9.1%

5-year Jul average: **2****New Pendings****0**

↓ -100.0%    ↓ -100.0%  
from Jun 2025: 1    from Jul 2024: 1

YTD	2025	2024	+/-
	<b>9</b>	<b>15</b>	-40.0%

5-year Jul average: **2****Closed Sales****0**

↓ -100.0%    ↓ -100.0%  
from Jun 2025: 3    from Jul 2024: 2

YTD	2025	2024	+/-
	<b>11</b>	<b>15</b>	-26.7%

5-year Jul average: **3****Median  
Sold Price****\$0**

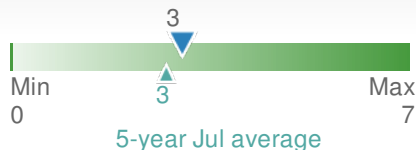
↓ -100.0%    ↓ -100.0%  
from Jun 2025: **\$455,000**    from Jul 2024: **\$360,000**

YTD	2025	2024	+/-
	<b>\$375,500</b>	<b>\$375,000</b>	0.1%

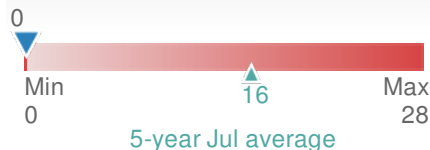
5-year Jul average: **\$302,199****Summary**

In Avon Grove (Chester, PA), the median sold price for Attached properties for July was \$0, representing a decrease of 100% compared to last month and a decrease of 100% from Jul 2024. The average days on market for units sold in July was 0 days, 100% below the 5-year July average of 16 days. There was a 100% month over month decrease in new contract activity with 0 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from June) with 1; and a 200% increase in supply to 3 active units.

This activity resulted in a Contract Ratio of 0.33 pendings per active listing, down from 1.00 in June and an increase from 0.00 in July 2024. The Contract Ratio is 83% lower than the 5-year July average of 1.94. 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****3**

Jun 2025	Jul 2024
<b>1</b>	<b>0</b>

**Avg DOM****0**

Jun 2025	Jul 2024	YTD
<b>45</b>	<b>27</b>	<b>26</b>

**Avg Sold to  
OLP Ratio****0.0%**

Jun 2025	Jul 2024	YTD
<b>97.6%</b>	<b>104.8%</b>	<b>98.5%</b>

**July 2025**

Coatesville Area (Chester, PA)

Email: ldavis@tcsr.realtor

**New Listings****88** **6.0%**from Jun 2025:  
**83** **17.3%**from Jul 2024:  
**75**

YTD	2025	2024	+/-
	<b>578</b>	<b>499</b>	15.8%

5-year Jul average: **88****New Pendings****87** **17.6%**from Jun 2025:  
**74** **20.8%**from Jul 2024:  
**72**

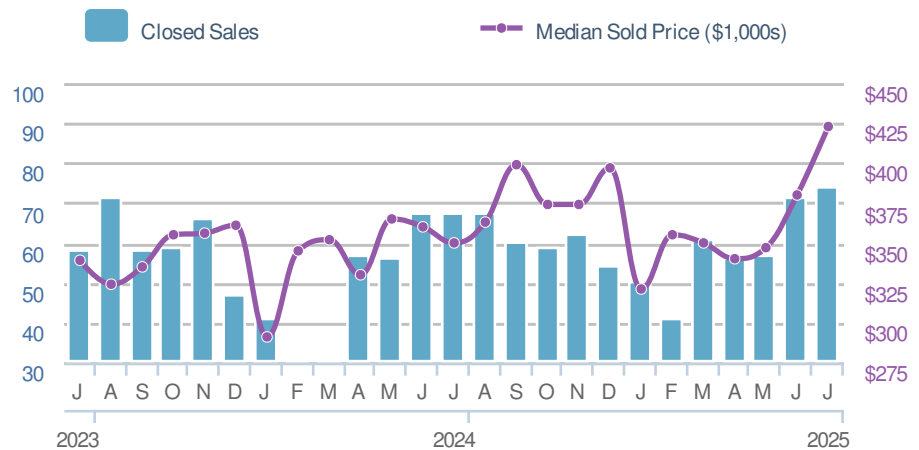
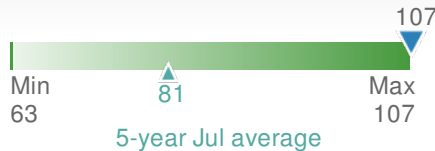
YTD	2025	2024	+/-
	<b>491</b>	<b>423</b>	16.1%

5-year Jul average: **80****Closed Sales****74** **4.2%**from Jun 2025:  
**71** **10.4%**from Jul 2024:  
**67**

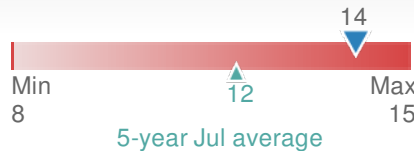
YTD	2025	2024	+/-
	<b>430</b>	<b>369</b>	16.5%

5-year Jul average: **78****Median Sold Price****\$423,000** **11.3%**from Jun 2025:  
**\$380,000** **20.8%**from Jul 2024:  
**\$350,109**

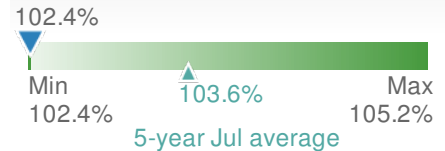
YTD	2025	2024	+/-
	<b>\$351,740</b>	<b>\$344,467</b>	2.1%

5-year Jul average: **\$344,901****Active Listings****107**

Jun 2025	Jul 2024
<b>93</b>	<b>76</b>

**Avg DOM****14**

Jun 2025	Jul 2024	YTD
<b>19</b>	<b>15</b>	<b>21</b>

**Avg Sold to OLP Ratio****102.4%**

Jun 2025	Jul 2024	YTD
<b>100.8%</b>	<b>103.7%</b>	<b>99.9%</b>



**July 2025**

## Coatesville Area (Chester, PA) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****54** **-3.6%**from Jun 2025:  
**56** **-3.6%**from Jul 2024:  
**56**

YTD	2025	2024	+/-
	<b>361</b>	<b>311</b>	16.1%

5-year Jul average: **59****New Pending****52** **0.0%**from Jun 2025:  
**52** **-1.9%**from Jul 2024:  
**53**

YTD	2025	2024	+/-
	<b>312</b>	<b>266</b>	17.3%

5-year Jul average: **54****Closed Sales****50** **2.0%**from Jun 2025:  
**49** **11.1%**from Jul 2024:  
**45**

YTD	2025	2024	+/-
	<b>267</b>	<b>228</b>	17.1%

5-year Jul average: **53****Median  
Sold Price****\$449,250** **5.7%**from Jun 2025:  
**\$425,000** **11.6%**from Jul 2024:  
**\$402,500**

YTD	2025	2024	+/-
	<b>\$410,000</b>	<b>\$400,000</b>	2.5%

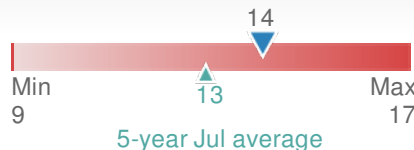
5-year Jul average: **\$382,340****Summary**

In Coatesville Area (Chester, PA), the median sold price for Detached properties for July was \$449,250, representing an increase of 5.7% compared to last month and an increase of 11.6% from Jul 2024. The average days on market for units sold in July was 14 days, 8% above the 5-year July average of 13 days. There was no month over month change in new contract activity with 52 New Pending; a 14.3% MoM increase in All Pending (new contracts + contracts carried over from June) to 80; and a 1.5% increase in supply to 68 active units.

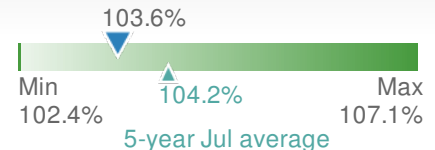
This activity resulted in a Contract Ratio of 1.18 pendings per active listing, up from 1.04 in June and an increase from 1.15 in July 2024. The Contract Ratio is 18% lower than the 5-year July average of 1.44. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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****68**

Jun 2025	Jul 2024
<b>67</b>	<b>60</b>

**Avg DOM****14**


Jun 2025	Jul 2024	YTD
<b>18</b>	<b>17</b>	<b>23</b>

**Avg Sold to  
OLP Ratio****103.6%**


Jun 2025	Jul 2024	YTD
<b>102.3%</b>	<b>103.8%</b>	<b>100.3%</b>

**July 2025**



## Coatesville Area (Chester, PA) - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****34**
 **25.9%**  
from Jun 2025:  
**27**
 **78.9%**  
from Jul 2024:  
**19**



YTD	2025	2024	+/-
	<b>217</b>	<b>188</b>	15.4%

5-year Jul average: **28****New Pendings****35**
 **59.1%**  
from Jun 2025:  
**22**
 **84.2%**  
from Jul 2024:  
**19**

YTD	2025	2024	+/-
	<b>179</b>	<b>157</b>	14.0%

5-year Jul average: **26****Closed Sales****24**
 **9.1%**  
from Jun 2025:  
**22**
 **9.1%**  
from Jul 2024:  
**22**

YTD	2025	2024	+/-
	<b>163</b>	<b>141</b>	15.6%

5-year Jul average: **25****Median  
Sold Price****\$301,000**
 **-14.3%**  
from Jun 2025:  
**\$351,175**
 **1.2%**  
from Jul 2024:  
**\$297,500**

YTD	2025	2024	+/-
	<b>\$325,000</b>	<b>\$305,001</b>	6.6%

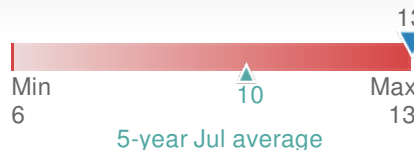
5-year Jul average: **\$271,032****Summary**

In Coatesville Area (Chester, PA), the median sold price for Attached properties for July was \$301,000, representing a decrease of 14.3% compared to last month and an increase of 1.2% from Jul 2024. The average days on market for units sold in July was 13 days, 28% above the 5-year July average of 10 days. There was a 59.1% month over month increase in new contract activity with 35 New Pendings; a 39.2% MoM increase in All Pendings (new contracts + contracts carried over from June) to 71; and a 50% increase in supply to 39 active units.

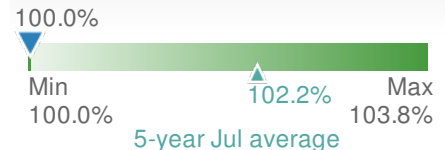
This activity resulted in a Contract Ratio of 1.82 pendings per active listing, down from 1.96 in June and a decrease from 3.50 in July 2024. The Contract Ratio is 31% lower than the 5-year July average of 2.64. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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****39**

Jun 2025	Jul 2024
<b>26</b>	<b>16</b>

**Avg DOM****13**

Jun 2025	Jul 2024	YTD
<b>20</b>	<b>11</b>	<b>18</b>

**Avg Sold to  
OLP Ratio****100.0%**

Jun 2025	Jul 2024	YTD
<b>97.5%</b>	<b>103.5%</b>	<b>99.3%</b>

**July 2025**

## Downingtown Area (Chester, PA)

Email: ldavis@tcsr.realtor

**New Listings****110****↑7.8%**from Jun 2025:  
**102****↑29.4%**from Jul 2024:  
**85**

YTD	2025	2024	+/-
	<b>669</b>	<b>584</b>	14.6%

5-year Jul average: **100****New Pendings****101****↑13.5%**from Jun 2025:  
**89****↑38.4%**from Jul 2024:  
**73**

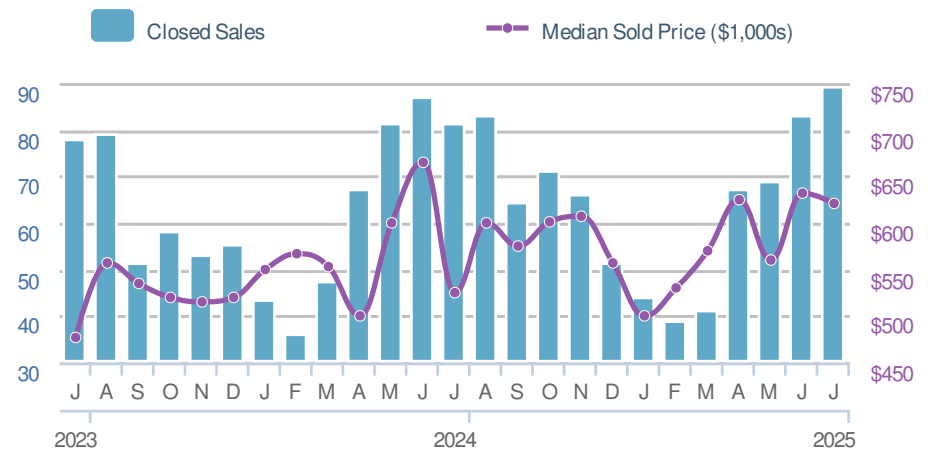
YTD	2025	2024	+/-
	<b>533</b>	<b>506</b>	5.3%

5-year Jul average: **90****Closed Sales****89****↑7.2%**from Jun 2025:  
**83****↑9.9%**from Jul 2024:  
**81**

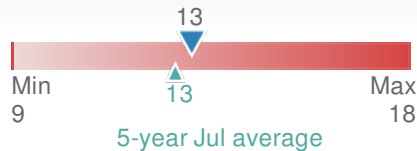
YTD	2025	2024	+/-
	<b>465</b>	<b>468</b>	-0.6%

5-year Jul average: **96****Median Sold Price****\$621,000****↓-1.7%**from Jun 2025:  
**\$632,000****↑18.3%**from Jul 2024:  
**\$525,000**

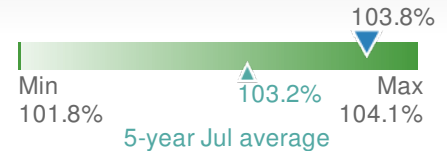
YTD	2025	2024	+/-
	<b>\$600,000</b>	<b>\$552,250</b>	8.6%

5-year Jul average: **\$539,750****Active Listings****129**

Jun 2025	Jul 2024
<b>113</b>	<b>91</b>

**Avg DOM****13**

Jun 2025	Jul 2024	YTD
<b>10</b>	<b>18</b>	<b>16</b>

**Avg Sold to OLP Ratio****103.8%**

Jun 2025	Jul 2024	YTD
<b>104.5%</b>	<b>101.8%</b>	<b>102.2%</b>

**July 2025**

## Downingtown Area (Chester, PA) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****76** **7.0%**from Jun 2025:  
**71** **43.4%**from Jul 2024:  
**53**

YTD	2025	2024	+/-
	<b>440</b>	<b>365</b>	20.5%

5-year Jul average: **63****New Pending****68** **-4.2%**from Jun 2025:  
**71** **54.5%**from Jul 2024:  
**44**

YTD	2025	2024	+/-
	<b>351</b>	<b>312</b>	12.5%

5-year Jul average: **58****Closed Sales****69** **23.2%**from Jun 2025:  
**56** **50.0%**from Jul 2024:  
**46**

YTD	2025	2024	+/-
	<b>313</b>	<b>255</b>	22.7%

5-year Jul average: **64****Median  
Sold Price****\$660,000** **-7.4%**from Jun 2025:  
**\$712,500** **1.9%**from Jul 2024:  
**\$647,500**

YTD	2025	2024	+/-
	<b>\$690,000</b>	<b>\$675,000</b>	2.2%

5-year Jul average: **\$644,734****Summary**

In Downingtown Area (Chester, PA), the median sold price for Detached properties for July was \$660,000, representing a decrease of 7.4% compared to last month and an increase of 1.9% from Jul 2024. The average days on market for units sold in July was 10 days, 19% below the 5-year July average of 12 days. There was a 4.2% month over month decrease in new contract activity with 68 New Pending; a 7.1% MoM decrease in All Pending (new contracts + contracts carried over from June) to 105; and an 11.7% increase in supply to 86 active units.

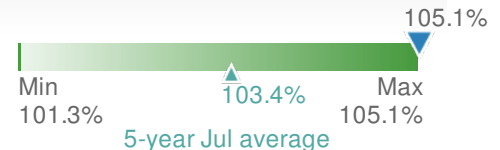
This activity resulted in a Contract Ratio of 1.22 pendings per active listing, down from 1.47 in June and a decrease from 1.50 in July 2024. The Contract Ratio is 33% lower than the 5-year July average of 1.81. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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****86**

Jun 2025	Jul 2024
<b>77</b>	<b>62</b>

**Avg DOM****10**

Jun 2025	Jul 2024	YTD
<b>6</b>	<b>17</b>	<b>13</b>

**Avg Sold to  
OLP Ratio****105.1%**

Jun 2025	Jul 2024	YTD
<b>106.4%</b>	<b>101.3%</b>	<b>103.2%</b>

**July 2025**

## Downingtown Area (Chester, PA) - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****34** **9.7%**from Jun 2025:  
**31** **6.3%**from Jul 2024:  
**32**

YTD	2025	2024	+/-
	<b>229</b>	<b>219</b>	4.6%

5-year Jul average: **37****New Pendings****33** **83.3%**from Jun 2025:  
**18** **13.8%**from Jul 2024:  
**29**

YTD	2025	2024	+/-
	<b>182</b>	<b>194</b>	-6.2%

5-year Jul average: **32****Closed Sales****20** **-25.9%**from Jun 2025:  
**27** **-42.9%**from Jul 2024:  
**35**

YTD	2025	2024	+/-
	<b>152</b>	<b>213</b>	-28.6%

5-year Jul average: **32****Median  
Sold Price****\$499,995** **-2.9%**from Jun 2025:  
**\$515,000** **16.3%**from Jul 2024:  
**\$430,000**

YTD	2025	2024	+/-
	<b>\$463,000</b>	<b>\$475,000</b>	-2.5%

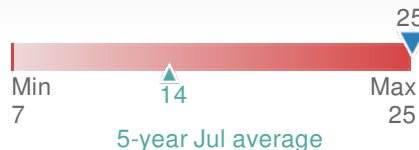
5-year Jul average: **\$412,299****Summary**

In Downingtown Area (Chester, PA), the median sold price for Attached properties for July was \$499,995, representing a decrease of 2.9% compared to last month and an increase of 16.3% from Jul 2024. The average days on market for units sold in July was 25 days, 74% above the 5-year July average of 14 days. There was an 83.3% month over month increase in new contract activity with 33 New Pendings; a 50% MoM increase in All Pendings (new contracts + contracts carried over from June) to 51; and a 19.4% increase in supply to 43 active units.

This activity resulted in a Contract Ratio of 1.19 pendings per active listing, up from 0.94 in June and a decrease from 1.45 in July 2024. The Contract Ratio is 58% lower than the 5-year July average of 2.81. 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****43**

Jun 2025	Jul 2024
<b>36</b>	<b>29</b>

**Avg DOM****25**

Jun 2025	Jul 2024	YTD
<b>17</b>	<b>19</b>	<b>23</b>

**Avg Sold to  
OLP Ratio****99.6%**

Jun 2025	Jul 2024	YTD
<b>100.5%</b>	<b>102.6%</b>	<b>100.2%</b>

**July 2025**

Great Valley (Chester, PA)

Email: ldavis@tcsr.realtor

**New Listings****34****↓ -22.7%**from Jun 2025:  
**44****↔ 0.0%**from Jul 2024:  
**34**

YTD	2025	2024	+/-
	<b>332</b>	<b>268</b>	23.9%

5-year Jul average: **41****New Pendings****32****↓ -15.8%**from Jun 2025:  
**38****↑ 39.1%**from Jul 2024:  
**23**

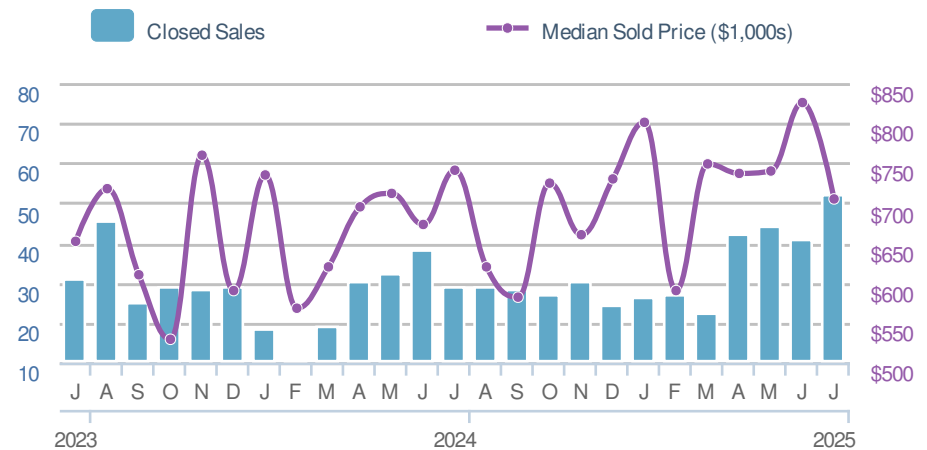
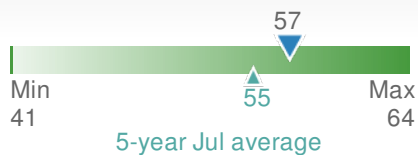
YTD	2025	2024	+/-
	<b>268</b>	<b>193</b>	38.9%

5-year Jul average: **37****Closed Sales****52****↑ 26.8%**from Jun 2025:  
**41****↑ 79.3%**from Jul 2024:  
**29**

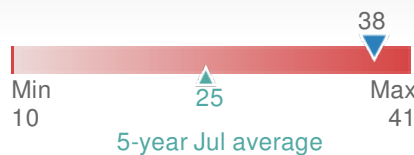
YTD	2025	2024	+/-
	<b>259</b>	<b>178</b>	45.5%

5-year Jul average: **42****Median Sold Price****\$705,500****↓ -14.6%**from Jun 2025:  
**\$826,000****↓ -4.8%**from Jul 2024:  
**\$741,000**

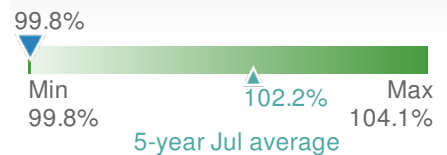
YTD	2025	2024	+/-
	<b>\$730,000</b>	<b>\$680,000</b>	7.4%

5-year Jul average: **\$644,800****Active Listings****57**

Jun 2025	Jul 2024
<b>55</b>	<b>64</b>

**Avg DOM****38**

Jun 2025	Jul 2024	YTD
<b>21</b>	<b>41</b>	<b>27</b>

**Avg Sold to OLP Ratio****99.8%**

Jun 2025	Jul 2024	YTD
<b>100.5%</b>	<b>104.1%</b>	<b>100.7%</b>

**July 2025**

## Great Valley (Chester, PA) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****18**

↓ -10.0%    ↓ -10.0%  
from Jun 2025:    from Jul 2024:  
20                    20

YTD	2025	2024	+/-
	<b>179</b>	<b>140</b>	27.9%

5-year Jul average: **24****New Pendings****18**

↓ -14.3%    ↑ 20.0%  
from Jun 2025:    from Jul 2024:  
21                    15

YTD	2025	2024	+/-
	<b>145</b>	<b>110</b>	31.8%

5-year Jul average: **21****Closed Sales****27**

↔ 0.0%    ↑ 80.0%  
from Jun 2025:    from Jul 2024:  
27                    15

YTD	2025	2024	+/-
	<b>145</b>	<b>103</b>	40.8%

5-year Jul average: **25****Median  
Sold Price****\$850,000**

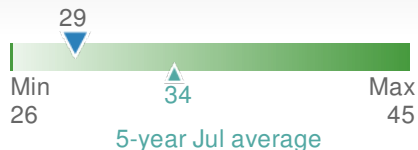
↓ -13.8%    ↓ -6.7%  
from Jun 2025:    from Jul 2024:  
\$986,500            \$911,136

YTD	2025	2024	+/-
	<b>\$885,000</b>	<b>\$875,000</b>	1.1%

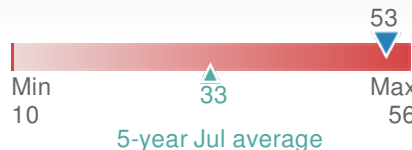
5-year Jul average: **\$765,227****Summary**

In Great Valley (Chester, PA), the median sold price for Detached properties for July was \$850,000, representing a decrease of 13.8% compared to last month and a decrease of 6.7% from Jul 2024. The average days on market for units sold in July was 53 days, 60% above the 5-year July average of 33 days. There was a 14.3% month over month decrease in new contract activity with 18 New Pendings; a 21.1% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 30; and a 6.5% decrease in supply to 29 active units.

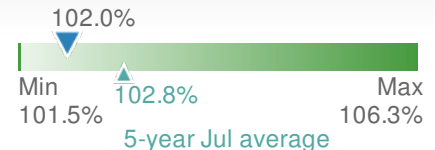
This activity resulted in a Contract Ratio of 1.03 pendings per active listing, down from 1.23 in June and an increase from 0.97 in July 2024. The Contract Ratio is 21% lower than the 5-year July average of 1.31. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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****29**

Jun 2025	Jul 2024
<b>31</b>	<b>31</b>

**Avg DOM****53**

Jun 2025	Jul 2024	YTD
<b>21</b>	<b>56</b>	<b>26</b>

**Avg Sold to  
OLP Ratio****102.0%**

Jun 2025	Jul 2024	YTD
<b>101.4%</b>	<b>106.3%</b>	<b>102.5%</b>

**July 2025**

## Great Valley (Chester, PA) - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

**New Listings****16** **-33.3%**from Jun 2025:  
**24** **14.3%**from Jul 2024:  
**14**

YTD	2025	2024	+/-
	<b>152</b>	<b>128</b>	18.8%

5-year Jul average: **17****New Pending****14** **-17.6%**from Jun 2025:  
**17** **75.0%**from Jul 2024:  
**8**

YTD	2025	2024	+/-
	<b>123</b>	<b>83</b>	48.2%

5-year Jul average: **16****Closed Sales****25** **78.6%**from Jun 2025:  
**14** **78.6%**from Jul 2024:  
**14**

YTD	2025	2024	+/-
	<b>114</b>	<b>75</b>	52.0%

5-year Jul average: **17****Median Sold Price****\$625,000** **-3.1%**from Jun 2025:  
**\$645,000** **2.5%**from Jul 2024:  
**\$610,000**

YTD	2025	2024	+/-
	<b>\$602,500</b>	<b>\$590,000</b>	2.1%

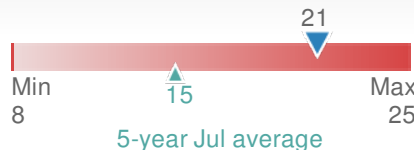
5-year Jul average: **\$567,700****Summary**

In Great Valley (Chester, PA), the median sold price for Attached properties for July was \$625,000, representing a decrease of 3.1% compared to last month and an increase of 2.5% from Jul 2024. The average days on market for units sold in July was 21 days, 38% above the 5-year July average of 15 days. There was a 17.6% month over month decrease in new contract activity with 14 New Pending; a 33.3% MoM decrease in All Pending (new contracts + contracts carried over from June) to 24; and a 16.7% increase in supply to 28 active units.

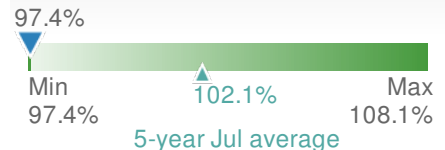
This activity resulted in a Contract Ratio of 0.86 pendings per active listing, down from 1.50 in June and an increase from 0.52 in July 2024. The Contract Ratio is 58% lower than the 5-year July average of 2.05. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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****28**

Jun 2025	Jul 2024
<b>24</b>	<b>33</b>

**Avg DOM****21**

Jun 2025	Jul 2024	YTD
<b>21</b>	<b>25</b>	<b>28</b>

**Avg Sold to OLP Ratio****97.4%**

Jun 2025	Jul 2024	YTD
<b>98.9%</b>	<b>101.6%</b>	<b>98.5%</b>



**July 2025**

Kennett Consolidated (Chester, PA)

Email: ldavis@tcsr.realtor

**New Listings****23****↓ -39.5%**from Jun 2025:  
**38****↑ 9.5%**from Jul 2024:  
**21**

YTD	2025	2024	+/-
	<b>219</b>	<b>187</b>	17.1%

5-year Jul average: **27****New Pendings****29****↓ -25.6%**from Jun 2025:  
**39****↑ 31.8%**from Jul 2024:  
**22**

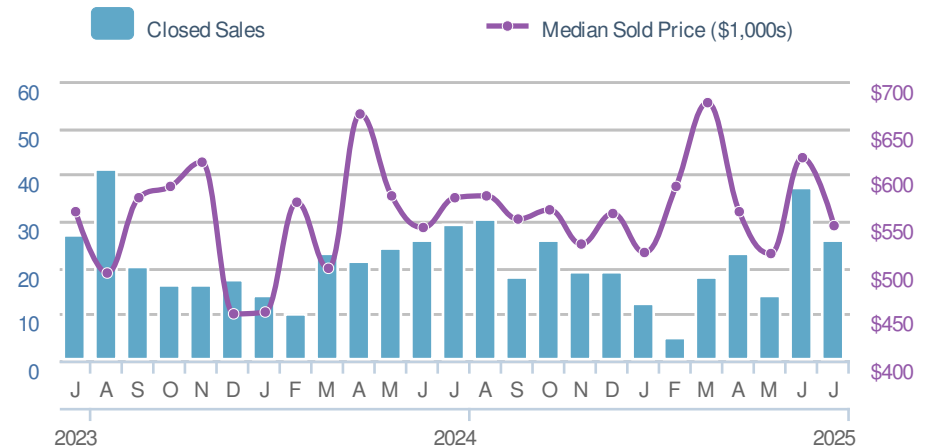
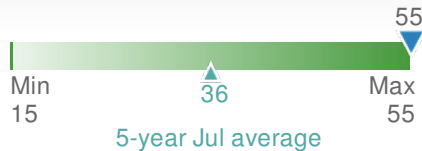
YTD	2025	2024	+/-
	<b>172</b>	<b>172</b>	0.0%

5-year Jul average: **28****Closed Sales****26****↓ -29.7%**from Jun 2025:  
**37****↓ -10.3%**from Jul 2024:  
**29**

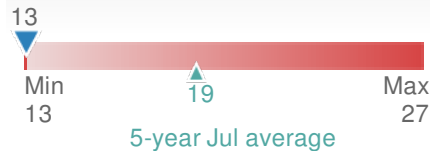
YTD	2025	2024	+/-
	<b>139</b>	<b>150</b>	-7.3%

5-year Jul average: **33****Median Sold Price****\$545,000****↓ -11.8%**from Jun 2025:  
**\$618,000****↓ -5.2%**from Jul 2024:  
**\$575,000**

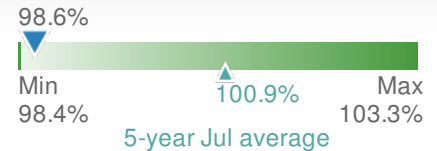
YTD	2025	2024	+/-
	<b>\$565,000</b>	<b>\$550,000</b>	2.7%

5-year Jul average: **\$523,640****Active Listings****55**

Jun 2025	Jul 2024
<b>57</b>	<b>30</b>

**Avg DOM****13**

Jun 2025	Jul 2024	YTD
<b>28</b>	<b>21</b>	<b>23</b>

**Avg Sold to OLP Ratio****98.6%**

Jun 2025	Jul 2024	YTD
<b>98.8%</b>	<b>98.4%</b>	<b>100.0%</b>

**July 2025****Kennett Consolidated (Chester, PA) - Detached**Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****18** **-41.9%**from Jun 2025:  
**31** **50.0%**from Jul 2024:  
**12**

YTD	2025	2024	+/-
	<b>156</b>	<b>126</b>	23.8%

5-year Jul average: **15****New Pendings****21** **-25.0%**from Jun 2025:  
**28** **50.0%**from Jul 2024:  
**14**

YTD	2025	2024	+/-
	<b>119</b>	<b>112</b>	6.3%

5-year Jul average: **16****Closed Sales****20** **-23.1%**from Jun 2025:  
**26** **0.0%**from Jul 2024:  
**20**

YTD	2025	2024	+/-
	<b>95</b>	<b>99</b>	-4.0%

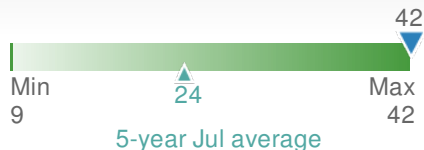
5-year Jul average: **21****Median  
Sold Price****\$659,000** **-0.5%**from Jun 2025:  
**\$662,500** **5.0%**from Jul 2024:  
**\$627,450**

YTD	2025	2024	+/-
	<b>\$650,000</b>	<b>\$610,000</b>	6.6%

5-year Jul average: **\$583,890****Summary**

In Kennett Consolidated (Chester, PA), the median sold price for Detached properties for July was \$659,000, representing a decrease of 0.5% compared to last month and an increase of 5% from Jul 2024. The average days on market for units sold in July was 11 days, 38% below the 5-year July average of 18 days. There was a 25% month over month decrease in new contract activity with 21 New Pendings; an 8.6% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 32; and a 2.3% decrease in supply to 42 active units.

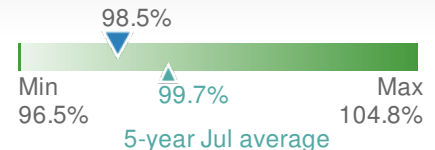
This activity resulted in a Contract Ratio of 0.76 pendings per active listing, down from 0.81 in June and a decrease from 0.92 in July 2024. The Contract Ratio is 48% lower than the 5-year July average of 1.47. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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****42**

Jun 2025	Jul 2024
<b>43</b>	<b>24</b>

**Avg DOM****11**

Jun 2025	Jul 2024	YTD
<b>25</b>	<b>20</b>	<b>16</b>

**Avg Sold to  
OLP Ratio****98.5%**

Jun 2025	Jul 2024	YTD
<b>99.0%</b>	<b>97.3%</b>	<b>100.0%</b>

**July 2025****Kennett Consolidated (Chester, PA) - Attached**Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****5**

**-28.6%**  
 from Jun 2025: **7**

**-44.4%**  
 from Jul 2024: **9**

YTD	2025	2024	+/-
	<b>63</b>	<b>61</b>	3.3%

5-year Jul average: **12****New Pendings****8**

**-27.3%**  
 from Jun 2025: **11**

**0.0%**  
 from Jul 2024: **8**

YTD	2025	2024	+/-
	<b>53</b>	<b>60</b>	-11.7%

5-year Jul average: **12****Closed Sales****6**

**-45.5%**  
 from Jun 2025: **11**

**-33.3%**  
 from Jul 2024: **9**

YTD	2025	2024	+/-
	<b>44</b>	<b>51</b>	-13.7%

5-year Jul average: **12****Median Sold Price****\$495,000**

**0.0%**  
 from Jun 2025: **\$495,000**

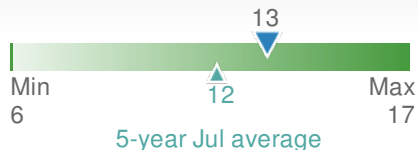
**-4.1%**  
 from Jul 2024: **\$516,000**

YTD	2025	2024	+/-
	<b>\$482,130</b>	<b>\$501,000</b>	-3.8%

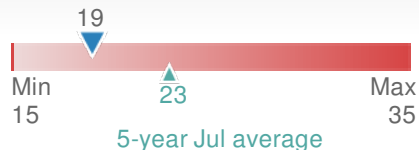
5-year Jul average: **\$478,993****Summary**

In Kennett Consolidated (Chester, PA), the median sold price for Attached properties for July was \$495,000, representing no change compared to last month and a decrease of 4.1% from Jul 2024. The average days on market for units sold in July was 19 days, 18% below the 5-year July average of 23 days. There was a 27.3% month over month decrease in new contract activity with 8 New Pendings; a 33.3% MoM increase in All Pendings (new contracts + contracts carried over from June) to 16; and a 7.1% decrease in supply to 13 active units.

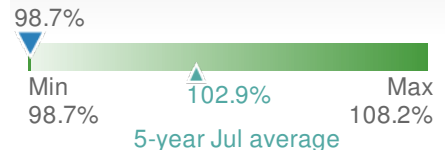
This activity resulted in a Contract Ratio of 1.23 pendings per active listing, up from 0.86 in June and a decrease from 2.83 in July 2024. The Contract Ratio is 64% lower than the 5-year July average of 3.39. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.

**Active Listings****13**

Jun 2025	Jul 2024
<b>14</b>	<b>6</b>

**Avg DOM****19**

Jun 2025	Jul 2024	YTD
<b>34</b>	<b>24</b>	<b>39</b>

**Avg Sold to OLP Ratio****98.7%**

Jun 2025	Jul 2024	YTD
<b>98.4%</b>	<b>100.8%</b>	<b>99.9%</b>

**July 2025**

Octorara Area (Chester, PA)

Email: ldavis@tcsr.realtor

**New Listings****8**

↓ **-42.9%**    ↓ **-46.7%**  
from Jun 2025:    from Jul 2024:  
**14**                    **15**

YTD	2025	2024	+/-
	<b>87</b>	<b>130</b>	-33.1%

5-year Jul average: **14****New Pendings****8**

↓ **-20.0%**    ↓ **-52.9%**  
from Jun 2025:    from Jul 2024:  
**10**                    **17**

YTD	2025	2024	+/-
	<b>64</b>	<b>96</b>	-33.3%

5-year Jul average: **13****Closed Sales****7**

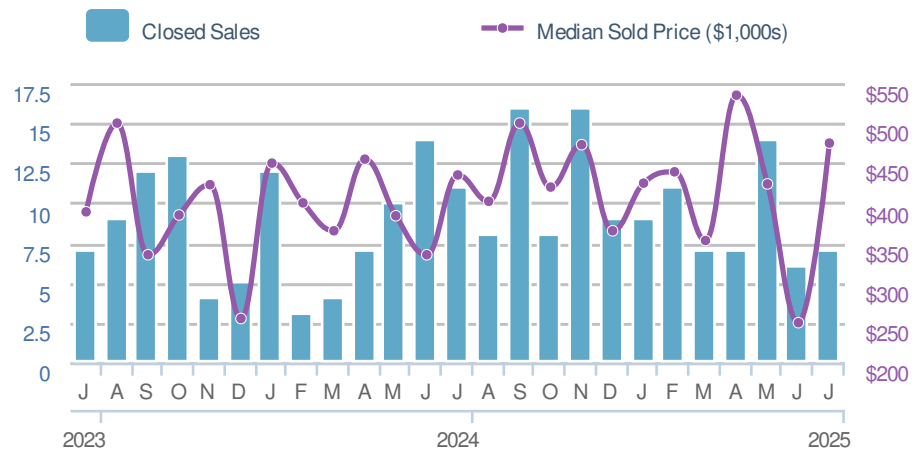
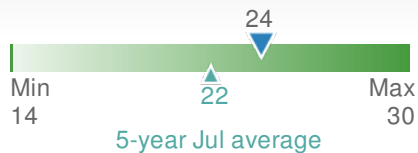
↑ **16.7%**    ↓ **-36.4%**  
from Jun 2025:    from Jul 2024:  
**6**                    **11**

YTD	2025	2024	+/-
	<b>78</b>	<b>64</b>	21.9%

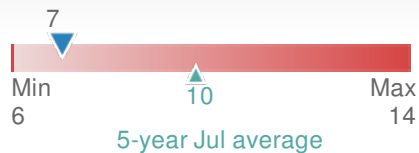
5-year Jul average: **11****Median Sold Price****\$475,000**

↑ **90.0%**    ↑ **9.2%**  
from Jun 2025:    from Jul 2024:  
**\$250,000**            **\$435,000**

YTD	2025	2024	+/-
	<b>\$447,857</b>	<b>\$399,000</b>	12.2%

5-year Jul average: **\$388,800****Active Listings****24**

Jun 2025	Jul 2024
<b>21</b>	<b>30</b>

**Avg DOM****7**

Jun 2025	Jul 2024	YTD
<b>13</b>	<b>10</b>	<b>22</b>

**Avg Sold to OLP Ratio****104.9%**

Jun 2025	Jul 2024	YTD
<b>114.3%</b>	<b>107.8%</b>	<b>104.9%</b>

**July 2025****Octorara Area (Chester, PA) - Detached**

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

**New Listings****8**

 **-20.0%**  
 from Jun 2025:  
**10**

 **-46.7%**  
 from Jul 2024:  
**15**

YTD	2025	2024	+/-
	<b>76</b>	<b>116</b>	-34.5%


5-year Jul average: **11****New Pendings****6**


 **-14.3%**  
 from Jun 2025:  
**7**

 **-64.7%**  
 from Jul 2024:  
**17**

YTD	2025	2024	+/-
	<b>57</b>	<b>83</b>	-31.3%


5-year Jul average: **11****Closed Sales****6**


 **20.0%**  
 from Jun 2025:  
**5**

 **-40.0%**  
 from Jul 2024:  
**10**

YTD	2025	2024	+/-
	<b>74</b>	<b>49</b>	51.0%

5-year Jul average: **9****Median Sold Price****\$480,000**

 **77.8%**  
 from Jun 2025:  
**\$270,000**

 **9.1%**  
 from Jul 2024:  
**\$440,000**

YTD	2025	2024	+/-
	<b>\$449,945</b>	<b>\$435,000</b>	3.4%

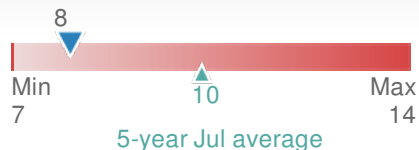
5-year Jul average: **\$403,300****Summary**

In Octorara Area (Chester, PA), the median sold price for Detached properties for July was \$480,000, representing an increase of 77.8% compared to last month and an increase of 9.1% from Jul 2024. The average days on market for units sold in July was 8 days, 23% below the 5-year July average of 10 days. There was a 14.3% month over month decrease in new contract activity with 6 New Pendings; a 6.7% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 14; and a 29.4% increase in supply to 22 active units.

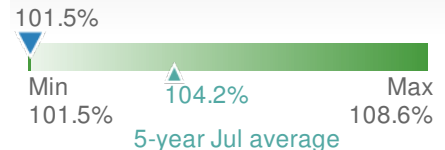
This activity resulted in a Contract Ratio of 0.64 pendings per active listing, down from 0.88 in June and a decrease from 1.52 in July 2024. The Contract Ratio is 45% lower than the 5-year July average of 1.17. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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****22**

Jun 2025	Jul 2024
<b>17</b>	<b>29</b>

**Avg DOM****8**

Jun 2025	Jul 2024	YTD
<b>15</b>	<b>11</b>	<b>22</b>

**Avg Sold to OLP Ratio****101.5%**

Jun 2025	Jul 2024	YTD
<b>115.8%</b>	<b>108.6%</b>	<b>104.7%</b>

**July 2025****Octorara Area (Chester, PA) - Attached**

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

**New Listings****0** **-100.0%**

from Jun 2025:

**4** **0.0%**

from Jul 2024:

**0**

YTD	2025	2024	+/-
	<b>11</b>	<b>14</b>	-21.4%

5-year Jul average: **2****New Pendings****2** **-33.3%**

from Jun 2025:

**3** **0.0%**

from Jul 2024:

**0**

YTD	2025	2024	+/-
	<b>7</b>	<b>13</b>	-46.2%

5-year Jul average: **2****Closed Sales****1** **0.0%**

from Jun 2025:

**1** **0.0%**

from Jul 2024:

**1**

YTD	2025	2024	+/-
	<b>4</b>	<b>15</b>	-73.3%

5-year Jul average: **1****Median Sold Price****\$250,000** **8.7%**

from Jun 2025:

**\$230,000** **-34.0%**

from Jul 2024:

**\$379,000**

YTD	2025	2024	+/-
	<b>\$250,000</b>	<b>\$215,000</b>	16.3%

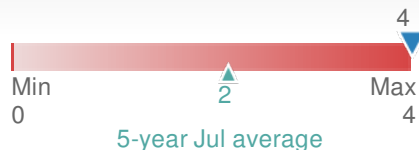
5-year Jul average: **\$169,400****Summary**

In Octorara Area (Chester, PA), the median sold price for Attached properties for July was \$250,000, representing an increase of 8.7% compared to last month and a decrease of 34% from Jul 2024. The average days on market for units sold in July was 4 days, 82% above the 5-year July average of 2 days. There was a 33.3% month over month decrease in new contract activity with 2 New Pendings; a 33.3% MoM increase in All Pendings (new contracts + contracts carried over from June) to 4; and a 50% decrease in supply to 2 active units.

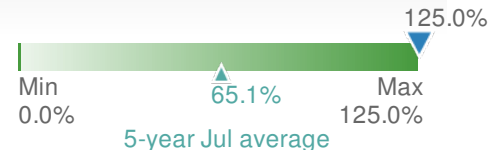
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, up from 0.75 in June and an increase from 1.00 in July 2024. The Contract Ratio is 28% higher than the 5-year July average of 1.57. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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****2**

Jun 2025	Jul 2024
<b>4</b>	<b>1</b>

**Avg DOM****4**

Jun 2025	Jul 2024	YTD
<b>6</b>	<b>3</b>	<b>17</b>

**Avg Sold to OLP Ratio****125.0%**

Jun 2025	Jul 2024	YTD
<b>107.0%</b>	<b>100.0%</b>	<b>107.7%</b>

**July 2025**

Owen J Roberts (Chester, PA)

Email: ldavis@tcsr.realtor

**New Listings****44** **-8.3%**from Jun 2025:  
**48** **0.0%**from Jul 2024:  
**44**

YTD	2025	2024	+/-
	<b>273</b>	<b>276</b>	-1.1%

5-year Jul average: **45****New Pendings****33** **-17.5%**from Jun 2025:  
**40** **-8.3%**from Jul 2024:  
**36**

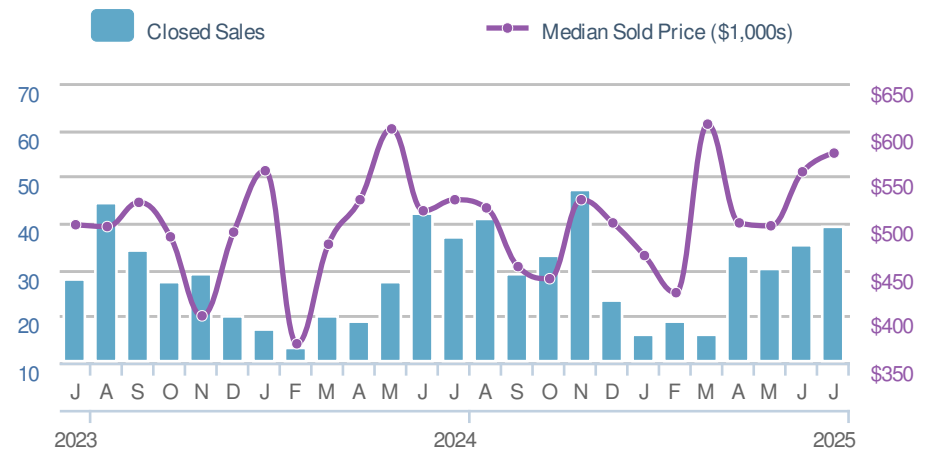
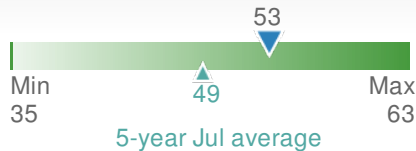
YTD	2025	2024	+/-
	<b>219</b>	<b>212</b>	3.3%

5-year Jul average: **41****Closed Sales****39** **11.4%**from Jun 2025:  
**35** **5.4%**from Jul 2024:  
**37**

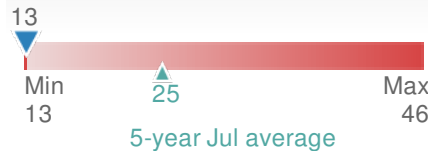
YTD	2025	2024	+/-
	<b>192</b>	<b>180</b>	6.7%

5-year Jul average: **42****Median Sold Price****\$575,000** **3.6%**from Jun 2025:  
**\$555,000** **9.4%**from Jul 2024:  
**\$525,770**

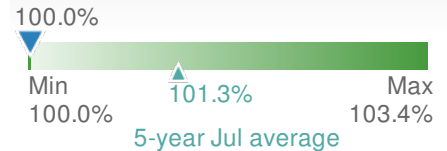
YTD	2025	2024	+/-
	<b>\$525,000</b>	<b>\$525,000</b>	0.0%

5-year Jul average: **\$493,504****Active Listings****53**

Jun 2025	Jul 2024
<b>45</b>	<b>63</b>

**Avg DOM****13**

Jun 2025	Jul 2024	YTD
<b>26</b>	<b>25</b>	<b>29</b>

**Avg Sold to OLP Ratio****100.0%**

Jun 2025	Jul 2024	YTD
<b>99.5%</b>	<b>100.1%</b>	<b>99.8%</b>

**July 2025**

Owen J Roberts (Chester, PA) - Detached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

**New Listings****38** **-7.3%**from Jun 2025:  
**41** **8.6%**from Jul 2024:  
**35**

YTD	2025	2024	+/-
	<b>228</b>	<b>225</b>	1.3%

5-year Jul average: **37****New Pendings****26** **-16.1%**from Jun 2025:  
**31** **-18.8%**from Jul 2024:  
**32**

YTD	2025	2024	+/-
	<b>175</b>	<b>171</b>	2.3%

5-year Jul average: **34****Closed Sales****35** **16.7%**from Jun 2025:  
**30** **6.1%**from Jul 2024:  
**33**

YTD	2025	2024	+/-
	<b>155</b>	<b>140</b>	10.7%

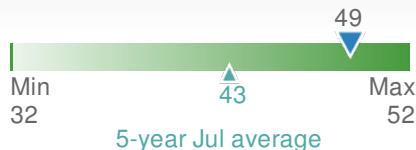
5-year Jul average: **35****Median Sold Price****\$590,000** **-8.7%**from Jun 2025:  
**\$646,000** **7.3%**from Jul 2024:  
**\$550,000**

YTD	2025	2024	+/-
	<b>\$600,000</b>	<b>\$575,000</b>	4.3%

5-year Jul average: **\$527,100****Summary**

In Owen J Roberts (Chester, PA), the median sold price for Detached properties for July was \$590,000, representing a decrease of 8.7% compared to last month and an increase of 7.3% from Jul 2024. The average days on market for units sold in July was 12 days, 56% below the 5-year July average of 27 days. There was a 16.1% month over month decrease in new contract activity with 26 New Pendings; an 18.8% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 39; and a 22.5% increase in supply to 49 active units.

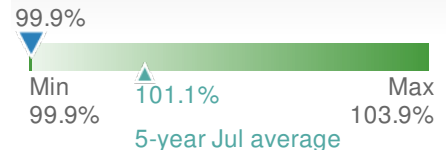
This activity resulted in a Contract Ratio of 0.80 pendings per active listing, down from 1.20 in June and a decrease from 0.87 in July 2024. The Contract Ratio is 40% lower than the 5-year July average of 1.33. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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****49**

Jun 2025	Jul 2024
<b>40</b>	<b>52</b>

**Avg DOM****12**

Jun 2025	Jul 2024	YTD
<b>27</b>	<b>26</b>	<b>32</b>

**Avg Sold to OLP Ratio****99.9%**

Jun 2025	Jul 2024	YTD
<b>99.5%</b>	<b>100.1%</b>	<b>99.7%</b>




**July 2025**

Owen J Roberts (Chester, PA) - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****6**

 **-14.3%**  
 from Jun 2025: **7**

 **-33.3%**  
 from Jul 2024: **9**

YTD	2025	2024	+/-
	<b>45</b>	<b>51</b>	-11.8%


5-year Jul average: **8****New Pendings****7**


 **-22.2%**  
 from Jun 2025: **9**

 **75.0%**  
 from Jul 2024: **4**

YTD	2025	2024	+/-
	<b>44</b>	<b>41</b>	7.3%


5-year Jul average: **6****Closed Sales****4**


 **-20.0%**  
 from Jun 2025: **5**

 **0.0%**  
 from Jul 2024: **4**

YTD	2025	2024	+/-
	<b>37</b>	<b>40</b>	-7.5%

5-year Jul average: **7****Median Sold Price****\$408,500**

 **0.9%**  
 from Jun 2025: **\$405,000**

 **-14.5%**  
 from Jul 2024: **\$477,885**

YTD	2025	2024	+/-
	<b>\$392,000</b>	<b>\$426,500</b>	-8.1%

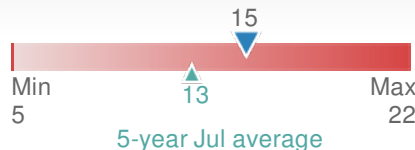
5-year Jul average: **\$406,227****Summary**

In Owen J Roberts (Chester, PA), the median sold price for Attached properties for July was \$408,500, representing an increase of 0.9% compared to last month and a decrease of 14.5% from Jul 2024. The average days on market for units sold in July was 15 days, 17% above the 5-year July average of 13 days. There was a 22.2% month over month decrease in new contract activity with 7 New Pendings; a 33.3% MoM increase in All Pendings (new contracts + contracts carried over from June) to 12; and a 20% decrease in supply to 4 active units.

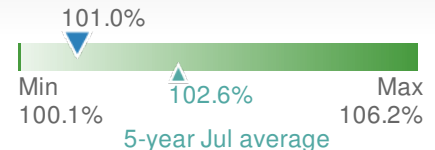
This activity resulted in a Contract Ratio of 3.00 pendings per active listing, up from 1.80 in June and an increase from 0.73 in July 2024. The Contract Ratio is 32% higher than the 5-year July average of 2.28. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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****4**

Jun 2025	Jul 2024
<b>5</b>	<b>11</b>

**Avg DOM****15**

Jun 2025	Jul 2024	YTD
<b>17</b>	<b>16</b>	<b>18</b>

**Avg Sold to OLP Ratio****101.0%**

Jun 2025	Jul 2024	YTD
<b>99.5%</b>	<b>100.1%</b>	<b>100.2%</b>



**July 2025**

Oxford Area (Chester, PA)



Email: ldavis@tcsr.realtor

**New Listings****24** **33.3%**  
from Jun 2025:  
**18** **71.4%**  
from Jul 2024:  
**14**



YTD	2025	2024	+/-
	<b>179</b>	<b>166</b>	7.8%

5-year Jul average: **27****New Pendings****15** **-11.8%**  
from Jun 2025:  
**17** **-16.7%**  
from Jul 2024:  
**18**

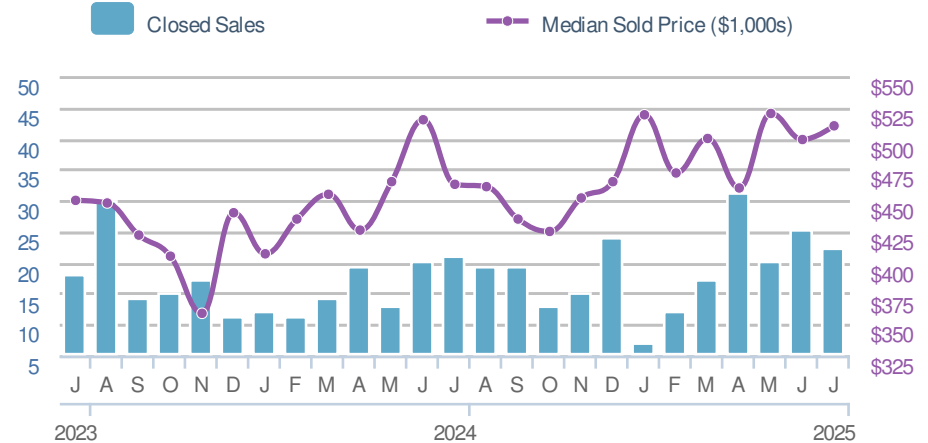
YTD	2025	2024	+/-
	<b>134</b>	<b>131</b>	2.3%

5-year Jul average: **22****Closed Sales****22** **-12.0%**  
from Jun 2025:  
**25** **4.8%**  
from Jul 2024:  
**21**

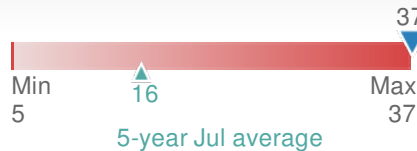
YTD	2025	2024	+/-
	<b>136</b>	<b>114</b>	19.3%

5-year Jul average: **21****Median Sold Price****\$510,000** **2.2%**  
from Jun 2025:  
**\$499,220** **10.2%**  
from Jul 2024:  
**\$463,000**

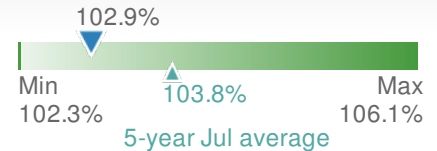
YTD	2025	2024	+/-
	<b>\$499,357</b>	<b>\$457,500</b>	9.1%

5-year Jul average: **\$447,580****Active Listings****67**

Jun 2025	Jul 2024
<b>61</b>	<b>55</b>

**Avg DOM****37**

Jun 2025	Jul 2024	YTD
<b>18</b>	<b>11</b>	<b>20</b>

**Avg Sold to OLP Ratio****102.9%**

Jun 2025	Jul 2024	YTD
<b>105.4%</b>	<b>102.3%</b>	<b>104.3%</b>

**July 2025****Oxford Area (Chester, PA) - Detached**

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

**New Listings****24** **33.3%**from Jun 2025:  
**18** **84.6%**from Jul 2024:  
**13**

YTD	2025	2024	+/-
	<b>172</b>	<b>158</b>	8.9%

5-year Jul average: **27****New Pendings****15** **-11.8%**from Jun 2025:  
**17** **-11.8%**from Jul 2024:  
**17**

YTD	2025	2024	+/-
	<b>127</b>	<b>124</b>	2.4%

5-year Jul average: **22****Closed Sales****22** **0.0%**from Jun 2025:  
**22** **15.8%**from Jul 2024:  
**19**

YTD	2025	2024	+/-
	<b>129</b>	<b>108</b>	19.4%

5-year Jul average: **20****Median Sold Price****\$510,000** **-2.9%**from Jun 2025:  
**\$525,000** **8.7%**from Jul 2024:  
**\$469,000**

YTD	2025	2024	+/-
	<b>\$510,000</b>	<b>\$465,385</b>	9.6%

5-year Jul average: **\$448,780****Summary**

In Oxford Area (Chester, PA), the median sold price for Detached properties for July was \$510,000, representing a decrease of 2.9% compared to last month and an increase of 8.7% from Jul 2024. The average days on market for units sold in July was 37 days, 131% above the 5-year July average of 16 days. There was an 11.8% month over month decrease in new contract activity with 15 New Pendings; a 16.3% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 41; and a 9.8% increase in supply to 67 active units.

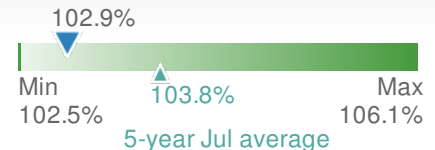
This activity resulted in a Contract Ratio of 0.61 pendings per active listing, down from 0.80 in June and a decrease from 0.89 in July 2024. The Contract Ratio is 50% lower than the 5-year July average of 1.21. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.

**Active Listings****67**

Jun 2025	Jul 2024
<b>61</b>	<b>54</b>

**Avg DOM****37**

Jun 2025	Jul 2024	YTD
<b>20</b>	<b>12</b>	<b>20</b>

**Avg Sold to OLP Ratio****102.9%**

Jun 2025	Jul 2024	YTD
<b>105.5%</b>	<b>102.5%</b>	<b>104.9%</b>

**July 2025**

## Oxford Area (Chester, PA) - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****0**

↔ 0.0%    ↓ -100.0%  
from Jun 2025: 0    from Jul 2024: 1

YTD	2025	2024	+/-
	<b>7</b>	<b>8</b>	-12.5%

5-year Jul average: **0****New Pendings****0**

↔ 0.0%    ↓ -100.0%  
from Jun 2025: 0    from Jul 2024: 1

YTD	2025	2024	+/-
	<b>7</b>	<b>7</b>	0.0%

5-year Jul average: **0****Closed Sales****0**

↓ -100.0%    ↓ -100.0%  
from Jun 2025: 3    from Jul 2024: 2

YTD	2025	2024	+/-
	<b>7</b>	<b>6</b>	16.7%

5-year Jul average: **0****Median Sold Price****\$0**

↓ -100.0%    ↓ -100.0%  
from Jun 2025: **\$260,000**    from Jul 2024: **\$299,500**

YTD	2025	2024	+/-
	<b>\$250,000</b>	<b>\$284,500</b>	-12.1%

5-year Jul average: **\$74,875****Summary**

In Oxford Area (Chester, PA), the median sold price for Attached properties for July was \$0, representing a decrease of 100% compared to last month and a decrease of 100% from Jul 2024. The average days on market for units sold in July was 0 days, 100% below the 5-year July average of 1 days. There was no month over month change in new contract activity with 0 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from June) with 0; and no change in supply with 0 active units.

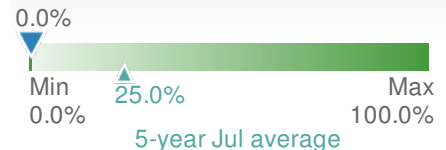
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, down from 0.00 in June and a decrease from 1.00 in July 2024. The Contract Ratio is 100% lower than the 5-year July average of 0.75. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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****0**

Jun 2025	Jul 2024
<b>0</b>	<b>1</b>

**Avg DOM****0**

Jun 2025	Jul 2024	YTD
<b>7</b>	<b>4</b>	<b>33</b>

**Avg Sold to OLP Ratio****0.0%**

Jun 2025	Jul 2024	YTD
<b>104.5%</b>	<b>100.0%</b>	<b>93.0%</b>

**July 2025**

Phoenixville Area (Chester, PA)

Email: ldavis@tcsr.realtor

**New Listings****44****↑29.4%**from Jun 2025:  
**34****↓-15.4%**from Jul 2024:  
**52**

YTD	2025	2024	+/-
	<b>321</b>	<b>325</b>	-1.2%

5-year Jul average: **48****New Pendings****44****↓-6.4%**from Jun 2025:  
**47****↓-12.0%**from Jul 2024:  
**50**

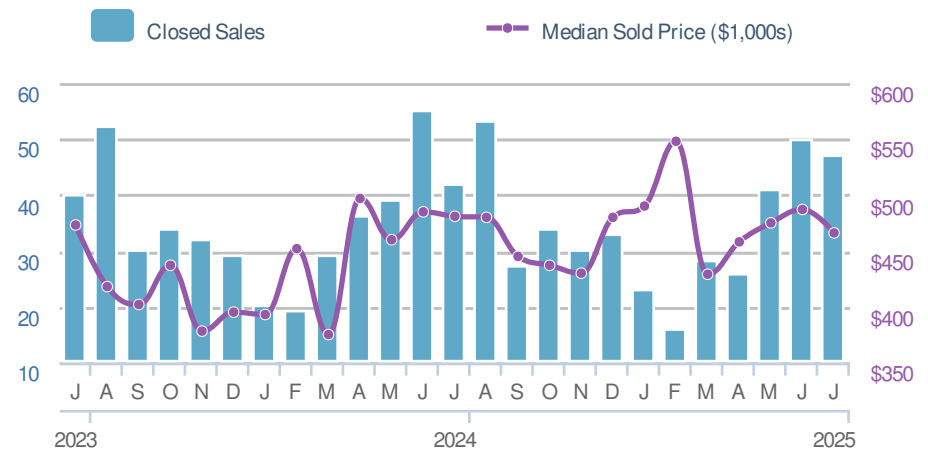
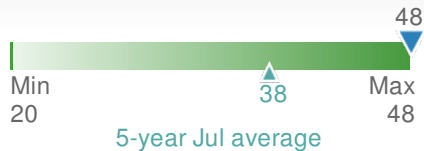
YTD	2025	2024	+/-
	<b>274</b>	<b>281</b>	-2.5%

5-year Jul average: **49****Closed Sales****47****↓-6.0%**from Jun 2025:  
**50****↑11.9%**from Jul 2024:  
**42**

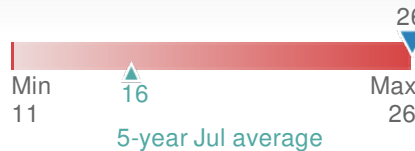
YTD	2025	2024	+/-
	<b>236</b>	<b>243</b>	-2.9%

5-year Jul average: **48****Median Sold Price****\$466,000****↓-4.4%**from Jun 2025:  
**\$487,500****↓-3.1%**from Jul 2024:  
**\$481,000**

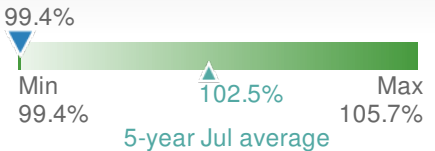
YTD	2025	2024	+/-
	<b>\$466,000</b>	<b>\$455,000</b>	2.4%

5-year Jul average: **\$449,110****Active Listings****48**

Jun 2025	Jul 2024
<b>44</b>	<b>41</b>

**Avg DOM****26**


Jun 2025	Jul 2024	YTD
<b>22</b>	<b>11</b>	<b>24</b>

**Avg Sold to OLP Ratio****99.4%**


Jun 2025	Jul 2024	YTD
<b>101.9%</b>	<b>102.4%</b>	<b>100.5%</b>

**July 2025**



## Phoenixville Area (Chester, PA) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****19**
 **18.8%**  
from Jun 2025:  
**16**
 **-45.7%**  
from Jul 2024:  
**35**



YTD	2025	2024	+/-
	<b>139</b>	<b>159</b>	-12.6%

5-year Jul average: **25****New Pendings****20**
 **11.1%**  
from Jun 2025:  
**18**
 **-28.6%**  
from Jul 2024:  
**28**

YTD	2025	2024	+/-
	<b>117</b>	<b>142</b>	-17.6%

5-year Jul average: **25****Closed Sales****18**
 **-28.0%**  
from Jun 2025:  
**25**
 **-28.0%**  
from Jul 2024:  
**25**

YTD	2025	2024	+/-
	<b>102</b>	<b>121</b>	-15.7%

5-year Jul average: **25****Median  
Sold Price****\$577,500**
 **-2.1%**  
from Jun 2025:  
**\$590,000**
 **14.4%**  
from Jul 2024:  
**\$505,000**

YTD	2025	2024	+/-
	<b>\$558,250</b>	<b>\$557,000</b>	0.2%

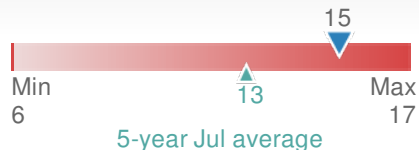
5-year Jul average: **\$566,300****Summary**

In Phoenixville Area (Chester, PA), the median sold price for Detached properties for July was \$577,500, representing a decrease of 2.1% compared to last month and an increase of 14.4% from Jul 2024. The average days on market for units sold in July was 15 days, 19% above the 5-year July average of 13 days. There was an 11.1% month over month increase in new contract activity with 20 New Pendings; a 6.7% MoM increase in All Pendings (new contracts + contracts carried over from June) to 32; and a 9.1% decrease in supply to 20 active units.

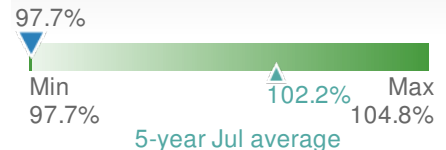
This activity resulted in a Contract Ratio of 1.60 pendings per active listing, up from 1.36 in June and a decrease from 1.75 in July 2024. The Contract Ratio is 13% lower than the 5-year July average of 1.84. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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****20**

Jun 2025	Jul 2024
<b>22</b>	<b>20</b>

**Avg DOM****15**


Jun 2025	Jul 2024	YTD
<b>14</b>	<b>11</b>	<b>17</b>

**Avg Sold to  
OLP Ratio****97.7%**



Jun 2025	Jul 2024	YTD
<b>103.5%</b>	<b>102.7%</b>	<b>101.3%</b>

**July 2025**


## Phoenixville Area (Chester, PA) - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****25**
 **38.9%**  
from Jun 2025:  
**18**
 **47.1%**  
from Jul 2024:  
**17**



YTD	2025	2024	+/-
	<b>182</b>	<b>166</b>	9.6%

5-year Jul average: **23****New Pending****24**
 **-17.2%**  
from Jun 2025:  
**29**
 **9.1%**  
from Jul 2024:  
**22**

YTD	2025	2024	+/-
	<b>157</b>	<b>139</b>	12.9%

5-year Jul average: **24****Closed Sales****29**
 **16.0%**  
from Jun 2025:  
**25**
 **70.6%**  
from Jul 2024:  
**17**

YTD	2025	2024	+/-
	<b>134</b>	<b>122</b>	9.8%

5-year Jul average: **22****Median  
Sold Price****\$430,000**
 **6.2%**  
from Jun 2025:  
**\$405,000**
 **1.2%**  
from Jul 2024:  
**\$425,000**

YTD	2025	2024	+/-
	<b>\$420,000</b>	<b>\$401,505</b>	4.6%

5-year Jul average: **\$381,000****Summary**

In Phoenixville Area (Chester, PA), the median sold price for Attached properties for July was \$430,000, representing an increase of 6.2% compared to last month and an increase of 1.2% from Jul 2024. The average days on market for units sold in July was 33 days, 96% above the 5-year July average of 17 days. There was a 17.2% month over month decrease in new contract activity with 24 New Pending; a 13.3% MoM decrease in All Pending (new contracts + contracts carried over from June) to 39; and a 27.3% increase in supply to 28 active units.

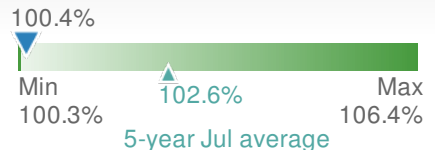
This activity resulted in a Contract Ratio of 1.39 pendings per active listing, down from 2.05 in June and an increase from 1.24 in July 2024. The Contract Ratio is 45% lower than the 5-year July average of 2.52. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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****28**

Jun 2025	Jul 2024
<b>22</b>	<b>21</b>

**Avg DOM****33**

Jun 2025	Jul 2024	YTD
<b>30</b>	<b>10</b>	<b>29</b>

**Avg Sold to  
OLP Ratio****100.4%**

Jun 2025	Jul 2024	YTD
<b>100.2%</b>	<b>101.9%</b>	<b>100.0%</b>

**July 2025**

Spring-Ford Area (Chester, PA)

Email: ldavis@tcsr.realtor

**New Listings****3**

↔ 0.0%

from Jun 2025:  
3

↓ -40.0%

from Jul 2024:  
5

YTD	2025	2024	+/-
	<b>23</b>	48	-52.1%

5-year Jul average: 6

**New Pendings****3**

↓ -40.0%

from Jun 2025:  
5

↓ -25.0%

from Jul 2024:  
4

YTD	2025	2024	+/-
	<b>21</b>	38	-44.7%

5-year Jul average: 4

**Closed Sales****6**

↑ 500.0%

from Jun 2025:  
1

↓ -25.0%

from Jul 2024:  
8

YTD	2025	2024	+/-
	<b>19</b>	39	-51.3%

5-year Jul average: 6

**Median Sold Price****\$380,000**

↑ 65.2%

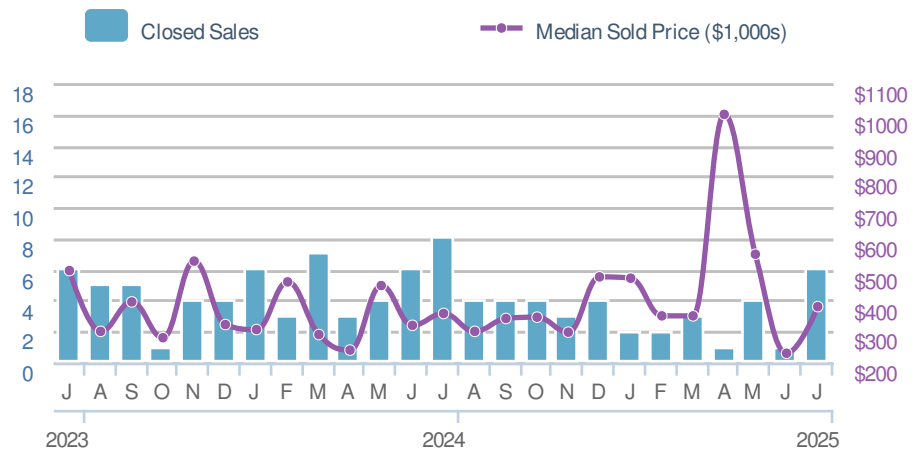
from Jun 2025:  
\$230,000

↑ 6.0%

from Jul 2024:  
\$358,625

YTD	2025	2024	+/-
	<b>\$380,000</b>	\$360,250	5.5%

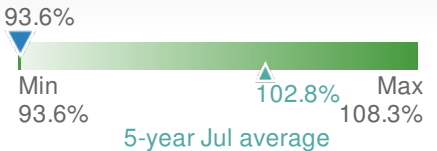
5-year Jul average: \$376,024

**Active Listings****3**

Jun 2025	Jul 2024
5	9

**Avg DOM****55**

Jun 2025	Jul 2024	YTD
110	4	41

**Avg Sold to OLP Ratio****93.6%**

Jun 2025	Jul 2024	YTD
73.0%	108.3%	96.7%



**July 2025**

Spring-Ford Area (Chester, PA) - Detached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

**New Listings****0**

**-100.0%**   **-100.0%**  
 from Jun 2025: **3**   from Jul 2024: **4**

YTD	2025	2024	+/-
	<b>8</b>	<b>20</b>	-60.0%

5-year Jul average: **3****New Pendings****1**

**-75.0%**   **-50.0%**  
 from Jun 2025: **4**   from Jul 2024: **2**

YTD	2025	2024	+/-
	<b>10</b>	<b>15</b>	-33.3%

5-year Jul average: **2****Closed Sales****4**

**0.0%**   **-20.0%**  
 from Jun 2025: **0**   from Jul 2024: **5**

YTD	2025	2024	+/-
	<b>9</b>	<b>14</b>	-35.7%

5-year Jul average: **4****Median Sold Price****\$432,500**

**0.0%**   **1.8%**  
 from Jun 2025: **\$0**   from Jul 2024: **\$425,000**

YTD	2025	2024	+/-
	<b>\$676,000</b>	<b>\$395,000</b>	71.1%

5-year Jul average: **\$410,100****Summary**

In Spring-Ford Area (Chester, PA), the median sold price for Detached properties for July was \$432,500, representing an increase of 0% compared to last month and an increase of 1.8% from Jul 2024. The average days on market for units sold in July was 73 days, 174% above the 5-year July average of 27 days. There was a 75% month over month decrease in new contract activity with 1 New Pendings; a 50% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 3; and a 100% decrease in supply to 0 active units.

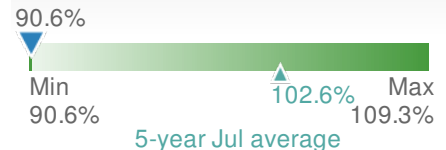
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, down from 3.00 in June and a decrease from 0.20 in July 2024. The Contract Ratio is 100% lower than the 5-year July average of 0.97. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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****0**

Jun 2025	Jul 2024
<b>2</b>	<b>5</b>

**Avg DOM****73**

Jun 2025	Jul 2024	YTD
<b>0</b>	<b>5</b>	<b>52</b>

**Avg Sold to OLP Ratio****90.6%**

Jun 2025	Jul 2024	YTD
<b>0.0%</b>	<b>106.5%</b>	<b>95.8%</b>

**July 2025**

## Spring-Ford Area (Chester, PA) - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****3**

↔ 0.0%    ↑ 200.0%  
from Jun 2025:    from Jul 2024:  
0    1

YTD	2025	2024	+/-
	<b>15</b>	<b>28</b>	-46.4%

5-year Jul average: **3****New Pendings****2**

↑ 100.0%    ↔ 0.0%  
from Jun 2025:    from Jul 2024:  
1    2

YTD	2025	2024	+/-
	<b>11</b>	<b>23</b>	-52.2%

5-year Jul average: **2****Closed Sales****2**

↑ 100.0%    ↓ -33.3%  
from Jun 2025:    from Jul 2024:  
1    3

YTD	2025	2024	+/-
	<b>10</b>	<b>25</b>	-60.0%

5-year Jul average: **3****Median  
Sold Price****\$380,000**

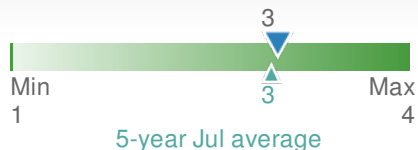
↑ 65.2%    ↑ 17.6%  
from Jun 2025:    from Jul 2024:  
**\$230,000**    **\$323,000**

YTD	2025	2024	+/-
	<b>\$337,500</b>	<b>\$338,500</b>	-0.3%

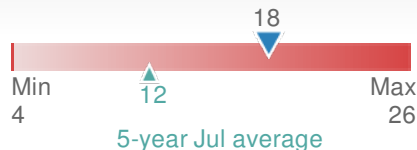
5-year Jul average: **\$355,548****Summary**

In Spring-Ford Area (Chester, PA), the median sold price for Attached properties for July was \$380,000, representing an increase of 65.2% compared to last month and an increase of 17.6% from Jul 2024. The average days on market for units sold in July was 18 days, 53% above the 5-year July average of 12 days. There was a 100% month over month increase in new contract activity with 2 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from June) with 2; and no change in supply with 3 active units.

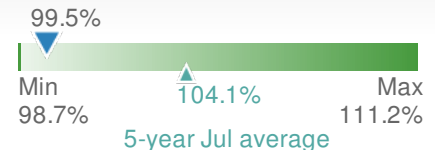
This activity resulted in a Contract Ratio of 0.67 pendings per active listing, no change from June and a decrease from 1.00 in July 2024. The Contract Ratio is 56% lower than the 5-year July average of 1.53. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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****3**

Jun 2025	Jul 2024
<b>3</b>	<b>4</b>

**Avg DOM****18**

Jun 2025	Jul 2024	YTD
<b>110</b>	<b>4</b>	<b>30</b>

**Avg Sold to  
OLP Ratio****99.5%**

Jun 2025	Jul 2024	YTD
<b>73.0%</b>	<b>111.2%</b>	<b>97.6%</b>

**July 2025**

Tredyffrin-Easttown (Chester, PA)

Email: ldavis@tcsr.realtor

**New Listings****62****↑14.8%**from Jun 2025:  
**54****↑31.9%**from Jul 2024:  
**47**

YTD	2025	2024	+/-
	<b>403</b>	<b>373</b>	8.0%

5-year Jul average: **57****New Pendings****47****↓-11.3%**from Jun 2025:  
**53****↑9.3%**from Jul 2024:  
**43**

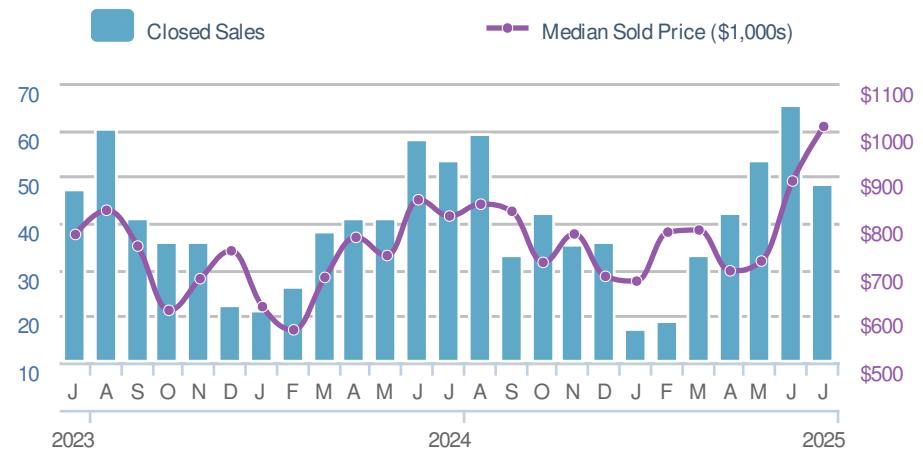
YTD	2025	2024	+/-
	<b>334</b>	<b>319</b>	4.7%

5-year Jul average: **53****Closed Sales****48****↓-26.2%**from Jun 2025:  
**65****↓-9.4%**from Jul 2024:  
**53**

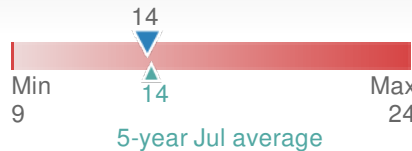
YTD	2025	2024	+/-
	<b>284</b>	<b>283</b>	0.4%

5-year Jul average: **60****Median Sold Price****\$1,007,500****↑13.2%**from Jun 2025:  
**\$890,000****↑23.6%**from Jul 2024:  
**\$815,000**

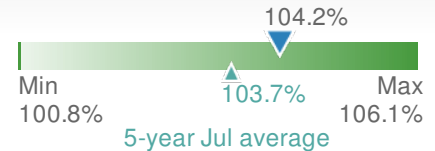
YTD	2025	2024	+/-
	<b>\$798,750</b>	<b>\$750,000</b>	6.5%

5-year Jul average: **\$781,500****Active Listings****66**


Jun 2025	Jul 2024
<b>50</b>	<b>48</b>

**Avg DOM****14**



Jun 2025	Jul 2024	YTD
<b>9</b>	<b>24</b>	<b>15</b>

**Avg Sold to OLP Ratio****104.2%**



Jun 2025	Jul 2024	YTD
<b>104.3%</b>	<b>106.1%</b>	<b>103.6%</b>

**July 2025****Tredyffrin-Easttown (Chester, PA) - Detached**Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****38**
 **15.2%**  
from Jun 2025:  
**33**
 **26.7%**  
from Jul 2024:  
**30**



YTD	2025	2024	+/-
	<b>259</b>	<b>236</b>	9.7%

5-year Jul average: **35****New Pendings****25**
 **-26.5%**  
from Jun 2025:  
**34**
 **0.0%**  
from Jul 2024:  
**25**

YTD	2025	2024	+/-
	<b>205</b>	<b>196</b>	4.6%

5-year Jul average: **31****Closed Sales****35**
 **-16.7%**  
from Jun 2025:  
**42**
 **0.0%**  
from Jul 2024:  
**35**

YTD	2025	2024	+/-
	<b>167</b>	<b>172</b>	-2.9%

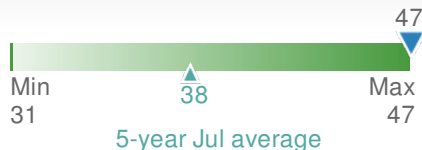
5-year Jul average: **38****Median Sold Price****\$1,300,000**
 **19.3%**  
from Jun 2025:  
**\$1,090,000**
 **18.2%**  
from Jul 2024:  
**\$1,100,000**

YTD	2025	2024	+/-
	<b>\$1,070,000</b>	<b>\$992,500</b>	7.8%

5-year Jul average: **\$992,400****Summary**

In Tredyffrin-Easttown (Chester, PA), the median sold price for Detached properties for July was \$1,300,000, representing an increase of 19.3% compared to last month and an increase of 18.2% from Jul 2024. The average days on market for units sold in July was 16 days, 10% below the 5-year July average of 18 days. There was a 26.5% month over month decrease in new contract activity with 25 New Pendings; an 18.3% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 49; and a 62.1% increase in supply to 47 active units.

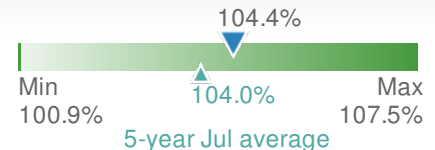
This activity resulted in a Contract Ratio of 1.04 pendings per active listing, down from 2.07 in June and a decrease from 1.52 in July 2024. The Contract Ratio is 39% lower than the 5-year July average of 1.71. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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****47**



Jun 2025	Jul 2024
<b>29</b>	<b>31</b>

**Avg DOM****16**



Jun 2025	Jul 2024	YTD
<b>6</b>	<b>32</b>	<b>13</b>

**Avg Sold to OLP Ratio****104.4%**


Jun 2025	Jul 2024	YTD
<b>106.4%</b>	<b>107.5%</b>	<b>105.5%</b>

**July 2025****Tredyffrin-Easttown (Chester, PA) - Attached**Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****24**
 **14.3%**  
from Jun 2025:  
**21**
 **41.2%**  
from Jul 2024:  
**17**



YTD	2025	2024	+/-
	<b>144</b>	<b>137</b>	5.1%

5-year Jul average: **22****New Pendings****22**
 **15.8%**  
from Jun 2025:  
**19**
 **22.2%**  
from Jul 2024:  
**18**

YTD	2025	2024	+/-
	<b>129</b>	<b>123</b>	4.9%

5-year Jul average: **22****Closed Sales****13**
 **-43.5%**  
from Jun 2025:  
**23**
 **-27.8%**  
from Jul 2024:  
**18**

YTD	2025	2024	+/-
	<b>117</b>	<b>111</b>	5.4%

5-year Jul average: **22****Median Sold Price****\$490,000**
 **12.6%**  
from Jun 2025:  
**\$435,000**
 **9.7%**  
from Jul 2024:  
**\$446,500**

YTD	2025	2024	+/-
	<b>\$410,000</b>	<b>\$455,000</b>	-9.9%

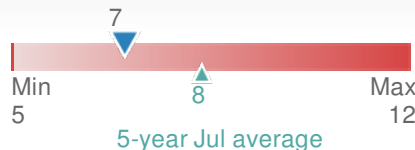
5-year Jul average: **\$415,300****Summary**

In Tredyffrin-Easttown (Chester, PA), the median sold price for Attached properties for July was \$490,000, representing an increase of 12.6% compared to last month and an increase of 9.7% from Jul 2024. The average days on market for units sold in July was 7 days, 17% below the 5-year July average of 8 days. There was a 15.8% month over month increase in new contract activity with 22 New Pendings; a 47.4% MoM increase in All Pendings (new contracts + contracts carried over from June) to 28; and a 9.5% decrease in supply to 19 active units.

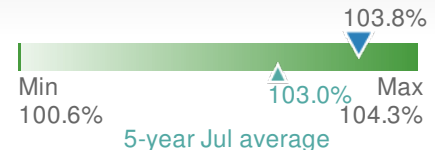
This activity resulted in a Contract Ratio of 1.47 pendings per active listing, up from 0.90 in June and no change from July 2024. The Contract Ratio is 57% lower than the 5-year July average of 3.43. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, and indicates 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.

**Active Listings****19**

Jun 2025	Jul 2024
<b>21</b>	<b>17</b>

**Avg DOM****7**

Jun 2025	Jul 2024	YTD
<b>14</b>	<b>10</b>	<b>18</b>

**Avg Sold to OLP Ratio****103.8%**

Jun 2025	Jul 2024	YTD
<b>100.5%</b>	<b>103.3%</b>	<b>100.8%</b>

**July 2025**

Twin Valley (Chester, PA)

Email: ldavis@tcsr.realtor

**New Listings****13**

 **-13.3%**  
 from Jun 2025:  
**15**

 **-27.8%**  
 from Jul 2024:  
**18**

YTD	2025	2024	+/-
	<b>109</b>	<b>147</b>	<b>-25.9%</b>


5-year Jul average: **12****New Pendings****10**


 **-50.0%**  
 from Jun 2025:  
**20**

 **11.1%**  
 from Jul 2024:  
**9**

YTD	2025	2024	+/-
	<b>92</b>	<b>102</b>	<b>-9.8%</b>


5-year Jul average: **11****Closed Sales****25**


 **177.8%**  
 from Jun 2025:  
**9**

 **78.6%**  
 from Jul 2024:  
**14**

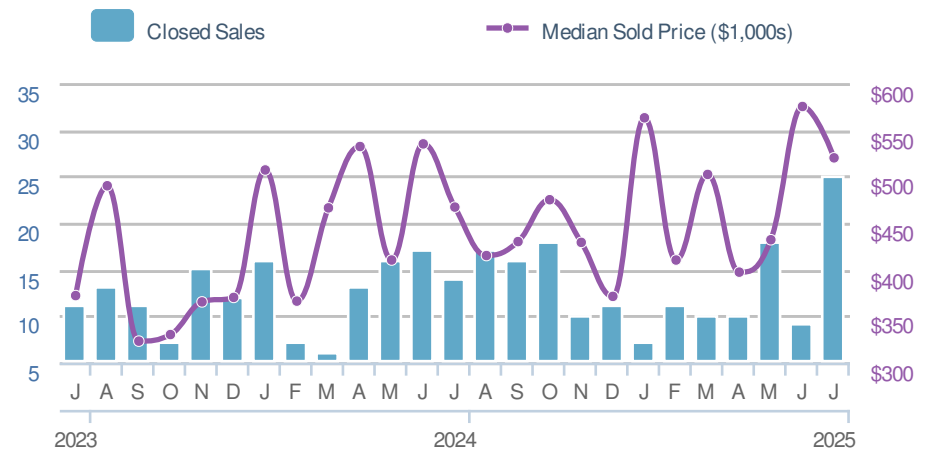
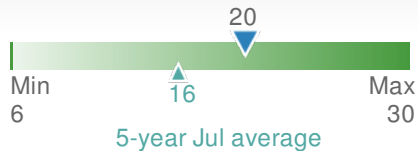
YTD	2025	2024	+/-
	<b>108</b>	<b>102</b>	<b>5.9%</b>

5-year Jul average: **16****Median Sold Price****\$520,000**

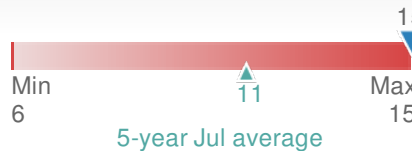
 **-9.6%**  
 from Jun 2025:  
**\$575,365**

 **11.2%**  
 from Jul 2024:  
**\$467,500**

YTD	2025	2024	+/-
	<b>\$514,000</b>	<b>\$527,000</b>	<b>-2.5%</b>

5-year Jul average: **\$412,280****Active Listings****20**

Jun 2025	Jul 2024
<b>14</b>	<b>30</b>

**Avg DOM****15**

Jun 2025	Jul 2024	YTD
<b>31</b>	<b>7</b>	<b>23</b>

**Avg Sold to OLP Ratio****98.3%**

Jun 2025	Jul 2024	YTD
<b>95.6%</b>	<b>102.1%</b>	<b>99.1%</b>

**July 2025****Twin Valley (Chester, PA) - Detached**Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****11** **-8.3%**from Jun 2025:  
**12** **-26.7%**from Jul 2024:  
**15**

YTD	2025	2024	+/-
	<b>92</b>	<b>130</b>	-29.2%

5-year Jul average: **10****New Pendings****9** **-25.0%**from Jun 2025:  
**12** **50.0%**from Jul 2024:  
**6**

YTD	2025	2024	+/-
	<b>74</b>	<b>84</b>	-11.9%

5-year Jul average: **9****Closed Sales****19** **111.1%**from Jun 2025:  
**9** **46.2%**from Jul 2024:  
**13**

YTD	2025	2024	+/-
	<b>92</b>	<b>87</b>	5.7%

5-year Jul average: **13****Median Sold Price****\$560,000** **-2.7%**from Jun 2025:  
**\$575,365** **17.9%**from Jul 2024:  
**\$475,000**

YTD	2025	2024	+/-
	<b>\$568,240</b>	<b>\$538,457</b>	5.5%

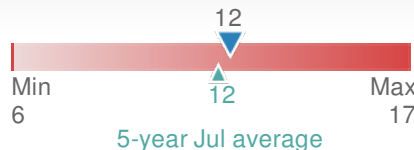
5-year Jul average: **\$451,980****Summary**

In Twin Valley (Chester, PA), the median sold price for Detached properties for July was \$560,000, representing a decrease of 2.7% compared to last month and an increase of 17.9% from Jul 2024. The average days on market for units sold in July was 12 days, 2% above the 5-year July average of 12 days. There was a 25% month over month decrease in new contract activity with 9 New Pendings; a 51.7% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 14; and a 41.7% increase in supply to 17 active units.

This activity resulted in a Contract Ratio of 0.82 pendings per active listing, down from 2.42 in June and a decrease from 1.37 in July 2024. The Contract Ratio is 58% lower than the 5-year July average of 1.93. 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.

**Active Listings****17**

Jun 2025	Jul 2024
<b>12</b>	<b>27</b>

**Avg DOM****12**

Jun 2025	Jul 2024	YTD
<b>31</b>	<b>7</b>	<b>23</b>

**Avg Sold to OLP Ratio****98.5%**

Jun 2025	Jul 2024	YTD
<b>95.6%</b>	<b>102.5%</b>	<b>99.1%</b>

**July 2025**

## Twin Valley (Chester, PA) - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****2**

↓ -33.3%    ↓ -33.3%  
from Jun 2025: 3    from Jul 2024: 3

YTD	2025	2024	+/-
	<b>17</b>	17	0.0%

5-year Jul average: **2****New Pendings****1**

↓ -87.5%    ↓ -66.7%  
from Jun 2025: 8    from Jul 2024: 3

YTD	2025	2024	+/-
	<b>18</b>	18	0.0%

5-year Jul average: **2****Closed Sales****6**

↔ 0.0%    ↑ 500.0%  
from Jun 2025: 0    from Jul 2024: 1

YTD	2025	2024	+/-
	<b>16</b>	15	6.7%

5-year Jul average: **4****Median Sold Price****\$333,750**

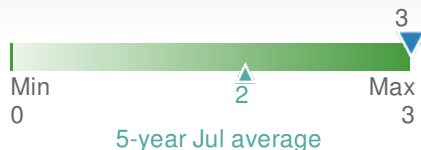
↔ 0.0%    ↓ -24.1%  
from Jun 2025: \$0    from Jul 2024: \$440,000

YTD	2025	2024	+/-
	<b>\$417,750</b>	\$405,000	3.1%

5-year Jul average: **\$361,840****Summary**

In Twin Valley (Chester, PA), the median sold price for Attached properties for July was \$333,750, representing an increase of 0% compared to last month and a decrease of 24.1% from Jul 2024. The average days on market for units sold in July was 26 days, 132% above the 5-year July average of 11 days. There was an 87.5% month over month decrease in new contract activity with 1 New Pendings; a 62.5% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 3; and a 50% increase in supply to 3 active units.

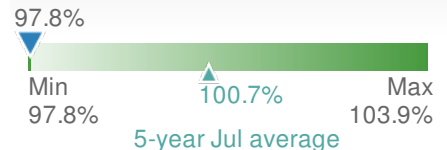
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 4.00 in June and a decrease from 1.67 in July 2024. The Contract Ratio is 3% lower than the 5-year July average of 1.03. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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****3**

Jun 2025	Jul 2024
<b>2</b>	3

**Avg DOM****26**

Jun 2025	Jul 2024	YTD
<b>0</b>	12	21

**Avg Sold to OLP Ratio****97.8%**


Jun 2025	Jul 2024	YTD
<b>0.0%</b>	98.0%	99.2%





**July 2025**

Unionville-Chadds Ford (Chester, PA)



Email: ldavis@tcsr.realtor

**New Listings****23** **43.8%**  
from Jun 2025:  
**16** **-14.8%**  
from Jul 2024:  
**27**



YTD	2025	2024	+/-
	<b>172</b>	<b>180</b>	-4.4%

5-year Jul average: **25****New Pendings****12** **-53.8%**  
from Jun 2025:  
**26** **-53.8%**  
from Jul 2024:  
**26**

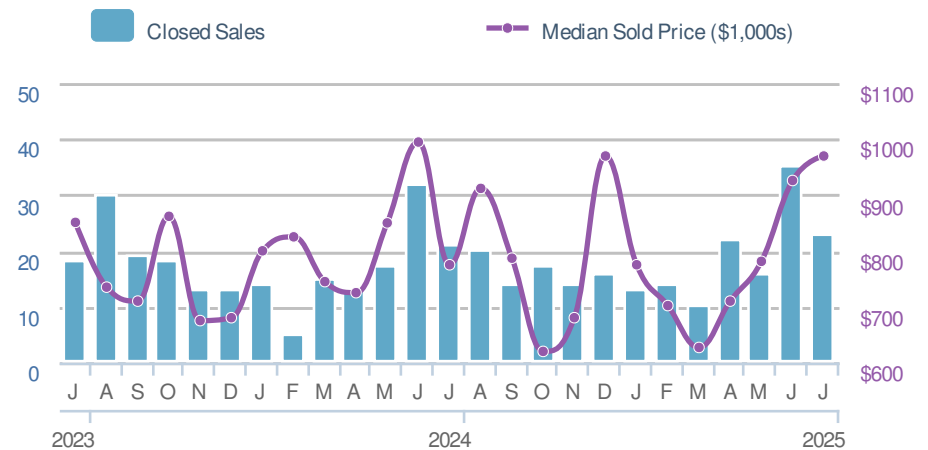
YTD	2025	2024	+/-
	<b>138</b>	<b>136</b>	1.5%

5-year Jul average: **22****Closed Sales****23** **-34.3%**  
from Jun 2025:  
**35** **9.5%**  
from Jul 2024:  
**21**

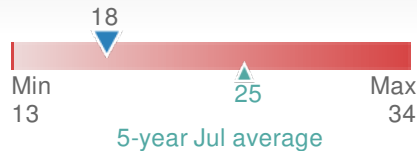
YTD	2025	2024	+/-
	<b>133</b>	<b>120</b>	10.8%

5-year Jul average: **27****Median Sold Price****\$970,000** **4.8%**  
from Jun 2025:  
**\$926,000** **25.2%**  
from Jul 2024:  
**\$775,000**

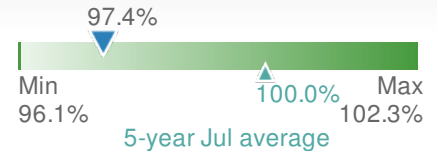
YTD	2025	2024	+/-
	<b>\$840,500</b>	<b>\$827,500</b>	1.6%

5-year Jul average: **\$831,350****Active Listings****43**

Jun 2025	Jul 2024
<b>31</b>	<b>40</b>

**Avg DOM****18**


Jun 2025	Jul 2024	YTD
<b>8</b>	<b>33</b>	<b>22</b>

**Avg Sold to OLP Ratio****97.4%**


Jun 2025	Jul 2024	YTD
<b>101.1%</b>	<b>96.1%</b>	<b>98.7%</b>

**July 2025**



## Unionville-Chadds Ford (Chester, PA) - Detached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****21** **31.3%**  
from Jun 2025:  
**16** **-16.0%**  
from Jul 2024:  
**25**



YTD	2025	2024	+/-
	<b>158</b>	<b>160</b>	-1.3%

5-year Jul average: **23****New Pendings****11** **-56.0%**  
from Jun 2025:  
**25** **-52.2%**  
from Jul 2024:  
**23**

YTD	2025	2024	+/-
	<b>121</b>	<b>118</b>	2.5%

5-year Jul average: **19****Closed Sales****22** **-31.3%**  
from Jun 2025:  
**32** **29.4%**  
from Jul 2024:  
**17**

YTD	2025	2024	+/-
	<b>115</b>	<b>105</b>	9.5%

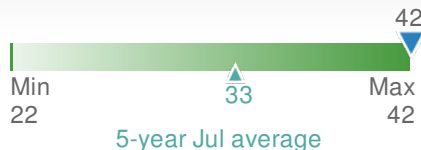
5-year Jul average: **24****Median  
Sold Price****\$980,000** **-2.5%**  
from Jun 2025:  
**\$1,005,000** **8.9%**  
from Jul 2024:  
**\$900,000**

YTD	2025	2024	+/-
	<b>\$875,000</b>	<b>\$899,900</b>	-2.8%

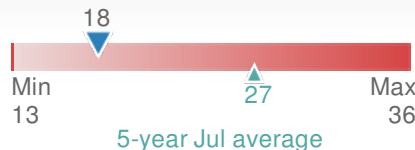
5-year Jul average: **\$887,250****Summary**

In Unionville-Chadds Ford (Chester, PA), the median sold price for Detached properties for July was \$980,000, representing a decrease of 2.5% compared to last month and an increase of 8.9% from Jul 2024. The average days on market for units sold in July was 18 days, 34% below the 5-year July average of 27 days. There was a 56% month over month decrease in new contract activity with 11 New Pendings; a 37.1% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 22; and a 35.5% increase in supply to 42 active units.

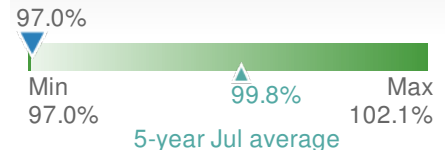
This activity resulted in a Contract Ratio of 0.52 pendings per active listing, down from 1.13 in June and a decrease from 0.79 in July 2024. The Contract Ratio is 55% lower than the 5-year July average of 1.14. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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****42**

Jun 2025	Jul 2024
<b>31</b>	<b>38</b>

**Avg DOM****18**

Jun 2025	Jul 2024	YTD
<b>8</b>	<b>33</b>	<b>21</b>

**Avg Sold to  
OLP Ratio****97.0%**

Jun 2025	Jul 2024	YTD
<b>101.1%</b>	<b>97.0%</b>	<b>98.7%</b>

**July 2025**

## Unionville-Chadds Ford (Chester, PA) - Attached

Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****2**

↔ 0.0%      ↔ 0.0%

from Jun 2025:      from Jul 2024:

**0**                      **2**

YTD	2025	2024	+/-
	<b>14</b>	<b>20</b>	-30.0%

5-year Jul average: **2****New Pendings****1**

↔ 0.0%      ↓ -66.7%

from Jun 2025:      from Jul 2024:

**1**                      **3**

YTD	2025	2024	+/-
	<b>17</b>	<b>17</b>	0.0%

5-year Jul average: **3****Closed Sales****1**

↓ -66.7%      ↓ -75.0%

from Jun 2025:      from Jul 2024:

**3**                      **4**

YTD	2025	2024	+/-
	<b>18</b>	<b>14</b>	28.6%

5-year Jul average: **3****Median Sold Price****\$628,000**

↑ 3.0%      ↑ 11.1%

from Jun 2025:      from Jul 2024:

**\$610,000**              **\$565,267**

YTD	2025	2024	+/-
	<b>\$584,250</b>	<b>\$593,500</b>	-1.6%

5-year Jul average: **\$431,653****Summary**

In Unionville-Chadds Ford (Chester, PA), the median sold price for Attached properties for July was \$628,000, representing an increase of 3% compared to last month and an increase of 11.1% from Jul 2024. The average days on market for units sold in July was 2 days, 80% below the 5-year July average of 10 days. There was no month over month change in new contract activity with 1 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from June) with 2; and a 0% increase in supply to 1 active units.

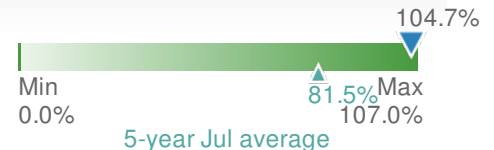
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, up from 0.00 in June and an increase from 1.50 in July 2024. The Contract Ratio is 5% lower than the 5-year July average of 2.10. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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****1**

Jun 2025	Jul 2024
<b>0</b>	<b>2</b>

**Avg DOM****2**

Jun 2025	Jul 2024	YTD
<b>6</b>	<b>36</b>	<b>30</b>

**Avg Sold to OLP Ratio****104.7%**


Jun 2025	Jul 2024	YTD
<b>101.3%</b>	<b>92.2%</b>	<b>98.7%</b>

**July 2025**

## West Chester Area (Chester, PA)

Email: ldavis@tcsr.realtor

**New Listings****123**

 **-15.2%**  
 from Jun 2025:  
**145**

 **17.1%**  
 from Jul 2024:  
**105**

YTD	2025	2024	+/-
	<b>918</b>	<b>819</b>	12.1%

5-year Jul average: **117****New Pendings****99**

 **-27.2%**  
 from Jun 2025:  
**136**

 **11.2%**  
 from Jul 2024:  
**89**

YTD	2025	2024	+/-
	<b>738</b>	<b>711</b>	3.8%

5-year Jul average: **108****Closed Sales****112**

 **-25.3%**  
 from Jun 2025:  
**150**

 **-0.9%**  
 from Jul 2024:  
**113**

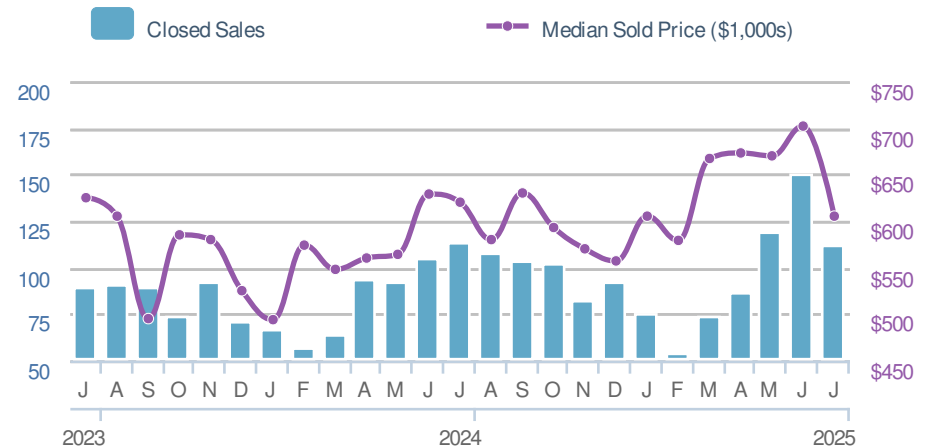
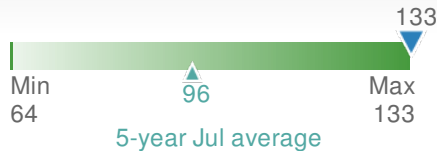
YTD	2025	2024	+/-
	<b>704</b>	<b>627</b>	12.3%

5-year Jul average: **115****Median Sold Price****\$605,000**

 **-13.9%**  
 from Jun 2025:  
**\$702,500**

 **-2.4%**  
 from Jul 2024:  
**\$620,000**

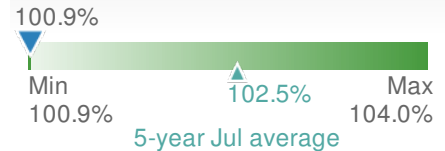
YTD	2025	2024	+/-
	<b>\$660,000</b>	<b>\$577,500</b>	14.3%

5-year Jul average: **\$573,460****Active Listings****133**

Jun 2025	Jul 2024
<b>117</b>	<b>86</b>

**Avg DOM****12**

Jun 2025	Jul 2024	YTD
<b>12</b>	<b>11</b>	<b>14</b>

**Avg Sold to OLP Ratio****100.9%**

Jun 2025	Jul 2024	YTD
<b>101.1%</b>	<b>102.6%</b>	<b>101.0%</b>

**July 2025****West Chester Area (Chester, PA) - Detached**Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****79** **-19.4%**from Jun 2025:  
**98** **49.1%**from Jul 2024:  
**53**

YTD	2025	2024	+/-
	<b>551</b>	<b>426</b>	29.3%

5-year Jul average: **60****New Pendings****60** **-22.1%**from Jun 2025:  
**77** **33.3%**from Jul 2024:  
**45**

YTD	2025	2024	+/-
	<b>411</b>	<b>353</b>	16.4%

5-year Jul average: **57****Closed Sales****61** **-26.5%**from Jun 2025:  
**83** **-6.2%**from Jul 2024:  
**65**

YTD	2025	2024	+/-
	<b>379</b>	<b>308</b>	23.1%

5-year Jul average: **61****Median  
Sold Price****\$732,000** **-13.9%**from Jun 2025:  
**\$850,000** **-5.8%**from Jul 2024:  
**\$777,000**

YTD	2025	2024	+/-
	<b>\$830,000</b>	<b>\$753,250</b>	10.2%

5-year Jul average: **\$721,600****Summary**

In West Chester Area (Chester, PA), the median sold price for Detached properties for July was \$732,000, representing a decrease of 13.9% compared to last month and a decrease of 5.8% from Jul 2024. The average days on market for units sold in July was 10 days, 32% below the 5-year July average of 15 days. There was a 22.1% month over month decrease in new contract activity with 60 New Pendings; an 8.8% MoM increase in All Pendings (new contracts + contracts carried over from June) to 149; and a 12.7% increase in supply to 89 active units.

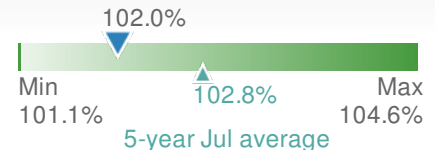
This activity resulted in a Contract Ratio of 1.67 pendings per active listing, down from 1.73 in June and a decrease from 2.43 in July 2024. The Contract Ratio is 39% lower than the 5-year July average of 2.72. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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****89**

Jun 2025	Jul 2024
<b>79</b>	<b>51</b>

**Avg DOM****10**

Jun 2025	Jul 2024	YTD
<b>9</b>	<b>11</b>	<b>11</b>

**Avg Sold to  
OLP Ratio****102.0%**

Jun 2025	Jul 2024	YTD
<b>102.3%</b>	<b>102.7%</b>	<b>101.8%</b>

**July 2025****West Chester Area (Chester, PA) - Attached**Tri-County Suburban REALTORS  
Email: ldavis@tcsr.realtor**New Listings****44****↓ -6.4%**from Jun 2025:  
**47****↓ -15.4%**from Jul 2024:  
**52**

YTD	2025	2024	+/-
	<b>367</b>	<b>393</b>	-6.6%

5-year Jul average: **56****New Pendings****39****↓ -33.9%**from Jun 2025:  
**59****↓ -11.4%**from Jul 2024:  
**44**

YTD	2025	2024	+/-
	<b>327</b>	<b>358</b>	-8.7%

5-year Jul average: **51****Closed Sales****51****↓ -23.9%**from Jun 2025:  
**67****↑ 6.3%**from Jul 2024:  
**48**

YTD	2025	2024	+/-
	<b>325</b>	<b>319</b>	1.9%

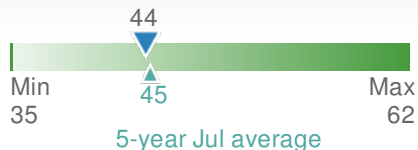
5-year Jul average: **54****Median Sold Price****\$460,000****↓ -11.5%**from Jun 2025:  
**\$520,000****↓ -10.5%**from Jul 2024:  
**\$513,750**

YTD	2025	2024	+/-
	<b>\$500,000</b>	<b>\$490,000</b>	2.0%

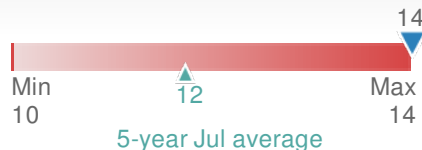
5-year Jul average: **\$453,650****Summary**

In West Chester Area (Chester, PA), the median sold price for Attached properties for July was \$460,000, representing a decrease of 11.5% compared to last month and a decrease of 10.5% from Jul 2024. The average days on market for units sold in July was 14 days, 19% above the 5-year July average of 12 days. There was a 33.9% month over month decrease in new contract activity with 39 New Pendings; a 21.5% MoM decrease in All Pendings (new contracts + contracts carried over from June) to 51; and a 15.8% increase in supply to 44 active units.

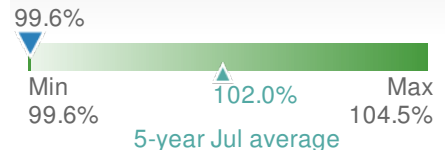
This activity resulted in a Contract Ratio of 1.16 pendings per active listing, down from 1.71 in June and a decrease from 3.37 in July 2024. The Contract Ratio is 45% lower than the 5-year July average of 2.09. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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.

**Active Listings****44**

Jun 2025	Jul 2024
<b>38</b>	<b>35</b>

**Avg DOM****14**

Jun 2025	Jul 2024	YTD
<b>16</b>	<b>11</b>	<b>18</b>

**Avg Sold to OLP Ratio****99.6%**

Jun 2025	Jul 2024	YTD
<b>99.6%</b>	<b>102.4%</b>	<b>100.0%</b>