July 2025

All Home Types
Detached
Attached

Local Market Insight

Chester County, PA

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

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

July 2025
Chester County, PA

New Listings 626

-1.9% from Jun 2025: **638**
9.2% from Jul 2024: **573**

YTD	2025	2024	+/-
	4,462	**4,242**	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	+/-
	3,625	**3,502**	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	+/-
	3,327	**3,102**	7.3%

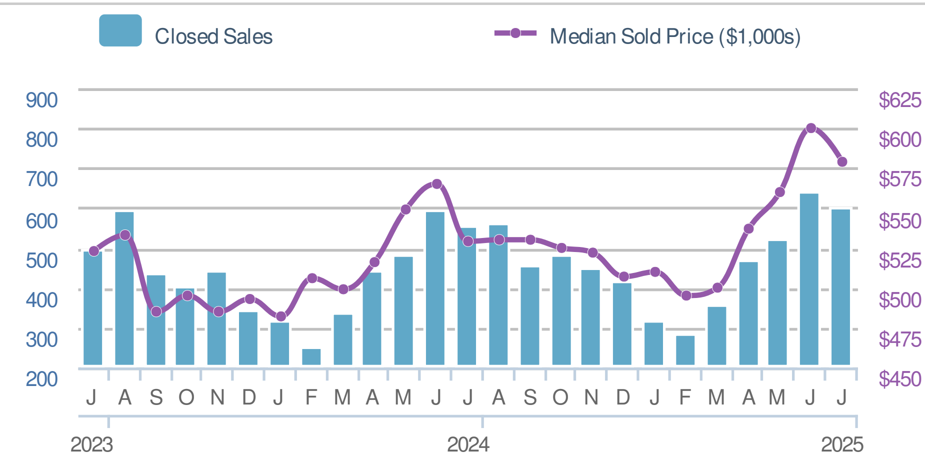
5-year Jul average: **628**

Median Sold Price $579,745

-3.4% from Jun 2025: **$600,000**
9.5% from Jul 2024: **$529,500**

YTD	2025	2024	+/-
	$557,500	**$529,950**	5.2%

5-year Jul average: **$512,568**



Active Listings 854

854
Min 536
674
Max 854
5-year Jul average

Jun 2025	Jul 2024
753	**696**

Avg DOM 18

18
Min 14
16
Max 18
5-year Jul average

Jun 2025	Jul 2024	YTD
16	**18**	**20**

Avg Sold to OLP Ratio 101.2%

101.2%
Min 101.2%
102.6%
Max 103.7%
5-year Jul average

Jun 2025	Jul 2024	YTD
101.8%	**102.4%**	**101.0%**

Data Source: Bright MLS. Statistics calculated August 06, 2025.

Local Market **Insight**

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

July 2025

Chester County, PA - Detached

New Listings — 429

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

YTD	2025	2024	+/-
	2,988	**2,801**	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	+/-
	2,362	**2,253**	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	+/-
	2,175	**1,939**	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	+/-
	$640,000	**$605,000**	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

624
Min 410 — 494 (5-year Jul average) — Max 624

Jun 2025	Jul 2024
557	**517**

Avg DOM — 18

18
Min 15 — 17 (5-year Jul average) — Max 19

Jun 2025	Jul 2024	YTD
15	**19**	**19**

Avg Sold to OLP Ratio — 101.8%

101.8%
Min 101.8% — 102.6% (5-year Jul average) — Max 103.7%

Jun 2025	Jul 2024	YTD
102.9%	**102.5%**	**101.7%**

Data Source: Bright MLS. Statistics calculated August 06, 2025.

MarketStats by ShowingTime

Local Market **Insight**

Presented by
Lauren Davis

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

July 2025

Chester County, PA - Attached

New Listings — 197

3.7% from Jun 2025: **190**

11.3% from Jul 2024: **177**

YTD	2025	2024	+/-
	1,473	**1,441**	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	+/-
	1,263	**1,248**	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	+/-
	1,152	**1,162**	-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	+/-
	$435,000	**$430,000**	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

230

Min 126 — 180 — Max 230

5-year Jul average

Jun 2025	Jul 2024
196	**179**

Avg DOM — 19

19

Min 10 — 14 — Max 19

5-year Jul average

Jun 2025	Jul 2024	YTD
20	**15**	**22**

Avg Sold to OLP Ratio — 99.9%

99.9%

Min 99.9% — 102.4% — Max 103.8%

5-year Jul average

Jun 2025	Jul 2024	YTD
99.5%	**102.3%**	**99.8%**

Data Source: Bright MLS. Statistics calculated August 06, 2025.