August 2025

All Home Types
Detached
Attached

Local Market Insight

Chester County, PA

MarketStats by ShowingTime

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

Local Market **Insight**

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New Listings 509

-18.7% from Jul 2025: **626**

-4.3% from Aug 2024: **532**

YTD	2025	2024	+/-
	5,042	**4,823**	4.5%

5-year Aug average: **594**

New Pendings 529

-2.8% from Jul 2025: **544**

4.8% from Aug 2024: **505**

YTD	2025	2024	+/-
	4,152	**3,992**	4.0%

5-year Aug average: **567**

Closed Sales 560

-6.4% from Jul 2025: **598**

-0.2% from Aug 2024: **561**

YTD	2025	2024	+/-
	3,912	**3,686**	6.1%

5-year Aug average: **660**

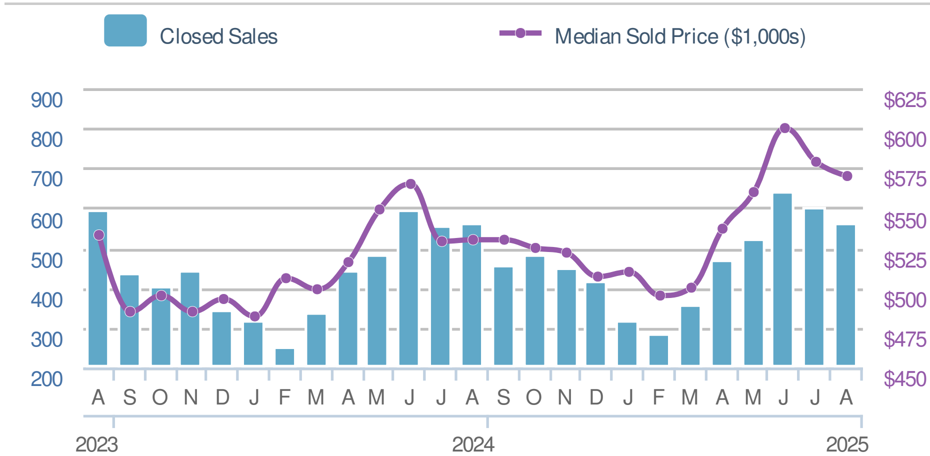
Median Sold Price $570,000

-1.7% from Jul 2025: **$579,745**

7.5% from Aug 2024: **$530,000**

YTD	2025	2024	+/-
	$560,000	**$530,000**	5.7%

5-year Aug average: **$506,767**



Active Listings 795

795

Min 571 — 677 5-year Aug average — Max 795

Jul 2025	Aug 2024
854	**711**

Avg DOM 20

20

Min 14 — 17 5-year Aug average — Max 20

Jul 2025	Aug 2024	YTD
18	**18**	**20**

Avg Sold to OLP Ratio 100.2%

100.2%

Min 100.2% — 101.5% 5-year Aug average — Max 102.6%

Jul 2025	Aug 2024	YTD
101.2%	**100.9%**	**100.9%**

Data Source: Bright MLS. Statistics calculated September 05, 2025.

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Chester County, PA - Detached

New Listings — 343

-20.0%	-4.2%
from Jul 2025: **429**	from Aug 2024: **358**

YTD	2025	2024	+/-
	3,383	**3,193**	6.0%

5-year Aug average: **391**

New Pendings — 354

-0.6%	7.9%
from Jul 2025: **356**	from Aug 2024: **328**

YTD	2025	2024	+/-
	2,713	**2,564**	5.8%

5-year Aug average: **367**

Closed Sales — 368

-11.5%	4.2%
from Jul 2025: **416**	from Aug 2024: **353**

YTD	2025	2024	+/-
	2,559	**2,303**	11.1%

5-year Aug average: **431**

Median Sold Price — $665,000

2.3%	8.1%
from Jul 2025: **$650,000**	from Aug 2024: **$615,000**

YTD	2025	2024	+/-
	$645,000	**$605,001**	6.6%

5-year Aug average: **$581,771**

Summary

In Chester County, PA, the median sold price for Detached properties for August was $665,000, representing an increase of 2.3% compared to last month and an increase of 8.1% from Aug 2024. The average days on market for units sold in August was 18 days, 6% above the 5-year August average of 17 days. There was a 0.6% month over month decrease in new contract activity with 354 New Pendings; a 5.3% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 604; and a 5.8% decrease in supply to 588 active units.

This activity resulted in a Contract Ratio of 1.03 pendings per active listing, up from 1.02 in July and a decrease from 1.15 in August 2024. The Contract Ratio is 23% lower than the 5-year August 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 — 588

588

Min	5-year Aug average	Max
424	502	588

Jul 2025	Aug 2024
624	**540**

Avg DOM — 18

18

Min	5-year Aug average	Max
15	17	18

Jul 2025	Aug 2024	YTD
18	**16**	**19**

Avg Sold to OLP Ratio — 100.8%

100.8%

Min	5-year Aug average	Max
100.8%	101.6%	102.4%

Jul 2025	Aug 2024	YTD
101.8%	**101.4%**	**101.6%**

Data Source: Bright MLS. Statistics calculated September 05, 2025.

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August 2025
Chester County, PA - Attached

New Listings 166

-15.7% from Jul 2025: **197**

-4.6% from Aug 2024: **174**

YTD	2025	2024	+/-
	1,658	**1,630**	1.7%

5-year Aug average: **202**

New Pendings 174

-7.4% from Jul 2025: **188**

-1.7% from Aug 2024: **177**

YTD	2025	2024	+/-
	1,438	**1,427**	0.8%

5-year Aug average: **199**

Closed Sales 192

5.5% from Jul 2025: **182**

-7.7% from Aug 2024: **208**

YTD	2025	2024	+/-
	1,353	**1,382**	-2.1%

5-year Aug average: **229**

Median Sold Price $430,000

-4.4% from Jul 2025: **$449,950**

-3.6% from Aug 2024: **$446,000**

YTD	2025	2024	+/-
	$435,000	**$432,662**	0.5%

5-year Aug average: **$400,394**

Summary

In Chester County, PA, the median sold price for Attached properties for August was $430,000, representing a decrease of 4.4% compared to last month and a decrease of 3.6% from Aug 2024. The average days on market for units sold in August was 24 days, 41% above the 5-year August average of 17 days. There was a 7.4% month over month decrease in new contract activity with 174 New Pendings; an 8.2% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 279; and a 10% decrease in supply to 207 active units.

This activity resulted in a Contract Ratio of 1.35 pendings per active listing, up from 1.32 in July and a decrease from 1.66 in August 2024. The Contract Ratio is 37% lower than the 5-year August average of 2.13. 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 207

207

Min 126 | 175 | Max 224

5-year Aug average

Jul 2025	Aug 2024
230	**171**

Avg DOM 24

24

Min 12 | 17 | Max 24

5-year Aug average

Jul 2025	Aug 2024	YTD
19	**21**	**23**

Avg Sold to OLP Ratio 99.1%

99.1%

Min 99.1% | 101.2% | Max 103.0%

5-year Aug average

Jul 2025	Aug 2024	YTD
99.9%	**100.0%**	**99.7%**

Data Source: Bright MLS. Statistics calculated September 05, 2025.