August 2025

All Home Types
Detached
Attached

Local Market **Insight**

Avon Grove (Chester, PA)

MarketStats by ShowingTime

Presented by
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New Listings — 21

-19.2% from Jul 2025: **26**
-30.0% from Aug 2024: **30**

YTD	2025	2024	+/-
	193	**267**	-27.7%

5-year Aug average: **36**

New Pendings — 18

-21.7% from Jul 2025: **23**
-28.0% from Aug 2024: **25**

YTD	2025	2024	+/-
	162	**203**	-20.2%

5-year Aug average: **31**

Closed Sales — 19

-29.6% from Jul 2025: **27**
-20.8% from Aug 2024: **24**

YTD	2025	2024	+/-
	162	**190**	-14.7%

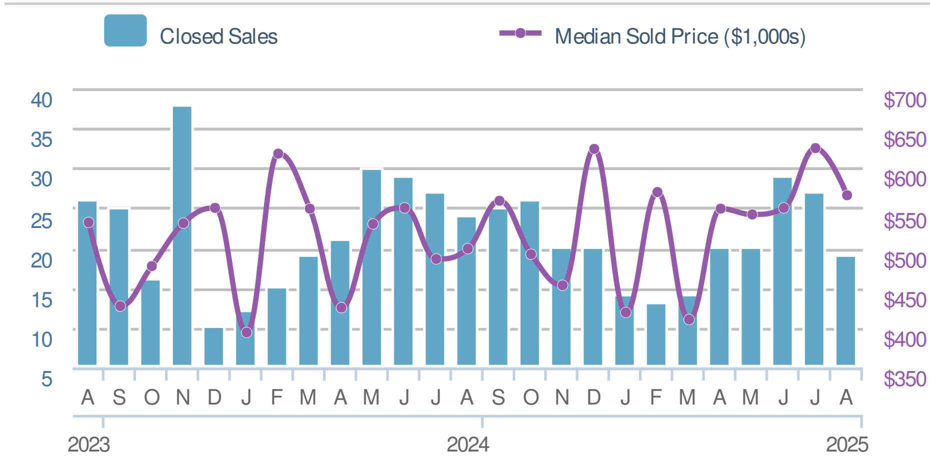
5-year Aug average: **29**

Median Sold Price — $566,000

-9.4% from Jul 2025: **$625,000**
13.2% from Aug 2024: **$499,950**

YTD	2025	2024	+/-
	$540,000	**$525,500**	2.8%

5-year Aug average: **$512,500**



Active Listings — 48

48
Min 35 — 42 — Max 52
5-year Aug average

Jul 2025	Aug 2024
48	**38**

Avg DOM — 20

20
Min 7 — 13 — Max 22
5-year Aug average

Jul 2025	Aug 2024	YTD
21	**9**	**27**

Avg Sold to OLP Ratio — 97.8%

97.8%
Min 97.8% — 101.2% — Max 103.7%
5-year Aug average

Jul 2025	Aug 2024	YTD
101.0%	**101.6%**	**98.9%**

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

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Avon Grove (Chester, PA) - Detached

New Listings — 20

-16.7% from Jul 2025: **24**
-31.0% from Aug 2024: **29**

YTD	2025	2024	+/-
	182	**255**	-28.6%

5-year Aug average: **32**

New Pendings — 16

-30.4% from Jul 2025: **23**
-36.0% from Aug 2024: **25**

YTD	2025	2024	+/-
	151	**188**	-19.7%

5-year Aug average: **28**

Closed Sales — 18

-33.3% from Jul 2025: **27**
-18.2% from Aug 2024: **22**

YTD	2025	2024	+/-
	150	**173**	-13.3%

5-year Aug average: **25**

Median Sold Price — $578,000

-7.5% from Jul 2025: **$625,000**
14.5% from Aug 2024: **$504,652**

YTD	2025	2024	+/-
	$550,655	**$537,990**	2.4%

5-year Aug average: **$525,230**

Summary

In Avon Grove (Chester, PA), the median sold price for Detached properties for August was $578,000, representing a decrease of 7.5% compared to last month and an increase of 14.5% from Aug 2024. The average days on market for units sold in August was 20 days, 35% above the 5-year August average of 15 days. There was a 30.4% month over month decrease in new contract activity with 16 New Pendings; a 14.8% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 23; and a 2.2% increase in supply to 46 active units.

This activity resulted in a Contract Ratio of 0.50 pendings per active listing, down from 0.60 in July and a decrease from 1.32 in August 2024. The Contract Ratio is 65% lower than the 5-year August 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 — 46

46
Min 30 — 39 (5-year Aug average) — Max 47

Jul 2025	Aug 2024
45	**37**

Avg DOM — 20

20
Min 8 — 15 (5-year Aug average) — Max 27

Jul 2025	Aug 2024	YTD
21	**10**	**27**

Avg Sold to OLP Ratio — 97.9%

97.9%
Min 97.9% — 101.1% (5-year Aug average) — Max 104.0%

Jul 2025	Aug 2024	YTD
101.0%	**101.3%**	**99.0%**

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

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Avon Grove (Chester, PA) - Attached

New Listings 1

-50.0% from Jul 2025: **2**
0.0% from Aug 2024: **1**

YTD	2025	2024	+/-
	11	12	-8.3%

5-year Aug average: **4**

New Pendings 2

0.0% from Jul 2025: **0**
0.0% from Aug 2024: **0**

YTD	2025	2024	+/-
	11	15	-26.7%

5-year Aug average: **3**

Closed Sales 1

0.0% from Jul 2025: **0**
-50.0% from Aug 2024: **2**

YTD	2025	2024	+/-
	12	17	-29.4%

5-year Aug average: **4**

Median Sold Price $373,000

0.0% from Jul 2025: **$0**
-8.9% from Aug 2024: **$409,250**

YTD	2025	2024	+/-
	$374,250	$381,500	-1.9%

5-year Aug average: **$356,813**

Summary

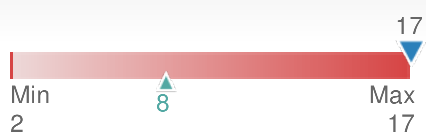
In Avon Grove (Chester, PA), the median sold price for Attached properties for August was $373,000, representing an increase of 0% compared to last month and a decrease of 8.9% from Aug 2024. The average days on market for units sold in August was 17 days, 113% above the 5-year August average of 8 days. There was a 0% month over month increase in new contract activity with 2 New Pendings; a 100% MoM increase in All Pendings (new contracts + contracts carried over from July) to 2; and a 33.3% decrease in supply to 2 active units.

This activity resulted in a Contract Ratio of 1.00 pendings per active listing, up from 0.33 in July and an increase from 0.00 in August 2024. The Contract Ratio is 65% lower than the 5-year August average of 2.84. 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 2

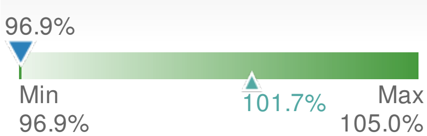
Jul 2025	Aug 2024
3	1

Avg DOM 17



Jul 2025	Aug 2024	YTD
0	6	25

Avg Sold to OLP Ratio 96.9%



Jul 2025	Aug 2024	YTD
0.0%	105.0%	98.4%

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