August 2025

All Home Types
Detached
Attached

Local Market **Insight**

Chester-Upland (Delaware, PA)

MarketStats
by ShowingTime

Presented by
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August 2025

Chester-Upland (Delaware, PA)

New Listings 37

-5.1%	-9.8%
from Jul 2025: **39**	from Aug 2024: **41**

YTD	2025	2024	+/-
	278	**315**	-11.7%

5-year Aug average: **38**

New Pendings 25

8.7%	-40.5%
from Jul 2025: **23**	from Aug 2024: **42**

YTD	2025	2024	+/-
	204	**226**	-9.7%

5-year Aug average: **32**

Closed Sales 20

-13.0%	-35.5%
from Jul 2025: **23**	from Aug 2024: **31**

YTD	2025	2024	+/-
	185	**189**	-2.1%

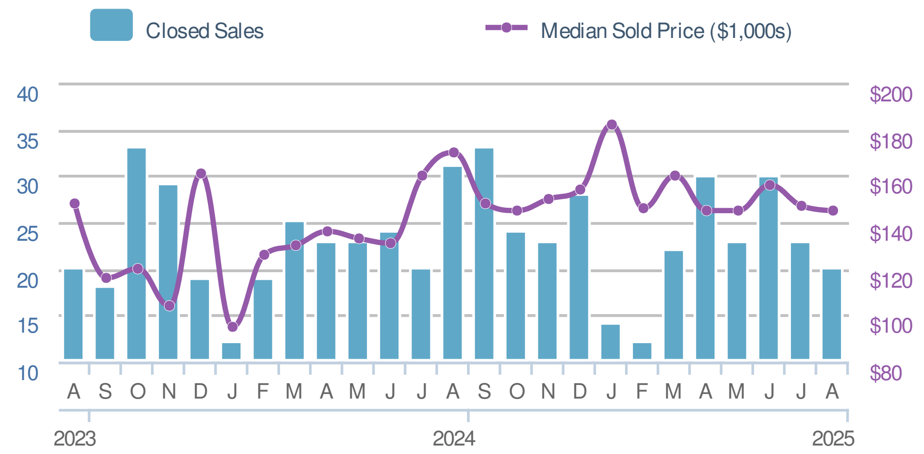
5-year Aug average: **24**

Median Sold Price $145,000

-1.7%	-14.7%
from Jul 2025: **$147,500**	from Aug 2024: **$170,000**

YTD	2025	2024	+/-
	$149,000	**$140,000**	6.4%

5-year Aug average: **$142,220**



Active Listings 59

59

Min	5-year Aug average	Max
34	46	59

Jul 2025	Aug 2024
59	**48**

Avg DOM 34

34

Min	5-year Aug average	Max
20	28	35

Jul 2025	Aug 2024	YTD
51	**24**	**34**

Avg Sold to OLP Ratio 95.2%

95.2%

Min	5-year Aug average	Max
92.2%	96.3%	102.7%

Jul 2025	Aug 2024	YTD
91.3%	**92.2%**	**94.7%**

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

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August 2025

Chester-Upland (Delaware, PA) - Detached

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New Listings 3

▼ -25.0% from Jul 2025: **4**

↔ 0.0% from Aug 2024: **3**

YTD	2025	2024	+/-
	31	**35**	-11.4%

5-year Aug average: **5**

New Pendings 3

↔ 0.0% from Jul 2025: **3**

▼ -50.0% from Aug 2024: **6**

YTD	2025	2024	+/-
	21	**32**	-34.4%

5-year Aug average: **4**

Closed Sales 2

▼ -60.0% from Jul 2025: **5**

▼ -60.0% from Aug 2024: **5**

YTD	2025	2024	+/-
	20	**28**	-28.6%

5-year Aug average: **3**

Median Sold Price $251,500

▲ 37.1% from Jul 2025: **$183,500**

▲ 93.5% from Aug 2024: **$130,000**

YTD	2025	2024	+/-
	$250,000	**$156,000**	60.3%

5-year Aug average: **$218,800**

Summary

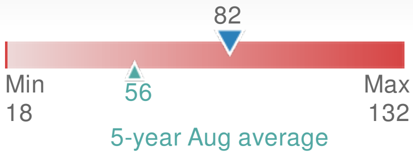
In Chester-Upland (Delaware, PA), the median sold price for Detached properties for August was $251,500, representing an increase of 37.1% compared to last month and an increase of 93.5% from Aug 2024. The average days on market for units sold in August was 82 days, 45% above the 5-year August average of 56 days. There was no month over month change in new contract activity with 3 New Pendings; a 14.3% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 6; and no change in supply with 7 active units.

This activity resulted in a Contract Ratio of 0.86 pendings per active listing, down from 1.00 in July and a decrease from 2.00 in August 2024. The Contract Ratio is 28% lower than the 5-year August average of 1.20. 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 7

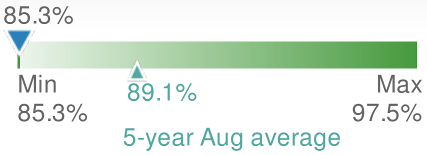
Jul 2025	Aug 2024
7	**4**

Avg DOM 82



Jul 2025	Aug 2024	YTD
43	**25**	**39**

Avg Sold to OLP Ratio 85.3%



Jul 2025	Aug 2024	YTD
92.3%	**90.3%**	**94.9%**

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

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August 2025

Chester-Upland (Delaware, PA) - Attached

New Listings 34

▼-2.9%	▼-10.5%
from Jul 2025: **35**	from Aug 2024: **38**

YTD	2025	2024	+/-
	247	**280**	-11.8%

5-year Aug average: **33**

New Pendings 22

▲10.0%	▼-38.9%
from Jul 2025: **20**	from Aug 2024: **36**

YTD	2025	2024	+/-
	182	**194**	-6.2%

5-year Aug average: **28**

Closed Sales 18

↔0.0%	▼-30.8%
from Jul 2025: **18**	from Aug 2024: **26**

YTD	2025	2024	+/-
	164	**161**	1.9%

5-year Aug average: **21**

Median Sold Price $140,000

↔0.0%	▼-18.1%
from Jul 2025: **$140,000**	from Aug 2024: **$171,000**

YTD	2025	2024	+/-
	$145,000	**$140,000**	3.6%

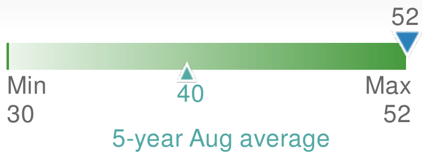
5-year Aug average: **$137,309**

Summary

In Chester-Upland (Delaware, PA), the median sold price for Attached properties for August was $140,000, representing no change compared to last month and a decrease of 18.1% from Aug 2024. The average days on market for units sold in August was 29 days, 18% above the 5-year August average of 25 days. There was a 10% month over month increase in new contract activity with 22 New Pendings; a 3.1% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 31; and no change in supply with 52 active units.

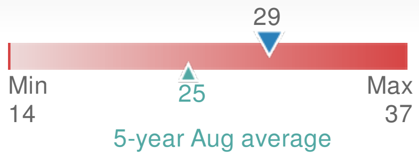
This activity resulted in a Contract Ratio of 0.60 pendings per active listing, down from 0.62 in July and a decrease from 1.09 in August 2024. The Contract Ratio is 43% lower than the 5-year August average of 1.05. A higher Contract Ratio signifies a relative increase in contract activity compared to 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 52



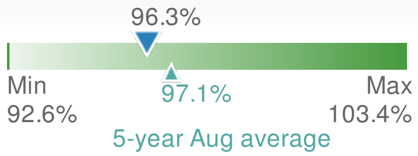
Jul 2025	Aug 2024
52	**44**

Avg DOM 29



Jul 2025	Aug 2024	YTD
52	**24**	**33**

Avg Sold to OLP Ratio 96.3%



Jul 2025	Aug 2024	YTD
91.0%	**92.6%**	**95.0%**

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