

August 2025

All Home Types
Detached
Attached

Local Market Insight

Chester County, PA

August 2025

Chester County, PA

Email: ldavis@tcsr.realtor

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

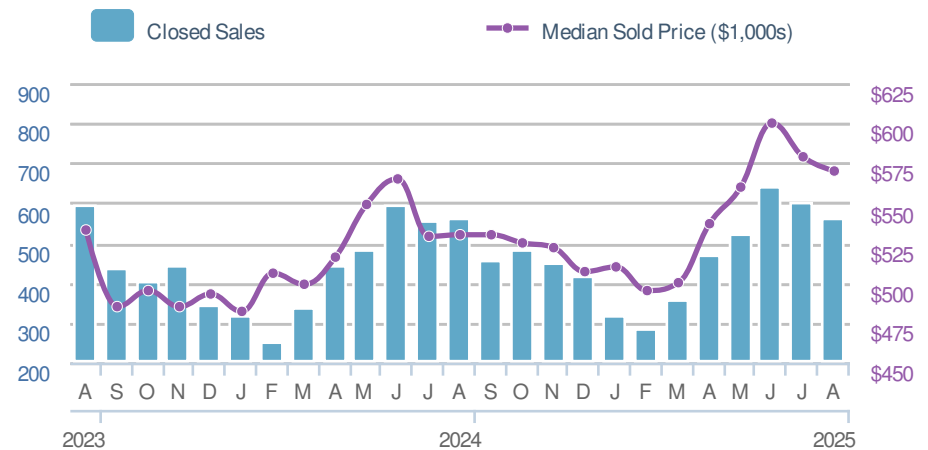
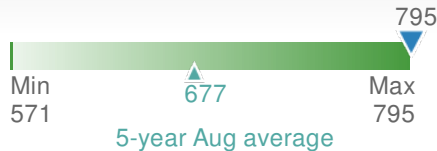
YTD	2025	2024	+/-
	4,152	3,992	4.0%

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

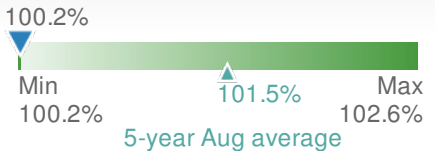
YTD	2025	2024	+/-
	\$560,000	\$530,000	5.7%

5-year Aug average: **\$506,767****Active Listings****795**

Jul 2025	Aug 2024
854	711

Avg DOM**20**

Jul 2025	Aug 2024	YTD
18	18	20

Avg Sold to OLP Ratio**100.2%**

Jul 2025	Aug 2024	YTD
101.2%	100.9%	100.9%

August 2025

Chester County, PA - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****343** **-20.0%**from Jul 2025:
429 **-4.2%**from Aug 2024:
358

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

5-year Aug average: **391****New Pendings****354** **-0.6%**from Jul 2025:
356 **7.9%**from Aug 2024:
328

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

5-year Aug average: **367****Closed Sales****368** **-11.5%**from Jul 2025:
416 **4.2%**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%**from Jul 2025:
\$650,000 **8.1%**from Aug 2024:
\$615,000

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

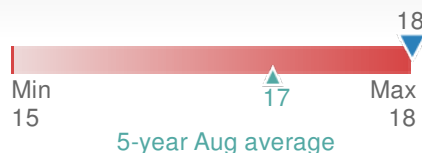
5-year Aug average: **\$581,771****Summary**

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.

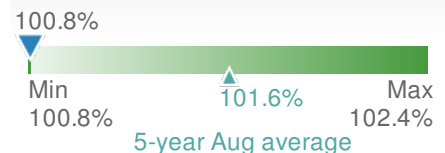
This activity resulted in a Contract Ratio of 1.03 pendings per active listing, up from 1.02 in July and a decrease from 1.15 in August 2024. The Contract Ratio is 23% lower than the 5-year August average of 1.33. A higher Contract Ratio signifies a relative increase in contract activity compared to 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**

Jul 2025	Aug 2024
624	540

Avg DOM**18**

Jul 2025	Aug 2024	YTD
18	16	19

**Avg Sold to
OLP Ratio****100.8%**

Jul 2025	Aug 2024	YTD
101.8%	101.4%	101.6%

August 2025

Chester County, PA - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings 166

↓ -15.7% ↓ -4.6%

from Jul 2025: from Aug 2024:

197 **174**

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

5-year Aug average: **202****New Pendings 174**

↓ -7.4% ↓ -1.7%

from Jul 2025: from Aug 2024:

188 **177**

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

5-year Aug average: **199****Closed Sales 192**

↑ 5.5% ↓ -7.7%

from Jul 2025: from Aug 2024:

182 **208**

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

5-year Aug average: **229****Median Sold Price \$430,000**

↓ -4.4% ↓ -3.6%

from Jul 2025: from Aug 2024:

\$449,950 **\$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.

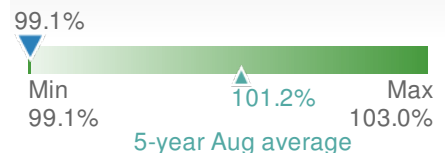
This activity resulted in a Contract Ratio of 1.35 pendings per active listing, up from 1.32 in July and a decrease from 1.66 in August 2024. The Contract Ratio is 37% lower than the 5-year August average of 2.13. A higher Contract Ratio signifies a relative increase in contract activity compared to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

Jul 2025	Aug 2024
230	171

Avg DOM 24

Jul 2025	Aug 2024	YTD
19	21	23

Avg Sold to OLP Ratio 99.1%

Jul 2025	Aug 2024	YTD
99.9%	100.0%	99.7%

August 2025

All Home Types
Detached
Attached

Local Market Insight

Avon Grove (Chester, PA)

August 2025

Avon Grove (Chester, PA)

Email: ldavis@tcsr.realtor

New Listings**21**

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

YTD	2025	2024	+/-
	193	267	-27.7%

5-year Aug average: **36****New Pendings****18**

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

YTD	2025	2024	+/-
	162	203	-20.2%

5-year Aug average: **31****Closed Sales****19**

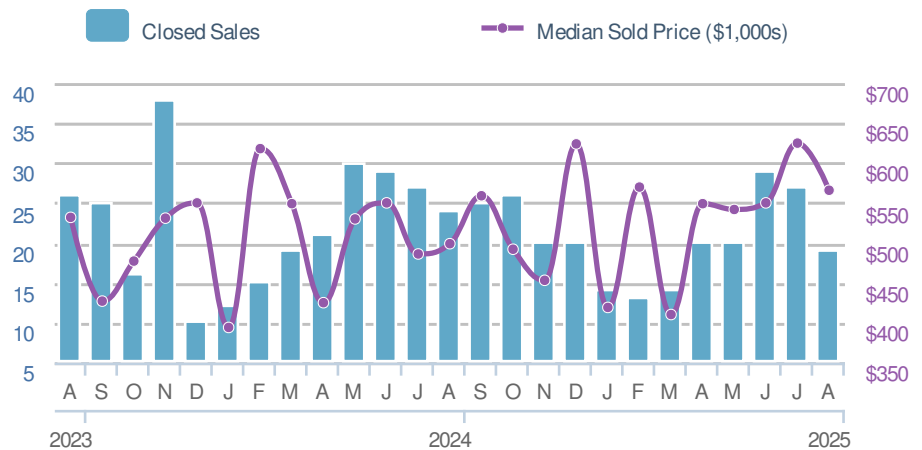
↓ **-29.6%** ↓ **-20.8%**
from Jul 2025: from Aug 2024:
27 **24**

YTD	2025	2024	+/-
	162	190	-14.7%

5-year Aug average: **29****Median Sold Price****\$566,000**

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

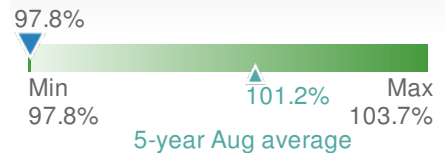
YTD	2025	2024	+/-
	\$540,000	\$525,500	2.8%

5-year Aug average: **\$512,500****Active Listings****48**

Jul 2025	Aug 2024
48	38

Avg DOM**20**

Jul 2025	Aug 2024	YTD
21	9	27

Avg Sold to OLP Ratio**97.8%**

Jul 2025	Aug 2024	YTD
101.0%	101.6%	98.9%



August 2025

Avon Grove (Chester, PA) - Detached

Tri-County Suburban REALTORS



Email: ldavis@tcsr.realtor

New Listings**20**

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

YTD	2025	2024	+/-
	182	255	-28.6%

5-year Aug average: **32****New Pendings****16**

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



YTD	2025	2024	+/-
	151	188	-19.7%

5-year Aug average: **28****Closed Sales****18**

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

YTD	2025	2024	+/-
	150	173	-13.3%

5-year Aug average: **25****Median Sold Price****\$578,000**

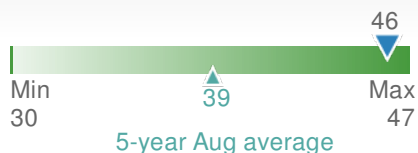
 **-7.5%**  **14.5%**
 from Jul 2025: **\$625,000** from Aug 2024: **\$504,652**

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

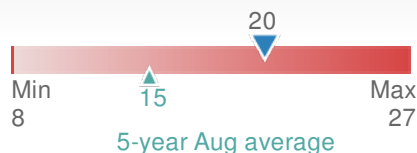
5-year Aug average: **\$525,230****Summary**

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**

Jul 2025	Aug 2024
45	37

Avg DOM**20**

Jul 2025	Aug 2024	YTD
21	10	27

Avg Sold to OLP Ratio**97.9%**

Jul 2025	Aug 2024	YTD
101.0%	101.3%	99.0%

August 2025

Avon Grove (Chester, PA) - Attached

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

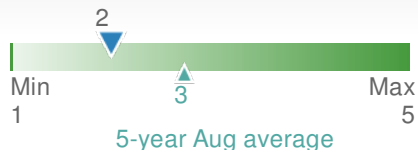
\$409,250

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.

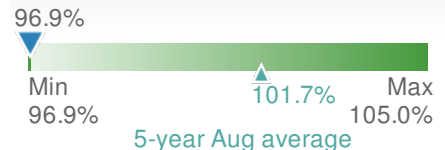
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, up from 0.33 in July and an increase from 0.00 in August 2024. The Contract Ratio is 65% lower than the 5-year August average of 2.84. A higher Contract Ratio signifies a relative increase in contract activity compared to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

August 2025

All Home Types
Detached
Attached

Local Market Insight

Coatesville Area (Chester, PA)

August 2025

Coatesville Area (Chester, PA)

Email: ldavis@tcsr.realtor

New Listings**63**

↓ -28.4% ↓ -13.7%
from Jul 2025: from Aug 2024:
88 73

YTD	2025	2024	+/-
	659	578	14.0%

5-year Aug average: **77****New Pendings****65**

↓ -25.3% ↓ -4.4%
from Jul 2025: from Aug 2024:
87 68

YTD	2025	2024	+/-
	555	483	14.9%

5-year Aug average: **80****Closed Sales****76**

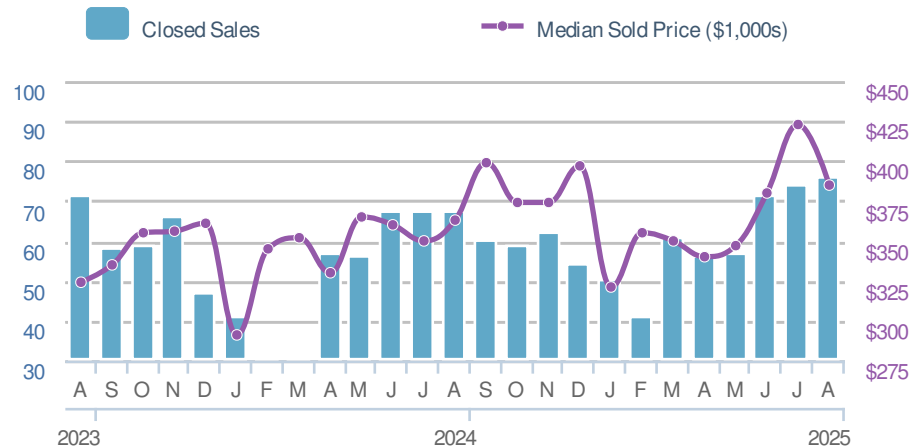
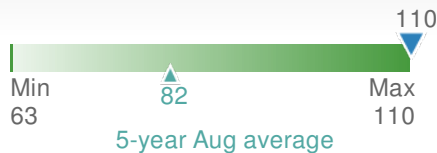
↑ 2.7% ↑ 13.4%
from Jul 2025: from Aug 2024:
74 67

YTD	2025	2024	+/-
	512	438	16.9%

5-year Aug average: **86****Median Sold Price****\$385,000**

↓ -9.0% ↑ 5.8%
from Jul 2025: from Aug 2024:
\$423,000 \$363,750

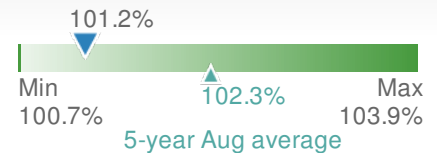
YTD	2025	2024	+/-
	\$352,490	\$350,000	0.7%

5-year Aug average: **\$339,642****Active Listings****110**

Jul 2025	Aug 2024
107	86

Avg DOM**19**

Jul 2025	Aug 2024	YTD
14	18	20

Avg Sold to OLP Ratio**101.2%**

Jul 2025	Aug 2024	YTD
102.4%	101.6%	100.1%

August 2025

Coatesville Area (Chester, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****42**

 **-22.2%**
 from Jul 2025: **54**

 **-10.6%**
 from Aug 2024: **47**

YTD	2025	2024	+/-
	418	361	15.8%


5-year Aug average: **54****New Pendings****41**

 **-21.2%**
 from Jul 2025: **52**

 **-8.9%**
 from Aug 2024: **45**

YTD	2025	2024	+/-
	355	303	17.2%


5-year Aug average: **55****Closed Sales****46**


 **-8.0%**
 from Jul 2025: **50**

 **2.2%**
 from Aug 2024: **45**

YTD	2025	2024	+/-
	316	274	15.3%

5-year Aug average: **59****Median Sold Price****\$430,000**

 **-4.3%**
 from Jul 2025: **\$449,250**

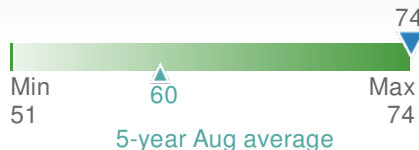
 **10.3%**
 from Aug 2024: **\$390,000**

YTD	2025	2024	+/-
	\$410,500	\$399,000	2.9%

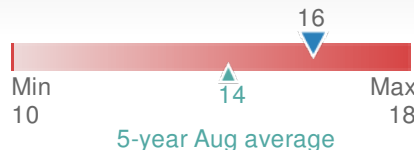
5-year Aug average: **\$384,050****Summary**

In Coatesville Area (Chester, PA), the median sold price for Detached properties for August was \$430,000, representing a decrease of 4.3% compared to last month and an increase of 10.3% from Aug 2024. The average days on market for units sold in August was 16 days, 11% above the 5-year August average of 14 days. There was a 21.2% month over month decrease in new contract activity with 41 New Pendings; a 7.5% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 74; and an 8.8% increase in supply to 74 active units.

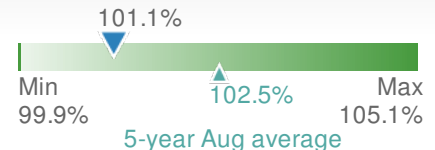
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 1.18 in July and an increase from 0.94 in August 2024. The Contract Ratio is 25% lower than the 5-year August average of 1.33. A higher Contract Ratio signifies a relative increase in contract activity compared 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**74**

Jul 2025	Aug 2024
68	64

Avg DOM**16**

Jul 2025	Aug 2024	YTD
14	18	22

Avg Sold to OLP Ratio**101.1%**

Jul 2025	Aug 2024	YTD
103.6%	102.2%	100.4%

August 2025



Coatesville Area (Chester, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****21**

 **-38.2%**  **-19.2%**
 from Jul 2025: **34** from Aug 2024: **26**



YTD	2025	2024	+/-
	241	217	11.1%

5-year Aug average: **23****New Pendings****24**

 **-31.4%**  **4.3%**
 from Jul 2025: **35** from Aug 2024: **23**



YTD	2025	2024	+/-
	200	180	11.1%

5-year Aug average: **25****Closed Sales****30**

 **25.0%**  **36.4%**
 from Jul 2025: **24** from Aug 2024: **22**

YTD	2025	2024	+/-
	196	164	19.5%

5-year Aug average: **27****Median Sold Price****\$325,000**

 **8.0%**  **-2.0%**
 from Jul 2025: **\$301,000** from Aug 2024: **\$331,492**

YTD	2025	2024	+/-
	\$325,000	\$315,000	3.2%

5-year Aug average: **\$271,648****Summary**

In Coatesville Area (Chester, PA), the median sold price for Attached properties for August was \$325,000, representing an increase of 8% compared to last month and a decrease of 2% from Aug 2024. The average days on market for units sold in August was 25 days, 58% above the 5-year August average of 16 days. There was a 31.4% month over month decrease in new contract activity with 24 New Pendings; a 15.5% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 60; and a 7.7% decrease in supply to 36 active units.

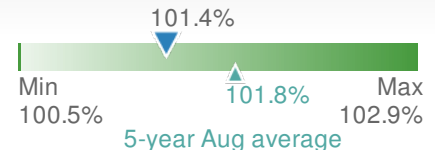
This activity resulted in a Contract Ratio of 1.67 pendings per active listing, down from 1.82 in July and a decrease from 2.55 in August 2024. The Contract Ratio is 33% lower than the 5-year August average of 2.49. A higher Contract Ratio signifies a relative increase in contract activity compared to 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**36**

Jul 2025	Aug 2024
39	22

Avg DOM**25**

Jul 2025	Aug 2024	YTD
13	18	19

Avg Sold to OLP Ratio**101.4%**

Jul 2025	Aug 2024	YTD
100.0%	100.5%	99.6%

August 2025

All Home Types
Detached
Attached

Local Market Insight

Downingtown Area (Chester, PA)

August 2025

Downingtown Area (Chester, PA)

Email: ldavis@tcsr.realtor

New Listings**73****↓ -33.6%**from Jul 2025:
110**↓ -1.4%**from Aug 2024:
74

YTD	2025	2024	+/-
	757	666	13.7%

5-year Aug average: **83****New Pendings****73****↓ -27.7%**from Jul 2025:
101**↓ -3.9%**from Aug 2024:
76

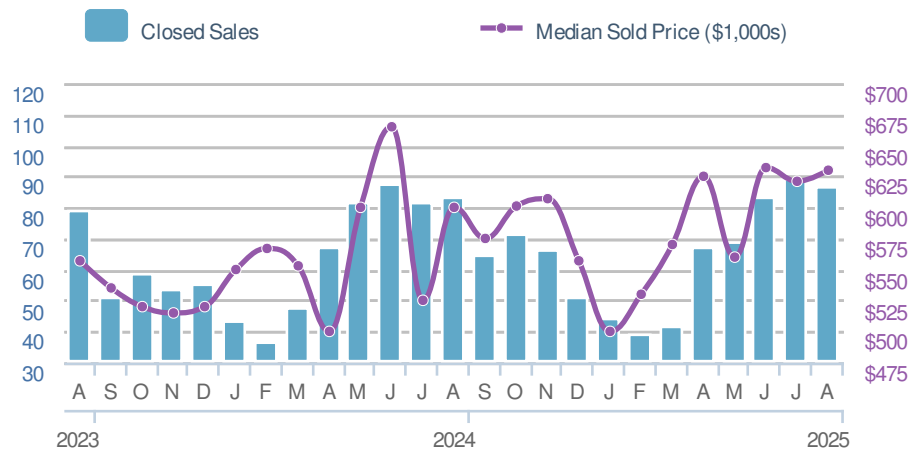
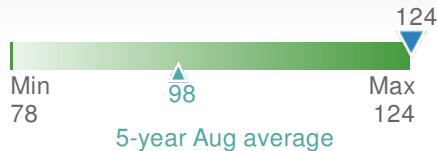
YTD	2025	2024	+/-
	608	581	4.6%

5-year Aug average: **79****Closed Sales****86****↓ -3.4%**from Jul 2025:
89**↑ 3.6%**from Aug 2024:
83

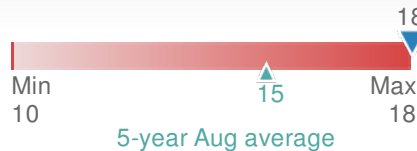
YTD	2025	2024	+/-
	559	555	0.7%

5-year Aug average: **100****Median Sold Price****\$630,000****↑ 1.4%**from Jul 2025:
\$621,000**↑ 5.0%**from Aug 2024:
\$600,000

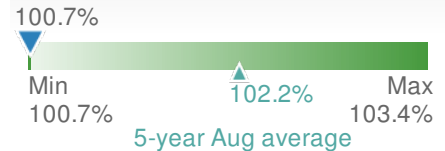
YTD	2025	2024	+/-
	\$601,000	\$557,000	7.9%

5-year Aug average: **\$565,535****Active Listings****124**

Jul 2025	Aug 2024
129	91

Avg DOM**18**

Jul 2025	Aug 2024	YTD
13	18	16

Avg Sold to OLP Ratio**100.7%**

Jul 2025	Aug 2024	YTD
103.8%	100.9%	102.0%

August 2025

Downingtown Area (Chester, PA) - Detached


Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****45**


 **-40.8%**
 from Jul 2025: **76**

 **-18.2%**
 from Aug 2024: **55**

YTD	2025	2024	+/-
	494	427	15.7%


5-year Aug average: **54****New Pendings****45**


 **-33.8%**
 from Jul 2025: **68**

 **-10.0%**
 from Aug 2024: **50**

YTD	2025	2024	+/-
	398	360	10.6%


5-year Aug average: **51****Closed Sales****63**


 **-8.7%**
 from Jul 2025: **69**

 **23.5%**
 from Aug 2024: **51**

YTD	2025	2024	+/-
	382	308	24.0%

5-year Aug average: **65****Median Sold Price****\$714,000**

 **8.2%**
 from Jul 2025: **\$660,000**

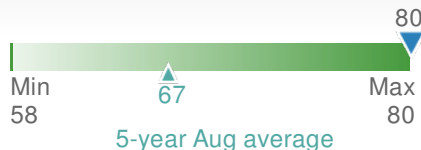
 **5.0%**
 from Aug 2024: **\$680,000**

YTD	2025	2024	+/-
	\$690,315	\$677,500	1.9%

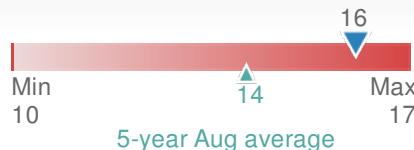
5-year Aug average: **\$652,843****Summary**

In Downingtown Area (Chester, PA), the median sold price for Detached properties for August was \$714,000, representing an increase of 8.2% compared to last month and an increase of 5% from Aug 2024. The average days on market for units sold in August was 16 days, 13% above the 5-year August average of 14 days. There was a 33.8% month over month decrease in new contract activity with 45 New Pendings; a 20% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 84; and a 7% decrease in supply to 80 active units.

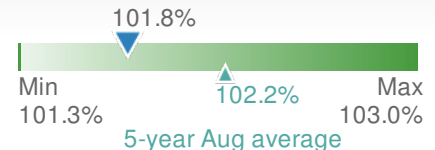
This activity resulted in a Contract Ratio of 1.05 pendings per active listing, down from 1.22 in July and a decrease from 1.26 in August 2024. The Contract Ratio is 32% lower than the 5-year August average of 1.53. A higher Contract Ratio signifies a relative increase in contract activity compared to 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**80**

Jul 2025	Aug 2024
86	70

Avg DOM**16**

Jul 2025	Aug 2024	YTD
10	12	13

Avg Sold to OLP Ratio**101.8%**

Jul 2025	Aug 2024	YTD
105.1%	101.3%	103.0%

August 2025



Downingtown Area (Chester, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****28**

 **-17.6%**  **47.4%**
 from Jul 2025: **34** from Aug 2024: **19**

YTD	2025	2024	+/-
	263	239	10.0%

5-year Aug average: **29****New Pendings****28**

 **-15.2%**  **7.7%**
 from Jul 2025: **33** from Aug 2024: **26**

YTD	2025	2024	+/-
	210	221	-5.0%

5-year Aug average: **28****Closed Sales****23**

 **15.0%**  **-28.1%**
 from Jul 2025: **20** from Aug 2024: **32**

YTD	2025	2024	+/-
	177	247	-28.3%

5-year Aug average: **35****Median Sold Price****\$435,000**

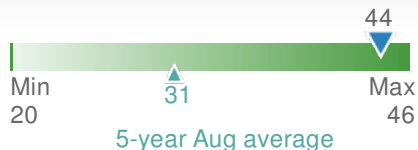
 **-13.0%**  **-13.5%**
 from Jul 2025: **\$499,995** from Aug 2024: **\$503,030**

YTD	2025	2024	+/-
	\$450,000	\$485,000	-7.2%

5-year Aug average: **\$436,155****Summary**

In Downingtown Area (Chester, PA), the median sold price for Attached properties for August was \$435,000, representing a decrease of 13% compared to last month and a decrease of 13.5% from Aug 2024. The average days on market for units sold in August was 21 days, 28% above the 5-year August average of 16 days. There was a 15.2% month over month decrease in new contract activity with 28 New Pendings; a 5.9% MoM increase in All Pendings (new contracts + contracts carried over from July) to 54; and a 2.3% increase in supply to 44 active units.

This activity resulted in a Contract Ratio of 1.23 pendings per active listing, up from 1.19 in July and a decrease from 1.67 in August 2024. The Contract Ratio is 52% lower than the 5-year August average of 2.57. 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**44**

Jul 2025	Aug 2024
43	21

Avg DOM**21**

Jul 2025	Aug 2024	YTD
25	27	23

Avg Sold to OLP Ratio**98.0%**

Jul 2025	Aug 2024	YTD
99.6%	100.3%	99.9%

August 2025

All Home Types
Detached
Attached

Local Market Insight

Great Valley (Chester, PA)

August 2025

Great Valley (Chester, PA)

Email: ldavis@tcsr.realtor

New Listings**30**

↓ -11.8%

from Jul 2025:
34

↓ -3.2%

from Aug 2024:
31

YTD	2025	2024	+/-
	365	303	20.5%

5-year Aug average: **42****New Pendings****29**

↓ -9.4%

from Jul 2025:
32

↑ 11.5%

from Aug 2024:
26

YTD	2025	2024	+/-
	300	218	37.6%

5-year Aug average: **37****Closed Sales****37**

↓ -28.8%

from Jul 2025:
52

↑ 27.6%

from Aug 2024:
29

YTD	2025	2024	+/-
	300	207	44.9%

5-year Aug average: **45****Median Sold Price****\$640,000**

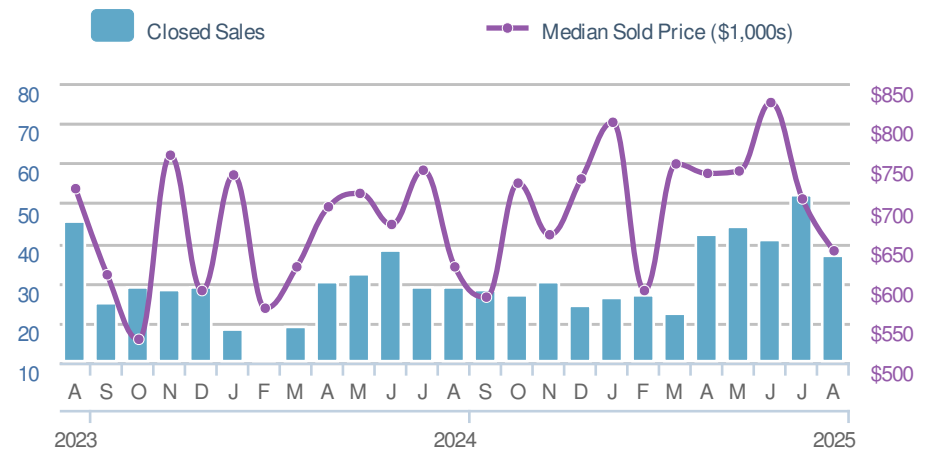
↓ -9.3%

from Jul 2025:
\$705,500

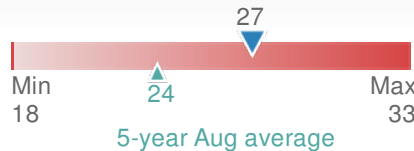
↑ 3.2%

from Aug 2024:
\$620,000

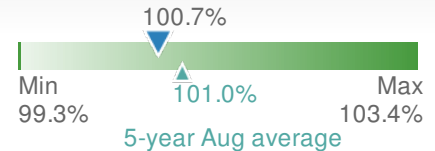
YTD	2025	2024	+/-
	\$725,000	\$671,000	8.0%

5-year Aug average: **\$617,150****Active Listings****50**

Jul 2025	Aug 2024
57	68

Avg DOM**27**

Jul 2025	Aug 2024	YTD
38	19	29

Avg Sold to OLP Ratio**100.7%**

Jul 2025	Aug 2024	YTD
99.8%	99.3%	100.8%

August 2025

Great Valley (Chester, PA) - Detached

Tri-County Suburban REALTORS



Email: ldavis@tcsr.realtor

New Listings**13**

 **-27.8%**  **-23.5%**
 from Jul 2025: 18 from Aug 2024: 17

YTD	2025	2024	+/-
	194	161	20.5%

5-year Aug average: **23****New Pendings****13**

 **-27.8%**  **0.0%**
 from Jul 2025: 18 from Aug 2024: 13



YTD	2025	2024	+/-
	159	121	31.4%

5-year Aug average: **19****Closed Sales****16**

 **-40.7%**  **6.7%**
 from Jul 2025: 27 from Aug 2024: 15

YTD	2025	2024	+/-
	161	118	36.4%

5-year Aug average: **23****Median Sold Price****\$891,250**

 **4.9%**  **34.0%**
 from Jul 2025: **\$850,000** from Aug 2024: **\$665,000**

YTD	2025	2024	+/-
	\$885,000	\$864,500	2.4%

5-year Aug average: **\$721,500****Summary**

In Great Valley (Chester, PA), the median sold price for Detached properties for August was \$891,250, representing an increase of 4.9% compared to last month and an increase of 34% from Aug 2024. The average days on market for units sold in August was 34 days, 15% above the 5-year August average of 30 days. There was a 27.8% month over month decrease in new contract activity with 13 New Pendings; a 10% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 27; and a 10.3% decrease in supply to 26 active units.

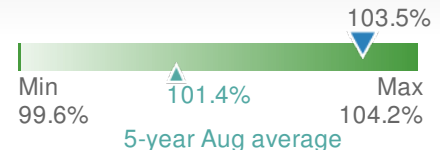
This activity resulted in a Contract Ratio of 1.04 pendings per active listing, up from 1.03 in July and an increase from 0.70 in August 2024. The Contract Ratio is 5% lower than the 5-year August average of 1.09. A higher Contract Ratio signifies a relative increase in contract activity compared to 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**26**

Jul 2025	Aug 2024
29	37

Avg DOM**34**

Jul 2025	Aug 2024	YTD
53	20	27

Avg Sold to OLP Ratio**103.5%**

Jul 2025	Aug 2024	YTD
102.0%	99.6%	102.6%

August 2025

Great Valley (Chester, PA) - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**17** **6.3%**from Jul 2025:
16 **21.4%**from Aug 2024:
14

YTD	2025	2024	+/-
	170	142	19.7%

5-year Aug average: **19****New Pendings****15** **7.1%**from Jul 2025:
14 **15.4%**from Aug 2024:
13

YTD	2025	2024	+/-
	140	97	44.3%

5-year Aug average: **18****Closed Sales****21** **-16.0%**from Jul 2025:
25 **50.0%**from Aug 2024:
14

YTD	2025	2024	+/-
	139	89	56.2%

5-year Aug average: **22****Median
Sold Price****\$575,000** **-8.0%**from Jul 2025:
\$625,000 **-3.0%**from Aug 2024:
\$592,500

YTD	2025	2024	+/-
	\$604,000	\$590,000	2.4%

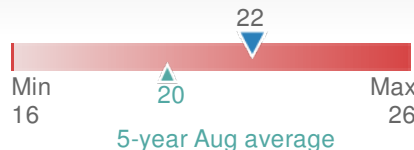
5-year Aug average: **\$566,990****Summary**

In Great Valley (Chester, PA), the median sold price for Attached properties for August was \$575,000, representing a decrease of 8% compared to last month and a decrease of 3% from Aug 2024. The average days on market for units sold in August was 22 days, 10% above the 5-year August average of 20 days. There was a 7.1% month over month increase in new contract activity with 15 New Pendings; a 33.3% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 16; and a 14.3% decrease in supply to 24 active units.

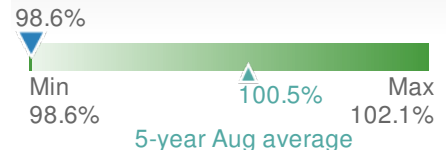
This activity resulted in a Contract Ratio of 0.67 pendings per active listing, down from 0.86 in July and an increase from 0.55 in August 2024. The Contract Ratio is 64% lower than the 5-year August average of 1.86. A higher Contract Ratio signifies a relative increase in contract activity compared 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**24**

Jul 2025	Aug 2024
28	31

Avg DOM**22**

Jul 2025	Aug 2024	YTD
21	18	32

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

Jul 2025	Aug 2024	YTD
97.4%	98.9%	98.6%

August 2025

All Home Types
Detached
Attached

Local Market Insight

Kennett Consolidated (Chester, PA)

August 2025

Kennett Consolidated (Chester, PA)

Email: ldavis@tcsr.realtor

New Listings**28****↑21.7%**from Jul 2025:
23**↔0.0%**from Aug 2024:
28

YTD	2025	2024	+/-
	248	219	13.2%

5-year Aug average: **31****New Pendings****25****↓-13.8%**from Jul 2025:
29**↓-3.8%**from Aug 2024:
26

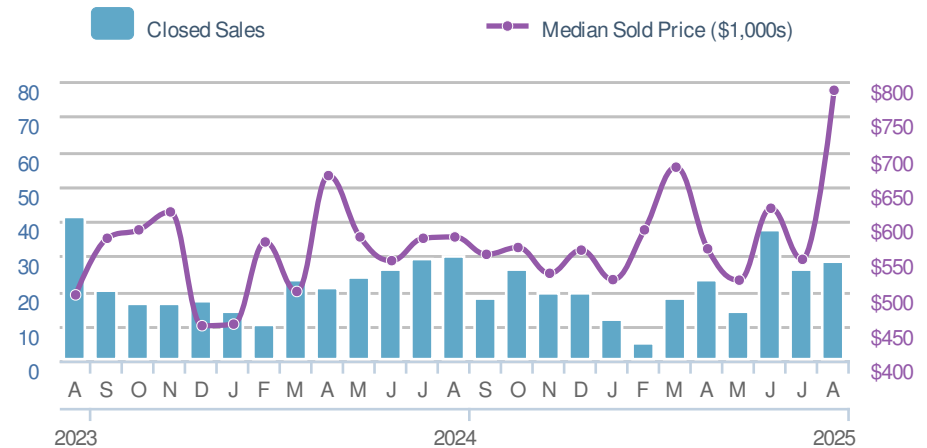
YTD	2025	2024	+/-
	196	198	-1.0%

5-year Aug average: **29****Closed Sales****28****↑7.7%**from Jul 2025:
26**↓-6.7%**from Aug 2024:
30

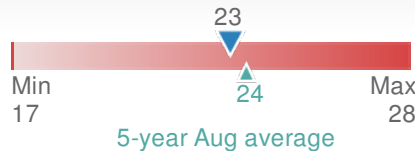
YTD	2025	2024	+/-
	168	180	-6.7%

5-year Aug average: **36****Median Sold Price****\$787,500****↑44.5%**from Jul 2025:
\$545,000**↑36.4%**from Aug 2024:
\$577,430

YTD	2025	2024	+/-
	\$597,000	\$550,000	8.5%

5-year Aug average: **\$563,199****Active Listings****50**

Jul 2025	Aug 2024
55	33

Avg DOM**23**

Jul 2025	Aug 2024	YTD
13	17	23

Avg Sold to OLP Ratio**98.6%**

Jul 2025	Aug 2024	YTD
98.6%	102.3%	99.8%

August 2025

Kennett Consolidated (Chester, PA) - Detached

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

↔ 0.0%

from Jul 2025:
18

↔ 0.0%

from Aug 2024:
18

YTD	2025	2024	+/-
	175	146	19.9%

5-year Aug average: **21****New Pendings****17**

↓ -19.0%

from Jul 2025:
21

↔ 0.0%

from Aug 2024:
17

YTD	2025	2024	+/-
	135	129	4.7%

5-year Aug average: **20****Closed Sales****21**

↑ 5.0%

from Jul 2025:
20

↑ 5.0%

from Aug 2024:
20

YTD	2025	2024	+/-
	117	119	-1.7%

5-year Aug average: **23****Median Sold Price****\$830,000**

↑ 25.9%

from Jul 2025:
\$659,000

↑ 29.0%

from Aug 2024:
\$643,500

YTD	2025	2024	+/-
	\$660,000	\$625,000	5.6%

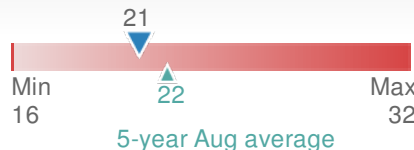
5-year Aug average: **\$649,200****Summary**

In Kennett Consolidated (Chester, PA), the median sold price for Detached properties for August was \$830,000, representing an increase of 25.9% compared to last month and an increase of 29% from Aug 2024. The average days on market for units sold in August was 21 days, 6% below the 5-year August average of 22 days. There was a 19% month over month decrease in new contract activity with 17 New Pendings; an 18.8% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 26; and a 14.3% decrease in supply to 36 active units.

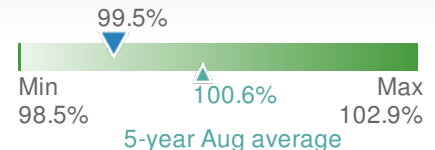
This activity resulted in a Contract Ratio of 0.72 pendings per active listing, down from 0.76 in July and a decrease from 0.79 in August 2024. The Contract Ratio is 40% lower than the 5-year August average of 1.20. A higher Contract Ratio signifies a relative increase in contract activity compared to 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**36**

Jul 2025	Aug 2024
42	24

Avg DOM**21**

Jul 2025	Aug 2024	YTD
11	16	17

Avg Sold to OLP Ratio**99.5%**

Jul 2025	Aug 2024	YTD
98.5%	102.9%	99.9%

August 2025

Kennett Consolidated (Chester, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****10** **100.0%**

from Jul 2025:

5 **0.0%**

from Aug 2024:

10

YTD	2025	2024	+/-
	73	73	0.0%

5-year Aug average: **10****New Pendings****8** **0.0%**

from Jul 2025:

8 **-11.1%**

from Aug 2024:

9

YTD	2025	2024	+/-
	61	69	-11.6%

5-year Aug average: **9****Closed Sales****7** **16.7%**

from Jul 2025:

6 **-30.0%**

from Aug 2024:

10

YTD	2025	2024	+/-
	51	61	-16.4%

5-year Aug average: **13****Median Sold Price****\$590,000** **19.2%**

from Jul 2025:

\$495,000 **34.2%**

from Aug 2024:

\$439,500

YTD	2025	2024	+/-
	\$490,000	\$485,000	1.0%

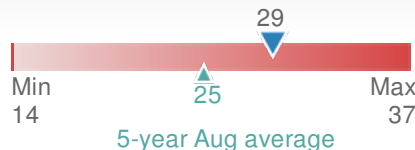
5-year Aug average: **\$444,890****Summary**

In Kennett Consolidated (Chester, PA), the median sold price for Attached properties for August was \$590,000, representing an increase of 19.2% compared to last month and an increase of 34.2% from Aug 2024. The average days on market for units sold in August was 29 days, 14% above the 5-year August average of 25 days. There was no month over month change in new contract activity with 8 New Pendings; a 6.3% MoM increase in All Pendings (new contracts + contracts carried over from July) to 17; and a 7.7% increase in supply to 14 active units.

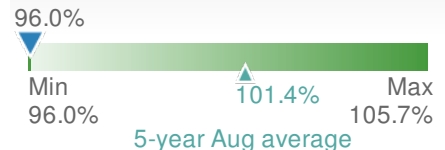
This activity resulted in a Contract Ratio of 1.21 pendings per active listing, down from 1.23 in July and a decrease from 1.78 in August 2024. The Contract Ratio is 53% lower than the 5-year August average of 2.55. A higher Contract Ratio signifies a relative increase in contract activity compared to 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**14**

Jul 2025	Aug 2024
13	9

Avg DOM**29**

Jul 2025	Aug 2024	YTD
19	18	37

Avg Sold to OLP Ratio**96.0%**

Jul 2025	Aug 2024	YTD
98.7%	101.0%	99.4%

August 2025

All Home Types
Detached
Attached


Local Market Insight

Octorara Area (Chester, PA)


August 2025

Octorara Area (Chester, PA)



Email: ldavis@tcsr.realtor

New Listings**13** **62.5%**
from Jul 2025:
8 **30.0%**
from Aug 2024:
10



YTD	2025	2024	+/-
	102	141	-27.7%

5-year Aug average: **11****New Pendings****16** **100.0%**
from Jul 2025:
8 **33.3%**
from Aug 2024:
12

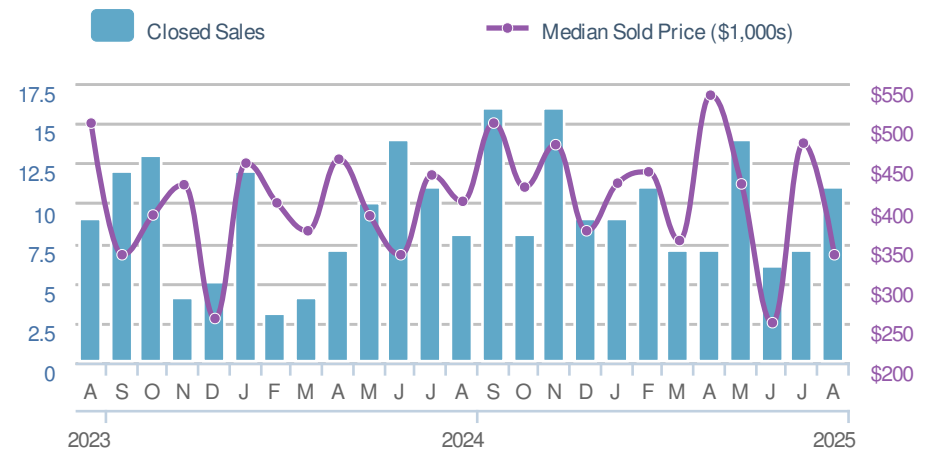
YTD	2025	2024	+/-
	80	109	-26.6%

5-year Aug average: **13****Closed Sales****11** **57.1%**
from Jul 2025:
7 **37.5%**
from Aug 2024:
8

YTD	2025	2024	+/-
	89	74	20.3%

5-year Aug average: **10****Median Sold Price****\$335,000** **-29.5%**
from Jul 2025:
\$475,000 **-16.9%**
from Aug 2024:
\$402,950

YTD	2025	2024	+/-
	\$439,060	\$400,000	9.8%

5-year Aug average: **\$385,070****Active Listings****21**

Jul 2025	Aug 2024
24	24

Avg DOM**12**

Jul 2025	Aug 2024	YTD
7	27	21

Avg Sold to OLP Ratio**99.1%**

Jul 2025	Aug 2024	YTD
104.9%	103.3%	104.2%

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

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**13** **62.5%**from Jul 2025:
8 **30.0%**from Aug 2024:
10

YTD	2025	2024	+/-
	91	127	-28.3%

5-year Aug average: **10****New Pendings****14** **133.3%**from Jul 2025:
6 **16.7%**from Aug 2024:
12

YTD	2025	2024	+/-
	71	96	-26.0%

5-year Aug average: **11****Closed Sales****8** **33.3%**from Jul 2025:
6 **14.3%**from Aug 2024:
7

YTD	2025	2024	+/-
	82	58	41.4%

5-year Aug average: **8****Median Sold Price****\$330,250** **-31.2%**from Jul 2025:
\$480,000 **-25.9%**from Aug 2024:
\$445,900

YTD	2025	2024	+/-
	\$447,857	\$435,000	3.0%

5-year Aug average: **\$401,230****Summary**

In Octorara Area (Chester, PA), the median sold price for Detached properties for August was \$330,250, representing a decrease of 31.2% compared to last month and a decrease of 25.9% from Aug 2024. The average days on market for units sold in August was 10 days, 47% below the 5-year August average of 19 days. There was a 133.3% month over month increase in new contract activity with 14 New Pendings; a 42.9% MoM increase in All Pendings (new contracts + contracts carried over from July) to 20; and a 4.5% decrease in supply to 21 active units.

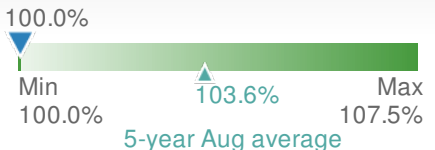
This activity resulted in a Contract Ratio of 0.95 pendings per active listing, up from 0.64 in July and a decrease from 2.09 in August 2024. The Contract Ratio is 35% lower than the 5-year August average of 1.46. A higher Contract Ratio signifies a relative increase in contract activity compared to 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**21**

Jul 2025	Aug 2024
22	23

Avg DOM**10**

Jul 2025	Aug 2024	YTD
8	29	21

Avg Sold to OLP Ratio**100.0%**

Jul 2025	Aug 2024	YTD
101.5%	104.3%	104.3%

August 2025

Octorara Area (Chester, PA) - Attached

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

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

YTD	2025	2024	+/-
	11	14	-21.4%

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

↔ 0.0% ↔ 0.0%
from Jul 2025: from Aug 2024:
2 **0**

YTD	2025	2024	+/-
	9	13	-30.8%

5-year Aug average: **2****Closed Sales****3**

↑ 200.0% ↑ 200.0%
from Jul 2025: from Aug 2024:
1 **1**

YTD	2025	2024	+/-
	7	16	-56.3%

5-year Aug average: **2****Median
Sold Price****\$425,000**

↑ 70.0% ↑ 18.1%
from Jul 2025: from Aug 2024:
\$250,000 **\$360,000**

YTD	2025	2024	+/-
	\$250,000	\$226,500	10.4%

5-year Aug average: **\$222,250****Summary**

In Octorara Area (Chester, PA), the median sold price for Attached properties for August was \$425,000, representing an increase of 70% compared to last month and an increase of 18.1% from Aug 2024. The average days on market for units sold in August was 18 days, 131% above the 5-year August average of 8 days. There was no month over month change in new contract activity with 2 New Pendings; a 25% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 3; and a 100% decrease in supply to 0 active units.

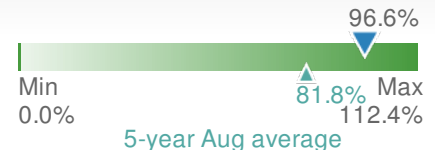
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, down from 2.00 in July and no change from August 2024. The Contract Ratio is 100% lower than the 5-year August average of 0.85. A higher Contract Ratio signifies a relative increase in contract activity compared to supply, 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**

Jul 2025	Aug 2024
2	1

Avg DOM**18**

Jul 2025	Aug 2024	YTD
4	12	17

**Avg Sold to
OLP Ratio****96.6%**

Jul 2025	Aug 2024	YTD
125.0%	96.0%	102.9%

August 2025

All Home Types
Detached
Attached

Local Market Insight

Owen J Roberts (Chester, PA)

August 2025

Owen J Roberts (Chester, PA)

Email: ldavis@tcsr.realtor

New Listings**31** **-29.5%**from Jul 2025:
44 **19.2%**from Aug 2024:
26

YTD	2025	2024	+/-
	309	306	1.0%

5-year Aug average: **32****New Pendings****36** **9.1%**from Jul 2025:
33 **0.0%**from Aug 2024:
36

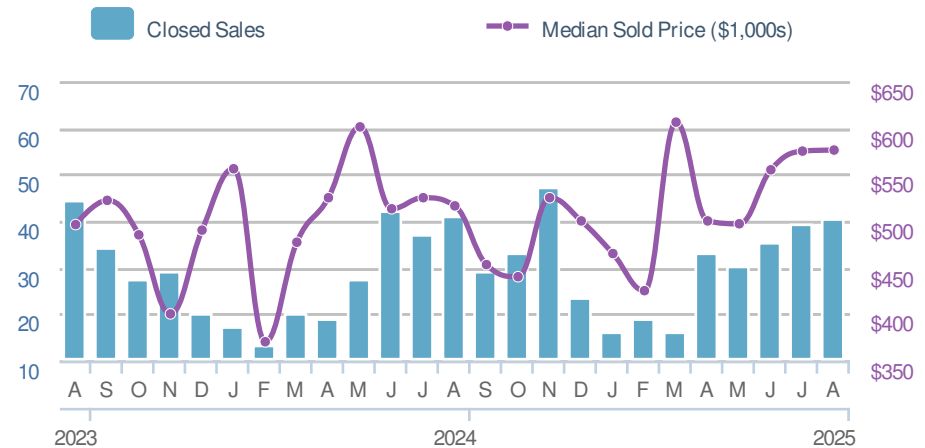
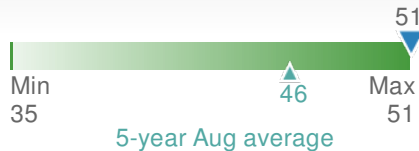
YTD	2025	2024	+/-
	253	248	2.0%

5-year Aug average: **34****Closed Sales****40** **2.6%**from Jul 2025:
39 **-2.4%**from Aug 2024:
41

YTD	2025	2024	+/-
	232	221	5.0%

5-year Aug average: **46****Median Sold Price****\$576,000** **0.2%**from Jul 2025:
\$575,000 **11.6%**from Aug 2024:
\$516,000

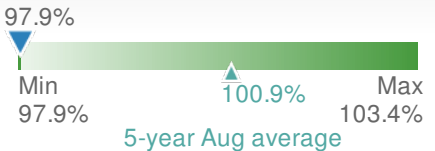
YTD	2025	2024	+/-
	\$530,000	\$525,000	1.0%

5-year Aug average: **\$507,600****Active Listings****51**

Jul 2025	Aug 2024
53	50

Avg DOM**30**

Jul 2025	Aug 2024	YTD
13	16	29

Avg Sold to OLP Ratio**97.9%**

Jul 2025	Aug 2024	YTD
100.0%	100.3%	99.4%

August 2025

Owen J Roberts (Chester, PA) - Detached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**29** **-23.7%**from Jul 2025:
38 **45.0%**from Aug 2024:
20

YTD	2025	2024	+/-
	260	249	4.4%

5-year Aug average: **28****New Pendings****32** **23.1%**from Jul 2025:
26 **39.1%**from Aug 2024:
23

YTD	2025	2024	+/-
	205	194	5.7%

5-year Aug average: **27****Closed Sales****30** **-14.3%**from Jul 2025:
35 **0.0%**from Aug 2024:
30

YTD	2025	2024	+/-
	185	170	8.8%

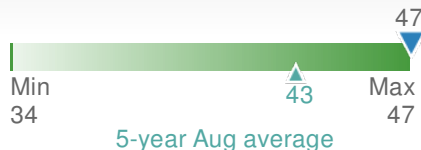
5-year Aug average: **37****Median
Sold Price****\$600,500** **1.8%**from Jul 2025:
\$590,000 **11.7%**from Aug 2024:
\$537,500

YTD	2025	2024	+/-
	\$600,000	\$565,000	6.2%

5-year Aug average: **\$525,980****Summary**

In Owen J Roberts (Chester, PA), the median sold price for Detached properties for August was \$600,500, representing an increase of 1.8% compared to last month and an increase of 11.7% from Aug 2024. The average days on market for units sold in August was 31 days, 37% above the 5-year August average of 23 days. There was a 23.1% month over month increase in new contract activity with 32 New Pendings; no MoM change in All Pendings (new contracts + contracts carried over from July) with 39; and a 4.1% decrease in supply to 47 active units.

This activity resulted in a Contract Ratio of 0.83 pendings per active listing, up from 0.80 in July and an increase from 0.81 in August 2024. The Contract Ratio is 16% lower than the 5-year August average of 0.99. 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**

Jul 2025	Aug 2024
49	47

Avg DOM**31**

Jul 2025	Aug 2024	YTD
12	17	32

**Avg Sold to
OLP Ratio****98.4%**

Jul 2025	Aug 2024	YTD
99.9%	101.1%	99.5%

August 2025

Owen J Roberts (Chester, PA) - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**2**

↓ **-66.7%** ↓ **-66.7%**
from Jul 2025: from Aug 2024:
6 6

YTD	2025	2024	+/-
	49	57	-14.0%

5-year Aug average: 5

New Pendings**4**

↓ **-42.9%** ↓ **-69.2%**
from Jul 2025: from Aug 2024:
7 13

YTD	2025	2024	+/-
	48	54	-11.1%

5-year Aug average: 7

Closed Sales**10**

↑ **150.0%** ↓ **-9.1%**
from Jul 2025: from Aug 2024:
4 11

YTD	2025	2024	+/-
	47	51	-7.8%

5-year Aug average: 9

**Median
Sold Price****\$455,000**

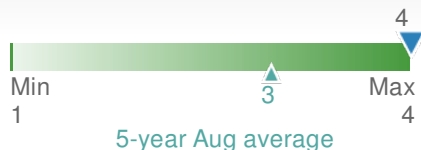
↑ **11.4%** ↑ **7.1%**
from Jul 2025: from Aug 2024:
\$408,500 **\$425,000**

YTD	2025	2024	+/-
	\$405,000	\$425,000	-4.7%

5-year Aug average: **\$390,500****Summary**

In Owen J Roberts (Chester, PA), the median sold price for Attached properties for August was \$455,000, representing an increase of 11.4% compared to last month and an increase of 7.1% from Aug 2024. The average days on market for units sold in August was 28 days, 94% above the 5-year August average of 14 days. There was a 42.9% month over month decrease in new contract activity with 4 New Pendings; a 50% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 6; and no change in supply with 4 active units.

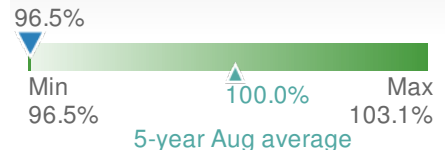
This activity resulted in a Contract Ratio of 1.50 pendings per active listing, down from 3.00 in July and a decrease from 3.33 in August 2024. The Contract Ratio is 60% lower than the 5-year August average of 3.73. A higher Contract Ratio signifies a relative increase in contract activity compared to 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**

Jul 2025	Aug 2024
4	3

Avg DOM**28**

Jul 2025	Aug 2024	YTD
15	13	20

**Avg Sold to
OLP Ratio****96.5%**

Jul 2025	Aug 2024	YTD
101.0%	98.2%	99.4%

August 2025

All Home Types
Detached
Attached

Local Market Insight

Oxford Area (Chester, PA)

August 2025

Oxford Area (Chester, PA)

Email: ldavis@tcsr.realtor

New Listings**22** **-8.3%**from Jul 2025:
24 **4.8%**from Aug 2024:
21

YTD	2025	2024	+/-
	202	188	7.4%

5-year Aug average: **26****New Pendings****21** **40.0%**from Jul 2025:
15 **10.5%**from Aug 2024:
19

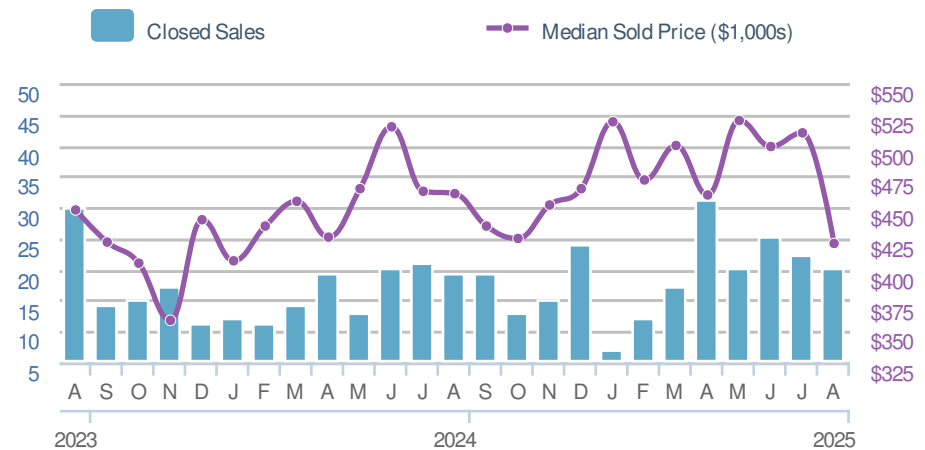
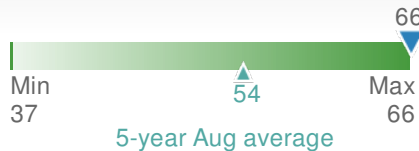
YTD	2025	2024	+/-
	154	150	2.7%

5-year Aug average: **22****Closed Sales****20** **-9.1%**from Jul 2025:
22 **5.3%**from Aug 2024:
19

YTD	2025	2024	+/-
	158	133	18.8%

5-year Aug average: **28****Median Sold Price****\$421,250** **-17.4%**from Jul 2025:
\$510,000 **-8.8%**from Aug 2024:
\$461,775

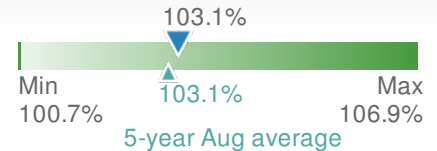
YTD	2025	2024	+/-
	\$498,107	\$460,000	8.3%

5-year Aug average: **\$420,327****Active Listings****66**

Jul 2025	Aug 2024
67	56

Avg DOM**15**


Jul 2025	Aug 2024	YTD
37	12	20

Avg Sold to OLP Ratio**103.1%**



Jul 2025	Aug 2024	YTD
102.9%	103.1%	104.1%

August 2025



Oxford Area (Chester, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****22**
 **-8.3%**
from Jul 2025:
24
 **22.2%**
from Aug 2024:
18



YTD	2025	2024	+/-
	195	177	10.2%

5-year Aug average: **25****New Pendings****21**
 **40.0%**
from Jul 2025:
15
 **23.5%**
from Aug 2024:
17

YTD	2025	2024	+/-
	147	141	4.3%

5-year Aug average: **21****Closed Sales****20**
 **-9.1%**
from Jul 2025:
22
 **11.1%**
from Aug 2024:
18

YTD	2025	2024	+/-
	151	126	19.8%

5-year Aug average: **27****Median Sold Price****\$421,250**
 **-17.4%**
from Jul 2025:
\$510,000
 **-9.0%**
from Aug 2024:
\$463,097

YTD	2025	2024	+/-
	\$501,000	\$464,660	7.8%

5-year Aug average: **\$421,359****Summary**

In Oxford Area (Chester, PA), the median sold price for Detached properties for August was \$421,250, representing a decrease of 17.4% compared to last month and a decrease of 9% from Aug 2024. The average days on market for units sold in August was 15 days, 19% below the 5-year August average of 18 days. There was a 40% month over month increase in new contract activity with 21 New Pendings; a 4.9% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 39; and a 1.5% decrease in supply to 66 active units.

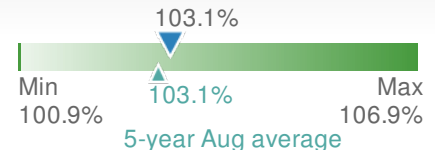
This activity resulted in a Contract Ratio of 0.59 pendings per active listing, down from 0.61 in July and a decrease from 0.85 in August 2024. The Contract Ratio is 44% lower than the 5-year August average of 1.06. A higher Contract Ratio signifies a relative increase in contract activity compared to 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**66**

Jul 2025	Aug 2024
67	55

Avg DOM**15**

Jul 2025	Aug 2024	YTD
37	13	20

Avg Sold to OLP Ratio**103.1%**

Jul 2025	Aug 2024	YTD
102.9%	102.7%	104.6%

August 2025

Oxford Area (Chester, PA) - Attached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**0**

↔ 0.0% ↓ -100.0%

from Jul 2025: from Aug 2024:

0 **3**

YTD	2025	2024	+/-
	7	11	-36.4%

5-year Aug average: **1****New Pendings****0**

↔ 0.0% ↓ -100.0%

from Jul 2025: from Aug 2024:

0 **2**

YTD	2025	2024	+/-
	7	9	-22.2%

5-year Aug average: **1****Closed Sales****0**

↔ 0.0% ↓ -100.0%

from Jul 2025: from Aug 2024:

0 **1**

YTD	2025	2024	+/-
	7	7	0.0%

5-year Aug average: **1****Median Sold Price****\$0**

↔ 0.0% ↓ -100.0%

from Jul 2025: from Aug 2024:

\$0 **\$275,000**

YTD	2025	2024	+/-
	\$250,000	\$275,000	-9.1%

5-year Aug average: **\$191,750****Summary**

In Oxford Area (Chester, PA), the median sold price for Attached properties for August was \$0, representing no change compared to last month and a decrease of 100% from Aug 2024. The average days on market for units sold in August was 0 days, 100% below the 5-year August average of 5 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 July) with 0; and no change in supply with 0 active units.

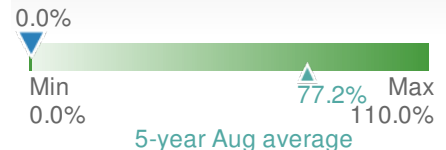
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from July and a decrease from 2.00 in August 2024. The Contract Ratio is 100% lower than the 5-year August average of 0.83. A higher Contract Ratio signifies a relative increase in contract activity compared to 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**

Jul 2025	Aug 2024
0	1

Avg DOM**0**

Jul 2025	Aug 2024	YTD
0	5	33

Avg Sold to OLP Ratio**0.0%**

Jul 2025	Aug 2024	YTD
0.0%	110.0%	93.0%

August 2025

All Home Types
Detached
Attached

Local Market Insight

Phoenixville Area (Chester, PA)

August 2025

Phoenixville Area (Chester, PA)

Email: ldavis@tcsr.realtor

New Listings**33** **-25.0%**from Jul 2025:
44 **6.5%**from Aug 2024:
31

YTD	2025	2024	+/-
	358	359	-0.3%

5-year Aug average: **43****New Pendings****43** **-2.3%**from Jul 2025:
44 **48.3%**from Aug 2024:
29

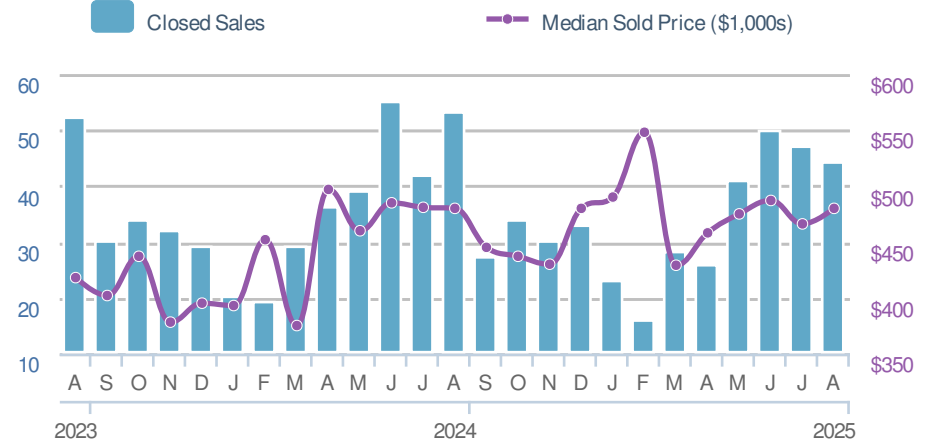
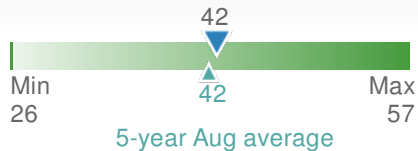
YTD	2025	2024	+/-
	315	309	1.9%

5-year Aug average: **42****Closed Sales****44** **-6.4%**from Jul 2025:
47 **-17.0%**from Aug 2024:
53

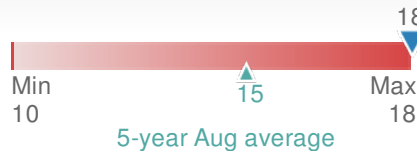
YTD	2025	2024	+/-
	280	297	-5.7%

5-year Aug average: **53****Median Sold Price****\$480,000** **3.0%**from Jul 2025:
\$466,000 **0.0%**from Aug 2024:
\$480,000

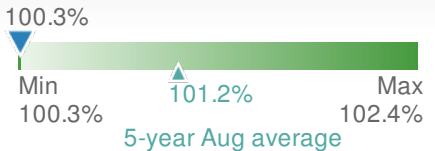
YTD	2025	2024	+/-
	\$470,000	\$462,500	1.6%

5-year Aug average: **\$413,998****Active Listings****42**

Jul 2025	Aug 2024
48	40

Avg DOM**18**

Jul 2025	Aug 2024	YTD
26	18	23

Avg Sold to OLP Ratio**100.3%**

Jul 2025	Aug 2024	YTD
99.4%	100.9%	100.5%

August 2025

Phoenixville Area (Chester, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****20** **5.3%**from Jul 2025:
19 **17.6%**from Aug 2024:
17

YTD	2025	2024	+/-
	163	177	-7.9%

5-year Aug average: **22****New Pendings****21** **5.0%**from Jul 2025:
20 **75.0%**from Aug 2024:
12

YTD	2025	2024	+/-
	136	153	-11.1%

5-year Aug average: **19****Closed Sales****21** **16.7%**from Jul 2025:
18 **-27.6%**from Aug 2024:
29

YTD	2025	2024	+/-
	123	150	-18.0%

5-year Aug average: **26****Median
Sold Price****\$624,500** **8.1%**from Jul 2025:
\$577,500 **10.5%**from Aug 2024:
\$565,000

YTD	2025	2024	+/-
	\$565,000	\$560,000	0.9%

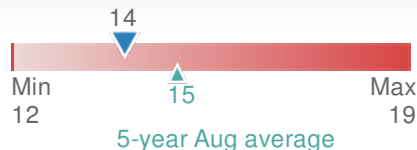
5-year Aug average: **\$506,300****Summary**

In Phoenixville Area (Chester, PA), the median sold price for Detached properties for August was \$624,500, representing an increase of 8.1% compared to last month and an increase of 10.5% from Aug 2024. The average days on market for units sold in August was 14 days, 7% below the 5-year August average of 15 days. There was a 5% month over month increase in new contract activity with 21 New Pendings; a 6.3% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 30; and a 15% increase in supply to 23 active units.

This activity resulted in a Contract Ratio of 1.30 pendings per active listing, down from 1.60 in July and an increase from 0.68 in August 2024. The Contract Ratio is 15% higher than the 5-year August average of 1.13. 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**23**

Jul 2025	Aug 2024
20	25

Avg DOM**14**

Jul 2025	Aug 2024	YTD
15	17	17

**Avg Sold to
OLP Ratio****100.2%**

Jul 2025	Aug 2024	YTD
97.7%	103.1%	101.1%

August 2025

Phoenixville Area (Chester, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****13** **-48.0%**from Jul 2025:
25 **-7.1%**from Aug 2024:
14

YTD	2025	2024	+/-
	195	182	7.1%

5-year Aug average: **21****New Pendings****22** **-8.3%**from Jul 2025:
24 **29.4%**from Aug 2024:
17

YTD	2025	2024	+/-
	179	156	14.7%

5-year Aug average: **22****Closed Sales****23** **-20.7%**from Jul 2025:
29 **-4.2%**from Aug 2024:
24

YTD	2025	2024	+/-
	157	147	6.8%

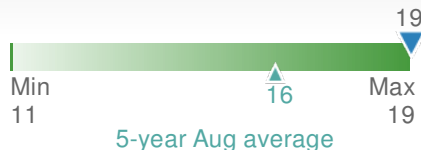
5-year Aug average: **27****Median
Sold Price****\$429,000** **-0.2%**from Jul 2025:
\$430,000 **0.3%**from Aug 2024:
\$427,725

YTD	2025	2024	+/-
	\$420,500	\$408,000	3.1%

5-year Aug average: **\$371,145****Summary**

In Phoenixville Area (Chester, PA), the median sold price for Attached properties for August was \$429,000, representing a decrease of 0.2% compared to last month and an increase of 0.3% from Aug 2024. The average days on market for units sold in August was 22 days, 47% above the 5-year August average of 15 days. There was an 8.3% month over month decrease in new contract activity with 22 New Pendings; a 2.6% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 38; and a 32.1% decrease in supply to 19 active units.

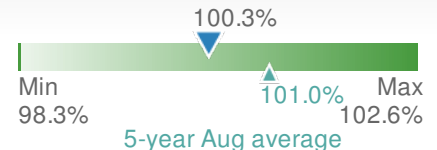
This activity resulted in a Contract Ratio of 2.00 pendings per active listing, up from 1.39 in July and an increase from 1.20 in August 2024. The Contract Ratio is 8% higher than the 5-year August average of 1.85. A higher Contract Ratio signifies a relative increase in contract activity compared to 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**

Jul 2025	Aug 2024
28	15

Avg DOM**22**

Jul 2025	Aug 2024	YTD
33	20	28

**Avg Sold to
OLP Ratio****100.3%**

Jul 2025	Aug 2024	YTD
100.4%	98.3%	100.0%

August 2025

All Home Types
Detached
Attached

Local Market Insight

Spring-Ford Area (Chester, PA)

August 2025

Spring-Ford Area (Chester, PA)

Email: ldavis@tcsr.realtor

New Listings**5****↑66.7%**from Jul 2025:
3**↓-28.6%**from Aug 2024:
7

YTD	2025	2024	+/-
	28	55	-49.1%

5-year Aug average: **5****New Pendings****5****↑66.7%**from Jul 2025:
3**↓-16.7%**from Aug 2024:
6

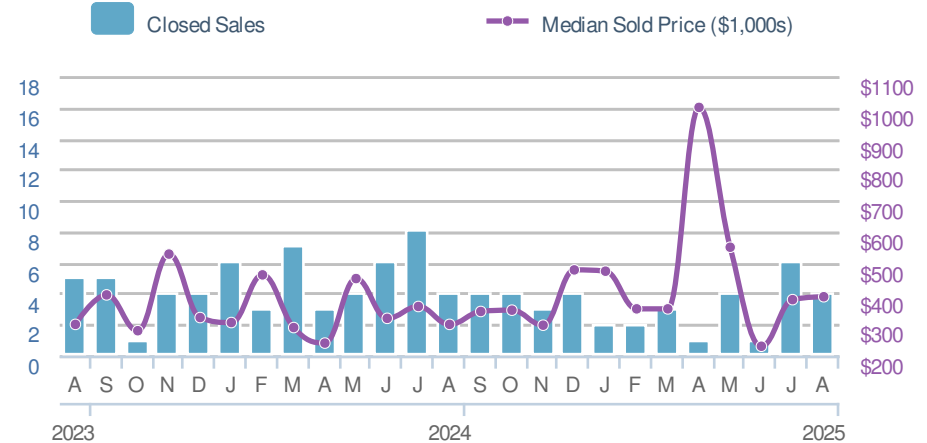
YTD	2025	2024	+/-
	26	45	-42.2%

5-year Aug average: **6****Closed Sales****4****↓-33.3%**from Jul 2025:
6**↔0.0%**from Aug 2024:
4

YTD	2025	2024	+/-
	23	44	-47.7%

5-year Aug average: **4****Median Sold Price****\$389,500****↑2.5%**from Jul 2025:
\$380,000**↑29.8%**from Aug 2024:
\$300,000

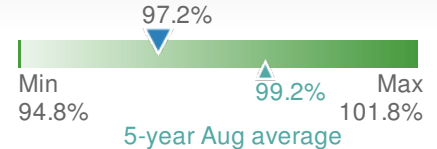
YTD	2025	2024	+/-
	\$380,000	\$348,500	9.0%

5-year Aug average: **\$296,420****Active Listings****2**

Jul 2025	Aug 2024
3	7

Avg DOM**9**

Jul 2025	Aug 2024	YTD
55	9	35

Avg Sold to OLP Ratio**97.2%**

Jul 2025	Aug 2024	YTD
93.6%	101.6%	96.8%

August 2025

Spring-Ford Area (Chester, PA) - Detached

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

↔ 0.0% ↓ -60.0%

from Jul 2025: from Aug 2024:

0 **5**

YTD	2025	2024	+/-
	10	25	-60.0%

5-year Aug average: **2****New Pendings****2**

↑ 100.0% ↓ -50.0%

from Jul 2025: from Aug 2024:

1 **4**

YTD	2025	2024	+/-
	12	19	-36.8%

5-year Aug average: **3****Closed Sales****2**

↓ -50.0% ↔ 0.0%

from Jul 2025: from Aug 2024:

4 **0**

YTD	2025	2024	+/-
	11	14	-21.4%

5-year Aug average: **2****Median Sold Price****\$777,500**

↑ 79.8% ↔ 0.0%

from Jul 2025: from Aug 2024:

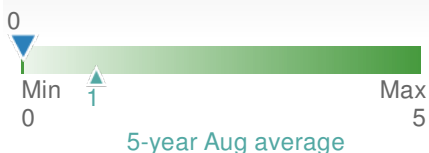
\$432,500 **\$0**

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

5-year Aug average: **\$330,120****Summary**

In Spring-Ford Area (Chester, PA), the median sold price for Detached properties for August was \$777,500, representing an increase of 79.8% compared to last month and an increase of 0% from Aug 2024. The average days on market for units sold in August was 15 days, 92% above the 5-year August average of 8 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 July) with 3; and no change in supply with 0 active units.

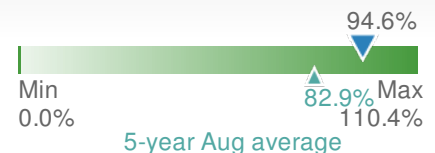
This activity resulted in a Contract Ratio of 0.00 pendings per active listing, no change from July and a decrease from 1.00 in August 2024. The Contract Ratio is 100% lower than the 5-year August average of 0.20. A higher Contract Ratio signifies a relative increase in contract activity compared to 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**0**

Jul 2025	Aug 2024
0	5

Avg DOM**15**

Jul 2025	Aug 2024	YTD
73	0	45

Avg Sold to OLP Ratio**94.6%**

Jul 2025	Aug 2024	YTD
90.6%	0.0%	95.5%

August 2025

Spring-Ford Area (Chester, PA) - Attached

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

↔ 0.0%

from Jul 2025:
3

↑ 50.0%

from Aug 2024:
2

YTD	2025	2024	+/-
	18	30	-40.0%

5-year Aug average: **3****New Pendings****3**

↑ 50.0%

from Jul 2025:
2

↑ 50.0%

from Aug 2024:
2

YTD	2025	2024	+/-
	14	26	-46.2%

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

↔ 0.0%

from Jul 2025:
2

↓ -50.0%

from Aug 2024:
4

YTD	2025	2024	+/-
	12	30	-60.0%

5-year Aug average: **3****Median Sold Price****\$387,000**

↑ 1.8%

from Jul 2025:
\$380,000

↑ 29.0%

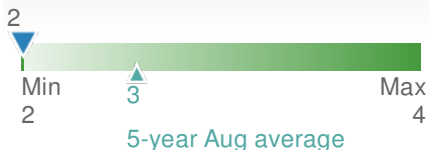
from Aug 2024:
\$300,000

YTD	2025	2024	+/-
	\$337,500	\$334,750	0.8%

5-year Aug average: **\$251,800****Summary**

In Spring-Ford Area (Chester, PA), the median sold price for Attached properties for August was \$387,000, representing an increase of 1.8% compared to last month and an increase of 29% from Aug 2024. The average days on market for units sold in August was 4 days, 50% below the 5-year August average of 8 days. There was a 50% month over month increase in new contract activity with 3 New Pendings; a 50% MoM increase in All Pendings (new contracts + contracts carried over from July) to 3; and a 33.3% decrease in supply to 2 active units.

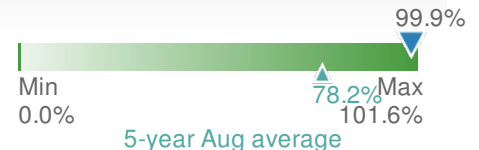
This activity resulted in a Contract Ratio of 1.50 pendings per active listing, up from 0.67 in July and an increase from 1.00 in August 2024. The Contract Ratio is 23% higher than the 5-year August average of 1.22. A higher Contract Ratio signifies a relative increase in contract activity compared to 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	2

Avg DOM**4**

Jul 2025	Aug 2024	YTD
18	9	26

Avg Sold to OLP Ratio**99.9%**

Jul 2025	Aug 2024	YTD
99.5%	101.6%	98.0%

August 2025

All Home Types
Detached
Attached

Local Market Insight

Tredyffrin-Easttown (Chester, PA)

August 2025

Tredyffrin-Easttown (Chester, PA)

Email: ldavis@tcsr.realtor

New Listings**35****↓ -43.5%**from Jul 2025:
62**↓ -5.4%**from Aug 2024:
37

YTD	2025	2024	+/-
	443	411	7.8%

5-year Aug average: **43****New Pendings****45****↓ -4.3%**from Jul 2025:
47**↑ 21.6%**from Aug 2024:
37

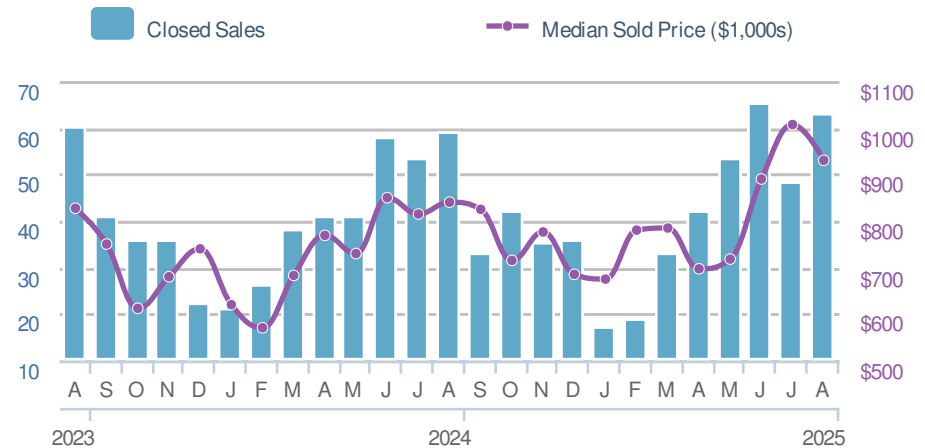
YTD	2025	2024	+/-
	379	356	6.5%

5-year Aug average: **43****Closed Sales****63****↑ 31.3%**from Jul 2025:
48**↑ 6.8%**from Aug 2024:
59

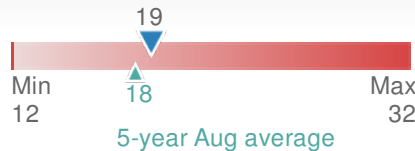
YTD	2025	2024	+/-
	349	343	1.7%

5-year Aug average: **66****Median Sold Price****\$930,500****↓ -7.6%**from Jul 2025:
\$1,007,500**↑ 10.8%**from Aug 2024:
\$840,000

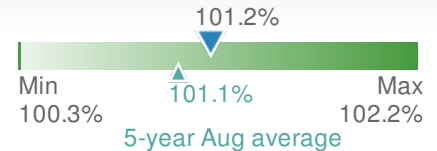
YTD	2025	2024	+/-
	\$825,000	\$761,000	8.4%

5-year Aug average: **\$766,100****Active Listings****53**

Jul 2025	Aug 2024
66	41

Avg DOM**19**

Jul 2025	Aug 2024	YTD
14	32	16

Avg Sold to OLP Ratio**101.2%**

Jul 2025	Aug 2024	YTD
104.2%	101.3%	103.2%

August 2025**Tredyffrin-Easttown (Chester, PA) - Detached**Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****17** **-55.3%**from Jul 2025:
38 **0.0%**from Aug 2024:
17

YTD	2025	2024	+/-
	278	253	9.9%

5-year Aug average: **22****New Pendings****23** **-8.0%**from Jul 2025:
25 **4.5%**from Aug 2024:
22

YTD	2025	2024	+/-
	228	218	4.6%

5-year Aug average: **22****Closed Sales****35** **0.0%**from Jul 2025:
35 **2.9%**from Aug 2024:
34

YTD	2025	2024	+/-
	204	206	-1.0%

5-year Aug average: **41****Median Sold Price****\$1,200,000** **-7.7%**from Jul 2025:
\$1,300,000 **25.3%**from Aug 2024:
\$957,500

YTD	2025	2024	+/-
	\$1,080,000	\$985,750	9.6%

5-year Aug average: **\$952,000****Summary**

In Tredyffrin-Easttown (Chester, PA), the median sold price for Detached properties for August was \$1,200,000, representing a decrease of 7.7% compared to last month and an increase of 25.3% from Aug 2024. The average days on market for units sold in August was 15 days, 6% below the 5-year August average of 16 days. There was an 8% month over month decrease in new contract activity with 23 New Pendings; a 28.6% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 35; and a 17% decrease in supply to 39 active units.

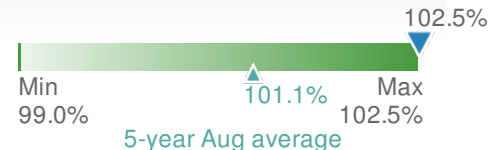
This activity resulted in a Contract Ratio of 0.90 pendings per active listing, down from 1.04 in July and a decrease from 1.67 in August 2024. The Contract Ratio is 33% lower than the 5-year August average of 1.34. A higher Contract Ratio signifies a relative increase in contract activity compared to 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**

Jul 2025	Aug 2024
47	21

Avg DOM**15**

Jul 2025	Aug 2024	YTD
16	23	13


Avg Sold to OLP Ratio**102.5%**

Jul 2025	Aug 2024	YTD
104.4%	101.6%	105.0%

August 2025



Tredyffrin-Easttown (Chester, PA) - Attached

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

 **-25.0%**  **-10.0%**
 from Jul 2025: **24** from Aug 2024: **20**



YTD	2025	2024	+/-
	165	158	4.4%

5-year Aug average: **21****New Pendings****22**

 **0.0%**  **46.7%**
 from Jul 2025: **22** from Aug 2024: **15**

YTD	2025	2024	+/-
	151	138	9.4%

5-year Aug average: **21****Closed Sales****28**

 **115.4%**  **12.0%**
 from Jul 2025: **13** from Aug 2024: **25**

YTD	2025	2024	+/-
	145	137	5.8%

5-year Aug average: **25****Median Sold Price****\$463,000**

 **-5.5%**  **-11.0%**
 from Jul 2025: **\$490,000** from Aug 2024: **\$520,000**

YTD	2025	2024	+/-
	\$415,000	\$480,000	-13.5%

5-year Aug average: **\$436,800****Summary**

In Tredyffrin-Easttown (Chester, PA), the median sold price for Attached properties for August was \$463,000, representing a decrease of 5.5% compared to last month and a decrease of 11% from Aug 2024. The average days on market for units sold in August was 24 days, 19% above the 5-year August average of 20 days. There was no month over month change in new contract activity with 22 New Pendings; a 21.4% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 22; and a 26.3% decrease in supply to 14 active units.

This activity resulted in a Contract Ratio of 1.57 pendings per active listing, up from 1.47 in July and an increase from 0.70 in August 2024. The Contract Ratio is 31% lower than the 5-year August average of 2.26. 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**14**

Jul 2025	Aug 2024
19	20

Avg DOM**24**

Jul 2025	Aug 2024	YTD
7	44	19

Avg Sold to OLP Ratio**99.6%**

Jul 2025	Aug 2024	YTD
103.8%	100.9%	100.6%

August 2025

All Home Types
Detached
Attached

Local Market Insight

Twin Valley (Chester, PA)

August 2025

Twin Valley (Chester, PA)

Email: ldavis@tcsr.realtor

New Listings**13**↔ 0.0%
from Jul 2025:
13↓ -51.9%
from Aug 2024:
27

YTD	2025	2024	+/-
	124	175	-29.1%

5-year Aug average: **18****New Pendings****17**↑ 70.0%
from Jul 2025:
10↓ -5.6%
from Aug 2024:
18

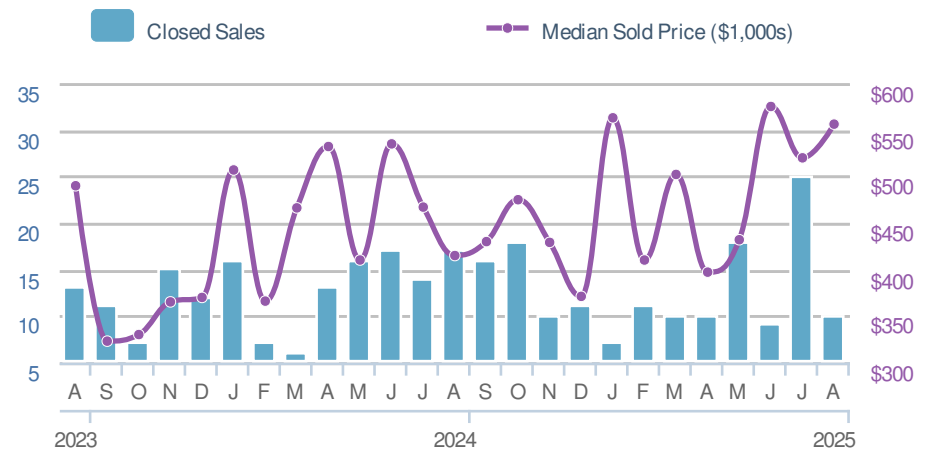
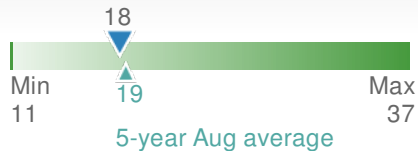
YTD	2025	2024	+/-
	108	120	-10.0%

5-year Aug average: **15****Closed Sales****10**↓ -60.0%
from Jul 2025:
25↓ -41.2%
from Aug 2024:
17

YTD	2025	2024	+/-
	118	120	-1.7%

5-year Aug average: **14****Median Sold Price****\$556,000**↑ 6.9%
from Jul 2025:
\$520,000↑ 34.0%
from Aug 2024:
\$415,000

YTD	2025	2024	+/-
	\$520,000	\$517,000	0.6%

5-year Aug average: **\$430,914****Active Listings****18**

Jul 2025	Aug 2024
20	37

Avg DOM**32**

Jul 2025	Aug 2024	YTD
15	16	24

Avg Sold to OLP Ratio**99.4%**

Jul 2025	Aug 2024	YTD
98.3%	99.4%	99.1%

August 2025

Twin Valley (Chester, PA) - Detached

Tri-County Suburban REALTORS

Email: ldavis@tcsr.realtor

New Listings**12** **9.1%**from Jul 2025:
11 **-45.5%**from Aug 2024:
22

YTD	2025	2024	+/-
	105	153	-31.4%

5-year Aug average: **14****New Pendings****13** **44.4%**from Jul 2025:
9 **-13.3%**from Aug 2024:
15

YTD	2025	2024	+/-
	86	99	-13.1%

5-year Aug average: **12****Closed Sales****7** **-63.2%**from Jul 2025:
19 **-46.2%**from Aug 2024:
13

YTD	2025	2024	+/-
	99	101	-2.0%

5-year Aug average: **11****Median
Sold Price****\$560,000** **0.0%**from Jul 2025:
\$560,000 **13.1%**from Aug 2024:
\$495,000

YTD	2025	2024	+/-
	\$565,967	\$536,360	5.5%

5-year Aug average: **\$453,443****Summary**

In Twin Valley (Chester, PA), the median sold price for Detached properties for August was \$560,000, representing no change compared to last month and an increase of 13.1% from Aug 2024. The average days on market for units sold in August was 23 days, 20% above the 5-year August average of 19 days. There was a 44.4% month over month increase in new contract activity with 13 New Pendings; a 35.7% MoM increase in All Pendings (new contracts + contracts carried over from July) to 19; and no change in supply with 17 active units.

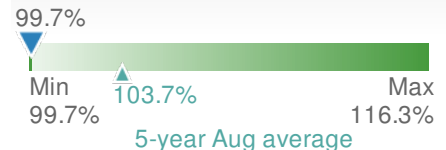
This activity resulted in a Contract Ratio of 1.12 pendings per active listing, up from 0.82 in July and a decrease from 1.15 in August 2024. The Contract Ratio is 19% lower than the 5-year August average of 1.38. A higher Contract Ratio signifies a relative increase in contract activity compared to 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**

Jul 2025	Aug 2024
17	33

Avg DOM**23**

Jul 2025	Aug 2024	YTD
12	15	23

**Avg Sold to
OLP Ratio****99.7%**

Jul 2025	Aug 2024	YTD
98.5%	100.3%	99.1%

August 2025

Twin Valley (Chester, PA) - Attached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****1**

↓ -50.0% ↓ -80.0%
from Jul 2025: from Aug 2024:
2 5

YTD	2025	2024	+/-
	19	22	-13.6%

5-year Aug average: 4

New Pendings**4**

↑ 300.0% ↑ 33.3%
from Jul 2025: from Aug 2024:
1 3

YTD	2025	2024	+/-
	22	21	4.8%

5-year Aug average: 4

Closed Sales**3**

↓ -50.0% ↓ -25.0%
from Jul 2025: from Aug 2024:
6 4

YTD	2025	2024	+/-
	19	19	0.0%

5-year Aug average: 3

**Median
Sold Price****\$552,000**

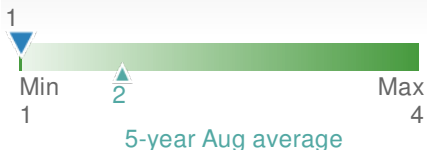
↑ 65.4% ↑ 62.4%
from Jul 2025: from Aug 2024:
\$333,750 \$340,000

YTD	2025	2024	+/-
	\$423,000	\$400,000	5.8%

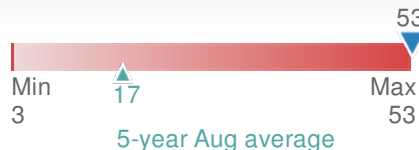
5-year Aug average: **\$379,554****Summary**

In Twin Valley (Chester, PA), the median sold price for Attached properties for August was \$552,000, representing an increase of 65.4% compared to last month and an increase of 62.4% from Aug 2024. The average days on market for units sold in August was 53 days, 205% above the 5-year August average of 17 days. There was a 300% month over month increase in new contract activity with 4 New Pendings; a 33.3% MoM increase in All Pendings (new contracts + contracts carried over from July) to 4; and a 66.7% decrease in supply to 1 active units.

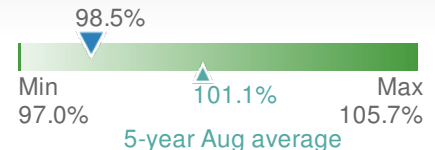
This activity resulted in a Contract Ratio of 4.00 pendings per active listing, up from 1.00 in July and an increase from 1.00 in August 2024. The Contract Ratio is 11% higher than the 5-year August average of 3.60. A higher Contract Ratio signifies a relative increase in contract activity compared to 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**

Jul 2025	Aug 2024
3	4

Avg DOM**53**

Jul 2025	Aug 2024	YTD
26	19	26

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

Jul 2025	Aug 2024	YTD
97.8%	97.0%	99.1%

August 2025

All Home Types
Detached
Attached

Local Market Insight

Unionville-Chadds Ford (Chester, PA)

August 2025

Unionville-Chadds Ford (Chester, PA)

Email: ldavis@tcsr.realtor

New Listings**19****↓ -17.4%**from Jul 2025:
23**↑ 35.7%**from Aug 2024:
14

YTD	2025	2024	+/-
	192	196	-2.0%

5-year Aug average: **19****New Pendings****23****↑ 91.7%**from Jul 2025:
12**↑ 27.8%**from Aug 2024:
18

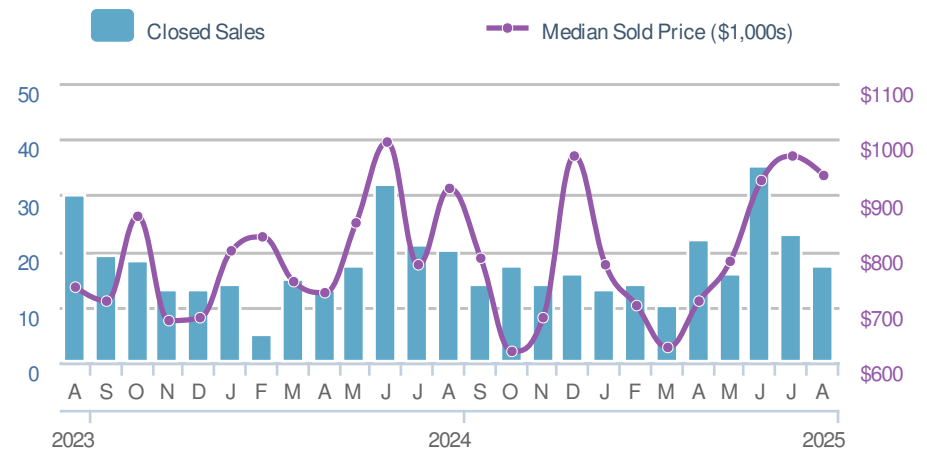
YTD	2025	2024	+/-
	161	152	5.9%

5-year Aug average: **21****Closed Sales****17****↓ -26.1%**from Jul 2025:
23**↓ -15.0%**from Aug 2024:
20

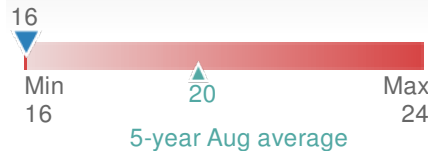
YTD	2025	2024	+/-
	151	140	7.9%

5-year Aug average: **26****Median Sold Price****\$935,000****↓ -3.6%**from Jul 2025:
\$970,000**↑ 2.5%**from Aug 2024:
\$912,500

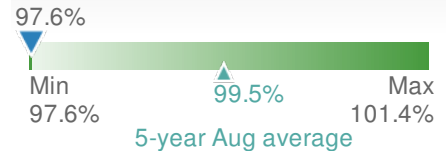
YTD	2025	2024	+/-
	\$846,000	\$832,500	1.6%

5-year Aug average: **\$791,500****Active Listings****37**

Jul 2025	Aug 2024
43	36

Avg DOM**16**

Jul 2025	Aug 2024	YTD
18	24	21

Avg Sold to OLP Ratio**97.6%**

Jul 2025	Aug 2024	YTD
97.4%	98.2%	98.6%

August 2025

Unionville-Chadds Ford (Chester, PA) - Detached

Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****17** **-19.0%**from Jul 2025:
21 **41.7%**from Aug 2024:
12

YTD	2025	2024	+/-
	176	174	1.1%

5-year Aug average: **16****New Pendings****23** **109.1%**from Jul 2025:
11 **43.8%**from Aug 2024:
16

YTD	2025	2024	+/-
	144	132	9.1%

5-year Aug average: **19****Closed Sales****16** **-27.3%**from Jul 2025:
22 **-5.9%**from Aug 2024:
17

YTD	2025	2024	+/-
	132	122	8.2%

5-year Aug average: **22****Median Sold Price****\$942,500** **-3.8%**from Jul 2025:
\$980,000 **-2.8%**from Aug 2024:
\$970,100

YTD	2025	2024	+/-
	\$885,000	\$900,000	-1.7%

5-year Aug average: **\$853,970****Summary**

In Unionville-Chadds Ford (Chester, PA), the median sold price for Detached properties for August was \$942,500, representing a decrease of 3.8% compared to last month and a decrease of 2.8% from Aug 2024. The average days on market for units sold in August was 11 days, 43% below the 5-year August average of 19 days. There was a 109.1% month over month increase in new contract activity with 23 New Pendings; a 27.3% MoM increase in All Pendings (new contracts + contracts carried over from July) to 28; and a 19% decrease in supply to 34 active units.

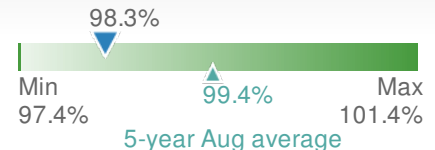
This activity resulted in a Contract Ratio of 0.82 pendings per active listing, up from 0.52 in July and an increase from 0.79 in August 2024. The Contract Ratio is 16% lower than the 5-year August average of 0.98. A higher Contract Ratio signifies a relative increase in contract activity compared to 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**34**

Jul 2025	Aug 2024
42	34

Avg DOM**11**

Jul 2025	Aug 2024	YTD
18	27	20

Avg Sold to OLP Ratio**98.3%**

Jul 2025	Aug 2024	YTD
97.0%	97.4%	98.7%

August 2025

Unionville-Chadds Ford (Chester, PA) - Attached

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

↔ 0.0% ↔ 0.0%

from Jul 2025: from Aug 2024:

2 **2**

YTD	2025	2024	+/-
	16	22	-27.3%

5-year Aug average: **3****New Pendings****0**

↓ -100.0% ↓ -100.0%

from Jul 2025: from Aug 2024:

1 **2**

YTD	2025	2024	+/-
	17	19	-10.5%

5-year Aug average: **2****Closed Sales****1**

↔ 0.0% ↓ -66.7%

from Jul 2025: from Aug 2024:

1 **3**

YTD	2025	2024	+/-
	19	17	11.8%

5-year Aug average: **4****Median Sold Price****\$475,000**

↓ -24.4% ↓ -19.5%

from Jul 2025: from Aug 2024:

\$628,000 **\$590,000**

YTD	2025	2024	+/-
	\$581,500	\$590,000	-1.4%

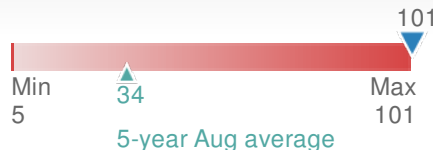
5-year Aug average: **\$537,700****Summary**

In Unionville-Chadds Ford (Chester, PA), the median sold price for Attached properties for August was \$475,000, representing a decrease of 24.4% compared to last month and a decrease of 19.5% from Aug 2024. The average days on market for units sold in August was 101 days, 197% above the 5-year August average of 34 days. There was a 100% month over month decrease in new contract activity with 0 New Pendings; a 50% MoM decrease in All Pendings (new contracts + contracts carried over from July) to 1; and a 200% increase in supply to 3 active units.

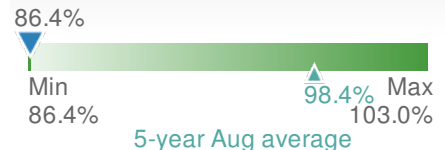
This activity resulted in a Contract Ratio of 0.33 pendings per active listing, down from 2.00 in July and a decrease from 1.00 in August 2024. The Contract Ratio is 83% lower than the 5-year August average of 1.97. A higher Contract Ratio signifies a relative increase in contract activity compared to 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**3**

Jul 2025	Aug 2024
1	2

Avg DOM**101**

Jul 2025	Aug 2024	YTD
2	5	34

Avg Sold to OLP Ratio**86.4%**

Jul 2025	Aug 2024	YTD
104.7%	103.0%	98.1%

August 2025

All Home Types
Detached
Attached

Local Market Insight

West Chester Area (Chester, PA)

August 2025

West Chester Area (Chester, PA)

Email: ldavis@tcsr.realtor

New Listings**120****↓ -2.4%**from Jul 2025:
123**↓ -1.6%**from Aug 2024:
122

YTD	2025	2024	+/-
	1,052	954	10.3%

5-year Aug average: **125****New Pendings****111****↑ 12.1%**from Jul 2025:
99**↑ 2.8%**from Aug 2024:
108

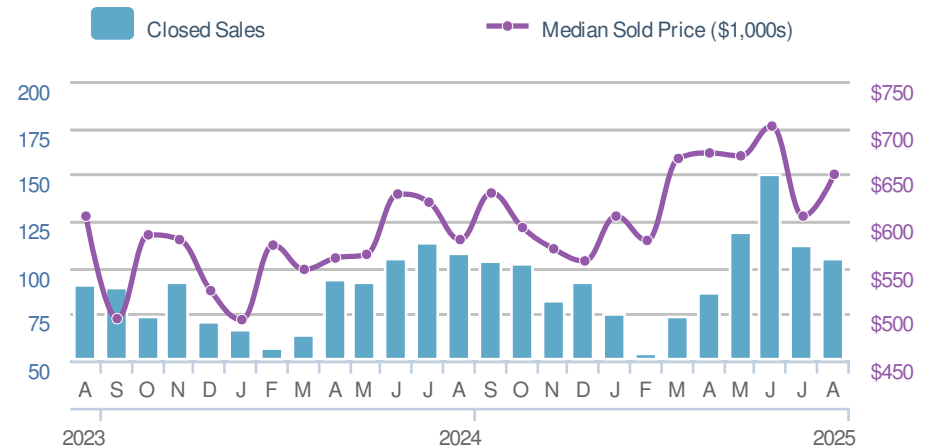
YTD	2025	2024	+/-
	851	817	4.2%

5-year Aug average: **114****Closed Sales****105****↓ -6.3%**from Jul 2025:
112**↓ -1.9%**from Aug 2024:
107

YTD	2025	2024	+/-
	810	742	9.2%

5-year Aug average: **116****Median Sold Price****\$650,000****↑ 7.4%**from Jul 2025:
\$605,000**↑ 12.1%**from Aug 2024:
\$580,000

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

5-year Aug average: **\$563,200****Active Listings****121**



Jul 2025	Aug 2024
133	103

Avg DOM**19**


Jul 2025	Aug 2024	YTD
12	14	15

Avg Sold to OLP Ratio**100.3%**



Jul 2025	Aug 2024	YTD
100.9%	100.4%	100.9%

August 2025**West Chester Area (Chester, PA) - Detached**Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****72**
 **-8.9%**
from Jul 2025:
79
 **1.4%**
from Aug 2024:
71



YTD	2025	2024	+/-
	634	504	25.8%

5-year Aug average: **67****New Pendings****72**
 **20.0%**
from Jul 2025:
60
 **26.3%**
from Aug 2024:
57

YTD	2025	2024	+/-
	483	409	18.1%

5-year Aug average: **59****Closed Sales****65**
 **6.6%**
from Jul 2025:
61
 **25.0%**
from Aug 2024:
52

YTD	2025	2024	+/-
	445	362	22.9%

5-year Aug average: **61****Median Sold Price****\$800,000**
 **9.3%**
from Jul 2025:
\$732,000
 **-2.7%**
from Aug 2024:
\$822,500

YTD	2025	2024	+/-
	\$825,000	\$768,659	7.3%

5-year Aug average: **\$709,100****Summary**

In West Chester Area (Chester, PA), the median sold price for Detached properties for August was \$800,000, representing an increase of 9.3% compared to last month and a decrease of 2.7% from Aug 2024. The average days on market for units sold in August was 17 days, 25% above the 5-year August average of 14 days. There was a 20% month over month increase in new contract activity with 72 New Pendings; a 4% MoM increase in All Pendings (new contracts + contracts carried over from July) to 155; and a 12.4% decrease in supply to 78 active units.

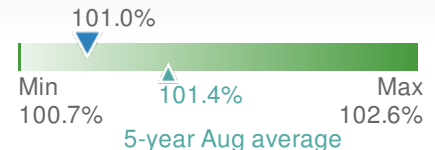
This activity resulted in a Contract Ratio of 1.99 pendings per active listing, up from 1.67 in July and an increase from 1.97 in August 2024. The Contract Ratio is 12% lower than the 5-year August average of 2.27. A higher Contract Ratio signifies a relative increase in contract activity compared to 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**78**

Jul 2025	Aug 2024
89	64

Avg DOM**17**

Jul 2025	Aug 2024	YTD
10	12	12

Avg Sold to OLP Ratio**101.0%**

Jul 2025	Aug 2024	YTD
102.0%	100.7%	101.7%

August 2025**West Chester Area (Chester, PA) - Attached**Tri-County Suburban REALTORS
Email: ldavis@tcsr.realtor**New Listings****48** **9.1%**from Jul 2025:
44 **-5.9%**from Aug 2024:
51

YTD	2025	2024	+/-
	418	450	-7.1%

5-year Aug average: **58****New Pendings****39** **0.0%**from Jul 2025:
39 **-23.5%**from Aug 2024:
51

YTD	2025	2024	+/-
	368	408	-9.8%

5-year Aug average: **55****Closed Sales****40** **-21.6%**from Jul 2025:
51 **-27.3%**from Aug 2024:
55

YTD	2025	2024	+/-
	365	380	-3.9%

5-year Aug average: **55****Median
Sold Price****\$495,000** **7.6%**from Jul 2025:
\$460,000 **7.6%**from Aug 2024:
\$460,000

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

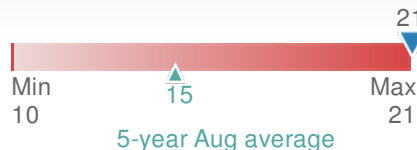
5-year Aug average: **\$438,400****Summary**

In West Chester Area (Chester, PA), the median sold price for Attached properties for August was \$495,000, representing an increase of 7.6% compared to last month and an increase of 7.6% from Aug 2024. The average days on market for units sold in August was 21 days, 44% above the 5-year August average of 15 days. There was no month over month change in new contract activity with 39 New Pendings; a 2% MoM increase in All Pendings (new contracts + contracts carried over from July) to 52; and a 2.3% decrease in supply to 43 active units.

This activity resulted in a Contract Ratio of 1.21 pendings per active listing, up from 1.16 in July and a decrease from 2.74 in August 2024. The Contract Ratio is 38% lower than the 5-year August 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**43**

Jul 2025	Aug 2024
44	39

Avg DOM**21**

Jul 2025	Aug 2024	YTD
14	16	18

**Avg Sold to
OLP Ratio****99.1%**

Jul 2025	Aug 2024	YTD
99.6%	100.1%	99.9%