August 2025

All Home Types
Detached
Attached

Local Market Insight

Coatesville Area (Chester, PA)

MarketStats by ShowingTime

Presented by
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New Listings 63

-28.4% from Jul 2025: **88**

-13.7% from Aug 2024: **73**

YTD	2025	2024	+/-
	659	**578**	14.0%

5-year Aug average: **77**

New Pendings 65

-25.3% from Jul 2025: **87**

-4.4% from Aug 2024: **68**

YTD	2025	2024	+/-
	555	**483**	14.9%

5-year Aug average: **80**

Closed Sales 76

2.7% from Jul 2025: **74**

13.4% from Aug 2024: **67**

YTD	2025	2024	+/-
	512	**438**	16.9%

5-year Aug average: **86**

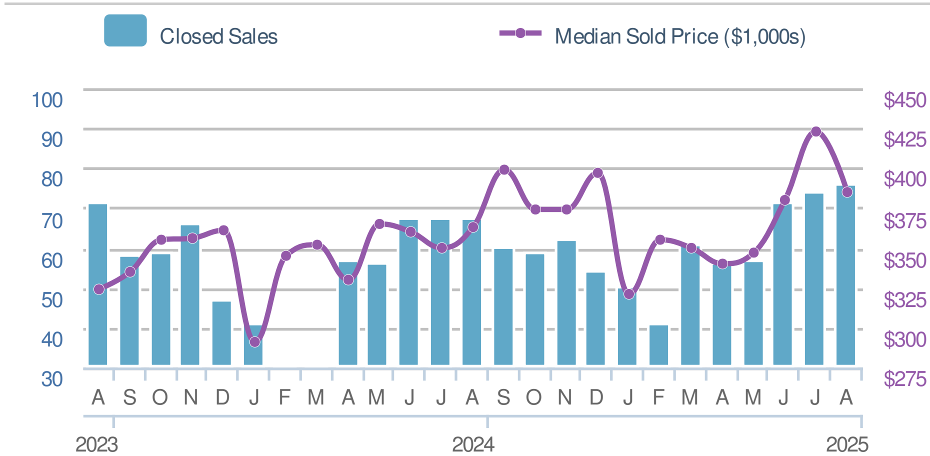
Median Sold Price $385,000

-9.0% from Jul 2025: **$423,000**

5.8% from Aug 2024: **$363,750**

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

5-year Aug average: **$339,642**



Active Listings 110

110

Min 63 | 82 | Max 110

5-year Aug average

Jul 2025	Aug 2024
107	**86**

Avg DOM 19

19

Min 11 | 15 | Max 19

5-year Aug average

Jul 2025	Aug 2024	YTD
14	**18**	**20**

Avg Sold to OLP Ratio 101.2%

101.2%

Min 100.7% | 102.3% | Max 103.9%

5-year Aug average

Jul 2025	Aug 2024	YTD
102.4%	**101.6%**	**100.1%**

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

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Coatesville Area (Chester, PA) - Detached

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%

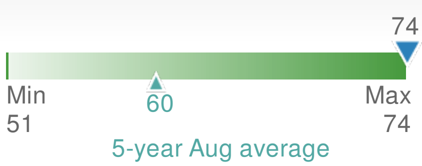
5-year Aug average: **$384,050**

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.

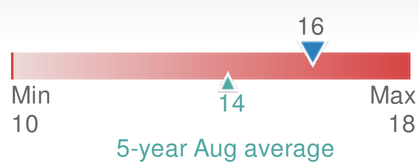
This activity resulted in a Contract Ratio of 1.00 pendings per active listing, down from 1.18 in July and an increase from 0.94 in August 2024. The Contract Ratio is 25% lower than the 5-year August average of 1.33. A higher Contract Ratio signifies a relative increase in contract activity compared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



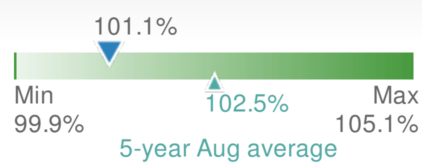
Jul 2025	Aug 2024
68	**64**

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%**

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

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Coatesville Area (Chester, PA) - Attached

New Listings — 21

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

YTD	2025	2024	+/-
	241	**217**	11.1%

5-year Aug average: **23**

New Pendings — 24

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

YTD	2025	2024	+/-
	200	**180**	11.1%

5-year Aug average: **25**

Closed Sales — 30

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

YTD	2025	2024	+/-
	196	**164**	19.5%

5-year Aug average: **27**

Median Sold Price — $325,000

8.0% from Jul 2025: **$301,000**
-2.0% 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

36
Min 12 — 22 (5-year Aug average) — Max 36

Jul 2025	Aug 2024
39	**22**

Avg DOM — 25

25
Min 8 — 16 (5-year Aug average) — Max 25

Jul 2025	Aug 2024	YTD
13	**18**	**19**

Avg Sold to OLP Ratio — 101.4%

101.4%
Min 100.5% — 101.8% (5-year Aug average) — Max 102.9%

Jul 2025	Aug 2024	YTD
100.0%	**100.5%**	**99.6%**

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

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