August 2025

All Home Types
Detached
Attached

Local Market Insight

Downingtown Area (Chester, PA)

MarketStats by ShowingTime

Presented by
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August 2025

Downingtown Area (Chester, PA)

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**

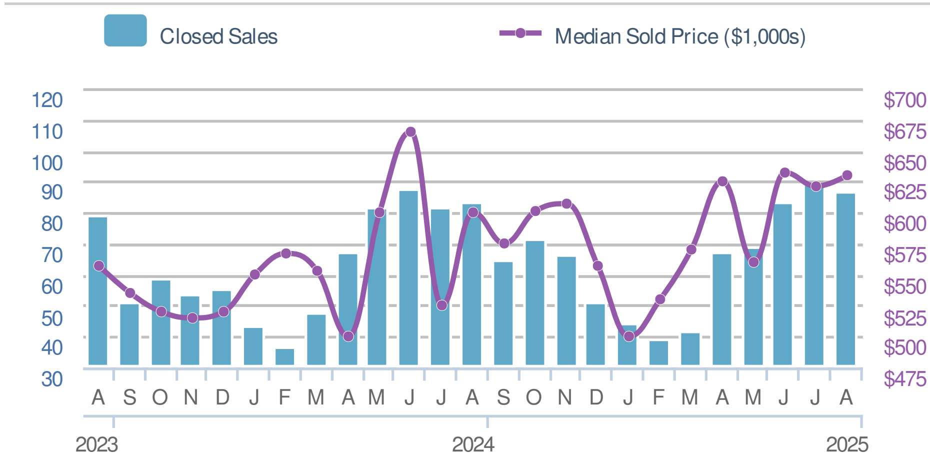
Median Sold Price $630,000

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

124

Min	5-year Aug average	Max
78	98	124

Jul 2025	Aug 2024
129	**91**

Avg DOM 18

18

Min	5-year Aug average	Max
10	15	18

Jul 2025	Aug 2024	YTD
13	**18**	**16**

Avg Sold to OLP Ratio 100.7%

100.7%

Min	5-year Aug average	Max
100.7%	102.2%	103.4%

Jul 2025	Aug 2024	YTD
103.8%	**100.9%**	**102.0%**

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

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August 2025

Downingtown Area (Chester, PA) - Detached

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%

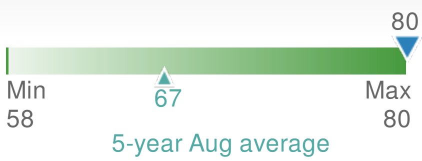
5-year Aug average: **$652,843**

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.

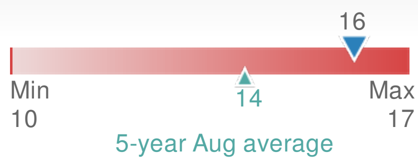
This activity resulted in a Contract Ratio of 1.05 pendings per active listing, down from 1.22 in July and a decrease from 1.26 in August 2024. The Contract Ratio is 32% lower than the 5-year August average of 1.53. A higher Contract Ratio signifies a relative increase in contract activity compared to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



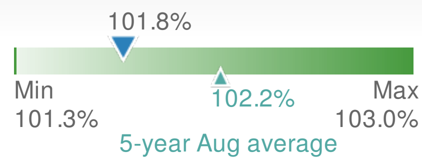
Jul 2025	Aug 2024
86	**70**

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%**

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

Local Market **Insight**

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August 2025

Downingtown Area (Chester, PA) - Attached

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New Listings — 28

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

YTD	2025	2024	+/-
	263	**239**	10.0%

5-year Aug average: **29**

New Pendings — 28

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

YTD	2025	2024	+/-
	210	**221**	-5.0%

5-year Aug average: **28**

Closed Sales — 23

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

YTD	2025	2024	+/-
	177	**247**	-28.3%

5-year Aug average: **35**

Median Sold Price — $435,000

-13.0% from Jul 2025: **$499,995**
-13.5% 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

44
Min 20 — 31 (5-year Aug average) — Max 46

Jul 2025	Aug 2024
43	**21**

Avg DOM — 21

21
Min 7 — 16 (5-year Aug average) — Max 27

Jul 2025	Aug 2024	YTD
25	**27**	**23**

Avg Sold to OLP Ratio — 98.0%

98.0%
Min 98.0% — 101.9% (5-year Aug average) — Max 105.5%

Jul 2025	Aug 2024	YTD
99.6%	**100.3%**	**99.9%**

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