August 2025

All Home Types
Detached
Attached

Local Market Insight

Kennett Consolidated (Chester, PA)

MarketStats by ShowingTime

Presented by
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August 2025
Kennett Consolidated (Chester, PA)

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%

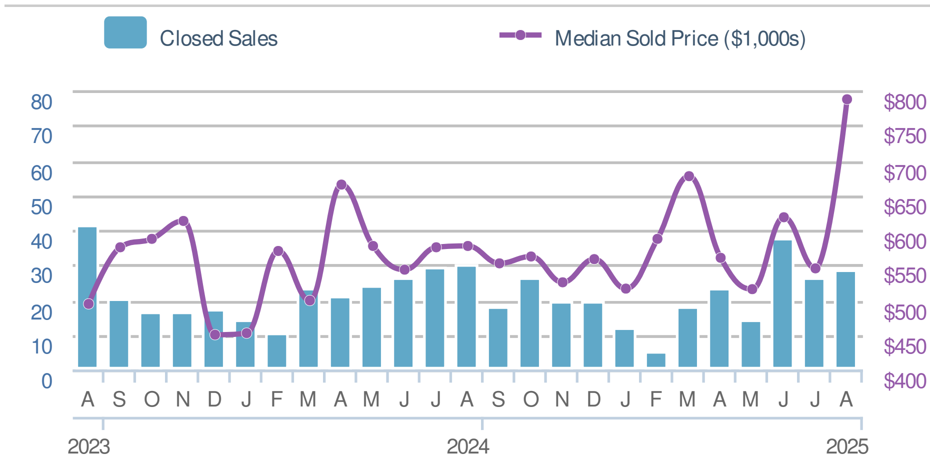
5-year Aug average: **36**

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

50
Min 18
35
Max 50
5-year Aug average

Jul 2025	Aug 2024
55	**33**

Avg DOM 23

23
Min 17
24
Max 28
5-year Aug average

Jul 2025	Aug 2024	YTD
13	**17**	**23**

Avg Sold to OLP Ratio 98.6%

98.6%
Min 98.6%
101.1%
Max 103.6%
5-year Aug average

Jul 2025	Aug 2024	YTD
98.6%	**102.3%**	**99.8%**

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

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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

36
Min 12 — 23 (5-year Aug average) — Max 36

Jul 2025	Aug 2024
42	**24**

Avg DOM — 21

21
Min 16 — 22 (5-year Aug average) — Max 32

Jul 2025	Aug 2024	YTD
11	**16**	**17**

Avg Sold to OLP Ratio — 99.5%

99.5%
Min 98.5% — 100.6% (5-year Aug average) — Max 102.9%

Jul 2025	Aug 2024	YTD
98.5%	**102.9%**	**99.9%**

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

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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

14

Min 6 — 13 (5-year Aug average) — Max 21

Jul 2025	Aug 2024
13	**9**

Avg DOM — 29

29

Min 14 — 25 (5-year Aug average) — Max 37

Jul 2025	Aug 2024	YTD
19	**18**	**37**

Avg Sold to OLP Ratio — 96.0%

96.0%

Min 96.0% — 101.4% (5-year Aug average) — Max 105.7%

Jul 2025	Aug 2024	YTD
98.7%	**101.0%**	**99.4%**