August 2025

All Home Types
Detached
Attached

Local Market Insight

Phoenixville Area (Chester, PA)

MarketStats by ShowingTime

Presented by
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August 2025

Phoenixville Area (Chester, PA)

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%

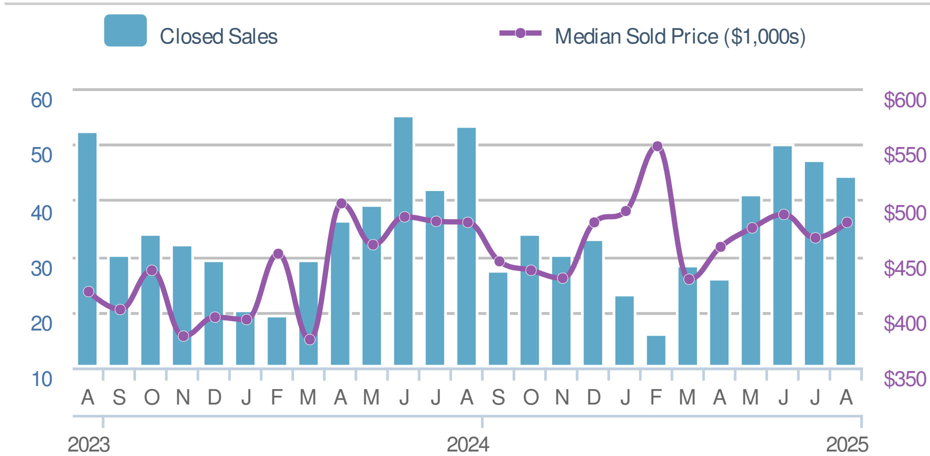
5-year Aug average: **53**

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

42

Min	5-year Aug average	Max
26	42	57

Jul 2025	Aug 2024
48	**40**

Avg DOM — 18

18

Min	5-year Aug average	Max
10	15	18

Jul 2025	Aug 2024	YTD
26	**18**	**23**

Avg Sold to OLP Ratio — 100.3%

100.3%

Min	5-year Aug average	Max
100.3%	101.2%	102.4%

Jul 2025	Aug 2024	YTD
99.4%	**100.9%**	**100.5%**

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

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Phoenixville Area (Chester, PA) - Detached

New Listings — 20

▲ 5.3%	▲ 17.6%
from Jul 2025: **19**	from Aug 2024: **17**

YTD	2025	2024	+/-
	163	**177**	-7.9%

5-year Aug average: **22**

New Pendings — 21

▲ 5.0%	▲ 75.0%
from Jul 2025: **20**	from Aug 2024: **12**

YTD	2025	2024	+/-
	136	**153**	-11.1%

5-year Aug average: **19**

Closed Sales — 21

▲ 16.7%	▼ -27.6%
from Jul 2025: **18**	from Aug 2024: **29**

YTD	2025	2024	+/-
	123	**150**	-18.0%

5-year Aug average: **26**

Median Sold Price — $624,500

▲ 8.1%	▲ 10.5%
from Jul 2025: **$577,500**	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

23
Min 15 — 25 (5-year Aug average) — Max 39

Jul 2025	Aug 2024
20	**25**

Avg DOM — 14

14
Min 12 — 15 (5-year Aug average) — Max 19

Jul 2025	Aug 2024	YTD
15	**17**	**17**

Avg Sold to OLP Ratio — 100.2%

100.2%
Min 100.0% — 101.2% (5-year Aug average) — Max 103.1%

Jul 2025	Aug 2024	YTD
97.7%	**103.1%**	**101.1%**

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

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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

19

Min 11 | 16 | Max 19

5-year Aug average

Jul 2025	Aug 2024
28	**15**

Avg DOM 22

22

Min 9 | 15 | Max 22

5-year Aug average

Jul 2025	Aug 2024	YTD
33	**20**	**28**

Avg Sold to OLP Ratio 100.3%

100.3%

Min 98.3% | 101.0% | Max 102.6%

5-year Aug average

Jul 2025	Aug 2024	YTD
100.4%	**98.3%**	**100.0%**