August 2025

All Home Types
Detached
Attached

Local Market Insight

Spring-Ford Area (Chester, PA)

MarketStats by ShowingTime

Presented by
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August 2025
Spring-Ford Area (Chester, PA)

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%

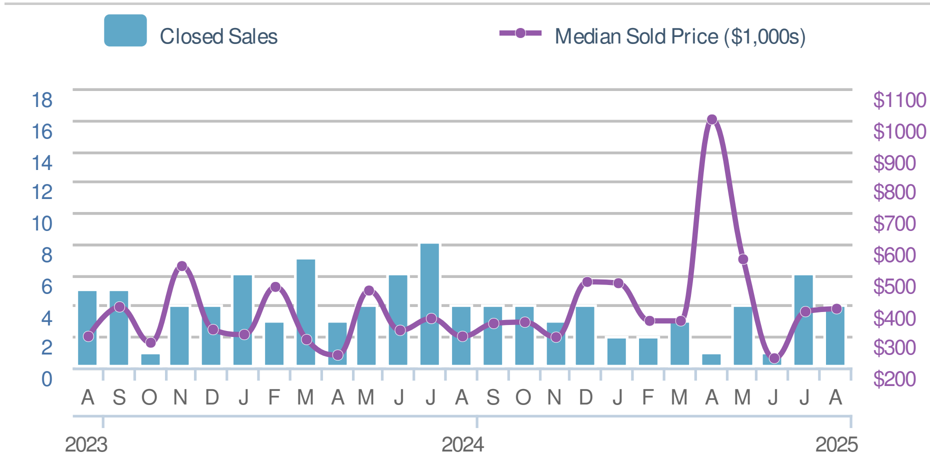
5-year Aug average: **4**

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

2
Min 2 — 4 — Max 7
5-year Aug average

Jul 2025	Aug 2024
3	7

Avg DOM 9

9
Min 9 — 11 — Max 15
5-year Aug average

Jul 2025	Aug 2024	YTD
55	9	35

Avg Sold to OLP Ratio 97.2%

97.2%
Min 94.8% — 99.2% — Max 101.8%
5-year Aug average

Jul 2025	Aug 2024	YTD
93.6%	101.6%	96.8%

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

MarketStats by ShowingTime

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August 2025

Spring-Ford Area (Chester, PA) - Detached

New Listings 2

0.0% from Jul 2025: 0
-60.0% from Aug 2024: 5

YTD	2025	2024	+/-
	10	25	-60.0%

5-year Aug average: **2**

New Pendings 2

100.0% from Jul 2025: 1
-50.0% from Aug 2024: 4

YTD	2025	2024	+/-
	12	19	-36.8%

5-year Aug average: **3**

Closed Sales 2

-50.0% from Jul 2025: 4
0.0% from Aug 2024: 0

YTD	2025	2024	+/-
	11	14	-21.4%

5-year Aug average: **2**

Median Sold Price $777,500

79.8% from Jul 2025: $432,500
0.0% from Aug 2024: $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

0
Min 0 — 1 — Max 5
5-year Aug average

Jul 2025	Aug 2024
0	5

Avg DOM 15

15
Min 0 — 8 — Max 15
5-year Aug average

Jul 2025	Aug 2024	YTD
73	0	45

Avg Sold to OLP Ratio 94.6%

94.6%
Min 0.0% — 82.9% — Max 110.4%
5-year Aug average

Jul 2025	Aug 2024	YTD
90.6%	0.0%	95.5%

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

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August 2025
Spring-Ford Area (Chester, PA) - Attached

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

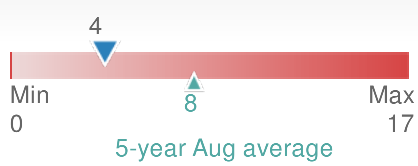
In Spring-Ford Area (Chester, PA), the median sold price for Attached properties for August was $387,000, representing an increase of 1.8% compared to last month and an increase of 29% from Aug 2024. The average days on market for units sold in August was 4 days, 50% below the 5-year August average of 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%**

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